

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on December 20, 2023.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Riles, Myer, Sprague, Smart, Hyken and Johnson. Commissioner Kasper was absent with previous notice. Also, present were Marcy Knysz, Village Planner and Mallory Milluzzi, Village Attorney.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

- A)** Docket No. PSPMIN23-0019
Timberleaf Homeowners Association
275 11th Street
Request for Minor Site Plan and Building Appearance Approval for the
Installation of a Six-Foot Tall Western Red Cedar Wood Fence Along the
Northeast Property Line

The petitioner is proposing a fence in the northeast corner. The existing fence is missing so they will remove the existing posts and install 87 linear feet in the area. The fence will begin 15' off the sidewalk. There is a drainage easement in the area so it cannot be installed in the open space. The fence will be a 6' tall Western Red Cedar fence with dog ear on top.

Mr. Mark Lewandowski, Fence Solutions Company, 136 South Elm Street, Palatine, IL was present.

Mr. Lewandowski explained they were adding the fence because people were cutting through, so they want to close it in. The two neighbors have existing fences.

Commissioner Riles had no questions.

Commissioner Myer had no questions.

Commissioner Sprague asked if the fence would abut up to the existing corner. Mr. Lewandowski confirmed there would be no gap.

Commissioner Smart had no questions.

Commissioner Hyken had no questions.

Chairman Johnson had no questions.

Ms. Knysz read Staff's proposed conditions.

1. The petitioner shall apply for and receive a building permit from the Community Development Department prior to construction of the fence.
2. The finished/completed side of the fence shall face outward from the subject property.

Commissioner Myer moved, seconded by Commissioner Hyken to approve Docket No. PSPMIN23-0019, granting minor site plan and appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, for installation of 87' of Western Red Cedar wood fence along the northeast property line, located at 275 11th Street, in accordance with the Plat of Survey, received by the Village on 12/11/2023 and the Fence Contract Prepared by Fence Solutions Co. signed 12/7/2023, subject to the following condition:

1. The petitioner shall apply for and receive a building permit from the Community Development Department prior to construction of the fence.
2. The finished/completed side of the fence shall face outward from the subject property.

On the roll call, the vote was as follows:

AYES: Commissioners Myer, Hyken, Riles Sprague, Smart, Johnson
NAYS: None
ABSENT: Commissioner Kasper
ABSTAIN: None

There being six affirmative votes, the motion was approved.

- B)** Docket No. PV23-0008
Michael Torrsell
555 Briarwood Drive
Request for a Variation to Permit an Increase in the Maximum Fence Height
in the Front Yard from 4 Feet to 5 Feet

See Findings of Fact and Recommendation for Docket No. PV23-0008.

Commissioner Myer moved, seconded by Commissioner Smart to recommend approval of Docket No. PV23-0008 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10, Use Regulations, and associated sections, to permit an increase in the maximum fence height in the front yard from 4 feet to 5 feet, for the property located at 555 Briarwood Drive, in accordance with the Petitioner's Project Description Letter prepared by Michael Torssell (dated 11/28/2023), Plat of Survey Markup dated 12/1/2023, Fence Location Exhibit prepared by the Contractor and Fence Details.

On the roll call, the vote was as follows:

AYES: Commissioners Myer, Smart, Riles, Sprague, Hyken, Johnson
NAYS: None
ABSENT: Commissioner Kasper
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Myer moved, seconded by Commissioner Riles to close Docket No. PV23-0008.

On the roll call, the vote was as follows:

AYES: Commissioners Myer, Riles, Sprague, Smart, Hyken, Johnson
NAYS: None
ABSENT: Commissioner Kasper
ABSTAIN: None

There being six affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

- A)** Approval of Minutes of the Regular Meeting of December 6, 2023 (including the Findings of Fact for Docket No. PSU23-0013).

Commissioner Hyken moved, seconded by Commissioner Sprague to approve the Minutes of the Regular Meeting of November 15, 2023, as corrected.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Sprague, Riles, Smart, Johnson
NAYS: None
ABSENT: Commissioner Kasper
ABSTAIN: Commissioner Myer

There being five affirmative votes, the motion was approved.

9. OTHER BUSINESS

The next Plan Commission meeting is on January 10, 2024.

10. ADJOURNMENT

Commissioner Myer moved, seconded by Commissioner Smart to adjourn the meeting at 6:45 p.m. The motion was approved by a voice vote.