

**Plan Commission  
Regular Meeting**

**February 14, 2024**

**1. CALL TO ORDER**

Chairman Johnson called the meeting to order at 6:30 p.m. on February 14, 2024.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present were Commissioners Hyken, Johnson, Kasper, Myer, Riles, Smart and Sprague. Also, present were Marcy Knysz, Village Planner, Mallory Milluzzi, Village Attorney, Kyle Goetzelmann, Village Engineer and Robert Niemiec, Fire Inspector.

**4. CHANGES TO THE AGENDA - None**

**5. CITIZEN CONCERNS AND COMMENTS - None**

**6. CONSENT ITEMS - None**

**7. ITEMS FOR REVIEW**

- A)** Docket No. PSU24-0004  
London Crossing Townhomes for Wingspan Development Group, LLC  
901-958 Jenkins Couret  
Request for Amendment to Special Use Ordinance No. 5466 to Not Include  
Irrigation

Mr. Chris Coleman, Wingspan, was present at the meeting.

In response to Commissioner Sprague's question about guarantees, Mr. Coleman verified that if the homeowner's association did not manage the landscaping adequately, the property owner (Thompson Peak) would be responsible. Mr. Coleman also clarified that water bibs would be accessible to homeowners and would be linked to the homeowner's water bill.

Commissioner Smart asked if the petitioner had a duty and obligation to water the landscaping if a resident did not do it. Mr. Coleman confirmed it would be the responsibility of the association. Ms. Knysz clarified that the HOA would hire someone to do it and she confirmed the individual unit owners would not be watering the property. Thompson Peak were responsible, and the Village would issue citations to the HOA since they will own the property. In response to

Commissioner Smart's question about the homeowner's association, Mr. Coleman verified that the association was already in existence.

In response to Commissioner Hyken, Mr. Coleman stated that the association agreed with the developer with regards to the proposed agreement.

Chairman Johnson asked about the value of the agreement and what would happen if there was a change in the project ownership. Mr. Coleman stated that the agreement could be recorded to cover a change in ownership.

Ms. Knysz read the proposed conditions.

1. Prior to the issuance of any building permits for Lot 3 and Lot 4, the petitioner shall obtain Final PUD approval for the final building design, including but not limited to, architectural appearance, materials, and colors.
2. Prior to the issuance of Final Certificates of Occupancy for any townhome units within Lot 1, an executed copy of the signed London Crossing Townhomes Landscape Maintenance Agreement shall be provided to the Director of Community Development.

Ms. Knysz explained condition 1. When London Crossing PUD originally came before the Village, the townhouse lot is Lot 1, the school district lot is Lot 2, and the two commercial lots are Lots 3 and 4. Lots 3 and 4 didn't have site plans since they were currently just out lots. This was a condition of the original PUD. The original PUD is being amended so that is why the condition needs to be carried out through the ordinance. The petition is solely for the red square and the remainder of the property will need to be irrigated.

Commissioner Sprague asked if it was possible for them to return and ask for an amendment for the other lots. Ms. Knysz confirmed it was possible but not at this time.

Commissioner Myer moved, seconded by Commissioner Kasper to recommend approval of Docket No. PSU24-0004, amending Ordinance No. 5466, which granted Special Use Approval for Final Planned Unit Development (PUD) approval by Wingspan Development Group, LLC, property owner, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-09 Planned Unit Developments, for Phase Two of the London Crossing PUD, which consists of 1) site plan approval for the entirety of the PUD, including landscaping, lighting, parking lots, drive aisles, sidewalks, trash enclosures, site furniture, utilities, and stormwater detention areas (Lots 1-4) and 2) building elevations for Lot 1 (residential townhomes), in the MXT (Transit Oriented Mixed Use) zoning district, located at 889-903 W. Dundee Road, in accordance with the Project Description Letter, prepared by Christopher Coleman dated 1/16/2024, Draft London Crossing Townhomes Landscape Maintenance Agreement and Revised List of Departures prepared by the Village of Wheeling dated 1/30/2024, and subject to the following condition:

1. Prior to the issuance of any building permits for Lot 3 and Lot 4, the petitioner shall obtain Final PUD approval for the final building design, including but not limited to, architectural appearance, materials, and colors.

2. Prior to the issuance of Final Certificates of Occupancy for any townhome units within Lot 1, an executed copy of the signed London Crossing Townhomes Landscape Maintenance Agreement shall be provided to the Director of Community Development.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- B)** Docket No. PRZ24-0001  
Forest View, LLC  
350 E. Dundee Road  
Request for Rezoning from the B-3, General Commercial and Office Zoning District to the MXC, Commercial/Residential Mixed Use Zoning District  
PUBLIC HEARING CONTINUED FROM 1/24/2024

See Findings of Fact and Recommendation for Docket No. PRZ24-0001.

Commissioner Myer moved, seconded by Commissioner Kasper to recommend approval of Docket No. PRZ24-0001, granting rezoning from the B-3, General Commercial and Office Zoning District to the MXC, Commercial/Residential Mixed Use Zoning District as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.14 Ordinance Administration, and associated sections for the property located at 350 E. Dundee Road, in accordance with the Rezoning Exhibit (dated 1/11/2024).

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- C)** Docket No. PPUD23-001  
Forest View, LLC  
350 E. Dundee Road  
Request for Preliminary Planned Unit Development (PUD) Approval for a Proposed Four-story Mixed-use Commercial/Residential Building on a +/-7.0 Acre Site

**PUBLIC HEARING CONTINUED FROM 1/24/2024**

See Findings of Fact and Recommendation for Docket No. PPUD23-001.

Commissioner Myer moved, seconded by Commissioner Smart to recommend approval of Docket No. PPUD23-001 granting Special Use Approval for a Preliminary Planned Unit Development (PUD) as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations and associated sections, for a proposed four-story mixed-used commercial/residential building on a +/-7.0 acre site located at 350 E. Dundee Road, for Forest View LLC, in accordance with the Project Description letter prepared by Shapiro & Associates (dated 3/18/2023), PUD Departures List received by the Village on 1/12/2024, Site Plan Existing and Proposed prepared by Forza Design & Consulting, Inc. (last revised 1/31/2024), Renderings prepared by Forza Design & Consulting, Inc. dated 1/31/2021, Preliminary Plat of Subdivision prepared by Forza Design & Consulting Inc. dated 01/10/2023, Building Section and Awning Detail prepared by Forza Design & Consulting, Inc (last revised 1/31/2024, Engineering Plans prepared by Norman J. Toberman & Associates LLC (last revised 2/1/2024), Floor Plans prepared by Forza Design and Consulting, Inc. (last revised 1/31/2024), Landscape Plans prepared by Forza Design & Consulting, Inc. (last revised 1/31/2024), UNILOCK Paver Specifications, Irrigation Plan (Sheet A3.1) prepared by Forza Design & Consulting, Inc. (last revised 9/15/2023), Trash Enclosure Detail prepared by Forza Design & Consulting, Inc. (last revised 1/31/2024), Lighting Plan by PG Enlighten dated (last revised 1/12/2024), Emergency Parking Plan (Staff), Bike Rack Specification Sheet, Three Rivers Gold Slate Specification Sheet, EIFS Color Chart, EIFS StoQuick Silver DrainScreen Specification Sheet, New Tech Wood Composite Paneling Specification Sheet, Composite Paneling Sample, Stormwater Report prepared by Norman J. Toberman & Associates LLC dated 1/12/2024, and Traffic Study prepared by Toberman & Associated dated 1/11/2024, subject to the following conditions:

The Preliminary PUD documents shall be revised as follows prior to review and consideration by the Village Board:

1. Update the Engineering Plans and Stormwater Report to provide a release rate of 0.15 CFS/acre and adjust the basin capacity for the additional storage required, as it appears the release rate was changed to 0.20 CFS/acre.
2. The cedar panels with black frames screening the loading docks shall be shown on the Landscape Plans.
3. The height of the trash enclosure shall be reduced to 6' tall.
4. Include the natural slate wall tiles at the base of the trash enclosure to provide consistency with the façade treatments of the building.
5. Include typical floor plans for all proposed residential unit types on Sheet A4.6.

The Final PUD submittal shall include the following items, in addition to the submittal requirements of Section 19.09.010(e)(5):

1. All mechanical units shall be screened from the public view. A detail of the screening unit shall be included on the plans and material specification sheets provided for staff review.

2. Precast concrete sills should be added as a transition from the stone to the EIFS on the north and south elevations.
3. Provide an Engineer's opinion of probable cost (EOPC) to support the LOC/Performance bond amount.
4. A Cost Estimate covering the cost of all landscape plant material and installation will be required at Final PUD as well as a financial surety.
5. Project approval from the Illinois Department of Transportation is required prior to Final PUD approval from the Village.
6. Provide a detail for exterior garbage cans and identify their location on the Landscape Plan.
7. Provide the location for EV parking and charging stations, including a detail for the charging station.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Hyken moved, seconded by Commissioner Kasper to close Docket Nos. PPUD23-001 & PRZ24-0001.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

**D)** Docket No. PSUBPP24-001  
Forest View, LLC  
350 E. Dundee Road  
Request for Preliminary Plat Approval for 350 E. Dundee Subdivision  
CONTINUED FROM 1/24/2024

Mr. Boris Stratiesvsky, developer, 370 West Dundee Road, Wheeling was present.

Ms. Knysz read the proposed conditions.

1. The Final PUD submittal shall include the following items, in addition to the submittal requirements of Section 19.09.010(e)(5):
  - o Parcel 1 and Parcel 3 shall be consolidated to comprise Lot 1 of the proposed subdivision.
  - o Sheet 2 of the Preliminary Plat shall be provided.
  - o Revise the subdivision plat title to provide for identification apart from the address.
  - o Adjust the easement boundaries to account for fire hydrants.
  - o Review existing documents to determine if a PACE bus stop easement currently exists.
  - o All easements and corresponding easement provisions shall be provided on the Final Plat of Subdivision subject to the determination and acceptance of the Village of Wheeling Engineering Division.

The Plan Commission did not have any questions.

Commissioner Myer moved, seconded by Commissioner Riles to recommend approval of Docket No. PSUBPP24-0001 granting Preliminary Plat Approval for 350 E. Dundee Subdivision under Title 17, Planning Subdivisions and Developments as shown on the Preliminary Plat of Subdivision prepared by Forza Design & Consulting Inc. dated 01/10/2023, for the property located at 350 E. Dundee Road, Wheeling, Illinois, subject to the following condition:

1. The Final PUD submittal shall include the following items, in addition to the submittal requirements of Section 19.09.010(e)(5):
  - o Parcel 1 and Parcel 3 shall be consolidated to comprise Lot 1 of the proposed subdivision.
  - o Sheet 2 of the Preliminary Plat shall be provided.
  - o Revise the subdivision plat title to provide for identification apart from the address.
  - o Adjust the easement boundaries to account for fire hydrants.
  - o Review existing documents to determine if a PACE bus stop easement currently exists.
  - o All easements and corresponding easement provisions shall be provided on the Final Plat of Subdivision subject to the determination and acceptance of the Village of Wheeling Engineering Division.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- E)**     Docket No. PSU23-0016  
           FROG Pickleball, LLC  
           1480 S. Wolf Road  
           Request to Permit a Recreation and Instruction Facility  
           PUBLIC HEARING

See Findings of Fact and Recommendation for Docket No. PSU23-0016.

Commissioner Hyken moved, seconded by Commissioner Myer to recommend approval of Docket No. PSU23-0016, granting Special Use approval, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in order to permit a recreation and instruction facility for FROG Pickleball, LLC, located at 1480 S. Wolf Road, in accordance with the Petitioner's Project Description Letter prepared by Sunny Shi (dated 1/22/2024) and Floor Plan prepared by Tun Studio Architect (dated 1/8/2024, received by the Village on 1/31/2024) and subject to the following conditions:

1. The special use does not include the permissibility of selling, serving and/or the consumption of alcohol within the pickleball facility or the subject premises.
2. A Wheeling Business License must be obtained from the Community Development Department before the pickleball club begins operations.
3. A Wheeling Sign Permit shall be required in order to permit any exterior signage to be installed, except for signage pursuant to Chapter 21.6 of the Wheeling Sign Code.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Smart moved, seconded by Commissioner Sprague to close Docket No. PSU23-0016.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- F)** Docket No. PSU24-0001  
Mildun Training Center of Illinois  
704-706 S. Milwaukee Avenue  
Request for a Special Use to Permit a Vocational School  
PUBLIC HEARING

See Findings of Fact and Recommendation for Docket No. PSU24-0001.

Commissioner Hyken moved, seconded by Commissioner Smart to recommend approval of Docket No. PSU24-0001, granting Special Use, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in order to permit a vocational school for Mildun Training Center, located at 704-706 S. Milwaukee Avenue, in accordance with the Petitioner's Project Description Letter prepared by Milla Shilshtut, dated 1/8/2024 and Floor Plan (received by the Village on 1/9/2024), and subject to the following condition:

1. A Wheeling Business License must be obtained from the Community Development Department before the vocational school begins operations.
2. A sign permit shall be obtained from the Community Development Department for any exterior signage prior to installation.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Kasper moved, seconded by Commissioner Myer to close Docket No. PSU24-0001.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- G)** Docket No. PSPMIN24-0001  
224 S. Milwaukee Avenue, Village of Wheeling  
Request for Minor Site Plan and Appearance Approval for the Removal of

**2 Parkway Trees and the Installation of Approximately 93 Linear Feet of 5'  
Sidewalk Across the Frontage**

Mr. Kyle Goetzelmann, Village Engineer, Village of Wheeling was present.

Mr. Goetzelmann was present for a site plan approval for the removal of two parkway trees. In 2005, there was a site plan that was approved for this property which included the installation of two parkway trees and paver bricks from the curb line to the front of the building per the Village's corridor plan that encourages parkway trees. Mr. Goetzelmann explained the property came before the Plan Commission and the conditions of approval were for the trees and paver bricks. The Village is currently undergoing a paver brick maintenance program through the entire Milwaukee Avenue corridor. They are replacing all the old paver bricks and replacing them with new ones. Over the 20 years since the original bricks were installed, they have changed the style of bricks, so they are unable to remove and replace the same bricks. The Village's obligation is to only replace the paver bricks in the parkway and not all the way to the building. If they just replace the paver bricks in the parkway, they will look slightly different than the paver bricks adjacent to it. They are interested in adding a sidewalk that way the new paver bricks between the sidewalk and curb and the old remaining paver bricks from the sidewalk to the building. The new sidewalk would go through the two parkway trees.

Mr. Goetzelmann provided the site plan which shows the existing conditions and the proposed plan including a 5' sidewalk that goes up to the right-of-way limits. The proposal includes removing the two parkway trees to accommodate the new sidewalk and continue with the Village's paver brick replacement program. The parkway is too narrow to include a sidewalk and parkway trees, so they don't believe it makes sense to reinstall trees after the sidewalk is installed since there is no space.

Commissioner Sprague had no questions.

Commissioner Smart had no questions.

Commissioner Hyken had no questions.

Commissioner Kasper would have preferred the trees to be in the middle. Mr. Goetzelmann explained because the paver bricks went all the way to the curb, the idea was that they could possibly walk around the trees. He was unsure of what was originally approved in 2005.

Commissioner Myer had no issues and was happy to see the dead trees removed. She liked the idea of extending the sidewalk.

Commissioner Riles asked how long the project would take and if the business owner would be inconvenienced. Mr. Goetzelmann confirmed the project should take about a week and they had been in communication with the business owner who is willing to work with them. The paver bricks removed for the sidewalk installation will be provided to the business owner for future maintenance.

Chairman Johnson asked if the Village would take care of the holes left from the tree removal. Mr. Goetzelmann confirmed as part of the paver brick replacement program, the Village will remove the trees and steel grates, disconnect the irrigation system to the trees and fill in the area where the grates were. They will fill in anything that needs to be filled or gets damaged during the project.

Commissioner Sprague moved, seconded by Commissioner Myer to approve Docket No. PSPMIN24-0001, 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 the removal of 2 parkway trees and the installation of approximately 93 linear feet of 5'-wide sidewalk along the frontage of 224 S. Milwaukee Avenue, in accordance with the Project Description Letter prepared by Village Engineer Kyle Goetzelmann dated 1/18/2024 and the Plan Set prepared by the Village of Wheeling dated 6/22/2023.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

## **8. APPROVAL OF MINUTES**

- A)** Approval of Minutes of the Regular Meeting of January 24, 2024 (including the Findings of Fact for Docket No. PSU23-0017).

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

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

## **9. OTHER BUSINESS**

Commissioner Riles announced that he was asked to be an extra on the Chicago Fire set and will

be on episode 6.

Commissioner Kasper looks forward to the opening of the new Fire Station.

**10. ADJOURNMENT**

Commissioner Myer moved, seconded by Commissioner Hyken to adjourn the meeting at 7:57 p.m. The motion was approved by a voice vote.