

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on April 24, 2024.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Riles, Myer, Kasper, Sprague, Smart, Hyken and Johnson. 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. PSPMIN24-0006
Permaseal
1480 S. Wolf Road
Request for Minor Site Plan and Building Appearance Approval

The proposal came from the property owner, Permaseal. A pickleball group will occupy the west side of the building and E-Works will occupy the east side of the building. The building will have two addresses. E-Works will maintain the 1480 address and the pickleball business will now be 1470. They will need to add a trash enclosure on the property and make some facade improvements that had not been finished when they installed two new doors last year. Some updates needed to be corrected on the north and east facades, Staff asked them to paint where the old logo was showing. The trash enclosure will be on the northwest corner of the building within the parking lot which will require losing a couple parking spaces. Staff also requested restriping the parking spaces along the north side. The updates require a minor site plan and building appearance approval.

Staff has proposed two conditions.

1. The petitioner shall obtain a building permit from the Community Development Department prior to the commencement of construction.
2. The ADA parking stalls shall be a minimum of 16' wide and include a U.S. Department of Transportation R7-8 (Reserved Parking) and R7-110 (\$250) sign permanently

mounted in the center of the parking space. Revised plans and details shall be provided on the building permit plans.

Mr. Jeff Stagg, E-Works, 1480 South Wolf Road, Wheeling was present at the meeting.

The petitioner expressed a concern regarding the parking spaces. He learned the reason the area was striped on a diagonal was to prevent cars from parking there so the semitrucks would have enough room to turn. Ms. Knysz agreed Staff would manage.

Commissioner Riles suggested using something to identify the area with the diagonal stripes as an area for no parking. Ms. Knysz did not think it would be an issue.

Commissioner Myer had no questions.

Commissioner Kasper had no questions.

Commissioner Sprague noticed the new man doors on the west side will be painted blue. He asked if the new overhead doors would also be painted blue. The petitioner represented E-Works, so he was unsure since he did not represent that space. Ms. Knysz suggested adding a condition that all doors be painted blue.

Commissioner Smart had no questions.

In reply to Commissioner Hyken's question, the petitioner confirmed they had submitted a permit for a monument sign in front.

In reply to Commissioner Hyken's question, the petitioner confirmed E-Works will be using the office space in front with their entrance through the office.

Chairman Johnson had no questions.

Commissioner Hyken moved, seconded by Commissioner Kasper to approve Docket No. PSPMIN24-0006, granting minor site plan and building appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for the construction of a trash enclosure and associated site improvements, located at 1480 S. Wolf Road, in accordance with the Site Plan prepared by Gino Romozzi, last revised 3/20/2024, Elevation Drawing prepared by Gino Romozzi, last revised 3/20/2024 and Trash Enclosure Details prepared by Gino Romozzi, last revised 4/1/2024, and subject to the following conditions:

1. The petitioner shall obtain a building permit from the Community Development Department prior to the commencement of construction.
2. The ADA parking stalls shall be a minimum of 16' wide and include a U.S. Department of Transportation R7-8 (Reserved Parking) and R7-110 (\$250) sign permanently mounted in the center of the parking space. Revised plans and details shall be provided on the building permit plans.
3. All overhead doors shall be painted blue to match the existing doors.

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.

- B)** Docket No. PSU24-0006
London Crossing for NVR, Inc., DBA Ryan Homes
900 Jenkins Court
Request to Amend Ordinance No. 5466 to Include a Reduction in Townhome
Building Separation Within Lot 1

There was a request to amend this PUD a few months ago regarding irrigation for the townhome portion which was approved. This will amend that amendment. This proposal is just for the townhomes and specifically only relates to the two townhomes in the northeast corner (buildings 5 & 6). All the townhomes were going to have 18½' driveways and a 24' drive aisle. After they put the foundation in and did a spot survey, they realized the foundation was a little off and they shifted things in the non-easement area. Staff agreed to an 18' long driveway and a 23.24' wide drive aisle. All the other buildings in the townhouse area can meet or exceed the 18½' long driveway and 24' drive aisle. They are requesting amending the PUD for buildings 5 & 6 to reduce the drive aisle and driveway length.

Mr. Mark Fields, Ryan Homes, 850 East Mill Road, Naperville, IL was present at the meeting.

Ryan Homes is the builder purchasing the lots from the developer. They noticed the recorded plat had a building envelope. The dimensions on the building layout in the PUD and the plat had a little bit of a disconnect.

Mr. Fields stated they have already sold 32 units out of the 55 units to be built.

Commissioner Hyken had no questions.

Commissioner Smart had no questions.

Commissioner Sprague asked if it was a print problem and not a building problem. Mr. Fields confirmed it was a discrepancy on the recorded plat and exhibit in the PUD.

Commissioner Kasper had no questions.

Commissioner Myer asked if there was anything in their professional experience to avoid this type of circumstance. Mr. Fields agreed it was a function when the developer was not the end user.

Commissioner Riles had no questions.

Chairman Johnson had no questions.

Commissioner Myer moved, seconded by Commissioner Hyken to recommend approval of Docket No. PSU24-0006, amending Ordinance No. 5466, which granted Special Use Approval for Final Planned Unit Development (PUD) approval for Phase Two of the London Crossing PUD, to modify the approved List of Departures, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-09 Planned Unit Developments, to include a reduction in townhome building separation within Lot 1, in accordance with the Project Description Letter, prepared by Mark Fields (dated 4/1/2024) and the Building Layout Exhibit prepared by Weaver Consultants Group (last revised 4/3/2024).

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- C)** Docket No. PV24-0001
Village of Wheeling – Public Works Department
515 E. Merle Lane
Request for Variation to Permit the Creation of a Lot Without the Minimum
Lot Frontage Width of Fifty Feet Associated with the Construction of a
Stormwater Improvement Facility -PUBLIC HEARING

See Findings of Fact and Recommendation for Docket No. PV24-0001.

Commissioner Smart moved, seconded by Commissioner Hyken to **recommend approval of Docket No. PV24-0001** granting a variation from Title 19, Zoning, of the Wheeling Municipal Code 19-04, Residential Districts, and associated sections, to permit the creation of a lot without the minimum lot frontage width of fifty feet associated with the construction of a stormwater improvement facility for the Village of Wheeling – Public Works Department, in accordance with the Preliminary Plat of Dunhurst Subdivision Unit Number 5 prepared by Baxter & Woodman.

On the roll call, the vote was as follows:

AYES: Commissioners Smart, Hyken, 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 Nos. PV24-0001.

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.

- D)** Docket No. PSUBPP24-0002
Village of Wheeling – Public Works Department
515 E. Merle Lane
Preliminary Plat of Subdivision

Mr. Kyle Goetzelmann, Village Engineer was present. They are subdividing the existing school district parcel in order to build a detention basin.

The Plan Commission had no questions.

Ms. Knysz read the proposed condition.

1. Final Plat approval is contingent upon approval of the variation petition to permit the creation of a lot without the minimum lot frontage width of fifty feet (Docket Number PV24-0001).

Commissioner Myer moved, seconded by Commissioner Sprague to recommend approval of Docket No. PSUBPP24-0002 granting Preliminary Plat Approval under Title 17, Planning Subdivisions and Developments as shown on the Preliminary Plat of Dunhurst Subdivision Unit Number 5 prepared by Baxter & Woodman, for the property located at 515 E. Merle Lane, Wheeling, Illinois, subject to the following condition:

1. Final Plat approval is contingent upon approval of the variation petition to permit the creation of a lot without the minimum lot frontage width of fifty feet (Docket Number PV24-0001).

On the roll call, the vote was as follows:

AYES: Commissioners Myer, Sprague, Riles, 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 March 27, 2024 and April 10, 2024 (including the Findings of Fact for Docket No. PSU24-0005).

Commissioner Sprague moved, seconded by Commissioner Smart to approve the Minutes of the Regular Meeting of March 27, 2024 and April 10, 2024 (including the Findings of Fact for Docket No. PSU24-0005) as presented.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

9. OTHER BUSINESS

Staff is working with the contractor for Rosebud at Uptown 500 and they will probably be installing 3 rooftop units on the second-floor roof deck within the next month. The initial proposal for the units will not work. The rooftop units will need to go on the deck of the second floor. Staff is working with the petitioner and will have them installed and then analyze the impact to figure out the best screening methods. The proposal will then be brought to the Plan Commission.

10. ADJOURNMENT

Commissioner Myer moved, seconded by Commissioner Riles to adjourn the meeting at 7:07 p.m. The motion was approved by a voice vote.