

**Plan Commission
Regular Meeting**

August 14, 2024

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Riles, Myer, Kasper, Smart, Sprague, Hyken and Johnson. Also, present were, Steve Robles, Assistant Director of Community Development, Mallory Milluzzi, Village Attorney, Bob Niemiec, Fire Inspector and Kyle Goetzelmann, Village Engineer.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A)** Docket No. PSPMIN24-0027
BP/Super Save Car Wash
11 E. Dundee Road
Request for Approval to Permit the Refacing of an Existing Monument (Ground)
Sign

Commissioner Smart moved, seconded by Commissioner Kasper to approve Docket No. PSPMIN24-0027 to permit modifications to an existing pylon sign for BP/Super Save Mart, located at 11 E. Dundee Road, in accordance with the Sign Plans prepared by Blair Image Elements, dated 9/1/2023.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A)** Docket No. PSPMIN24-0026
Red Cedar Fence Co.
1111 W. Dundee Road
Request for Minor Site Plan and Appearance Approval for the Installation of a Fence

The project includes the installation of a black aluminum railing fence along the east side of the parking lot to provide a barrier to avert Jack London Middle School students from cutting through the parking lot and driveway of the office building. The fence would function to reduce hazards in the parking lot.

Mr. Robles read through the proposed conditions:

1. The petitioner shall apply for and receive a building permit from the Community Development Department prior to installation of the fence.
2. The fence shall be constructed with commercial grade materials.

Mr. Rudy Cisneros with Red Cedar Fence Co. was present for the meeting.

Mr. Cisneros explained the property owner hired them to install the fence because when school starts, the kids cut through the parking lot and the property owner is concerned their clients have an accident. They are doing a commercial grade fence to block the parking lot.

Commissioner Sprague asked how the gap would be filled by the trash enclosure. Mr. Cisneros responded that the fence would butt up against the trash enclosure with an extra post.

There were no further questions.

Commissioner Myer moved, seconded by Commissioner Smart to recommend approval of Docket No. PSPMIN24-0026, 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 traditional a 5' tall, black aluminum railing fence along the east side of the parking lot located at 1111 W. Dundee Road, , in accordance with the Project Description prepared by Ruben Torres dated 7/23/2024, Plat of Survey, and Product Details Sheet, and subject to the following conditions:

1. The petitioner shall apply for and receive a building permit from the Community Development Department prior to installation of the fence.
2. The fence shall be constructed with commercial grade materials.

On the roll call, the vote was as follows:

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

**Wheeling Plan Commission
Regular Meeting**

August 14, 2024

ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

- B)** Docket No. PSU24-0011
Cilantro Taco and Grill
749 N. Milwaukee Ave.
Request for Special Use Approval for the Operation of a Drive-Thru Associated
with an Existing Restaurant Drive-Thru Building
PUBLIC HEARING

See Findings of Fact and Recommendation for Docket No. PSU24-0011.

Commissioner Kasper moved, seconded by Commissioner Myer to recommend approval of Docket No. PSU24-0011, 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 drive-thru restaurant for Fieri, LLC (D.B.A. Cilantro Bar and Grill), located at 749 N. Milwaukee Avenue, in accordance with the Petitioner's Project Description Letter prepared by Roberto Sanchez (received by the Village on 6/21/2024) and Plans prepared by Beron Design Group, last revised 4/22/2024, and subject to the following conditions:

1. A Wheeling Building Permit shall be required prior to the start of any remodel work or modifications to the existing floor plans and/or buildings.
2. A Wheeling Sign Permit shall be obtained prior to any exterior signage being 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 Smart, Hyken, Riles, Myer, Kasper, Sprague, Johnson
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Smart to close Docket Nos. PSU24-0011.

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.

- C) Docket No. PSPMIN24-0029
Cilantro Taco and Grill
749 N. Milwaukee Ave.
Minor Building Appearance Approval for Changes to the Building Façade

Mr. Robles presented the project includes changing the color scheme of the building façade from the existing brown/orange colors by painting the two vertical elements “Cilantro Green” (a shade of dark green). “Cilantro” green is the corporate color for the Cilantro restaurant chain. The tan dryvit on the upper portions of the facade and brick sections of the facade will not be painted.

Mr. Roberto Sanchez, business owner, Fierri, LLC, was present for the meeting. Mr. Sanchez explained it is a trademark color to the Franchise and they really need to receive approval for the change.

There were no questions from the Plan Commission.

Commissioner Myer moved, seconded by Commissioner Riles to recommend approval of Docket No. PSPMIN24-0029, granting minor building appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for changes to the building façade, for the property located at 749 N. Milwaukee Avenue, in accordance with the Elevation Exhibit received by the Village on 8/6/2024, and subject to the following conditions:

1. A Wheeling Sign Permit shall be required in order to permit any exterior signage to be installed, or modified, except for signage pursuant to Chapter 21.6 of the Wheeling Sign Code.
2. A Wheeling Building Permit shall be obtained from the Department of Community Development prior to installation of the canopy on the north façade and fence.
3. Prior to any exterior painting, written authorization from the property owner shall be provided to the Community Development Planning Division confirming the exterior painting as approved by the Plan Commission.

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.

- D)** Docket No. PSU24-0014
Wheeling Commercial Development LLC
365 W. Dundee Rd.
Request to Amend the Special Use for Planned Unit Development Approval for
Wheeling Town Center

Mr. Robles stated that as part of the proposed new occupancy of the former City Works building, one of the contingencies was that Lot 8 needed to be subdivided into Lot A and Lot B. This request would amend the Final PUD for Wheeling Town Center to replace the existing Final Plat with the proposed Final Plat. There is the plat itself, which is a Preliminary and Final Plat to create these lots which will go in front of the Village Board for final approval.

Mr. Brad Friedman, 375 W. Dundee Road, Wheeling, Wheeling Commercial Development, LLC, was present.

Commissioner Hyken had no questions.

Commissioner Sprague had no questions.

Commissioner Smart had no questions.

Commissioner Kasper asked if there was a prospective purchaser. Mr. Friedman replied that it was stated at the Village Board meeting and posted in the Daily Herald.

Commissioner Myer thanked the petitioner for being there and had no questions.

Commissioner Riles thanked the petitioner for being there and asked who would be occupying the space. Mr. Friedman responded that Moretti's would be occupying the space.

Chairman Johnson asked about conditions of approval.

Mr. Robles read the condition of this approval:

1. The Amendment to the Wheeling Town Center Retail and Residential PUD is contingent upon approval of the Third Amended Plat of Wheeling Town Center (PSUBPP24-0004).

Mr. Robles also read the conditions of the Final Plat approval for Docket No. PSUBPP24-0004

1. The Cook County document recording number for the "Second Amended Plat of Subdivision" shall be added to the top of Sheet 2.
2. The correct address for the Village of Wheeling shall be added to the top of Sheet 1 (2 Community Boulevard, Wheeling, IL, 60089).

Commissioner Myer moved, seconded by Commissioner Smart to recommend approval of Docket No. PSU24-0014, amending Ordinance No. 5157, which amended Ordinance No. 5033 which granted Special Use Approval for Final Planned Unit Development (PUD) approval for

**Wheeling Plan Commission
Regular Meeting**

August 14, 2024

Wheeling Town Center Planned Unit Development, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-09 Planned Unit Developments, associated with the Third Amended Plat of Wheeling Town Center, in the MXT (Transit Oriented Mixed Use) zoning district, located at 365 W. Dundee Road, in accordance with the Project Description Letter, prepared by Brad Friedman dated 7/11/2024 and the Plat of Subdivision for Wheeling Town Center prepared by Gremley & Biedermann last revised July 29, 2024, and subject to the following condition:

1. The Amendment to the Wheeling Town Center Retail and Residential PUD is contingent upon approval of the Third Amended Plat of Wheeling Town Center (PSUBPP24-0004).

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.

- E) Docket No. PSUBPP24-0004
Wheeling Commercial Development LLC
365 W. Dundee Rd.
Request for Preliminary and Final Plat Approval for Wheeling Town Center

Mr. Brad Friedman, 375 W. Dundee Road, Wheeling, Wheeling Commercial Development, LLC, was present.

Commissioner Myer moved, seconded by Commissioner Hyken to recommend approval of Docket No. PSUBPP24-0004, approving the Preliminary and Final Plat of Subdivision under Title 17, Planning Subdivisions and Developments as shown on the Plat of Subdivision for Wheeling Town Center, prepared by Gremley & Biedermann, last dated July 12, 2024, Wheeling, Illinois, subject to the following conditions:

1. The following revisions shall be made prior to the Village Board meeting:
 - a. The Cook County document recording number for the “Second Amended Plat of Subdivision” shall be added to the top of Sheet 2.
 - b. The correct address for the Village of Wheeling shall be added to the top of Sheet 1 (2 Community Boulevard, Wheeling, IL, 60089).

On the roll call, the vote was as follows:

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

**Wheeling Plan Commission
Regular Meeting**

August 14, 2024

ABSTAIN: None

There being seven affirmative votes, the motion was approved.

- F)** Docket No. PV24-0008
Mihai Blede
303 Center St.
Request for a Variation to Reduce the Minimum Required Side Yard Setback
from 6 Feet to 3 Feet Associated with the Construction of a Garage

See Findings of Fact and Recommendation for Docket No. PV24-0008.

Commissioner Sprague moved, seconded by Commissioner Myer to recommend approval of Docket No. PV24-0008 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.04.050 R-3A Single-Family Residential District and associated sections, to reduce the minimum required building setback from the west side property line from six feet to three feet associated with the construction of a detached garage, located at 303 Center Avenue, in accordance with the Project Description Letter prepared by NK Architect and the Plat of Survey prepared by Nekola Survey, Inc. dated 3/26/2024, and subject to the following:

1. Within thirty (30) days from the granting of the variance by the Village of Wheeling, the petitioner shall submit an Application for Building Permit to the Department of Community Development for the garage. Upon demonstration of compliance with all Village regulations, the building permit shall be issued upon payment by the petitioner in which the building permit fee shall be doubled pursuant to the Schedule of Village Fees and Charges.

On the roll call, the vote was as follows:

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

There being three affirmative votes, the motion was not approved.

Commissioner Myer moved, seconded by Commissioner Hyken to close Docket No. PV24-0008.

On the roll call, the vote was as follows:

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

- G)** Docket No. PPUD23-0001
Forest View, LLC
350 E. Dundee Rd.
Request for Special Use Approval for Final Planned Unit Development (PUD)
Approval for Forest View Subdivision

Forest View, LLC (property owner) is seeking Special Use Approval for Final Planned Unit Development (PUD) approval as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-09 Planned Unit Developments 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, to be zoned MXC, Commercial/Residential Mixed Use Zoning District.

Mr. Robles explained that this is the Final Planned Unit Development that is a follow up from the Preliminary Planned Unit Development for the same proposal. The Preliminary PUD was ultimately approved by the Village Board on March 4, 2024. The petitioner has submitted all of the documents for the Final PUD and there is overall compliance with the Preliminary PUD. There is one minor change because of the Illinois Department of Transportation (IDOT). IDOT required changes to two of their existing curb cuts along Dundee Road. Staff is in support of the changes and accepts them. It is not a significant change from a zoning review standpoint and staff recommends approval of the Final PUD. There are 6 conditions of approval in the Final PUD.

Mr. Boris Stratievsky, was present for the meeting.

In response to Commissioner Sprague's question, Mr. Stratievsky explained that the trees on the north property line will be cleaned up and the landscaping will be planted in the Spring of 2025. In response to Commissioner Sprague's question, Mr. Stratievsky confirmed there would be two trash enclosures.

Commissioner Kasper asked if there was any interest in the property to the north (Don Roth property). Mr. Stratievsky explained that per staff's recommendation he provided a cross access easement for the property to the north.

Commissioner Smart thanked the petitioner for hanging in throughout the process.

Commissioner Myer thanked the petitioner for the comprehensive submission and for addressing all of their questions.

Commissioner Hyken did not have any questions and said the project looked good.

Commissioner Riles did not have any questions and thanked the petitioner.

Chairman Johnson asked about the mechanical penthouse and the elevator. Mr. Stratievsky responded that he is extending the elevator to the fourth floor. In response to Chairman Johnson's question, Mr. Stratievsky explained that they have an internal trash chute system for the residents that are located on every floor that drop into the one trash enclosure on the north

side of the building. The other trash enclosure is for commercial use. Mr. Stratievsky further explained that he would be coming back for an urgent care use on the first floor of the building.

Mr. Robles explained the conditions are related to permitting.

Mr. Niemiec stated it is a fully sprinklered building and that the upgrades will be great. A new system will be installed because there are commercial and residential uses.

Mr. Goetzelmann did not have any concerns.

Mr. Robles read the proposed conditions:

1. Prior to recording the Final Plat of Forest View Subdivision developer impact fees shall be submitted to the Village of Wheeling pursuant to Chapter 17.26 - Impact Fees.
2. Building permits shall not be issued until the Final Plat of Forest View Subdivision is submitted by the Village of Wheeling to the Cook County Clerk's Office for recording.
3. Financial surety covering the cost of all landscape plant material and installation shall be submitted to the Community Development Department prior to issuance of any engineering site permits or building permits.
4. Separate Wheeling sign permits shall be obtained by the Community Development Department prior to installation of any exterior signage.
5. All other agency permits (MWRD, IDOT, IEPA, CCDOT, etc.) shall be obtained prior to the issuance of any building permits.
6. Prior to the issuance of any Certificate of Occupancy for any residential units, the petitioner shall provide the Community Development Department a final copy of the document to be included with lease agreements informing residents of the potential flooding situation and the requirement to move their personal vehicle(s) under certain weather conditions.

Mr. Stratievsky clarified that they would be able to move forward with work on the first floor even with these conditions. Mr. Robles confirmed that work on the first floor was a separate item.

Chairman Johnson asked if the Plan Commission had any other questions. There were none.

Commissioner Smart moved, seconded by Commissioner Myer to recommend approval of Docket No. PPUD23-0001, granting Special Use Approval for a Final Planned Unit Development (PUD) as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-09 Planned Unit Developments and associated sections, for Forest View consisting of a 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 7/11/2024, Proposed Overall Site Plan prepared by Forza Design & Consulting, Inc. last revised 7/31/2024, Color Elevations by Forza Design & Consulting, Inc. last revised 7/1/2024, Final Plat of Subdivision prepared by Norman J. Toberman & Associates, LLC last revised 7/29/2024, Building Section and Awning Detail prepared by Forza Design & Consulting, Inc last revised

**Wheeling Plan Commission
Regular Meeting**

August 14, 2024

7/1/2024, Engineering Plans prepared by Norman J. Toberman & Associates LLC last revised 7/31/2024, Floor Plans prepared by Forza Design and Consulting, Inc. last revised 7/1/2024, Landscape Plans prepared by Forza Design & Consulting, Inc. last revised 7/1/2024, UNILOCK Paver Specifications, Irrigation Plan prepared by Reinders dated 3/10/2024, Trash Enclosure Detail prepared by Forza Design & Consulting, Inc. last revised 7/10/2024, Lighting Plan by PG Enlighten dated last revised 7/4/2024), Emergency Parking Plan (Staff), Parking Plan, prepared by Forza Design & Consulting, Inc. last revised 7/1/2024, Bike Rack Specification Sheet, Three Rivers Gold Slate Specification Sheet, New Tech Wood Composite Paneling Specification Sheet, Stormwater Report prepared by Norman J. Toberman & Associates LLC dated 6/6/2024, Traffic Study prepared by Toberman & Associated dated 6/6/2024, Opinion of Probably Cost for Landscape Improvements dated 7/8/2024, subject to the following conditions:

1. Prior to recording the Final Plat of Forest View Subdivision developer impact fees shall be submitted to the Village of Wheeling pursuant to Chapter 17.26 - Impact Fees.
2. Building permits shall not be issued until the Final Plat of Forest View Subdivision is submitted by the Village of Wheeling to the Cook County Clerk's Office for recording.
3. Financial surety covering the cost of all landscape plant material and installation shall be submitted to the Community Development Department prior to issuance of any engineering site permits or building permits.
4. Separate Wheeling sign permits shall be obtained by the Community Development Department prior to installation of any exterior signage.
5. All other agency permits (MWRD, IDOT, IEPA, CCDOT, etc.) shall be obtained prior to the issuance of any building permits.
6. Prior to the issuance of any Certificate of Occupancy for any residential units, the petitioner shall provide the Community Development Department a final copy of the document to be included with lease agreements informing residents of the potential flooding situation and the requirement to move their personal vehicle(s) under certain weather conditions.

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.

H) Docket No. PSUBFP24-0002
Forest View, LLC
350 E. Dundee Rd.
Request for Final Plat Approval for Forest View Subdivision

The Plat of Subdivision would consolidate the existing three parcels into two lots. Lot 1 (234,875 sq. ft.) would contain the existing office building, an existing stormwater management area, and most of the parking lot areas. Lot 2 (72,157 sq. ft.) is an existing parcel at the northeast corner of

the property and will remain it its current configuration. An existing stormwater management area and existing surface parking is currently located on Lot 2. A looped watermain easement will be provided on a separate easement document after the project has been constructed to accommodate the Fire Department. The Commission reviewed the Preliminary Plat of Subdivision at the January 18, 2024 and February 14, 2024 meetings, and approved by the Village Board (Resolution No. 2024-035) on March 4, 2024. The proposed Final Plat is consistent with the Preliminary Plat.

The Plan Commission did not have any questions.

Commissioner Myer moved, seconded by Commissioner Kasper to recommend approval of Docket No. PSUBFP24-0002 approving the Final Plat of Forest View Subdivision under Title 17, Planning, Subdivisions and Developments, as shown on the final plat prepared by Norman J. Toberman & Associates, LLC, Sheets 1 thru 2, prepared by David R. Bycroft, Illinois Professional Land Surveyor No. 2846, last revised 7/29/2024, on behalf of Forest View LLC, for the property located at 350 E Dundee Road, Wheeling, Illinois.

1. Prior to recording the Final Plat of Forest View Subdivision developer impact fees shall be submitted to the Village of Wheeling pursuant to Chapter 17.26 - Impact Fees.
2. A Plat of Easement for utilities shall be submitted after construction and the final location of utilities are set.
3. Prior to recording the Final Plat of Forest View Subdivision, the following change shall be made:
 - a. The necessary easement provisions shall be finalized with PACE Suburban Bus to include the existing bus shelter along Milwaukee Avenue which is partially located on the subject site.

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.

- I)** Docket No. PV24-0009
Village of Wheeling
2 Community Boulevard
Request for a Variation to Increase the Maximum Allowable Sign Area for a
Changeable Copy Sign

See Findings of Fact and Recommendation for Docket No. PV24-0009.

Commissioner Sprague moved, seconded by Commissioner Smart to recommend approval of Docket No. PV24-0009, granting a variation from Title 21, Signs, of the Wheeling Municipal

**Wheeling Plan Commission
Regular Meeting**

August 14, 2024

Code, Chapter 21.3.B Ground Signs on Commercial, Industrial and Institutional Property, and associated sections, to permit an increase the maximum allowable sign area for an electronic message center sign panel for the Village of Wheeling Community Campus sign, in accordance with the Sign Plans prepared by Parvin-Claus Sign Company, dated 5/22/2024 (last revised 6/6/2024), for the property located at 2 Community Boulevard, Wheeling, Illinois

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 Myer moved, seconded by Commissioner Kasper to close Docket No. PV24-0009.

On the roll call, the vote was as follows:

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

J) Docket No. PSPMIN24-0028
Village of Wheeling
2 Community Boulevard
Request for Minor Appearance Approval to Modify an Existing Monument
(Ground) Sign

The Village of Wheeling requests appearance approval for modifications to the existing Community Campus monument (ground) sign for the Village of Wheeling, located at 2 Community Boulevard.

Kyle Goetzelmann, Village Engineer, 2 Community Boulevard, Wheeling, was present for the meeting.

Commissioner Sprague moved, seconded by Commissioner Myer to approve Docket No. PSPMIN24-0028 to permit modifications to the Community Campus monument (ground) sign for the Village of Wheeling, located at 2 Wheeling Boulevard, in accordance with the Sign Plans prepared by Parvin-Claus Sign Company, dated 5/22/2024 (last revised 6/6/2024) and Landscape Plan last revised 7/17/2024.

On the roll call, the vote was as follows:

AYES:	Commissioners Smart, Hyken, Riles, Myer, Kasper, Sprague, Johnson
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**Wheeling Plan Commission
Regular Meeting**

August 14, 2024

NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

- K)** Docket No. PRZ24-0002
Capitol Development Group USA, LLC
5 Meadow Ln. and 200 Meadow Ln.
Request for a Rezoning from the R-1, Single Family Zoning District to the R-4,
Multi-Family Zoning District

See Findings of Fact and Recommendation for Docket No. PRZ24-0002.

Commissioner Myer moved, seconded by Commissioner Kasper to recommend approval of Docket No. PRZ24-0002, granting rezoning from the R-1, Single Family Residential Zoning District to the R-4, Multi-Family Residential 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 5 Meadow Lane and 200 Meadow Lane, in accordance with the Rezoning Exhibit (dated 7/19/2024), subject to the following condition:

1. The rezoning is contingent upon the approval of a petition for Special Use approval for Final Planned Unit Development Approval for The Highlands at Prairie Park, a Multi-Family Residential Development located at the Subject Site.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Smart moved, seconded by Commissioner Sprague to close Docket No. PRZ24-0002 & PPUD23-0005.

On the roll call, the vote was as follows:

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

- L)** Docket No. PPUD23-0005
Capitol Development Group USA, LLC
5 Meadow Ln. and 200 Meadow Ln.
Request for Special Use Approval for Preliminary Planned Unit Development (PUD) Approval for The Highlands Subdivision for Capitol Development Group USA, LLC

See Findings of Fact and Recommendation for Docket No. PPUD23-0005.

Commissioner Sprague moved, seconded by Commissioner Myer to recommend approval of Docket No. PPUD23-0005 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, consisting of 48 2-story townhomes with 2-car garages on approximately 7.2 acres of undeveloped land at 5 Meadow Lane and 200 Meadow Lane, for Capitol Development Group USA, LLC, in accordance with the Preliminary PUD Written Plan prepared by Jamie Smith received by the Village on 7/11/2024, Site Photos from Petitioner, Vicinity Map prepared by Norman J. Toberman Associates, LLC, Color Renderings, Architectural Plans prepared by AR-K-TEKS Unlimited last revised 6/17/2024, Statistical Site Exhibit prepared by Norman J. Toberman Associates, LLC last revised 7/10/2024, Site Amenities (4 Sheets), List of Departures prepared by AR-K-TEKS Unlimited, LTD & Smooth Family Developers dated 6/17/2024, Landscape Plans prepared by J. Davito Design, Inc. last revised 8/2/2024, Engineering Plans prepared by Norman J. Toberman Associates, LLC last revised 7/10/2024, Project Drainage Narrative prepared by Norman J. Toberman Associates, LLC last revised 6/14/2024, Truck Turn Exhibit prepared by Norman J. Toberman Associates, LLC last revised 7/10/2024, Lighting Plan prepared by Lighting Ergonomics last revised 6/17/2024, Plat of Survey prepared by Norman J. Toberman Associates, LLC last revised 3/2/2017, Preliminary Plat of Subdivision prepared by Norman J. Toberman Associates, LLC last revised 7/10/2024, Geotechnical Exploration and Analysis Report prepared by Midland Standard Engineering & Testing, Inc. dated 3/1/2024, and subject to the following conditions:

1. The Preliminary PUD documents shall be revised as follows prior to review and consideration by the Village Board:
 - a. The street names of the Preliminary Plat of Subdivision shall be revised to the acceptance of the Village. The Preliminary Plat of Subdivision shall be revised to reflect the agreed upon street names.
 - b. A deviation to reduce the north setback from 30' to 22.5' shall be included.
2. Prior to the Plan Commission's review of the Final PUD submittal, the following items shall be completed:
 - a. As-Built drawings shall be submitted to the Village of Wheeling and MWRD Permit No. 21-263 shall be closed out for The Villas at Prairie Park.
 - b. All outstanding items associated with the Village of Wheeling Engineering permit and Building permits for The Villas at Prairie Park shall be completed and the open permits to be closed out.
3. The Final PUD submittal shall include the following items, in addition to the submittal

requirements of Section 19.09.010(e)(5):

- a. Meadow Lane shall be included on the Tributary Exhibit, prepared by prepared by Norman J. Toberman & Assoc., LLC.
- b. The Auto-Turn/Turning Exhibit shall be revised based on the correct Wheeling fire apparatus dimensions.
- c. The Lighting Plan shall be updated to include visitor parking spaces and the sidewalk at the entrance drive.
- d. Provide an Engineer's opinion of probable cost (EOPC) to support the LOC/Performance bond amount.
- e. Provide a Cost Estimate covering the cost of all landscape plant material and installation.
- f. The final color and design detail of the 6' tall vinyl privacy screens walls shall be provided within the Site Amenities Sheet.

AYES: Commissioners Myer, Kasper, Riles, Sprague, Johnson

NAYS: Commissioners Smart, Hyken

ABSENT: None

ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Smart moved, seconded by Commissioner Sprague to close Docket No. PRZ24-0002 & PPUD23-0005.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Kasper, Riles, Myer, Sprague, Smart, Johnson

NAYS: None

ABSENT: None

ABSTAIN: None

- M)** Docket No. PSUBPP24-0005
Capitol Development Group USA, LLC
5 Meadow Ln. and 200 Meadow Ln.
Request for Preliminary Plat Approval for The Highlands Subdivision for Capitol Development Group USA, LLC

Chairman Johnson asked if the property would still be considered 5 & 200 Meadow Lane. Mr. Robles stated that those were the current property addresses and that once the property gets recorded, the Village would prepare an address reassignment for the plat. The Village will work with the petitioner on finding a new naming structure for the streets.

Commissioner Myer moved, seconded by Commissioner Kasper to approve Docket No. PSUBPP23-0005 granting Preliminary Plat Approval for The Highlands at Prairie Park Subdivision as shown on the

**Wheeling Plan Commission
Regular Meeting**

August 14, 2024

Preliminary Plat of The Highlands at Prairie Park Subdivision prepared by Norman J. Toberman and Associates last revised 7/10/2024, for the property located at 5 Meadow Lane and 200 Meadow Lane, Wheeling, Illinois, subject to the following conditions:

1. The Preliminary Plat of Subdivision shall be revised as follows prior to review and consideration by the Village Board:
 - a. The street names of the Preliminary Plat of Subdivision shall be revised to the acceptance of the Village. Street prefixes (North, South, East, and West) shall only be used to reference a datum and are not indicative of a new street.
2. The Final Plat of Subdivision shall include the following upon submittal:
 - a. All building setback lines from perimeter property lines shall be added.
 - b. Written confirmation there will not be covenants associated with the proposed subdivision. If covenants are to be provided, a written copy shall be provided to the Village of Wheeling.
 - c. Storm water provision language shall be revised pursuant to easement provision language to be provided by the Village.
 - d. Public access easement and private roadway easement provision language shall be revised pursuant to easement provision language to be provided by the Village.
 - e. The Village Collector signature block shall replace the Village Treasurer signature block.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Chairman Johnson thanked the audience for being patient and respectful to each other.

9. OTHER BUSINESS

Mr. Robles reminded everyone that the next Plan Commission meeting is a joint meeting with the Village Board at the Public Works facility. An agenda will be sent out before the meeting.

10. ADJOURNMENT

Commissioner Myer moved, seconded by Commissioner Smart to adjourn the meeting at 10:01

**Wheeling Plan Commission
Regular Meeting**

August 14, 2024

p.m. The motion was approved by a voice vote.