

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on April 26, 2023.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Kasper, Hyken, Sprague, Myer and Johnson. Commissioners Berke and Riles were absent with prior notice. Also present were Marcy Knysz, Village Planner, Mallory Milluzzi, Village Attorney and Fire Inspector Robert Niemiec.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

- A) Docket No. PC23-04
Hakimi Brother Investments
82-106 E. Dundee Road
Request for Appearance Approval to Paint the Façade of the Building

The petitioner is present for appearance review only because they painted the EIFS on the front of the building a dark grey from a tan color. They are seeking approval for the façade change and they would also like to paint all four sides of the brick a lighter grey.

Staff's issues were that the "Luv2Smoke" panel and the raceway for "Digi-Cell" don't match the new façade color, so Staff proposed a condition that the backer panels need to be painted to match the new façade at the owner's expense. Staff does not recommend painting the brick.

Mr. David Hakimi, 5 South Wabash, Chicago, IL was present.

Mr. Hakimi wants to modernize the building by changing the appearance. They tuckpointed several years ago and redid the columns and façade. The furniture store was told by the Village to paint prior to putting up the new sign but misunderstood that it should have been painted using the original color.

Mr. Hakimi explained they used charcoal grey at the top and would like to use a lighter grey for the exposed brick on all four sides.

Commissioner Kasper expressed concern about painting the brick. He prefers not painting the brick.

Commissioner Hyken likes the way the building looks now. It is difficult to tell how the building would look based on the rendering. Commissioner Hyken is in favor of the current appearance of the building.

Commissioner Sprague expressed concern about painting the brick because of the issue of how long it would last. After looking at the building and noticing a mixture of different bricks and the patches, he thinks it may actually look better painted. He asked if they were planning on painting the stones. Mr. Hakimi confirmed they were not painting the stone. Mr. Hakimi explained they were using stain on the brick which should last 40-50 years. He used the same product on his own house without any issue.

In reply to Commissioner Sprague's question, Mr. Hakimi confirmed they would do the necessary prep work before painting.

Commissioner Myer was surprised the painting started prior to the Commission's approval. She appreciated the petitioner's apology.

Commissioner Myer expressed concern regarding the building's aesthetic. She appreciates wanting to modernize the property but is not familiar with the proposed stain application. She echoed the other Commissioner's comments that it was difficult to envision what it would look like because of the poor condition of the rendering. She would have a tough time supporting the proposal since painting brick went against the Village's guidelines.

Chairman Johnson was torn since the proposal was for stain versus paint. He noted that painting brick had been allowed at some locations in the Village. Mr. Hakimi confirmed they were having it painted professionally along with tuckpointing. The painting was prompted because of the poor condition of some of the bricks. Chairman Johnson wants more information regarding the staining process.

From the audience, Mr. Curt Mirimar, Village Resident, Civil Engineer came forward. He has been involved in the construction industry for most of his career. He stated the stain had some benefits and if tuckpointing occurs, it needs to be allowed time to cure before any staining. He addressed the concern regarding the color and suggested painting a sample section in a non-exposed area could be performed but it may impact their cost. He agreed the photos did not look good from an architectural perspective. He addressed the concern regarding painting brick particularly if the brick had heat on the inside of it and depending on the construction of the walls and vapor barriers, etc. Any tuckpointing would need to be cured prior.

Mr. Anthony Abruzzo, 2212 Division Street, Melrose Park, Developer, architect, and general contractor came forward and concurs with the ability of staining. It is usually a 4 to 6 part process depending on the color and tone they wish to achieve. He has stained his own residence. The stain

**Wheeling Plan Commission
Regular Meeting**

April 26, 2023

process is usually done after properly tuckpointing and allowed to breathe using an acid wash and through the stain process of going over and over it, it comes out looking sharp.

The petitioner mentioned there were many buildings and shopping centers in the city area that used stain without any issues. The bricks on the sides of the building look awful and they want to use stain to make it look nicer.

Commissioner Sprague asked if they had any issues changing the backs of the signs to match the new color. Mr. Hakimi agreed to change it assuming the material is paintable.

Chairman Johnson asked if the dark grey portion was complete since he noticed it's blotchy. The petitioner agreed to add another coat of paint. Chairman Sprague agreed with Chairman Johnson's comment.

Chairman Johnson asked how the Commission felt about holding off on the staining part until they could provide a sample.

Commissioner Myer agreed it would be advisable. She would be amendable to see a sample or small portion for further evaluation.

Commissioner Sprague – Agreed

Commissioner Hyken – He would like to see a better picture of it if they weren't able to paint a sample on the wall.

Commissioner Kasper - Agreed

The petitioner agreed to paint a sample of the light grey on the side or back of the building. Commissioner Hyken also suggested getting a better picture if they couldn't paint a sample on the building.

Ms. Knysz explained the docket could be continued to May 10. The petitioner agreed for a continuation.

Commissioner Hyken moved, seconded by Commissioner Myer to continue Docket No. PC23-04 to May 10, 2023.

On the roll call, the vote was as follows:

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

NAYS: None

ABSENT: Commissioners Berke, Riles

ABSTAIN: None

There being five affirmative votes, the motion was approved.

- B)** Docket No. 2023-16
Waggles Enrichment Center
530 W. Hintz Road
Request for Special Use to Permit an Animal Boarding and Training Facility

See Findings of Fact and Recommendation for Docket No. 2023-16.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Myer moved, seconded by Commissioner Sprague to close Docket No. 2023-16.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- C)** Docket No. PC23-05
Waggles Enrichment Center
530 W. Hintz Road
Request for Minor Site Plan and Appearance Approval for Improvements
Associated with an Animal Training and Boarding Facility

Mr. Ross Neihaus, 419 Harvester Court, Wheeling was present.

Staff proposed two conditions:

1. Exterior lighting fixture specifications shall be included with an Application for Building Permit which shall be similar to the existing building-mounted light fixtures and be installed above the exit door on the north side of the building leading to the outdoor fenced area as well as the west building façade to illuminate the outdoor fenced area.
2. All fencing, landscaping, and exterior lighting shall be installed prior to the issuance of a Business License.

The petitioner agreed with the proposed conditions.

Commissioner Kasper had no questions regarding the site plan.

Commissioner Hyken had no questions.

Commissioner Sprague expressed concern with the outdoor area since there is a residence located 50' to the west. He asked how they would mitigate any noise that may travel. Mr. Neihaus explained because it will be used for individual play or siblings from the same household it would only be one or two dogs at a time. He expected very little barking since it would not be used for a group of dogs.

Commissioner Sprague expressed concern with Staff's recommendation of a light on the west side. He wanted to make sure there isn't light permeating into the backyard to the home to the west. He suggested having the light face toward the ground versus out. Mr. Neihaus explained they were planning on installing the same light that is currently on the building angled downward.

Commissioner Myer asked about the location of the fence from the exit door. Mr. Neihaus explained the exit door was at the back of the building, so they'll have to go outside and do a little U-turn around. He confirmed the dogs would be on a leash.

Commissioner Myer noticed some deteriorating paint on the pavement by the loading dock. She asked if they planned to repair it. Mr. Neihaus agreed to discuss with the landlord.

Commissioner Myer moved, seconded by Commissioner Hyken to approve Docket No. PC 23-05, granting a 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 improvements associated with a proposed animal training and boarding facility located at 530 W. Hintz Road., in accordance with the Project Description Letter prepared by Ross Neihaus, dated 2/25/2023, Floor Plan received by the Village on 2/27/2023, Landscape Plan dated 4/17/2023 and Fence Exhibit, for Wagglers Enrichment Center, with the following conditions:

1. Exterior lighting fixture specifications shall be included with an Application for Building Permit which shall be similar to the existing building-mounted light fixtures and be installed above the exit door on the north side of the building leading to the outdoor fenced area as well as the west building façade to illuminate the outdoor fenced area.
2. All fencing, landscaping, and exterior lighting shall be installed prior to the issuance of a Business License.

On the roll call, the vote was as follows:

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

ABSTAIN: None

There being five affirmative votes, the motion was approved.

- D) DISCUSSION - Docket No. 2023-14**
Forrest Development, LLC
350 E. Dundee Road
Concept Review for a Planned Unit Development

Mr. Dan Shapiro, 618 Academy Drive, Unit B, Northbrook, IL was present.

They were before the Village Board on April 3, 2023 and were very encouraged to get some positive feedback on moving forward with the project. They understand there is work to be done.

The site has been under the same ownership for the last 16 years and for the last 5-6 years it has been dark because of the changing market. They are proposing a mixed use. It would be four stories and zoned PUD. The first floor would be commercial and retail. They have an intended healthcare user with retail space. Floors 2, 3 and 4 would be residential floors with 19, 15 and 15 luxury apartments on each floor.

One of the questions they received from the Village Board was whether the existing building would be demolished. The existing building would be changed into an attractive building.

One of the questions was concerning their consultation with IDOT. Their engineer is consulting with IDOT, and any concerns would be cleaned up before a public hearing.

The footprint remains the same. They understand the engineering pertaining to the river needs to be reviewed carefully by the Village's Engineer. At this point of the process, they are not there yet.

Late last year, the Board approved the Milwaukee Corridor Study. They have tried to take concepts and lessons from it to offer a development that would be consistent with some of the goals and objectives of that study. This site is not an identified site on the Corridor Study.

Mr. Anthony Abruzzo, 2212 Division Street, Melrose Park was present.

Several months ago, they were looking at the Restaurant Row corridor plan and took it into consideration. Their firm has been very successful on a lot of reuse projects throughout the City of Chicago and metropolitan areas.

They plan to introduce roughly 10,000 square feet on the first floor that could be dedicated to retail/restaurant space. With the addition of the retail/restaurant space, they are proposing to add a metal canopy structure to the façade that they feel would bring life to the existing façade. They plan to introduce a new masonry veneer section that would give elements to the existing spaces. They think it would really enhance the site and Dundee Road. They've added additional parking to the previous bank teller side and plan to make it a parking lot including a winding walkway with

benches and new landscaping that would highlight access from Milwaukee. They may also allow for a couple of parking spaces for picture takers to park while enjoying the civic space.

When they originally looked at the site, they were proposing to add another building adjacent to the existing building. After further engineering studies, the existing site is approximately 7-8' below floodplain. To bring the site up with a lot of detention and filtration, it would cost approximately \$3 million. They have a medical tenant interested in the first-floor area that would use approximately 11,000 square feet.

They will have a new concrete patio that will surround the building to give the ability to have outdoor seating areas for the tenants and community.

Mr. Boris Stratievsky, Forrest Capital LLC, 370 Dundee Road, Wheeling, IL

They have been part of the ownership of the property since 2006 and have been vacant almost four years. They've brought several projects to the Village that weren't up to par with the fountain issue. This is the best use they could figure out for the property. They've done this type of reuse in residential and commercial buildings and think they can do a good job and would be a great addition to the eastern corridor. The fountain prohibits any commercial development, but since this would be a large property it will be very visible, and they could get some retail tenants. They are taking the entire southern portion of the building and dedicating it to retail and the center of the property would be leased by a business moving from Arlington Heights and expanding. They envision 53 apartments upstairs within three floors. They will add approximately 8,000 square feet to the top floor.

They believe they can make a wonderful addition to the community and especially stay within the theme of Restaurant Row with some retail use.

Commissioner Myer thought it was a beautiful rendering and appreciated the consideration of restaurant row. She asked how they arrived at 53 units. Boris explained they followed the column lines and tried to keep continuity along with economics. Floors 2 and 4 will have two-bedroom apartments. The second floor will have office flex space with onsite storage for the tenants. The third floor would include a dedicated business center for the residents, a small exercise/gym area and a dedicated lounge/informal room for tenants.

Commissioner Myer referred to the fitness center and expressed concern regarding noise especially being located on an upper floor. She asked why they chose the third floor for that use. Boris explained it was for security concerns and the central hallways. The gym would include equipment similar to ellipticals, etc. and no heavy free weights.

Commissioner Myer referred to security issues with the tenants and commercial uses including flex space and transient people coming in and out. She asked how they would address the issue. The central entrance for the residential tenants will be opposite Dundee Road and will include a mail room, a bike storage room and utility space. It will be under lock and key including a camera. The elevator through the building will be blocked off from the other uses. The entrance for the retail will be dedicated along Dundee Road. The flex space will be upfront so there would be the ability to have a separate hallway. There will be movement through the site to accommodate

different hours with a good flow. Originally, they had more parking along Dundee Road, but they added additional landscaping with the sign. They dedicated parking for ride share and food pickup.

Commissioner Sprague asked if they would address the Village Board's concern regarding covered parking. Boris confirmed their civil engineer is looking at advanced engineering drawings for the site and areas to provide shaded parking. Commissioner Sprague asked if it was possible to add a covered walkway to the covered parking. Boris thought they could possibly add sections of covered walkways using brick pavers.

Commissioner Sprague asked if the petitioner had any interest in inquiring about the vacant lot. Boris confirmed he spoke with the owner several times and the owner wants to develop it. He is unsure what they could do with it because it is under water and has a 10' or 20' easement. Commissioner Sprague thought it would be a great location for a pocket park.

Commissioner Sprague encouraged green space and a riverwalk idea from the restaurant row corridor plan along the east side of the lot along the river. He asked if they could incorporate some sitting areas/pathways.

Commissioner Sprague asked the petitioner to keep in mind their neighbors to the north when they do their landscape plan. He asked for sufficient landscaping to mitigate the noise from the parking lot to the residents to the north. The petitioner agreed. He was unsure if they could add any benches along the river area since it is underwater at times.

There is an existing concrete patio that the petitioner thinks could serve as a communal area for the public and residents. They are looking to use the existing green space to highlight it since it is off Dundee Road and acts as a dry grass bottom retention for overflow. They are looking at ways to utilize the space.

Commissioner Sprague is trying to encourage the idea of pocket parks along the Milwaukee corridor.

Commissioner Hyken thought it was a good plan for the area. He expressed concern about the traffic flow heading south on Milwaukee Avenue or turning left on Dundee Road. He asked if they would consider doing right-in/right-out. The petitioner agreed to look at it with their engineer and Village Engineer. Their civil engineer is currently in discussions with IDOT.

Commissioner Kasper has always been intrigued and enjoyed the concept of repurposing buildings rather than tearing them down. He thought the rendering was stunning. He asked if some of the large existing overgrown trees were going to be addressed. Mr. Abruzzo confirmed they would be addressed.

Commissioner Kasper asked about the size of the apartments. Mr. Abruzzo stated most of the corner 2-bedroom units ranged from 950-1,100 square feet and then the average unit would be 850 square feet (1 bedroom/1 bathroom).

Chairman Johnson asked if the property needed to be rezoned to move forward with the project. Ms. Knysz confirmed it would need to be rezoned from a commercial zoning district to a mixed-

use zoning district.

Chairman Johnson asked about the type of retail they envisioned for the site. Mr. Abruzzo felt there were many opportunities. He suggested a restaurant operator and maybe a smaller offset retailer. The petitioner stated that he had been talking with a local tour who may be interested in moving into one of the spaces. He has also been taking calls from a gaming café. They potentially have a couple of interested parties without really advertising or marketing the space.

Chairman Johnson suggested combining units 102 and 103 to make a larger space. The petitioner hopes both corners will end up a food service with patios and nice landscaping. They are wanting to make sure certain items like sprinkler, fire separation and plumbing are addressed to make sure it's done correctly and just once.

Chairman Johnson referred to the mechanicals currently located on the rooftop penthouse. Mr. Abruzzo confirmed it will be a complete gut job in the penthouse. Most of the current mechanicals are obsolete. Without the penthouse, the project became questionable in today's economy. The proposal includes a community roof deck and penthouse units with their own private deck areas. Commissioner Myer wants the appropriate safety precautions around the decks. Mr. Abruzzo explained the mechanical equipment will be on the outskirts.

Chairman Johnson mentioned that working with IDOT and MWRD should be the next steps before getting too far into the planning.

From the Audience, Mr. Curt Mirimar brought up the parking and how it would be divided between the medical and the tenants. He thinks it's a long way for the tenants to get to their parking but understands it will be handled in the design stage. He mentioned the Des Plaines River Trail and asked if there was a good safe way to get from the site to the trail. Ms. Knysz explained the Forest Preserve owns both sides of the river so they would need to do it.

Mr. Mirimar asked if the second floor would be a combination of tenants and businesses. Mr. Abruzzo confirmed it was proposed as a flex space for non-tenants, but the hallways would be separate from the tenants. Mr. Mirimar expressed concern that a tenant would be using the same hallway as a non-tenant.

Mr. Mirimar was unsure what the Village could do to make sure there was a safe way for the residents to get across to the Forest Preserve.

Chairman Johnson asked for comments from the Fire Department. Fire Inspector Niemiec confirmed the building is currently sprinklered with a fire alarm. They would like to see one more hydrant on the northeast corner and an 8" water main to have better coverage around the property. They had no concerns about adding a fourth floor.

8. APPROVAL OF MINUTES

- A)** Approval of Minutes of the Regular Meeting of April 12, 2023 (Including the Finding of Facts for Docket No's 2023-15, 2023-13A and 2023-13B,C,D,E).

Commissioner Sprague moved, seconded by Commissioner Myer to approve the Minutes of the Regular Meeting of April 12, 2023 (Including the Finding of Facts for Docket No's 2023-15, 2023-13A and 2023-13B,C,D,E).

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

9. OTHER BUSINESS

Ms. Knysz reported that Community Development had been working on a new permitting software. Starting with the next meeting, different nomenclatures will be used for naming Docket items.

Chairman Johnson announced Indian Trails Library is having their used book sale on Saturday.

10. ADJOURNMENT

Commissioner Myer moved, seconded by Commissioner Hyken to adjourn the meeting at 7:45 p.m. The motion was approved by a voice vote.