

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on September 13, 2023.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

- A) Docket No. PCMIN23-0026
Mandalane Apartments
450 Manda Lane
Request for Minor Site Plan and Appearance Approval for a Dog Park

Mr. Erik Anderson, Ansonia Property Management was present.

Mandalane's contractor was before the Plan Commission recently for approval of improvements to their main courtyard area. Improvements have been made (grill stations, pergolas, basketball court, bocce ball court and landscaping), so they would like to add a dog park which consists of a fence in the open area between the pergolas and basketball court. It requires a minor site plan review. Staff proposed no conditions.

The dog park is a 30' x 50' area with a 4'x6' corral and a 4' high aluminum ornamental fence similar to what was recently installed at the swimming pool. They would like to add the dog park to complete the amenity community space and allow the residents to congregate and socialize in an area for their dogs to play. It will also reduce the liability of having residents walking their dogs in the parking lot.

Commissioner Myer passed the development and was pleased with the amenities as shown. She has no concerns, but asked if the petitioner had any concerns regarding having the owners responsible for waste collection. Mr. Anderson explained he did not because there are security cameras in the area and if there is a collection of waste, they will penalize the residents.

Commissioner Riles commended the petitioner on adding a dog park. He asked if there were hours for the dog park. Mr. Anderson confirmed there were no plans for posted hours. He mentioned they have not had any issues with the basketball court use late at night. The grills will have timers on them to make sure they are not used late at night. They will consider adding hours for the dog park if it becomes a nuisance for the residents.

Commissioner Sprague had no questions.

Commissioner Hyken had no questions, he thought the development looked nice.

Commissioner Kasper had no questions. He commended the petitioner for adding amenities that will encourage people from the community to come together.

Chairman Johnson concurred that all the improvements were great and had no concerns.

Commissioner Myer moved, seconded by Commissioner Hyken to approve Docket No. PSPMIN23-0026, 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 construction of a dog park within the courtyard area located at 450 Manda Lane, in accordance with the Project Description Letter prepared by Erik Anderson, dated 8/21/2023, Site Plan received by the Village on 8/30/2023 and Landscape Views received by the Village of 8/30/2023.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- B)** Docket No. PSPMIN23-0002
82-106 E. Dundee Road
Appearance Approval for Façade Improvements

The petitioners were previously before the Plan Commission. The last time they were present they wanted to paint the façade gray, but they painted it back to the original tan color. They are present for minor appearance review for staining all four sides of the building and changing the EIFS on the south façade and staining the coping and base. The tenant panel as they currently exist will remain and will not be changed to white, they will remain as is. They want to stain the

building white. Staff is typically not supportive of painting brick, but in this application because it is staining, they believe it will be a better look. While Staff is supportive of staining the brick, they would like to see the stone remain in a natural state which is consistent with how Staff has treated other properties in recent years. Staff recommended three conditions.

1. The stone portions of the building shall not be painted or stained.
2. Two landscaped planters shall be placed in front of each business.
3. The applicant shall paint the raceway and backer panels of all existing signs to match the new iron gray color of the proposed hardie board.

The backer panel or raceway on the existing signs was painted a neutral color to match the current façade so it will need to be painted gray. Ms. Knysz will update the recommended condition to “One” landscaped planter shall be placed in front of each business.

Mr. David Hakimi was present.

Mr. Hakimi explained they realized the stucco had been painted numerous times and contractors recommended hardie board which requires no maintenance and comes in different colors, so it won't need to be painted for 30 years and comes with a manufacturer warranty. They will stain the brick but are not planning to change the stone. It was an error on the rendering.

Commissioner Kasper had no questions.

Commissioner Hyken was confused on what was being stained. Mr. Hakimi confirmed the stone columns will not be changed. The EIFS will be gray, and the sides of the building will be stained white.

Commissioner Sprague had no questions.

Commissioner Riles had no questions.

Commissioner Myer thanked the petitioner for their efforts, and she was happy to hear they are not painting the stone.

Chairman Johnson noticed the lighting wasn't illustrated on the elevations and renderings. Mr. Hakimi confirmed they plan to keep the existing lighting.

Chairman Johnson referred to the east side of the building and asked if the existing ivy on the building was being removed. Mr. Hakimi confirmed they had no choice but to remove it.

Chairman Johnson asked if they had details on the staining process. Mr. Hakimi confirmed they will power wash the building using no solvent and then use 2 to 3 coats of stain. It is all done by hand. He is using the same company that he used on his own home and had no issues.

Commissioner Hyken asked if they planned on redoing the parking lot pavement. Mr. Hakimi confirmed they will resurface the parking lot as soon as everything else is finished.

Commissioner Myer moved, seconded by Commissioner Kasper to approve Docket No. PSPMIN23-0002, granting minor building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, associated with adding hardie board and staining the brick and stone portions of the exterior façade of the building located at 82-106 E. Dundee Road, in accordance with the Rendering, received by the Village on 8/15/2023 and Elevations, received by the Village on 8/15/2023, and subject to the following conditions:

1. The stone portions of the building shall not be painted or stained.
2. One landscaped planter shall be placed in front of each business.
3. The applicant shall paint the raceway and backer panels of all existing signs to match the new iron gray color of the proposed hardie board.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- C) Docket No. PSU23-0010
Foxhole Training
286 W. Palatine Road
Request for Special Use to Operate a Recreation and Instruction Facility

See Findings of Fact and Recommendation for Docket No. PSU23-0010.

Commissioner Myer moved, seconded by Commissioner Hyken to recommend approval of Docket No. PSU23-0010, granting a 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 recreation and instruction facility for Foxhole Training Systems, located at 286 W. Palatine Road, in accordance with the Petitioner's Project Description Letter (received by the Village on 8/4/2023) and Floor Plan (received by the Village on 8/28/2023).

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Riles to close Docket No. PSU23-0010

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- D)** Docket No. PPUD23-0005
Prairie Park West Planned Unit Development
5 Meadow Lane and 210 Meadow Lane
Plan Concept Review

Ms. Knysz provided an overview. The petitioner went to the Village Board on April 3 for a Concept Review and received a favorable motion to continue the Concept Review process with the Plan Commission. The Concept Review is mandatory for all PUD applications. It is a high-level overview of the PUD with a general description of the concept, a general vicinity map, general statistics of the project, pictures of the site, general concept plan, general location of buildings, open spaces, parking areas and circulation. Due to the conceptual nature of this, there is no formal or binding approval associated with the review.

The proposal is for 48 2-story townhomes with 2-car garages on 7.2 acres of undeveloped land immediately west of the Prairie Park subdivision.

Jamie Smith, property owner, was present.

They look at this project as a continuation of the success they've had at the Village of Prairie Park. Currently, they are calling it Prairie Park West, but they may change the name in the future. They proposed is for 48 units located directly west, built in two phases. The first phase includes the central units to the north as well as the most northern 6-unit building and the western 6-unit building. The 4-unit building and the remaining 4 buildings to the south would be in the second phase. They are all 3 bedrooms, 2.5 baths and are approximately 1,700 square feet with 2-car garages and all first-floor primary bedrooms. He provided a vicinity map directly located west. The drive-through will include a nice bridge with stone columns as well as nice landscaping and a central park area located between the two central buildings. The view driving up is an elevated portion to the existing condominium site. It will be a nice entrance for the new homeowners and the existing homeowners within the project.

Mr. Smith confirmed they have already started to work on Staff's comments to delineate units by unit and have made some nice changes with the elevations of the buildings and roof design changes. They are still working on color changes as well, so it is complimentary to the existing 17-acre development but also to the new homeowners.

A rendering of the project from a bird's eye view was provided.

Commissioner Kasper had no comments.

Commissioner Hyken excused himself due to a conflict of interest.

Commissioner Sprague asked if the loop around the townhouses will be a continuation of Prairie Park Road. Mr. Smith believes it will continue as Prairie Park Drive. They had to make a new roadway for the townhomes, Prairie Court. The address will continue on the north side as even numbers and the south side as odd numbers. The highest building in the project is 115, so they plan to start at 120 up to 170.

Commissioner Sprague asked if there was a house at the end of Meadow Lane Drive. Mr. Smith confirmed there is an existing residential property. Commissioner Sprague asked if someone lives on the property. Mr. Smith confirmed they did. Mr. Smith mentioned he had reached out to the homeowner to purchase the property but did not receive a response.

Commissioner Sprague asked if there was a walking path to the west of the proposed site. Mr. Smith confirmed there was a path that runs along the diversion channel and then follows the Village property to the west. Commissioner Sprague asked if they had plans to keep it separate. Mr. Smith confirmed they planned to keep it so existing residents can still utilize it. Commissioner Sprague asked if future residents would be concerned about someone encroaching on their property. Mr. Smith explained there were retaining walls along the north line and there is space for the retention and compensatory storage so there is separation. The units will be elevated relative to the current walking path.

Commissioner Sprague was glad they were working on the buildings because he agreed with Staff about breaking it up.

Commissioner Sprague asked why they changed the designs from the other townhomes since he felt they were beautiful. Mr. Smith explained it was from an economics standpoint with rates at 8% and the cost of everything going up.

Commissioner Sprague asked them to match the retaining walls to the existing stonework throughout the complex. Mr. Smith confirmed that was their plan.

Commissioner Riles had no questions.

Commissioner Myer asked what improvements they would make so it didn't look like one contiguous building. Mr. Smith explained they would redo the rendering once they finalize plans to delineate each individual unit, but they have some ideas using color. He referred to the changes to the roofline additions, especially the backs of the buildings. There are four additional bump outs as well as the roofline additions. He believes the significant changes would help.

Commissioner Myer asked what they anticipate from a traffic standpoint since she believes there is only one way in and one way out. Mr. Smith confirmed there was one way in and out. He referred to the 48 units on 7.2 acres. Many years ago, they planned two additional 7-story buildings (17 units in each), so from a density standpoint they are significantly lower than what

was originally planned for the property. The area where they are building the 18 units now, it was going to be another 77-unit building so they anticipate having a little less than what was originally planned for the first 17 acre project.

Commissioner Myer asked if they were planning to have the same short driveways as the current townhomes. Mr. Smith confirmed they would be 19.5' long with sidewalks separating from the roadways.

Commissioner Myer asked if there was a connection to Myerson. Mr. Smith confirmed there would be emergency access requested from the Fire Department.

Commissioner Myer referred to the detention base and concern about soil stability. She asked if they planned to analyze. Mr. Smith confirmed they will analyze it but are not concerned since it wasn't an issue when they did their testing on the 18 units, they are currently building which are right up against the diversion channel with basements. The proposed townhomes do not have basements and are on a slab.

Chairman Johnson asked if this property was always owned by the Smith family. Mr. Smith confirmed it had been since they bought it from the homeowners.

Chairman Johnson asked if they planned on doing a traffic study. Mr. Smith confirmed they would if the Village required it.

Chairman Johnson asked about the variance from the 25' rear yard setback. Mr. Smith confirmed the setback to the west is not technically 25', but there is nothing there.

Chairman Johnson asked if the Fire Department had any concern. Mr. Niemiec confirmed they want Meadow Lane to be a secondary emergency access and suggested using a chain so residents would not use it. Mr. Smith confirmed they would improve Prairie Park Drive to Meadow Lane and will also improve the dirt road.

Chairman Johnson felt overall it looked like a good project.

8. APPROVAL OF MINUTES

A) Approval of Minutes of the Regular Meeting of August 9,

Commissioner Sprague moved, seconded by Commissioner Hyken to approve the Minutes of the Regular Meeting of August 9, 2023, as corrected.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

9. OTHER BUSINESS

Mr. Goetzelmann reported the Engineering Department was finishing their capital improvement projects before winter.

Mr. Niemiec announced Fire Chief McGreal will be retiring as of January.

Commissioner Myer referred to the OKAY Dispensary and their craft market. She noticed on their website they are kicking it off on September 24th from 11:00 a.m. to 3:00 p.m. Ms. Knysz noted they were working with the Health Inspector for their Special Event permit.

10. ADJOURNMENT

Commissioner Myer moved, seconded by Commissioner Hyken to adjourn the meeting at 7:19 p.m. The motion was approved by a voice vote.