



## Agenda Item Details

Meeting	Sep 22, 2021 - Wheeling Plan Commission Regular Meeting
Category	7. Items for Review
Subject	E. Docket No. 2021-35: Prairie Park Townhomes - Final Amendment to Previously Approved Planned Unit Development (70 Prairie Park Drive)
Type	Action
Fiscal Impact	No
Budgeted	No
Recommended Action	<p>Certain technical requirements of Condition #1 of Ordinance No. 5418 have not yet been fulfilled, and there remain some outstanding issues related to the Final Landscape Plan, which prevent staff from being able to provide a recommendation at this time. However, all other requirements of the Final PUD plans have been satisfactorily completed.</p> <ol style="list-style-type: none"><li>1. Final details of the paver material and specifications shall be included on the Final PUD plans for staff review.</li><li>2. Electrical service for the Meadow Lane lift station shall be transferred to the Developer's ComEd account and all previous outstanding balances must be paid to the Village.</li><li>3. Detention Basin Number 2 shall be constructed concurrently with the townhome development. At that time, the leasing office trailer and parking lot will require removal in order to fully construct the detention basin.</li></ol>

## GENERAL PROPERTY INFORMATION

Applicant: Smith Family Developers

Property size: approximately 47,916 sq. ft. (1.1 acres)

Neighboring Property Land Use(s):

North: Vacant

East: Prairie Park Condo Building (40 Prairie Park Drive)

West: Prairie Park Condo Building (100 Prairie Park Drive)

South: Multi-Family Residential (Prairie Park) and Single-Family Residential

Existing Use of Property: Vacant/Undeveloped Condominium Area

Existing Zoning: R-4, Multi-Family Residential

Comprehensive Plan Designation: Residential/Open Space Mixed

Zoning History:

- Docket #PC02-13, approved 7/25/2002, granting appearance approval for Prairie Park of Wheeling.
- Ordinance No. 3670, approved 8/26/2002, approving Planned Unit Development Concept Plan, Special Use, Site Plan and Appearance Approval for a Planned Unit Development (Docket #'s 2002-26B and PC 02-13).
- Ordinance No. 3720, approved 4/14/2003, granting a rezoning from R-1, I-1 and I-3 to PD-4 (Docket #2002-26A).
- Resolution #03-65, approved 4/14/2003, granting Preliminary Plat approval (Docket # PC03-05).
- Ordinance No. 3721, approved 4/14/2003, granting Planned Unit Development Final Plan, Special Use, Site Plan and Appearance Approval for Prairie Park Subdivision (Docket #2002-26B).
- Resolution #03-190, approved 9/30/2004, Resolution approving the Final Plat of Prairie Park at Wheeling Subdivision. (Docket #PC 03-05).
- Ordinance No. 4552, approved 10/4/2010, amending Ordinance No. 3721, which granted Final Plan Approval for Prairie Park Condominium Development (Docket #'s 2002-26B and PC02-13).

- Ordinance No. 5418, approved 6/21/2021, amending Ordinance No. 4552, which amended Ordinance No. 3721, which granted Planned Unit Development Final Plan Approval for the Prairie Park Condominium Development to allow for substantial changes to the approved development plans (Docket #2021-17).

**SUMMARY OF REQUEST**

The applicant, Mark Smith on behalf of Smith Family Developers, is seeking Final Planned Unit Development (PUD) approval in order to construct 18 single-family townhomes on an existing undeveloped area of the Prairie Park Condominium Planned Unit Development (PUD).

As the Commission may recall, the proposed townhome development occurs within a “non-easement area” and common areas of the existing Prairie Park Condominium PUD that was initially designated for a fifth multi-family condominium building within the PUD. Since the proposed townhome development departs from the Prairie Park of Wheeling PUD approved for condominium units in five buildings, the petitioner sought Preliminary PUD approval allowing for substantial changes to the approved Prairie Park Condominium PUD (Docket No. 2021-17). The public hearings with the Commission occurred on May 12, 2021, continued to May 26, 2021, and further continued to the June 9, 2021. At the June 9th hearing, the motion failed with a Plan Commission vote of 2 yes votes and 2 no votes. The Commission’s recommendation was forwarded to the June 21, 2021 Village Board meeting for final decision, which the Board unanimously approved the Preliminary PUD Plans to allow for a substantial change to the approved Prairie Park Condominium PUD plans, subject to four conditions (as summarized further in this report).

**ROLE OF PRELIMINARY AND FINAL PUD REVIEW**

The purpose of the Preliminary Planned Unit Development (PUD) approval is to provide a formal approval of the basic elements of the plans that have been discussed in the informal Concept Review. Final PUD plans must be in substantial conformance with the materials attached to the preliminary approval ordinance and are utilized for the preparation of construction documents for permit issuance. The following table summarizes the differences between a Preliminary and Final PUD plan.

<b>Preliminary PUD</b>	<b>Final PUD</b>
Written plan describing the project and how the various standards for a PUD are to be met.	Same.
Maximum projected figures for the following elements: dwelling units, buildings, bedrooms, paved area. Projected number of parking spaces and bike parking spaces. Minimum amount of land to be landscaped open space.	Actual count of the items listed for preliminary review plus the amount of land to be devoted to accessory structures areas.
A map of features within 500'	A map of features within 1000'
Plat of survey	Same.
Scaled existing conditions plan.	Same.
A site plan showing general locations of buildings, building uses, approx. building heights, open spaces, setbacks, buffers, access to existing and proposed streets, pedestrian and vehicular circulation, parking and loading.	Actual locations of items listed for preliminary review plus refuse collection facilities and exterior lighting.
General information on proposed signage.	Detailed sign information.
Preliminary landscaping plan.	A final landscape plan showing details of all proposed plantings and screening elements including parkway trees.
Pictures of the site and surrounding context	Same.
Any additional materials required by staff.	Materials required as a condition of preliminary approval.
Preliminary list of code relief (variations).	Final list of code relief (variations).
Preliminary elevations	Final exterior elevations for all buildings.
Preliminary engineering	Detailed engineering (Site Grading Plan & Site Utility Plan)

The petitioner has submitted the attached Final PUD plans which are in general conformance with the Preliminary PUD plans approved by Ordinance No. 5418; however, there remains outstanding items related to the final landscape plans as further detailed below. In addition, specific conditions of the Preliminary PUD Ordinance have not been satisfied. Staff has informed the petitioner of the insufficiencies in the Final PUD plans and advised the plans be further amended prior to review by the Commission; however, the petitioner asserted they be placed on the September 22nd agenda.

**SUMMARY OF UPDATES FROM PRELIMINARY PUD APPROVAL**

On June 21, 2021 the Village Board passed Ordinance No. 5418, approving Preliminary PUD Plans that amended Ordinance No. 4552, which amended Ordinance No. 3721, with granted Final Plan Approval for the Prairie Park Condominium Development, to allow for a substantial change to the approved development plans, subject to four conditions (updates are provided in *italicized text*).

1. Final details of the paver material and specifications shall be included on the Final PUD plans for staff review.

*Physical paver material samples were provided to staff; however, as required of the approved condition, the material detail specification is to be provided/noted on the Final PUD plans, which has not been accomplished. Staff requested the petitioner provide this information in compliance with the above-stated condition in review correspondence dated August 18, 2021 and September 13, 2021, which has not been provided. As this is a condition to be satisfied at time of Final PUD approval (current request), this condition has not been addressed.*

2. Electrical service for the Meadow Lane lift station shall be transferred to the Developer's ComEd account and all previous outstanding balances must be paid to the Village.

*Pursuant to the petitioner's attached letter received September 15, 2021, the petitioner is requesting the outstanding electric bill payment be paid at the time of issuance of the first building permit for the project. The letter does not address the requirement to transfer the account from the Village to the Developer. Staff recommends the Plan Commission defer this decision to the Village Board for determination of the petitioner's request.*

3. Detention basin Number 2 at the northeast corner of the property shall be constructed and tied into the storm sewer system as was approved, which shall include the removal of the leasing office trailer and parking area at this location.

*In coordination with the petitioner's engineer and the Village's Engineering Division, the Village has agreed to allow Detention Basin Number 2 to be constructed concurrently with the townhome development. At that time, the leasing office trailer and parking lot will require removal in order to fully construct the detention basin.*

4. As-built drawings for the Prairie Park at Wheeling Subdivision shall be provided to the Village, which shall include detention basin Number 2 and related storm sewer and final grading.

*The as-build record drawings have been provided to the Village's Engineering Division, which has satisfied this condition.*

#### **CODE RELIEF REQUESTED**

In conjunction with most Planned Unit Developments, the petitioner requests some form of code relief from Title 19 (Zoning) in order to provide for a development of a particular character or layout. As required by the Zoning Code, the petitioner must provide a complete list of the required code relief to be submitted with a Final PUD plan (a projection of the code relief is sufficient at Preliminary PUD plan review). At Preliminary PUD review, the petitioner identified the following zoning variations:

1. Minimum parking stall dimensions of 9' x 18'-0", rather than 9' x 18'-6", for guest parking along Prairie Court. The parking spaces in front of the townhome garages will measure 9' x 18'-6" to the face of the doors.
2. Reduction in the required separation of 30' between buildings, to 10' minimum separation.
3. To allow bicycle parking to be located inside the townhome garages, rather than installing external bike racks.
4. Reduction in the rear yard setback from 30' to 8'.

As indicated in the attached petitioner's letter received September 15, 2021, the following is the requested list of code relief for the Final PUD plan:

1. "We propose minimum 9' x 18'-0" rather than 9 x 18'-6" for some parking spaces. Please note that the parking spaces in front of garage doors are actually would be 9 x 18'-6" to the face of the doors. The requested departure therefore would apply generally to guest parking along Prairie Ct."
2. "While a strict interpretation of the code would require 30' between buildings, we are seeking a departure of 10'. Please note that the plan shows a corridor between buildings and not a setback per se. Please also note that to date, neither the Plan Commission nor the Village Board has expressed any concern with this issue."
3. "We are seeking a departure to allow for bicycles to be stored inside the garages rather than providing bike racks."

The petitioner's formal list of code relief associated with the Final PUD plan omits Item #4 (reduction in rear yard setback from 30' to 8') from the Preliminary PUD plans. Staff believes this exclusion is in error, and was not intended to be removed from the relief sought at this Final PUD review. However, due to the short time in which staff received the petitioner's letter, there was insufficient time to clarify this omission with the petitioner prior to the publication of this report. **The Commission should confirm with the petitioner if the rear yard reduction is still being sought as part of the Final PUD approval.**

## **SUMMARY OF FINAL PUD**

As noted, the attached Final PUD plans are in general conformance with the Preliminary PUD plans approved by Ordinance No. 5418. The following highlights outstanding items that are required of the Final PUD plan review:

**Landscaping:** The attached final landscape plan is consistent with the plan provided at Preliminary PUD review, which was sufficient to demonstrate the general concepts of the intended landscape design. However, for Final PUD plan review, the landscape plan lacks attributes and details required for final review and acceptance. The following list identifies the various elements of the final landscape plan that requires further attention (this information has been provided to the petitioner in review correspondence dated August 18, 2021 and September 13, 2021):

1. The final landscape plan utilizes unconventional symbols and notations to identify proposed plant types. Due to these irregularities in drafting standards, the symbols used are not to scale in relation to the scale of the base plan, which staff cannot verify the plantings are sufficiently spaced/located within the development. Staff has recommended the standard drafting standards of landscape design be followed in order to accurately illustrate the size, spacing, and quantities of plant materials. A sample of a typical final landscape plan (from the Prairie Park Condominium Final PUD) has been attached to demonstrate standard drafting standards.
2. There are inconsistencies between the base site plan of the landscape plan and the engineering site plan. This is demonstrated by the lack of sidewalk shown on the landscape plan, which effects the size of planting beds proposed adjacent to the walkway. Additionally, the landscape plan has hand-drawn fence locations, which are inconsistent with the engineering site plan, and creates larger planting space than what would be physically be available. A fire hydrant location is missing on the landscape plan (south of Unit 75), which the plan indicates a tree will be planted in the same area. Plants are also shown in the same locations as the lighted bollards along the sidewalk (north side of Prairie Park Drive), which is a conflict. The light pole and fire hydrant locations along Prairie Court are not in the same location as the engineering site plan, which will create conflicts in where the proposed landscaping can be placed.
3. The row of dwarf wigela shrubs intended to be planted along the north property line are located off-site and on the adjacent diversion channel per the final landscape plan.

During the Preliminary PUD plan review, staff recommended that additional landscaping be installed along the north property line to serve as a visual "indicator" of the property line due to the close proximity to the north units (Building 65-85) to the diversionary channel. A solid hedge row was not requested, rather a series of strategically placed plantings to help demark the northern boundary of the development. The preliminary landscape plan provided one bush (3 gallon Weigela Florida Dark Horse) at the corner of each townhome lot, which remains with the final landscape plan. As previously noted, while staff appreciates the efforts, this does not create the intended effect and staff does not believe will serve as such an indicator.

4. The final landscape plan doesn't identify areas to be sod and/or seed and blanket, which need to be identified on the landscape plan.
5. Two different legends are provided on the plan of associated information regarding plant species and quantities. Per industry standards, this information is commonly provided in one complete table.

The above items must be resolved at this time of Final PUD plan review to establish the final elements of the PUD that are utilized for the preparation of construction documents for permit issuance.

**Lighting:** A photometric lighting plan has been provided with the Final PUD plans. As identified, the pedestrian light bollards and building light fixtures will be the same as the fixtures installed in the remainder of the development. The photometric light levels will be consistent with the rest of the Prairie Park Condominium development.

**Fencing:** As identified during the Preliminary PUD plan review, wrought iron fencing is proposed along the south side of Lots 11 through 19 (Units 65 thru 89), which the section of fencing on Lot 14 (Unit 75) is located atop a fire hydrant and this conflict could be resolved at Final PUD plan review. The Final Engineering Plans and Architectural plans continue to show this conflict and must be addressed to remove the fence conflicting with the fire hydrant location.

## **STAFF REVIEW**

**Fire Department Review:** There are no additional comments.

**Engineering Division Review:** There are no additional comments.

**Staff Recommended Action:** Certain technical requirements of Condition #1 of Ordinance No. 5418 have not yet been fulfilled, and there remain some outstanding issues related to the Final Landscape Plan, which prevent staff from being able to provide a recommendation at this time. However, all other requirements of the Final PUD plans have been satisfactorily completed.

\* \* \* \* \*

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of Final PUD plan approval, the appropriate motion would be to:

**Recommend approval of Docket No. 2021-35**, granting Final Planned Unit Development Plan Approval for Prairie Park Townhomes, consisting of six, three-unit townhome buildings, with 18 total single-family townhomes, with associated off-street parking, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-09 Planned Unit Developments, in accordance with the following plans and exhibits:

- Project Description Letter prepared by Shapiro & Associates Law, dated 4/2/2021.
- List of PUD Departures, prepared by Shapiro & Associates Law dated 9/15/2021.
- Prairie Park Six Tri-Plex Townhomes, prepared by AR-K-TEKS Unlimited, Ltd., dated 8/20/2021 (Sheets A-1 thru A-16, A-18 thru A-24).
- Color Rendering, received by the Village on 4/5/2021.
- Landscape Plan, prepared by AR-K-TEKS Unlimited, Ltd., and Countryside Industries, dated 8/20/2021 and last revised 9/14/2021.
- Lighting Plan, prepared by AR-K-TEKS Unlimited, Ltd., dated 7/20/2021(Sheets E-3 and E-4).
- Final Engineering Plans, prepared by Norman J. Toberman and Associates, dated 8/27/2021 (Sheets C-1 thru EX-R).
- Plat of Survey, prepared by Norman J. Toberman and Associates, dated 7/27/2020.

**ATTACHMENTS:**

Map Exhibits (Staff)

Site Photos, received by the Village on 4/5/2021

Project Description Letter prepared by Shapiro & Associates Law, dated 4/2/2021

List of PUD Departures, prepared by Shapiro & Associates Law, dated 9/15/2021

Prairie Park Six Tri-Plex Townhomes, prepared by AR-K-TEKS Unlimited, Ltd., dated 8/20/2021 (Sheets A-1 thru A-16, A-18 thru A-24)

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Final Engineering Plans, prepared by Norman J. Toberman and Associates, dated 8/27/2021 (Sheets C-1 thru EX-R).

Plat of Survey, prepared by Norman J. Toberman and Associates, dated 7/27/2020

Sample Sheets from Approved Final Landscape Plans of the Prairie Park Condominium Final PUD

[Prairie Park Images.pdf \(221 KB\)](#)

[Site Photos.pdf \(10,750 KB\)](#)

[Project Description Letter.pdf \(538 KB\)](#)

[List of PUD Departures Letter 9.15.21.pdf \(699 KB\)](#)

[Architectural Plans 08272021.pdf \(41,024 KB\)](#)

[Color Rendering.pdf \(1,461 KB\)](#)

[Landscape Plan 09142021.pdf \(7,384 KB\)](#)

[Lighting Plans 07202021.pdf \(8,715 KB\)](#)

[Civil Eng. Plans 08272021.pdf \(33,770 KB\)](#)

[Plat of Survey.pdf \(246 KB\)](#)

[Sample Landscape Plans from Prairie Park PUD.pdf \(6,101 KB\)](#)

**Motion & Voting**

1. Final details of the paver material and specifications shall be included on the Final PUD plans prior to the Village Board Meeting.
2. Electrical service for the Meadow Lane lift station shall be transferred to the Developer's ComEd account and all previous outstanding balances must be paid to the Village prior to the issuance of the first building permit.
3. Detention Basin Number 2 shall be constructed concurrently with the townhome development. At that time, the leasing office trailer and parking lot will require removal in order to fully construct the detention basin.
4. A final list of PUD deviations shall be submitted prior to the Village Board meeting.
5. A final Landscape Plan shall be revised in accordance with the staff review letter by the end of the day on September 28th.

Motion by Martin Berke, second by Tatiana Blinova.

Final Resolution: Motion Fails

Yea: Tatiana Blinova, Martin Berke, Gerald Riles

Nay: Don Johnson, Mike Sprague

Abstain: Robert Yedinak, Rick Hyken