

April 2, 2021

Via E-Mail

Mr. Steve Robles
The Village of Wheeling
2 Community Boulevard
Wheeling, IL 60090
srobles@wheelingil.gov

Dear Mr. Robles:

The applicant, Smith Family Construction, is proposing to construct 18 single-family townhomes on an existing lot that was initially designated for a fifth multi-family condominium building within the Prairie Park residential planned unit development. We are therefore requesting an amendment to the previously approved PUD to be able to respond to current market conditions with this project. The applicant appeared before the Village Board on October 19, 2020 and was pleased to have received favorable feedback. At that time, the Board unanimously voted to refer this matter to the Plan Commission.

Within the application, you will see a vicinity map showing the surrounding uses to the proposed development. Such uses include retail to the east, development opportunities to the north and west, and residential to the south. The vacant pad, upon which the proposed project would be built, will complement the existing residential community. In fact, according to the Village's Comprehensive Plan, "Wheeling's housing represents a good value....the residential market, both in Wheeling and the surrounding communities, is stable." Additionally, the development will keep pace with market trends and enhance housing values consistent with the goals articulated in the Village's Comprehensive Plan and the future land planning guidelines noted in the subarea in which the project is located.

As staff has previously noted, "the townhome project proposes residential use within an existing residential condominium development, which we feel is not only appropriate from a planning perspective but will also respond to current market trends. If the property to the north were to be developed for residential land uses, the proposed townhomes will provide a perfect transition from higher-density (condo) dwellings to lower-density residential dwellings." In short, the proposed development is consistent with the surrounding residential land uses the current zoning and with the Village's Comprehensive Plan.

The development is located on 1.1 acres within Prairie Park's 17 acres, with a density of 16.36 units/acre, which is just slightly higher than the existing condominiums. All of the new townhome units will be three bedrooms, thereby increasing the total number of three-bedroom units in the development to 66, and the overall total number of units to 256. As the property for the townhomes is separately owned, we would expect that a separate homeowner's association would be formed. That said, the future residents will have the same amenities currently enjoyed by those in the Prairie Park development, including the clubhouse.

We submit herewith our land and engineering plans, elevations, renderings and other pertinent documents for the Plan Commission's consideration. In particular, we have included elevations and floor plans for each of the buildings, as well as exterior renderings and 3- D images, all of which illustrate the elegance and quality of the proposed townhomes. You will note that the elevations show the use of brick and composite exterior materials similar to the existing development and in accordance with the Village's design guidelines.

Pursuant to Chapter 9 of the Village's Zoning Ordinance, "the intent of the planned unit development ("PUD") approval process is to promote the maximum benefit from coordinated area site planning, by providing opportunities to maximize the economical and efficient use of land in ways that may not be possible under conventional zoning regulations." Moreover, it "is intended that planned unit developments established in the village provide a harmonious variety of uses and building types and a high level of amenities, in a manner that is consistent with plans for the area as set forth in the village of Wheeling's comprehensive plan". As you will see from the attached application materials, the applicant's request to amend the previously approved PUD provides harmonious uses that are not only architecturally consistent with the current conditions, but also are responsive the current market conditions. The high quality of the development will meet with Village's expectations as well as the expectations of the Wheeling community.

We look forward to presenting this project to the Plan Commission and responding to any questions it may have.

Very truly yours,

SHAPIRO & ASSOCIATES LAW