

**1. CALL TO ORDER**

Chairman Johnson called the meeting to order at 6:30 p.m. on February 24, 2021.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present virtually were Commissioners Berke, Blinova, Sprague, Thompson and Yedinak. Chairman Johnson, Marcy Knysz, Village Planner and Mallory Milluzzi, Village Attorney were present in person. Commissioner Malik was absent. Ron Antor, Fire Inspector and Jon Tack, Village Engineer were present virtually.

**4. CHANGES TO THE AGENDA - None**

**5. CITIZEN CONCERNS AND COMMENTS - None**

**6. CONSENT ITEMS**

- A) Docket No. SCBA 21-02  
Shell  
1048 Milwaukee Avenue  
Approval of a Monument Sign

Commissioner Yedinak moved, seconded by Commissioner Blinova to approve the following consent item.

**Approve Docket No. SCBA 21-02** to permit the installation of a monument ground sign for Shell, located at 1048 S. Milwaukee Avenue, in accordance with the Sign Plans prepared by Corporate Identification Solutions, dated 2/3/2021, Landscape Plan prepared by Gary R. Weber Associates, Inc. dated 5/10/2019 (last revised 7/3/2019) and Structural Plans prepared by Federal Heath, dated 1/11/2021 (last revised 2/9/2021).

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Blinova, Johnson, Sprague, Thompson, Yedinak  
NAYS: None  
ABSENT: Commissioner Malik  
PRESENT: None

ABSTAIN: None

There being six affirmative votes, the motion was approved.

## **7. ITEMS FOR REVIEW**

- A)** Docket No. PC21-02  
Fed Ex Ground  
1101 Chaddick Drive  
Major Site Plan Review for Parking Lot

The petitioner, Scannell Properties on behalf of FedEx is seeking a major site plan approval to expand their parking lot to include additional parking for their employees, delivery vans and semi-trailers along with associated improvements.

The Plan Commission is making a recommendation to the Village Board for a final decision on March 15, 2021 with no recommended conditions. The applicant is also requesting approval from the Plan Commission to waive the requirement for the installation of the sprinkler system which would require a motion or added as a condition.

Brett Duffy, Spaceco, Chris Miller, Scannell Properties and Kathryn Talty, landscape architect were present virtually.

The home delivery business has been increasing, so FedEx is in need of expansion for their existing facility located adjacent to this property. They need to expand their operation to include some additional parking for their employees, vans and semi-trailers to support their operation across the street. They had a concept review with the Village Board on January 18<sup>th</sup> and presented the same plan, which was well received. They worked with Staff to adjust some of the proposed security fencing around the property to reduce the amount of proposed fencing on site.

There is an existing employee parking lot on the southwest corner which will be increased by about 15 parking spaces. The proposed van parking is northeast of the employee parking lot which will include 43 spaces, along with 70 trailer spaces east of it. The entire property is secured with a fence and a decorative fence along Chaddick Drive which is similar to the fence at the existing facility. The security fencing will be a vinyl coated chain link fence with automatic slide gates for the vans and trailer parking.

The landscaping plan includes a waiver on the irrigation. The entire site is developed with drought tolerant plantings that do not require irrigation.

Ms. Talty confirmed they are requesting no irrigation since all selected materials will not require additional irrigation once planted and established. The landscaping is primarily positioned along Chaddick Drive. They are allowing room for trailers to overhang the curb so there are no proposed trees in that zone and will use a turf that requires less mowing and is drought tolerant. The storm water basins are all treated with emergent native plantings and will do well with the natural rain and storm water conditions.

The proposed lighting plan will meet the lighting requirements of the Village and will include cutoff shields to prevent spillage from outside of the property.

Chairman Johnson opened the discussion to the Commissioners.

Commissioner Sprague questioned if Staff's concern about the 10' setback for the fence on the west had been addressed. Mr. Duffy confirmed they agreed to move it back to 10'.

Commissioner Blinova had no questions.

Commissioner Thompson had no questions.

Commissioner Yedinak referred to the lighting description in the Staff Report. He questioned if the proposed lighting is more or less than permitted. Ms. Knysz confirmed the Village Board could authorize a certain minimum which may be higher than the current maximum. The petitioner's proposed lighting is more than permitted. Mr. Duffy confirmed the lighting shines down with cutoff shields behind the lights to prevent the spillage over the property line.

Commissioner Yedinak asked about the security provisions. He questioned if there would be a guard building or cameras located onsite. Mr. Miller confirmed the security infrastructure is handled directly by the facility. He explained traditionally it would include cameras along the property lines. They do not expect a lot of packages to be sitting in these lots.

Commissioner Yedinak questioned the reason Staff wanted changes to the fencing. Ms. Knysz felt it was extensive to fence the perimeter along with each detention basin including the van lot.

Commissioner Yedinak questioned the changes in the layout after the 10' fence setback. Mr. Duffy confirmed there was no change to the parking lot. The fence south of the northern entrance that runs along the sidewalk between the two entrances will be moved back 10' to keep the fence off the sidewalk. Ms. Knysz explained Staff will look at the landscaping plan at permitting as it relates to the changes in the fence.

Commissioner Yedinak questioned if they were putting in a sidewalk along Chaddick Drive. Mr. Duffy confirmed they were installing a sidewalk from the north end to the south end of their property.

Commissioner Berke had no questions.

Chairman Johnson questioned if the setback change would impact the location of their gates. Mr. Duffy confirmed the gates would remain in the same location.

Chairman Johnson questioned Staff's stand on irrigation since he felt it was waived a lot. Ms. Knysz agreed that the requirement had been waived a lot. Chairman Johnson asked about guidelines that Staff uses. Ms. Knysz explained if water was not accessible on a site, it would be taken into consideration or if there was only a small area that needed to be irrigated. Chairman Johnson felt irrigation would be a problem since there wasn't any structure on this site. Ms.

Milluzzi noted the proposed landscaping could survive without water so that was also taken into consideration.

In reply to Chairman Johnson's question, Mr. Duffy confirmed the proposed fence height is 8'. Chairman Johnson questioned if some of it was on the retaining walls. Mr. Duffy confirmed the fence would be behind the retaining wall on the south and east sides. Mr. Tack explained the retaining walls were needed because of the significant transition to adjoining properties to the east and south. They negotiated with the petitioner's engineer to reduce the walls. They were needed to meet the grade change. Mr. Duffy agreed and confirmed there was some grade transition along the east and south property lines.

Chairman Johnson asked if a poll was needed for the lighting. Ms. Knysz explained the perimeter lighting was acceptable but the average foot candle (brightness) on the site exceeds the Village's maximum. Mr. Duffy confirmed they met the requirements that Fed Ex put forth. They have an average in the car parking area of 3.24 foot candles and 2.33 foot candles in the truck storage area. FedEx asked for higher foot candles at the entrance gates to inspect the vehicles coming and going which has an average of just over 6 foot candles for the two entrance gates.

Chairman Johnson asked if any of the Commissioners had an issue with the proposed lighting.

Commissioner Sprague: No

Commissioner Blinova: No

Commissioner Yedinak: He noted the northeast backed up to a neighborhood, he asked about any spillage in that area. The petitioner confirmed it was designed as full cutoff Lumineers with house side shields to prevent light spilling beyond. They are below the Village's lighting requirements across the pond. They have zero foot candles by the residential. Commissioner Yedinak did not object.

Commissioner Thompson: No

Commissioner Berke: No

Chairman Johnson took a poll on requiring irrigation.

Commissioner Sprague: No

Commissioner Blinova: No

Commissioner Yedinak: No

Commissioner Berke: No

Commissioner Thompson: No

The vote was all in favor of not requiring irrigation. Chairman Johnson did not vote.

Commissioner Yedinak moved, seconded by Commissioner Thompson to recommend approval of Docket No. PC 21-02, granting major site plan approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, and waive the requirement for the installation of a sprinkler system, in order to expand a parking lot for passenger, van and truck parking for the property located at 1101 S. Chaddick Drive, in accordance with the Petitioner's Project Description Letter prepared by Scannell Properties, dated 9/16/2020, Site Plan prepared by Spaceco, Inc. dated 12/4/2020 (last revised 1/22/2021), Engineering Plans prepared by Spaceco, Inc. dated 9/4/2020 (last revised 12/4/2020), Lighting Plan prepared by Kornacki & Associates, Inc, dated 08/27/2020 and Landscape Plan prepared by Kathryn Talty, dated 8/21/2020 (last revised 2/1/2021) with the following conditions:

1. The new fence along Chaddick Drive will be relocated 10' to the east of the property line.
2. An irrigation system will not be required to be installed.

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Blinova, Johnson, Sprague, Thompson, Yedinak  
NAYS: None  
ABSENT: Commissioner Malik  
PRESENT: None  
ABSTAIN: None

There being six affirmative votes, the motion was approved.

- B)** Docket No. PC21-03  
Fed Ex Ground  
1430 S. Wolf Road  
Minor Site Plan Review for Parking Lot

This project is for a minor site plan review for onsite truck parking modification. The petitioner is taking a truck lot and a passenger car lot and combining it into a truck lot. They also want to waive the irrigation system requirement. If the docket gets approved, they will move toward the variance request to reduce the green space requirement. There are two proposed conditions.

Brian Ratajczak, Spaceco, and Kathryn Talty, landscape architect were present virtually.

The existing passenger vehicle parking lot had not been utilized since it was constructed around 2007. It will be removed just to the south of the existing trailer stall lot and then the trailer stall lot will be expanded into the area. About the same amount of trailer stalls will be proposed but longer trailer stall spaces will be allowed by utilizing the passenger vehicle passenger lot in that area.

There is currently 24% of green space on the property. By eliminating the small amount of green space between the existing trailer stall lot and the passenger vehicle lot, the amount of green space on the property will be reduced to 23.1%, so a variance is being requested.

A waiver is being requested for an irrigation system.

Chairman Johnson opened the discussion to the Commissioners.

Commissioner Yedinak asked if the new plantings were drought resistant. Mr. Ratajczak confirmed they were all low mow plantings similar to the plantings proposed in the other FedEx project.

Commissioner Berke had no questions.

Commissioner Thompson had no questions.

Commissioner Sprague had no questions.

Chairman Johnson questioned where the employees parked. Mr. Ratajczak confirmed they parked in the lot to the east of the building along Wolf Road. Chairman Johnson questioned if the parking met Village Code. Ms. Knysz stated they did not rerun the parking calculation. Mr. Ratajczak mentioned he looked at arial views and they never showed a car parked in that parking lot.

Chairman Johnson referred to the lighting level and asked if they matched what currently exists in the parking lot. The petitioner confirmed the FedEx requirements were previously met in the parking lot. They were just adjusting to the new layout of the trailer storage.

Chairman Johnson took a poll on granting an irrigation waiver.

Commissioner Sprague: Yes

Commissioner Blinova: Yes

Commissioner Yedinak: Yes

Commissioner Thompson: Yes

Commissioner Berke: Yes

Chairman Johnson: Yes

The vote was 6:0 in favor of granting the irrigation waiver.

Mr. Ratajczak referred to the proposed Knox Box. He believes some of the correspondence indicated it would be clarified during permit review. They have an existing detector system. The existing gate to the trailer stall lot is proposed to remain and function as it currently does. He believes FedEx is proposing to have the gate continue to function as it does today. Mr. Antor explained if the site were secured with no access by the parked trailers, they would need a standard Knox Box if it were a non-powered gate or a Knox key access so they could access the site during an emergency incident. Usually, the loop is on the inside so when exiting it opens the

gate to exit if the gate is shut. It can be reviewed and discussed during permitting.

Commissioner Yedinak questioned if it still needed to go before the Village Board since the lighting exceeds Village Code. Ms. Knysz suggested adding the lighting to the variation docket. Ms. Milluzzi agreed to review the process for the future.

Commissioner Sprague moved, seconded by Commissioner Blinova, to recommend approval of Docket No. PC 21-03, granting minor site plan approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, and waive the requirement for the installation of an irrigation system, in order to expand a parking lot for truck parking for the property located at 1430 S. Wolf Road, in accordance with the Petitioner's Project Description Letter, received by the Village on 2/5/2021, Site Improvements Plans prepared by Spaceco, Inc. dated 9/2/2020 (last revised 12/7/2020), Green Space Exhibit prepared by Spaceco, Inc. dated 12/2/2020, Landscape Plan prepared by Kathryn Talty, dated 9/4/2020 (last revised 1/15/2021), Electrical Plan prepared by Kornacki & Associates, Inc. dated 10/19/2020 and Fence Cut Sheet prepared by Ameristar dated 9/21/2011, subject to the following conditions:

1. A "Knox Box" shall be provided at the entry gate with keys for site entry during an emergency incident on the site. If the gate is powered, a Knox key switch for gate operation shall be provided.
2. Any tree damaged due to the installation of the fence shall be replaced within six months following completion of the parking lot.
3. Irrigation is not required.

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Blinova, Johnson, Sprague, Thompson, Yedinak  
NAYS: None  
ABSENT: Commissioner Malik  
PRESENT: None  
ABSTAIN: None

There being six affirmative votes, the motion was approved.

C) Docket No. 2021-02  
Fed Ex Ground  
1430 S. Wolf Road  
Variance to Reduce the Green Space Requirement

See Findings of Fact and Recommendation for Docket No. 2021-02

Commissioner Yedinak moved, seconded by Commissioner Berke to recommend approval of Docket No. 2021-02 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts and associated sections, to reduce the required green space from 25% to 23.1% associated with the expansion of a truck parking lot for the property

located at 1430 S. Wolf Road, in accordance with the Petitioner's Project Description Letter, received by the Village on 2/5/2021, Site Improvements Plans prepared by Spaceco, Inc. dated 9/2/2020 (last revised 12/7/2020), and Green Space Exhibit prepared by Spaceco, Inc. dated 12/2/2020 with the following condition:

1. Lighting may exceed the maximum light level permitted by the Village Code per the electrical plan prepared by Kornacki & Associates dated 10/19/20.

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Blinova, Johnson, Sprague, Thompson, Yedinak  
NAYS: None  
ABSENT: Commissioner Malik  
PRESENT: None  
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Blinova to close Docket 2021-02.

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Blinova, Johnson, Sprague, Thompson, Yedinak  
NAYS: None  
ABSENT: Commissioner Malik  
PRESENT: None  
ABSTAIN: None

There being six affirmative votes, the motion was approved.

- D)** Docket No. 2021-01  
Sound Garden  
141 & 149 S. Milwaukee Avenue  
Special Use to Permit a Day Care Facility

See Findings of Fact and Recommendation for Docket No. 2021-01

Commissioner Sprague moved, seconded by Commissioner Berke to recommend approval of Docket No. 2021-01 granting a special use to permit an expansion of an existing daycare facility as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, and associated sections, for Sound Garden Child Care Center, located at 141 and 149 S. Milwaukee Avenue, in accordance with the Project Description Letter dated 2/18/2021, Site Plan prepared by Seven InDesign dated 1/18/2021 (last revised 2/2/2021), Floor Plan prepared by Seven InDesign dated 1/18/2021 (last revised 2/2/2021), Exterior Elevations prepared by Seven InDesign dated 1/18/2021 (last revised 2/2/2021).

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Blinova, Johnson, Sprague, Thompson, Yedinak  
NAYS: None  
ABSENT: Commissioner Malik  
PRESENT: None  
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Thompson moved, seconded by Commissioner Berke to close Docket No. 2021-01.

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Blinova, Johnson, Sprague, Thompson, Yedinak  
NAYS: None  
ABSENT: Commissioner Malik  
PRESENT: None  
ABSTAIN: None

There being six affirmative votes, the motion was approved.

- E) Docket No. PC21-04  
Sound Garden  
141 & 149 S. Milwaukee Avenue  
Minor Site Plan Approval

Ruslans Kondruss, Julia Hamer, Architect and Alex Chernyshev, partner were present virtually.

The proposed is for minor site plan approval, so the final approval is with the Plan Commission.

The petitioner presented no additional information.

Chairman Johnson opened the discussion to the Commissioners.

Commissioner Yedinak had no questions.

Commissioner Thompson had no questions.

Commissioner Sprague questioned if the petitioner would consider using composite material for the trash enclosure. Mr. Kondruss had originally proposed putting the trash enclosure on the neighbor's plaza to ease the entrance and exit for the garbage truck especially during winter. The trash enclosure would also eliminate one or two parking spaces, but Village Staff rejected the request. Chairman Johnson explained it was a Village Ordinance.

Julia Hamer agreed to consider using composite instead of wood. Commissioner Sprague mentioned the trash enclosure was very visible from Milwaukee Avenue.

Commissioner Blinova had no questions.

Commissioner Berke had no questions.

Chairman Johnson agreed with Commissioner Sprague's suggestion to use composite on the trash enclosure.

Commissioner Yedinak moved, seconded by Commissioner Thompson to recommend approval of Docket PC 21-04, granting minor site plan and building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12 in order to permit the expansion of an existing daycare facility, for the property located at 141 and 149 S. Milwaukee Avenue, in accordance with the Project Description Letter dated 2/18/2021, Site Plan prepared by Seven InDesign dated 1/18/2021 (last revised 2/2/2021), Floor Plan prepared by Seven InDesign dated 1/18/2021 (last revised 2/2/2021), and Exterior Elevations prepared by Seven InDesign dated 1/18/2021 (last revised 2/2/2021).

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Blinova, Johnson, Sprague, Thompson, Yedinak  
NAYS: None  
ABSENT: Commissioner Malik  
PRESENT: None  
ABSTAIN: None

There being six affirmative votes, the motion was approved.

## **8. APPROVAL OF MINUTES**

- A)** Approval of Minutes of the Regular Meeting of February 10, 2021 (including the Findings of Fact for 2020-37)

Commissioner Sprague moved, seconded by Commissioner Yedinak to approve the minutes dated February 10, 2021 as presented.

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Blinova, Johnson, Sprague, Thompson, Yedinak  
NAYS: None  
ABSENT: Commissioner Malik  
PRESENT: None  
ABSTAIN: None

There being six affirmative votes, the motion was approved.

## **9. OTHER BUSINESS**

The meetings will begin in person starting in March.

Commissioner Yedinak preferred keeping remote meetings for a little longer if he had a choice.

## **10. ADJOURNMENT**

Commissioner Berke moved, seconded by Commissioner Blinova to adjourn the meeting at 7:55 p.m.

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Blinova, Johnson, Sprague, Thompson, Yedinak

NAYS: None

ABSENT: Commissioner Malik

PRESENT: None

ABSTAIN: None

There being six affirmative votes, the motion was approved.