

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on May 26, 2021.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Berke, Blinova, Johnson, Sprague and Yedinak. Also present were Marcy Knysz, Village Planner and Mallory Milluzzi, Village Attorney.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

- A) Docket No. PC21-15
Waste Management
200-230 Sumac Road
Major Site Plan and Appearance Approval for Building Addition

This is the fourth and final project for Waste Management. They are proposing a 9,300 square foot building addition on the east side of the existing maintenance facility. They are expanding their CNG fueling system located above the 230 building. A few months ago, they did a plat of consolidation to consolidate both 200 and 230 with this lot above 225. It is considered a major site plan because of the building addition. After the Plan Commission, it will move to the Village Board for final approval. It received a favorable concept review from the Village Board on February 1st.

The petitioner explained the addition was to service their vehicles. As part of the development, the CNG retail fueling area will be removed and the expansion will go out to the east and will be a six bay addition. It will service all vehicles that are parked on 230 Sumac. The overall parcel has been consolidated and the CNG expansion is on the back side of the admin office on 230 Sumac. This is the last of the four projects that go before the Plan Commission.

Chairman Johnson opened the discussion to the Plan Commission.

Commissioner Yedinak had no questions.

Commissioner Blinova had no questions.

Commissioner Berke had no questions.

Commissioner Sprague referred to the removal of fencing. He questioned if it was the inner fence. The petitioner confirmed the inner fence along the south side of Sumac would be removed. Both of the existing drives off of Sumac will remain as well as the perimeter fencing and all of the landscaping. The secondary fence off of Sumac will be removed.

Commissioner Sprague questioned if the issue with the watermain had been addressed. The petitioner reached out to Village Engineering and confirmed there is a plan on how to loop the system.

In reply to Chairman Johnson's question, the petitioner confirmed they were relocating their retail system to another site.

Commissioner Blinova moved, seconded by Commissioner Yedinak to recommend approval of Docket No. PC 21-15, granting major 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 a building addition and expansion of the CNG fueling system for Waste Management, located at 230 and 300 Sumac Road, in accordance with the Project Description Letter prepared by Diversified Engineering, Inc. (dated 4/15/2021) and Site Plans prepared by Diversified Engineering, Inc. (dated 12/21/2020, last revised 3/29/2021), subject to the following condition:

1. A looped watermain shall be provided around the new addition with spacing no more than 300 feet between hydrants along the fire apparatus access road, as measured by an approved route around the exterior of the building or as otherwise approved by the Fire Department.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- B)** Docket No. PC21-16
Alexander Graham Bell Montessori School
9300 Capitol Drive
Minor Site Plan Approval for 4' Fence

The petitioner confirmed there was no sidewalk near the proposed fence. The property next to the school is not maintained and the neighbors come onto their property and interfere with the children. He explained that all teachers were required to be vaccinated and everyone needs to wear masks, but the neighbor does not. The fence will blend in and will be located a foot behind the property line.

Ms. Knysz confirmed the proposed condition could be removed since there wasn't a sidewalk in the area.

Commissioner Yedinak had no questions.

Commissioner Berke had no questions.

Commissioner Blinova had no questions.

Commissioner Sprague had no questions.

Chairman Johnson had no questions.

Commissioner Yedinak moved, seconded by Commissioner Blinova to recommend approval of Docket No. PC 21-16, granting minor site plan approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, in order to permit 192 linear feet of 4' tall fence along the east side of the property for Alexander Graham Bell Montessori School, located at 9300 Capitol Drive, in accordance with the Project Description Letter dated 5/14/2021 and Plat of Survey Mark Updated 5/14/2021.

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Blinova, Johnson, Sprague, Yedinak
NAYS: Noe
ABSENT: None
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

- C) Docket No. 2021-17
Amendment to Previously Approved Planned Unit Development
(Prairie Park Condominium Development)
To be continued to June 9, 2021

Commissioner Sprague moved, seconded by Commissioner Berke to continue Docket No. 2021-17 to June 9, 2021.

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Blinova, Johnson, Sprague, Yedinak
NAYS: Noe
ABSENT: None
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

- A) Approval of Minutes of the Regular Meeting of May 12, 2021 (including the Findings of Fact for 2021-10, 2021-11, 2021-12, 2021-13, 2021-16, 2021-17).

Commissioner Yedinak moved, seconded by Commissioner Berke to approve the minutes dated May 12, 2021 as presented.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

9. OTHER BUSINESS

Commissioner Yedinak suggested getting everyone's input before removing the dividers in the board room.

Commissioner Yedinak will be absent at the August 11th meeting.

Commissioner Sprague asked for an update on the Ram and Twin Peaks properties. Ms. Knysz confirmed Staff had received calls and interest in the properties, but nothing was in front of Staff at this time.

Chairman Johnson announced two candidates for the Plan Commission vacancies will appear before the Village Board at their next meeting.

Chairman Johnson asked for an update on the annual Plan Commission and Village Board meeting in May. Ms. Knysz will look into it.

10. ADJOURNMENT

Commissioner Berke moved, seconded by Commissioner Yedinak to adjourn the meeting at 6:50 p.m. The motion was approved by a voice vote.