

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on June 9, 2021.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Berke, Blinova, Johnson, Sprague and Yedinak. Also present were Marcy Knysz, Village Planner, Mallory Milluzzi, Village Attorney, Kyle Goetzelmann, Civil Engineer, Fire Inspector Ron Antor, Fire Inspector Robert Niemeic and Steve Robles, Assistant Director of Community Development.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

- A) Docket No. 2021-17
Amendment to Previously Approved Planned Unit Development
and Preliminary Plat (Prairie Park Condominium Development)

See Findings of Fact and Recommendation for Docket No. 2021-17.

Commissioner Berke moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2021-17, granting Preliminary Planned Unit Development approval of an Amendment to the Prairie Park Condominium Planned Unit Development, granted by Ordinance No. 2003-3721, and further amended by Ordinance no. 2010-4552, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-09 Planned Unit Developments, and associated sections to allow for a Substantial Change to the approved development plans for Prairie Park Condominium Planned Unit Development in accordance with the List of PUD Departures, received by the Village on 4/5/2021, Prairie Park Six Tri-Plex Townhomes Architectural Plans, prepared by AR-K-TEKS Unlimited, Ltd., dated 4/2/2021 (last revised 5/27/2021), Sheets A-0 thru A-9, A-16, Prairie Park Six Tri-Plex Townhomes Architectural Plans, prepared by AR-K-TEKS Unlimited, Ltd., dated 4/2/2021 (last revised 4/26/2021), Sheets

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A-10 thru A-15, Preliminary Engineering Plans prepared by Norman J. Toberman, dated 4/2/2021 (last revised 5/28/2021), Photometric Plan prepared by AR-K-TEKS Unlimited, Ltd., dated 4/2/2021 (last revised 5/27/2021), Sheet L-1, and Gate at Fence Between Lots 64 and 70, subject to the following conditions:

1. Final details of the paver material and specifications shall be included on the Final PUD plans for staff review.
2. Electrical service for Meadow Lane lift station needs to be transferred to the Developer's ComEd account and all previous outstanding balances must be paid to the Village.
3. Detention basin number 2 at the northeast corner of the property needs to be constructed and tied into the storm sewer system as was originally approved. This will include the removal of the leasing office trailer and parking area at this location.
4. As-built drawings for the Prairie Park Subdivision will need to be provided. This will need to include detention basin number 2 and related storm sewer and final grading.

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Johnson
NAYS: Commissioners Blinova, Sprague
ABSTAIN: Yedinak

There being two affirmative votes, the motion was tied.

Commissioner Berke moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2021-22, granting Preliminary Plat of Resubdivision for Prairie Park at Wheeling Subdivision, under Title 17, Planning Subdivisions and Developments as shown on the Prairie Park at Wheeling Phase 2 Subdivision Preliminary Plat (3 pages), for the property located at 70 Prairie Park Drive, Wheeling, Illinois, subject to the following conditions:

1. References to Phase 2 shall be removed from the Preliminary Plat of a Resubdivision of the Prairie Park Subdivision.
2. The Preliminary Plat of a Resubdivision of the Prairie Park Subdivision shall be revised to correctly identify the proposed 8' building setback line of the northern row of townhomes to be consistent with the original plat.
3. The Final Plat of a Resubdivision of the Prairie Park Subdivision shall include all existing easement provisions recorded with the original Prairie Park at Wheeling Subdivision.
4. All necessary plat certificates shall be provided on the Final Plat of Resubdivision.
5. All plat requirements of Title 17, Planning, Subdivisions, and Developments of the Wheeling Municipal Code shall be provided for on the Final Plat of Resubdivision.

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Johnson
NAYS: Commissioners Blinova, Sprague
ABSTAIN: Yedinak

There being two affirmative votes, the motion was tied.

Commissioner Sprague moved, seconded by Commissioner Blinova to close Docket No. 2021-17.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- B)** Docket No. 2021-18
Compassionate Love Day Care Inc.
199 1st Street
Special Use to Permit a Day Care Facility

See Findings of Fact and Recommendation for Docket No. 2021-18.

Commissioner Yedinak moved, seconded by Commissioner Berke to recommend approval of Docket No. 2021-18, granting a Special Use as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulation and associated sections, in order to operate a child daycare facility for Compassionate Love Day Care Inc., located at 199 First Street, in accordance with the Petitioner's Project Description (dated 5/19/2021) and Floor Plan (received 5/11/2021) and Plat of Survey (received 3/8/2021).

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Berke to close Docket No. 2021-18.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- C)** Docket No. PC21-17
Compassionate Love Day Care Inc.
199 1st Street
Minor Appearance Approval

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Peter G. Karahalios, Vice President, Compassionate Love Day Care, Inc., 199 N. 1st Street, Wheeling, IL and Diane Haas, Director, Compassionate Love Day Care Inc. were present.

The current color scheme is orange on top and a light-colored bottom. They would like to make the top portion Westchester Gray and the bottom Dorian Gray. The reddish color will be gone.

Commissioner Blinova felt the existing red color blended in with the other structures.

Commissioner Sprague noted the trash enclosure needed repair. Mr. Karahalios confirmed they would address it. The door came off the hinge and it has been put back on and they are adding a lock to the trash door. Commissioner Sprague noted some of the fencing on the east side of the trash enclosure is coming off. Mr. Karahalios confirmed they would fix it.

Commissioner Sprague noticed the gazebo needed some scraping and painting. Mr. Karahalios agreed to address it.

Commissioner Sprague noticed some stucco on the front of the building needed repair. Mr. Karahalios confirmed it was part of the painting plan.

Commissioner Sprague questioned if they had plans to restripe the parking lot. Mr. Karahalios confirmed it was in the plans but explained they needed to get some revenue in before the restriping project.

Commissioner Sprague noticed the address numbers were not visible from the street. Mr. Karahalios explained they plan to add the daycare name on the northside of the building using raised lettering after painting. The address would be listed below.

In reply to Commissioner Yedinak's question, Mr. Karahalios confirmed the dark gray would be on the upper half of the building and the lighter gray would replace the existing orange color. The sides would remain vinyl sided.

In reply to Commissioner Yedinak's question, Ms. Knysz confirmed the wall sign would be handled at Staff level.

Commissioner Berke asked if the petitioner could balance out the landscaping on the left side of the entrance. Mr. Karahalios mentioned the landscaper had already made some changes to both sides of the entrance.

Commissioner Yedinak moved, seconded by Commissioner Berke to approve Docket No. PC 21-17, granting minor appearance approval, as required in Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, for Compassionate Love Day Care Inc., located at 199 First Street, in accordance with the Petitioner's Project Description (dated 5/19/2021), Color Swatches (received 5/18/2021), Floor Plan (received 5/11/2021) and Plat of Survey (received 3/8/2021).

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Mr. Hernandez was disappointed in the decision since the property is in an R-2 district. He asked for a traffic study for the area. Commissioner Yedinak noted the property is in an R-4 district. Chairman Johnson suggested that the resident address any concerns at the Village Board meeting.

Another resident came forward and asked about the ownership of the property and other properties at Milwaukee and Strong. Ms. Knysz was unsure and would need to check the records.

- D)** Docket No. 2021-19
Old Munich Inn Tavern
582 N. Milwaukee Avenue
Variation to Reduce the Side and Rear Setbacks

See Findings of Fact and Recommendation for Docket No. 2021-19.

Commissioner Sprague moved, seconded by Commissioner Berke to recommend approval of Docket No. 2021-19 granting variations from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-05 Mixed Use and overlay Districts, and associated sections, to reduce the required side yard setback from 15 feet to 5 feet and the required rear yard setback from 25 feet to 18 feet, associated with the construction of a detached accessory structure for the property located at 582 N. Milwaukee Avenue, in accordance with the Site Plan prepared by Architectural Consulting Services, dated 3/22/2021 (last revised 5/14/2021) and Floor Plan prepared by Architectural Consulting Services, dated 3/22/2021 (last revised 5/14/2021).

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Yedinak moved, seconded by Commissioner Berke to close Docket No. 2021-19.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- E) Docket No. PC21-14
Old Munich Inn Tavern
582 N. Milwaukee Avenue
Minor Site Plan and Appearance Approval

Mr. Bill Lambardias, Old Munich Inn, 582 N. Milwaukee Avenue, Wheeling was present.

Mr. Lambardias would like to start the project soon.

Commissioner Yedinak liked the changes to the property. He expressed concern about some of the plans. He asked if the petitioner was removing the two trees to make room for the gazebo. Mr. Lambardias explained they want to save as many trees as possible, so they are planning to keep the two existing trees. The gazebo will go in front of the trees.

Commissioner Yedinak did not think the parking was sufficient. He visited the property on Tuesday at 2:00p and half of the parking spaces were full. He understands the parking is within Code, so he thought maybe the Code needed to be changed.

Commissioner Yedinak asked about the number of employees. Mr. Lambardias stated there would be a kitchen employee, bartender and maybe a security person. They will not have a formal wait staff and will not be serving in the court area. Commissioner Yedinak asked if the petitioner had contacted Bucca de Peppa about using their parking lot. Mr. Lambardias confirmed they have a cross access easement with them so they can use their parking lot. Commissioner Yedinak would like to review the Code because he does not think there is enough parking in general for restaurants and taverns.

In reply to Commissioner Yedinak's question, Mr. Lambardias confirmed the staff would not be serving in the outside court. Commissioner Yedinak asked if there would be lighting at the courts for nighttime play. Mr. Lambardias confirmed there was enough lighting, but he didn't think there would be much activity in the back area.

Commissioner Berke had no questions.

Commissioner Sprague noticed a big pothole in the back on the west side. Mr. Lambardias confirmed it would be fixed. There will be new sealcoating and restriping in the future.

Commissioner Sprague asked if bollards were needed on the east side of the deck near where the traffic pulls in from Milwaukee. Mr. Lambardias confirmed there will be an elevated curb.

Commissioner Blinova had no questions.

Chairman Johnson had no questions.

Commissioner Sprague moved, seconded by Commissioner Blinova to recommend approval of Docket No. PC 21-14, granting minor site plan and building appearance approval, as required

under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for various changes to the subject property, for the property located at 582 N. Milwaukee Avenue, in accordance with the Site Plan prepared by Architectural Consulting Services, dated 3/22/2021 (last revised 5/14/2021), Floor Plan prepared by Architectural Consulting Services, dated 3/22/2021 (last revised 5/14/2021), Architectural Plans prepared by Architectural Consulting Services, dated 3/22/2021 (last revised 5/14/2021) and Pole Specifications Prepared by Maverick Energy Solutions.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- F)** Docket No. 2021-20
Base Camp Yoga
664 Wheeling Road
Special Use to Permit a Recreation and Instruction Facility

See Findings of Fact and Recommendation for Docket No. 2021-20.

Commissioner Sprague moved, seconded by Commissioner Berke to recommend approval of Docket No. 2021-20, granting a Special Use as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07, Industrial Districts, Chapter 19-10 Use Regulations, and associated sections, in order to permit a recreation and instruction facility for Base Camp Yoga, located at 664 Wheeling Road, in accordance with the Petitioner's Project Description Letter (received by the Village on 5/13/2021) and Floor Plan (received by the Village on 5/13/2021).

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Berke moved, seconded by Commissioner Yedinak to close Docket No. 2021-20.

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Blinova, Johnson, Sprague, Yedinak
NAYS: 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 26, 2021

Commissioner Yedinak moved, seconded by Commissioner Berke to approve the minutes dated May 26, 2021 as presented.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

9. OTHER BUSINESS

Chairman Johnson announced the names of the two new Plan Commissioners, Gerald Riles and Rick Hyken. They should be present at the next meeting on June 23rd.

Chairman Johnson received a note from President Horcher about removing the plastic shields between the commissioners.

A poll was taken about removing the plastic shields.

Commissioner Berke: in favor
Commissioner Yedinak: in favor, if everyone was vaccinated
Commissioner Blinova: in favor
Commissioner Sprague: in favor
Chairman Johnson: in favor

The vote was 5:0 in favor of removing the plastic shields.

Commissioner Yedinak asked if everyone had been vaccinated. An answer was not provided, but the current procedure is non-vaccinated people would still need to wear a mask if the plastic shields were removed.

Commissioner Berke asked when the construction on Wolf Road would resume. Mr. Goetzelmann explained they were still working on the project. The tentative schedule is for the one-way northbound traffic to be completed by the end of summer (mid-to-end of September). They are continuing to do storm sewer work. They are still expecting substantial completion before the end of the year. Strong Avenue is closed going west bound from Wolf Road. There have been some minor issues with the water main design. It should start soon.

Ms. Milluzzi noted a voice vote could be done for closing public hearings, approval of minutes and adjournment if the meetings were held in person.

10. ADJOURNMENT

Commissioner Sprague moved, seconded by Commissioner Berke to adjourn the meeting at 8:10 p.m. The motion was approved by a voice vote.