

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on Thursday, June 13, 2019.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Johnson, Kalis, Powers and Yedinak. Also present were Andrew Jennings, Director of Community Development, Steve Robles, Assistant Director of Community Development, Mallory Milluzzi, Village Attorney, Kyle Goetzmann, Civil Engineer and Ron Antor, Fire Inspector.

4. CHANGES TO THE AGENDA – None

5. CITIZEN CONCERNS AND COMMENTS

Commissioner Powers read the following statement.

Citizen Concerns and Comments. Members of the public may address the Plan Commission with comments regarding only those issues that are relevant to the Plan Commission's agenda or topics that the Plan Commission has the authority, pursuant to the Village Code, to address. The chairperson or his or her designee shall strictly restrain comments to matters that are relevant to the Plan Commission business and shall not permit repetitious comments or arguments. Members of the general public who wish to address the Plan Commission must sign the request to speak form prior to the commencement of the public meeting. The persons submitting a petition, concern or other comment shall be allocated five minutes to present their points.

From the audience, Mr. Daniel Malandrino, 941 Rose Lane came forward. His company is located at 634 Glen Avenue and is the property to the north of JV Global. He expressed a concern about the traffic and questioned if the trucks would be idling on the street and asked if a traffic study had been done.

6. CONSENT ITEMS

- A) [Docket No. SCBA 19-12](#)
Northwest Implant Dental
109 N. Milwaukee Avenue
Appearance Approval of a Freestanding Sign

- B) [Docket No. SCBA 19-17](#)
Hidden Valley
1075 Chaddick Drive
Appearance Approval of a Freestanding Sign

- C) [Docket No. SCBA 19-18](#)
Stavros Law Office
433 N. Milwaukee Avenue
Appearance Approval of a Wall Sign

- D) [Docket No. SCBA 19-19](#)
Pappanino Pizza
208 McHenry Road
Appearance Approval of a Wall Sign

Commissioner Yedinak questioned if there needed to be discussion on Docket No. SCBA 19-17 since Staff was making a recommendation to make a change to the petitioner's request. Mr. Robles explained the condition of approval had been approved by the applicant.

Commissioner Powers moved, seconded by Commissioner Kalis to approve the following consent items.

Approve Docket No. SCBA 19-12 to permit the installation of a freestanding sign in accordance with sign plans prepared by Neon Art Signs (2 sheets total), dated April 12, 2019, for Northwest Implant Dental, located at 109 N. Milwaukee Avenue.

Approve Docket No. SCBA 19-17 to permit the installation of a freestanding sign in accordance with Hidden Valley monument sign plans prepared by Corporate Sign Systems Inc. (5 sheets total), dated February 11, 2019, for Hidden Valley, located at 1075 Chaddick Drive, and subject to the following condition of approval:

1. The freestanding sign location shall be shifted further north to be shown on a revised site plan prior to permit issuance.

Approve Docket No. SCBA 19-18 to permit the installation of a wall sign in accordance with sign plans prepared for Stavros Law Offices (2 sheets total), located at 433 N. Milwaukee Avenue.

Approve Docket No. SCBA 19-19 to permit the installation of a wall sign in accordance with sign plans prepared for Pappanino Pizza (3 sheets total) for Pappanino Pizza, located at 208 McHenry Road.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Johnson, Kalis, Powers, Yedinak
NAYS: None
ABSENT: None
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A)** [Docket No. 2019-12](#) (Continued from the May 9, 2019 meeting)
 4 Ever Dance Fitness LLC
 15 N. Elmhurst Road
 Special Use for Recreational and Instructional Facility

See Findings of Fact and Recommendation for Docket No. 2019-12.

Commissioner Powers moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2019-12, granting Special Use, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-05 Mixed use and Overlay Districts, Chapter 19-10 Use Regulations, and associated sections, in order to permit a recreation and instruction facility located at 15 N. Elmhurst Road, and with the following conditions of approval:

1. The number of participants shall not exceed 30 people at any one time.
2. Prior to the issuance of a business license allowing for the increase in participants beyond 12 people, sound proofing shall be installed on the shared tenant walls, subject to Village staff review and approval.

On the roll call, the vote was as follows:

AYES: Commissioners Creech, Kalis, Powers, Yedinak, Johnson, Blinova
NAYS: None
ABSENT: None
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Creech moved, seconded by Commissioner Kalis to close Docket No. 2019-12. The motion was approved by a voice vote.

- B)** [Docket No. PC 19-11](#)
 Senju America
 1200 S. Wolf Road
 Minor Site Plan and Appearance Approval of External Equipment

Mr. Robles reported Senju America had taken over the former Grainger building and were in the process of an interior buildout for the new manufacturing portion. During the permit review, Staff noticed the exterior equipment which required a minor site plan review. There are no Staff conditions with the recommendation.

Mr. Jeff Musielewicz, Peak Construction was present on behalf of the business.

Mr. Musielewicz explained his client's manufacturer's soldering powder is an eco-friendly product and part of the manufacturing process to introduce liquid nitrogen into the manufacturing process. It purifies the powder and makes the granules rounder. His client needs to install an exterior liquid nitrogen tank to supply the nitrogen for the process. They are

proposing to build a concrete pad specifically designed for the tank and the evaporator. Praxair will supply the tank, all the equipment and the liquid nitrogen. They have a program to maintain the equipment and Senju America will inspect it daily. They are proposing a 6' chain link fence with privacy slats around it to try and make it more appealing. The tank and evaporator are much taller with a trash enclosure that blocks the view from the street.

Commissioner Powers referred to the security camera by the pad and suggested that the camera may need to be moved. Mr. Musielewicz was unsure if the business was planning to use the camera.

Commissioner Creech had no questions.

Commissioner Blinova had no questions.

Commissioner Kalis questioned if the Village preferred brick surrounds except for trash containers. Mr. Robles explained the preference for more aesthetically enhanced materials is when they were highly visible or located in high traffic areas along street frontages or pedestrian areas. The proposed is in an industrial area and is reflective of similar existing equipment enclosures and is inline with what has been allowed in the past.

Commissioner Yedinak has less concern with the appearance but expressed concern with the safety. He asked if the safety issues had been reviewed and approved. Mr. Robles explained it had been reviewed to the capacity they had control over. He noted there were no conditions from Engineering or the Fire Department regarding the proposed location.

Chairman Johnson questioned if the petitioner was changing the exterior of the building. Mr. Musielewicz confirmed the only project on the exterior was the resurfacing which includes changing the metal coupling around the roof with the same color.

Commissioner Kalis moved, seconded by Commissioner Powers to approve Docket No. PC 19-11, granting minor site plan and appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, in order to install external equipment for Senju America, 1200 S. Wolf Road, in accordance with the following exhibits:

- Project description letter, dated April 16, 2019
- Architectural Site plan, dated April 15, 2019
- Exterior Elevations, dated April 15, 2019
Details, dated April 15, 2019

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Johnson, Kalis, Powers, Yedinak
NAYS: None
ABSENT: None
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

- C) [Docket No's. 2019-11 A, B, C, & D](#)
JV Global
199 Shepard Avenue
2019-11A Variance to Decrease Required Green Space
2019-11B Special Use for Motor Vehicle (Heavy) Repair Facility
2019-11C Special Use and Site Plan Approval for Motor Vehicle (Heavy)
Outdoor Storage
2019-11D Special Use for Truck Freight Terminal

See Findings of Fact and Recommendation for Docket No. 2019-11A,B,C&D.

Commissioner Blinova moved, seconded by Commissioner Yedinak to recommend approval of Docket No. 2019-11A, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07, Industrial Districts, and associated sections, to permit a decrease in the minimum required green space from 25-percent to 14-percent in order to expand the surface parking lot located at 199 Shepard Avenue, in accordance with the following exhibits:

- Project description letter, dated April 26, 2019
- Site Plan, dated April 19, 2019

On the roll call, the vote was as follows:

AYES: Commissioners Kalis, Powers, Yedinak, Blinova
NAYS: Commissioner Johnson
ABSENT: None
PRESENT: Commissioner Creech
ABSTAIN: None

There being four affirmative votes, the motion was approved.

Commissioner Blinova moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2019-11B, granting Special Use as required under 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 motor vehicle (heavy) repair facility within a portion of the existing building located at 199 Shepard Avenue, in accordance with the following exhibits:

- Project description letter, dated April 26, 2019
- Site Plan, dated April 19, 2019

With the following conditions:

1. The repair facility services shall be limited to Village licensed tenants of the subject property.

2. There shall be no outdoor storage of equipment, vehicles in repair and/or motor vehicle parts.
3. Prior to the issuance of a business license, the subject tenant space shall be inspected to verify a triple-basin is provided for and in proper working order.
4. The hours of operation shall be limited to the schedules identified in the project description letter, dated April 26, 2019.

On the roll call, the vote was as follows:

AYES: Commissioners Johnson Kalis, Powers, Yedinak, Blinova
NAYS: None
ABSENT: None
PRESENT: Commissioner Creech
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Blinova moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2019-11C, granting Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to permit motor vehicle (heavy) outdoor storage within a proposed surface parking lot located at 199 Shepard Avenue, in accordance with the following exhibits:

- Project description letter, dated April 26, 2019
- Site plan, dated April 19, 2019
- Landscape Plan, dated April 20, 2019
- Photometric Plan, dated May 22, 2019
- Fence Type Detail
- Lighting Specifications

With the following conditions:

1. Outdoor storage of heavy motor vehicles shall be limited to Village licensed tenant of the subject property.
2. All heavy motor vehicle trucks and/or trailers shall be licensed and registered.
3. There shall be no excessive idling of truck engines.
4. There shall be no queuing and/or idling of trucks and/or trailers on Shepard Avenue and Glenn Avenue.
5. Each tenant shall maintain a log or manifest of trucks and/or trailers within the outdoor storage.
6. Details of the ornamental gate shall be provided prior to the Village Board consideration.
7. An external trash container and enclosure shall be required and subject to Plan Commission review, except if Waste Management confirms that a common exterior container is not required which written confirmation from Waste Management shall be provided to staff.

8. Prior to the issuance of an engineering permit, the concrete curbing along the eastern row of proposed truck/trailer parking shall be modified to prevent striking the fence along Glenn Avenue.
9. The hours of operation shall be limited to the schedules identified in the project description letter, dated April 26, 2019.
10. The existing gate on the subject site shall be converted to a motorized gate, with controlled access, subject to the review and acceptance of the Fire Prevention Bureau.
11. A snow removal plan shall be provided prior to Village Board consideration.

On the roll call, the vote was as follows:

AYES: Commissioners Johnson Kalis, Powers, Yedinak, Blinova
NAYS: None
ABSENT: None
PRESENT: Commissioner Creech
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Blinova moved, seconded by Commissioner Yedinak to recommend approval of Docket No. 2019-11D, granting Special Use as required under 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 truck freight terminal consisting of two operators located at 199 Shepard Avenue, in accordance with the following exhibits:

- Project description letter, dated April 26, 2019
- Site Plan, dated April 19, 2019

With the following conditions:

1. All freight handling operations shall occur in the building or at the loading docks, and not within the outdoor surface parking lots.
2. The freight terminal special use shall be limited to a gross floor area of 16,150 sq. ft. and not more than 35 truck parking spaces
3. The hours of operation shall be limited to the schedules identified in the project description letter, dated April 26, 2019.

On the roll call, the vote was as follows:

AYES: Commissioners Johnson Kalis, Powers, Yedinak, Blinova
NAYS: None
ABSENT: None
PRESENT: Commissioner Creech (because lacking information for the project)
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Kalis to Close Docket No 2019-

11A,B,C&D. The motion was approved by a voice vote.

The Commission took a recess at 8:30 p.m. and reconvened at 8:37 p.m.

- D)** [Docket No. 2019-18](#)
 Village of Wheeling
 Amendment to the Comprehensive Plan for the Station Area Plan

See Findings of Fact and Recommendation for Docket No. 2019-18.

Commissioner Powers moved, seconded by Commissioner Kalis to continue Docket No 2019-18 to June 27, 2019.

On the roll call, the vote was as follows:

AYES: Commissioners Creech, Kalis, Powers, Yedinak, Johnson, Blinova
NAYS: None
ABSENT: None
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved

- E)** [Docket No. 2019-14](#) (Petition to be continued to June 27, 2019)
 242 W. Norman Fence Variance
 242 W. Norman Lane
 Variance to Permit a Six Foot Tall Opaque Fence within the Front Yard Setback

Commissioner Yedinak moved, seconded by Commissioner Kalis to continue Docket No. 2019-14 to June 27, 2019.

On the roll call, the vote was as follows:

AYES: Commissioners Creech, Kalis, Powers, Yedinak, Johnson, Blinova
NAYS: None
ABSENT: None
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved

8. APPROVAL OF MINUTES – May 9, 2019 (including Findings for Docket No. 2019-6A,B,C&D and Docket No. 2019-10)

Commissioner Kalis moved, seconded by Commissioner Powers to approve the minutes dated May 9, 2019 with the following correction.

- Docket No. 2019-10 – all Commissioners voted in favor.

The motion was approved by a voice vote.

9. OTHER BUSINESS

Commissioner Kalis mentioned the concerts at Heritage Park were great and recommended the public attend.

Commissioner Powers announced the next meeting would be his last meeting. The secretary position will be open.

Commissioner Yedinak announced he may miss the next meeting.

Chairman Johnson thanked Staff for the new format.

Chairman Johnson announced June 23rd as the date of Wheeling's 125th year Parade.

10. ADJOURNMENT

Commissioner Kalis moved, seconded by Commissioner Powers to adjourn the meeting at 10:18 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,



Steve Powers, Secretary
Wheeling Plan Commission