

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on June 23, 2021.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Chairman Johnson introduced and welcomed new Plan Commissioners Gerald Riles and Rick Hyken.

Present were Commissioners Berke, Blinova, Johnson, Sprague, Yedinak, Hyken and Riles. Also present were Marcy Knysz, Village Planner, Mallory Milluzzi, Village Attorney, Kyle Goetzelmann, Civil Engineer, Fire Inspectors Robert Niemiec and Ron Antor.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

- A) Docket No. PC21-18
601 Cedar Run Drive
Minor Site Plan and Appearance Approval to Construct a PVC Fence
Along McHenry Road for Cedar Run Homeowners Association

Cedar Run's Homeowner's Association is seeking minor site plan and appearance approval to replace their wooden fence along McHenry Road with a PVC fence. It is approximately 1,000 linear feet. Along the roadway it is 6' and will be 4' in the vision triangles. The proposed condition is included - "The fence shall consist of professional grade PVC material, which said specifications shall be provided with the building permit application for staff confirmation."

Ms. Lindaysi Barrera-Galvez, CAM, Homeowner's Association was present.

Ms. Barrera-Galvez explained their fence blew down from high winds in March. Repairs cannot be done since the existing posts were rotten, so they are proposing to replace their fence with PVC.

Commissioner Sprague thanked the petitioner for replacing the fence. In response to Commissioner Sprague's question, the petitioner confirmed the fence color depicted in the picture was correct.

Commissioner Blinova had no questions.

Commissioner Riles had no questions.

Commissioner Yedinak would prefer a darker fence color but understood the decision was up to the petitioner. Ms. Barrera-Galvez explained they tried using a darker color, but the color was not available for 2-3 months.

Commissioner Berke had no questions.

Commissioner Hyken had no questions.

In reply to Chairman Johnson's questions, Ms. Barrera-Galvez confirmed they were using a straight top.

Commissioner Yedinak moved, seconded by Commissioner Blinova to recommend approval of Docket No. PC 21-18, granting minor site plan and appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for a full replacement of the fencing along McHenry Road, for the Cedar Run Association, in accordance with the Petitioner's Project Description Letter dated 5/27/2021, Contract from Aguauyo Brick & Fence dated 5/4/2021, Color Swatches received 6/3/2021 and Plat of Survey Exhibit prepared by staff, subject to the following condition:

1. The fence shall consist of professional grade PVC material, which said specifications shall be provided with the building permit application for staff confirmation.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- B)** Docket No. PC21-19
Target
1400 E. Lake Cook Road
Minor Site Plan Approval for Parking Lot Modifications

The proposal is for a minor site plan approval for parking lot modifications. Target would like to modify their pickup area.

Mr. Andy Hine, Civil Engineer, Kimley-Horn Associates, Warrenville, IL was present.

The proposal is for modifications to the existing drive up. Target is changing the drive ups nationwide. There are currently 8 drive up spaces for customers to use for pickup after placing online orders. They would like to expand this service because of the higher demand of online shopping and would like to make it safer. Instead of a drive-thru to the front spaces, they are changing to head in. There are currently 8 spaces for the drive-thru and they are now proposing 24 head in stalls. It will be the same operation where the customer notifies the salesperson that they have arrived and then they bring the goods to the car. There is currently one beacon sign, and they are proposing to add a second sign at the end of the stalls. The existing car corral will be relocated to the north.

Commissioner Hyken had no questions.

Commissioner Berke had no questions.

Commissioner Yedinak questioned why they did not locate it on the north or south sides of the store with less customer traffic. Mr. Hine explained there was no access door on either side.

Commissioner Riles asked for clarification on the proposed increase in stalls. Mr. Hine confirmed there were 8 existing spaces, and they were proposing to increase it to 24 spaces. Commissioner Riles asked how they determined the increased number. Mr. Hine explained it was based on the research of the current demand. Since COVID, the drive-up service has been very busy, and the 24 spaces will meet the needed added demand.

Commissioner Blinova had no questions.

Commissioner Sprague asked if the additional spaces would be modeled after the existing stalls. Mr. Hine confirmed they were redoing all the spaces to head in parking.

Ms. Knysz announced that Target would also be starting their internal and external improvements soon. The façade work had been approved last year.

Commissioner Sprague moved, seconded by Commissioner Blinova to recommend approval of Docket No. PC 21-19, granting minor site plan approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, to permit modifications to the parking lot for Target, located at 1400 E. Lake Cook Road, in accordance with the Project Narrative (received by the Village on 6/8/2021) and Design Plans prepared by Kimley Horn (dated 6/8/2021).

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- C)** Docket No. 2021-21
555 Longtree Drive
Variation to Increase the Fence Height from 4' to 6' Within the Front Yard
Setback

See Findings of Fact and Recommendation for Docket No. 2021-21.

Commissioner Sprague moved, seconded by Commissioner Hyken to recommend approval of Docket No. 2021-21, granting variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, to permit a six foot tall opaque fence within the front yard setback area, which restricts opaque fencing to a maximum height of four feet, for the property located at 555 Longtree Drive, in accordance with the Fence Location Exhibit (prepared by staff), Fence Proposal from Durabilt Fence (dated 5/27/2021) and Photos of Proposed Fence.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Yedinak moved, seconded by Commissioner Blinova to close Docket No. 2021-21. The motion was approved by a voice vote.

- D)** Docket No. 2021-15
Union Apartments
231 Wheeling Road
Special Use to Approve a Preliminary Planned Unit Development

See Findings of Fact and Recommendation for Docket No. 2021-15.

Commissioner Yedinak moved, seconded by Commissioner Berke to recommend approval of

Docket No. 2021-15, granting a Special Use Approval for Preliminary Planned Unit Development (PUD) approval as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations and associated sections, for the development of a 53 unit multi-family residential development, located at 231 Wheeling Road, which is zoned MXT, Transit-Orientated Mixed Use Zoning District, for General Capital Group, located at 231 Wheeling Road, in accordance with the Project Description letter prepared by General Capital, PUD Departures List prepared by General Capital (dated 6/1/2021), PUD Union Apartments Drawing Package, submitted by General Capital (dated 5/10/2021), Site Accessories Booklet, submitted by General Capital (received by the Village 5/18/2021), and Traffic Impact Study, prepared by KLOA (dated 5/14/2021), and subject to the following:

1. All residential access points should include an awning, specifically the south door (nearest to the playground) which does not include such awning.
2. The same standing seam metal roof of the primary building shall be used for the carport roofs.
3. The roof parapet shall screen all mechanical units on the roof.
4. The details of the retaining wall and fence shall be provided during Final PUD review.
5. The final details of the sculptural element shall be provided during Final PUD review.
6. The Landscaping Plan shall be revised so that the summary table matches the plant species shown on the plans.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Hyken to close Docket No. 2021-15. The motion was approved by a voice vote.

E) Docket No. 2021-23
Union Apartments
231 Wheeling Road
Preliminary Plat Approval

Mr. Sig Strautmanis, General Capital Acquisitions, 6938 N. Santa Monica Blvd., Fox Point, WI was present.

Ms. Knysz explained there were three parcels now being consolidated into one parcel with two lots. The building and parking will be on one lot and the detention basin on the second lot.

No one had any questions.

Commissioner Berke moved, seconded by Commissioner Yedinak to recommend approval of Docket No. 2021-23 granting Preliminary Plat Approval for Union Apartments Subdivision under Title 17, Planning Subdivisions and Developments as shown on the Preliminary Plat of Union Apartments Subdivision, for the property located at 231 Wheeling Road, Wheeling, Illinois.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

- A) Approval of Minutes of the Regular Meeting of June 9, 2021 (including the Findings of Fact for 2021-17, 2021-18, 2021-19 and 2021-20)

Commissioner Sprague moved, seconded by Commissioner Berke to approve the minutes dated June 9, 2021 as presented. The motion was approved by a voice vote.

9. OTHER BUSINESS

Chairman Johnson announced the retirement of Fire Inspector Ron Antor. He thanked him for his service to the Village and Plan Commission.

Commissioner Sprague announced the 12-year anniversary of Chairman Johnson.

Commissioner Yedinak asked what should be reviewed during a plat approval. Ms. Knysz explained that Staff looked at setbacks, road frontage and building setbacks. Ms. Milluzzi confirmed it was more of a technical requirement for the Plan Commission.

Commissioner Berke announced he will be absent at the July 21st meeting.

Chairman Johnson asked about the status of a joint meeting with the Village Board. Ms. Knysz has not heard about a confirmed date.

10. ADJOURNMENT

Commissioner Yedinak moved, seconded by Commissioner Berke to adjourn the meeting at 7:37 p.m. The motion was approved by a voice vote.