

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on July 13, 2022.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Kasper, Hyken, Berke, Sprague, Riles, Myer and Johnson. Also, present were Marcy Knysz, Village Planner, Jonathan Priest, Village Attorney, Fire Chief Michael McGreal and Kyle Goetzmann, Civil Engineer.

4. CHANGES TO THE AGENDA

Ms. Knysz announced the petitioner for Docket 7A has requested to be removed from the agenda and will return to the Plan Commission in the future.

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

A) DISCUSSION: Planned Unit Development Concept Review - removed
Turk Walker Ventures LLC
300 W. Dundee Road

B) Docket No. 2022-29A
Wheeling Fire Station 42
135 McHenry Road
Rezoning from the R-4 Multi-Family Residential District to the MXT,
Transit-Oriented Mixed Use Zoning District

See Findings of Fact and Recommendation for Docket No. 2022-29A.

Commissioner Hyken moved, seconded by Commissioner Berke to recommend approval of Docket No. 2022-29A, granting rezoning from the R-4 Multi-Family Residential District to the MXT, Transit-Oriented Mixed Use Zoning District as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.14 Ordinance Administration, and associated sections for

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the property located at 135 McHenry Road, in accordance with the Rezoning Exhibit (dated 6/29/2022).

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Berke, Kasper, Sprague, Riles, Myer, Johnson
NAYS: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Commissioner Myer moved, seconded by Commissioner Berke to close Docket No. 2022-29A.

On the roll call, the vote was as follows:

AYES: Commissioners Myer, Berke, Kasper, Hyken, Sprague, Riles, Johnson
NAYS: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

- C) Docket No. 2022-29B
Wheeling Fire Station 42
135 McHenry Road
Special Use to Permit the Construction of a New Public Safety Facility

See Findings of Fact and Recommendation for Docket No. 2022-29B.

Commissioner Berke moved, seconded by Commissioner Sprague to recommend approval of Docket No. 2022-29B, granting Special Use, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in order to permit the construction of a new public safety facility for Fire Station 42, located at 135 McHenry Road.

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Sprague, Kasper, Hyken, Riles, Myer, Johnson
NAYS: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Commissioner Kasper moved, seconded by Commissioner Myer to close Docket No. 2022-29B.

On the roll call, the vote was as follows:

AYES: Commissioners Kasper, Myer, Hyken, Berke, Sprague, Riles, Johnson

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NAYS: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

- D)** Docket No. 2022-29C
Wheeling Fire Station 42
135 McHenry Road
Variation to Reduce the Minimum Parking Setback from 10' to 5'

See Findings of Fact and Recommendation for Docket No. 2022-29C.

Commissioner Myer moved, seconded by Commissioner Riles to recommend approval of Docket No. 2022-29C granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-05 Mixed Use and Overlay Districts, and associated sections, to reduce the minimum parking setback from 10' to 5' on the north property line, associated with the construction of a new public safety facility for Wheeling Fire Station 42 located at 135 McHenry Road, in accordance with the Preliminary Engineering Plans prepared by Pinnacle Engineering Group, dated 3/8/2022, and Landscape Plan prepared by Stephen Welter, LLC, dated 7/13/2022.

On the roll call, the vote was as follows:

AYES: Commissioners Myer, Riles, Kasper, Hyken, Berke, Sprague, Johnson
NAYS: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Commissioner Myer moved, seconded by Commissioner Kasper to close Docket No. 2022-29C.

On the roll call, the vote was as follows:

AYES: Commissioners Myer, Kasper, Hyken, Berke, Sprague, Riles, Johnson
NAYS: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

- E)** Docket No. 2022-29D
Wheeling Fire Station 42
135 McHenry Road
Variation to Reduce the Minimum Drive Aisle Width for Double
Row Parking Spaces from 25' to 18'

See Findings of Fact and Recommendation for Docket No. 2022-29D.

Commissioner Kasper moved, seconded by Commissioner Berke to recommend approval of Docket No. 2022-29D granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-11 General Development Standards, and associated sections, to reduce the minimum drive aisle width for double row parking spaces from 25' to 18', associated with the construction of a new public safety facility for Wheeling Fire Station 42 located at 135 McHenry Road, in accordance with the Preliminary Engineering Plans prepared by Pinnacle Engineering Group, dated 3/8/2022 and the Landscape Plan prepared by Stephen Welter, LLC, dated 7/13/2022.

On the roll call, the vote was as follows:

AYES: Commissioners Kasper, Berke, Hyken, Sprague, Riles, Myer, Johnson
NAYS: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Commissioner Myer moved, seconded by Commissioner Berke to close Docket No. 2022-29D.

On the roll call, the vote was as follows:

AYES: Commissioners Myer, Berke, Kasper, Hyken, Sprague, Riles, Johnson
NAYS: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

- F)** Docket No. 2022-29E
Wheeling Fire Station 42
135 McHenry Road
Major Site Plan and Building Appearance Approval for Wheeling Fire Station 42

See Findings of Fact and Recommendation for Docket No. 2022-29E.

Commissioner Myer moved, seconded by Commissioner Riles to recommend approval of Docket No. 2022-29E granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-11 General Development Standards, and associated sections, to reduce the minimum greenbelt width from 6' to 5' on the north property line, associated with the construction of a new public safety facility for Wheeling Fire Station 42 located at 135 McHenry Road, in accordance with the Preliminary Engineering Plans prepared by Pinnacle Engineering Group, dated 3/8/2022, and the Landscape Plan prepared by Stephen Welter, LLC, dated 7/13/2022.

On the roll call, the vote was as follows:

AYES: Commissioners Myer, Riles, Kasper, Hyken, Berke, Sprague, Johnson
NAYS: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Commissioner Myer moved, seconded by Commissioner Sprague to close Docket No. 2022-29E.

On the roll call, the vote was as follows:

AYES: Commissioners Myer, Sprague, Kasper, Hyken, Berke, Riles, Johnson
NAYS: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

- G)** Docket No. 2022-29F
Wheeling Fire Station 42
135 McHenry Road
Major Site Plan and Building Appearance Approval

Ms. Jamie Zaura, architect, 845 Design Group, 106 Calendar Court, #131, Lagrange, IL, Ms. Jana Bryant, Pinnacle Engineering Group, 1051 E. Main Street, East Dundee, IL and Mr. Michael McGreal, Wheeling Fire Chief, 499 South Milwaukee Avenue, Wheeling were present.

Ms. Bryant referred to the proposed condition for landscaped parking lot islands and explained there was underground storage. Because of the flood plain, they are unsure where the islands will be located and the amount of soil that will be used. At this time, they cannot determine the type of landscaping that will be used in the islands. Worst case scenario, it would be some small growing plants that could grow in 6" of topsoil.

Ms. Knysz suggested removing the proposed condition since the landscape screening for the trash enclosure is on the current plans. The Commission agreed.

The Commission appreciated receiving a complete packet.

Chairman Johnson referred to water retention. Ms. Bryant explained they were required to provide detention and volume control, so they were preliminary proposing it underground under the parking lot.

Chairman Johnson asked if they were adding any trees along the fence line to help reduce noise. Ms. Zaura explained they were trying to maintain the trees along the property line. She confirmed they were not adding any shrubs. The existing trees on the site were large and helped with shielding.

Commissioner Berke moved, seconded by Commissioner Hyken to recommend Approval of Docket No. 2022-29F, granting major site plan and building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for the construction of a new fire safety facility and related improvements, for the property located at 135 McHenry Road, in accordance with the Preliminary Engineering Plans prepared by Pinnacle Engineering Group, dated 3/8/2022, revised plans received 7/5/2022, Color Elevations prepared by 845 Design Group, dated 7/13/2022, Proposed Finish Materials Exhibit prepared by 845 Design Group, Trash Enclosure Fence Exhibit prepared by 845 Design Group, Landscape Plan prepared by Stephen Welter, LLC, dated 7/13/2022 and Photometric Plan prepared by KSA Lighting & Controls, dated 6/28/2022, subject to the following condition:

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Hyken, Kasper, Sprague, Riles, Myer, Johnson
NAYS: 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 22, 2022 (including Findings of Fact for Docket No. 2022-26 and 2022-27)

Commissioner Sprague moved, seconded by Commissioner Myer to approve the minutes dated June 22, 2022 (including Findings of Fact for Docket No. 2022-26 and 2022-27) as presented.

On the roll call, the vote was as follows:

AYES: Commissioners Sprague, Myer, Kasper, Hyken, Berke, Riles, Johnson
NAYS: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

9. OTHER BUSINESS

Mr. Goetzelmann provided an update on Wolf Road. They are currently in Phase 3 of construction and starting to do the curb and sidewalk on the west side of the road, south of Dundee.

Commissioner Sprague asked about some of the entrances into the neighborhoods that weren't yet finished. Mr. Goetzelmann explained they were having trouble getting aggregate stone for

the asphalt, so it was taking longer to finish.

Mr. Goetzelmann announced Union Apartments broke ground.

10. ADJOURNMENT

Commissioner Myer moved, seconded by Commissioner Kasper to adjourn the meeting at 7:08 p.m. The motion was approved by a voice vote.