

**1. CALL TO ORDER**

Chairman Johnson called the meeting to order at 6:30 p.m. on July 14, 2021.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present were Commissioners Johnson, Sprague, Yedinak, Hyken and Riles. Commissioners Berke and Blinova was absent with prior notice. 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**

- A) Docket No. SCBA 21-09  
Quieter Home Program  
204-206 Industrial Lane  
Appearance Approval for Monument Ground Sign

Commissioner Yedinak moved, seconded by Commissioner Hyken to approve the following consent item.

Approve Docket No. SCBA 21-09 to permit the installation of a monument ground sign for Quieter Home Program, located at 204-206 Industrial Lane, in accordance with the sign plans prepared Signarama (5 Sheets), dated 5/10/2021.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

**7. ITEMS FOR REVIEW**

- A)** Docket No. PC21-15  
1455 E. Lake Cook Road  
Minor Site Plan and Appearance Approval for Walmart

Ms. Knysz announced the petitioner was unable to attend so they have requested a continuation to the July 28<sup>th</sup> meeting.

Commissioner Sprague moved, seconded by Commissioner Yedinak to continue Docket No. PC21-15 to July 28, 2021.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- B)** Docket No. PC21-20  
353 N. Milwaukee Avenue  
Minor Site Plan Approval for Trash Enclosure – Sofia’s

Ms. Knysz announced the building for Sofia’s Café no longer had an internal trash collection system, so they are required to have a trash enclosure outside. Sofia’s Café is considered a restaurant, so they do not need a Special Use.

Peter Dalamangas, architect was present.

The petitioner confirmed the restaurant will have perishable trash, so they want it moved outside to avoid an odor inside. It is a standard enclosure using wolmanized 4”x4” and 6”x6” cedar boards and a 6” concrete pad.

Chairman Johnson opened the discussion to the Commission.

Commissioner Hyken had no questions.

Commissioner Yedinak questioned if restaurants required separate bins for food service trash. Ms. Knysz was not aware of any such requirement. Commissioner Yedinak asked if they would

include any bins for recycling. Mr. Dalamangas confirmed they would have a smaller recycling bin for cardboard and cans.

Commissioner Yedinak expressed concern about having food trash by the river. He asked how they would control the outside critters. Mr. Dalamangas confirmed the trash would be picked up periodically but was unsure about the exact schedule.

Commissioner Sprague questioned if they had considered using composite material for the enclosure versus wood. Mr. Dalamangas confirmed they had considered it, but the owner preferred using cedar. He agreed composite could be used if required. Commissioner Sprague explained the Village encouraged using composite because it wears better and required less maintenance.

Commissioner Sprague asked if they planned to stain the wood. Mr. Dalamangas confirmed the wood would be sealed.

Commissioner Sprague mentioned the Village recommends using steel posts for the gate. Mr. Dalamangas agreed to use steel enclosed with wood or composite. Commissioner Sprague asked if they were considering adding bollards to protect the gates. Mr. Dalamangas explained they were waiting for Waste Management to provide the specs.

Commissioner Riles had no questions.

Chairman Johnson asked Staff if the Village requires or recommends using steel posts for the gates. Ms. Knysz confirmed it was recommended in the Design Guidelines and could be added as a condition. Chairman Johnson would prefer using steel gates all around but at a minimum for the gate side.

Commissioner Yedinak questioned if steel gates could be added as a condition since it was only in the guidelines and not required in the Code. Ms. Milluzzi explained it could be a condition if the Commission felt it was necessary. Commissioner Yedinak didn't think it was needed since it was being set in concrete and not in the ground with moisture. He would be in favor of changing the Code if the Commission felt it should be required versus making conditions for each petition. Ms. Milluzzi explained it was up to the Commission. Commissioner Yedinak requested polling the Commission.

Chairman Johnson took a poll regarding requiring steel posts on the gate side at a minimum.

Commissioner Hyken: Yes  
Commissioner Yedinak: No  
Commissioner Riles: No  
Commissioner Sprague: Yes  
Commissioner Johnson: Yes

The vote was 3:2 in favor of adding a condition to require steel posts on the gate side at a minimum.

Commissioner Yedinak moved, seconded by Commissioner Hyken to approve Docket No. PC 21-20 granting minor site plan and appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, to permit the construction of a trash enclosure, located at 353 N. Milwaukee Avenue, in accordance with the Project Narrative (received by the Village 9/21/2020) and Refuse Enclosure Plan prepared by Interglobal design build network inc. (last revised 7/7/2021) with the following condition:

1. Steel posts shall be used at the gate side entrance.

On the roll call, the vote was as follows:

AYES: Commissioners Yedinak, Sprague, Hyken, Riles, Johnson  
NAYS: None  
ABSENT: Commissioners Berke, Blinova  
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 June 23, 2021 (including the Findings of Fact for 2021-15 and 2021-21)

Commissioner Sprague moved, seconded by Commissioner Yedinak to approve the minutes dated June 23, 2021, as corrected. The motion was approved by a voice vote.

## **9. OTHER BUSINESS**

Chairman Johnson announced August 25 as a tentative date for a joint Village Board and Plan Commission meeting held at the Public Works building.

Chairman Johnson announced that Director Klicker is scheduling an Uptown 500 tour.

Chairman Johnson and Commissioner Sprague attended the ribbon cutting for the new fire station on Wheeling Road. A lot of people attended the event.

Ms. Knysz announced the July 28<sup>th</sup> meeting will be a little longer with three public hearings including the preliminary PUD approval for London Crossing. There will also be a couple variations and the Walmart docket included on the agenda.

## **10. ADJOURNMENT**

**Wheeling Plan Commission  
Regular Meeting**

**July 14, 2021**

Commissioner Sprague moved, seconded by Commissioner Hyken to adjourn the meeting at 6:49 p.m. The motion was approved by a voice vote.