

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on September 22, 2021.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A) Docket No. SCBA 21-12
Napa Auto Parts
70 E. Hintz Road
Monument (Ground) Sign for NAPA Auto Parts

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

Approve Docket No. SCBA 21-12 to permit the installation of a new monument (ground) sign for NAPA Auto Parts, located at 70 E. Hintz, in accordance with the Sign Plan prepared by JNB Signs (last revised 8/20/2021), Site Plan/Survey prepared by NV5 Company (last revised 4/10/2020), and Landscape Plan prepared by JSD Professional Services (last revised 9/1/2021), and subject to the following condition:

1. The approved landscaping at the base of the ground sign shall be installed by October 31, 2021.

On the roll call, the vote was as follows:

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

ABSENT: None
PRESENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A)** Docket No. 2021-33A
AETC
265 Alice Street
Variation from Chapter 19-07 Industrial Districts, and associated sections, to permit a reduction of the required minimum side yard setback from 17 feet to 4 feet

See Findings of Fact and Recommendation for Docket No. 2021-33A.

Commissioner Sprague moved, seconded by Commissioner Yedinak to recommend approval of Docket No. 2021-33A granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, and associated sections, to reduce the required side yard setback from 17 feet to 4 feet, for the property located at 265 Alice Street, in accordance with the Project Description Letter dated 6/30/202 and Plan Set prepared by Level Enterprises, LLC dated 5/10/2021 (last revised 8/20/2021) (Sheets A01-A05).

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Berke moved, seconded by Commissioner Yedinak to close Docket No. 2021-33A. All were in favor and the motion was approved by a voice vote.

- B)** Docket No. 2021-33B
AETC
265 Alice Street
Variation from Chapter 19-10 Use Regulations, and associated sections, to Permit an increase in the maximum height of a fence from 8 feet to 15 feet

See Findings of Fact and Recommendation for Docket No. 2021-33B.

Commissioner Sprague moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2021-33B granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, to permit an increase in the maximum height of a fence/screening wall from 8' to 15', for the property located at 265 Alice Street, in accordance with the Project Description Letter dated 6/30/202 and Plan Set prepared by Level Enterprises, LLC dated 5/10/2021 (last revised 8/20/2021) (Sheets A01-A05).

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.

Commissioner Hyken moved, seconded by Commissioner Berke to close Docket No. 2021-33B. All were in favor and the motion was approved by a voice vote.

- C) Docket No. 2021-33C
AETC
265 Alice Street
Variation from Chapter 19-11 General Development Standards, and associated sections, to permit a reduction in the minimum number of required off-street parking spaces from 43 spaces to 24 spaces

See Findings of Fact and Recommendation for Docket No. 2021-33C.

Commissioner Berke moved, seconded by Commissioner Hyken to recommend approval of Docket No. 2021-33C granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-11 General Development Standards, and associated sections, to permit a reduction in the minimum number of required off-street parking spaces from 43 spaces to 24 spaces, associated with the construction of a 4,723 sq. ft. building addition, for the property located at 265 Alice Street, in accordance with the Project Description Letter dated 6/30/202 and Plan Set prepared by Level Enterprises, LLC dated 5/10/2021 (last revised 8/20/2021) (Sheets A01-A05).

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Hyken, Blinova, Sprague, 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 Hyken to close Docket No. 2021-33C. All were in favor and the motion was approved by a voice vote.

- D)** Docket No. 2021-34
AETC
265 Alice Street
Major Site Plan Approval for 2,723 sq. ft. Building Addition

Chairman Johnson called Docket No. 2021-34 on September 22, 2021. Present were Commissioners Berke, Blinova, Johnson, Riles, Sprague, Hyken and Yedinak. Also, present were Marcy Knysz, Village Planner, Mallory Milluzzi, Village Attorney, Fire Inspector Robert Niemiec, Kyle Goetzelmann, Civil Engineer, Ross Klicker, Director of Community of Development and Steve Robles, Assistant Director of Community Development.

Ms. Grace Snyder-Hansen, American Energy Technologies Co., 265 Alice Street, Wheeling, IL, Ms. Mayya Barsukov, owner, American Energy Technologies Co. and Enrique Victor Kofman, Operations Manager, American Energy Technologies Co. were present and sworn in.

Commissioner Sprague asked if the 12 KV circuit on the west side of the building was being removed. Victor confirmed it would be moved underground.

Commissioner Sprague referred to the Village's request to use steel posts and frame for the gates. The architect agreed to use the proposed materials.

Commissioner Sprague referred to the proposed painting of treated wood and noted treated wood could not be painted immediately. The petitioner agreed to research it before painting.

Commissioner Sprague referred to the landscaping plan. He noted one of the proposed shade trees along the south and west sides can grow to a width of 35' and the space is only about 17'. He wanted the petitioner to be aware of the size.

Commissioner Sprague referred to the underground service on the west side and two proposed trees. The petitioner agreed to move the trees.

Commissioner Blinova had no questions.

Commissioner Riles had no questions.

Commissioner Yedinak had no questions.

Commissioner Berke had no questions.

Commissioner Hyken had no questions.

Chairman Johnson had no questions.

Commissioner Hyken moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2021-34, granting major site plan and building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for a 4,723 sq. ft. building addition, and associated site improvements, for the property located at 265 Alice Street, in accordance with the Project Description Letter dated 6/30/2021, Plan Set prepared by Level Enterprises, LLC dated 5/10/2021 (last revised 8/20/2021) (Sheets A01-A05), Landscape Plan prepared by LandTech Design dated 8/17/2021 (Sheets D1-L2) and Exterior Wall Light Specification Sheet.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Blinova, Berke, Sprague, Yedinak, 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 Berke to close Docket No. 2021-34. All were in favor and the motion was approved by a voice vote.

- E)** Docket No. 2021-35
Prairie Park Townhomes
70 Prairie Park Drive
Final Amendment to Previously Approved Planned Unit Development

See Findings of Fact and Recommendation for Docket No. 2021-35.

Commissioner Berke moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2021-35, granting Final Planned Unit Development Plan Approval for Prairie Park Townhomes, consisting of six, three-unit townhome buildings, with 18 total single-family townhomes, with associated off-street parking, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-09 Planned Unit Developments, in accordance with the following plans and exhibits:

- Project Description Letter prepared by Shapiro & Associates Law, dated 4/2/2021.
- List of PUD Departures, prepared by Shapiro & Associates Law dated 9/15/2021.
- Prairie Park Six Tri-Plex Townhomes, prepared by AR-K-TEKS Unlimited, Ltd., dated 8/20/2021 (Sheets A-1 thru A-16, A-18 thru A-24).
- Color Rendering, received by the Village on 4/5/2021.
- Landscape Plan, prepared by AR-K-TEKS Unlimited, Ltd., and Countryside Industries, dated 8/20/2021 and last revised 9/14/2021.

**Wheeling Plan Commission
Regular Meeting**

September 22, 2021

- Lighting Plan, prepared by AR-K-TEKS Unlimited, Ltd., dated 7/20/2021(Sheets E-3 and E-4).
- Final Engineering Plans, prepared by Norman J. Toberman and Associates, dated 8/27/2021 (Sheets C-1 thru EX-R).
- Plat of Survey, prepared by Norman J. Toberman and Associates, dated 7/27/2020.

With the following conditions:

1. Final details of the paver material and specifications shall be included on the final PUD plans prior to the Village Board meeting.
2. Electrical service for the Meadow Lane lift station shall be transferred to the developer's ComEd account and all previous outstanding balances must be paid to the Village prior to the issuance of the first building permit.
3. Detention basin number 2 shall be constructed concurrently with the townhome development. At that time the leasing office trailer and parking lot will require removal in order to fully construct the detention basin.
4. A final list of PUD deviations shall be submitted prior to the Village Board meeting.
5. The final landscape plan shall be revised in accordance with the Staff Review letter by the end of the day on September 28.

On the roll call, the vote was as follows:

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

There being three affirmative votes, the motion was approved.

F) Docket No. 2021-36
Prairie Park Townhomes
70 Prairie Park Drive
Final Plat of Resubdivision

Chairman Johnson called Docket No. 2021-36 on September 22, 2021. Present were Commissioners Berke, Blinova, Johnson, Riles, Sprague, Hyken and Yedinak. Also, present were Marcy Knysz, Village Planner, Mallory Milluzzi, Village Attorney, Fire Inspector Robert Niemiec, Kyle Goetzelmann, Civil Engineer, Ross Klicker, Director of Community of Development and Steve Robles, Assistant Director of Community Development.

Mr. Dan Shapiro, Attorney, Shapiro & Associates Law, 618 Academy Drive, Unit B, Northbrook, IL was present and previously sworn in.

Commissioner Sprague had no comments or questions.

Commissioner Blinova had no comments or questions.

Commissioner Riles had no comments or questions.

Commissioner Berke had no comments or questions.

Chairman Johnson had no comments or questions.

Ms. Knysz reviewed the proposed conditions. Mr. Shapiro stated all the conditions were submitted and dealt with as part of their plan. Mr. Goetzelmann confirmed the most recent plan received did not include the conditions. Mr. Shapiro accepted the conditions.

Commissioner Berke moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2021-36, approving the Final Plat of Prairie Park at Wheeling Re-Subdivision under Title 17, Planning, Subdivisions and Developments, as shown on the final plat prepared by Norman J. Toberman and Associates, Sheets 1 thru 3, prepared by David R. Bycroft, Illinois Professional Land Surveyor No. 2846, on behalf of Smith Family Developers, for the Prairie Park Condominium Development, Wheeling, Illinois, subject to the following conditions:

1. Prior to Village Board review of the Final Plat of Re-Subdivision, the following revisions shall occur:
 - a. The existing 76' building setback that extends through the proposed townhome development shall be removed to remove the conflict with the 8' building setback along the northern row of townhome units.
 - b. All existing covenants must be shown on the Final Plat or in accompanying attached document.
 - c. An Owners Certificate for the Prairie Park at Wheeling Condominium Association shall be added to the Final Plat.
 - d. The School District Certificate shall be revised to correctly identify the applicable Wheeling School Districts.
 - e. The Park District Certificate shall be included on the Final Plat

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

- A) Approval of Minutes of the Regular Meeting of September 8, 2021,

(including the Findings of Fact for 2021-30, 2021-31 and 2021-32).

Commissioner Yedinak moved, seconded by Commissioner Hyken to approve the minutes dated September 8, 2021, (including the Findings of Fact for 2021-30, 2021-31 and 2021-32) as presented.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

9. OTHER BUSINESS

Director Klicker announced the Village Board accepted the fence and accessory structure text amendment changes with one change. They moved chain link fences from a Type A to a Type B fence which prohibits chain link fences in the front of a structure.

Mr. Goetzelmann provided an update on Wolf Road after meeting with the contractor and IDOT.

Commissioner Yedinak announced the next meeting date on October 13.

10. ADJOURNMENT

Commissioner Yedinak moved, seconded by Commissioner Hyken to adjourn the meeting at 7:45 p.m. The motion was approved by a voice vote.