

**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, Johnson, Riles, Sprague, Hyken and Yedinak. Commissioner Blinova was absent with prior notice. Also, present were Marcy Knysz, Village Planner, Mallory Milluzzi, Village Attorney, Fire Inspector Robert Niemiec and Kyle Goetzmann, Civil Engineer.

**4. CHANGES TO THE AGENDA - None**

**5. CITIZEN CONCERNS AND COMMENTS - None**

**6. CONSENT ITEMS - None**

**7. ITEMS FOR REVIEW**

- A) Docket No. 2021-37  
The Strike Zone  
105 Marquardt Drive  
Special Use for a Recreation and Instruction Facility, Large

See Findings of Fact and Recommendation for Docket No. 2021-37.

Commissioner Hyken moved, seconded by Commissioner Yedinak to recommend approval of Docket No. 2021-37, granting a Special Use as required in 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 large recreation and instruction facility for The Strike Zone, located at 105 Marquardt Drive – Unit B, in accordance with the Petitioner’s Project Description Letter (received by the Village on 9/14/2021).

On the roll call, the vote was as follows:

**AYES:** Commissioners Hyken, Yedinak, Berke, Sprague, Riles, Johnson,

NAYS: None  
ABSENT: Commissioner Blinova  
PRESENT: None  
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Hyken to close Docket No. 2021-37.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- B)** Docket No. PC 21-21  
Stasek Chevrolet  
700 W. Dundee Road  
Minor Site Plan and Building Appearance Approval

The new owner wants to make a lot of improvements to the site. They are requesting approval for lighting improvements. There is a revised lighting plan including some slight adjustments to some of the light poles. Staff is fine with the revised plan. They are also requesting building appearance approval to paint the brick portions of the building white, which has already been completed.

Mr. John Giuido, Tasca Automotive Group was present.

Tasca Auto Group recently acquired Sullivan Pontiac GMC and Bill Stasek Chevrolet dealerships. Tasca Automotive Group is a large automotive group from Rhode Island. They spend a lot of money on facilities which they believe is very important to bring traffic to the building. They are excited about the Wheeling facility and plan to do a lot of enhancements. The petitioner apologized for not knowing a permit was needed to finish painting the building since some of it was already painted. They used the exact color as Chevrolet and what the Board approved last time. The only adjustment to the lighting plan was to give a better drive lane. The used car building was demolished.

Chairman Johnson noted it had been 10 years since Stasek appeared for approval to paint the brick but had been denied except for a small portion near the showroom.

In reply to Commissioner Riles' question, the petitioner confirmed they did not need a permit for painting the brick in Arlington Heights, so they were not aware it was needed in Wheeling. Commissioner Riles felt it was better to check first before moving forward.

Commissioner Sprague asked if the light spillage onto Dundee and McHenry Roads met all the requirements. Mr. Goetzelmann was unsure if it needed IDOT approval. The Village has streetlights on Dundee Road in that corridor so he has no reason to believe the proposed would overpower them. It looks like most of them stop at the property line. The petitioner confirmed the fixtures up front and around McHenry Road would be the same. Commissioner Sprague questioned the brightness compared to the old lights. His concern is that it is not any brighter shining onto the roadway than the current lights. The lighting person was not present. Ms. Knysz confirmed it did exceed the light levels so the Village Board can approve them to exceed the minimum light level so this will need to go to the Village Board for approval.

Commissioner Yedinak questioned what areas they painted. The petitioner confirmed they painted the brick of the service area and body shop. The brick sides of the building were already painted, so they just continued the color all around the building. Commissioner Yedinak would have preferred the natural brick. They used the color Chevrolet uses for all their new facilities.

Commissioner Berke questioned the comparison of lighting from the proposed updated plan to the existing plan. Ms. Knysz explained the petitioner would need to provide the information. Staff just received the lighting plan that shows the proposed.

Chairman Johnson doesn't see a problem with the lights. When Stasek came before the Commission ten years ago it was because Chevrolet told them the building needed to be painted. Mr. Stasek didn't want to paint the building, so he was happy it was denied.

In reply to Commissioner Johnson's question, the petitioner confirmed all the lighting is LED.

Commissioner Yedinak moved, seconded by Commissioner Berke to recommend approval of Docket No. PC 21-21, granting minor site plan and building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, to permit modifications to the exterior building color, and parking lot and building lighting for Stasek Chevrolet, located at 700 W. Dundee Road, in accordance with the Lighting Plan prepared by KSA Lighting & Controls, dated 9/28/2021 and the Village of Wheeling Pole Foundation Detail.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- C)** Docket No. 2021-38  
Beerman US  
102 E. Dundee Road  
Special Use for Packaged Liquor Sales  
TO BE CONTINUED

Ms. Milluzzi announced Docket No. 2021-38 was to be continued. There were issues with the public notices that were mailed. Some of the address labels fell off and had been returned to the Village. Village Staff wants to be sure there was proper public notice. The new notices have already been sent out and the docket will be continued to October 27, 2021.

Commissioner Yedinak moved, seconded by Commissioner Hyken to continue Docket No. 2021-38 to October 27, 2021.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- D)** Docket No. 2021-41  
Union Apartments  
231 Wheeling Road  
Final Planned Unit Development

Ms. Knysz reported the petitioner was present for approval of the final Planned Unit Development and final plat approval for a 53-unit multi-family residential development.

The petitioner came through for preliminary PUD approval on June 23, 2021 and received preliminary PUD approval by the Village Board on July 19, 2021 subject to six conditions. They have four items they are requesting for code relief. Overall, the petitioner has submitted the final PUD plans which were in conformance with the approved preliminary PUD plan.

They are requesting code relief from the following:

1. To reduce the parking stall length to 18'
2. To reduce the drive aisle width to 24'
3. To increase the building height to 57' 6" and four stories
4. To reduce the required parking by two parking spaces

Following were the six items discussed at the Plan Commission meeting:

1. Asked for all residential access points to have an awning – awnings have been added at all access doors

2. Asked for the same standard seam metal roof on the primary building to be used on the carports – included
3. The roof parapet to screen all mechanical units – sufficient screening has been provided
4. Details provided on the retaining wall and fence – details were added in the site accessory booklet, pictures included.
5. Final details of the sculptural element – received
6. Looking at ground sign – approved at a later date

Ms. Knysz reported there were a couple of different items to be addressed by the Plan Commission relating to the conditions Staff had proposed. The five conditions related to the streetlights, decorative lights, carport lighting and the Wheeling Road sidewalk.

The streetlights – During the preliminary PUD, Village Staff had requested that the petitioner install streetlights along the east side of Wheeling Road. There are currently no streetlights along Wheeling Road in this section. They will match the Village standard and will be added to the final PUD plans prior to the Village Board action. They are currently not on the plans.

The decorative light poles – There are 18 light poles in the project not including the streetlights. Staff thought they should be more decorative, and characteristic of a residential development. Staff wanted the Plan Commission to consider if the proposed was sufficient or if they wanted to see something more residential looking.

Wall mounted carport lighting – Long lights go under the carport but in the front of the carports they are proposing wall lights. Staff wanted the Plan Commission to consider if there was more appropriate lighting such as additional light poles that could create sufficient lighting in the area instead of using the wall lights on the front of the carport.

Wheeling Road sidewalk – The petitioner has agreed to install public sidewalk along the east side of Wheeling Road where no sidewalk is present. Because there will be a phase 1 engineering study to determine roadway improvements there is no point in installing the sidewalk at this time. The petitioner will provide payment in lieu of installing the sidewalk.

Ms. Knysz reviewed the five conditions of approval:

1. The full detail sheet for the carport in the Site Accessories Booklet shall be revised to be a standing seam roof deck to match the building prior to site grading permit approval.

Right now, the detail sheet shows something else but there is a footnote at the bottom that states it should be a standing seam roof. They want the detailed fixed.

2. A more decorative light pole/fixture befitting the residential character of the multi-family residential development shall be selected prior to Village Board review of the Final PUD plans.
3. The KAXW light fixtures mounted to the front/face of the carports shall be replaced with alternative lighting to achieve desired light levels in this area.
4. The photometric lighting plans shall include the street lights along the Wheeling Road parkway prior to Village Board review of the Final PUD plans.

5. Payment in lieu of installation of the sidewalk along Wheeling Road shall be determined and accepted by the Engineering Division prior to permit issuance.

Mr. Josh Hafor, 707 Skokie Blvd, Northbrook, Mr. Jackson Lyndsey, 6938 North Santa Monica Blvd., Foxpoint, WI were present.

Ms. Knysz referred to the decorative light poles and the wall mounted carport lighting. Mr. Lyndsey stated the proposed light poles were similar to what is at the One and another newer apartment building. Ms. Knysz provided a photo of the light poles at the One. Mr. Lyndsey agreed to look at a similar light pole in place of the proposed. He wants to use one that wouldn't bleed light up or around so if they could be directional enough that would satisfy them. Ms. Knysz asked if the Plan Commission was OK with the proposed or wanted something else. Mr. Lyndsey confirmed the light would be facing down. He wants to give light where it is needed.

Ms. Knysz asked about the sidewalk. Mr. Lyndsey agreed to make a payment in lieu of adding the sidewalk. Mr. Goetzelmann agreed.

Ms. Knysz asked about swapping out the carport details. Mr. Lyndsey agreed and would change the architectural drawing.

Mr. Lyndsey asked if there was any issue with the payment for the sidewalk before permit. Mr. Goetzelmann explained it would be needed before issuance of the certificate of occupancy.

Commissioner Yedinak asked about the historical hotel picture. Mr. Lyndsey agreed they were planning to use it as a big vinyl wall covering in the club room off the main community space.

Commissioner Yedinak asked if the Fire Department was OK with the drive aisle reduction. Fire Inspector Niemiec confirmed the turning radiuses still met their needs.

Commissioner Yedinak supported the light bleed issue. He agreed to let them use any fixture that would control the light bleed.

Commissioner Yedinak referred to the benches, fence and trash enclosure and asked if they were planning to use a bright white vinyl as shown in the booklet. Mr. Lyndsey confirmed the bench was powder coated steel or aluminum in white. Commissioner Yedinak preferred using another color.

Commissioner Yedinak was confused about the language in the traffic study about no train crossing during peak commuting hours. Mr. Lyndsey agreed to review for clarification. Commissioner Yedinak didn't think the project would create any traffic problems.

Commissioner Sprague preferred a more decorative pole for the parking lot lighting if it can be controlled.

Commissioner Sprague suggested using a coach light or something that would match a more decorative light pole on the carports instead of the proposed. Mr. Lyndsey confirmed they are looking at alternative lights. He preferred using the smallest fixture possible on the carports.

Commissioner Berke referred to the fixture with a pointed top on the lighting details. Mr. Lyndsey confirmed they were not using that fixture in the picture.

In response to Commissioner Hyken's question, Mr. Lyndsey confirmed the proposed garage lighting is LED.

Chairman Johnson was unsure about what was being done with the proposed lighting. He was OK with using one type of light on the back side and a more decorative fixture on the front side.

Chairman Johnson took a poll about the lighting.

Commissioner Hyken: OK with the proposed

Commissioner Berke: OK with the proposed

Commissioner Yedinak: OK with the proposed

Commissioner Riles: OK with the proposed

Commissioner Sprague: using something more visually pleasing

Chairman Johnson: is mixed, asked the petitioner to continue looking at it

Based on the poll, Ms. Knysz will delete the appropriate conditions.

Commissioner Berke moved, seconded by Commissioner Hyken to recommend approval of Docket No. 2021-41, granting Final Planned Unit Development (PUD) Plan Approval, consisting of a 53-unit multi-family residential development with 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 General Capital (received by the Village 7/8/2021)
- Final PUD Departures List prepared by General Capital (dated 6/1/2021)
- Final PUD Submittal Package, submitted by General Capital (dated 9/30/2021), Sheets PR 1-PR 9
- Engineering Plans prepared by Manhard Consulting, Ltd., dated 2/15/2021 (last revised 8/20/2021), Sheets 1-7, 9-18
- Utility Plan prepared by Manhard Consulting, Ltd., dated 2/15/2021 (last revised 10/11/2021), Sheet 8
- Landscape Plan prepared by Manhard Consulting, Ltd., dated 5/7/2021 (last revised 7/6/2021), Sheets L1-L4
- Lighting Plan prepared by Visual, dated 2/16/2021, 1 Sheet
- Lighting Detail Sheet prepared by Hooker DeJong, dated 5/17/2021, 1 Sheet
- Site Accessories Booklet, submitted by General Capital (received by the Village 10/1/2021)
- Traffic Impact Study, prepared by KLOA (dated 5/14/2021)

Final PUD Approval shall be subject to the following conditions:

1. The full detail sheet for the carport in the Site Accessories Booklet shall be revised to be a standing seam roof deck to match the building prior to site grading permit approval.
2. The photometric lighting plans shall include the street lights along the Wheeling Road parkway prior to Village Board review of the Final PUD plans.

3. Payment in lieu of installation of the sidewalk along Wheeling Road shall be determined and accepted by the Engineering Division prior to permit issuance.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- E)** Docket No. 2021-42  
Union Apartments  
231 Wheeling Road  
Final Plat

There were no questions from the Commission.

Commissioner Sprague moved, seconded by Commissioner Berke to recommend approval of Docket No. 2021-42 approving the Final Plat of Union Apartments Subdivision under Title 17, Planning, Subdivisions and Developments, as shown on the final plat prepared by Manhard Consulting, Ltd., Sheets 1 thru 3, prepared by Eric R. Vesely, Illinois Professional Land Surveyor No. 3855, on behalf of General Capitol Group, for the property located at 231 Wheeling Road, Wheeling, Illinois.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- F)** Docket No. 2021-23A  
Masters Countertops  
363 Alice Street  
Variation for Side Yard Setbacks

Ms. Knysz announced Docket No. 2021-23A had been continued a couple times. The petitioner was going to return with revised plans. She had not heard from them in many weeks but heard

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Regular Meeting**

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just before the meeting that the petitioner has COVID, and they are requesting a continuance. She suggested continuing it until at least November 3<sup>rd</sup> or 17<sup>th</sup>. There has been no resubmittal.

Ms. Milluzzi recommended continuing it to at least November 17<sup>th</sup> or the December 1<sup>st</sup> date since no submittals had been made.

Commissioner Sprague asked if there had been any indication they wish to move forward. Ms. Knysz confirmed their attorney mentioned that they would reduce the rear setback.

Ms. Knysz suggests giving staff a couple weeks to review it so she suggested continuing it to November 17<sup>th</sup>.

Commissioner Yedinak moved, seconded by Commissioner Sprague to continue Docket 2021-23A to November 17, 2021.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- G)** Docket No. 2021-23B  
Masters Countertops  
363 Alice Street  
Variation for Rear Yard Setbacks

Commissioner Sprague moved, seconded by Commissioner Hyken to continue Docket 2021-23B to November 17, 2021.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- H)** Docket No. 2021-27  
Masters Countertops

363 Alice Street  
Major Site Plan Review for Building Addition

Commissioner Sprague moved, seconded by Commissioner Berke to continue Docket 2021-27 to November 17, 2021.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

## **8. APPROVAL OF MINUTES**

- A) Approval of Minutes of the Regular Meeting of September 22, 2021, (including the Findings of Fact for 2021-33A, 2021-33B, 2021-33C and 2021-35).

Commissioner Yedinak moved, seconded by Commissioner Berke to approve the minutes dated September 22, 2021 (including the Findings of Fact for 2021-33A, 2021-33B, 2021-33C and 2021-35) as amended.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

## **9. OTHER BUSINESS**

Chairman Johnson asked for an update on Wolf Road. Mr. Goetzelmann confirmed Wolf Road was open one way in each direction. This will probably be the configuration until June of next year. Work will be started at Strong and east Manchester starting October 25<sup>th</sup>. The two roads will be closed for a short period of time.

Commissioner Yedinak asked about guidelines on what the Plan Commission can consider in approving and denying a request. Ms. Milluzzi explained the Commission is limited to looking at the use itself and the standards of the Special Use and whether or not the Commission believes

it meets or doesn't meet the standards and if there are conditions that can mitigate the impact.

Ms. Knysz announced that Meet and Potatoes opened.

Chairman Johnson announced the Commission is meeting on October 27<sup>th</sup> and November 3<sup>rd</sup>.

**10. ADJOURNMENT**

Commissioner Sprague moved, seconded by Commissioner Berke to adjourn the meeting at 7:48 p.m. The motion was approved by a voice vote.