

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on January 26, 2022.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Berke, Hyken, Johnson, Riles, Sprague and Yedinak. Commissioner Blinova was absent. Also, present were Marcy Knysz, Village Planner, Mallory Milluzzi, Village Attorney and Fire Inspector Robert Niemiec.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

- A) Docket No. 2021-54A
Atlantic Aviation
1005 S. Wolf
Request for Variation to Reduce the Minimum Lot Size for Lot 6

See Findings of Fact and Recommendation for Docket No. 2021-54A.

Commissioner Yedinak moved, seconded by Commissioner Berke to recommend approval of Docket No. 2021-54A granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, Title 17 Planning, Subdivisions and Developments, Chapter 17-52 Variations, and associated sections, to permit a reduction of the required minimum lot size of 40,000 square feet to 7,098 square feet, associated with a proposed plat of re-subdivision of lots within the Chicago Executive Airport, located at located at 1005 S. Wolf Road (Lot 6), in accordance with Plat Atlantic Aviation Subdivision prepared by WT Group, dated 10/11/21.

On the roll call, the vote was as follows:

**Wheeling Plan Commission
Regular Meeting**

January 12, 2022

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

There being six affirmative votes, the motion was approved.

- B)** Docket No. 2021-54B
Atlantic Aviation
1011 S. Wolf
Request for Variation to Reduce the Minimum Lot Size for Lot 7

See Findings of Fact and Recommendation for Docket No. 2021-54B.

Commissioner Yedinak moved, seconded by Commissioner Berke to recommend approval of Docket No. 2021-54B, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, Title 17 Planning, Subdivisions and Developments, Chapter 17-52 Variations, and associated sections, to permit a reduction of the required minimum lot size of 40,000 square feet to 39,042, associated with a proposed plat of re-subdivision of lots within the Chicago Executive Airport, located at located at 1011 S. Wolf Road (Lot 7), in accordance with Plat Atlantic Aviation Subdivision prepared by WT Group, dated 10/11/21.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Hyken moved, seconded by Commissioner Berke to close Docket Nos. 2021-54 A&B. The motion was approved by a voice vote.

- C)** Docket No. 2021-55
Atlantic Aviation
1011 S. Wolf
Final Plat of Subdivision for Atlantic Aviation

Mr. Ryan Triphahn from WT Engineers, Mr. Mike Kurgan, Atlantic Aviation and Mr. George Sakas, Chicago Executive Airport, 1020 Plant Road, Wheeling, IL were present.

Ms. Knysz apologized and explained that Staff incorrectly proposed they would waive the preliminary plat of subdivision and get approval for the final plat of subdivision at one meeting. Tonight, Staff is requesting approval for the exemption of the preliminary plat of subdivision per

the applicable provisions of Section 17.20.030. If approved, the petitioners will return on February 23 for final plat approval. Regardless, there is no second Village Board Meeting in February so both pieces of the project would be presented to the Village Board at the first meeting in March.

No questions from the Commission.

Commissioner Sprague moved, seconded by Commissioner Berke to recommend approval of Docket No. 2021-55, approving the Final Plat Atlantic Aviation Subdivision under Title 17, Planning Subdivisions and Developments as shown on the Preliminary Plat Atlantic Aviation Subdivision prepared by WT Group, dated 7/8/2021 (last revised 10/11/2021), for the properties located at 1011 S. Wolf Road, Wheeling, Illinois, subject to the following conditions:

1. The title of the plat shall be changed from "Preliminary" to "Final".
2. Dashed building setback lines shall be included in the individual lots.
3. The Plat of Vacation of Kerry Lane, Ande Avenue & Cindy Lane shall be reviewed and approved by the Village Board prior to approval of the Final Plat of Consolidation Atlantic Aviation Subdivision.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- D)** Docket No. 2021-53
Atlantic Aviation
951 S. Wolf Road
Major Site Plan and Building Appearance Approval for a Fuel Farm

Mr. Ryan Triphahn from WT Engineers, Mr. Mike Kurgan, Atlantic Aviation and Mr. George Sakas, Chicago Executive Airport, 1020 Plant Road, Wheeling, IL were present.

Mr. Kurgan reported they had recently completed Hangar 43, including a hangar and office development for new airport tenants. For the second phase of the development, they are looking to install a fuel farm which will provide additional capacity. The existing fuel farm is severely undersized for the existing demand at the airport. In addition, it will also provide some safety buffer as well. The existing footprint of the leasehold requires them to operate equipment and fuel trucks near operating aircraft. If approved, the fuel farm would also provide a safety buffer and adequate space to stage the refueling equipment.

They are looking to position the fuel farm in newly defined Parcel 4. It is to the far north end of their existing leasehold and to the north of the recently completed Hangar 43. They are utilizing a general contractor that specializes in aviation fuel farms and American Environmental. The original design included five fuel tanks that were above ground, but Village Code requires the

tanks to be below ground which helps the aesthetics driving north or southbound on Wolf Road. Trees and berms will be provided to provide some screening. The only visual above ground would be a canopy similar to a traditional gas station as well as a small fuel cabinet (image provided at the meeting).

Commissioner Yedinak had no questions.

Commissioner Sprague asked why the screening on the kiosk was on the east side versus on the west side. Mr. Kurgan confirmed the operations would be on the west side. He explained the proposed location was the only place they could put the tank due to FAA setbacks. He explained it should help with protection from the wind and rain. Commissioner Sprague explained his request was more for visual reasons since it would block seeing the transfer lanes if the screening were on the west side. He asked if there was something physical keeping them from having the screening on the west side. Mr. Kurgan understood his request and agreed to investigate it.

Commissioner Sprague noticed a storm sewer basin to the east. He asked if there was containment for any spill going into the storm sewer basin. Mr. Kurgan explained the trench was closed off and also an emergency safety cutoff. Any spillage would go into the grass. Commissioner Sprague asked if the FAA had to inspect the tanks. Mr. Kurgan confirmed they were not FAA inspected but were State certified including by the State Fire Marshal. They are also required to have an SPCC plan.

Commissioner Riles had no questions.

Commissioner Hyken had no questions.

Commissioner Berke had no questions.

Chairman Johnson had no questions.

Fire Inspector Robert Niemiec confirmed the State Fire Marshal will inspect the installation of the tanks and the removal of the other tanks. The Fire Department agrees with the plan.

Commissioner Berke moved, seconded by Commissioner Yedinak to recommend approval of Docket No. 2021-53, granting major site plan and building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, in order to permit a fueling facility associated with Atlantic Aviation's operations, located at 951 S. Wolf Road, in accordance with the Overall Site Plans prepared by WT Group, last revised 11/15/2021 (Sheets A001-A005), Color Canopy Elevations prepared by WT Group, last revised 11/15/2021 (Sheet A006), Landscape Plan prepared by WT Group, last revised 11/15/2021 (Sheet L001), Site Circulation Plan prepared by WT Group, last revised 11/15/2021 (Sheet CIR001), Lighting Plan prepared by LSI, dated 5/18/2021, and Landscape Screening Exhibit prepared by WT Group, dated 8/27/2021 (Sheet EX-1).

On the roll call, the vote was as follows:

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

**Wheeling Plan Commission
Regular Meeting**

January 12, 2022

NAYS: None
ABSENT: Commissioner Blinova

There being six affirmative votes, the motion was approved.

- E)** Docket No. 2021-27
Masters Countertops
363 Alice Street
Major Site Plan Review for Building Addition

Ms. Knysz announced the petitioner has a new architect, so they provided a revised plan and are working with the Fire Department on some egress and exit doors. They have agreed to apply for a parking variation once they work out the necessary egress/door issue with the Fire Department. Staff proposes a motion to continue the docket to March 23, 2022.

Commissioner Sprague moved, seconded by Commissioner Riles to continue Docket No. 2021-27 to March 23, 2022.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

- A)** Approval of Minutes of the Regular Meeting of January 12, 2022

Commissioner Berke moved, seconded by Commissioner Yedinak to approve the minutes dated January 12, 2022, as presented.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

9. OTHER BUSINESS

Ms. Knysz announced the February 9th meeting might be canceled because there are currently no

items for the agenda.

Commissioner Sprague asked for another reminder to be included in the Village newsletter about picking up dog waste especially during winter.

Commissioner Sprague announced he would not be present at the March 9th meeting.

10. ADJOURNMENT

Commissioner Berke moved, seconded by Commissioner Hyken to adjourn the meeting at 6:58 p.m. The motion was approved by a voice vote.