

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on March 10, 2021.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Berke, Blinova, Johnson, Sprague and Yedinak. Commissioners Thompson 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

7. ITEMS FOR REVIEW

- A) Docket No. PC21-02
Waste Management
225 Industrial Lane
Major Site Plan Review for Parking Lot

This request for Waste Management is for a major site plan approval. The petitioner went before the Village Board on February 1, 2021 for their concept review where they received a favorable review. As a result, they are seeking a recommendation from the Plan Commission and will return to the Village Board for a final decision. They are also asking for approval to waive the requirement for the installation of a sprinkler system. They will exceed the lighting requirement, so the Plan Commission will take a poll.

Mr. Nicholas Berner, Diversified Engineering, 175 Ray Avenue NE, New Philadelphia, OH and Mr. Jack Schwab, District Manager, Waste Management were present.

The overall site plan is located off of Industrial Lane and Sumac Road. The property being reviewed is 225 Industrial Lane which is currently owned by Waste Management and is used as a storage yard. They are proposing to redevelop this portion of land as additional truck parking operations. There is currently truck parking on 230 Sumac, just to the south so this would be a similar layout. This is a 38-vehicle parking schematic for the development.

Commissioner Yedinak questioned if the lighting plan required airport review. Mr. Berner confirmed the lighting and proposed fueling system had been reviewed and approved by the FAA.

Commissioner Yedinak questioned where the storm water drained. Mr. Berner explained it tied into the storm sewer system that was currently on Industrial Lane. The underground retention system has a filtration/isolation chamber for small storm treatment with a controlled outfall. The system is designed to be able to store a full 100-year storm event on site without release. The system ties directly into the storm sewer system that is along Industrial Lane that outfalls to the river past Milwaukee. The storm water itself does a slow release so there are no suspended solids.

Commissioner Berke had no questions.

Commissioner Blinova had no questions.

Commissioner Sprague questioned the need for a truss on the east side of the proposed parking lot since the vehicles would not be driving through at that point. Mr. Berner explained the truss offers better lighting and visibility at the pre-launch inspection of the vehicles and allows the route managers that assist at the morning launches to be able to walk more freely and be more visible for all of the trucks during the launch sequences.

Commissioner Sprague asked about the safety precautions if there was a hose failure on the trusses. Mr. Berner explained all of the hoses are camlock so if they are disconnected, they stop immediately. The fueling process takes about 4-6 hours depending on how full the trucks are.

Commissioner Sprague referred to the two proposed river birches and thought they preferred a damp or moist soil which would not be able to be maintained without irrigation. Mr. Berner explained they used a similar landscaping design on the 209/211 development. They transition to the river birch as the area lies inside the floodplain, so they anticipate the soils to be saturated more often than not. The irrigation waiver is based off the fact that there is not currently a water service for the lot. There isn't a structure or building for a meter to be set to run the full system.

Commissioner Sprague referred to the proposed crab apple tree and mentioned they get messy in the fall, he suggested looking into something different to avoid the mess. Mr. Berner agreed to review and adjust for Staff approval.

Chairman Johnson asked where the dumpsters would be stored on the site. Mr. Berner thought the real estate department was actively seeking another location for storage. He agreed they were leaving in order for them to do this development. He agreed to check with the real estate department and get back to Staff.

Chairman Johnson took a poll regarding waiving the irrigation requirement.

Commissioner Yedinak: agreed
Commissioner Sprague: agreed
Commissioner Blinova: agreed
Commissioner Berke: agreed
Chairman Johnson: agreed

The vote was 5:0 in favor of waiving the irrigation requirement.

Chairman Johnson asked if any Commissioner had an issue with the lighting exceeding the requirement. All Commissioners were in favor of the lighting.

Commissioner Yedinak moved, second by Commissioner Blinova to recommend approval of Docket No. PC21-02, granting major site plan approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, in order to permit a new parking facility for Waste Management of Illinois for the property located at 225 Industrial Lane in accordance with the Petitioner's Project Description Letter, dated 10/29/2020, Construction Plans prepared by Diversified Engineering, Inc., dated 10/29/2020 (last revised 12/21/2020) and the Site Plan prepared by Diversified Engineering, Inc., dated 10/29/2020 (last revised 12/21/2020).

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- B)** Docket No. PC21-06
Waste Management
225 Industrial Lane, 200 Sumac Road
Plat of Consolidation

Ms. Knysz explained the 225 project would incorporate part of Stavros Lane which is to the east. It is a Plat of Vacation, which goes in front of the Village Board and not the Plan Commission. The petitioner is present to consolidate the 225 with 230 and 200 Sumac Road. Because it is three lots or less, the Plan Commission can waive the preliminary plat approval as the first action. The second action is the recommendation with one condition that the Plat of Vacation shall be reviewed and approved by the Village Board prior to approval of the Plat of Consolidation.

Mr. Nicholas Berner, Diversified Engineering, 175 Ray Avenue NE, New Philadelphia, OH and Mr. Jack Schwab, District Manager, Waste Management were present.

The shop addition went before the Village Board for conceptual review on February 1st. As part of the overall consolidation, it is consolidating both 200 and 230 Sumac to make the addition more cohesive since it crosses one of the boundary lines.

Commissioner Berke had no questions.

Commissioner Blinova had no questions.

Commissioner Sprague asked if the neighbor at 301 was aware that Stavros Road would be split in half. Mr. Berner confirmed they were aware. There is a letter of acknowledgment from the landowner to the east for the 50/50 split of Stavros Road.

Commissioner Sprague noticed the sewer and utility easement in between the properties. Mr. Berner explained there was a 10' easement at the back between the 225 and the 230 property so the easement is continued. The water and sanitary are located along Industrial Lane. The easement to the south of 225 is currently an overhead utility (internet/cable) line. Part of their proposed development is raising the line where needed. There is currently an access lane and part of the Plats of Vacation and Consolidation were to continue the easement through the existing Stavros Road right-of-way.

Commissioner Yedinak questioned who was giving up Stavros Road. Ms. Milluzzi explained the Village was vacating it and the law provides that they have the option to split it 50/50 between the two property owners.

Commissioner Sprague moved, seconded by Commissioner Berke to approve to exempt the Plat of Consolidation from the applicable provisions of Section 17.20.030 – Preliminary Plat Approval, under Title 17, Planning Subdivisions and Developments.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Yedinak moved, seconded by Commissioner Blinova to recommend approval of Docket No. PC21-06, approving the Plat of Consolidation under Title 17, Planning Subdivisions and Developments as shown on the Plat of Consolidation prepared by Gremley & Biedermann, dated December 16, 2020 (last revised March 2, 2021), for the properties located at 225 Industrial Lane, 200 Sumac Road and 230 Sumac Road, Wheeling, Illinois, with the following condition.

1. That the Plat of Vacation shall be reviewed and approved by the Village Board prior to approval of the Plat of Consolidation.

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Blinova, Johnson, Sprague, Yedinak
NAYS: None
ABSENT: Commissioners Thompson
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 February 24, 2021 (including the Findings of Fact for 2021-01 and 2021-02)

Commissioner Yedinak moved, seconded by Commissioner Berke to approve the minutes dated February 24, 2021 as presented.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

9. OTHER BUSINESS

10. ADJOURNMENT

Commissioner Sprague moved, seconded by Commissioner Berke to adjourn the meeting at 6:53 p.m. The motion was approved by a voice vote.