
1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on April 8, 2020.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present via WebEx were Commissioners Blinova, Creech, Kalis, Thompson and Yedinak.
Present at Village Hall were Commissioner Johnson, Marcy Knysz, Village Planner and Mallory Milluzzi, Village Attorney.

Commissioner Sprague joined the call at 6:36 p.m.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS – None

6. CONSENT ITEMS

A) Docket No. SCBA 20-6
Mia's Cantina
Approval of Wall Signs
401 W. Dundee Road

B) Docket No. SCBA 20-11
The Landings
Approval of Monument Sign Modification
156 W. Dundee Road

Commissioner Creech moved, seconded by Commissioner Yedinak to approve the following consent items.

Approve Docket No. SCBA 20-6 to permit the installation of two wall signs in accordance with the sign plans prepared by Mark Your Space (dated 12/17/19), for Mia's Cantina located at 371 W. Dundee Road.

Approve Docket No. SCBA 20-11 to permit the new faces on both sides of the existing monument sign in accordance with the sign plans prepared by Fast Signs, received by the Village on 3/9/2020, for the Landings located at 156 W. Dundee Road.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Johnson, Kalis, Thompson, Yedinak
NAYS: None
ABSENT: Commissioner Sprague (dropped off the call)

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PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Sprague joined the call after the vote, at 6:36 p.m.

7. ITEMS FOR REVIEW

- A) Docket No. PC 20-4
Hidden Valley
Minor Site Plan Approval
1197 Willis Avenue

Ms. Knysz gave a brief overview of the proposal. The petitioner wants to add a truck access drive to the south property line and extend the employee parking on the northern side. They are not changing any landscaping. She suggested discussing the lighting. The Staff Report mentioned a parkway tree that needed to be replaced, but Public Works confirmed the tree did not need to be replaced. One tree will be removed along the parkway, but not replaced so a conditional approval is not required.

Mr. Don Dixon, Civil Engineer, Gewalt Hamilton Associates, 625 Forest H Drive, Vernon Hills, was present to represent Hidden Valley.

They are looking to segregate the existing truck traffic from the passenger traffic in the employee parking lot by installing a new truck only access drive along the south property line. Along with the project, they will be enlarging the existing employee parking lot. Currently, there are 182 standard parking spaces and six ADA spaces for a total of 188. Under the proposed expansion plan, they will be increasing the number to 264 standard spaces with eight ADA stalls for a total of 272 spaces. Mr. Dixon explained the primary reason for the increase in the parking count is because of the shift change that occurs three times a day (150 employees). The existing parking is pretty tight at one particular time. The additional parking will help alleviate any of the shortage of spaces that occur at that point.

There are currently 10-20 trucks that access the facility on a daily basis. The improvements will not change it but will segregate the truck traffic from the employee traffic in the parking lot. Along with the improvements, the Staff Report mentioned there was no additional lighting except for one light being added at the inside corner of the turn on the new truck drive. Since the report, they reviewed the photometrics on the site and believe they will probably be adding two lights along the south edge of the new parking expansion to ensure sufficient lighting. The plans currently show two small bioswales on the plans (rain gardens) which is in line with the MWRD WMO permit requirements. There is an existing large basin on the right side that they will be making slight modifications to the top of the berm to accommodate the additional required detention. They are currently in the MWRD permit review. The petitioner would like to complete the project by the end of June 2020.

Commissioner Blinova had no questions.

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Commissioner Creech had no questions.

Commissioner Kalis liked to see the additional parking in the Village and had no questions or concerns.

Commissioner Sprague referred to a tree located on the north side of the access road that might be in the vision clearance triangle. He questioned if it also needed to be relocated. Mr. Dixon confirmed they did not run a sight triangle on it but he didn't think the tree imposed anymore than the existing trees to the north on either side of the entrance. The access point is limited to the tractor trailer drivers which have more height which might help. He agreed to run the sight triangle on it and will submit it while they are under MWRD review. Commissioner Sprague thought the tree was located in the same proximity as the one being removed.

Commissioner Sprague questioned if additional lighting was needed for the expanded part of the parking lot. Mr. Dixon confirmed they were adding two lights on the south border of the parking lot expansion to meet the illumination requirement.

Chairman Johnson explained that Public Works had determined the one tree did not need to be replaced.

Commissioner Thompson had no questions.

Commissioner Yedinak was confused about the tree. He referred to the image from the Hidden Valley document provided by Staff which showed no tree. He questioned if a tree was being removed. Mr. Dixon confirmed the tree showed up in their survey and believes the tree is on the property. Ms. Knysz confirmed the tree existed, but the photo was from the very south end of the lot.

Commissioner Yedinak questioned if the sewer line had to be relocated. Mr. Dixon confirmed the driveway was north. The pipe from the bioswale connects into the sewer.

In reply to Commissioner Yedinak's question, Ms. Knysz confirmed the minor landscape changes were in the bottom southwest corner of the new parking lot.

Commissioner Yedinak questioned the parking requirement. Mr. Dixon referred to the site data on the site plan which includes the parking count required by use. They broke it out by office use, warehouse space, industrial active space and other for a total parking requirement of 174 spaces. They will exceed the requirement.

Commissioner Sprague questioned if they would be adding a light at the entrance of the truck access road. Ms. Knysz noted there were streetlights on the street. Mr. Dixon will review the lighting with the owner. He confirmed it would be the same group of truckers coming in on a regular basis. Commissioner Yedinak looked at the Google satellite view which showed a streetlight halfway between the new and old driveways and the next streetlight at the corner where Gilman turns into Willis Avenue. Mr. Dixon confirmed the current plan was not adding another light, but he explained they may add directional signage to assist any new drivers.

Commissioner Sprague lost connection prior to the vote.

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Commissioner Creech moved, seconded by Commissioner Kalis to approve Docket No. PC 20-4 granting minor 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 construct a new truck access road and expansion of the south employee parking lot and related site improvements at 1197 Willis Avenue, in accordance with the 2020 Site Improvements Plans prepared by Gewalt Hamilton Associates, dated 2/2/2020, subject to the following condition:

1. Additional lighting shall be installed at the southern end of the new parking lot.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Johnson, Kalis, Thompson, Yedinak
NAYS: None
ABSENT: Commissioner Sprague (dropped off the call)
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 March 11, 2020 (including Findings of Fact for Docket No. 2019-26)

Commissioner Creech moved, seconded by Commissioner Yedinak to approve the minutes dated March 11, 2020 as presented. The motion was approved by a voice vote.

Commissioner Sprague rejoined the call at 6:56 p.m.

9. OTHER BUSINESS

The Commission thanked Village Staff for setting up the virtual meeting.

10. ADJOURNMENT

Commissioner moved Kalis, seconded by Commissioner Yedinak to adjourn the meeting at 6:59 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.