

**1. CALL TO ORDER**

Chairman Johnson called the meeting to order at 6:30 p.m. on May 12, 2021.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

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

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

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

**6. CONSENT ITEMS - None**

**7. ITEMS FOR REVIEW**

- A) Docket No. 2021-10  
Elenco Electronics, Inc.  
150 W. Carpenter  
Special Use to Permit Outdoor Storage

See Findings of Fact and Recommendation for Docket No. 2021-10.

Commissioner Yedinak moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2021-10, granting a Special Use as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulation, and associated sections, to permit outdoor storage (Elenco Electronics, Inc.) located at 150 W. Carpenter Avenue, in accordance with the Petitioner's Project Description Letter dated 3/12/2021 (updated 4/19/2021), Parking Layout Exhibit and Plat of Survey with Project Plan (received by the Village 4/16/2021).

On the roll call, the vote was as follows:

**Wheeling Plan Commission  
Regular Meeting**

**May 12, 2021**

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

There being five affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Blinova to close Docket No. 2021-10.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- B)** Docket No. PC21-11  
Elenco Electronics, Inc.  
150 W. Carpenter  
Minor Site Plan Approval

Ms. Linda Kramer, Vice President, Elenco Electronics, 130 and 150 West Carpenter, Wheeling was present.

Commissioner Sprague moved, seconded by Commissioner Berke to approve Docket No. PC 21-11, granting a minor site plan approval, as required in Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, to permit outdoor storage containers, located at 150 W. Carpenter Avenue, in accordance with the Petitioner's Project Description Letter dated 3/12/2021 (updated 4/19/2021), Parking Layout Exhibit and Plat of Survey with Project Plan (received by the Village 4/16/2021).

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- C)** Docket No. 2021-13  
AP Stretching Studio/AP Rhythmic Academy  
970 Seton Court  
Special Use to Permit a Recreation and Instruction Facility

See Findings of Fact and Recommendation for Docket No. 2021-13.

Commissioner Yedinak moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2021-13, 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 recreation and instruction facility for AP Stretching Studio/AP Rhythmic Academy, located at 970 Seton Court, in accordance with the petitioner's project description letter (dated 4/19/2021).

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Berke to close Docket No. 2021-13.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- D)** Docket No. 2021-16  
Selfreliance Federal Credit Union  
50 W. Dundee Road  
Special Use to Operate a Credit Union

See Findings of Fact and Recommendation for Docket No. 2021-16.

**Wheeling Plan Commission  
Regular Meeting**

**May 12, 2021**

Commissioner Yedinak moved, seconded by Commissioner Berke to recommend approval of Docket No. 2021-16, granting a Special Use as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulation and associated sections, in order to operate a credit union for Selfreliance Federal Credit Union, located at 50 W. Dundee Road, in accordance with the Petitioner's Project Description (received by the Village 2/2/2021), Plat of Survey prepared by Morris Engineering, dated 12/11/2017), and Site Plan prepared by Leader Architects, dated 4/2/2021.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Yedinak to close Docket No. 2021-16.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- E)** Docket No. PC21-13  
Selfreliance Federal Credit Union  
50 W. Dundee Road  
Minor Site Plan Approval

B. George Oleksiuk, Attorney, B. George Oleksiuk & Associates, P.C., 422 E. Palatine Road, Palatine, IL, Peter Ilnickyj, Chief Operating Officer, Selfreliance Federal Credit Union, 2332 W Chicago Ave, Chicago IL and Oleh Leskiv, architect, 1701 S. 1<sup>st</sup> Avenue, Maywood, IL were present.

Ms. Knysz reviewed the proposed conditions.

1. All bollards shall be removed/relocated prior to occupancy.
2. Proposed "optional motorcycle parking" areas shown on the site plan shall be removed from the plans.

3. Construction method for establishing green space areas shall be submitted with the engineering site permit application.
4. Trash enclosure detail shall be submitted with the building permit application.

Mr. Oleksiuk confirmed they would comply with Staff's recommendations.

Commissioner Blinova questioned if the windows would be repaired. Mr. Leskiv confirmed the existing windows would remain as is with no repairs.

Commissioner Sprague had no questions.

Commissioner Yedinak looked forward to having the building cleaned up.

Commissioner Yedinak asked about the objection to the motorcycle parking. Ms. Knysz explained the motorcycle parking in the front might be in the way for the regular parking spaces. Mr. Leskiv confirmed there was no obstruction. He offered to remove the motorcycle parking in the front of the building and leave them on the side. Commissioner Yedinak didn't understand the objection. He personally would not object to adding it back into the employee area.

Commissioner Yedinak asked if they would be willing to add a bicycle rack. Mr. Leskiv agreed to add one on the west side.

Commissioner Yedinak questioned if the landscaping in the front would be cleaned up. Mr. Leskiv confirmed the front would remain as is. They were just adding greenery on the east side of the building. Commissioner Yedinak asked the petitioner to clean and maintain the landscaping in front. Ms. Knysz confirmed there were new shrubs.

Commissioner Berke had no questions.

Chairman Johnson asked about signage. Ms. Knysz confirmed there was a temporary sign so they would need to return with signage.

Commissioner Yedinak asked about the decision on the motorcycle parking. Chairman Johnson did not recall any site with special motorcycle parking so the spaces would be removed.

Commissioner Sprague moved, seconded by Commissioner Blinova to approve Docket No. PC 21-13, granting a minor site plan approval, as required in Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, in order to operate a credit union, located at 50 W. Dundee Road, in accordance with the Petitioner's Project Description (received by the Village 2/2/2021), Plat of Survey prepared by Morris Engineering, dated 12/11/2017) and Site Plan prepared by Leader Architects, dated 4/2/2021, subject to the following conditions:

1. All bollards shall be removed/relocated prior to occupancy.
2. Proposed "optional motorcycle parking" areas shown on the site plan shall be removed from the plans.

3. Construction method for establishing green space areas shall be submitted with the engineering site permit application.
4. Trash enclosure detail shall be submitted with the building permit application.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- F)** Docket No. 2021-11  
Heartland Animal Shelter NFP  
586 Palwaukee Drive  
Special Use to Permit an Animal Shelter

See Findings of Fact and Recommendation for Docket No. 2021-11.

Commissioner Yedinak moved, seconded by Commissioner Berke to recommend approval of Docket No. 2021-11, granting a Special Use as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulation, and associated sections, to permit an animal shelter for Heartland Animal Shelter located at 586 Palwaukee Drive, in accordance with the Petitioner's Project Description Letter (received 3/24/2021), and Design Development Layout Plans prepared by designhaus architecture, dated 4/19/2021.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Berke to close Docket No. 2021.11.

On the roll call, the vote was as follows:

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

**Wheeling Plan Commission  
Regular Meeting**

**May 12, 2021**

PRESENT: None  
ABSTAIN: None

There being five affirmative votes, the motion was approved.

- G)** Docket No. PC21-12  
Heartland Animal Shelter NFP  
586 Palwaukee Drive  
Minor Site Plan Approval

Scott Hargadon, attorney, Melster Purtill & Stelle, Chicago, Cheryl Westin, President of the Board of Heartland Animal Shelter, Gabriella Keresi-Uresti, Executive Director, Heartland Animal Shelter and Stan Amelkovich, architect were present.

Ms. Knysz reviewed the proposed condition.

1. All bollards on the west side of the building shall be repainted prior to occupancy.

Commissioner Sprague had no questions.

Commissioner Berke had no questions.

Commissioner Yedinak asked about the access to ball run number one. Stan confirmed the ball run would be accessed through the drive-in door.

Commissioner Yedinak mentioned the parking lot needed repairs and asked if they planned to resurface it in the future. Ms. Keresi-Uresti confirmed they planned to repair it in the future.

Commissioner Blinova had no questions.

Chairman Johnson wanted the landscape around the building cleaned up and repairs made to the parking lot.

Commissioner Berke moved, seconded by Commissioner Yedinak to approve Docket No. PC 21-12, granting a minor site plan approval, as required in Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, for Heartland Animal Shelter, located at 586 Palwaukee Drive, in accordance with the Petitioner's Project Description Letter (received 3/24/2021), Existing Conditions Plans prepared by designhaus architecture, dated 4/19/2021, Design Development Layout Plans prepared by designhaus architecture, dated 4/19/2021, Landscape Plan prepared by designhaus architecture, dated 4/19/2021, and Cat Patio Schematic Design prepared by designhaus architecture, dated 4/19/2021 and subject to the following conditions:

1. All bollards on the west side of the building shall be repainted prior to occupancy.
2. The bollard next to the transformer shall be straightened.

On the roll call, the vote was as follows:

**Wheeling Plan Commission  
Regular Meeting**

**May 12, 2021**

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

There being five affirmative votes, the motion was approved.

**H)** Docket No. 2021-12  
Mike DiCosola  
747 S. Elmhurst Road  
Rezoning from the R-1 Single Family Zoning District to the R-3 Single-Family  
Zoning District

See Findings of Fact and Recommendation for Docket No. 2021-12.

Commissioner Sprague moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2021-12, granting rezoning from the R-1 Single Family Residential District to the R-3 Single Family Residential District zoning district as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.14 Ordinance Administration, and associated sections for the property located at 747 S. Elmhurst Road, in accordance with the Petitioner's Summary of Rezoning (received 3/16/2020) and the Rezoning Exhibit (dated 4/28/2020).

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Yedinak moved, seconded by Commissioner Berke to close Docket No. 2021-12.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.



Commissioner Yedinak moved, seconded by Commissioner Sprague to go into recess at 7:52 p.m. The motion was approved by a voice vote. The Commission reconvened at 8:00 p.m.

- I)** Docket No. 2021-17  
Prairie Park Condominium Development  
Amendment to Previously Approved Planned Unit Development

See Findings of Fact and Recommendation for Docket No. 2021-17.

Commissioner Berke moved, seconded by Commissioner Blinova to continue Docket No. 2021-17 to May 26, 2021.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

## **8. APPROVAL OF MINUTES**

- A)** Approval of Minutes of the Regular Meeting of April 28, 2021 (including the Findings of Fact for 2021-09).

Commissioner Sprague moved, seconded by Commissioner Berke to approve the minutes dated April 28, 2021 as presented.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

## **9. OTHER BUSINESS**

Commissioner Sprague asked for an update on the car wash on Milwaukee. Mr. Klicker explained the redevelopment agreement with the developer needed to be transferred to the new

developers of the property. The ball was in the new developer's court.

Commissioner Sprague asked for an update on the workforce apartments. Ms. Knysz explained the ball was in their court. Staff is waiting for them to respond to their comments.

Commissioner Sprague asked about the expansion to the asphalt plant. Mr. Goetzelmann confirmed the project was currently put on hold.

Mr. Klicker confirmed the proposed spa had gone away but their Special Use was still active. The current property owners were marketing the site.

## **10. ADJOURNMENT**

Commissioner Yedinak moved, seconded by Commissioner Berke to adjourn the meeting at 9:23 p.m. The motion was approved by a voice vote.