

**1. CALL TO ORDER**

Chairman Pro Tem Johnson called the meeting to order at 6:30 p.m. on Thursday, September 22, 2016.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present were Commissioners Blinova, Dorband, Johnson, Powers and Zangara. Commissioners Issakoo and Ruffatto were absent with prior notice. Also present were Brooke Jones, Associate Planner, Mallory Milluzzi, Village Attorney, Ron Antor, Fire Inspector and Kyle Goetzelmann, 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. PC 16-10](#)  
Wheeling High School  
900 S. Elmhurst Road  
Minor Site Plan & Appearance Approval of Athletic Field Modifications

Mr. Ted Birren, Director of Operations, Township High School District 214 and Mr. Mike Henderson, Partner SCR Partners (Architect) were present.

Mr. Birren announced they were presenting phase 1 of 2 phases of planned construction during the summer of 2017. They are looking to move the existing Varsity softball field from the southeast portion of the property to the very southeast corner of the property in order to make room for an addition on the field house building.

Mr. Birren reported they would be removing the bushes along Elmhurst and Hintz Roads this weekend. They will also replace the fence with a 4' high black chain link. Ms. Jones will add a

condition regarding the removal of the bushes into the approval for this docket. She questioned if the replacement of the fence around the perimeter of the site was part of the proposal. Mr. Birren explained the fence would come down when they removed the bushes. Ms. Jones was unsure if it was part of this proposal. Mr. Birren confirmed it should be included. She explained it would be a site change and the Plan Commission would need to discuss and approve the change. Mr. Birren confirmed the bushes and fence along Hintz and Elmhurst Roads would be removed and they were replacing it with a black 4' high chain link fence to replace the existing fence buried in the bushes. Mr. Birren apologized he did not realize they needed to submit the changes. They would return in a couple of weeks with the second phase of the project which includes the additions to the building.

Commissioner Zangara understands the reason they were doing it. He mentioned he does a lot of Little League baseball and is familiar with all of the fields in the District. He did not recommend using the clamshell backstop. He understands the reason but mentioned it was high school girl softball. He explained the umpire's foot touches the backstop unless it was placed far enough back. He felt it was awkward and could be dangerous. He recommended using the same type of backstop as the existing or the new modern backstops with the poles and netting. He felt they would be a better solution. Mr. Birren explained it was also their first choice to use the same type of backstops but they thought the Commission would want to protect the roadways. They also had a concern about the ComEd lines on their side of the street and were unsure if the poles and netting would be compatible with the ComEd lines. Commissioner Zangara asked for them to investigate it.

Commissioner Zangara questioned if there was a way to flip flop the bleachers with the dugouts. He explained the site lines don't allow the bleachers to see the batter. He mentioned he had heard this complaint from a lot of parents. They preferred the bleachers to be closer and the dugouts could be further and it would also protect the people on the on deck circles. He felt the spectators would not want to sit by the bleachers and would congregate behind the backstop.

Mr. Birren agreed to consider the suggestions.

In reply to Commissioner Zangara's question, Mr. Birren confirmed the dugout floors were concrete.

Commissioner Zangara questioned if there would be openings in the fence to get to the softball fields. Mr. Birren explained there were currently openings in the fence buried in the bushes so you would be able to access the field from the sidewalk in addition to parking in the front parking lot.

Commissioner Zangara questioned the reason they were proposing asphalt for the bleachers and shed. Mr. Birren explained their intention was concrete.

Commissioner Zangara questioned if there was a location for the existing outdoor batting cages. Mr. Birren confirmed the batting cages would remain in the same location.

Commissioner Zangara questioned the plans for the scoreboard. Mr. Birren explained they would probably relocate the scoreboard further down on the field house. It will be much more visible.

Commissioner Zangara was glad to see the expansion.

Commissioner Dorband had no questions.

Commissioner Powers was glad they were removing the bushes.

Commissioner Powers agreed with Commissioner Zangara's suggestions.

Commissioner Blinova had no questions.

In reply to Chairman Pro Tem Johnson's question, Mr. Birren confirmed they were removing all of the bushes. Chairman Pro Tem Johnson questioned if they were replacing any greenery. Mr. Birren explained they had a District wide plan looking at all campuses since they've removed a lot of trees because of the Emerald Ash Borer. They have a landscape architect who is designing a master plan district wide. They are looking to fill in all of the campuses with additional greenery over the next two summers. They will probably add more trees but not bushes.

Chairman Pro Tem Johnson felt the kids would climb over the 4' fence and head over to Subway at lunchtime. Mr. Birren felt most kids leaving for lunch would exit from the front door and wouldn't go across the field. He also mentioned they were changing their class schedule for next year so the time for lunch was being reduced to about 25-30 minutes.

Chairman Pro Tem Johnson referred to the shed. Mr. Birren explained they were buying the shed from Home Depot. The concrete pad from the bleachers would continue to the shed.

In reply to Chairman Pro Tem Johnson's question, Mr. Birren explained the new fence would go from the west side of the Hintz Driveway, cross the driveway and go all the way down and turn the corner and go up to the under level softball field. It will be uniform.

Mr. Birren mentioned they would be getting a dressier Wheeling High School sign.

Chairman Pro Tem Johnson referred to Commissioner Zangara's suggestions. He questioned if the petitioner needed to return. Commissioner Zangara explained they were recommendations that he wanted them to explore. Ms. Jones felt they could present it when they return with Phase 2.

Ms. Jones included a condition – "That the existing fence and hedge along the perimeter of Hintz and Elmhurst Road may be removed and replaced with a 4' high black chain link fence." She also drafted a condition to consider – "That the location of the dugouts and bleachers may be adjusted to allow for better visibility of the batter's box by spectators."

Chairman Pro Tem Johnson questioned if a condition needed to be added that concrete would replace the asphalt listed on the plans. Mr. Birren confirmed the intent was concrete. Ms. Jones agreed to write a condition – "That the pads of the bleachers, dugout and shed shall be concrete." Mr. Birren agreed to look at the backstop options. Commissioner Powers wanted to see a plan that represents the backstop and locations of bleachers and dugouts correctly. Ms. Milluzzi didn't think flip flopping the locations of the bleachers and dugouts would need to return to the Plan Commission. Regarding the backstop, the Commission could approve it as is and if they decide to switch it they could return as a minor site plan approval.

Ms. Jones questioned if the Commission wanted to allow the petitioner the flexibility to install an alternative backstop for the backstop. Mr. Birren explained if there was a way to do it with ComEd he would prefer to go with a regular backstop. The Commission was in agreement to give the petitioner the flexibility to change the backstop without having to come back.

Ms. Jones proposed the following condition – “That the pole and netting style of backstop may be used if allowed by ComEd.”

Commissioner Powers moved, seconded by Commissioner Zangara to approve Docket No. PC 16-10 to grant minor site plan and appearance approval as shown on the following exhibits submitted September 8, 2016, by School District 214, for Wheeling High School located at 900 S. Elmhurst Road, Wheeling, Illinois:

- Cover letter (2 pages),
- Site demolition plan,
- Proposed site plan,
- Field renderings (3 pages),
- Photograph of shed, and
- Plat of survey.

With the following conditions:

1. That the existing fence and hedge along the perimeter of Hintz and Elmhurst Road maybe removed and replaced with a 4' high black chain link fence;
2. That the location of the dugouts and bleachers maybe adjusted to allow for better visibility of the batter's box by spectators; and
3. That the pole and netting style of backstop may be used if allowed by ComEd.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Johnson, Powers, Zangara  
NAYS: None  
ABSENT: Commissioners Issakoo and Ruffatto  
PRESENT: None  
ABSTAIN: None

There being five affirmative votes, the motion was approved.

- B)** [Docket No. 2016-19](#)  
Target  
1400 Lake Cook Road

Variation from Title 21, Sign, Related to Sign Setback Requirements

See Findings of Fact and Recommendation for Docket No. 2016-19.

Commissioner Powers moved, seconded by Commissioner Zangara to recommend approval of Docket No. 2016-19, Granting a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21.06, Signs in Commercial and Industrial Districts, Section 21.06.500, Permitted Signs, Subsection (b) Freestanding Signs, 5(A), to reduce the required setback from ten (10) feet to 0.3 feet as shown on the Plat of Survey and Landscape Plan submitted August 24, 2016 on behalf of Target, located at 1400 Lake Cook Road, Wheeling, Illinois,

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Johnson, Powers, Zangara  
NAYS: None  
ABSENT: Commissioners Issakoo, Ruffatto  
PRESENT: None  
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Zangara moved, seconded by Commissioner Powers to close Docket No. 2016-19. The motion was approved by a voice vote.

- C) [Docket Nos. 2016-14A,B,C&D](#)  
Builders Asphalt  
571-581 Wheeling Road  
(2016-14A) Text Amendments to Title 19, Zoning, Related to ‘Concrete / Asphalt Plant’  
(2016-14B) Rezoning of the Property from I-2 Limited Industrial District to I-4 Heavy Industrial District  
(2016-14C) Special Use-Site Plan Approval of an Asphalt Plant  
(2016-14D) Variations from Title 19, Zoning, Relating to the Construction of an Asphalt Plant

See Findings of Fact and Recommendation for Docket No. 2016-14A,B,C&D.

Commissioner Zangara moved, seconded by Commissioner Dorband to recommend approval of Docket 2016-14A, amending Title 19, Zoning Code, to read as follows:

1. Amend Section 19.01.010, Definitions, to insert the following:

**Concrete / Asphalt Plant**

A facility for the mixing and crushing and the storage and transporting of raw or recycled aggregate, along with concrete, and liquid asphalt to make Asphalt Cement Concrete

(A.C.C.) or concrete for the purpose of sale.

2. Amend Appendix A: Use Table, as follows:

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***Industrial Districts – Permitted and Special Uses (cont).***

P=Permitted Use, S=Special Use Permit, Blank=Not Allowed				
	<b>I-1 Light Industrial and Office District</b>	<b>I-2 Limited Industrial District</b>	<b>I-3 General Industrial District</b>	<b>I-4 Heavy Industrial District</b>
<b>Industrial Uses</b>				
...				
<i>Asphalt/Concrete Plant</i>				S

...

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Johnson, Powers, Zangara  
 NAYS: None  
 ABSENT: Commissioners Issakoo and Ruffatto  
 PRESENT: None  
 ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Zangara moved, seconded by Commissioner Dorband to recommend approval of Docket No. 2016-14B, granting a Rezoning from I-2 Limited Industrial District to I-4 Heavy Industrial District, as illustrated on the staff exhibit “Existing vs. Proposed Zoning” dated September 15, 2016, 571-581 Wheeling Road, Wheeling, Illinois.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Johnson, Powers, Zangara  
 NAYS: None  
 ABSENT: Commissioners Issakoo and Ruffatto  
 PRESENT: None  
 ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Zangara to recommend approval of Docket No. 2016-14C Special Use and associated Site Plan Approval as required under Chapter 19-07 Industrial Districts, Section 19.07.050 I-4 Heavy Industrial District and Chapter 19-10 Use Regulations, Section 19.10.030 Special Uses, to permit an asphalt/concrete plant at 571-581 Wheeling Road, Illinois, in accordance with the following plans and documents submitted August 11, 2016 (except as noted):

- Response Letter
- Project Description Letter
- Site Plan (9.21.2016)
- Landscape Plan (9.21.2016)
- Photometric Plan (9.01.2016)
- Elevation Plan (Asphalt Plant) (8.31.2016)
- Lab and Control Building Elevation Plans (8.31.2016)
- Lab and Control Building Floor Plan (9.01.2016)
- Office Building Floor Plan (9.01.2016)
- Preliminary Engineering Plans
- Perspective View
- Plats of survey
- Traffic Study
- Environmental Study
- Acoustical Study
- 3 Truck Turning Radius Exhibits of the Traffic Study (9.21.2016)

And with the following conditions:

1. That a total of eight silos are permitted in the location shown on the site plan,
2. That prior to permit approval, a plat of vacation shall be executed for the Village right-of-way (Commercial Drive),
3. Prior to Board consideration, the petitioner shall make a formal request to the Village Board for the offsite compensatory storage request for use of storage credits in Heritage Lake,
4. All trees shall be at least 3” caliper, and
5. Fuel storage shall be underground.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Johnson, Powers, Zangara  
NAYS: None  
ABSENT: Commissioners Issakoo and Ruffatto  
PRESENT: None  
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Dorband to recommend approval of Docket No. 2016-14D granting zoning variations from Title 19, Zoning, of the Wheeling Municipal Code:

Chapter 19-07, Industrial Districts, Section 19.07.050, I-4 Heavy Industrial District

1. Subsection D3, reducing the minimum required green space from 25% to 13%.

2. Subsection F, increasing the maximum permitted height of an accessory structure from 20-feet to 74-feet.

Chapter 19-10, Use Regulations, Section 19.10.070, Accessory Uses, Buildings and Structures, Section B Fences and Screen, Subsection 7c Required fences and screening for outdoor storage, increasing the maximum permitted height from 8-feet to 12-feet.

As shown on the following plans:

- Site Plan, and
- Elevation Plan (Asphalt Plant).

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Johnson, Powers, Zangara  
NAYS: None  
ABSENT: Commissioners Issakoo and Ruffatto  
PRESENT: None  
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Zangara to close Docket No. 2016-14. The motion was approved by a voice vote.

- D)**     [Docket No. 2016-15](#) (Continued from August 25, 2016 hearing; to be continued to October 13, 2016 hearing without discussion)  
          Dundee Commons  
          430 W. Dundee Road  
          Special Use-Site Plan Approval of a Preliminary Planned Unit Development for Retail Use

Commissioner Dorband moved, seconded by Commissioner Powers to continue Docket No. 2016-15 to October 13, 2016.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Johnson, Powers, Zangara  
NAYS: None  
ABSENT: Commissioners Issakoo and Ruffatto  
PRESENT: None  
ABSTAIN: None

There being five affirmative votes, the motion was approved.

**8. APPROVAL OF MINUTES – None**

**9. OTHER BUSINESS**

Commissioner Blinova had no comments.

Commissioner Powers asked for an update about the Dunkin Donuts in Prairie Crossing. Ms. Jones will look into it and get back to him.

Commissioner Zangara had no comments.

Commissioner Dorband announced the Taste of Wheeling and The Helping Hands event were a success. Commissioner Dorband and Commissioner Powers attended and enjoyed the street renaming ceremony on September 16<sup>th</sup>.

Commissioner Dorband referred to the article in the business ledger about Matt's Cookies.

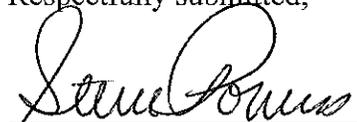
Chairman Pro Tem Johnson heard the fall event at the Park District was well attended.

Ms. Jones reminded there will be a special meeting on September 29<sup>th</sup> at 6:30 p.m. The agenda includes the Town Center Development.

**10. ADJOURNMENT**

Commissioner Dorband moved, seconded by Commissioner Powers to adjourn the meeting at 9:28 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

  
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Steve Powers, Secretary  
Wheeling Plan Commission

**DISTRIBUTED TO THE COMMISSION 10.21.2016  
FOR APPROVAL ON 10.27.2016**