

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on January 12, 2022.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Berke, Blinova, Hyken, Johnson, Riles, Sprague and Yedinak. 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

- A) Docket No. SCBA 21-15
Compassionate Love Day Care
199 1st Street
Approval of Monument (Ground)

Commissioner Yedinak moved, seconded by Commissioner Blinova to approve the following consent item.

Approve Docket No. SCBA 21-15 to permit changes to an existing monument (ground) sign for Compassionate Love Day Care, located at 199 1st Street, in accordance with the Sign Plan prepared by Mark Your Space, dated 1/5/2022, and subject to the following condition:

1. Village staff will inspect the landscaping around the base of the monument (ground) sign in the spring and notify the applicant if any maintenance or plant replacements are necessary. All maintenance or plant replacements shall be completed by the applicant by June 15, 2022.

On the roll call, the vote was as follows:

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

ABSENT: None
PRESENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) Docket No. 2021-26
Accu-Fab
1550 Abbott Drive
Minor Site Plan & Appearance Approval for the Installation of 2 Bulk Storage Tanks

The petitioner is seeking approval for two bulk storage tanks on the northwest corner of their building which will require removing six parking spaces. Staff has two proposed conditions:

1. Manufacturer specification sheets for the vaporizers associated with the liquid bulk storage tanks shall be submitted for Village Permit review. The vaporizers shall be no taller than 31'-11".
2. Construction details for the bollards and chain-link fence shall be submitted for Village Permit review.

Mr. Erik Christensen, Chris Electric, 32947 N. Fairfield, Round Lake, IL and Mr. Daniel Keating, Walter Supply Company were present.

Mr. Christensen explained the machines they use operate off of nitrogen and oxygen. They will install and supply the tanks. It will allow them a larger storage of gasses which will reduce the number of small tanks having to come in.

Commission Hyken had no questions.

Commissioner Berke had no questions.

Commissioner Yedinak noted the Staff Report and the drawings indicated the northwest corner, but the project letter states the northeast corner. The petitioner confirmed it was the northwest corner.

Commissioner Yedinak referred to the spill pad that was located on one side and asked if there should be additional pads around the tanks. Mr. Christensen explained the spill pad was specifically for the truck when they fill on the one side. Mr. Keating also noted it was located in front of the oxygen tank. Commissioner Yedinak questioned how it would be controlled and asked if it should be added around the entire area. He questioned if it was acceptable to the Fire Department. Fire Inspector Niemiec confirmed it seemed acceptable and would be reviewed further during permitting.

In response to Commissioner Sprague's question, Mr. Christensen confirmed the gates would be locked at all times.

Commissioner Blinova had no questions.

In response to Commissioner Riles question, Mr. Christensen explained the new tanks would speed up the process and also make it safer for the employees.

In response to Chairman Johnson's question, Mr. Christensen explained the vaporizers will be on the inside of the fence area probably on the side, front or back of the tanks. They will boost the pressure of the flow from the tank.

Commissioner Hyken moved, seconded by Commissioner Blinova to approve Docket No. PC 21-26, granting minor site plan and appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, to permit the installation of two tanks, concrete pads, bollards and a 6' high chain-link fence at the northwest corner of the building for Accu-Fab, Inc., located at 1550 Abbott Drive, in accordance with the Project Description Letter prepared by Patrick Erickson (dated 9/10/2021), Building Elevation Drawing (received by the Village 11/4/2021), Site Plan (received by the Village 12/21/2021), Thermax Supergap Ambient Air Vaporizer Specification Sheet, VS-01 Vertical Storage System Specification Sheet and VS High Pressure Bulk Storage Specification Sheet, and subject to the following conditions:

1. Manufacturer specification sheets for the vaporizers associated with the liquid bulk storage tanks shall be submitted for Village Permit review. The vaporizers shall be no taller than 31'-11".
2. Construction details for the bollards and chain-link fence shall be submitted for Village Permit review.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

B) Docket No. 2022-01
JV Global
199 Shepard Avenue
Amendment to Special Use

Mr. Dan Shapiro, Attorney, Shapiro & Associates, 618 Academy Drive, Northbrook was present.

Mr. Shapiro mentioned the petitioner, Ashley Zinger was unable to attend the meeting due to traffic and sends her regrets.

Mr. Shapiro reported the petitioner is asking approval to change the allocation of parking spaces. The number of parking spaces for the trucks will remain the same. Dispatching has increased, so they would like to allocate more spaces for dispatching from 35 spaces to 59 spaces for a total of 84 spaces.

In response to Commissioner Riles' question, Mr. Shapiro confirmed there were a total of 84 truck spaces. When they were first approved, there was a limitation on the number of spaces devoted toward dispatching as well as the square footage toward dispatching. They are asking for approval to increase the dispatching space in the building from 16,000 to 17,000 square feet and to reallocate the number of truck spaces. They were originally allowed a certain number of truck spaces for dispatching and the remaining was for warehousing. They want to add more truck spaces for dispatching and reduce the number of spaces accordingly for warehousing. Nothing physical is changing just the redistribution of parking spaces. The property is an L shape, in the upper part there was an area dedicated for office use, logistics and dispatching. When they came before the Commission two years ago, there was a limit on the total number of square footage that would be allowed for office dispatching. They are not changing the building but would like to allocate a little more space for office and logistics and reduce the balance of the building. The changes are in response to the trucking industry.

Commissioner Blinova didn't think the changes would be noticeable.

Commissioner Sprague asked about the differences between the logistics and warehousing. Mr. Shapiro explained the logistics included dispatching and the warehousing was more traditional warehousing and distribution. The logistics included trucks going in and out. Commissioner Sprague visited the property and noticed it was very busy.

Commissioner Yedinak wants to support the business. He visited the property twice and counted the vehicles. Mr. Shapiro confirmed there would be a total max of 84 trucks onsite. Commissioner Yedinak noted there were more than 84 trucks onsite. He mentioned there were cabs and trailers attached (27), standalone trailers (30), standalone cabs (25) and a lot of cars (37) parked in the truck parking lot. He also mentioned the area for cars was also filled with trucks and trailers, so they were currently using more than the 84 spaces. He mentioned there was also a popup trailer parked in the back with a couple of panel vans for a window construction company and a passenger bus. He wants to make sure the petitioner was in compliance with whatever gets sent to the Village Board. He didn't think they were currently in compliance. Ms. Knysz explained if they wanted to change the configuration of the parking lot, they would need to return with a different site plan. Mr. Shapiro thinks it would be easier for the trucks and passenger vehicles to park where they belong instead of changing the site plan. He will inform the petitioner.

Commissioner Yedinak mentioned there were a lot of snowed in tractors and trailers. He thought one of the companies had previously stated they wouldn't be parked longer than 48 hours. He asked if that applied to all the companies. Mr. Shapiro believed it pertained only to the Argus vehicles and the other vehicles would be for 5 days or less. Commissioner Yedinak couldn't

identify the owner of the vehicles.

Commissioner Yedinak referred to security and mentioned he was able to drive in very easily without a locked gate. He visited around noon during the week. Mr. Shapiro will mention it to the petitioner.

Commissioner Yedinak asked if the count of personal vehicles was sufficient. Ms. Knysz confirmed it was in compliance.

Commissioner Yedinak referred to a shipping container with stairs that was parked in the northwest corner of the lot. He asked if it was within Village Code. He thought it might be used for additional storage.

Commissioner Berke had no questions.

Commissioner Hyken had no questions.

Chairman Johnson referred to the project letter under security and restrictions that included that the operational limitations “can” be incorporated in lease agreements. He asked if they were included. Mr. Shapiro did not work on the lease agreements. Chairman Johnson asked for the petitioner to review the leases concerning security.

Commissioner Berke moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2022-01, granting approval of an Amendment to Ordinance No. 2019-5275, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections to modify the approved conditions (Section C) of Ordinance No. 2019-5275 to allow for an increase in truck freight terminal operators with the List of PUD Departures, subject to the project letter, prepared by Shapiro & Associates Law, dated November 17, 2021, for the property located at 199 Shepard Avenue, and subject to the following conditions:

1. All freight handling operations shall occur in the building or at the loading docks, and not within the outdoor surface parking lots.
2. The freight terminal special use shall be limited to a gross floor area of 17,000 sq. ft. and not more than 59 truck parking spaces
3. The hours of operation shall be limited to the schedules identified in the project description letter, dated November 17, 2021.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

- A) Approval of Minutes of the Regular Meeting of December 15, 2021 (including the Findings of Fact for Docket No. 2021-23A, 2021-23B and 2021-48).

Commissioner Sprague moved, seconded by Commissioner Blinova to approve the minutes dated December 15, 2021, as presented. The motion was approved by a voice vote.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

9. OTHER BUSINESS

Fire Inspector Niemiec mentioned the strip mall by the Westin Hotel was under construction. There also are a couple vacant properties on Hintz and Glen that will hopefully get new tenants.

10. ADJOURNMENT

Commissioner Sprague moved, seconded by Commissioner Berke to adjourn the meeting at 7:02 p.m. The motion was approved by a voice vote.