

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on May 11, 2022.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Berke, Sprague, Hyken and Johnson. Commissioner Riles was absent with prior notice. Also, present were Marcy Knysz, Village Planner, Carmen Forte, Village Attorney, Fire Inspector Robert Niemiec and Kyle Goetzmann, 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. 2022-15
Masters Countertops
363 Alice Street
Variation to Reduce the Minimum Number of Required Off-Street Parking
Spaces from 25 Spaces to 21 Spaces

See Findings of Fact and Recommendation for Docket No. 2022-15.

Commissioner Hyken moved, seconded by Commissioner Berke to recommend approval of Docket No. 2022-15 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-11 General Development Standards, and associated sections, to reduce the minimum number of required off-street parking spaces from 25 spaces to 21 spaces, associated with the construction of a building addition for the property located at 363 Alice Street, in accordance with the Project Description Letter received by the Village on 3/18/2022 and Proposed Site Plan prepared by Studio SAF, Ltd., dated 9/28/2021 (last revised 3/17/2022).

AYES: Commissioners Hyken, Berke, Sprague, Johnson

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NAYS: None
ABSENT: Commissioner Riles
VACANCY: Two

There being four affirmative votes, the motion was approved.

Commissioner Hyken moved, seconded by Commissioner Berke to close Docket No. 2022-15.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Berke, Sprague, Johnson
NAYS: None
ABSENT: Commissioner Riles
VACANCY: Two

There being four affirmative votes, the motion was approved.

- B)** Docket No. 2021-27
Master's Countertops
363 Alice Street
Major Site Plan and Building Appearance Approval for a Building Addition

Ms. Danielle Grcic, Attorney, 127 North Northwest Highway, Park Ridge and Mr. Jadranko Tomas, property owner were present.

Ms. Knysz reviewed the proposed conditions. Staff is proposing to remove condition number 2, since it's not their building.

1. An Application for Sign Permit for the wall sign shall be submitted to the Department of Community Development for staff review and issuance prior to the issuance of a building permit for the building addition.
2. The trash containers shall be relocated to behind the access gate fronting Alice Street and shall not be permitted to remain in their current location in front of the gate.
3. The fence on the rear property line shall be removed and not be replaced.

Ms. Grcic was available for any questions.

Commissioner Hyken had no questions.

Commissioner Berke had no questions.

In reply to Commissioner Sprague's question, Mr. Tomas confirmed the royal blue color was part of their logo.

Chairman Johnson asked if the Fire Department had any questions or concerns. Fire Inspector Robert Niemiec confirmed they had appropriate exits.

Chairman Johnson asked if Engineering had any questions or concerns. Kyle Goetzelmann had no comments.

Commissioner Berke moved, seconded by Commissioner Hyken to recommend approval of Docket No. 2021-27, granting major site plan and building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for a 4,400 sq. ft. building addition, for the property located at 363 Alice Street, in accordance with the Project Description Letter received by the Village on 3/18/2022, Proposed Site Plan prepared by Studio SAF, Ltd., dated 9/28/2021 (last revised 3/17/2022), and the Proposed Elevations prepared by Spoke Architecture, dated 9/28/2021 (last revised 3/17/2022), subject to the following conditions:

1. An Application for Sign Permit for the wall sign shall be submitted to the Department of Community Development for staff review and issuance prior to the issuance of a building permit for the building addition.
2. The trash containers shall be relocated to behind the access gate fronting Alice Street and shall not be permitted to remain in their current location in front of the gate.
3. The fence on the rear property line shall be removed and not be replaced.

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Hyken, Sprague, Johnson
NAYS: None
ABSENT: Commissioner Riles
VACANCY: Two

There being four affirmative votes, the motion was approved.

- C)** Docket No. 2022-16
Hawthorn Aviation
1084 S. Milwaukee Avenue
Major Site Plan and Building Appearance Approval for a New Hangar and Office Building

The new proposed hangar is just to the west of phase 1 which was developed in 2017. The correct address for the property is 1084 S. Milwaukee Avenue and not on Tower Drive. Staff has proposed three conditions and a consideration about an additional plant species added to the landscape plan since the plantings were not diverse.

Ms. Knysz reviewed the three proposed conditions.

1. Cast stone sills be incorporated on three sides of the office building to be consistent with the office building design in Phase I.
2. Manufacturer's specification sheets shall be provided for all external light fixtures with an Application for Building Permit for staff review prior to the issuance of any Building Permit.

3. A Landscape Irrigation Plan shall be provided with an Application for Building Permit for staff review prior to the issuance of any Building Permit.

Mr. David Annin, 1120 South Milwaukee was present.

Mr. Annin confirmed phase 2 is on leased land with the airport and is the second phase of the project. It is north of the existing concrete apron and pad but to the west of phase 1. Demand and growth at the airport is the reason for phase 2.

Commissioner Sprague asked if they would be matching the brick on the old buildings. Mr. Annin confirmed they would be matching the brick.

Commissioner Sprague asked if the petitioner was agreeable to sprucing up the landscaping. Mr. Annin agreed and would enhance the species. Ms. Knysz confirmed they could handle the approval at Staff level with a condition that they will work with Staff on a revised landscape plan. She asked that it be done prior to going to the Village Board on June 6th. Mr. Annin agreed.

Commissioner Berke had no questions.

Commissioner Hyken asked if there would be a phase 3. Mr. Annin explained there was not since they don't have leasehold property in Wheeling to accommodate a phase 3.

Chairman Johnson had no questions.

The Fire Department and Engineering had no concerns.

Commissioner Sprague moved, seconded by Commissioner Berke to recommend Approval of Docket No. 2022-16, granting major site plan and building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-08 Airport District and Runway Protection Zones and Chapter 19-12, Site Plan Approval Requirements, for construction of a 30,000 sq. ft. hangar and 6,900 sq. ft. office, for Hawthorn Global Aviation Services for the property located at 1084 Tower Drive, in accordance with the Project Description Letter prepared by David Annin, dated 12/28/2021, Site Plan prepared by Groundwork, Ltd., dated 2021, Engineering Plans prepared by Pearson, Brown & Associates, dated 2/11/2022 (last revised 4/8/2022), Elevation Plans prepared by Groundwork, Ltd., dated 12/27/2021, Landscape Plans prepared by Dowden Design Group, dated 11/26/2021 (last revised 4/4/2022), Lighting Plans prepared by Wood Dale Electrical Construction, Inc. dated 4/6/2022, Trash Enclosure Detail Sheet prepared by Timothy Morgan Associates, dated 9/17/2022 (last revised 2/16/18), and Ameristar Transport II Genesis Cantilever Gate and Montage Plus Fence Specifications, subject to the following conditions:

1. Cast stone sills be incorporated on three sides of the office building to be consistent with the office building design in Phase I.
2. Manufacturer's specification sheets shall be provided for all external light fixtures with an Application for Building Permit for staff review prior to the issuance of any Building Permit.

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3. A Landscape Irrigation Plan shall be provided with an Application for Building Permit for staff review prior to the issuance of any Building Permit.
4. An updated Landscape Plan with additional plant species shall be submitted to Staff for review prior to the Village Board meeting.

On the roll call, the vote was as follows:

AYES: Commissioners Sprague, Berke, Hyken, Johnson
NAYS: None
ABSENT: Commissioner Riles
VACANCY: Two

There being four affirmative votes, the motion was approved.

- D)** Docket No. 2022-17
Agua Viva Wheeling
537 N. Wolf Road
Special Use Approval for a Community Center

See Findings of Fact and Recommendation for Docket No. 2022-17.

Commissioner Hyken moved, seconded by Commissioner Berke to recommend approval of Docket No. 2022-17, granting Special Use, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in order to permit a Community Center for Agua Viva Wheeling, located at 537 N. Wolf Road, in accordance with the Petitioner's Project Description Letter prepared by Eric Hernandez, received by the Village on 1/6/2022, Conditional Use Statement of Purpose and Conformance received by the Village on 5/4/2022 and the Floor Plan received by the Village on 1/6/2022.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Berke, Sprague, Johnson
NAYS: None
ABSENT: Commissioner Riles
VACANCY: Two

There being four affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Berke to close Docket No. 2022-17.

On the roll call, the vote was as follows:

AYES: Commissioners Sprague, Berke, Hyken, Johnson
NAYS: None

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ABSENT: Commissioner Riles
PRESENT: None
ABSTAIN: None

There being four affirmative votes, the motion was approved.

- E)** Docket No. PC22-06
District Brew Yards
700 N. Milwaukee Avenue
Minor Site Plan and Building Appearance Approval

Ms. Knysz reviewed three unique situations for the Plan Commission to consider. Staff did not propose any conditions. They are proposing to paint three sides (north, east and south sides) of the brick building (old RAM building) with a dark gray color. They are proposing painting murals on the north façade and on the silo. Staff is asking the Plan Commission to consider it as art and not as a sign. The murals could change and would be considered a canvass and not a sign that would require approval.

Mr. Steve Sobel, District Brew Yards, 700 N. Milwaukee Avenue was present.

Mr. Sobel confirmed there would be one sign on the south side that would look vintage. They would use paint designed by Benjamin Moore specifically to be used on brick. They are trying to introduce District Brew Yards to Wheeling and create a fun atmosphere.

In reply to Commissioner Berke's question, Mr. Sobel confirmed the east and south sides would be painted gray. The only image for signage would be on the south wall facing the parking lot.

Commissioner Berke asked how long it would take to paint the murals. It will take the artist 2-3 weeks to paint the wall. Mr. Sobel confirmed they would keep the mural many years because of the cost. The mural on the silo would change more frequently and they would use a different artist.

Commissioner Berke asked if there would be music outside. Mr. Sobel stated they did not plan having live music outside. They may do a festival in the future, but nothing is planned. Inside will have lots of communal seating and will resemble a beer hall. They will have five different breweries and hope to open in the middle of August.

Commissioner Hyken expressed concern about the patio since the deck goes up to the street which is used as a cut-through. Mr. Sobel confirmed the patio was raised about 3-4' with railings and didn't think anyone would be in danger. Ms. Knysz noted the patio was built on concrete piers.

Commissioner Hyken asked about employee parking. Mr. Sobel confirmed employees would primarily park on the west side of the building.

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Commissioner Hyken expressed a concern about the lighting on the patio for the neighbors. Mr. Sobel confirmed they were using soft LED string lights.

In response to Commissioner Hyken's question, Mr. Sobel confirmed the deck would be handicapped accessible.

Commissioner Sprague suggested adding a few safety bollards by the deck. Mr. Goetzelmann noted the deck would be 3' high with a concrete retaining wall going around the perimeter.

Commissioner Sprague asked if they were painting the concrete trim around the top of the building and the concrete caps. Mr. Sobel confirmed they were just painting the brick and not the trim.

Commissioner Sprague asked about the knee walls that frame the stairways. Mr. Sobel confirmed they would be painted with a dark color.

Commissioner Sprague asked how long the proposed paint was on their other building. Mr. Sobel confirmed it had been painted over 3 years ago with no issues. They will apply two coats and repaint as needed. The paint should last 8-10 years.

Chairman Johnson asked at what point does the mural become signage. Ms. Knysz explained if it included their name on it. Mr. Sobel explained he would have more of an idea about the design on the silo mural than the one on the wall. He assured the Commission the image would be similar to the one at their other location.

Commissioner Hyken moved, seconded by Commissioner Berke to approve of Docket No. PC22-02, granting minor site plan and building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for exterior building updates and other site related improvements, for the property located at 700 N. Milwaukee Avenue, in accordance with the Project Description Letter received by the Village 4/12/2022, Plan Set prepared by Eriksson Engineering Associates, Ltd. (Sheets L1.0-L3.1), last revised 4/13/2022, AQ Lighting Cast Brass Angle Shield Bullet Spotlight Sign Light, Texcrete Paint Specifications, Picture of Ghost Sign, Example Artwork from Lauren Asta and Example Artwork for Silo.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Berke, Sprague, Johnson
NAYS: None
ABSENT: Commissioner Riles
VACANCY: Two

There being four affirmative votes, the motion was approved.

F) Docket No. PC22-07
Mochinut
322 N. Milwaukee Avenue

**Minor Site Plan and Building Appearance Approval for Exterior Building
Modifications and Associated Site Improvements**

Staff originally recommended three conditions, however, there have been some changes to the plan since the agenda went out. The applicant has decided not to change the siding but would like to paint it instead. Staff does not suggest or recommend that they paint the vinyl, they are only permitted to paint the hardy board siding. All but one side of the building is hardy board so the one side that is vinyl cannot be painted so it will need to be added as a condition if the Plan Commission desires. They are also not replacing the windows or roof. The following are the three recommended conditions:

1. The trash enclosure shall be fully constructed prior to the issuance of a Village of Wheeling Business License for the subject site.
2. The second story residential unit shall be for the use of the owner or operator of the premises, pursuant to Chapter 19.06 – Commercial Districts, of the Wheeling Zoning Code.
3. The existing mature tree located at the northwest corner of the subject site shall be preserved.

Ms. Grace Ryu, business owner, 322 N. Milwaukee Avenue, Wheeling and Mr. John Kim, architect, PNK Design, 1901 Raymond Drive, Northbrook were present.

Mochinut is a trendy doughnut made with rice flower and they will also serve a specialty Korean corn dog along with coffee and specialty drinks.

Mr. Kim confirmed the west and some of the south side had vinyl siding. The remainder was hardy board siding. Commissioner Sprague asked if the petitioner was planning to paint all of the hardy board and leave the vinyl siding as is. Ms. Ryu's preference is for everything to be the same color. If she is unable to paint the vinyl, she suggested replacing the vinyl with same color as the hardy board. She stated that Patrick from Village Staff stated that in 2017 they allowed the previous owner to add siding and window with TIF funds. Ms. Ryu confirmed she applied for a grant to be used to replace the vinyl siding with hardy board. Nothing can be removed that had been covered under a previous grant. Mr. Goetzelmann was unsure if any of the grant money went toward the exterior. He was involved in the apron removal and the IDOT right-of-way.

Chairman Johnson mentioned painting the vinyl was not an option. He suggested replacing the vinyl siding with hardy board and then painting it.

Commissioner Sprague noticed the brick pavers were falling apart around one of the landscaping beds by the entrance and questioned if the petitioner was planning to repair it. Ms. Ryu confirmed she was repairing the pavers and replacing the landscaping.

In response to Commissioner Hyken's question, Mr. Ryu confirmed they would not be serving alcohol.

Commissioner Berke had no questions.

Ms. Knysz asked if the petitioner would like to paint the hardy board or replace the vinyl siding. Ms. Ryu explained they would do both using white with black trim.

Chairman Johnson asked if she planned to use the deck in the front. Ms. Ryu confirmed they will not be using the deck on the second floor since it will be residential but will modernize the railing.

Mr. Kim mentioned they were expanding an outside area for seating.

Ms. Ryu mentioned the stairs inside were not up to code. She asked if she could redo it. Mr. Niemiec agreed it was a narrow staircase and thought the staircase might be able to be remodeled and made wider. If it can't, Ms. Ryu agreed to add a staircase outside.

Commissioner Berke moved, seconded by Commissioner Sprague to approve Docket No. PC22-07, granting minor site plan and building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for exterior building modifications and associated site related improvements, for Mochinut, located at 322 N. Milwaukee Avenue, in accordance with the Project Description Letter received by the Village on 2/21/2022, Color Elevation and Plan Set prepared by PNK Design + Build, dated 4/1/202, subject to the following conditions:

1. The trash enclosure shall be fully constructed prior to the issuance of a Village of Wheeling Business License for the subject site.
2. The second story residential unit shall be for the use of the owner or operator of the premises, pursuant to Chapter 19.06 – Commercial Districts, of the Wheeling Zoning Code.
3. The existing mature tree located at the northwest corner of the subject site shall be preserved.
4. Vinyl siding shall not be painted but can be replaced to match the hardy board on the other elevations.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

- G)** Docket No. 2022-18
Waggles
500 W. Hintz Road
Special Use Approval for a Dog Training Facility

See Findings of Fact and Recommendation for Docket No. 2022-18.

Commissioner Sprague moved, seconded by Commissioner Berke to recommend approval of Docket No. 2022-18, granting Special Use, as required under 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 an animal training facility for Waggles Pet Resort, located at 500 W. Hintz Road in accordance with the Petitioner's Project Description Letter prepared by Ross Neihaus, dated 4/8/2022 and the Floor Plan (received by the Village on 4/11/2022) subject to the following condition:

1. There shall be no animal kenneling or boarding at any time at the subject site. All kenneling or boarding shall only occur at the Waggles Pet Resort facility located at 419 Harvester Court.

On the roll call, the vote was as follows:

AYES: Commissioners Sprague, Berke, Hyken, Johnson
NAYS: None
ABSENT: Commissioner Riles
VACANCY: Two

There being four affirmative votes, the motion was approved.

Commissioner Hyken moved, seconded by Commissioner Berke to close Docket No. 2022-18.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Berke, Sprague, Johnson
NAYS: None
ABSENT: Commissioner Riles
VACANCY: Two

There being four affirmative votes, the motion was approved.

- H)** Docket No. PC22-08
Wheeling Town Center for The Lynmark Group
351 W. Dundee Road
Minor Site Plan and Building Appearance Approval for a Permanent Stage

Mr. Brad Friedman, the Lynmark Group was present.

Chairman Johnson mentioned the Commission did not receive a rendering. Mr. Friedman stated he had provided an elevation to Mr. Robles.

Mr. Friedman explained they had been renting stages regularly, so he is proposing building a permanent stage. They will build a concrete platform with a pergola which will match the

existing center. It will have a permanent solid roof structure to protect the band from rain. They are changing the landscape area to a stage for live performances. They have bands booked on Thursdays from early June through September.

Commissioner Hyken had no questions.

Commissioner Berke had no questions.

Commissioner Sprague had no questions.

Commissioner Hyken moved, seconded by Commissioner Berke to approve Docket No. PC22-08, granting minor site plan and building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for the construction of a permanent stage with solid roof canopy, within the Village Green plaza, located at 351 W. Dundee Road (Wheeling Town Center), in accordance with the Plaza Stage Survey Plan and the Plaza Stage Details exhibit, and subject to the following:

1. The east face/vertical wall of the stage shall be finished with field stone consistent with the existing field stone used within the Village Green plaza.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Berke, Sprague, Johnson
NAYS: None
ABSENT: Commissioner Riles
VACANCY: Two

There being four affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

- A) Approval of Minutes of the Regular Meeting of April 27, 2022 (including Findings of Fact for Docket No. 2022-12 and Docket No. 2022-13).

Commissioner Sprague moved, seconded by Commissioner Hyken to approve the minutes dated April 27, 2022 (including Findings of Fact for Docket No 2022-12 and Docket No. 2022-13) as presented.

On the roll call, the vote was as follows:

AYES: Commissioners Sprague, Hyken, Berke, Johnson
NAYS: None
ABSENT: Commissioner Riles
VACANCY: Two

There being four affirmative votes, the motion was approved.

9. OTHER BUSINESS

Commissioner Hyken asked if there will be a sidewalk on the west side of Wolf Road north of Dundee Road. Mr. Goetzelmann confirmed it would be part of phase 3 construction which will be installed in the middle to the end of summer. Both sides will have sidewalks.

10. ADJOURNMENT

Commissioner Sprague moved, seconded by Commissioner Berke to adjourn the meeting at 8:08 p.m. The motion was approved by a voice vote.