

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on April 13, 2022.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Berke, Sprague, Hyken, Riles and Johnson. Also, present were Marcy Knysz, Village Planner and Mallory Milluzzi, Village Attorney.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

- A) Docket No. PC 22-03
Astor Place
363 Alice Street
Minor Site Plan Review for Astor Place Fence

The petitioner is requesting approval for installation of a 6' tall shadow box fence along the south property line. It is approximately 415 linear feet. There is currently a line of trees that are in the way of the proposed fence. During construction in 2003, the trees were initially supposed to be removed but the Village Engineer and engineer for the project met on site and determined there was a drainage swale that needed to be moved closer to the trees, so the trees were not supposed to be removed. Staff proposed two conditions for Plan Commission's review.

1. The entirety of the proposed fence shall be shifted north of the southern property line in order to preserve the existing tree stand, which shall be reflected in a revised fence layout/plan to be reviewed with the fence permit. No trees shall be removed without the approval of the Village of Wheeling.
2. The entirety of the proposed fence shall have a minimum 4" clearance at the bottom portion of the fence to allow stormwater to pass unobstructed.

The original proposal was to remove all of the mature trees. Staff provided the information to the property management company but did not hear back.

Mr. Wil Galvan, Signature was present.

Mr. Galvan is in charge of the brush removal and the trees that run along the easement of the property. They have removed approximately 10 trees; he was not aware of removal of additional trees. He did not have a problem building north of the easement.

Ms. Katherine Bukowski, resident and board member of Astor Place came forward. She was just voted on and was not aware about the tree situation. They would like to move forward with the fence since it had been in the works for about 6 years. If they can proceed with the new requirements, they would like to do so. Ms. Knysz explained if the Plan Commission approved it, the Village would inspect it after the footing holes were dug and verify everything was in the right location. Mr. Galvan agreed to stake it out. Chairman Johnson suggested staking it out for Village approval before digging the fence posts.

Ms. Bukowski would like to know the timeline since it was the second time the fence had been ordered.

Commissioner Riles had no questions.

Commissioner Sprague questioned if they planned to repair the section of the existing fence to the west that was falling. Mr. Galvan confirmed they would address any repairs.

Commissioner Sprague noticed a broken wrought iron fence on their sign off of Milwaukee Avenue. Mr. Galvan was not aware of it. Ms. Bukowski stated it had been noted by the association and thought it was on the schedule to be fixed.

Commissioner Berke had no questions.

Commissioner Hyken had no questions.

Chairman Johnson asked how far the fence would be moved. Mr. Galvan explained he could go anywhere from 12-14" from each end where they were tying in from the existing fence.

Chairman Johnson asked if the trees were on the outside of the property line. Mr. Galvan confirmed the current trees were on the property line.

Commissioner Sprague moved, seconded by Commissioner Hyken to approve Docket No. PC 22-03, granting minor site plan approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, in order to permit 415 linear feet of 6' tall fence along the south side of the property for Hillcrest Property Management on behalf of Astor Place Neighborhood, located south of Prestwick Lane, in accordance with the Project Description Letter prepared by Signature Lawn Maintenance Inc, received 3/22/2022 and Fence Example received 3/22/2022 with the following conditions:

1. The entirety of the proposed fence shall be shifted north of the southern property line in order to preserve the existing tree stand, which shall be reflected in a revised fence layout/plan to be reviewed with the fence permit. No trees shall be removed without the approval of the Village of Wheeling.
2. The entirety of the proposed fence shall have a minimum 4” clearance at the bottom portion of the fence to allow stormwater to pass unobstructed.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- B)** Docket No. 2022-10
DVS Warehouse & Storage
92 Messner Drive
Special Use to Permit a Truck Freight Terminal

See Findings of Fact and Recommendation for Docket No. 2022-10.

Commissioner Berke moved, seconded by Commissioner Riles to recommend approval of Docket No. 2022-10, granting a Special Use as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07, Industrial Districts, Chapter 19-10 Use Regulations, and associated sections, in order to permit a truck freight terminal, for DVS Warehouse and Storage LLC located at 92 Messner Drive in accordance with the Petitioner’s Business Narrative (received by the Village 2/11/2022), Messner Building Floor Plan prepared by Cantore & Sons, Inc. (dated 2/23/2011), and Plat of Survey prepared by Jon P. Tice (dated 1/6/1977), subject to the following conditions:

1. The parking, loading, unloading, or queuing of semi-trucks, including but not limited to semi-truck bobcats and semi-truck trailers, shall only occur within the loading dock associated with the petitioner’s leased unit. No such parking, loading, unloading, or queuing shall be permitted in any other location at the subject premises or on the adjacent Village streets.
2. Any overnight parking of semi-trucks, including but not limited to semi-truck bobcats and semi-truck trailers, shall only occur within the loading dock associated with the petitioner’s leased unit and shall be limited to one (1) total.
3. A maximum of three (3) deliveries for the loading or unloading shall be permitted within the hours of operation established below.
4. The hours of operation for the freight terminal shall be limited to Monday through Friday, 7:00 AM to 6:00 PM, and Saturday, 10:00 AM to 5:00 PM.

On the roll call, the vote was as follows:

**Wheeling Plan Commission
Regular Meeting**

April 13, 2022

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

There being one affirmative vote, the motion was denied.

Commissioner Hyken moved, seconded by Commissioner Sprague to close Docket No. 2022-10.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- C) Docket No. 2022-14
YellowBlue Med Spa
1111 Dundee Road
Major Site Plan & Building Appearance

The proposal is for redoing all four sides of the buildings which triggers a major site plan review. The first step of a major site plan review is a concept review with the Village Board, a concept review with the Plan Commission and then return to the Village Board. The Village Administrator waived the concept review, so the petitioner is present for a recommendation and then on to the Village Board for final approval.

The existing building has crème siding and a dull roof (rendering provided). The new property owner wants to change it to a farmhouse look with white siding with light black roof and black gutters and trim on the windows. In the future, the petitioner may want to change the brick knee wall around the building. The owner will address the landscaping and trash enclosure in the future, so Staff is recommending conditions to address them.

Mr. Jacob Boruch, Roofing Gurus, 415 Rodenburg Road, Roselle, IL and Ms. Nataliya Omelchenko, business and property owner, were present.

Mr. Boruch is the exterior contractor for the roof, siding, gutters, soffit, and fascia. He is filling in for the architect who was unable to be present.

Ms. Omelchenko runs a prestigious medical spa and is going for a nice exterior look. Everything proposed will be a remove and replace. There is no structural changes. The only additional installment is for aluminum soffits over the exiting wood soffits. They will finish the exterior of the building and get the business open, and any other changes would be done in the future. The previous general contractor dropped the ball, and the project should have been started in March.

Commissioner Sprague noted there were conditions and timelines that needed to be met.

Commissioner Sprague asked if the stairway in the back on the southside was included in the improvements since it looked like it needed some work. Ms. Omelchenko agreed it was in the future plans.

Commissioner Sprague noticed a couple of lampposts in front that were falling over. Ms. Omelchenko stated they were being removed.

Commissioner Sprague referred to the poor condition of the parking lot and asked if it would be repaired in the future. Ms. Omelchenko is getting estimates and hopes to have it done this year.

Commissioner Berke had no questions.

Commissioner Riles had no questions.

Commissioner Hyken's only concern was the parking lot.

In reply to Chairman Johnson's question, Ms. Omelchenko confirmed she was moving the business from Arlington Heights. They've been in business for 4 years and will only be using the front office. She bought the building in September and will be keeping one of the current tenants and may incorporate him into her business.

Chairman Johnson agrees the parking lot needs to be repaired as soon as possible. He questioned if it should be added as a condition with a timeline. Commissioner Riles agreed. Commissioner Sprague didn't want to put an extra burden on the petitioner. Ms. Omelchenko will try for this year but asked if it could be delayed until the fall of 2023. She mentioned a lot of contractors are delayed.

In reply to Chairman Johnson's question, Ms. Omelchenko confirmed she'll replace the inserts in the existing sign.

Ms. Omelchenko will be moving in soon since her lease in her current location was up in March.

Chairman Johnson noticed the current website mentions massage. Ms. Omelchenko confirmed they would not be including massages in the new location.

The Commission decided a July 1, 2023, completion date for the parking lot.

Ms. Omelchenko mentioned painting the knee brick and ledge white. The Commission agreed to add a condition to work with Staff since she may decide against it. Chairman Johnson mentioned it could become a maintenance issue in the future.

Commissioner Hyken moved, seconded by Commissioner Berke to recommend approval of

Docket No. 2022-14, granting major building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, to replace the external building materials to include siding, roofing, windows, gutters and downspouts, for the property located at 1111 W. Dundee Road, in accordance with the Cover Letter prepared by Roofing Gurus (received by the Village on 3/23/2022), Rendering (received by the Village on 3/23/2022), Site Plan prepared by Leader Architects dated 2/8/2022, and Landmark Shingle Brochure (received by the Village on 3/23/2022), subject to the following conditions:

1. The trash enclosure shall be fully enclosed through the addition of gates to include a latch/locking mechanism to ensure the gates remain closed. All work to fully enclose the trash enclosure shall be completed by December 31, 2022. A building permit shall be obtained from the Community Development Department prior to the start of this work.
2. A Landscape Replacement Plan shall be submitted to the Community Development Department for Plan Commission review and such landscaping shall be installed no later than October 1, 2022.
3. No additional landscaping, including but not limited to trees, shall be removed at the subject site until a Landscape Replacement Plan is approved by the Wheeling Plan Commission.
4. Prior to any further modifications to the subject site, including changes to the building façade (including painting), pavement or lighting, shall first require review and approval by the Plan Commission upon submission of plans to the Community Development Department.
5. The parking lot shall be repaired by July 1, 2023, and a building permit shall be obtained from the Community Development Department prior to the start of this work.
6. If the petitioner decides to paint the knee wall, the petitioner shall work with Staff.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

- A) Approval of Minutes of the Regular Meeting of March 23, 2022 (including the Findings of Fact for Docket No. 2022-03).

Commissioner Sprague moved, seconded by Commissioner Hyken to approve the minutes dated March 23, 2022 (including Findings of Fact for Docket No. 2022-03) as presented.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was denied.

9. OTHER BUSINESS

Commissioner Sprague asked when Meat and Potatoes was going to be listed on the Town Center sign. Ms. Knysz explained it was the decision of the business.

Commissioner Berke announced he would not be present at the April 27th meeting.

Ms. Milluzzi announced the April 27th meeting will be her last meeting for about 3 months.

10. ADJOURNMENT

Commissioner Berke moved, seconded by Commissioner Hyken to adjourn the meeting at 7:50 p.m. The motion was approved by a voice vote.