

**1. CALL TO ORDER**

Chairman Johnson called the meeting to order at 6:30 p.m. on April 27, 2022.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present were Commissioners Hyken, Johnson, Riles and Sprague. Commissioner Berke was absent with prior notice. Also, present were Marcy Knysz, Village Planner, Mr. Carmen Forte, Village Attorney, Inspector Robert Niemiec 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. 2022-12  
Frank Anemone Landscaping  
416 Mercantile Court  
Special Use to Permit a Snow Plow Contractor's Storage Yard

See Findings of Fact and Recommendation for Docket No. 2022-12.

Commissioner Hyken moved, seconded by Commissioner Sprague to recommend approval of Docket No. 2022-12 granting a Special Use pursuant to 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 snowplow contractor's storage yard for Frank Anemone Landscape Contractors, for the property located at 416 Mercantile Court, in accordance with the Project Description Letter (received by the Village on 1/27/2022), Plat of Survey prepared by B.H. Suhr & Company, Inc., dated 12/10/2021, Plan Sheets A1-A5, prepared by Aiello Architecture Design, dated 2/28/2022, and Site Plan (Sheet A0), prepared by Aiello Architecture Design, dated 2/28/2022.

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

**Wheeling Plan Commission  
Regular Meeting**

**April 27, 2022**

ABSENT: None  
VACANCY: Three

There being four affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Hyken to close Docket No. 2022-12.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

- B)** Docket No. 2022-13  
Frank Anemone Landscaping  
416 Mercantile Court  
Variation to Permit a Reduction in the Minimum Distance Between the Principal Structure and Accessory Structure from the minimum Required 10 feet to 3 feet

See Findings of Fact and Recommendation for Docket No. 2022-13.

Commissioner Hyken moved, seconded by Commissioner Sprague to recommend approval of Docket No. 2022-13 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, to reduce the minimum distance between the principal structure and accessory structure from the minimum required 10 feet to 3 feet, associated with the construction of a 700 sq. ft. accessory structure for the property located at 416 Mercantile Court, in accordance with the Plat of Survey prepared by B.H. Suhr & Company, Inc., dated 12/10/2021, Plan Sheets A1-A5, prepared by Aiello Architecture Design, dated 2/28/2022, and Site Plan (Sheet A0), prepared by Aiello Architecture Design, dated 2/28/2022.

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

There being four affirmative votes, the motion was approved.

Commissioner Hyken moved, seconded by Commissioner Sprague to close Docket No. 2022-13.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Sprague, Riles, Johnson

**Wheeling Plan Commission  
Regular Meeting**

**April 27, 2022**

NAYS: None  
ABSENT: None  
VACANCY: Three

There being four affirmative votes, the motion was approved.

- C)** Docket No. PC 22-04  
Frank Anemone Landscaping  
416 Mercantile Court  
Minor Site Plan and Building Appearance Approval

Mr. Frank Anemone, owner was present.

Commissioner Riles had no questions.

Commissioner Sprague had no questions.

Commissioner Hyken had no questions.

Chairman Johnson had no questions.

Commissioner Riles moved, seconded by Commissioner Hyken to approve Docket No. PC-22-04, granting minor site plan and building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for construction of a 700 sq. ft. accessory structure, for the property located at 416 Mercantile Court, in accordance with the Plat of Survey prepared by B.H. Suhr & Company, Inc., dated 12/10/2021, Plan Sheets A1-A5, prepared by Aiello Architecture Design, dated 2/28/2022, and Site Plan (Sheet A0), prepared by Aiello Architecture Design, dated 2/28/2022.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

- D)** Docket No. PC 22-03  
Our Saviour Evangelical Free Church  
300 Schoenbeck Road  
Minor Site Plan Approval

The petitioner is reconstructing their parking lot which includes a new patio on the northside of their building along with open space areas and new landscaping.

Mr. Dave Mau, 5 Belair Court, Buffalo Grove was present. He is a member of the church and is also a licensed engineer.

The church has been located in the Village of Wheeling since 1956 and purchased the property over 50 years ago. In 1996, a sanctuary addition on the east side of the footprint was constructed requiring an expansion of the parking lot and a storm water detention system. The pavement in the parking lot is over 25 years and is in dire need of replacement. The proposal includes new concrete curb and gutter throughout the site which doesn't exist today. They are planning to remove some of the existing pavement on the north and west sides of the building. They will replace the pavement on the north side with a small 1,000' outdoor patio area for ministry use. On the west side of the building off the back, they will remove some of the existing pavement and add a lawn area. In addition, they will be replacing a lot of the existing sidewalk and extending some both on the north and south sides of the building. The existing concrete stairs will be removed and replaced at both entrances. They will add bollard lights on the north side to match the existing on the south side entrance. They will relocate their trash dumpster to the southwest corner of the lot and construct a trash enclosure with a 6' high solid wood board-on-board fence.

Commissioner Hyken asked if a sidewalk was required along Hintz and Schoenbeck. Mr. Mau confirmed the public walk on Schoenbeck is existing and will remain. The walkway off the public walk along the south side of the building will remain.

In reply to Commissioner Riles' question, Mr. Mau confirmed they were reducing the number of parking spaces but were still over the required. They are converting some of the old asphalt into a 1,000 square foot patio area which will include a couple of picnic areas to be used after worship or for groups on Saturday mornings. Green space will be added to the back of the building.

In reply to Commissioner Riles' question, Mr. Mau confirmed their church had a congregation of approximately 200. They have a long history of working with the library to use their lot for any overflow parking. They will still have more than enough parking spaces.

Commissioner Sprague suggested adding a couple of safety bollards to the proposed patio on the north side. Mr. Mau explained they will place planters between the walk and patio. Curbs will also be included.

Commissioner Sprague expressed concern regarding the location of the proposed trash enclosure. He asked if the trash enclosure could be moved to the center of the parking lot in the back. Mr. Mau explained they moved the dumpster to the southwest corner two years ago. Commissioner Sprague was concerned about odor for the residential houses. Mr. Mau felt there was a good setback with the corner lot and they have received no objections from the neighbors over the last two years. He also felt the proposed location provided a better route for Waste Management to service it and having it in the center would be more visible.

Chairman Johnson referred to the proposed two phase plan. Mr. Mau explained the reason was for budgetary purposes. He thinks it might be a 5-8 year window before they would return to

finish the phase 2 area with the exception of the trash enclosure area which will be constructed as part of phase one.

Chairman Johnson asked if the Village had any concerns regarding the timing of phase two. Ms. Knysz confirmed Planning did not have any issue with it and Mr. Goetzelmann confirmed Engineering didn't have any concerns.

Commissioner Riles moved, seconded by Commissioner Hyken to approve Docket No. PC22-02, granting minor site plan approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for site improvements related to the reconstruction of an existing parking lot and other site related improvements, for the property located at 300 Schoenbeck Road, in accordance with the Project Description Letter prepared by Our Saviour Evangelical Free Church, dated 3/7/2022, Engineering Plans prepared by Daniel Creaney Company, dated 1/20/2022 (last revised 4/8/2022), Bollard Light Spec Sheet and Photo of Sample Trash Enclosure.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

**E)** Docket No. PC 22-05  
McDonalds  
188 E. Dundee Road  
Minor Site Plan Approval

McDonald's wants to add a second drive-thru lane and in order to do it they would need to remove some of the east side parking. The ADA parking will be relocated to the south side of the property with an ADA striped walk that will lead to the front door. Following are other changes:

- Relocating the trash enclosure to the northwest corner of the property
- Landscaping improvements around the building
- Parking lot striping

The changes make it a minor site plan approval.

Mr. Dan Olsen, Watermark Engineering, 2631 Ginger Woods Parkway, Aurora, IL was present. They are the civil engineers on the project.

Mr. Olsen explained they want to add a second drive-thru lane to the existing site and create a double drive-thru lane with better efficiency to the site and a better customer experience. Most

sites currently have between 70-90% drive-thru customers. They are making these changes across the state and Midwest. They will need to relocate the trash enclosure from the north side of the building. The enclosure will be 6' high all brick to match the building with gates. The balance of the site work is to accommodate the side-by-side lanes including new sidewalks. Relocation of the ADA parking and everything will be brought up to ADA code. There will be some minor striping on the north side from 90 degree stalls to angled stalls. All of the driveways will remain as is.

Commissioner Sprague did not have a problem with the new location of the trash enclosure. He suggested adding a bollard to protect the gate post to the south side. Mr. Olsen made a note of the request and agreed to make the change.

Commissioner Sprague asked if it was common to have a handicapped parking space with a path across the parking lot to get to the building. He was not a fan of it. Mr. Olsen agreed it was common and could be done either way. Ms. Knysz checked with a consultant engineer, and they confirmed it met ADA requirements.

Commissioner Riles asked for an explanation of why they had originally wanted to close the east entrance. Mr. Olsen explained the owner thought it could be used for parking.

Chairman Johnson noted the ADA parking spaces replaced the current waiting spots. Mr. Olsen explained there were a few spots along the west property line they were restriping and stalls south of the building that will be used for cars waiting for their orders. They are adding sidewalk for staff to use to run orders out.

Chairman Johnson asked if the southwest entrance would be ADA updated. Mr. Olsen confirmed from the exterior only since they were not touching the building.

Fire Inspector Nemiec confirmed the Fire Department had no concerns with the new layout since it did not hamper their access.

Engineering had no comments.

Chairman Johnson took a poll about adding a bollard by the trash enclosure.

Commissioner Hyken: not necessary

Commissioner Sprague: in favor

Commissioner Rile: in favor

Chairman Johnson: in favor

The vote was 3:1 in favor of adding a bollard in the southeast corner of the trash enclosure.

Commissioner Hyken moved, seconded by Commissioner Riles to approve Docket No. PC22-05, granting minor site plan approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for the addition of a drive thru lane and associated site related improvements, for McDonald's, located at 188 E. Dundee Road, in accordance with the Project Description Letter prepared by Watermark Engineering Resources dated 3/15/2022, Final

Engineering Plans prepared by Watermark Engineering Resources (Sheets C1-C4), dated 3/11/2022 (last revised 4/12/2022), Drive Thru Details (Sheets D1-D4) prepared by Watermark Engineering Resources, dated 3/11/2022, Trash Enclosure Plan (Sheet SSD-3) prepared by Watermark Engineering Resources, dated 3/7/2022 and Landscape Plan prepared by Watermark Engineering Resources, dated 3/11/2022 (last revised 4/12/2022), with the following condition:

1. A bollard shall be added to the southeast corner of the trash enclosure.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

## **8. APPROVAL OF MINUTES**

- A) Approval of Minutes of the Regular Meeting of April 13, 2022 (including Findings of Fact for Docket No. 2022-10).

Commissioner Sprague moved, seconded by Commissioner Hyken to approve the minutes dated April 13, 2022 (including Findings of Fact for Docket No. 2022-10) as presented.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

## **9. OTHER BUSINESS**

Chairman Johnson announced the retirement of three Wheeling Police Officers – Officer Scott Laverd, Officer Chris Kanches and Canine Officer Riggs.

## **10. ADJOURNMENT**

Commissioner Sprague moved, seconded by Commissioner Hyken to adjourn the meeting at 7:18 p.m. The motion was approved by a voice vote.