

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on December 2, 2020.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present virtually were Commissioners Blinova, Sprague and Yedinak. Commissioner Thompson was absent with prior notice. Chairman Johnson, Marcy Knysz, Village Planner, Mallory Milluzzi, Village Attorney and Steve Robles, Assistant Director of Community Development were present in person. Patrick Ainsworth, Director of Economic Development and Ross Klicker, Director of Community Development attended virtually. Commissioner Berke joined the meeting virtually at 6:38 PM.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS

Village Attorney Milluzzi provided a recording from Susan of Buffalo Grove concerning the marijuana distribution center for recreational purposes. She is strongly against it because she does not believe it would be good for the community. She felt the town was based on being a family friendly area and felt putting a marijuana distribution center would not be an incentive for future families to move in. She expressed concerns about real estate values going down in the area and keeping families safe. She hopes the marijuana distribution center is reconsidered since she does not think it would help the community.

6. CONSENT ITEMS

- A)** Docket No. SCBA 20-24
Midas
1044 S. Milwaukee Avenue
Approval of a replacement of two wall signs, replacement of awning color and a new double-sided sign to an existing pylon sign
- B)** Docket No. SCBA 20-32
Emerson Group
222 E. Dundee Rad
Approval of a monument sign

Commissioner Yedinak moved, seconded by Commissioner Sprague to approve the following consent items.

Approve Docket No. SCBA 20-24 to permit the installation of two new wall signs, replacement of awning color, and a new double-sided sign to an existing pylon sign, in accordance with the sign plans prepared Everbite, dated 10/16/20, for Midas located at 1044 S. Milwaukee Avenue.

Approve Docket No. SCBA 20-32 to permit the installation of one monument sign, in accordance with the Sign Plan prepared by Accurate Repro, Inc. dated 10/19/2020 (last revised 11/24/2020) and the Landscape Plan prepared by Design Perspectives dated 11/11/2019 (last revised 11/18/2020), for Emerson Group, located at 222 E Dundee Road.

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

There being four affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

A) Approval of Rules and Procedures for Plan Commission Virtual Public Hearings

Ms. Milluzzi reviewed the proposed Rules and Procedures. They are similar to the Rules and Procedures already adopted by the Village and Plan Commission that details the different interested party groups who can participate in Public Hearings. The proposed is a procedure allowing for the unique challenges of technology. It reminds everyone to be muted when they are not speaking. It lays out the procedure that the petitioner will speak first and then anyone who is in the building and then to anyone who has logged on to participate via WebEx or whatever remote platform is being used. The Chair will explain how to speak during the Public Hearing by raising your hand function and then goes to participation to the Public Hearing by asking questions of the petitioner, providing evidence and/or testimony or just providing general comments or concern. All audience members will go first and then the petitioner will have the ability to answer the questions and provide any rebuttal evidence and then it could go back and forth for any follow up questions and then will be turned over to the Commissioners for questions.

Chairman Johnson asked for a motion for approval.

Commissioner Sprague moved, seconded by Commissioner Yedinak to approve the Rules and Procedures for Plan Commission Virtual Public Hearings.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

- B)** Docket No. 2020-16A,B
Variations to reduce the required minimum green space requirement from 25% to 21% and to reduce the required parking for the new parking lot from 52 spaces to 38 spaces
120 W. Palatine Road

See Findings of Fact and Recommendation for Docket No. 2020-16A,B.

Commissioner Sprague moved, seconded by Commissioner Yedinak to recommend approval of Docket No. 2020-16A granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts and associated sections, to reduce the required green space from 25% to 21% associated with the construction of a new 25,850 sq. ft. building addition for the property located at 120 W. Palatine Road, in accordance with the Petitioner's Project Description Letter, dated 10/28/2020, Architectural Plans prepared by ARSA Associates, dated 7/30/2020 (last revised 10/9/2020), and Landscape Plan prepared by Upland Design, Ltd., dated 6/1/2020 (last revised 7/30/2020).

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Blinova, Johnson, Sprague, Yedinak
NAYS: None
ABSENT: Commissioner Thompson
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Yedinak moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2020-16B granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts and associated sections, to reduce the number of required off-street parking spaces from 52 spaces to 38 spaces associated with the construction of a new 25,850 sq. ft. building addition for the property located at 120 W. Palatine Road, in accordance with the Petitioner's Project Description Letter, dated 10/28/2020, Architectural

**Wheeling Plan Commission
Regular Meeting**

December 2, 2020

Plans prepared by ARSA Associates, dated 7/30/2020 (last revised 10/9/2020), and Landscape Plan prepared by Upland Design, Ltd., dated 6/1/2020 (last revised 7/30/2020).

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Blinova, Johnson, Sprague, Yedinak
NAYS: None
ABSENT: Commissioner Thompson
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Yedinak to close Docket No. 2020-16A,B.

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Blinova, Johnson, Sprague, Yedinak
NAYS: None
ABSENT: Commissioner Thompson
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

**C) Docket No. PC 20-21
Major Site Plan and Appearance Approval
120 W. Palatine Road**

Ms. Knysz explained the Zoning Code requires that additions to an existing principle structure have a concept review by the Village Board prior to being reviewed by the Plan Commission. The Village Board's concept review for this docket occurred on March 16, 2020 and was viewed favorably. As a result, the petitioner is requesting major site plan and appearance review which requires a recommendation from the Plan Commission and final approval by the Village Board. In addition, the applicant is requesting approval from the Plan Commission to waive the requirement to install an irrigation system.

Mr. Jeff Klingel, Richelieu Foods, Inc., property owner was present virtually.

The petitioner has worked with an architect to keep the same look of the building after the expansion. It will be constructed using the same colors with the insulated metal panel construction and the bottom band of brick. It will be very uniformed and will look the same as the existing building. They have done their best to match colors, so it blends in and will not look like a building addition when completed.

Slides of the different elevations were provided and the addition will have the same look, feel, and color as the existing building.

They are proposing three additional dock doors since truck traffic will move from the east side of the building to the north side of the building. They will produce pizza crusts in the addition that was just approved so most of the truck traffic going into the east side dock will go away. They will be trucking out the goods using the new loading docks.

The building will be extended toward the west. The existing concrete drive will remain but there will be a building structure that will go up to the concrete driveway.

In reply to Commissioner Yedinak's question, Mr. Klingel confirmed they make pizzas for private brands at major groceries like Sam's Club, WalMart, Aldi, Kroger and Albertsons.

Commissioner Blinova did not have an issue with the addition.

Commissioner Sprague questioned why the petitioner did not want irrigation for the new landscaping. Mr. Klingel expressed a concern that the irrigated new landscaping would be greener than the existing landscaping without an irrigation system. He felt their landscaping company did a good job with watering the shrubbery. They wanted a more uniformed look.

Commissioner Sprague questioned if it was an acceptable access to the silos for the Fire Department. Ms. Knysz confirmed the Fire Department reviewed the plans and did not have any concerns with the proposal.

Commissioner Berke had no questions.

Chairman Johnson referred to the rooftop unit on the south end of the roof that needed some paint. Mr. Klingel agreed to fix it. Chairman Johnson suggested adding a condition that it be painted prior to completion of the addition. Mr. Klingel agreed to the proposed condition.

Chairman Johnson did not have an issue with the waiver of the sprinkler system.

Commissioner Yedinak moved, seconded by Commissioner Blinova to recommend approval of Docket No. PC 20-21, granting major site plan and building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, with the following condition:

1. The rooftop unit on the south end of the roof shall be painted to match the building by July 1, 2021.

On the roll call, the vote was as follows:

AYES:	Commissioners Berke, Blinova, Johnson, Sprague, Yedinak
NAYS:	None
ABSENT:	Commissioner Thompson
PRESENT:	None
ABSTAIN:	None

There being five affirmative votes, the motion was approved.

Commissioner Yedinak moved, seconded by Commissioner Blinova to recommend to waive the requirement for the installation of an irrigation system, in order to permit a building addition and new employee parking lot for the property located at 120 W. Palatine Road, in accordance with the Petitioner's Project Description Letter, dated 10/28/2020, Architectural Plans prepared by ARSA Associates, dated 7/30/2020 (last revised 10/9/2020), and Landscape Plan prepared by Upland Design, Ltd., dated 6/1/2020 (last revised 7/30/2020)

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Blinova, Johnson, Sprague, Yedinak
NAYS: None
ABSENT: Commissioner Thompson
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

**D) Docket No. 2020-33
Text Amendment to Allow Adult Use Cannabis Dispensary in the
B-1 (Planned Shopping Center) Zoning District**

See Findings of Fact and Recommendation for Docket No. 2020-33

Commissioner Yedinak moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2020-33, amending Title 19 Zoning, of the Wheeling Municipal Code, Chapter 19.10 Use Regulations, Appendix A Use Table, and associated sections, in order to modify zoning regulations to permit adult use cannabis dispensaries in the B-1 (Planned Shopping Center) Zoning District.

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Blinova, Johnson, Sprague, Yedinak
NAYS: None
ABSENT: Commissioner Thompson
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Yedinak to close Docket No. 2020-33.

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Blinova, Johnson, Sprague, Yedinak
NAYS: None
ABSENT: Commissioner Thompson
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

E) Docket No. 2020-34
Special Use to Operate an Adult Use Cannabis Dispensary
1500 E. Lake Cook Road

See Findings of Fact and Recommendation for Docket No. 2020-34.

Commissioner Yedinak moved, seconded by Commissioner Sprague to recommend approval of Docket No. 2020-34 granting a special use to operate an adult use cannabis dispensary as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, and associated sections, for Mindful Illinois, LLC, located at 1500 Lake Cook Road, in accordance with the Project Description Letter, dated 11/12/2020, and subject to the following condition:

1. Prior to the issuance of permits for any changes to the exterior building façade, an application for building appearance review shall be submitted for Plan Commission review.

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Blinova, Johnson, Sprague, Yedinak
NAYS: None
ABSENT: Commissioner Thompson
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Yedinak to close Docket No. 2020-34.

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Blinova, Johnson, Sprague, Yedinak
NAYS: None
ABSENT: Commissioner Thompson
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

- F)** Docket No. 2020-20
Text Amendments to Title 21 Signs, of the Wheeling Municipal Code and associated sections, in order to modify regulations regarding signs.

See Findings of Fact and Recommendation for Docket No. 2020-20.

Commissioner Sprague moved, seconded by Commissioner Yedinak to approve Docket 2020-20 with the changes discussed.

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Blinova, Johnson, Sprague, Yedinak
NAYS: None
ABSENT: Commissioner Thompson
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Blinova to close Docket No. 2020-20.

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Blinova, Johnson, Sprague, Yedinak
NAYS: None
ABSENT: Commissioner Thompson
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

- A)** Approval of Minutes of the Regular Meeting of November 18, 2020

Commissioner Blinova moved, seconded by Commissioner Yedinak to approve the minutes dated November 18, 2020 as presented.

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Blinova, Johnson, Sprague, Yedinak
NAYS: None
ABSENT: Commissioner Thompson
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

9. OTHER BUSINESS

Commissioner Yedinak thanked Commissioner Creech on his service with the Plan Commission and provided additional commentary on Commissioner Creech's time on the Commission. Commissioner Sprague stated he was 100% in agreement with Commissioner Yedinak.

10. ADJOURNMENT

Commissioner Yedinak moved, seconded by Commissioner Sprague to adjourn the meeting at 9:19 p.m.

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Blinova, Johnson, Sprague, Yedinak
NAYS: None
ABSENT: Commissioner Thompson
PRESENT: None
ABSTAIN: None