
1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on December 15, 2021.

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 Chief Mike McGreal.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

- A)** Docket No. 2021-23A
Masters Countertops
363 Alice Street
Variation for Side Yard Setbacks

See Findings of Fact and Recommendation for Docket No. 2021-23A.

Commissioner Sprague moved, seconded by Commissioner Hyken to recommend approval of Docket No. 2021-23A granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, and associated sections, to reduce the required side yard setback from 17 feet to 0 feet, 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 12/8/2021, Site Plan prepared by Spoke Architecture (Sheet T-1), dated 9/28/2021, last revised 10/02/2021, Floor Plan prepared by Spoke Architecture (Sheet A-1), dated 9/28/2021, last revised 10/02/2021, and Elevations prepared by Spoke Architecture (Sheet A-2), dated 9/28/2021, last revised 10/02/2021.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Yedinak moved, seconded by Commissioner Hyken to close Docket No. 2021-23A.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

B) Docket No. 2021-23B
Masters Countertops
363 Alice Street
Variation for Rear Yard Setbacks

See Findings of Fact and Recommendation for Docket No. 2021-23B.

Commissioner Hyken moved, seconded by Commissioner Berke to recommend approval of Docket No. 2021-23B granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, and associated sections, to reduce the required rear yard setback from 17 feet to 5 feet, 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 12/8/2021, Site Plan prepared by Spoke Architecture (Sheet T-1), dated 9/28/2021, last revised 10/02/2021, Floor Plan prepared by Spoke Architecture (Sheet A-1), dated 9/28/2021, last revised 10/02/2021, and Elevations prepared by Spoke Architecture (Sheet A-2), dated 9/28/2021, last revised 10/02/2021.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Hyken moved, seconded by Commissioner Berke to close Docket No. 2021-23B.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

C) Docket No. 2021-27
Masters Countertops
363 Alice Street
Major Site Plan Review for Building Addition

Ms. Danielle Grcic, Attorney, 127 North Northwest Highway, Park Ridge, IL was present and previously sworn in. The applicant and architect, Mr. Anthony Sergen, Spoke Architecture, 659 West Randolph, Chicago, IL were present.

Ms. Knysz noted there were three items the Plan Commission needed to consider.

1. The Commission should consider whether the proposed corrugated metal siding was an appropriate material for the building addition. The material was prohibited within the Code.
2. The Commission should consider if the petitioner should submit a petition to permit a reduction in the required off street parking spaces. They were going below the required minimum.
3. The Commission should consider if the light specification should be provided for Commission review as was done with all other petitions.

Commissioner Hyken asked if there was a different material that could be used. Ms. Grcic explained they chose the material based on the discussion at the last meeting. Ms. Knysz explained architectural metal was allowed but not metal sheets. Ms. Grcic agreed to look into using architectural metal. Mr. Sergen explained they chose the proposed material because of the cost difference. Chairman Johnson noted material samples were not submitted. Waste Management recently came in with architectural metal for their building expansion. The Fire Department building is also part metal. Corrugated metal siding is a lower quality of material. Ms. Grcic explained it made sense for this type of building. Ms. Knysz explained Staff could not make the decision since corrugated metal was prohibited in the Village Code. Ms. Grcic agreed to address it.

Commissioner Berke asked about the difference between corrugated metal versus architectural

metal. Ms. Knysz didn't know the exact difference except that it was a cheaper material.

In reply to Commissioner Yedinak's question, Ms. Grcic confirmed the corrugated metal would not support the crane. Commissioner Yedinak is not opposed to corrugated metal if it was a good-looking metal.

Commissioner Yedinak felt the variation should be required instead of not addressing it. Ms. Milluzzi explained the variation could be required. She explained the variation hadn't been applied for it even though Staff asked for it several times. Commissioner Yedinak felt the variation should be included for legal purposes.

Commissioner Sprague explained one of the reasons corrugated metal was prohibited because galvanized steel was very bright and throws off a lot of reflection by the sun. He wanted to see a material sample. He is against the normal galvanized corrugated metal, but was not against a metal building. He likes the building to the south of the property that has non-corrugated steel walls.

Commissioner Blinova had an issue with the parking.

Commissioner Riles had no questions.

Chairman Johnson asked if there needed to be a condition removing the fence around the property because of the 5' setback.

Fire Chief McGreal clarified the metal used on the fire station building was a CMU building where the apparatus bay with clad siding was used to make it decorative and conceal it from the elements. It is a concrete block building. He thought the closest resemblance of a corrugated building would be an airplane hangar. The proposed building requires a solid roof and needs to be substantial. Ms. Knysz referred to the recently approved building at Atlantic Aviation that used architectural metal with a footer.

Chairman Johnson asked about the letter that indicated they applied for a Special Use permit. He has not seen any Special Use permit application. He was unsure why it was included in the documentation. Ms. Knysz was unsure and thought it was a typo. Chairman Johnson noted it was repeated several times. Ms. Grcic thought it was from when they originally started with some confusion about the history of the building. She thought there was a point in the discussion that in the event that they changed the footprint of the building they would need to apply for a Special Use for the existing use. Ms. Knysz didn't believe the outdoor storage was approved, but she wasn't certain. Ms. Grcic confirmed the outdoor storage exists as a legal, non-conforming use.

Commissioner Sprague asked if they had a problem with not installing a fence on the south side. Ms. Grcic confirmed they were OK with it.

Ms. Knysz explained if they wanted to use corrugated metal, it would require a variation, but not if they used an approved material.

The following questions for a poll were based on items requested from the applicant but not received.

4. The Commission should consider whether the proposed corrugated metal siding was an appropriate material for the building addition. The material was prohibited within the Code.
5. The Commission should consider if the petitioner should submit a petition to permit a reduction in the required off street parking spaces. They were going below the required minimum.
6. The Commission should consider if the light specification should be provided for Commission review as was done with all other petitions.

A poll was taken to determine if the Commission would require the building to be constructed with approved materials per the Code (prohibited materials include sheet metal, corrugated metal, plastic, plywood and fiberglass). Ms. Grcic agreed to proceed with architectural metal. Chairman Johnson mentioned material samples needed to be provided.

Commissioner Hyken: yes
Commissioner Berke: yes
Commissioner Yedinak: yes
Commissioner Riles: yes
Commissioner Blinova: yes
Commissioner Sprague: yes
Chairman Johnson: yes

The vote was 7:0 in favor of using an approved material.

A poll was taken to determine if the petitioner should be required to submit a variation for parking spaces (3 parking spaces).

Commissioner Hyken: yes
Commissioner Berke: yes
Commissioner Yedinak: yes
Commissioner Riles: yes
Commissioner Blinova: yes
Commissioner Sprague: yes
Chairman Johnson: no – he was not concerned about the three spaces

The vote was 6:1 in favor of requiring a parking variation.

A poll was taken to determine if the petitioner should be required to provide light specifications to the Plan Commission for review. All other petitioners were required to provide them to the Plan Commission.

Commissioner Yedinak suggested making a condition that the proposed lighting was subject to Staff review. He would be OK with Staff review. Chairman Johnson felt they would need lighting along the east side of the building for the sidewalk. Fire Chief McGreal confirmed it would need to be illuminated. Chairman Johnson asked if the walkway should be a condition.

Ms. Milluzzi explained it would be reviewed during permitting.

A poll was taken to determine if the petitioner needed to return with light specifications for Plan Commission review.

Commissioner Hyken: yes
Commissioner Berke: yes
Commissioner Yedinak: no, OK for Staff review
Commissioner Riles: yes
Commissioner Blinova: yes
Commissioner Sprague: yes
Chairman Johnson: yes

The vote was 6:1 in favor of having the petitioner return to the Plan Commission with the light specifications.

The parking variation would need to return to the Plan Commission for review along with the new building materials. If it's being continued for a variation, it would need to be January 26, 2022, for both the variation and building material. Ms. Grcic preferred doing everything on January 26th.

Commissioner Hyken moved, seconded by Commissioner Yedinak to continue Docket No. 2021-27 to January 26, 2022.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

D) Docket No. 2021-48
Dharma Drum Mountain Buddhist Association
Chicago Chapter
241 Holbrook Drive
Special Use to Permit a Recreation and Instruction
Facility

See Findings of Fact and Recommendation for Docket No. 2021-48.

Commissioner Yedinak moved, seconded by Commissioner Berke to recommend approval of Docket No. 2021-48, granting a Special Use as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in order to permit a recreation and instruction facility, large, for Dharma Drum Mountain Buddhist Association

Chicago Chapter (DDMBA), located at 241 Holbrook Drive, in accordance with the Petitioner's Project Description Letter (received 10/28/2021), Space Diagram (received 10/28/2021), and DDMBA Chicago Class List (received 10/28/2021).

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Berke to close Docket No. 2021-48.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

E) Docket No. PC21-25
Handi-Foil
135 Hintz Road
Minor Site Plan & Appearance Review

Mr. Jeremy Hall, Partners in Design Architects, 2610 Lake Cook Road, Suite 280, Riverwoods, IL was present.

Mr. Hall explained Handi-Foil was proposing a small 3,800 square feet office expansion in the southwest corner of the building. Other offices were being relocated from another part of the building along with some new employees. It is currently underutilized and the parking in this area is mostly not used. They will cut in some additional windows for the private offices and create a new entrance feature for this office. The existing landscaping in the area will be enhanced.

Commissioner Yedinak asked about the existing door on the west door but marked as a new door on the plans. Mr. Hall confirmed they were relocating the existing exit door further east.

In reply to Commissioner Yedinak's question, Mr. Hall confirmed they were not reconfiguring the parking spaces. Commissioner Yedinak asked if there the Code required that the ADA

parking spaces to be closer to the entrance. Ms. Knysz thought the general building provided ADA parking spaces near the front door. Staff looked at it internally and made sure the landings were compliant.

Commissioner Riles asked how many new employees were being brought into the new space. Mr. Hall stated they would initially be moving 5-6 employees from another area of the building and then adding 20 new employees. The parking in the area is currently not utilized so he felt there was ample space for the 25/26 employees.

Commissioner Sprague had no questions.

Commissioner Hyken had no questions.

Commissioner Blinova had no questions.

Commissioner Berke had no questions.

Chairman Johnson had no questions.

Fire Chief McGreal confirmed the building was sprinklered.

Commissioner Berke moved, seconded by Commissioner Blinova to approve Docket No. PC 21-25, granting minor site plan and building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, associated with the interior renovations for Handi-Foil, in accordance with the Tenant Improvement Plans prepared by Partners in Design Architects, dated 10/15/2021 and the Landscape Plan prepared by Pinnacle Engineering Group, dated 12/1/2021, for the property located at 135 Hintz Road.

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.

F) Docket No. 2021-50
London Crossing Mixed-Use Development, Wingspan Development Group, LLC
889-903 W. Dundee Road
Special Use Approval for Final Planned Unit Development of Phase 2

The proposed is for Phase 2 of the development, which includes the site plan for the entire PUD including all for the landscaping, all of the lighting, parking lots, drive aisles, sidewalks, trash

enclosures, site furniture, utilities and storm water detention areas for lots 1-4. The building elevations for Lot 1 which is the residential townhomes. Material samples for the residential townhomes were provided. Pretty much all of the preliminary approval conditions had been addressed. They still had the same request for deviations with one additional. The only condition for the proposed Final PUD...

1. Prior to the issuance of any building permits for Lot 3 and Lot 4, the petitioner shall obtain Final PUD approval for the final building design, including but not limited, architectural appearance, materials, and colors.

Chris Coleman, Wingspan Development Group was present.

Commissioner Riles felt everything was addressed, in order and looked great. He had no questions.

Commissioner Hyken agreed it looked great.

Commissioner Blinova had no questions.

Commissioner Berke agreed it looked great. He questioned when the construction would begin. Mr. Coleman stated the District 21 building was currently under construction and the horizontal improvements would begin between now and the end of the first quarter.

Commissioner Sprague asked if they would design the commercial building to blend in with the new fencing, color and brick. Mr. Coleman confirmed it would all be complimentary. The building would not stand out. They will return with the building design.

Commissioner Sprague noticed seven trees on the landscape plan were not identified. Ms. Knysz asked the petitioner to show them to Staff.

Commissioner Yedinak thought it looked nice and appreciated the thorough documents. He noted the lighting plan showed the fixtures for the street and poles, but the spec sheet included bollard and wall lights that were not shown on the lighting plan. He questioned how the driveways, walkways and townhome area would be illuminated. Mr. Coleman confirmed the walkways would be illuminated mostly by the poles. When the engineer did the study based on the fixtures attached to the building (carriage lamps) they were more designed to see the edges of the garage as opposed to illuminating the driveway. The bollard lights are on the School District property. Commissioner Yedinak asked if the wall lighting would be up to the individual owners. He felt it would be dark if no one turned their garage lights on. Mr. Coleman explained typically it was a resident operation, but the homeowner association could include guidelines to turn the carriage lights on in the evening. He has never seen a homeowner association dictate the homeowner. Mr. Coleman explained there were poles with decorative fixtures for the walkways. Commissioner Yedinak didn't see any lights in between the buildings shown on the lighting plan. Ms. Knysz explained they didn't want to light up the area with lots of lights. Commissioner Yedinak thought bollards in the walkways would be nice for when people walk their dogs at night.

Commissioner Yedinak didn't think having balconies overlooking the garages was attractive. He wondered why the design was always used on all new townhomes.

Commissioner Yedinak asked if guests could park on the driveways. Ms. Knysz confirmed the driveways could accommodate two cars. There is also guest parking located throughout the development.

Commissioner Yedinak asked how the townhomes handled their trash. Mr. Coleman explained there was a paved space at the end of each driveway for the trash cans.

Commissioner Yedinak thought the new fence looked great. He asked if they considered adding a break in the fence over the retention area. Mr. Coleman confirmed there was a gate at the far east end of the fence to allow anyone coming north and wanted to get into the shopping center. There is no break in the middle because they would need to walk in the retention area. Mr. Coleman confirmed there was a sidewalk on the street. They are not planning on adding a bridge over the retention area. Commissioner Yedinak thought a bridge would be a nice feature.

Chairman Johnson noticed two different fence colors. Staff proposed something similar to the two shades so they weren't tied down to a specific color and would need to return for approval if it wasn't available. Staff will see the fence color prior to installation.

Chairman Johnson asked if there were any concerns regarding turning radius. Fire Chief McGreal agreed it was a tight space, but confirmed they were comfortable with it.

Chairman Johnson mentioned the lighting plan didn't include the lighting from the school property. He asked if it could be included in the plan. Ms. Knysz stated Staff looked at it again and was satisfied with it.

Commissioner Sprague moved, seconded by Commissioner Berke to recommend approval of Docket No. 2021-50, granting Special Use Approval for Final Planned Unit Development (PUD) of Phase Two, as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations and associated sections, for the development of the London Crossing Mixed-Use Development, which is zoned MXT, Transit-Orientated Mixed Use Zoning District, by Wingspan Development Group, LLC, located at 889-903 West Dundee Road, in accordance with the following plans and exhibits:

- List of Departures prepared by Wingspan Development Group, received by the Village 12/9/2021.
- Lighting Plan prepared by KSA Lighting Controls dated 11/2/2021, received by the Village 12/9/2021.
- Townhome Elevations prepared by BSB Design, dated 8/31/2021
- Site Plan prepared by Cage Civil Engineering (Sheet C2.0) dated 10/15/2021 (last revised 11/22/2021)
- Site Details prepared by Studio 222 Architects dated 11/8/2021
- Lighting Specification Sheets for Light Poles, Bollards and Wall Lights (residential only)
- Landscape Plan prepared by LG Workshop, last revised 12/8/2021 (9 Sheets)
- London Crossing Fence Images prepared by Wingspan Development Group dated 11/12/2021

And further subject to the following condition:

1. Prior to the issuance of any building permits for Lot 3 and Lot 4, the petitioner shall obtain Final PUD approval for the final building design, including but not limited, architectural appearance, materials, and colors.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

G) Docket No. 2021-51
London Crossing, Wingspan Development Group, LLC
889-903 W. Dundee Road
Final Plat of Subdivision

Ms. Knysz explained when they did the Staff Report they had five conditions, but since then they have received a plat that addressed all five conditions. However, since the Commission doesn't have the plat, Staff felt they could recommend approval with the five conditions and then when she writes the Staff Report for the Village Board she could indicate that the conditions had been addressed.

Commissioner Sprague doesn't have a problem approving it without the conditions since Staff has the updated version. Ms. Knysz explained she did not have the updated plat information in the Docket, so she recommends approving it with the five conditions.

Commissioner Berke moved, seconded by Commissioner Hyken to recommend approval of Docket No. 2021-51 granting Final Plat Approval of London Crossing Subdivision under Title 17, Planning Subdivisions and Developments as shown on the Final Plat of Subdivision London Crossing, prepared by Wolf Pack Consulting, LLC, Sheets 1 thru 2, prepared by Michael J. Nelson, Illinois Professional Land Surveyor No. 035-3095, on behalf of Wingspan Development Group, LLC, for the property located at 889-903 W. Dundee Road, Wheeling, Illinois subject to the following conditions:

- Prior to the Village Board consideration of the Final Plat of Subdivision London Crossing, the following revisions shall be made:
 1. Side yard building setback lines (15' min.) shall be added to Lots 2-4.
 2. The 8' front yard setback on Lot 4 shall be changed to 25'.
 3. The easement for the Underground Detention Facility shall be stated as "Storm Water Management Easement" and the easement provision shall be added to Sheet 2 of the plat based on language provided by the Village.
 4. The Storm Water Detention Easements provisions on Sheet 2 shall be revised based on easement language provided by the Village.

5. The Permanent Village Sidewalk Easement provision on Sheet 2 shall be added to the plat based on language provided by the Village.

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Hyken, Blinova, Sprague, Yedinak, 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 1, 2021.

Commissioner Sprague moved, seconded by Commissioner Hyken to approve the minutes dated December 1, 2021 as presented. The motion was approved by a voice vote.

9. OTHER BUSINESS

Commissioner Riles liked seeing the Santa Claus parade through the neighborhood.

Commissioner Hyken thanked Staff for their hard work during the past year.

Commissioner Berke thanked the Village for the beautiful lights throughout the Village.

Commissioner Sprague will be absent from both January meetings. Commissioner Blinova will be present at both meetings.

Happy Holiday wishes from the Commission.

10. ADJOURNMENT

Commissioner Yedinak moved, seconded by Commissioner Berke to adjourn the meeting at 8:23 p.m. The motion was approved by a voice vote.

MEETING MINUTES

DOCKET NO. 2021-50 – SPECIAL USE APPROVAL FOR FINAL PLANNED UNIT DEVELOPMENT OF PHASE TWO OF THE LONDON CROSSING MIXED-USE DEVELOPMENT, WINGSPAN DEVELOPMENT GROUP, LLC

889-903 West Dundee Road

Special Use Approval for Final Planned Unit Development of Phase 2 of the London Crossing Mixed-Use Development

The petitioner, Christopher Coleman with Wingspan Development Group, LLC, is present to answer any questions. The petitioner agrees with staff's proposed condition which states "Prior to the issuance of any building permits for Lot 3 and Lot 4, the petitioner shall obtain Final PUD approval for the final building design, including but not limited, architectural appearance, materials, and colors".

Commissioner Sprague moved, seconded by Commissioner Berke to recommend approval of Docket No. 2021-250, granting Special Use Approval for Final Planned Unit Development (PUD) of Phase Two, as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations and associated sections, for the development of the London Crossing Mixed-Use Development, which is zoned MXT, Transit-Orientated Mixed Use Zoning District, by Wingspan Development Group, LLC, located at 889-903 West Dundee Road, in accordance with the following plans and exhibits:

- List of Departures prepared by Wingspan Development Group, received by the Village 12/9/2021.
- Lighting Plan prepared by KSA Lighting Controls dated 11/2/2021, received by the Village 12/9/2021.
- Townhome Elevations prepared by BSB Design, dated 8/31/2021
- Site Plan prepared by Cage Civil Engineering (Sheet C2.0) dated 10/15/2021 (last revised 11/22/2021)
- Site Details prepared by Studio 222 Architects dated 11/8/2021
- Lighting Specification Sheets for Light Poles, Bollards and Wall Lights (residential only)
- Landscape Plan prepared by LG Workshop, last revised 12/8/2021 (9 Sheets)
- London Crossing Fence Images prepared by Wingspan Development Group dated 11/12/2021

And further subject to the following condition:

1. Prior to the issuance of any building permits for Lot 3 and Lot 4, the petitioner shall obtain Final PUD approval for the final building design, including but not limited, architectural appearance, materials, and colors.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

MEETING MINUTES

DOCKET NO. 2021-51 – FINAL PLAT OF SUBDIVISION FOR LONDON CROSSING, WINGSPAN DEVELOPMENT GROUP, LLC

889-903 West Dundee Road

Final Plat of Subdivision for London Crossing, Wingspan Development Group, LLC

The petitioner, Christopher Coleman with Wingspan Development Group, LLC, is present to answer any questions. The petitioner agrees with staff's 5 proposed conditions.

Commissioner Berke moved, seconded by Commissioner Hyken to recommend approval of Docket No. 2021-51 granting Final Plat Approval of London Crossing Subdivision under Title 17, Planning Subdivisions and Developments as shown on the Final Plat of Subdivision London Crossing, prepared by Wolf Pack Consulting, LLC, Sheets 1 thru 2, prepared by Michael J. Nelson, Illinois Professional Land Surveyor No. 035-3095, on behalf of Wingspan Development Group, LLC, for the property located at 889-903 W. Dundee Road, Wheeling, Illinois subject to the following conditions:

- Prior to the Village Board consideration of the Final Plat of Subdivision London Crossing, the following revisions shall be made:
 1. Side yard building setback lines (15' min.) shall be added to Lots 2-4.
 2. The 8' front yard setback on Lot 4 shall be changed to 25'.
 3. The easement for the Underground Detention Facility shall be stated as "Storm Water Management Easement" and the easement provision shall be added to Sheet 2 of the plat based on language provided by the Village.
 4. The Storm Water Detention Easements provisions on Sheet 2 shall be revised based on easement language provided by the Village.
 5. The Permanent Village Sidewalk Easement provision on Sheet 2 shall be added to the plat based on language provided by the Village.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Blinova, Berke, Sprague, Riles, Johnson, Yedinak

NAYS: None

ABSENT: None

There being seven affirmative votes, the motion was approved.