

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on May 8, 2024.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Riles, Myer, Kasper, Sprague, Smart, Hyken 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. PSPMIN24-0015
Chicago Executive Airport
1020 S. Plant Road
Request for Minor Site Plan Approval for the Expansion of Surface Aprons
And Taxilane

Chicago Executive Airport needs to construct an apron and taxi lanes for the hangar area with no new detention basin being proposed. Storm water will be accounted for in the existing detention basins to the northwest. Staff did not propose any conditions and was in favor of the request.

Mr. Kyle Peabody, Project Manager, Crawford, Murphy Tilly, Inc., 600 North Commons Drive, Aurora, IL was present at the meeting.

Mr. Peabody provided the background for the project. In the southeast quadrant there are aircraft parking tie-downs (approximately 30) and the pavement has not been rehabilitated for over 30 years. In lieu of rehabilitating the pavement, the airport chose to construct the northeast quadrant. The airport layout plan in 2021 was approved by the FAA. The southeast quadrant area has development of hangars and aprons which is high revenue generating. Instead of using airport improvement funds, they will construct in the northeast quadrant and relocate 33 tie-downs.

Mr. Peabody confirmed all the design criteria will meet FAA regulations just like any other project in the airport. There are Federal Aviation Administration Funds used on the project, so they need to meet their criteria. The parking positions are for small aircraft with wingspan of 40' or less and weigh no more than 12,500 pounds. They are similar to the aircraft in the southeast quadrant which will be relocated to the northeast quadrant once the project is complete.

The project is about 3.05 acres and is approximately 470' long by approximately 300' wide. It will include 33 tie-downs for airplane design group 1 aircraft. The pavement will be bituminous asphalt with grading, drainage and erosion control around the perimeter of the site. The detention was permitted under a permit about 14 years ago. They keep a running total of the detention that is available to be used in the north basin so there is about 15-acre feet left and they only need about 1-acre feet for the project. They'll submit the MWRD permit package showing the history behind the available detention at the airport.

The Wheeling drainage ditch is to the north and there is a drainage structure to the east in a low small area. They can dig out an area to compensate to meet the MWRD and the Village of Wheeling's Ordinance.

Chairman Johnson noticed there were a couple of alternate plans. Mr. Peabody explained the reason they made alternate plans was because the airport has a fixed amount of available funds and they want to make sure the funds can be spent on the project.

Commissioner Riles had no questions.

Commissioner Myer had no questions.

Commissioner Kasper asked if the tie-downs were for only relatively small aircraft since he has seen larger aircraft parked in the southeast corner. Mr. Peabody explained most of those types of aircraft are parked at FBOs (fixed base operators) on concrete pavement. It is solely for small aircraft and mostly for tenants who want to rent out the tie-down per month on a monthly rental basis.

Commissioner Sprague asked if the tie-downs were all rented out. Mr. Peabody explained the airport had itinerant tie-downs in the southeast quadrant. Until the southeast quadrant gets developed, there will still be temporary tie-downs in the area. The pavement is not in the best condition, so the airport tries to keep one small section in a condition to travel with the aircraft.

Commissioner Sprague asked how people get from one point to another after positioning their aircraft. Mr. Peabody explained the tenants have access through a gate and would drive out to their position.

Commissioner Sprague asked for details about the above ground volume control facility which he saw mentioned. Mr. Peabody explained it should be below ground. The first inch of runoff needs to flush out through some type of filtration system. It will all be below ground. There is underground open rock, so the water drains through the storm sewer system and goes out through drains and the first inch of rain filters out into the ground, so the contaminants don't go down stream. There is no above ground water storage that would attract wildlife.

Commissioner Smart asked if once approved, if there would be a chance that the northeast and the southeast quadrants would be used simultaneously adding more planes. Mr. Peabody confirmed there would still be some tie-downs remaining but the proposed development in the future would be for larger corporate sized hangars and aprons in the southeast which would eventually all go away.

Commissioner Hyken had no questions.

Chairman Johnson had no questions.

Commissioner Hyken moved, seconded by Commissioner Riles to approve Docket No. PSPMIN24-0015, granting minor site plan approval as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for the expansion of surface aprons and taxi lane, located at the northeast quadrant of the Chicago Executive Airport, 1020 S. Plant Road, in accordance with the Project Description Letter prepared by Sheue Torng Lee dated 5/1/24 and the Site Plan prepared by CMT, dated 4/30/2024.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Riles, Myer, Kasper, Sprague, Smart, Johnson
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

B) Docket No. PSPMIN24-0016
Uptown 500, LLC
500 W. Dundee Road
Request to Modify the Exterior Building Façade of the Parking Structure

Ms. Knysz presented on behalf of the Village requesting building appearance approval to modify the appearance of the existing parking structure façade. The Village would like to create more interest, vibrant and colors on the west and south sides including the stairwell. They want it to be more interesting for those driving by. The Village Manager's office has been working with an artist (Brett Whitacre). It is the same idea as District Brew Yards for the north façade which was approved as an open canvas. Murals and artwork are exempt from the Sign Code and approvals. The change to the façade is what is being approved. What it looks like is not what is being approved. The Plan Commission is approving a blank canvas, and the artist gets to do what they want to do. The only thing being seen is a black and white rendering of an idea of what he may or may not do. They are not looking for suggestions, comments, or input. They are just looking for approval to change the façade and make it an open mural/canvas for an artist.

Commissioner Myer asked if the intent was to put the mural on the existing piping and how to make sure the mural does not conflict with the planned greenery on the garage facade. Ms.

Knysz confirmed it was planned to go on the existing piping and the artist deals with this on a regular basis with various aspects of buildings and incorporates it into the design. Commissioner Myer mentioned that in general where there is piping, most businesses try and refrain from putting additional decorative details on it because of the potential repair maintenance. Ms. Knysz noted the artist is working the property owner.

Commissioner Myer asked if the Village had any consideration of having more control around murals as things evolve in the future. Village Attorney Milluzzi explained there is a distinction between murals on private properties where the Village has little control because of First Amendment rights and then there is consideration of murals that the Village would have an interest in. She mentioned she was not aware that the Village Board had expressed any interest in establishing any additional policies. There are limits on regulations because of First Amendment rights.

Commissioner Smart asked if the Village had control or perimeters on colors or design. Ms. Knysz thought the Village was collaborating with them and believes it is a joint project. Village Attorney Milluzzi believes it is a joint project between the Village Board and Uptown 500 to finalize the design, but it is usually not subject to zoning control.

Commissioner Sprague asked if it would get approved by the Village Board. Village Attorney Milluzzi confirmed there is no formal approval by the Village Board.

Commissioner Sprague mentioned even though District Brew Yards was an open canvas, they did give the Plan Commission ideas of what they would possibly use. Village Attorney Milluzzi explained the proposed sketch provides an initial idea of the sketch design.

Chairman Johnson would like to have a railroad theme. He asked why they were not including the remainder of the parking garage. Ms. Knysz was unsure of the reason.

Commissioner Kasper is a big proponent of the First Amendment and free speech and is not a fan of looking at unfished precast concrete. Until tonight, he was unaware there was a mural on the north end of Brew Yards, and he passes it daily. He felt the proposal was different because it's located on a busy street and next to railroad tracks. He expressed concern it could be another distraction.

Commissioner Myer mentioned there is maintenance when you paint precast concrete. She would like to understand the maintenance process to make sure the mural does not deteriorate over the course of time. Village Attorney Milluzzi explained it would be a similar consideration as any building. It would be a Code enforcement issue if it became problematic. She reiterated that the Village was a partner with the Property Owner on the property and the Village Board wanted to proceed forward with the project.

Ms. Knysz explained if the Plan Commission were not comfortable making a decision, they can defer it and it could go to the Village Board to make a decision.

Chairman Johnson asked if the fake grass panels were being removed. Ms. Knysz confirmed they will remain.

Commissioner Riles asked if the Village had a say in the final decision. Village Attorney Milluzzi explained there was no formal approval process but if the Village Board hated the design, they would be able to provide feedback and work with the artist.

In reply to Chairman Johnson's question, Village Attorney Milluzzi confirmed the Village Board would see the final design.

Commissioner Smart asked if the statement made that the artist had the final say was incorrect. Village Attorney Milluzzi clarified the artist was commissioned to paint a piece of art by the property owner. It will be in conjunction that artists are given some liberty to make adjustments. It is not a formal approval process. Ms. Knysz added that the Village is working with the property owner and the artist to develop a design, and that the artist would work with the Village and property owner to create a product that everyone liked.

Commissioner Sprague moved, seconded by Commissioner Hyken to approve Docket No. PSPMIN24-0016, granting minor Appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, to modify the exterior building façade of the parking structure to allow for a permanent art installation, located at 500 W. Dundee Road.

On the roll call, the vote was as follows:

AYES: Commissioners Sprague, Hyken, Johnson
NAYS: Commissioners Myer, Kasper, Smart
ABSENT: None
ABSTAIN: Commissioner Riles

There being three affirmative votes, the motion failed.

8. APPROVAL OF MINUTES

A) Approval of Minutes of the Regular Meeting of April 24, 2024 (including the Findings of Fact for Docket No. PV24-0001).

Commissioner Smart moved, seconded by Commissioner Hyken to approve the Minutes of the Regular Meeting of April 24, 2024 (including the Findings of Fact for Docket No. PV24-0001) as presented.

On the roll call, the vote was as follows:

AYES: Commissioners Smart, Hyken, Riles, Myer, Kasper, Sprague, Johnson
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

9. OTHER BUSINESS

Chairman Johnson announced the next meeting will include multiple public hearings for two projects.

The ribbon cutting for Fire Station 42 on McHenry Road is scheduled for Friday at 11:00 a.m.

10. ADJOURNMENT

Commissioner Smart moved, seconded by Commissioner Sprague to adjourn the meeting at 7:05 p.m. The motion was approved by a voice vote.