

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on September 28, 2022.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Hyken, Berke, Sprague, Riles, Myer and Johnson. Commissioner Kasper was absent with previous notice. Also, present were Marcy Knysz, Village Planner, Mallory Milluzzi, Village Attorney and Ross Klicker, Director of Community Development.

4. CHANGES TO THE AGENDA

Docket item 7D was withdrawn from the agenda. Staff was notified the project was withdrawn.

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A)** Docket No. SCBA 22-01
Anemone Landscaping
416 Mercantile Court
Appearance Approval for a Ground Sign

Commissioner Sprague moved, seconded by Commissioner Hyken to approve Docket No. SCBA 22-01 to permit the construction of a monument (ground) sign for Frank Anemone Landscape, Inc., located at 416 Mercantile Court, in accordance with the Sign Plan prepared by Divine Signs and Graphics dated 1/26/2022, Landscape Plan prepared by Frank Anemone, dated 8/24/2022, Monument Sign Footing Detail prepared by Aiello Architecture Design dated 4/16/2022, and subject to the following conditions:

1. The landscaping at the base of the ground sign, as identified on the Landscape Plan prepared by Frank Anemone, dated 8/24/2022, shall be installed no later than October 31, 2022.
2. Pursuant to Village Code, the sign permit fee shall be doubled as a result of the sign being installed prior to receiving Plan Commission approval and a sign permit.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A)** Docket No. 2022-32
All Way Medical Carriers, Inc.
275 12th Street
Special Use to Permit a Ground Transportation Service

See Findings of Fact and Recommendation for Docket No. 2022-32.

Commissioner Myer moved, seconded by Commissioner Berke to recommend approval of Docket No. 2022-32, granting Special Use, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in order to permit a ground transportation service for All-Ways Medical Carriers, Inc., located at 275 12th Street in accordance with the Petitioner's Project Description Letter prepared by Shapiro & Associates (dated July 7, 2022), Floor Plan dated 5/1/2020, and subject to the following conditions:

1. The maximum number of fleet vehicles permitted to be parked and/or stored at the subject site at any given time shall not exceed twenty-four (24) vehicles and shall only be parked within the southeast parking lot.
2. Fleet vehicles shall consist of passenger light motor vehicle mini vans and sedans.
3. Any increase in the number of fleet vehicles or types of vehicles shall require an amendment to the special use, which such changes shall be submitted to the Plan Commission who shall make findings of fact and recommendations which shall be transmitted to the Village Board.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Myer moved, seconded by Commissioner Riles to close Docket No. 2022-32.

On the roll call, the vote was as follows:

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

**Wheeling Plan Commission
Regular Meeting**

September 28, 2022

ABSENT: Commissioner Kasper

There being six affirmative votes, the motion was approved.

- B)** Docket No. 2022-33
Dundee Food and Liquors
11 W. Dundee Road
Special Use to Permit a Packaged Liquor Store

See Findings of Fact and Recommendation for Docket No. 2022-33.

Commissioner Hyken moved, seconded by Commissioner Myer to recommend approval of Docket No. 2022-33, granting Special Use, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in order to permit a packaged liquor store for Ankur Patel (owner of Dundee Food & Liquors), located at 11 W. Dundee Road in accordance with the Petitioner's Project Description Letter (received by the Village on 7/18/2022), Floor Plan dated 2/4/2022, and subject to the following condition:

1. Approval of this Special Use is contingent upon the petitioner receiving a Class D liquor License from the Village Liquor Commission.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Berke moved, seconded by Commissioner Sprague to close Docket No. 2022-33.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- C)** Docket No. 2022-34
Omm Massage
77 S. Milwaukee Avenue
Special Use to Permit a Massage Establishment

See Findings of Fact and Recommendation for Docket No. 2022-34.

Commissioner Berke moved, seconded by Commissioner Hyken to recommend approval of Docket No. 2022-34, granting Special Use, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in order to permit a massage establishment for Omm Massage, located at 77 S. Milwaukee Avenue in accordance with the Petitioner's Project Description Letter (received by the Village on 8/16/2022) and the Floor Plan (dated 1/27/2014), subject to the following condition:

1. The petitioner shall submit an Application for Business License to the Community Development Department. Upon demonstrating the petitioner and the business operations complies with all requirements of Chapter 4.74 of the Wheeling Municipal Code, a Business License shall be obtained prior to operation of the massage establishment at the subject location.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Myer moved, seconded by Commissioner Riles to close Docket No. 2022-34.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- D)** Docket No. 2022-35 - withdrawn
Finesse Massage
Amendment to Ordinance No. 5575 to Modify Approved Location
From 737 W. Dundee Road to 747 W. Dundee Road

- E)** Docket No. 2022-36A
781 N. Milwaukee 50 LLC
781 Milwaukee Avenue
Variation to Permit a Wall Sign on a Façade without Street Frontage or
Being Adjacent to an Off-Street Parking Area

See Findings of Fact and Recommendation for Docket No. 2022-36A.

Commissioner Sprague moved, seconded by Commissioner Hyken to recommend approval of Docket No. 2022-36A, granting a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21.4 Wall-Mounted Signs, and associated sections, to permit a wall sign on the north façade without street frontage or being adjacent to an off-street parking area in accordance with the Sign Plans prepared by South Water Signs Option 2, dated 1/24/2022 (last revised 9/8/2022), for the property located at 781 N. Milwaukee Avenue, Wheeling, Illinois.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- F)** Docket No. 2022-36B
781 N. Milwaukee 50 LLC
781 N. Milwaukee Avenue
Variation to Permit an Increase in the Maximum Wall Sign Area on the North
Façade From 252 Sq. Ft. to 360 Sq. Ft.,

See Findings of Fact and Recommendation for Docket No. 2022-36B.

Commissioner Myer moved, seconded by Commissioner Hyken to recommend approval of Docket No. 2022-36B, granting a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21.4 Wall-Mounted Signs, and associated sections, to increase the maximum wall sign area on the north façade from 252 sq. ft. to 360 sq. ft. in accordance with the Sign Plans prepared by South Water Signs, dated 1/24/2022 (last revised 9/8/2022), for the property located at 781 N. Milwaukee Avenue, Wheeling, Illinois and subject to the following condition:

1. All healthy vegetation on the north side of the building shall be preserved and cleaned up.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- G)** Docket No. 2022-36C
781 N. Milwaukee 50 LLC
781 N. Milwaukee Avenue
Variation to Permit a Sign above the Roof Line of a Building

See Findings of Fact and Recommendation for Docket No. 2022-36C.

Commissioner Berke moved, seconded by Commissioner Hyken to recommend approval of Docket No. 2022-36C, granting a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21.4 Wall-Mounted Signs, and associated sections, to permit a sign above the roof line of a building in accordance with the Sign Plans prepared by South Water Signs, dated 1/24/2022 (last revised 9/8/2022), for the property located at 781 N. Milwaukee Avenue, Wheeling, Illinois, and subject to the following conditions:

1. All healthy vegetation on the north side of the building shall be preserved,
2. The sign supports shall not be visible

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Myer moved, seconded by Commissioner Riles to close Docket Nos. 2022-36A, B & C.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

H) Docket No. SCBA 22-05
781 Milwaukee 50 LLC
781 S. Milwaukee Avenue
Appearance Approval for a Ground Sign

Mr. Scott Weiner, 781 North Milwaukee Avenue, Wheeling, OKAY Cannabis Dispensary and West Town Bakery and Mr. Ameya Pawar, 781 North Milwaukee Avenue, Wheeling, OKAY Cannabis Dispensary and West Town Bakery were present.

Ms. Knysz referred to the two proposed conditions:

1. The address shall be added to either the faces of the sign or the vertical west edge of the sign.
2. An alternate material is used for the sign base that is consistent with the materials on the building façade.

Commissioner Myer agreed the petitioner should explore other materials to be used to be more consistent with the building façade. Mr. Weiner explained they were trying to match the sign by the hotel.

Commissioner Hyken agreed with Commissioner Myer's comment.

Commissioner Riles asked about the color scheme for their branding. He noticed the proposed sign was blue and the other sign was purple. Mr. Weiner explained they were going for a monochromatic color scheme. They have a very colorful color scheme on the inside which stands out from the other dispensaries. He will share their branding documents in the future.

Commissioner Berke asked about the location of the sign in relation to the trees. Ms. Knysz noted the location.

Commissioner Sprague prefers using the same brick as the sign across from their property (Starbucks) to show continuity of the area.

Chairman Johnson agreed about matching the brick from the Starbucks sign.

Commissioner Sprague would be agreeable to using flagstone to match the building or match the Starbucks sign.

Chairman Johnson asked for feedback about giving the petitioner the option to match the building materials or the Starbucks sign.

Commissioner Hyken agreed with either.

Commissioner Berke agreed with either.

Commissioner Sprague agreed with either.

Commissioner Myer agreed with either.

Commissioner Berke moved, seconded by Commissioner Hyken to approve Docket No. SCBA 22-05 to permit a monument (ground) sign for 781 N. Milwaukee 50 LLC located at 781 S. Milwaukee Avenue, in accordance with the Sign Plan prepared by South Water Signs, dated 1/24/2022 (last revised 9/8/2022) and Landscape Plan prepared by South Water Signs, dated 1/24/2022 (last revised 9/8/2022), and subject to the following conditions:

1. The address shall be added to either the faces of the sign or the vertical west edge of the sign.
2. Work with Staff to find an alternate material for the sign base that is consistent with the materials on the building façade or the sign across the entrance.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was denied.

8. APPROVAL OF MINUTES

Commissioner Sprague moved, seconded by Commissioner Myer to approve the Minutes of the Regular Meetings of August 24, 2022 and August 10, 2022.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

9. OTHER BUSINESS

Mr. Klicker provided updates on the following projects.

- The Yu's Mandarin will be opening within the next couple of weeks.
- The Starbucks should be open this Friday.
- Popeye's is well under construction and will be under roof very soon.
- The foundation is in at the Union Apartments.
- The addition at the AETC building on Alice is underway.
- The new school administration building at London Crossing is moving along rapidly as well as the infrastructure in place so the townhome construction can begin.
- The six buildings are going up at Prairie Park.
- District Brew Yards should be open soon.

Commissioner Riles mentioned he is a board member of Monster Education Foundation, and they just held their sixth annual 5K run at the Wheeling Park District and had a decent turnout. He thanked the Park District for their support.

10. ADJOURNMENT

Commissioner Berke moved, seconded by Commissioner Hyken to adjourn the meeting at 8:25 p.m. The motion was approved by a voice vote.