
1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on October 26, 2022.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Hyken, Kasper, Berke, Sprague, Riles, Myer and Johnson. Also, present were Marcy Knysz, Village Planner, Mallory Milluzzi, Village Attorney and Steve Robles, Assistant Community Development Director.

4. CHANGES TO THE AGENDA

Ms. Knysz announced Docket No. 2022-41, Good Foot Spa had withdrawn its application.

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

- A)** Docket No. PC 22-14
Selfreliance Credit Union
50 W. Dundee Road
Minor Building Appearance Approval for Exterior Façade Changes

The petitioner wants to add hardy board to the existing structure. It will be white with blue lettering on the sign.

Commissioner Myer liked the rendering in white.

Commissioner Riles thought it looked modern and appealing.

Commissioner Sprague asked if they were planning to paint the entire building. The petitioner confirmed they would paint the entire front and 2-3' on both sides. The rest of the brick will remain as is.

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Commissioner Sprague asked if they were doing anything to the flashing at the roofline. The petitioner confirmed it was all new.

Commissioner Sprague asked if the petitioner was responsible for the space between the building and to the east. The petitioner confirmed they were responsible for it. Commissioner Sprague referred to the junk near the wooden fence. The petitioner explained the homeless camped out in that area according to the Police. Their plan is to start construction next week if approved and finish within 6 months. He felt the homeless would leave once the construction started. They will also remove the fencing, which should help.

Commissioner Berke had no questions, but agreed it looked nice.

In response to Commissioner Hyken's question, the petitioner confirmed the parking lot would be redone and finished within the next few months.

Commissioner Kasper had no questions.

Chairman Johnson had no questions.

Commissioner Hyken moved, seconded by Commissioner Berke to approve Docket No. PC22-14, granting minor building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for exterior façade changes, for the property located at 50 W. Dundee Road, in accordance with the Project Description Letter dated 10/11/2022, Rendering (received by the Village 10/11/22) and Elevations prepared by Leader Architects, dated 1/18/2022.

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

There being seven affirmative votes, the motion was approved.

- B)** Docket No. 2022-41 - withdrawn
Good Foot Spa
43 Huntington Lane
Special Use for a Massage Establishment

- C)** Docket No. 2022-38
Headless Horseman Arcade
82 E. Dundee Road
Special Use for an Entertainment Establishment

See Findings of Fact and Recommendation for Docket No. 2022-38.

Commissioner Myer moved, seconded by Commissioner Riles to recommend approval of Docket No. 2022-38, 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 an entertainment establishment for the Headless Horseman Arcade, located at 82 E. Dundee Road, in accordance with the Petitioner's Project Description Letter (dated 8/8/2022) and Floor Plan (received by the Village 8/8/2022).

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Myer moved, seconded by Commissioner Hyken to close Docket No. 2022-38.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- D)** Docket No. 2022-37
Text Amendments to Title 19 Zoning, of the Wheeling Municipal Code, to
Establish the Permissibility of Outdoor Storage within the Industrial
Zoning Districts, and the Establishment of New Land Use Regulations for
Gaming Establishments and Tobacco Retail Sales Establishments

See Findings of Fact and Recommendation for Docket No. 2022-37.

Commissioner Myer moved, seconded by Commissioner Berke to recommend approval of Docket No. 2022-37, amending Title 19 Zoning, of the Wheeling Municipal Code, in order to establish the permissibility of outdoor storage within the Industrial Zoning Districts, and the establishment of new land use regulations for gaming establishments and tobacco retail sales establishments.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Myer moved, seconded by Commissioner Sprague to close Docket No. 2022-37.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

Commissioner Sprague moved, seconded by Commissioner Myer to approve the Minutes of the Regular Meetings of September 28, 2022 (including the Finding of Fact for 2022-32, 222-33, 2022-34 and 2022-36A, B&C).

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

9. OTHER BUSINESS

The next Plan Commission meeting is next week because of the holidays. The next two meetings will move to the first and third Wednesdays.

Commissioner Myer announced District Brew Yards on Milwaukee Avenue was having its grand opening on Friday.

10. ADJOURNMENT

Commissioner Myer moved, seconded by Commissioner Berke to adjourn the meeting at 8:13 p.m.

On the roll call, the vote was as follows:

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

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ABSENT: None

There being seven affirmative votes, the motion was approved.