

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on November 15, 2023.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Hyken, Sprague, Riles, Myer and Johnson. Commissioner Kasper was absent with previous notice. 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. PSPMIN23-0033
Starrmax Packaging, LLC
742 Glenn Avenue
Request for Minor Site Plan and Appearance Review for Installation of
Four 32' Tall Silos

The proposed project is for four silos that will be installed behind the storage containers to the west. The silos are being refurbished and will be used to hold materials used for packaging. The approval would give the approval to allow the silos to be taller than the building. They will not be visible from the front based on the distance and will be on a concrete pad surrounded by a fence for security. There is no road to the silos and the trucks will park in the parking lot. There will be hoses that extend between the building and containers. Staff has proposed no conditions.

Mr. David Maxwell, 742 Glen, Wheeling was present at the meeting.

Mr. Maxwell explained the proposed silos would help them reduce their packaging costs and give them a competitive advantage.

Commissioner Hyken noticed a lot of trucks and trailers in the parking lot. Mr. Maxwell confirmed the truck traffic was from a temporary tenant and would be gone by December.

Commissioner Hyken asked if the transfer from the trucks to the silo would be noisy and a nuisance to the area. Mr. Maxwell referred to a similar process at Reynolds and believes you will be able to hear it moving but did not think it could be heard from the adjacent property. They cannot hear the noise from Reynolds.

Commissioner Sprague asked about the form of the material. Mr. Maxwell confirmed the material was pellets made from polyethylene. They make bags used as liners for boxes and cans.

In reply to Commissioner Sprague's question, Mr. Maxwell confirmed they were painting the silos white.

Commissioner Riles had no questions.

Commissioner Myer had no questions. She was happy they were painting the silos white.

Chairman Johnson asked about the comment in the report about a bank of 2x4s. Mr. Maxwell confirmed the comment was from earlier plans.

Commissioner Myer moved, seconded by Commissioner Hyken to approve Docket No. PSPMIN23-0033, granting minor site plan and appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, for installation of four, 32' tall silos located at 742 Glenn Ave., in accordance with the Project Description Letter prepared by Starrmax Packaging, LLC dated 10/11/2023 and the Site Plan prepared by SEC, Inc., last revised 10/30/2023.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- B)** Docket No. PSPMIN23-0035
Dream Clean of Wheeling Car Wash
400 N. Milwaukee Avenue
Request for Minor Site Plan and Appearance Approval

The car wash was recently purchased by Dream Clean. They will be making some improvements to the site. They removed the existing vacuums and will replace the vacuums in the back with a quieter model. They will repave the lot and put in a new fence. There is a change to the initial proposal, instead of replacing the fence with a wood fence, they agreed to install a white vinyl commercial grade fence (picture was provided). They are also changing one of their staffed drive-thru stations to an automated station. Staff proposed a couple of conditions.

1. Prior to the issuance of a Building Permit, pursuant to Section 19.11.020(c)(2) of the Wheeling Municipal Code, fiscal security either by bond, certificate of deposit or letter of credit shall be provided to Community Development to ensure compliance with the landscape installation requirements. The fiscal arrangements shall reflect the cost of required landscaping, both plants and labor.
2. Landscaping shall be installed no later than May 15, 2024. Failure to complete the required landscaping by the stated deadline shall result in a fine of \$1,000.00 for each week until the work is completed, pursuant to Section 21.2.F.3.
3. Lights shall not be installed on the arches of the vacuum station along the south property line (shown as Area B on the Overall Site Plan - Sheet V101).

Ms. Knysz explained that Staff was now requiring fiscal security for all landscaping projects since there have been issues with landscaping getting installed.

Mr. Chris Stevens, 400 North Milwaukee Avenue, Wheeling was present at the meeting.

Mr. Stevens addressed the existing noisy vacuums and explained they were trying to lessen the impact. A standard upright vacuum runs between 90-120 decibels and the proposed vacuums run at 78 decibels so it is quieter than an at home vacuum so no one should hear the vacuums. One of the vacuums is located inside the building.

Commissioner Myer asked if Area A with 12 spaces and Area B with 10 spaces were both vacuum areas, or if one was for detailing. Mr. Stevens confirmed both areas would be used for customer vacuuming. Detailing cars were staged on the back property line by the fence near Boston Fish Market.

Commissioner Myer referred to the traffic flow and asked if they foresee any traffic congestion with people pulling out of Areas A & B as other cars waited for the wash. Mr. Stevens didn't think there would be any congestion. The point of the express pay terminal is that it is faster than a normal booth. Typically, customers are not interacting with a person so they can make the purchase and then go around the corner.

Commissioner Myer thanked the petitioner for making the welcome improvements.

Commissioner Riles had no questions. He thanked the petitioner for making the improvements.

Commissioner Sprague had no questions.

Chairman Johnson had no questions.

Dream Clean purchased the car wash in April 2023. All seven of their properties will go through renovations.

Chairman Johnson asked about the price on the sign. Mr. Stevens explained they were working with Neon Art Signs to refurbish the signs pending permit approval. The price for a car wash is \$5.

Commissioner Hyken thanked the petitioner for their flexibility with the fence. He thinks the vinyl fence material was a better alternative.

Commissioner Myer moved, seconded by Commissioner Riles to approve Docket No. PSPMIN23-0035, 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 site improvements located at 400 N. Milwaukee Avenue, in accordance with the Project Description Letter prepared by Christopher Stevens Dated 11/3/2023, Vacutech Drawings last revised 10/25/2023, Site Plan prepared by Arch America, last revised 10/25/2023, and subject to the following conditions:

1. Prior to the issuance of a Building Permit, pursuant to Section 19.11.020(c)(2) of the Wheeling Municipal Code, fiscal security either by bond, certificate of deposit or letter of credit shall be provided to Community Development to ensure compliance with the landscape installation requirements. The fiscal arrangements shall reflect the cost of required landscaping, both plants and labor.
2. Landscaping shall be installed no later than May 15, 2024. Failure to complete the required landscaping by the stated deadline shall result in a fine of \$1,000.00 for each week until the work is completed, pursuant to Section 21.2.F.3.
3. Lights shall not be installed on the arches of the vacuum station along the south property line (shown as Area B on the Overall Site Plan - Sheet V101).

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

- A)** Approval of Minutes of the Regular Meeting of October 25, 2023 and November 1, 2023 (including the Findings of Fact for PSU23-0011).

Commissioner Sprague moved, seconded by Commissioner Myer, to approve the Minutes of the Regular Meetings of October 25, 2023, and November 1, 2023 (including the Finding of Fact for PSU23-0011), as presented.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

9. OTHER BUSINESS

Ms. Knysz announced Union Apartments was having their ribbon cutting on December 4th at 4:30 p.m.

The Next Plan Commission meeting is on December 6, 2023.

A) 2024 Plan Commission Schedule

The 2024 Plan Commission schedule was distributed to the Plan Commission.

The joint Village Board and Plan Commission meeting is scheduled for the second meeting in August and the November and December meetings will be on the first and third Wednesdays of the month.

Commissioner Myer moved, seconded by Commissioner Sprague to approve the 2024 Plan Commission Schedule. The motion was approved by a voice vote.

Chairman Johnson announced the lighting of the lights will be on Sunday, November 19th at 4:30 p.m.

10. ADJOURNMENT

Commissioner Myer moved, seconded by Commissioner Riles, to adjourn the meeting at 6:52 p.m. The motion was approved by a voice vote.