

**Plan Commission
Regular Meeting**

December 6, 2023

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Chairman Johnson welcomed new Commissioner, Diane Smart.

Present were Commissioners Riles, Kasper, Sprague, Smart, Hyken and Johnson. Commissioner Myer 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. PSPMIN23-0038
Accel Entertainment
50 Messner Drive
Request for Minor Site Plan and Building Appearance Approval to
Install an Overhead Garage Door on the South Side of the Building

The proposed garage door is 12'x12' and will be located on the south side of the building. A new drive apron will be added to get into the new garage area being built on the southwest side of the building. Staff is proposing 3 conditions.

Mr. Peter Reiss, Complete Construction Resources, 450 Dixie Highway, Chicago Heights, IL was present.

Mr. Reiss agreed to Staff's three proposed conditions.

Commissioner Riles had no questions.

Commissioner Kasper had no questions.

Commissioner Sprague asked if they had started installing the new garage door. Mr. Reiss explained they did some work on the interior, but the exterior of the building had not changed. Commissioner Sprague reminded the petitioner that they should come before the Commission prior to doing any work.

Commissioner Smart had no questions.

Commissioner Hyken had no questions.

Chairman Johnson had no questions.

Ms. Knysz read the proposed conditions.

1. All mechanical parts of the roll up door must be wholly located inside the building.
2. The material and color of the new garage door shall match the existing garage doors on the building.
3. A Wheeling Business License must be obtained from the Community Development Department before the business operations can begin at the subject site.

In response to Chairman Johnson's question, Mr. Reiss confirmed they were moving into Wheeling with multiple other locations.

Commissioner Kasper moved, seconded by Commissioner Hyken to approve Docket No. PSPMIN23-0038, 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 an overhead garage door on the south side of the building, located at 50 Messner Drive, in accordance with the Plan Set prepared by Richard Kasemsarn, last revised 10/31/2023, subject to the following conditions:

1. All mechanical parts of the roll up door must be wholly located inside the building.
2. The material and color of the new garage door shall match the existing garage doors on the building.
3. A Wheeling Business License must be obtained from the Community Development Department before the business operations can begin at the subject site.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

B) Docket No. PSU23-0013
Immanuel Community Church
5110-6360 Capitol Drive

Request for Special Use Approval to Permit Religious Assembly

See Findings of Fact and Recommendation for Docket No. PSU23-0013.

Commissioner Sprague moved, seconded by Commissioner Kasper to recommend approval of Docket No. PSU23-0013, granting a Special Use as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulation, and associated sections, to permit religious assembly for Immanuel Community Church located at 5110-6360 Capitol Drive, in accordance with the Petitioner's Project Description Letter prepared by Peter Cho dated 11/7/2023 and Floor Plans received by the Village 11/7/2023, subject to the following conditions:

1. A Wheeling Building Permit shall be required prior to the start of any remodel work or modifications to the existing floor plans and/or buildings.
2. A Wheeling Business License must be obtained from the Community Development Department before the operations can begin at the subject site.
3. A Landscape Plan shall be submitted for staff review by May 15, 2024 and implemented by September 15, 2024 for enhancement of the bare areas of the site.
4. A Wheeling Sign Permit shall be required prior to the installation of any new signage at the subject property, subject to the requirements of Title 21 - Signs.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Hyken moved, seconded by Commissioner Smart to close Docket No. PSU23-0013.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

- A)** Approval of Minutes of the Regular Meeting of November 15, 2023.

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Commissioner Sprague moved, seconded by Commissioner Hyken to approve the Minutes of the Regular Meeting of November 15, 2023, as presented.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

9. OTHER BUSINESS

The next meeting is scheduled for December 20th.

Commission Hyken wished everyone a Happy Holidays. The Commission welcomed Commissioner Smart. Commissioner Smart looks forward to working with everyone.

10. ADJOURNMENT

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