

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on March 13, 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. PSPMIN24-0002
Wheeling Park District
100 Community Boulevard
Request for Minor Site Plan and Appearance Approval for a 37 Space Parking Lot, Greenhouse and Associated Improvements

Mr. Michael Maloney, Superintendent of Projects and Planning, Wheeling Park District was present.

The timeline for the project is completion of the greenhouse in mid-July and the parking lot in mid-August.

A new pedestrian sidewalk will provide more connectivity across the site. There will be 37 total parking stalls on the northwest corner of the CRC property, including 2 ADA accessible stalls located at the southeast corner of the lot. They will provide new sidewalk access to the north door of the CRC (door 24) which is a response from patrons for additional parking closer to the building. There is a lot of parking on the east side of the building which will be reevaluated. The improved sidewalk access will improve the overall site.

In addition, they are introducing a new greenhouse for the Northwest Special Rec Association.

There is currently a small patio that is enclosed by fencing and brick walls. They are taking out a section of fencing and then providing a new patio space that leads into the actual greenhouse. The new patio will have a gate for when they will not bring materials inside the building.

The greenhouse will have one access on the southeast for security purposes. Everything within the greenhouse will be fully accessible. All the planters in the center of the greenhouse will be on casters so they can be moved inside and outside.

The greenhouse will be constructed with an aluminum steel structure with polycarbonate for the walls and roof. There will be a shade and ventilation system controlled by an app.

Some trees have been removed in preparation for construction.

Commissioner Riles thinks it is a great idea and long overdue.

Commissioner Myer thanked the petitioner for the visuals and presentation. She likes the improved pedestrian access and thinks it's a great addition to the recreation center.

Commissioner Myer asked about the transition between the different ground materials for people in wheelchairs. Mr. Maloney explained all the access into the greenhouse will come from the NWSRA side. There is a sidewalk that wraps around and goes into the building so there will be plenty of accessible access. The rest of the program will go through the patio space.

Commissioner Kasper was impressed and excited about the project.

Commissioner Sprague thinks the greenhouse will be a great addition to the Park District. He agreed the parking spaces were needed and would be great for petitioners. Mr. Maloney mentioned they would also add new signage.

Commissioner Smart agreed it was a great idea. She asked how they determined two ADA spaces were needed. Mr. Maloney explained it was a calculation in the Code. She asked if there was consideration to add more ADA spaces given the demographic that the greenhouse would serve. Mr. Maloney agreed to explore, but clarified that the parking lot won't be used for the greenhouse or NWSRA; they don't need any additional parking. The parking lot is for the CRC.

Commissioner Hyken echoed the other Commissioners comments and believes the greenhouse will set them apart from all other Park Districts in the area.

Chairman Johnson echoed the other Commissioners.

Chairman Johnson referred to the new fence and gate and asked about the corner of the greenhouse and back to the building. Mr. Maloney confirmed there would be a small section of fence to close it off.

Commissioner Kasper moved, seconded by Commissioner Smart to recommend Approval of Docket No. PSPMIN24-0002, granting minor site plan and building appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for the

construction of a 37 space parking lot, greenhouse, and associated improvements, located at 100 Community Boulevard, in accordance with the Project Description Letter prepared by Michael Maloney, dated 3/6/2024, Greenhouse Drawings prepared by RIMOL, dated 11/28/2014, Engineering Plans prepared by Gewalt Hamilton & Associates, Inc., last revised 2/27/2024, Photometrics Plan prepared by Berg Engineering Consultants, Ltd., dated 3/5/2024, and subject to the following condition:

1. The petitioner shall obtain a building permit from the Community Development Department prior to the commencement of construction.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

B) Docket No. PSU24-0003
Wheeling Dog Spa
737 W. Dundee Road
Request for Special Use Approval for an Animal Grooming Facility
PUBLIC HEARING

See Findings of Fact and Recommendation for Docket No. PSU24-0003.

Commissioner Sprague moved, seconded by Commissioner Hyken to recommend approval of Docket No. PSU24-003, granting Special Use approval, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in order to permit an animal grooming facility for Wheeling Dog Spa, located at 737 W. Dundee Road, in accordance with the Petitioner's Project Description Letter prepared by Jim Jyoung Lim (owner of Wheeling Dog Spa) received by the Village on 2/12/2024, and the Floor Plan received by the Village on 2/12/2024, and subject to the following conditions:

1. A Wheeling Business License must be obtained from the Community Development Department before the business begins operations.
2. A Wheeling Sign Permit shall be required in order to permit any exterior signage to be installed, except for signage pursuant to Chapter 21.6 of the Wheeling Sign Code.
3. There shall be no overnight boarding and/or kenneling of animals.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Smart moved, seconded by Commissioner Hyken to close Docket Nos. PSU24-0003.

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.

8. APPROVAL OF MINUTES

- A)** Approval of Minutes of the Regular Meeting of February 28, 2024 (including the Findings of Fact for Docket Nos. PSU23-0015 & PV23-0009).

Commissioner Sprague moved, seconded by Commissioner Myer to approve the Minutes of the Regular Meeting of February 28, 2024 (including the Findings of Fact for Docket Nos. PSU23-0015 & PV23-0009) as amended.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

9. OTHER BUSINESS

Ms. Knysz announced the next meeting on March 27th would be very light.

10. ADJOURNMENT

Commissioner Smart moved, seconded by Commissioner Hyken to adjourn the meeting at 6:57 p.m. The motion was approved by a voice vote.