

**Plan Commission
Regular Meeting**

April 10, 2024

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on April 10, 2024.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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. PSPMIN24-0007
Walmart
1455 Lake Cook Road
Request for Minor Building Appearance Approval to Permit Modifications
to Exterior Building Facade

Ms. Lea Smith, Dallas, TX was present.

Ms. Smith explained they were requesting to update the exterior elevations of the Walmart in Wheeling. They are updating the gray and blue colors as needed to follow their rebranding. They will update their signage, but the signs are not part of this approval.

Commissioner Riles had no questions. He likes the rebranding.

Commissioner Kasper had no questions.

Commissioner Sprague asked if they were planning to repaint the bollards. Ms. Smith confirmed they would get new sleeves. He noticed some of the existing gray paint had been scraped off and the old blue was showing. Ms. Smith confirmed the new gray sleeves will prevent the paint from chipping.

Commissioner Smart had no questions.

Commissioner Hyken asked about the painting process. He expressed concern if they were spray painting, he didn't want there to be overspray on the cars. Ms. Smith mentioned they rolled it on in past projects since they don't close the stores during the painting process, and they don't want any chemicals exposed.

Chairman Johnson had no questions.

Commissioner Hyken moved, seconded by Commissioner Kasper to approve Docket No. PSPMIN24-0007, granting building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, to permit modifications to the exterior building façade for Walmart, located at 1455 Lake Cook Road, in accordance with the Project Description Letter prepared by Jay Skock, dated February 22, 2024 and the Exterior Elevations prepared by Core States Group, dated 1/15/2024.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

B) Docket No. PSU24-0005
Ocean Health, Inc. DBA Anna's Sunny Spa
765-C West Dundee Road
Request for Special Use to Permit a Massage Establishment
PUBLIC HEARING

See Findings of Fact and Recommendation for Docket No. PSU24-0005.

Commissioner Hyken moved, seconded by Commissioner Kasper to recommend approval of Docket No. PSU24-0005, 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 Ocean Health, Inc, D.B.A., Anna's Sunny Spa, Inc., located at 765-C W. Dundee Road, in accordance with the Petitioner's Project Description Letter prepared by Ye Lu (received by the Village on 3/9/2024) and the Floor Plan, and subject to the following conditions:

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 Ocean Health, Inc. taking over

operations of the massage establishment at the subject location.

2. Pursuant to Section 19.10.060(q) of the Wheeling Zoning Code, customers shall only access the subject location from the parking lot and door entrance located in the established front of the tenant space which fronts along Dundee Road. The rear parking spaces and entrance shall only be used by employees.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Smart to close Docket Nos. PSU24-0005.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES - None

9. OTHER BUSINESS - None

10. ADJOURNMENT

Commissioner Sprague moved, seconded by Commissioner Hyken to adjourn the meeting at 6:45 p.m. The motion was approved by a voice vote.