

**Plan Commission
Regular Meeting**

June 12, 2024

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on June 12, 2024.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Riles, Myer, Kasper, Smart, Sprague, Hyken and Johnson. Also, present were Marcy Knysz, Village Planner, Mallory Milluzzi, Village Attorney, Robert Niemiec, Fire Inspector, Ross Klicker, Community Development Director, Steve Robles, Assistant Director of Community Development and Kyle Goetzelmann, Village Engineer.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS – None

7. ITEMS FOR REVIEW

- A)** Docket No. PSPMIN24-0012
Selfreliance Credit Union
50 W. Dundee Road
Request for Minor Site Plan and Appearance Approval to Construct an
Equipment Enclosure on the North Side of the Building

Selfreliance Credit Union has made multiple improvements over the past couple of years including the façade, parking lot and some of the green space. They added a trash enclosure and would now like to add a generator behind the building which requires screening. The petitioner is proposing a PVC enclosure which is different than the wood fence that had been approved for the trash enclosure. Wood cannot be used to enclose a generator. Staff supports the proposal with no proposed conditions.

The petitioner was not present at the meeting, but Ms. Knysz explained it was small enough to move forward.

Commissioner Sprague recommended that the enclosure be locked and secured. Fire Inspector Niemiec confirmed it was not a requirement, so Ms. Knysz suggested taking a poll.

Chairman Johnson asked the Commission if a condition should be added to require a lock on the enclosure.

All Commissioners were in favor of adding the condition.

Commissioner Kasper moved, seconded by Commissioner Smart to approve Docket No. PSPMIN24-0012, granting minor site plan and appearance approval, as required in Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, in order to construct a 48” high equipment enclosure and back-up generator on the north side of the building, located at 50 W. Dundee Road, in accordance with the Petitioner’s Project Description Letter (received by the Village 4/1/2024), Generator Specification Sheet by NorthWest Electrical Supply, Mockup of Generator Location Exhibit, Site Plan, and Photo of Proposed Enclosure with the following condition:

1. The enclosure shall remain locked at all times.

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. PV24-0003
Dundee Fuel Mart, Inc.
11 E. Dundee Road
Request for Variation to Permit an Increase in the Maximum Fence Height
From 6 Feet to 8 Feet Associated with the Screening of Proposed Mechanical
Equipment
PUBLIC HEARING

See Findings of Fact and Recommendation for Docket No. PV24-0003.

Commissioner Hyken moved, seconded by Commissioner Myer to recommend approval of Docket No. PV24-0003 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code Chapter 19.10.070 Accessory Uses and Structures, and associated sections, to permit an increase in the maximum fence height from 6’ to 8’ for a mechanical equipment enclosure in the B-3 (General Commercial and Office) Zoning District, located at 11 E Dundee Road, in accordance with the Cover Letter prepared by Khalil Abdullah (dated 2/12/2024), Site Plan prepared by Nick Scarlatis & Associates, LTD. (last revised 4/12/2024), Landscape Plan

**Wheeling Plan Commission
Regular Meeting**

June 12, 2024

prepared by Nick Scarlatis & Associates, LTD. (last revised 5/6/2024), Detail Sheet prepared by Nick Scarlatis & Associates, LTD. (last revised 5/6/2024).

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Smart moved, seconded by Commissioner Myer to close Docket Nos. PV24-0003.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- C)** Docket No. PSPMIN24-0010
Dundee Fuel Mart, Inc.
11 E. Dundee Road
Request for Minor Site Plan and Appearance Approval for the Installation
of a New Central Vacuum System and Associated Improvements

Mr. Khalil Abdullah, 11 East Dundee Road was present.

Commissioner Sprague moved, seconded by Commissioner Myer to approve Docket No. PSPMIN24-0010: Granting minor site plan and building appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for installation of a new central vacuum system and associated improvements, located at 11 E. Dundee Road, in accordance with the Cover Letter prepared by Khalil Abdullah (dated 2/12/2024), Site Plan prepared by Nick Scarlatis & Associates, LTD. (last revised 4/12/2024), Landscape Plan prepared by Nick Scarlatis & Associates, LTD. (last revised 5/6/2024), Detail Sheet prepared by Nick Scarlatis & Associates, LTD. (last revised 5/6/2024) EuroVac Vacuum Specs, and subject to the following conditions:

1. Minor Site Plan and Appearance approval is contingent upon approval of the variation petition to permit an increase in the maximum permitted fence height from 6 feet to 8 feet associated with the screening of proposed mechanical equipment (Docket Number PV24-0003).

2. Hours of operation for the vacuum stations shall be limited to 7:00 am to 8:00 pm and are to be controlled by a timer.
3. All new evergreen trees shall have a minimum height of 6' at the time of planting.
4. Existing trees located within the landscape islands shall not be removed.
5. Lights shall not be installed on any portion of the vacuum stations.
6. Prior to the issuance of a Building Permit, Pursuant to Section 19.11.020(c)(2), 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. All site landscaping shall be installed by September 15, 2024.
7. A sign indicating the hours of operation for the vacuum stations shall be included at the north end of each row of vacuums.

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.

D) Docket No. PSU24-0010
Kava Java, LLC DBA Scooter's Coffee
310 N. Milwaukee Avenue
Request for Special Use Approval to Permit the Operation of a Drive-Thru
Associated with an Existing Restaurant Drive-Thru Building
PUBLIC HEARING

See Findings of Fact and Recommendation for Docket No. PSU24-0010.

Commissioner Hyken moved, seconded by Commissioner Kasper to recommend approval of Docket No. PSU24-0010, 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 a drive-thru restaurant for Scooter's Coffee, located at 310 N. Milwaukee Avenue, in accordance with the Petitioner's Project Description Letter prepared by Ariel Delao (dated 6/4/2024), Material Board Exhibit (received by the Village on 6/6/2024), Site Plan prepared by (received by the Village on 6/4/2024), Exterior Elevations (received by the Village on 6/6/2024), and 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 business begins operations.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Smart moved, seconded by Commissioner Sprague to close Docket Nos. PSU24-0010.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- E)** Docket No. PSPMIN24-0018
Kava Java, LLC DBA Scooter's Coffee
310 N. Milwaukee Avenue
Request for Minor Site Plan and Appearance Approval for Changes to the
Facades of the Building and Related Site Improvements

Mr. Ariel Delao, JP Architects, 4544 W. 103rd Street, Oak Lawn, IL and Ms. Toni Siprut, Kava Java, Chicago were present.

Commissioner Hyken moved, seconded by Commissioner Myer to approve Docket No. PSPMIN24-0018, granting minor site plan and appearance approval, as required in Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, for Kava Java, LLC DBA Scooter's Coffee, located at 310 N. Milwaukee Avenue, in accordance with the Petitioner's Project Description Letter prepared by Ariel Delao (dated 6/4/2024), Material Board Exhibit (received by the Village on 6/6/2024), Site Plan prepared by (received by the Village on 6/4/2024), Exterior Elevations (received by the Village on 6/6/2024), subject to the following conditions:

1. A Wheeling Sign Permit shall be required in order to permit any exterior signage to be installed, or modified, except for signage pursuant to Chapter 21.6 of the Wheeling Sign Code.
2. A Landscape Plan shall be submitted for staff review by September 15, 2024 and implemented by April 15, 2025 for enhancement of the bare areas of the site.
3. Prior to the issuance of a Building Permit, Pursuant to Section 19.11.020(c)(2), 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.
4. The doors of the trash enclosure shall be repainted or resealed as part of the landscaping project.
5. The Site Plan shall be updated to reflect the current parking lot layout prior to permitting.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

F) Docket No. PPUD23-0004
Lenny's Gas N Wash
1750 & 1798 W. Hintz Road
Request for Preliminary Planned Unit Development Approval for a Gas
Station with Convenience Store and Drive-Through Restaurant
PUBLIC HEARING CONTINUED FROM MAY 22, 2024, PC MEETING

See Findings of Fact and Recommendation for Docket No. PPUD23-0004.

Commissioner Sprague moved, seconded by Commissioner Myer to recommend approval of Docket No. PPUD23-0004 granting Special Use Approval for a Preliminary Planned Unit Development (PUD) pursuant to Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations and associated sections, for a gas station with convenience store, and drive-through restaurant, for the properties commonly addressed as 1750 & 1798 W. Hintz, for Lenny's Gas N Wash Hintz Rd & Old Buffalo Grove Road, LLC, in accordance with the Auto Sentry Flex Pay Station Detail, Canopy Elevations prepared by WT Group dated 2/21/2023 (last revised 3/29/2023), Canopy Night Lighting prepared by VanBruggen Signs dated 6/14/2023, Car Wash Specifications, Elevations prepared by WT Group dated 2/21/2023 (last revised 3/29/2024), Engineering Plans prepared by MG2A dated 3/29/2024 (last revised 4/19/2024), Floor Plans prepared by WT Group dated 2/21/2023 (last revised 3/29/2024), Irrigation Plan prepared by SiteOne dated 1/31/2024 (last revised 3/29/2024), Landscaping Plan prepared by Upland Design,

LTD dated 6/14/2023 (last revised 3/29/2024), Lighting Plan prepared by Walsh, Long & Co dated 6/14/2023 (last revised 1/23/2024), Project Narrative received by the Village on 3/29/2024, Propane and Fuel Island Detail Sheet prepared by WT Group dated 2/21/2024 (last revised 3/29/2024), SimTek Fence Brochure, Sign Plan prepared by VanBruggen Signs dated 6/14/2023 (last revised 3/28/2024), Site Plan prepared by WT Group dated 2/21/2023 (last revised 3/29/2024), Storage Building Detail Sheet prepared by WT Group dated 2/21/2024 (last revised 3/29/2024), Stormwater Report prepared by MG2A dated 3/25/2024 (revised 4/19/2024), Traffic Study prepared by KLOA dated 7/7/2023, Trash Enclosure Detail prepared by WT Group dated 2/21/2024 (last revised 3/29/2024), Truck Turn Exhibit prepared by MG2A dated 9/2/2023 (last revised 1/19/2024), Variance List prepared by WT Group dated 1/31/2024, and Vicinity Map prepared by WT Group dated 1/31/2024, subject to the following conditions:

1. Overnight customer parking on the site is prohibited. Overnight parking for this site means the parking of a vehicle in one spot continuously for a period of a time exceeding four hours at a time during the hours of 10 PM to 4 AM the following day. This excludes employee parking.
2. The Preliminary PUD documents shall be revised as follows prior to review and consideration by the Village Board:
 - a. The Irrigation Plan shall be updated to be consistent with the Landscape Plan.
 - b. Resolve conflicts with trees and light fixtures on the north property line, which shall not result in the reduction of proposed trees in this area.
3. The Final PUD submittal shall include the following items, in addition to the submittal requirements of Section 19.09.010(e)(5):
 - a. Project approval from the Cook County Department of Transportation and Highways is required prior to Final PUD approval from the Village.

On the roll call, the vote was as follows:

AYES: Commissioners Sprague, Myer, Riles, Smart, Johnson
Commissioner Sprague explained he voted in favor since he believes the petitioner follows the Village Codes and meets the standards of Special Uses and Variances.
NAYS: Commissioners Kasper, Hyken
ABSENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

- G)** Docket No. PSU24-0007
Lenny's Gas N Wash
1750 & 1798 W. Hintz Road
Request for Special Use Approval for a 4,900 Square Foot Detached Car Wash Facility

PUBLIC HEARING CONTINUED FROM MAY 22, 2024, PC MEETING

See Findings of Fact and Recommendation for Docket No. PSU24-0007.

Commissioner Sprague moved, seconded by Commissioner Myer to recommend approval of Docket No. PSU24-007, 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 a car wash facility and associated improvements, in conjunction with the Gas N Wash Planned Unit Development located at 1750 & 1798 W. Hintz Road for Lenny's Gas N Wash Hintz Rd & Old Buffalo Grove Road, LLC, in accordance with the Project Narrative received by the Village on 3/29/2024, Canopy Elevations prepared by WT Group dated 2/21/2023 (last revised 3/29/2023), Canopy Night Lighting prepared by VanBruggen Signs dated 6/14/2023, Elevations prepared by WT Group dated 2/21/2023 (last revised 3/29/2024), and Floor Plans prepared by WT Group dated 2/21/2023 (last revised 3/29/2024), and subject to the following conditions:

1. Approval of the Special Use for a car wash facility is contingent upon the petitioner receiving approval of a Preliminary Planned Unit Development of Docket No. PPUD23-0004.
2. A Wheeling Business License must be obtained from the Community Development Department before the business begins operations at the subject site.
3. Hours of operation are limited to 6 AM to 9 PM. This includes the vacuum stations.

On the roll call, the vote was as follows:

AYES: Commissioners Sprague, Myer, Riles, Smart, Johnson

NAYS: Commissioners Kasper, Hyken

Commissioner Kasper doesn't believe the large operation belongs in a residential area.

ABSENT: None

ABSTAIN: None

There being five affirmative votes, the motion was approved.

H) Docket No. PSU24-0008
Lenny's Gas N Wash
1750 & 1798 W. Hintz Road
Request for Special Use Approval to Permit the Operation of a Package Liquor Store
PUBLIC HEARING CONTINUED FROM MAY 22, 2024, PC MEETING

See Findings of Fact and Recommendation for Docket No. PSU24-0008.

Ms. Knysz reviewed the proposed conditions for the liquor store.

Commissioner Myer moved, seconded by Commissioner Sprague to recommend approval of Docket No. PSU24-008, 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 a package liquor store in conjunction with the Gas N Wash Planned Unit Development located at 1750 & 1798 W. Hintz Road for Lenny's Gas N Wash Hintz Rd & Old Buffalo Grove Road, LLC, in accordance with the Project Narrative received by the Village on 3/29/2024, Floor Plans prepared by WT Group dated 2/21/2023 (last revised 3/29/2024), and Site Plan prepared by WT Group dated 2/21/2023 (last revised 3/29/2024), and subject to the following conditions:

1. Approval of the Special Use for a package liquor store is contingent upon the petitioner receiving approval of a Preliminary Planned Unit Development of Docket No. PPUD23-0004 and obtaining a Wheeling Liquor License from the Liquor Control Commission.
2. All package liquor sales shall occur within a dedicated tenant space pursuant to the Floor Plans prepared by WT Group dated 2/21/2023 (last revised 3/29/2024).
3. A Wheeling Business License must be obtained from the Community Development Department before the business begins operations at the subject site.
4. The hours of operation are limited to 7 AM to 9 PM.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Hyken moved, seconded by Commissioner Myer to close Docket Nos. PPUD23-0004, PSU24-0007 & PSU24-0008.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- I)** Docket No. PSUBPP24-0003
Lenny's Gas N Wash
1750 & 1798 W. Hintz Road
Request for Approval of the Preliminary Plat of Subdivision of Lots 1
And 2 in Zales Subdivision

CONTINUED FROM MAY 22, 2024, PC MEETING

Chairman Johnson asked if the Plan Commission had any questions. No one came forward.

Commissioner Myer moved, seconded by Commissioner Hyken to recommend approval of Docket No. PSUBPP24-003, granting Preliminary Plat Approval under Title 17, Planning Subdivisions and Developments as shown on the Preliminary Plat of Subdivision of Lots 1 and 2 in Zales Subdivision prepared by MG2A, last revised 3/29/2024, for the property located at 1750 & 1798 W. Hintz Road, Wheeling, Illinois.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

J) Exhibits from the Public Regarding Agenda Items F-I (Gas N Wash).

8. APPROVAL OF MINUTES

A) Approval of Minutes of the Regular Meeting of May 22, 2024 (including the Findings of Fact for Docket No's PV24-0002, PPUD23-0004, PSU24-0007 and PSU24-0008).

Commissioner Myer moved, seconded by Commissioner Hyken to approve the Minutes of the Regular Meeting of May 22, 2024 (including the Findings of Fact for Docket No's PV24-0002, PPUD23-0004, PSU24-0007 and PSU24-0008).

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

9. OTHER BUSINESS - None

10. ADJOURNMENT

**Wheeling Plan Commission
Regular Meeting**

June 12, 2024

Commissioner Myer moved, seconded by Commissioner Hyken to adjourn the meeting at 11:10 p.m. The motion was approved by a voice vote.