Plan Commission **June 26, 2024**
Regular Meeting

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on June 26, 2024.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Riles, Myer, Kasper, Smart, Sprague, Hyken and Johnson. Also, present were, Steve Robles, Assistant Director of Community Development and Mallory Milluzzi, Village Attorney.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

A) Docket No. PSPMIN24-0024
Estes
1100 Chaddick Drive
Request for Approval to Permit the Construction of a Monument (Ground) Sign

Commissioner Sprague moved, seconded by Commissioner Smart to approve Docket No. PSPMIN24-0024 to permit the construction a monument (ground) sign for Estes located at 1100 Chaddick Drive, in accordance with the Sign Plan prepared by Trademark Signs, dated 2/7/2024, Site Plan prepared by Trademark Signs received by the Village on 6/20/2024, Landscape Plan received by the Village on 6/17/2024, and subject to the following conditions:

1. The landscaping at the base of the ground sign, as identified on the Landscape Plan received by the Village on 6/17/2024, shall be installed no later than September 15, 2024.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

A) Docket No. PSPMAJ24-0001
Slide Products Inc.
430 Wheeling Road
Request for Major Site Plan and Building Appearance Approval for a Building Addition

The project also includes the relocation of an existing storage shed from its current location to make room for the proposed addition. Staff is recommending approval subject to the landscaping condition. There is new underground work that would need to occur within the right-of-way so if there is any landscaping removed the condition that the landscaping needs to be replaced within 30 days following the completion of the project.

Mr. Michael Muth, President of Slide Products was present for the meeting.

Mr. Muth explained they have grown over the last couple of years and need more storage space. They looked at renting or purchasing other buildings but had logistical issues with moving products from location to location. They combined two properties to allow them to facilitate the expansion of the warehouse. They are proposing to add a 60’x 50’ addition to the existing warehouse which will be identical to the existing structure. The same brick will be used and topped off with a metal façade and the paint will be as close to the existing color as possible. They are trying to match the existing architecture, design and color elements.

Commissioner Hyken thanked the petitioner for staying in Wheeling.

Commissioner Smart thanked the petitioner for staying in Wheeling.

Commissioner Sprague felt it was a great presentation.

Commissioner Kasper had no questions.

Commissioner Myer appreciated the material samples and the thoroughness of the information provided.

Commissioner Riles thanked the petitioner for his business.

Chairman Johnson appreciated having a complete packet.

Mr. Muth agreed to the condition regarding landscaping.

Commissioner Myer moved, seconded by Commissioner Hyken to recommend approval of Docket No. PSPMAJ24-0001, granting major site plan and building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, to permit a 3,000 sq. ft. building addition to the existing warehouse for Slide Products, Inc., located at 430

Wheeling Road, in accordance with the Project Description Letter dated 3/1/2024, Site Plan prepared by Penska Architects, Inc. last revised 5/29/2024, Floor Plan prepared by Penska Architects, Inc. last revised 3/2/2024, Rendering prepared by Penska Architects, Inc. last revised 4/1/2024, Elevations and Roof Plan prepared by Penska Architects, Inc. last revised 3/22/2024, Engineering Plan prepared by Spaceco, Inc. last revised 5/29/2024, Lighting Plan prepared by Penska Architects, Inc. last revised 3/22/2024, and subject to the following condition:

1. Any current landscaping removed for underground work along Mercantile Court shall be replaced in kind within 30 days following completion of the project.

On the roll call, the vote was as follows:

AYES:	Commissioners Myer, Hyken, Riles, Kasper, Sprague, Smart, 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 June 12, 2024 (including the Findings of Fact for Docket No's PV24-0003, PSU24-0010, PPUD23-0004, PSU24-0007 and PSU24-0008).

Commissioner Myer moved, seconded by Commissioner Hyken to approve the Minutes of the Regular Meeting of June 12, 2024 (including the Findings of Fact for Docket No's PV24-0003, PSU24-0010, PPUD23-0004, PSU24-0007 and PSU24-0008) as amended.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

9. OTHER BUSINESS

Mr. Robles announced they were working with a petitioner to get everything together for the next meeting.

Commissioner Sprague recognized the following anniversaries.

Commissioner Myer – 2 years
Commissioner Hyken & Riles – 3 years
Chairman Johnson – 15 years

Chairman Johnson reminded the Commission that Gas N Wash goes to the Village Board on July 1st.

Chairman Johnson announced the following events.

- Rock N Run Runway on Saturday, June 29th.
- Blood drive at Village Hall on July 3rd.

Commissioner Hyken announced there was a water main break at Heartland Animal Shelter and they had to evacuate the entire building and place all the animals in foster homes.

10. ADJOURNMENT

Commissioner Smart moved, seconded by Commissioner Myer to adjourn the meeting at 6:40 p.m. The motion was approved by a voice vote.