

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on September 11, 2024.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Riles, Kasper, Smart, Sprague, Hyken and Johnson. Commissioner Myer was absent with prior 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. PSPMIN24-0031
Estes Express
1100 Chaddick Drive
Request for Approval for Minor Building Appearance Approval to Permit
Changes to the Existing Building Facade and Loading Docks for Estes Express,
(1100 Chaddick Drive).

There were no representatives present at the meeting for the project. After discussion, the Plan Commissioners decided to include a second condition regarding the evaluation of the parking lot and concrete areas around the bollards.

Commissioner Hyken moved, seconded by Commissioner Smart to approve Docket No. PSPMIN24-0031, granting minor building appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, to permit changes to the existing building façade and loading docks for Estes Express, located at 1100 Chaddick Drive, in accordance with the Existing and Proposed Elevations, Siding Scope of Work prepared by Hog Wild, LLC, Paint Scope of Work prepared by Hog Wild, LLC, and subject to the following conditions:

1. The existing bollards on the site shall be refreshed with yellow paint.

2. Recommend evaluation of the parking lot and concrete areas around the bollards.

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.

- B)** Docket No. PSU24-0016
Solexian Language School
1400 S. Milwaukee Ave., Suite 400
Request for Special Use Approval to Permit a Recreation and Instruction Facility
PUBLIC HEARING

See Findings of Fact and Recommendation for Docket No. PSU24-0016.

Commissioner Hyken moved, seconded by Commissioner Kasper to recommend approval of Docket No. PSU24-0016, 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 recreation and instruction facility, for Solexian Language School, located at 1400 S. Wolf Road, Suite 400, in accordance with the Petitioner's Project Description Letter prepared by Leon E. Linton, dated 7/31/2024, Floor Plan (received by the Village on 8/8/2024), and subject to the following conditions:

1. Only those proposed uses outlined in the project description letter prepared by Leon E. Linton dated 7/31/2024 shall be permitted at the subject property. Such uses include a training/tutoring facility and associated office space.
2. The petitioner shall sign and adhere to the stipulations of the Release, Hold Harmless and Indemnification Agreement prepared by the Village of Wheeling.
3. Fire alarm devices will be required in the conference room and classrooms if not already installed. The petitioner shall obtain a permit from the Community Development Department prior to installation.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Smart moved, seconded by Commissioner Hyken to close Docket No. PSU24-

0016.

On the roll call, the vote was as follows:

AYES: Commissioners Smart, Hyken, 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 July 24, 2024 and August 14, 2024 (including the Findings of Fact for Docket N's. PSU24-011, PV24-0008, PV24-0009, PRZ24-0002 and PPUD23-0005).

Commissioner Sprague moved, seconded by Commissioner Kasper to approve the Minutes of the Regular Meeting of July 24, 2024 and August 14, 2024 (including the Findings of Fact for Docket Nos. PSU24-011, PV24-0008, PV24-0009, PRZ24-0002 and PPUD23-0005) as amended.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

9. OTHER BUSINESS

Ms. Knysz announced that Moretti's was moving along and the VCA Animal Hospital was close to opening. Chairman Johnson announced there was going to be an open house at Fire Station #44 on Saturday, September 21, 2024.

10. ADJOURNMENT

Commissioner Smart moved, seconded by Commissioner Hyken to adjourn the meeting at 6:55 p.m. The motion was approved by a voice vote.