

**Plan Commission
Regular Meeting**

October 9, 2024

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on October 9, 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 Village Engineer Kyle Goetzelmann, Fire Inspector Bob Niemiec, Village Planner Marcy Knysz, and Village Attorney Mallory Milluzzi.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS – None

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

- A)** Docket No. PSPMIN24-0033
Indian Trails Library District
355 Schoenbeck Road
Request for Minor Site Plan & Appearance Review to Install 4 Electric Vehicle
Charging Stations

Verde Energy Efficiency Experts, on behalf of Indian Trails Library District (property owner), is seeking minor site plan and appearance approval to install 4 electric vehicle charging stations within the existing parking lot, located at 355 Schoenbeck Road.

Commissioner Kasper moved, seconded by Commissioner Hyken to recommend approval of Docket No. PSPMIN24-0033, granting minor site plan and appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for the construction of Electric Vehicle (EV) charging stations and associated improvements for the Indian Trails Library District located at 355 Schoenbeck Road, in accordance with the Project Description Letter prepared by Adrian Martinez dated 9/17/2024 and the Engineering Plans prepared by TERRA Consulting Group, last revised 9/12/2024.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- B)** Docket No. PSU24-0020
MedTec Healthcare and Private Duty, LLC
1400 S. Wolf Road Building #200, Suites 205, 207, 209 & 219
Request for Special Use to Permit an Expansion of an Existing Adult Day
Services Facility
PUBLIC HEARING

See Findings of Fact and Recommendation for Docket No. PSU24-0020.

Commissioner Sprague moved, seconded by Commissioner Kasper to approve Docket No. PSU24-0020, granting a Special Use as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulation, and associated sections, to permit the expansion of an existing adult day services facility, located at 1400 S. Wolf Road, Building #200, Suites 205, 207, 209 & 219, in accordance with the Petitioner's Project Description Letter (received 9/11/2024), Floor Plan (received 9/11/2024), and Release, Hold Harmless and Indemnification Agreement dated August 20, 2021, and subject to the following conditions:

1. The petitioner shall submit a request to modify its Business License to the Community Development Department. An updated Business License shall be obtained prior operations beginning at the subject location.
2. The petitioner shall adhere to the stipulations of the Release, Hold Harmless and Indemnification Agreement dated August 20, 2021. The petitioner shall sign an updated version of the document to reflect the current unit numbers and date.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Hyken moved, seconded by Commissioner Riles to close Docket No. PSU24-0020.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- C)** Docket No. PSPMAJ23-0003
G&D Buildings, LLC
268 7th Street
Request for Major Site Plan & Appearance Review for the Construction of a
Three Story Six-Flat Apartment Building.

Ms. Knysz provided a brief overview of the major site plan and stated that the Staff Report was entered into the record. The petitioner is proposing to construct a six-flat building in the central portion of the site, fronting 7th Street, with a parking lot on the west side (rear of the subject lot). Similar to the site layout of the neighboring six-flat developments, the proposed site would include a walkway leading to the main entrance of the building from the new public sidewalk that would be installed as part of this project. The vehicular driveway would be along the north property line that would lead to the parking lot at the rear of the site. A/C units would be located south of the building and would be screened with landscaping. An exterior trash enclosure would be located in the northwest corner of the parking lot.

The proposed building complies with the 30' front yard building setback along 7th Street. However, the minimum 30' interior side building setbacks cannot be met on the north and south property lines. Therefore, the petitioner is requesting a variation to permit a reduction in the minimum building setback from 30' to 22'-6" (north property line) and 19'-6" (south property line), per Docket No. PV24-0017. Additionally, the petitioner is requesting a variation to permit a reduction in the minimum parking setback from ten (10) feet to seven (7) feet (west property line) and zero (0) feet (south property line), Docket No. PV24-0016. The Code requires a minimum of 5 guest parking spaces. The petitioner is providing the required number of regular parking spaces (13 parking spaces), six of which are covered, but is requesting a variation to permit a reduction in the minimum number of required guest parking spaces from five (5) spaces to zero (0) spaces (Docket No. PV24-0015).

See Findings of Fact and Recommendation for Docket No's. PV24-0015, PV24-0016 & PV24-0014.

Commissioner Hyken moved, seconded by Commissioner Sprague to approve Docket No. PSPMAJ24-0003, 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 the construction of a multi-family residential building, located at 268 7th Street, in accordance with the Site Plan, prepared by aMa-Architecture, last revised 8/13/2024, Landscape Plan, Sheet L-1, prepared by CIVILAND, PLCC, last revised 9/11/2024, Engineering Plans, prepared by CIVILAND, PLCC, last revised 9/11/2024, Floor Plans, prepared by aMa-Architecture, last revised 8/13/2024, Elevations, prepared by aMa-Architecture, last revised 8/13/2024, Stormwater Narrative, prepared by CIVILAND, PLCC, last revised 7/23/2024, Carport Detail by Home Improvements Kits.Com, and Zoning Summary Sheet, prepared by aMa-Architecture, last revised 6/19/2024, and Rendering and subject to the following conditions:

1. The lighting plan and any other affected development plans shall be revised and submitted for staff approval as follows prior to consideration by the Village Board:
 - a. All light poles shall be located on the subject property.
 - b. The two light poles located immediately west of the proposed building shall be replaced by two exterior wall-mounted light fixtures.
 - c. A more decorative light pole and fixture befitting to the residential character of the subject building and neighborhood shall be selected.
2. Site plan and appearance approval are subject to the approval of the variations included in Docket No's. PV24-0015, PV24-0016 and PV24-0017.

3. A public sidewalk shall be constructed to Village Standards across the front of the property that ties into the existing public sidewalk on either side of the property. Construction of the sidewalk shall be included on the permit application for site development.
4. A cost estimate covering the cost of all landscaping plant material plus the cost of installation shall be submitted and approved by the Community Development Department. The approved amount shall be submitted in the form of a financial surety to the Community Development Department prior to the issuance of any engineering site permits or building permits.
5. All other agency permits, including but not limited to the Metropolitan Water Reclamation District of Greater Chicago (MWRD) and Illinois Environmental Protection Agency (IEPA), etc. shall be obtained prior to the issuance of any engineering site permits or building permits.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

D) Docket No. PV24-0015
G&D Buildings, LLC
268 7th Street
Request for a Variation to Permit a Reduction in the Minimum Number of Required Guest Parking Spaces from Five (5) Spaces to Zero (0) Spaces.
PUBLIC HEARING

See Findings of Fact and Recommendation for Docket No's. PV24-0015, PV24-0016 & PV24-0014.

Commissioner Hyken moved, seconded by Commissioner Kasper to approve Docket No. PV24-0015, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11 – General Development Standards, and associated sections, to permit a reduction in the minimum number of required guest parking spaces from five (5) spaces to zero (0) spaces, in accordance with the Site Plan, prepared by aMa-Architecture, last revised 8/13/2024 and Engineering Plans, prepared by CIVILAND, PLLC, last revised 9/11/2024 for the property located at 268 7th Street, Wheeling, Illinois.

On the roll call, the vote was as follows:

AYES: Commissioners Sprague, Smart, Riles, Hyken, Johnson, Kasper
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. PV24-0015.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- E)** Docket No. PV24-0016
G&D Buildings, LLC
268 7th Street
Request for a Variation to Permit in the Minimum Parking Setback from Ten (10) Feet to Six (7) Feet (West Property Line) and Zero (0) Feet (South Property Line).
PUBLIC HEARING

See Findings of Fact and Recommendation for Docket No's. PV24-0015, PV24-0016 & PV24-0014.

Commissioner Hyken moved, seconded by Commissioner Riles to approve Docket No. PV24-0016, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.04 – Residential District, and associated sections, to permit a reduction in the minimum parking setback from ten (10) feet to six (7) feet (west property line) and zero (0) feet (south property line), in accordance with the Site Plan, prepared by aMa-Architecture, last revised 8/13/2024 and Engineering Plans, prepared by CIVILAND, PLLC, last revised 9/11/2024 for the property located at 268 7th Street, Wheeling, Illinois.

On the roll call, the vote was as follows:

AYES: Commissioners Sprague, Smart, Riles, Hyken, Johnson, Kasper
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. PV24-0016.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- F)** Docket No. PV24-0017
G&D Buildings, LLC
268 7th Street
Request for a Variation to Permit a Reduction in the Minimum Building Setback from 30 Feet to 22'-6" (North Property Line) and 19'-6" (South Property Line).
PUBLIC HEARING

See Findings of Fact and Recommendation for Docket No. PV24-0015, PV24-0016 & PV24-0014.

Commissioner Kasper moved, seconded by Commissioner Riles to approve Docket No. PV24-0017, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.04 – Residential District, and associated sections, to permit a reduction in the minimum building setback from 30 feet to 22'-6" (north property line) and 19'-6" (south property line), in accordance with the Site Plan, prepared by aMa-Architecture, last revised 8/13/2024 and Engineering Plans, prepared by CIVILAND, PLCC, last revised 9/11/2024 for the property located at 268 7th Street, Wheeling, Illinois.

On the roll call, the vote was as follows:

AYES: Commissioners Sprague, Smart, Riles, Hyken, Johnson, Kasper
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. PV24-0017.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- G)** Docket No. PV24-0011
157 W. Jeffery Avenue
Request for Variation to Permit the Installation of a Six-Foot Tall Fence to Encroach Fourteen Feet Into the Required Front Yard Setback.
PUBLIC HEARING

A public notice was posted in the Daily Herald on September 6, 2024 for a Public Hearing at the October 9th Plan Commission meeting. However, the petitioner was unable to fulfill all of the public hearing requirements within the notification period. Therefore, staff requests the Docket be continued to the October 23, 2024 Plan Commission meeting. A new public notice will be published in the Daily Herald on October 8th and public notice letters will be mailed to property

owners within 250' of the subject property next week. The Village has received all of the necessary materials from the petitioner to complete the public notice.

Commissioner Kasper moved, seconded by Commissioner Hyken to continue Docket No. PV24-0011.

On the roll call, the vote was as follows:

AYES: Commissioners Sprague, Smart, Riles, Hyken, Johnson, Kasper

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 September 25, 2024 (including the Finding of Fact for Docket No. PSU24-0009, PV24-0010, PSU24-0017).

Commissioner Sprague moved, seconded by Commissioner Hyken to approve the Minutes of the Regular Meeting of September 25, 2024 (including the Finding of Fact for Docket No. PSU24-0009, PV24-0010, PSU24-0017) as amended.

On the roll call, the vote was as follows:

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

NAYS: None

ABSENT: Commissioner Myer

ABSTAIN: Commissioner Kasper

There being five affirmative votes, the motion was approved.

9. OTHER BUSINESS

Ms. Knysz announced that Rosebud would be opening on Monday, October 14th and the ribbon cutting ceremony would be on October 28th (by invitation only). Chairman Johnson announced the Taste of the Town will be happening on October 30th. Commissioner Riles apologized for cutting it close when arriving to the meeting tonight and announced the Park District's 5K Run happening on October 27th.

10. ADJOURNMENT

Commissioner Sprague moved, seconded by Commissioner Hyken to adjourn the meeting at 7:47 p.m. The motion was approved by a voice vote.