

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Riles, Smart, Sprague, Hyken, Myer and Johnson. Commissioner Kasper was absent with prior notice. Also present were Assistant Director of Community Development Steve Robles, 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. PSPMIN24-0034
204-206 Carpenter Avenue
Request for Minor Site Plan and Appearance Approval for the Construction of an
Outdoor Storage Yard for Vinston-US Corp**

Ms. Knysz gave a brief explanation of the project. She stated the petitioner is seeking minor site plan and appearance approval to establish an outdoor storage area adjacent to the existing one-story industrial building, along with a detention basin to manage stormwater runoff created by the additional pavement.

Mr. Cliff Toberman, Norman J. Toberman & Associates, came forward and presented the project. Mr. Toberman explained the details of the proposed stormwater management for the site.

In response to Commissioner Hyken's question, Mr. Toberman stated that the proposed stormwater detention area would not be located near the ComEd poles. In response to Commissioner Hyken's question, Mr. Kevin Lochen, Bridgewater Construction, came forward and explained the property owner would be storing trucks and trailers in the outdoor lot along with some materials (grounding rods, A-frame).

Commissioner Sprague asked if they considered using composite fencing instead of a wood fence. Mr. Lochen responded that they decided to go with cedar wood and that it would be stained. He also noted that the property owner would be responsible for maintenance of the fence. Commissioner Sprague asked if there were any underground facilities that need to be moved and Mr. Toberman responded that he did not believe so.

In response to Commissioner Myer's question, Mr. Lochen stated that the trash dumpsters would be relocated to within the fenced area. Chairman Johnson reminded them that if they chose to keep the dumpsters outside, they would need to construct a trash enclosure.

Ms. Knysz read the proposed conditions:

1. All garbage collection shall remain indoors or within the outdoor storage area. If any such refuse collection is located outside the structure and/or outdoor storage area, a trash enclosure shall be constructed in adherence to all applicable Wheeling Municipal Code regulations.

2. Detail Sheet (Sheet No. C-6) shall be revised to indicate that steel posts shall be used for construction of the double gate prior to the issuance of any Village permits.
3. The finished side of the fence shall face towards the outside of the enclosed area.
4. At least one tree shall be added to the Site & Landscaping Plan (Sheet No. C-3) prior to the issuance of any Village permits.
5. A performance bond and engineering permit will be required prior to work commencing.

Commissioner Smart moved, seconded by Commissioner Riles to approve Docket No. PSPMIN24-0034, granting minor site plan and appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, to construct an outdoor storage area and associated improvements, for the property located at 204-206 Carpenter Avenue, in accordance with the Petitioner's Project Description Letter prepared by Kevin Lochen of Bridgewater General Contracting, dated 10/17/2024, Engineering Plans prepared by Norman J. Toberman & Associates, LLC, last revised 10/28/2024, and subject to the following conditions:

1. All garbage collection shall remain indoors or within the outdoor storage area. If any such refuse collection is located outside the structure and/or outdoor storage area, a trash enclosure shall be constructed in adherence to all applicable Wheeling Municipal Code regulations.
2. Detail Sheet (Sheet No. C-6) shall be revised to indicate that steel posts shall be used for construction of the double gate prior to the issuance of any Village permits.
3. The finished side of the fence shall face towards the outside of the enclosed area.
4. At least one tree shall be added to the Site & Landscaping Plan (Sheet No. C-3) prior to the issuance of any Village permits.
5. A performance bond and engineering permit will be required prior to work commencing.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

**B. Docket No. PSU24-0019
71 S. Milwaukee Avenue
Request for a Special Use to Permit a Gaming Establishment for The Lucky Emerald**

See Findings of Fact and Recommendation for Docket No. PSU24-0019.

Commissioner Myer moved, seconded by Commissioner Sprague to approve Docket No. PSU24-0019, granting Special Use Approval as required under Title 19, Zoning, of the Wheeling Village Code, Chapter 19-10 Use Regulations and associated sections, to permit the operation of a gaming establishment at 71 S. Milwaukee Avenue, which is zoned B-3, General Commercial & Office District, in accordance with the Project Description Letter received by the Village of Wheeling on 9/5/2024 and the Floor Plan prepared for WHG, Inc., subject to the following conditions:

1. The hours of operation shall be consistent with the associated Wheeling Liquor License.

2. A building permit shall be obtained from the Department of Community Development prior to any commencement of any interior and/or exterior construction.
3. A Wheeling Sign Permit shall be applied for and received prior to the installation of exterior signage, except for signage pursuant to Chapter 21.6 of the Wheeling Sign Code.
4. Prior to beginning operations, a new Business License Application shall be submitted to the Community Development Department.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Smart moved, seconded by Commissioner Myer to close Docket No. PSU24-0019.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

**C. Docket No's. PRZ24-0003 & PSU24-0022
Robert Fisher
2092 Foster Avenue**

Docket No. PRZ24-0003: Request for a Rezoning from the I-1, Light Industrial and Office Zoning District to the I-3, General Industrial Zoning District.

Docket No. PSU24-0022: Request for a Special Use to Permit a Self-Storage Facility.

See Findings of Fact and Recommendation for Docket No. PRZ24-0003 & PSU24-0022.

Commissioner Smart moved, seconded by Commissioner Myer to approve Docket No. PRZ24-0003, granting rezoning from the I-1, Light Industrial and Office Zoning District to the I-3, General Industrial Zoning District pursuant to Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.14 Ordinance Administration, and associated sections, for the property located at 2092 Foster Avenue, in accordance with the Rezoning Exhibit (dated 10/29/2024).

On the roll call, the vote was as follows:

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

**Wheeling Plan Commission
Regular Meeting**

November 6, 2024

ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Hyken moved, seconded by Commissioner Myer to approve Docket No. PSU24-0022, 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 a self-storage facility, located at 2092 Foster Avenue, in accordance with the Project Description Letter prepared by Kirk Alexakos, dated 10/14/2024, Floor Plan (Sheet A1.0) prepared by EPIC Design Firm, last revised 9/27/2024, and subject to the following conditions:

1. Special Use approval is subject to approval of the petition to rezone the subject site pursuant to Docket No. PRZ24-0003.
2. Motor vehicle (light and heavy) repair shall not be permitted on the subject premises or inside the building.
3. Outdoor storage shall comply with the requirements of Chapter 19.10.070 (Accessory Structures) of the Village Code.
4. A building permit shall be obtained from the Department of Community Development prior to any commencement of any interior and/or exterior construction.
5. Any exterior signage shall be subject to the issuance of a Wheeling Sign Permit prior to installation, except for signage pursuant to Chapter 21.6 of the Wheeling Sign Code.
6. The petitioner shall submit an Application for Business License to the Community Development Department and receive the Business License prior to occupancy.
7. Any exterior building modifications, including a change in the paint/color scheme of the building, shall be subject to Plan Commission authorization prior to commencing any such modifications.
8. Special use approval is limited to the storage of vehicles.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Myer moved, seconded by Commissioner Riles to close Docket No's. PRZ24-0003 and PSU24-0022.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

**D. Docket No. PTA24-0001
Village of Wheeling
365 W. Dundee Road
Request for Text Amendments to Title 19 Zoning, of the Wheeling Municipal Code,
and Associated Chapters and Sections, to Modify Zoning Regulations for Massage
Establishments and Accessory Massage Therapy**

See Findings of Fact and Recommendation for Docket No. PTA24-0001.

Commissioner Myer moved, seconded by Commissioner Smart to approve Docket No. PTA24-001, amending Title 19 Zoning, of the Wheeling Municipal Code, to modify zoning regulations for massage establishments and accessory massage therapy.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Hyken to close Docket No. PTA24-0001.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

Commissioner Sprague moved, seconded by Commission Myer, to approve Minutes of the Regular Meeting of October 23, 2024 (including the Finding of Fact for Docket No's. PV24-0011 and PV24-0010).

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

There being six affirmative votes, the motion was approved.

9. OTHER BUSINESS

Ms. Knysz presented the 2025 Plan Commission schedule.

Commissioner Myer moved, seconded by Commission Hyken, to approve the 2025 Plan Commission schedule as presented.

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

Chairman Johnson mentioned the upcoming ribbon cuttings (Rosebud and Cilantro), Taste of Wheeling and the Holiday Tree Lighting is coming up. Mr. Robles announced that Wintrust Bank will be moving into the former Byline Bank building. Mr. Robles also mentioned that the parapet wall and face of the canopy have been painted blue by Wintrust, but that is not considered a change to the façade. There was some discussion about the PACE building and their future plans.

10. ADJOURNMENT

Commissioner Myer moved, seconded by Commissioner Riles to adjourn the meeting at 7:38 p.m. The motion was approved by a voice vote.