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AGENDA](#)

**Wednesday, March 22, 2023
Wheeling Plan Commission Regular Meeting**

PUBLIC NOTICE - in accordance with the applicable statutes of the state of Illinois and Ordinances of the Village of Wheeling, notice is hereby given that the REGULAR MEETING OF THE WHEELING PLAN COMMISSION will be held in the Board Room, Wheeling Village Hall, 2 Community Boulevard, Wheeling, Illinois at 6:30 p.m., during which meeting it is anticipated there will be discussion and consideration of and, if so determined, action upon the matters contained in the following agenda:

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Changes to the Agenda

5. Citizens Concerns and Comments

A. Citizens Concerns and Comments

6. Consent Items

7. Items for Review

A. Docket No. 2023-06, Special Use to Operate a Gaming Establishment - Tracy's (18 W. Dundee Road).

B. Docket No. 2023-07, Special Use to Operate a Light Vehicle Rental Facility - U-Haul (1712 S. Wolf Road).

C. Docket No. 2023-08, Special Use to Permit a Health Clinic - Concentra (544 W. Dundee Road).

D. Docket No. 2023-09, Variation to Reduce the Required Minimum Side Yard Setback from 6 feet to 0 Feet (297 1st Street).

E. Docket No. 2023-10, Special Use to Permit a Recreation and Instruction Facility - Favareli, Inc. (262 McHenry Road).

F. Docket No. 2023-12, Special Use to Permit a Farmers Market at Wheeling Town Center - The Lynmark Group (375 W. Dundee Road).

G. Docket No. 2023-13A, Special Use to Operate an Adult Use Cannabis Cultivation Facility - Mae Lee Tinker, LLC (160 W. Hintz Road).

H. Docket No. 2023-13B, Variation to to Permit a Reduction of the Required Minimum Rear Yard Setback From 17 Feet to 6 Feet, Associated with the Operation of a Cannabis Cultivation Center - Mae Lee Tinker, LLC (160 W. Hintz Road).

I. Docket No. 2023-13C, Variation to to Permit a Reduction in the Green Space Requirement from the Required 25% Minimum to 15%, Associated with the Operation of a Cannabis Cultivation Center - Mae Lee Tinker, LLC (160 W. Hintz Road).

J. Docket No. 2023-13D, Variation to to Permit an Increase in the Maximum Fence Height from 6 Feet to 8 Feet, Associated with the Operation of a Cannabis Cultivation Center - Mae Lee Tinker, LLC (160 W. Hintz Road).

K. Docket No. 2023-13E, Variation to Permit a Reduction in the Minimum Number of Required off-Street Parking Spaces from 82 to 51 - Mae Lee Tinker, LLC (160 W. Hintz Road).

L. Docket No. 23-01, Minor Site Plan and Appearance Review for Cannabis Cultivation Center - Mae Lee Tinker (160 W. Hintz Road).

8. Approval of Minutes

A. Approval of Minutes of the Regular Meeting of February 22, 2023 (including the Finding of Facts for Dockets No's 2023-04 and 2023-05).

9. Other Business

10. Adjournment

This meeting will be televised on channels 17 and 99. If you would like to attend a Village meeting, but require an auxiliary aid such as a sign language interpreter, call 847-499-9085 AT LEAST 72 HOURS PRIOR TO THE MEETING. To view the full agenda packet, visit go.boarddocs.com/il/vowil/Board.nsf/vpublic?open