

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on June 8, 2022.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Berke, Riles, Hyken, Johnson, Kasper and Sprague. Also, present were Marcy Knysz, Village Planner and Carmen Forte, Village Attorney.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A) Docket No. SCBA 22-02
Sana Corporation
751 N. Milwaukee Avenue
Appearance Approval for a New Ground Sign

Commissioner Sprague moved, seconded by Commissioner Hyken to approve the following consent item.

On the roll call, the vote was as follows:

AYES: Commissioners Sprague, Hyken, Berke, Riles, Kasper, Johnson
NAYS: None
ABSENT: None
VACANCY: One

There being six affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) Docket No. 2022-22
GlennFlex, Inc.
311 Egidi Drive

Special Use to Permit a Recreation and Instruction Facility

See Findings of Fact and Recommendation for Docket No. 2022-22.

Commissioner Hyken moved, seconded by Commissioner Kasper to recommend approval of Docket No. 2022-22, 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 Instructional Facility, located at 311 Egidi Drive, in accordance with the Petitioner's Project Description Letter dated (received by the Village on 5/12/2022) and the Floor Plan (received by the Village on 5/12/2022).

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Kasper, Berke, Sprague, Riles, Johnson
NAYS: None
ABSENT: None
VACANCY: One

There being six affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Berke to close Docket No. 2022-22.

On the roll call, the vote was as follows:

AYES: Commissioners Sprague, Berke, Hyken, Riles, Kasper, Johnson
NAYS: None
ABSENT: None
VACANCY: One

There being six affirmative votes, the motion was approved.

- B)** Docket No. 2022-23
1 on 1 Baseball Academy – Stoppers Baseball Club
184-186 Shepard Avenue
Special Use to Permit a Recreation and Instruction Facility

See Findings of Fact and Recommendation for Docket No. 2022-23.

Commissioner Berke moved, seconded by Commissioner Riles to recommend approval of Docket No. 2022-23, 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, located at 184-186 Shepard Avenue, in accordance with the Petitioner's Project Description Letter dated April 29, 2022 (received by the Village on 5/9/2022) and the Floor Plan (received by the Village on 5/6/2022), subject to the following condition:

1. One year from the granting of this Special Use from the Village Board of Trustees, the property owner shall be responsible for completing all necessary repairs to the existing parking lot, including drive-aisles and parking spaces. Prior to conducting said repairs, the petitioner shall submit an Application for Permit to the Community Development and obtain all Village approvals.

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Riles, Hyken, Sprague, Kasper, Johnson
NAYS: None
ABSENT: None
VACANCY: One

There being six affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Kasper to close Docket No. 2022-23.

On the roll call, the vote was as follows:

AYES: Commissioners Sprague, Kasper, Hyken, Berke, Riles, Johnson
NAYS: None
ABSENT: None
VACANCY: One

There being six affirmative votes, the motion was approved.

- C)** Docket No. 2022-24
Blooming Minds STEAM Academy Privat School
593 N. Wolf Road
Special Use to Permit a Special Use

See Findings of Fact and Recommendation for Docket No. 2022-24.

Commissioner Kasper moved, seconded by Commissioner Berke to recommend approval of Docket No. 2022-24, 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 Kindergarten to 5th grade private school, located at 593 N. Wolf Road, in accordance with the Petitioner's Project Description Letter dated 5/3/2022 and the Floor Plan (received by the Village on 5/4/2022), subject to the following condition:

1. Due to the parking requirement, there shall be a maximum student occupancy of 30 at any given time.

On the roll call, the vote was as follows:

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

**Wheeling Plan Commission
Regular Meeting**

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NAYS: None
ABSENT: None
VACANCY: One

There being six affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Riles to close Docket No. 2022-24.

On the roll call, the vote was as follows:

AYES: Commissioners Sprague, Riles, Berke, Hyken, Kasper, Johnson
NAYS: None
ABSENT: None
VACANCY: One

There being six affirmative votes, the motion was approved.

- D) Docket No. 2022-25
Cooper's Hawk
583 N. Milwaukee Avenue
Major Site Plan and Appearance Review to Remodel the Exterior of the Building

Mr. Chris Garcia, Cooper's Hawk was present.

Cooper's Hawk is refreshing their older existing buildings to give them new finishes and furniture. They are also upgrading their exterior of the Wheeling building to give a more modern feeling, which will be similar to their newer projects. A majority of the work includes new paint colors and metal cladding in the front entryway. They are also adding a new covered patio area to replace the existing one with the addition of shades. There will be new landscaping at the front of the building and a new patio seating area on the left side. They will push the sidewalk out to maintain a clear path from the hotel area to the street/walkway. The existing brick and EFIS will be repainted and some of the existing signage will be relocated. They'll return to the Village for the signage.

Commissioner Riles didn't have any questions and liked the changes to the appearance.

Commissioner Sprague expressed concern about painting the brick. He asked if they were using a paint designed for brick. Mr. Garcia explained they have done it on other buildings and would be using a paint designed for brick and would make sure there were no maintenance issues in the future.

Commissioner Sprague referred to the trash dumpster being parked in front of the electric transformer and not positioned behind the brick wall designed for the trash. Mr. Garcia confirmed the trash enclosure was existing and would remain. Commissioner Sprague noted the dumpster was currently outside of the area and was very visible. He asked if they could redesign

it to make it easier to get the dumpster back behind the wall and not visible. Mr. Garcia will bring it up to operations.

Commissioner Berke had no questions and thought it looked great.

In response to Commissioner Hyken's questions, Mr. Garcia confirmed they were reducing the number of seats by 12 in the interior and adding outdoor seating on the side.

Commissioner Kasper had no questions.

Chairman Johnson asked if they would be widening the sidewalk by the patio. Mr. Garcia explained it was currently landscaping, so they were pushing the sidewalk out by 5' to make it larger and would not be changing the parking.

Commissioner Kasper asked if there was wheelchair accessibility in the front of the building. Mr. Garcia confirmed there was accessibility at each side.

Commissioner Berke moved, seconded by Commissioner Hyken to approve Docket No. 2022-25, granting major site plan and building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for exterior building renovations, for the property located at 583 N. Milwaukee Avenue, in accordance with the Plan Set prepared by Design Collective, dated 5/16/2022, subject to the following condition:

1. All exterior signage shall be subject to a separate Village review upon the submittal of a Sign Permit Application to the Community Development Department, which Sign Permits shall be issued before any exterior signage can be installed.

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Hyken, Sprague, Riles, Kasper, Johnson
NAYS: None
ABSENT: None
VACANCY: One

There being six affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES - None

9. OTHER BUSINESS

Chairman Johnson announced the final seat on the Plan Commission will be filled by Michelle Myer by the next meeting.

10. ADJOURNMENT

**Wheeling Plan Commission
Regular Meeting**

June 8, 2022

Commissioner Sprague moved, seconded by Commissioner Hyken to adjourn the meeting at 7:31p.m. The motion was approved by a voice vote.