

**Plan Commission  
Regular Meeting**

**June 14, 2023**

**1. CALL TO ORDER**

Chairman Johnson called the meeting to order at 6:30 p.m. on June 14, 2023.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present were Commissioners Kasper, Hyken, Berke, Riles, Myer and Johnson. Commissioner Sprague was absent with previous notice. Also present were Marcy Knysz, Village Planner and James Ferolo, Village Attorney.

**4. CHANGES TO THE AGENDA - None**

**5. CITIZEN CONCERNS AND COMMENTS - None**

**6. CONSENT ITEMS**

- A) Docket No. PSPMIN23-0013  
Union Apartments  
231 Wheeling Road  
Appearance Approval for a Monument (Ground Sign)

Commissioner Myer moved, seconded by Commissioner Berke to approve Docket No. PCPMIN23-0013 to permit a monument (ground) sign for Union Apartments located at 231 Wheeling Road, in accordance with the Sign Plan prepared by Poblocki Sign Company, dated 1/30/2023 (last revised 5/31/2023) and the Landscape Plans prepared by Manhard Consulting, dated 5/7/2021 (last revised 7/6/2021).

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

**7. ITEMS FOR REVIEW**

- A) Docket No. PSPMIN23-009  
B&B Holiday Properties  
2048-2068 Foster Avenue  
Request for Minor Site Plan Appearance Approval for Modifications to the  
Parking Lot

The petitioner initially came in for a resurfacing project and wants to add seven parking spaces. There will be all new pavement and all spaces will have wheel stops. Staff requested directional arrows be painted on the pavement for the one way in and one way out. Staff proposed one condition since the driveway is not wide enough to permit parallel parking.

1. The parallel parking stalls along the north side of the building shall be removed as they obstruct access along the north side of the property.

Mr. Bill Cielinski, Owner of B&B Holiday Properties was present.

Mr. Cielinski explained they need to add additional parking spaces because they don't have Code compliant handicapped parking spaces.

Commissioner Myer had no questions.

Commissioner Riles had no questions.

Commissioner Kasper had no questions.

Commissioner Berke had no questions.

Commissioner Hyken had no questions.

Chairman Johnson asked about the type of business. Mr. Cielinski explained they decorate for Christmas including many municipalities.

Commissioner Myer moved, seconded by Commissioner Berke to approve Docket No. PSPMIN23-0009, granting a minor site plan and appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, for the expansion to the parking lot located at 2048-2068 Foster Avenue, in accordance with the Project Description Letter prepared by Bill Cielinski, dated 5/3/2023, Striping Plan received by the Village on 5/25/2025, Parking Lot Plan received by the Village on 5/25/2023 and Landscape Plan received by the Village on 5/31/2023, and subject to the following condition:

1. The parallel parking stalls along the north side of the building shall be removed as they obstruct access along the north side of the property.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- B)** Docket No. PV23-0005  
Old Munich Tavern  
582 N. Milwaukee Avenue  
Request for a Variation to Reduce the Minimum Required Setback from the  
Property Line Abutting a Public Right-of-way from 10 feet to 3.75 Associated  
with the Construction of a Ground Sign

The docket needs to be continued since there was improper notice for the public notice. It has been re-noticed and the petitioner will be present on June 28<sup>th</sup>.

Commissioner Myer moved, seconded by Commissioner Berke to continue to the June 28th, 2023, Plan Commission meeting.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

## **8. APPROVAL OF MINUTES**

- A)** Approval of Minutes of the Regular Meeting of May 24, 2023

Commissioner Kasper moved, seconded by Commissioner Riles to approve the Minutes of the Regular Meeting of May 24, 2023.

On the roll call, the vote was as follows:

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

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NAYS: None  
ABSENT: Commissioner Sprague  
ABSTAIN: Commissioner Myer

There being five affirmative votes, the motion was approved.

**9. OTHER BUSINESS**

There are five public hearings scheduled at the next meeting on June 28<sup>th</sup> with three associated site plans for a total of eight docket items.

**10. ADJOURNMENT**

Commissioner Myer moved, seconded by Commissioner Berke to adjourn the meeting at 6:40 p.m. The motion was approved by a voice vote.