

**Plan Commission  
Regular Meeting**

**June 28, 2023**

**1. CALL TO ORDER**

Chairman Johnson called the meeting to order at 6:30 p.m. on June 28, 2023.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present were Commissioners Kasper, Hyken, Berke, Sprague, Riles, Myer and Johnson. Also present were Marcy Knysz, Village Planner and Mallory Milluzzi, Village Attorney.

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

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

**6. CONSENT ITEMS - None**

**7. ITEMS FOR REVIEW**

- A) Docket No. PSU23-0007  
Kiki's Monte Carlo Cafe  
1201 W. Dundee Road  
Request for a Special Use to Permit a Gaming Establishment

See Findings of Fact and Recommendation for Docket No. PSU23-0007.

Commissioner Kasper moved, seconded by Commissioner Myer to recommend approval of Docket No. PSU23-0007, granting Special Use Approval as required under Title 19, Zoning, of the Wheeling Village Code, Chapter 19-10 Use Regulations and associated sections, in order to operate a Gaming Establishment (Kiki's Café Monte Carlo) at 1201-B W. Dundee Road, which is zoned B-2, Neighborhood Commercial Zoning District, in accordance with the Petitioner's Project Description Letter prepared by Andrew Przybylo (dated 5/24/2023) and Floor Plan (dated 1/10/2018), subject to the following conditions:

1. The hours of operation shall be consistent with liquor licensing.
2. Within thirty (30) days following the granting of the special use ordinance, the petitioner shall update the Wheeling Business License with the Community Development Department to reflect the change in use to gaming establishment.

On the roll call, the vote was as follows:

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

**Wheeling Plan Commission  
Regular Meeting**

**June 28, 2023**

NAYS: None  
ABSENT: None  
PRESENT: None  
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Myer to close Docket No. PSU23-0007.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- B)** Docket No. PSU23-0008  
May's Lounge  
280 E. Dundee Road  
Request for Special Use to Permit a Gaming Establishment

See Findings of Fact and Recommendation for Docket No. PSU23-0008.

Commissioner Sprague moved, seconded by Commissioner Myer to continue Docket No. PSU23-0008 to July 12, 2023.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- C)** 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 feet  
Associated with the Construction of a Ground Sign

See Findings of Fact and Recommendation for Docket No. PV23-0005.

Commissioner Sprague moved, seconded by Commissioner Myer to recommend approval of Docket No. PV23-0005, granting a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21.3 Ground Signs, and associated sections, to permit a variation to reduce the minimum required setback from the property line abutting a public right-of-way from 10 feet to 3.75 feet associated with the construction of a ground sign, in accordance with the Sign Plans (3 sheets) prepared by TFA Signs, dated 2/15/2023, for the property located at 582 N. Milwaukee Avenue.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Myer moved, seconded by Commissioner Berke to close Docket No. PV23-0005

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- D)** Docket No. PSPMIN23-0012  
Old Munich Tavern  
582 N. Milwaukee Avenue  
Request for Minor Appearance Approval of a Ground Sign

The proposed conditions relate to the requirements of the Code regarding flashing signs. Staff's biggest concern is regarding the base and small 10" footing. Staff wants the entire base to be brick to match the building versus the small footing with brick and concrete. Staff would like a discussion regarding the top white sign and vinyl letters. Staff noted there were other methods that could improve the appearance such as routed out letters or acrylic lettering that could make a better looking sign. Staff requested the Plan Commission discuss.

Mr. Bill Loumbardias, owner, Old Munich Tavern, 582 N. Milwaukee Avenue was present.

Mr. Loumbardias agreed to change the color of the lettering and add face brick to match the building. The sign is one-sided since the other side is not visible.

Commissioner Kasper asked about the age of the building because of how close the building was located to the street. Mr. Loumbardias confirmed it had been Old Munich Tavern since 1978. He thought the building was from the 1940s.

In response to Commissioner Hyken's question, Mr. Loumbardias confirmed the address could be viewed on both sides of the sign.

Commissioner Berke asked if they had considered matching the font on the sign with their logo. Mr. Loumbardias agreed it could be changed but felt the other font was more legible.

Commissioner Sprague asked if the letters were printed on the insert or if they were stickers. Mr. Loumbardias confirmed they were stickers but appeared as graphics. They have used the stickers at their other businesses. Commissioner Sprague expressed concern about the longevity of stickers. Mr. Loumbardias has had no issues using them in the past and noted they could be replaced very easily if needed. Commissioner Sprague asked about using acrylic letters instead of stickers. Mr. Loumbardias was unsure about how the illumination would show. Commissioner Sprague asked him to look into it.

Commissioner Sprague expressed concern about the LED sign shining into the drivers on the road. He asked if Staff had a concern. Ms. Knysz confirmed no one had expressed a concern. Commissioner Sprague asked about the electronic sign. Mr. Loumbardias explained the sign would advertise food, gaming, hours, etc. Commissioner Sprague expressed concern it would distract drivers since it's located so close to the road. He asked if he could tone it down.

Commissioner Riles asked if the branding would be on both sides of the electronic sign. Mr. Loumbardias confirmed it would only be on the side traveling south on Milwaukee Avenue. Commissioner Riles asked if he was comfortable that the traffic traveling north on Milwaukee would see the business. Mr. Loumbardias confirmed he was OK with it.

Commissioner Myer asked about the appearance of the back of the sign. Mr. Loumbardias confirmed it would be flat and brown to match the color of the building.

Commissioner Myer asked about the height of the sign in relation to the roof and doorway. Mr. Loumbardias confirmed it was 9' so it was just above the doorway and 7' away from the door.

Commissioner Myer asked where they were relocating the landscaping. Mr. Loumbardias confirmed it would be relocated all around the building.

Commissioner Myer agreed with the use of brick which she felt would enhance the attractiveness of the sign.

Chairman Johnson agreed with Staff about using brick. Mr. Loumbardias agreed to continue the brick to match the front of the building and will use brown versus gray in the back.

Chairman Johnson asked if the back of the top part of the sign would be illuminated even though there was no logo. Mr. Loumbardias confirmed it was a light box and agreed to make it a double

side. The sign is about 10' from the building.

Mr. Lombardias agreed the back of the sign should match the building as much as possible.

Ms. Knysz agreed to add a condition that the sign plan shall be resubmitted to show brick face on the north side and the back to match the building.

Commissioner Myer moved, seconded by Commissioner Berke to approve Docket No. PCPMIN23-0012 to permit a monument (ground) sign for Old Munich Tavern located at 582 N. Milwaukee Avenue, in accordance with the Sign Plans (3 sheets) prepared by TFA Signs, dated 2/15/2023 and subject to the following conditions:

1. Each sign display shall be a minimum duration of eight (8) seconds.
2. The EMC sign shall only contain static displays. Gradual transitions between sign displays are permitted, but transitions shall not include animation, video, bursts, spirals or similar effects. Strobe, flashing, scrolling, sounds or other attention getting features are prohibited.
3. The EMC sign shall be equipped with a sensor, photocell, or similar device that automatically determines the ambient illumination and automatically adjusts according to ambient light conditions.
4. The EMC shall not exceed 0.3 footcandles over ambient lighting conditions when measured at the recommended distance, based on the EMC sign area, as specified in Section 21.3.B.2.iii of the Village Code.
5. Any landscaping that will be removed for the construction of the ground sign shall be relocated on site.
6. The sign plan shall be resubmitted to Staff to show a brick face on the north side and have the back of the sign match the building.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- E) Docket No. PV23-0006  
Precision Paper Tube Co.  
1033 Noel Avenue  
Request for a Variation to Increase in the Maximum Fence Height from 6 feet  
to 8 feet**

See Findings of Fact and Recommendation for Docket No. PV23-0006.

Commissioner Myer moved, seconded by Commissioner Kasper to recommend approval of Docket No. PV23-0006 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10, Use Regulations, and associated sections, to permit an increase in the

maximum fence height from 6 feet to 8 feet, for Precision Paper Tube Co., located at 1033 Noel Avenue, in accordance with the Petitioner's Project Description Letter prepared by Richard Hatton (dated 6/1/2023), Fence Estimate prepared by Paramount Fence (dated 4/18/2023) and the Fence Details.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Myer to close Docket No. PV23-0006

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- F)** Docket No. PSPMIN23-0015  
Precision Paper Tube Co.  
1033 Noel Avenue  
Request for Minor Site Plan and Appearance

Mr. Richard Hatton, President, Precision Paper Tube Co., 1033 S. Noel Avenue and Mr. Dave Alns, General Counsel, Precision Paper Tube Co., 2815 Forbes Avenue, Suite 107, Hoffman Estates were present.

Staff proposed one condition.

1. Construction of an 8' tall fence is contingent upon for the granting of Docket No. PV23-0006.

Chairman Johnson asked if their existing fence on the east side was buried in the brush by the abandoned railroad tracks. Mr. Hatton confirmed it was and explained most of the railroad tracks were removed about 20 years ago. They will landscape with grass.

Commissioner Myer moved, seconded by Commissioner Berke to approve Docket No. PSPMIN23-0015, 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

**Wheeling Plan Commission  
Regular Meeting**

**June 28, 2023**

Approval Requirements, for construction of a chain link fence for Precision Paper Co., located at 1033 Noel Drive, in accordance with the Petitioner’s Project Description Letter prepared by Richard Hatton (dated 6/1/2023), Fence Estimate prepared by Paramount Fence (dated 4/18/2023), Fence Details and Plat Mark Up, with the following condition:

1. Construction of an 8’ tall fence is contingent upon for the granting of Docket No. PV23-0006.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- G)** Docket No. PSU23-0003  
R+L Carriers  
1100 Chaddick Drive  
Request for a Special Use to Permit a Truck

See Findings of Fact and Recommendation for Docket No. PSU23-0003.

Commissioner Myer moved seconded by Commissioner Riles to recommend approval of Docket No. PSU23-0003, 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 truck freight terminal (R + L Carriers) for RAMAR Land Corporation, located at 1100 Chaddick Drive in accordance with the Petitioner’s Project Description Letter prepared by Stan Richards, dated 2/27/2023 and Landscaping Plan prepared by Manhard Consulting, dated 5/3/2023 (last revised 6/5/2023), and subject to the following condition:

1. Within thirty (30) days following the purchase of the property, the petitioner shall apply for a Wheeling Business License with the Community Development Department to reflect the new ownership of the business.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Myer to close Docket No. PSU23-0003.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

**H)** Docket No. PSPMIN23-0014  
1100 Chaddick Drive  
R+L Carriers  
Request for Minor Site Plan and Appearance Approval

Mr. Nick Standiford, Zoning Attorney, Mr. Stan Richards, VP, R+L Carriers, Mr. Joe Iovinelli, Manhard Consulting, 700 Springer Drive, Lombard were present and sworn in.

Ms. Knysz read the four proposed conditions.

1. New bollards will need to be installed around the fire hydrant located east of the proposed fuel island.
2. Landscaping shall be installed in adherence with the Landscaping Plan prepared by Manhard Consulting, dated 5/3/2023 (last revised 6/5/2023), by October 15, 2024.
3. An Engineering Permit must be obtained for all proposed exterior flat work and the underground storage tanks prior to the commencement of any work on-site.
4. A Building Permit must be obtained for the proposed fuel island and truck scale prior to the commencement of any work on-site.

Commissioner Sprague noticed several storm drains in the parking lot including near the fueling station. He asked how they would address changing the storm sewers. Mr. Richards confirmed they would not change them. They will make sure there was a secondary containment in place which usually handles all the issues. All spills and runoffs will go into it and will have its own pump.

Commissioner Sprague asked if they had an emergency spill response plan. Mr. Richards confirmed they did and explained their Safety Department was more stringent than OSHA.

Commissioner Sprague commended the petitioner on their choice of trees.

Commissioner Myer was happy about their investment in Wheeling. She liked the landscaping and applauded the improvements to the site. She asked if they had plans to resurface the parking lot. Mr. Richards confirmed they did not have plans at this time. They want to get into the property to make sure it is safe. They have a lot of improvements to schedule, but will take care of any potholes in question, but won't resurface until they do an evaluation.

Commissioner Myer asked about their scale and safety protocols they have in place. Mr. Richards confirmed it was an actual scale with an LED readout about 90-100' away and was visible. There

is data input that goes into the office. Once the weight is calibrated and approved, they can leave the property. If there is a problem, they can't leave the property.

Chairman Johnson also expressed a concern regarding the condition of the parking lot. He was hoping they would at least reseal the parking lot. Mr. Richards agreed to reseal and restripe it but could not repave it at this time.

Commissioner Myer moved, seconded by Commissioner Berke to approve Docket No. PSPMIN23-0014, 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 site modifications located at 1100 Chaddick Drive, in accordance with the Petitioner's Project Description Letter prepared by Stan Richards, dated 2/27/2023, Landscaping Plan prepared by Manhard Consulting, dated 5/3/2023 (last revised 6/5/2023) and Final Site Plan & Details prepared by Manhard Consulting, dated 5/4/2023, and subject to the following conditions:

1. New bollards will need to be installed around the fire hydrant located east of the proposed fuel island.
2. Landscaping shall be installed in adherence with the Landscaping Plan prepared by Manhard Consulting, dated 5/3/2023 (last revised 6/5/2023), by October 15, 2023.
3. An Engineering Permit must be obtained for all proposed exterior flat work and the underground storage tanks prior to the commencement of any work on-site.
4. A Building Permit must be obtained for the proposed fuel island and truck scale prior to the commencement of any work on-site.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

## **8. APPROVAL OF MINUTES**

- A)** Approval of Minutes of the Regular Meeting of June 14, 2023.

Commissioner Myer moved, seconded by Commissioner Riles to approve the Minutes of the Regular Meeting of June 14, 2023, as corrected.

On the roll call, the vote was as follows:

AYES: Commissioners Myer, Riles, Kasper, Hyken, Berke, Johnson  
NAYS: None

**Wheeling Plan Commission  
Regular Meeting**

**June 28, 2023**

ABSENT: None  
ABSTAIN: Commissioner Sprague

There being six affirmative votes, the motion was approved.

**9. OTHER BUSINESS**

Ms. Knysz announced the opening of Mochinut.

Chairman Johnson attended Heaven's Barbeque's ribbon cutting.

Commissioner Berke announced his departure and thanked the Commission and Staff for the opportunity to serve on the Commission.

Commissioner Sprague announced the following anniversaries.

- Commissioner Myer – 1 year
- Commissioners Riles and Hyken – 2 years
- Chairman Johnson – 14 years

Chairman Johnson sent condolences to the family of Fire and Police Commissioner Mike Moran. He served the community for many decades.

**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.