

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on January 11, 2023.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Kasper, Hyken, Berke, Sprague, Riles and Johnson. Commissioner Myer was absent with previous notice. 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. PC22-17
Yu's Mandarin
600 S. Milwaukee Avenue
Request for Minor Building Appearance Approval to Permit the Installation
Of Awnings

Yu's Mandarin was before the Plan Commission last year for major site plan and building appearance approval. Afterwards, they installed awnings without knowing they needed additional approval. The awnings have been installed. There are seven on the east side and one on the north side. Staff has no concerns or conditions.

Kevin Wong was present on behalf of the owner.

Commissioner Kasper had no questions and thought the building appearance was stunning.

Commissioner Hyken had no questions and thought the building looked nice.

Commissioner Berke asked about the opening date. Mr. Wong stated the owner was planning to open by the end of the month. They are having an issue with the furnace.

Commissioner Sprague thought the building looked great.

Commissioner Riles thanked the petitioner and mentioned he was familiar with their Schaumburg location.

Chairman Johnson had no questions.

Commissioner Kasper moved, seconded by Commissioner Berke to approve Docket No. PC 22-17, granting minor building 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 installation of 8 awnings for Yu's Mandarin, located at 600 S. Milwaukee Avenue, in accordance with the Awning Plans prepared by Monsibic Signs & Graphics, dated 6/16/2022.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- B)** Docket No. PC22-18
Café Zupas
1590 Lake Cook Road
Request for Minor Site Plan and Building Appearance Approval in Order to Permit a Warming Shelter

Staff agreed with the proposal and proposed no conditions.

Mr. Edgar Cepuritis, Vice President of Development, Café Zupas was present.

The petitioner explained they were looking to create a safer environment for their team members while outside facilitating the drive-thru by not having to go in and out of the restaurant to warm up. They will be able to use the warming hut to stay out of the cold weather. It is a steel building with white siding and will blend in with the existing appearance.

Commissioner Riles had no questions and appreciated the idea of protecting and looking out for the welfare of their employees.

Commissioner Sprague noticed an inground irrigation valve in the location of the proposed shelter. He asked if they were planning to move the valve. The petitioner agreed to work around it or relocate it if needed.

Commissioner Sprague mentioned there was 4.5' from the back of the proposed shelter to the utility cabinet. He noted there were bushes in that area that were impeding any access to the utility cabinet and recommended moving the bushes to allow access. The petitioner explained

they needed to extend the sidewalk to make it ADA compliant and will review with their design team. Ms. Knysz noted they had adjusted both items with the designers. She believes there was a note that the irrigation would be modified as required. Initially, the building was closer to the main building, but they had to move it closer to the curb in order to make enough room to open the cabinets on the wall. The existing bush will be replaced and moved closer to the new building.

Commissioner Berke had no questions.

Commissioner Hyken had no questions.

Commissioner Kasper had no questions.

In response to Chairman Johnson's question, the petitioner explained there were two kiosks used for orders but if there were cars in both kiosks an employee uses an iPad to take orders to facilitate the process and to keep cars moving. They don't want guests to sit in their cars waiting to order.

Commissioner Riles asked when the drive-thru was installed. The petitioner explained COVID created a huge demand for take out, so they started adding drive-thrus. They added the drive-thru post COVID and had used a temporary drive-thru in the parking lot during COVID. Chairman Johnson stated it was approved on January 4, 2021.

Commissioner Sprague moved, seconded by Commissioner Riles to approve Docket No. PC 22-18, granting minor site plan and building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, in order to permit a warming shelter on the east side of the building for Café Zupas, located at 1590 Lake Cook Road, in accordance with the Warming Shelter Narrative dated December 23, 2022, Warming Shelter drawings received by the Village on 12/28/2022, Site Plan prepared by Babcock Design and Landscape Plan prepared by Babcock Design.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

- A) Approval of Minutes of the Regular Meeting of December 21, 2022, (including the Findings of Fact for 2022-39 and Docket No. 2022-45).

Commissioner Hyken moved, seconded by Commissioner Berke to approve the Minutes of the Regular Meetings of December 21, 2022 (including the Finding of Fact for 2022-39 and Docket No. 2022-45).

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

9. OTHER BUSINESS

Ms. Knysz announced WestTown Bakery hopes to open by the end of the month.

Ms. Knysz announced a furniture store was opening at 82 East Dundee.

Commissioner Riles mentioned he was impressed with the progress of the District 21 building on Dundee Road.

Chairman Johnson announced the Indian Trails Library used book sale this weekend.

Commissioner Sprague mentioned a ribbon cutting at Fire Pizza on Lake Cook Road on Monday at 4:00 p.m.

10. ADJOURNMENT

Commissioner Sprague moved, seconded by Commissioner Hyken to adjourn the meeting at 6:51 p.m. The motion was approved by a voice vote.