

**1. CALL TO ORDER**

Chairman Johnson called the meeting to order at 6:30 p.m. on February 23, 2022.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present were Commissioners Berke, Blinova, Hyken, Johnson, Riles, Sprague and Yedinak. 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. 2021-55  
Atlantic Aviation  
Final Plat of Subdivision for Atlantic Aviation

Atlantic Aviation came before the Plan Commission on January 26, 2022 and received other approvals. They received the exemption from the preliminary plat requirements, so they are present for approval of final plat of subdivision including with one condition.

The Commission had no questions.

Commissioner Yedinak moved, seconded by Commissioner Berke to recommend approval of Docket No. 2021-55, approving the Final Plat Atlantic Aviation Subdivision under Title 17, Planning Subdivisions and Developments as shown on the Preliminary Plat Atlantic Aviation Subdivision prepared by WT Group, dated 7/8/2021 (last revised 2/15/2022), for the properties located at 1011 S. Wolf Road, Wheeling, Illinois, subject to the following conditions:

1. The Plat of Vacation of Kerry Lane, Ande Avenue & Cindy Lane shall be reviewed and approved by the Village Board prior to approval of the Final Plat of Atlantic Aviation Subdivision.

On the roll call, the vote was as follows:

AYES: Commissioners Yedinak, Berke, Blinova, Sprague, Hyken, Riles, Johnson  
NAYS: None  
ABSENT: None  
PRESENT: None  
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

- B)** Docket No. 2022-08  
DiCosola Estates Subdivision  
747 Gregor Lane  
Preliminary Plat Approval

This project was before the Plan Commission on June 7, 2021, for rezoning. The property was zoned R-1 and in June 2021 it was rezoned to R-3 to match the surrounding properties. They are present for their preliminary plat of subdivision to subdivide the one property into five single family lots.

Mike DiCosola, property owner had no comments.

The Commission had no questions.

Commissioner Hyken moved, seconded by Commissioner Berke to recommend approval of Docket No. 2022-08, approving the Preliminary Plat of DiCosola Estates Subdivision under Title 17, Planning Subdivisions and Developments as shown on the Preliminary Plat of DiCosola Estates Subdivision prepared by A.P. Surveying Company, P.C., dated 6/8/2021, and last received 2/14/2022, for the property located at 747 S. Elmhurst Road, Wheeling, Illinois.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Berke, Blinova, Sprague, Yedinak, Riles, Johnson  
NAYS: None  
ABSENT: None  
PRESENT: None  
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

- C)** Docket No. 2022-02  
Text Amendment to Permit Assembly Use in the I-3 General Industrial  
Zoning District

See Findings of Fact and Recommendation for Docket No. 2022-02.

Commissioner Yedinak moved, seconded by Commissioner Berke to recommend approval of Docket No. 2022-02, amending Title 19 Zoning, of the Wheeling Municipal Code, Appendix A – Use Table, in order to permit an assembly hall, accessory use, as a special use within the I-3 zoning district.

On the roll call, the vote was as follows:

AYES: Commissioners Yedinak, Berke, Hyken  
NAYS: Commissioners Blinova, Sprague, Riles, Johnson  
ABSENT: None  
PRESENT: None  
ABSTAIN: None

There being three affirmative votes, the motion was denied.

Ms. Milluzzi explained since the Plan Commission was a recommending body and the Village Board makes the final decision, it might be more prudent to continue the Special Use until after the Village Board meeting. She recommends continuing Docket 2022-03 to March 9, 2022, because if the text amendment is denied, then the Special Use would be mute because they would need the zoning.

Commissioner Sprague moved, seconded by Commissioner Hyken to close Docket No. 2022-02.

On the roll call, the vote was as follows:

AYES: Commissioners Sprague, Hyken, Blinova, Berke, Yedinak, Riles, Johnson  
NAYS: None  
ABSENT: None  
PRESENT: None  
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

- D)** Docket No. 2022-03  
Yanni Design Studio  
97 Marquardt  
Special Use to Permit Assembly Use

See Findings of Fact and Recommendation for Docket No. 2022-03.

Commissioner Sprague moved, seconded by Commissioner Hyken to continue Docket No. 2022-03 to March 9, 2022.

On the roll call, the vote was as follows:

AYES: Commissioners Sprague, Hyken, Blinova, Berke, Yedinak, Riles, Johnson  
NAYS: None  
ABSENT: None  
PRESENT: None  
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

- E)** Docket No. 2022-04  
Text Amendment to Modify Zoning Regulations to Establish Motor Vehicle  
Custom Shop Land Use

See Findings of Fact and Recommendation for Docket No. 2022-04.

Commissioner Hyken moved, seconded by Commissioner Berke to recommend approval of Docket No. 2022-04, amending Title 19 Zoning, of the Wheeling Municipal Code, 19.01.010 – Definitions, Table 19.11.010(e)(1)(c), and Appendix A – Use Table, to modify zoning regulations to establish regulations for motor vehicle custom shop.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Berke, Blinova, Sprague, Yedinak, Riles, Johnson  
NAYS: None  
ABSENT: None  
PRESENT: None  
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Yedinak to close Docket No. 2022-04.

On the roll call, the vote was as follows:

AYES: Commissioners Sprague, Yedinak, Blinova, Berke, Hyken, Riles, Johnson  
NAYS: None  
ABSENT: None  
PRESENT: 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 January 26, 2022 (including Findings of Fact for Docket Nos. 2021-54A and 2021-54B).

Commissioner Yedinak moved, seconded by Commissioner Berke to approve the minutes dated January 26, 2022 (including Findings of Fact for Docket Nos. 2021-54A and 2021-54B) as presented.

The motion was approved by a voice vote.

**9. OTHER BUSINESS**

Commissioner Yedinak announced his resignation from the Plan Commission since he is moving to Palatine. He thanked everyone for their support.

Commissioner Sprague announced Commissioner Yedinak's three-year anniversary as of last month.

Commissioner Sprague announced he would be absent for the March 9<sup>th</sup> meeting.

Chairman Johnson announced the community workshop tomorrow to discuss Wheeling's Restaurant Row.

Chairman Johnson asked residents to apply for the open Plan Commission position.

**10. ADJOURNMENT**

Commissioner Yedinak moved, seconded by Commissioner Berke to adjourn the meeting at 7:36 p.m. The motion was approved by a voice vote.

Respectfully submitted,

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Michael Sprague, Secretary  
Wheeling Plan Commission