

**1. CALL TO ORDER**

Chairman Johnson called the meeting to order at 6:30 p.m. on August 25, 2021.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present were Commissioners Berke, Johnson, Riles, Sprague, Hyken and Yedinak. Commissioner Blinova was absent with prior 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. 2021-30  
224 S. Milwaukee Avenue  
Variation to Approve Four Cabinet Signs

Commissioner Sprague moved, seconded by Commissioner Hyken to continue Docket No. 2021-30 to September 8, 2021.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- B)** Docket No. 2021-31  
Text Amendments to Title 21, Zoning, of the Wheeling Municipal Code,  
in Order to Modify Zoning Regulations Regarding Fences and Screening

See Findings of Fact and Recommendation for Docket No. 2021-31.

Commissioner Hyken moved, seconded by Commissioner Berke to continue Docket No. 2021-31 to September 8, 2021.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

## **8. APPROVAL OF MINUTES**

- A)** Approval of Minutes of the Regular Meeting of July 28, 2021,  
including the Findings of Fact for 2021-23 A&B and 2021-24.

Commissioner Sprague moved, seconded by Commissioner Hyken to approve the minutes dated July 28, 2021, including the Findings of Fact for 2021-23 A&B and 2021-24 as corrected.

The motion was approved by a voice vote.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- B)** Approval of Minutes of the Regular Meeting of August 11, 2021  
including the Findings of Fact for 2021-25, 2021-28, 2021-29.

Commissioner Berke moved, seconded by Commissioner Yedinak to approve the minutes dated August 11, 2021, including the Findings of Fact for 2021-25, 2021-28, 2021-29 as corrected and amended to include additional findings of facts for 2021-25.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

**9. OTHER BUSINESS**

Chairman Johnson reminded the Commission about the joint meeting at Public Works scheduled on Wednesday, September 1st at 6:00 p.m.

Chairman Johnson announced Commissioner Sprague's two-year anniversary on the Plan Commission.

Commissioner Yedinak expressed his disappointment about not getting the street fronting retail at London Crossing.

Commissioner Yedinak referred to the two proposed drive-through restaurants at London Crossing and believes Dundee Road is already saturated with drive-through restaurants. He asked to reconsider adding more drive-throughs along Dundee.

**10. ADJOURNMENT**

Commissioner Sprague moved, seconded by Commissioner Hyken to adjourn the meeting at 8:20 p.m. The motion was approved by a voice vote.