

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on October 27, 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 Steve Robles, Assistant Director of Community Development, Mallory Milluzzi, Village Attorney, Fire Inspector Robert Niemiec and Police Deputy Chief Al Steffen.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A) Docket No. SCBA 21-13
Casey's General Store
1515 E. Lake Cook Road
Appearance Approval for Freestanding (Ground) Sign

Commissioner Sprague moved, seconded by Commissioner Hyken to approve the following consent item.

Approve Docket No. SCBA 21-13 to permit modifications to the existing freestanding (ground) sign for the replacement of sign cabinets and painting of the steel frame for Casey's, located at 1515 E. Lake Cook Road, in accordance with the Sign Plans prepared by Allen Industries, dated 7/30/2021 and the Landscape Plan prepared by Milieu Landscaping, dated September 2021, and subject to the following conditions:

1. The landscaping at the base of the ground sign, as identified on the Landscape Plan prepared by Milieu Landscaping, dated September 2021, shall be installed no later than May 15, 2022.
2. The property address numbers shall be applied to the ground sign at a minimum of 6" letter height and no greater than 12" in letter height.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) Docket No. 2021-38
Beerman
102 E. Dundee Road
Special Use for Packaged Liquor Sales

See Findings of Fact and Recommendation for Docket No. 2021-38.

Commissioner Yedinak moved, seconded by Commissioner Berke to recommend approval of Docket No. 2021-38, granting a Special Use as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in order to permit a packaged liquor sales establishment for Beerman US, located at 102 E. Dundee Road, in accordance with the Petitioner's Project Description Letter (received by the Village on 9/7/2021) and the Floor Plan (received by the Village on 9/7/2021) with the proposed condition:

1. Prior to the issuance of a Wheeling business license to begin business operations, the petitioner shall obtain all necessary licenses from the State of Illinois and the Wheeling Liquor Control Commission regarding the sale of alcohol at the subject premises.

On the roll call, the vote was as follows:

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

There being a tie vote, the motion was denied.

Commissioner Hyken moved, seconded by Commissioner Yedinak to close Docket No. 2021-38.

On the roll call, the vote was as follows:

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

**Wheeling Plan Commission
Regular Meeting**

October 13, 2021

PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

- B)** Docket No. 2021-43A
Safeway Transportation Services Corp.
1030 S. Milwaukee Avenue
Special Use for a Ground Transportation Service, Small

See Findings of Fact and Recommendation for Docket No. 2021-43A.

Commissioner Sprague moved, seconded by Commissioner Yedinak to recommend approval of Docket No. 2021-43A, granting a Special Use as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-07, Industrial Districts, Chapter 19-10 Use Regulations, and associated sections, in order to permit a ground transportation service, small, for Safeway Transportation Services Corp, located at 1030 S. Milwaukee Avenue, in accordance with the Petitioner's Project Description Letter prepared by Daniels, Long & Pinsel, LLC (dated October 6, 2021) and the Site Plan prepared by Marchris Engineering, Ltd. (dated January 15, 2014).

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Berke to close Docket No. 2021-43A.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- C)** Docket No. 2021-43B

Safeway Transportation Services Corp.
1030 S. Milwaukee Avenue
Variation to Exceed the Maximum Fleet Size for a Ground Transportation
Service, Small

See Findings of Fact and Recommendation for Docket No. 2021-43B.

Commissioner Hyken moved, seconded by Commissioner Yedinak to recommend approval of Docket No. 2021-43B granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.01 Definitions, and associated sections, to permit the maximum fleet size to exceed six vehicles for a ground transportation service, small, associated with the operation of a transportation company (Safeway Transportation Services Corp.) located at 1030 S. Milwaukee Avenue, in accordance with the Petitioner's Project Description Letter prepared by Daniels, Long & Pinsel, LLC (dated October 6, 2021) and the Site Plan prepared by Marchris Engineering, Ltd. (dated January 15, 2014).

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Hyken to close Docket No. 2021-43B.

On the roll call, the vote was as follows:

AYES: Commissioners Sprague, Hyken, Berke, Yedinak, Riles, Johnson,
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 October 13, 2021, (including the Findings of Fact for 2021-37).

Commissioner Yedinak moved, seconded by Commissioner Berke to approve the minutes dated October 13, 2021, (including the Findings of Fact for 2021-37) as presented.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

9. OTHER BUSINESS

Mr. Robles reminded the Plan Commission that the meeting schedule shifts to the first and third Wednesdays in November and December because of the holiday season. The November 3rd meeting has been canceled.

Commissioner Yedinak asked if anyone had noticed the new Wheeling welcome signs at night. He doesn't think they look as good in the dark with the current lighting. Chairman Johnson agreed. Mr. Robles explained there were two types of lighting, backlight which provides a glowing effect and ground mounted flood lights to provide additional upright lighting. Staff will work with Public Works and speak with the Village Manager's office. Commissioner Yedinak noticed the issue on two of the signs (Milwaukee by the airport and on Route 83 after crossing Lake Cook Road), so he wasn't sure if there was an issue on all of the signs.

Commissioner Riles was appreciative of the Park District's recent 5K run/walk with 325 participants at the first run. He commended the staff for putting it together.

10. ADJOURNMENT

Commissioner Hyken moved, seconded by Commissioner Berke to adjourn the meeting at 7:48 p.m. The motion was approved by a voice vote. He commended the entertainment after the fun run/walk for keeping the participants active and engaged.