

Plan Commission Regular Meeting

January 27, 2021

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on January 27, 2021.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present virtually were Commissioners Berke, Blinova, Malik, Sprague, Thompson and Yedinak. Chairman Johnson, Marcy Knysz, Village Planner and Mallory Milluzzi, Village Attorney were present in person. Ross Klicker, Director of Community Development and Steve Robles, Assistance Director of Community Development attended virtually.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

- A) Plan Commission Training Presentation by Klein, Thorpe, and Jenkins, Ltd., and Village Staff

Ms. Milluzzi introduced Mr. Klicker, Director of Community Development.

Ms. Milluzzi presented. She explained the idea of planning and zoning was one of the more significant powers of municipalities and the zoning and planning review body was specifically spelled out in the Illinois Municipal Code and part of the Village's police powers. The power in Wheeling is also driven from the home rule authority and their own Village Code and Zoning Code within Title 19 to give the authority and the Plan Commission's authority.

Wheeling's Plan Commission is a combination of several different commissions and boards. It is the Planning Commission, Zoning Board of Appeals and the Sign Review Commission. In some towns they are separate and distinct and each have their own roles and responsibilities. Wheeling combines all their review aspects for zoning and land use together within the one Plan Commission.

In general, the Plan Commission is a recommending body to the Board of Trustees and does not actually approve or deny matters. There are some exceptions which are minor site plan review, minor building appearance review, sign permits and a similar use interpretation. Similar use interpretations are when there is a use not specifically defined within the Zoning Code but due to the similarity of other uses within the Zoning Code, the Director of Community Development will ask the Plan Commission to make a similar use interpretation. If they believe something falls within the scope of that use and would allow it to be treated similarly under the Zoning Code rather than having to go through a full text amendment. An example is a learning center that would be compared to a daycare. It does not come up too often, but the Plan Commission has final approval authority. The applicant can always appeal the decision to the Village Board.

The Plan Commission has the authority to adopt its own rules of procedures which has been done specifically for Public Hearings.

Text Amendments – The Plan Commission reviews any change to Title 19 or within the Zoning Districts and Zoning Boundaries.

Site Plan Review – The scope includes initial approval of a site plan, major and minor changes.

Public Hearings – There are certain manners that require a public hearing - PUDs, Special Uses and Variations. Signs, site plans and subdivisions do not require a public hearing. Public hearings are open to the public and must be published and must allow public participation. At minimum during the public hearing, it must include the opportunity to cross examine witnesses and introduce evidence and testimony. There are extensive rules that lay out the different steps and procedures to make sure that everyone's due process rights are provided to them. Public hearings require notice and publication and are continued to a date certain, so that they do not need to be republished.

Plan Commission's role – Represents the Village to review land use developments within the Village to ensure that they meet the vision of the Village established by the Board, either the current Board or past Board through existing codes and documents. The focus is on land use and building appearance and not on business models or how someone runs their business. It can be very intimidating for a petitioner to come before the Plan Commission, so everyone needs to be conscience of their role and how they are perceived by the public. Commissioners need to remain as unbiased and detached as possible from their role as a Village representative and try to avoid sharing personal feelings.

Comprehensive Plans – Comes from the Municipal Code, Section 11-12-5 and gives municipalities the power to prepare a Comprehensive Plan and recommend a plan for the present and future development or redevelopment of municipality. The Plan Commission also has the authority to make changes from time-to-time and to prepare and recommend plans for specific improvement to the Comprehensive Plan.

A Comprehensive Plan addresses a variety of elements regarding the future use of the Village, identifying future land use, public sewer and water service, school sites, major public facilities and expansion areas for various institutions. Portions of the Comprehensive Plan can be amended or unique plans created for one or more separate geographically or functional aspects of

the Village. A municipality is not bound by its Comprehensive Plan. It is the most relevant when it comes to rezoning because rezoning considers whether the new Zoning District is consistent with the Comprehensive Plan.

Special Uses – Are activities with unique characteristics that are ordinarily not allowed in a particular district without consideration of their impact on the neighboring land uses and the public need for the particular use at a particular location. It is important to remember that when the Board has designated something as a Special Use within a Zoning Ordinance, it has already been decided that the use is acceptable and permitted within the Zoning District if certain criteria or conditions are met. How someone wants to operate their business and whether a business is financially viable is up to the petitioner and not the Village or Plan Commission. It is very rare when an operation of a business can impact the use and the standards for a Special Use (for example, an auto repair business). It is an OK operational question to ask whether the storage of cars were inside or not because of aesthetics or parking/storage requirements if there is clearly not enough parking.

Mr. Klicker explained that sometimes how a business is operated could be relevant to a Special Use. For example, a drive-thru on a restaurant or where the communication device is located could be relevant because it could impact the neighboring property. For an auto repair facility, how they plan to mitigate noise is an example of how the site plan or layout of a use could impact neighboring properties so it would be appropriate for the Plan Commission to review.

Commissioner Yedinak referred to the auto use on Wolf Road that was asking for a parking variance. The Commission discussed what was going on inside the building because of the number of cars that would impact the building and neighborhood. He questioned if it was an appropriate discussion. Ms. Milluzzi confirmed in that instance it was relevant because for that specific use they were claiming a certain number of parking spaces inside the building and their count was different than Staff's count so it needed to be discussed to see what the variation amount would be and if they could adequately park onsite.

A Special Use allows a look at the use on an individual basis and reviews the standards and can impose reasonable restrictions to make them compatible with the Zoning District. To deny a Special Use, the individual facts and circumstances must show that the particular use of the proposed in that location would have an adverse effect on adjoining or surrounding properties and that the adverse effect was different and unique from the adverse effect that would otherwise result from the development of such use anywhere else within that Zoning District. There are no conditions that would mitigate the impact. Conformance of the Comprehensive Plan is not a standard for a Special Use, so it is not a requirement that must be met for granting a Special Use. The conditions imposed on a Special Use must be aimed at ensuring public health, safety, morals and general welfare and conditions should be intended to mitigate the adverse effects of the use on public health, safety and welfare. If the condition is imposed, then the standard will be met. For example – location, nature and height of building, walls and fences, landscaping and the site shall be such that the use would not hinder or discourage the appropriate development or use of the adjacent land or buildings and will not impair the value thereof. If there is something that could be done to the site that would impair the development or value of adjacent land, a fence could be installed to block it so the condition would make that standard be met. There needs to be evidence and not just speculation of the adverse impact or how the standard is not met.

Examples that can be discussed with a Special Use when appropriate -

- Landscape or fencing as a buffer for appearance, safety or noise.
- Parking lot and access points – if there are concerns about an access point being too close to an intersection, right-in/right-out.
- A lighting plan can be relevant to the Special Use if near residential and light pollution could be an issue.

Commissioner Yedinak questioned if the Special Use goes with the petitioner or the property. Ms. Milluzzi confirmed the Special Use ties to the petitioner and usually does not carry over to the new owner. Mr. Klicker explained when restaurants were a Special Use, the use ends with the user but if a new restaurant comes in within 6 months, the Special Use continues.

Commissioner Yedinak questioned if the Commission could question a petitioner if a neighbor objected to the use and the Commission doubted the business would be successful. Ms. Milluzzi explained the Commission should not discuss if the Commission doubts a use. However, if a neighbor raised valid objections because they were worried about the impact of the use, the Commission could discuss what would be done differently to mitigate the adverse impacts. Whether or not it was financially viable and successful was not something the Commission should discuss. Hours of operations should normally not be discussed but could if it was a unique location or unique use.

Variations – Is a modification to the literal provisions of the Zoning Ordinance to allow someone to do something that would normally be in violation of the Zoning Ordinance. The municipal code authorizes the Village to provide the relief to property owners if the strict application of an ordinance would present a practical difficulty or hardship. In general, they should be relatively difficult to obtain and only be granted if the proponent has demonstrated that they have met the requirements to the Zoning Code or other applicable standards. There are use variations, that authorizes a use of land which is otherwise prohibited by the zoning regulations such as permitting a commercial use in a residential district or a variation which permits a multiple dwelling in a district limited to single family homes. A lot of municipalities do not allow use variations and the Village of Wheeling does not see them very often. An area variation is one that does not involve a use, but involves setback lines, height limitations, lot size requirements, density regulations, frontage requirements and yard requirements or parking requirements. The standards for variations are stricter than those of a Special Use. It should not affect the use of the land or change the essential character of the neighborhood. A variation runs with the land. If it is a setback variation only, the discussion is focused on the request and how it impacts the standards and should not include the color, use or materials. All the standards should be met. Staff lays out the standards and the petitioner's responses to the standards were included in the staff reports.

Key items to remember about variations are financial considerations (not self-imposed). A recent example was the house being rebuilt after a fire that was located in a floodplain. The current Code requirement is for a 2-car attached garage but when the subdivision was originally built, the houses were not built with 2-car attached garages. For the petitioner to put one in, would have severely limited or prevented them from building on the property. If it would have been a vacant lot, a purchaser would purchase it with the understanding of the current code requirements and should be able to accommodate a 2-car garage without a variation.

Commissioner Yedinak felt the variation was granted since the petitioner could have waited until the property was out of the floodplain. He questioned if the Commission should have asked the petitioner to wait so he could have built a complying property after it was removed from the floodplain. Mr. Klicker explained the floodplain was still present and they physically could not build a 2-car garage without severe limitations to their property, so it was out of the petitioner's control. Ms. Milluzzi explained financial considerations were appropriate at certain times but not when a commercial or industrial user could not make as much money as they wanted because of the restrictions. Consideration of the variation was appropriate for the house in the floodplain.

Map & Text Amendments - Public hearings are required for any code change. A map amendment is when someone wants a parcel to be rezoned. A text amendment is the change to the text of the Village's Zoning Code that might be to incorporate a use that did not exist in the past. In general, amendments to the Zoning Code were all text amendments.

Chairman Johnson mentioned there had been several map amendments to fix various zoning issues when a particular property had two or three different zones. Map and text amendments can be initiated either by the petitioner or Village.

There are broad implications to map and text amendments because they apply to the community as a whole and not to a specific project. Adding a new use to a district is done through a text amendment so all the land in the district has the use as an option. Rezoning of a lot allows any use within that zoning district to go into that parcel.

Mr. Klicker explained if an existing area was rezoned, the map amendment could not take any rights away or impose regulations or zoning that would impair their ability to sell the property in the future. If an area with commercial zoning was downzoned to residential zoning and the property owner was not in agreement, they could sue the village because they took away the rights to sell their property as commercial.

Planned Unit Developments (PUD) – They are a unique zoning tool that promotes the maximum benefit from a coordinated area site planning by giving developers and property owners opportunities to maximize the economic goal and efficient use of land that is not possible under conventional zoning regulations. The goal is to have a harmonious variety of uses and building types, high-level of amenities in a manner consistent with the Comprehensive Plan and areas in the Village. A PUD typically includes a lot of zoning relief and provides both the Village and the developer with more flexibility. It is typical and OK to see variations within a PUD. The variations do not have to meet the same strict standards of normal variations. They are expected in order to make a great design, plan and layout. They do not need to apply separately for variations, but they do need to be listed within the PUD. If the Commission is concerned about something being too extreme, it can be discussed. A PUD is a large multi-step site plan review with variations.

Three primary steps for PUDs can be visualized as an airplane in flight. The concept stage is similar to when a plane is high in the sky and the details below cannot be seen, the preliminary is when the plane starts to descend, and the details become clearer and final is when the plane lands and all of the details can be seen very clear. The uses in a PUD all need to be spelled out. The permitted accessory uses will be specified as part of the preliminary PUD application.

Residential uses may be proposed for any PUD and non-residential uses shall be consistent with any of the uses in the underlying Zoning District. Residential is always allowed even if it is within a commercial or industrial Zoning District, but otherwise it needs to comply with the underlying Zoning District except for a PUD in an R-4 District. A mix of different uses can be permitted if the Plan Commission and Board determine a mix is compatible and necessary to achieve the objectives of the PUD.

Procedures for a PUD:

- Concept review
- Preliminary PUD
- Final PUD

Concept Review – A general outline of the plots with just the buildings. It is a required part of the process with no formal approval. General feedback is given by the Plan Commission on whether they like the project. The applicant must show a general description of the development concept, the general vicinity map, a stat sheet with the number and type of buildings, pictures of the existing site and the site plan shows the general location of proposed structures, open spaces, parking areas and circulation routes. Staff created a checklist for concept reviews with brief overview questions that were appropriate for concept reviews. Concept reviews first go to the Village Board and then to the Plan Commission and returns to the Plan Commission for the actual preliminary PUD. A concept review is just an overview of the project. It does not require color, landscaping, material selection, parking calculation or detailed site plans. The feedback needs to be very general and respectful since a lot of the details have not been prepared or reviewed by the petitioner or staff, so it is not fair to ask detailed questions about items they are not required at the concept review. The petitioner wants to make sure the Commission likes the idea, that it fits with the overall design and wants to know about any concerns. Every PUD concept will come to the Commission at a different level of completion. Any pictures of buildings that are provided can change because the picture is not what is being promised. The promise is about the general project.

Examples of appropriate and inappropriate questions/comments during a concept review:

Comments from the Workforce Housing project –

- Making all sides of the building presentable since the back faces the train tracks - appropriate
- Color and/or material questions - inappropriate.
- General concerns about the amount of parking – appropriate
 - Operational concerns about where people are parking, parking permits, assigned spaces, specific comments about parking counts or parking stall locations – inappropriate
- General comments about safe pedestrian connection – appropriate
 - Details about the plans for the crossings, locations – inappropriate
- General comments about safety and plan for fencing by the tracks – appropriate
 - Fence materials or height of fence – inappropriate

The tone of questions matters, avoid accidentally accusing someone of not having details on the plan since they are not required. The Commission needs to be cognizant about the level of the

plan. The concept is very loose. The Village Board may have different questions from the Plan Commission because their role is different during a concept review.

Preliminary PUD - More details about where things are, what they look like, the parking and landscaping areas are defined. It gives the Village an opportunity to review a well-developed initial plan for the entire site before granting final approval while also giving the applicant an opportunity to receive approval and feedback before developing detailed plans for the site. There should not be significant changes to the PUD, but a lot of the details and information will get sharper. It might be a little blurry at preliminary, but you can see everything. Preliminary PUD submittals require preliminary drawings and general location of items without final detailed drawings. This will still be less detailed than a normal site plan approval. The general location and proposed structures will be seen along with a description of the intended use, approximate height, open space, setback dimensions, general narrative of the signs, preliminary landscape plan including all buffers and parking lots, preliminary elevations for each building with proposed building materials, preliminary engineering, etc.

Final PUD – Includes the details and final plans. It will also show any changes between preliminary and final.

Commissioner Yedinak asked if the Workforce apartments was a PUD or a just a concept review. Ms. Milluzzi confirmed it was a concept review for a PUD. Commissioner Yedinak asked the difference between the Westin development and the Workforce project. Ms. Milluzzi confirmed a concept review is required in the Code for both PUDs and major site plan reviews. A PUD is what a developer makes of it. Westin was a phased PUD, the Town Center was a PUD and the development across from the Town Center is a PUD. Mr. Klicker confirmed a PUD in the Village of Wheeling is for developments of 2 acres or larger. Some PUDs may have multiple uses, but some might be solely residential.

Commissioner Sprague questioned if conditions could be placed on a final PUD. Ms. Milluzzi confirmed conditions could be placed on a PUD but usually if there are concerns, they are addressed at preliminary. If there is a use within a PUD, the specific use will come through as a Special Use itself and can have conditions for that specific use. Mr. Klicker explained that the Town Center has a condition of their PUD for the percentage of non-sales tax generating uses that are permitted.

Ms. Milluzzi explained there were some phased PUDs for very large PUDs. The Westin was a phased PUD. They are common with multiple uses and different areas. It must first receive a preliminary PUD approval and then each phase would be submitted for final PUD approval separately. The Town Center was approved as one PUD, not phased.

Site Plan Review – A site plan review is required for all development of land except for single- and two-family residences. When looking at the site plan, you are only considering the static aspects, such as the landscaping, appearance, etc. and not the use or operation of the business. Site plan submittals include site plan, landscaping plan, lighting plan, grading and storm water plans for new construction and building plans. The site plan shows property boundaries, wetlands, building footprint, driveways, curb cuts, parking areas, sidewalks, locations of signs, lighting and the existing land use and zoning of the adjacent properties. The building plans are the architectural elevations that show the building materials and dimensions. There is only one

color rendering required of the front façade of the principle building that shows the proposed color. Material samples of the primary exterior is required. Site plans do not include floorplans just the footprints. Grading plans and storm water just need to show spot elevations, drainage patterns, the topography and the location and dimension of storm water retention or detention. The zoning administrator can waive certain site plan requirements. There are so many aspects of buildings that get reviewed through the permitting process. The approval by the Plan Commission and Board is not the last stop for these developments since they go through permitting procedures with a variety of Village Staff and departments.

Scopes of site plans – Major site plans, minor site plans and amending existing site plans all have different scopes of reviews. Areas of the site not being changed are not included for a site plan review or approval. Conditions need to be reasonable and related to the relief sought in the petition.

Major site plans – Includes concept review (can be waived) which include the big picture overview items.

A site plan approval for a single tenant in a shopping center focuses on the single unit and the appearance of the single unit and not the entire shopping center. Chairman Johnson noted there were issues with this in the past. Ms. Knysz explained when a tenant comes in with a use, other Village departments get involved and Staff will reach out to the property owner if there is damage to the property that needs to be fixed and through code enforcement it can be dealt with directly with the property owner while still allowing the tenant to move forward with their business and not holding them up with issues outside of their control.

Commissioner Milluzzi addressed Commissioner Yedinak's question about when color should be discussed. It can be discussed during site plan approval that involves the building. If it is a use, the color of the building cannot be discussed.

Commissioner Yedinak referred to the cash for auto business when he could not discuss color. He thought the entire site plan was being reviewed but when the cannabis business was being reviewed, questions about color were discussed. Ms. Milluzzi thought the cash place only came for a Special Use and not a site plan review or he was only leasing one unit. Chairman Johnson thought he bought the whole unit and was going to sublease the one spot. Mr. Milluzzi thought it was a site plan for an existing building and the petitioner was coming in as an amended site plan and from what she remembered he was not making any changes to the exterior of the building. Ms. Knysz thought the petitioner came in for approval to paint the building which is a building appearance review and different than a site plan review. Commissioner Yedinak remembered discussing a lot of details about the landscaping, parking lot conditions, the trash enclosure and restriping the façade. Ms. Milluzzi did not remember the details but will look at the specifics. Ms. Knysz thought the petitioner asked the Village to select the color.

Commissioner Yedinak asked why a petitioner was only required to provide the front façade, he questioned if it should be reconsidered. Ms. Milluzzi explained they were only required to provide a color rendering of the front façade. They are required to provide architectural elevation drawings of all sides with the building materials and dimensions but only need to provide a color rendering of the front façade. Commissioner Yedinak questioned if it should be reconsidered. Ms. Milluzzi allows Staff to request additional items if it would help with the

development. There are times when people present it any ways, but it is an extra expense for color renderings. Architectural renderings are required for all sides, but just one color rendering for the front façade. It is up to the Plan Commission and Village Board if they want to change the code to require it through a text amendment.

Sign Reviews – The Plan Commission is the Sign Code Board of Review and handles amendments to the Sign Code and reviews signs for appearance and can grant variations from the Sign Code. On rare occasions, the Plan Commission deals with preliminary plats of subdivision within developments and PUDs.

Responsibilities of a Plan Commissioner – Attendance at every meeting, studying and being familiar with the zoning ordinance, preparing for the meetings, touring the community and visiting the sites coming up for review, preparing questions, training, avoiding conflicts of interest, being a positive representation of the Village and treating all petitioners, staff and commissioners with respect. It is useful to reach out to staff prior to the meeting to allow developers to have answers to the questions before the meeting so the meeting goes smoother and quicker. Commissioners should notify Staff in advance to remove an item from the consent agenda. The project is not done once it receives zoning approval. The applicants still need to get permits and approvals from staff. Commissioners should contact Ms. Knysz with any questions they have in advance or can ask them at the meeting.

Conflict of Interest and Open Meetings Act – The Commissioners have a duty to act in all cases except where there is a conflict of interest. Typical conflicts of interests are financial interest, owning/leasing or having an interest in a property which is subject to their consideration. Being employed by a property owner, lender or contractor for a project under consideration or being employed by a planning, engineering, law firm or consultant which may be representing the proponent. Personal conflict of interest is being related to a proponent or a close friend or a longstanding personal relationship with someone in the case. Association or organization is if a commissioner is also on the board of directors of an association or organization which could cause a conflict of interest.

There are two types of conflicts, statutory conflicts and common law conflicts. Statutory is when there is a direct contractual interest between the conflicting individual and the municipality. If a Commissioner thinks there is this type of conflict, he/she should contact Ms. Milluzzi. Common law is when it does not look good and makes someone doubt that he/she could render a fair and impartial decision and, in these cases, if the Commissioner believes they cannot act impartially because of the conflict, the Commissioner should advise and disclose it and refrain from acting on the discussion and refrain from voting.

Open Meetings Act – The Plan Commission is a public body that is subject to the Open Meetings Act which means they must comply with all the requirements. All the meetings must be open to the public except for closed session. All meetings must be at specific times and places coming into the public and scheduled regular meetings must be prepared. Notice of meetings must be given to the public and news media and requires preparation and approval of minutes of all open and closed meetings.

A meeting is a gathering of a majority of a quorum of members of the public body held for purposes of discussing public business. For a seven-member Plan Commission, 4 is a quorum

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and the majority of a quorum is 3. Two Plan Commissioners can meet and discuss Plan Commission items but three cannot. Three Plan Commissioners can meet outside of meetings, but cannot discuss Plan Commission business. Group text messages and group conference calls fall under a meeting.

Agendas are handled by Staff and must be prepared at least 48 hours ahead of time with notice of changes to the regular meeting date and time. Agenda items must be listed on the agenda to inform the public what is being considered for action. Final action cannot be taken for items not listed on the agenda, but they can be discussed. For special meetings, items that are on the agenda can only be discussed. Minutes need to be approved within 30 days after the meeting of the second subsequently regular meeting whichever is later and made available for public inspection within 10 days after approval. The minutes must include date, time and place. Roll call of the members and then a summary of discussion of the matters proposed and a record of any votes taken. Violations of the Open Meetings Act can be up to a Class C misdemeanor punishable by a \$500 fine and 30 days in jail and there are also civil actions to enforce the act.

Ms. Milluzzi opened the discussion to questions. The Commission took a break at 8:23 p.m. and reconvened at 8:28 p.m.

In response to Commissioner Yedinak's question, Ms. Milluzzi confirmed Ross Klicker is the zoning administrator.

Commissioner Yedinak asked if there had been any Zoning Board of Appeals since he had been on the Commission. He asked if the Commission could be informally notified when they were acting in the different functions. He was unsure if he had been a part of a Zoning Board of Appeals issue. Mr. Klicker explained any variation would be a Zoning Board. Staff will try and do a better job in spelling it out in future Staff Reports.

Commissioner Yedinak asked the reason the Plan Commission existed since it was an advisory body. Mr. Klicker explained it was to make recommendations to the Board, so they do not need to go through the details and are confident that it had been reviewed properly. Ms. Milluzzi further explained that the Plan Commission's role is statutory within the Illinois Municipal Code so there is always an intent to have a subsidiary body of the board that looks at zoning matters first.

Commissioner Yedinak reviewed the Code and noticed the secretary is supposed to be elected annually and not in place for more than two consecutive years. He also reviewed Section 2.54.070 where the Plan Commission is supposed to report on improvement regulations annually to the Board. He asked if these items needed to be done.

Mr. Klicker understands Zoom meetings make things difficult, so he suggested making Ms. Milluzzi the parliamentary during the meetings. Chairman Johnson agreed.

Chairman Johnson suggested that the Commissioners look at the properties that appear on the agenda prior to the meeting.

Mr. Klicker announced the Village Board will be discussing when they feel comfortable returning to in-person meetings. The Plan Commission will then follow. He does not think in-person meetings will happen until at least in March.

8. APPROVAL OF MINUTES

A) Approval of Minutes of the Regular Meeting of January 13, 2021

Commissioner Sprague moved, seconded by Commissioner Yedinak to approve the minutes dated January 13, 2021 as presented.

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Blinova, Johnson, Malik, Sprague, Thompson
NAYS: None
ABSENT: None
PRESENT: None
ABSTAIN: Commissioner Yedinak

There being six affirmative votes, the motion was approved.

9. OTHER BUSINESS

Commissioner Sprague asked the status about the spa that was going to open at Milwaukee and Dundee Roads. Ms. Knysz explained they were currently not moving forward. The Special Use was good for two years, so it has not yet expired. Mr. Klicker confirmed the property owner is actively marketing the property again.

Chairman Johnson reminded the Commission to notify him if someone cannot attend a meeting.

10. ADJOURNMENT

Commissioner Yedinak moved, seconded by Commissioner Sprague to adjourn the meeting at 8:45 p.m.

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Blinova, Johnson, Malik, Sprague, Thompson, Yedinak
NAYS: None
ABSENT: None
PRESENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.