

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on August 10, 2022.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Kasper, Hyken, Berke, Sprague, Riles, Myer and Johnson. Also, present were Marcy Knysz, Village Planner, James Ferolo, Village Attorney, and Fire Inspector Robert Niemiec.

4. CHANGES TO THE AGENDA

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

- A) Docket No. 2022-30
Triumverate Environmental, Inc.
1678-1680 S. Wolf Road
Special Use to Permit the Processing of Hazardous Waste

See Findings of Fact and Recommendation for Docket No. 2022-30.

Commissioner Kasper moved, seconded by Commissioner Berke to recommend approval of Docket No. 2022-30, granting Special Use, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in order to permit the processing of hazardous waste for Triumverate Environmental, Inc, located at 1678-1680 S. Wolf Road, subject to the following conditions:

1. There shall be no parking of semi-trucks or trailers associated with Triumverate Environmental, Inc., at the subject site, except for the loading and/or transfer of material from the box trucks to the semi-trailers.
2. No materials of any kind, including hazardous waste, shall be disposed and/or recycled at the subject site, excluding standard office waste.

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3. Storm drains shall be covered during transfer of materials from box trucks to semi-trucks.
4. Cameras shall be installed behind the building viewing the box trucks at all times they were present onsite.

On the roll call, the vote was as follows:

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

There being three affirmative votes, the motion was denied.

Commissioner Sprague moved, seconded by Commissioner Hyken to close Docket No. 2022-30.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- B)** Docket No. 2022-31A
Cinergy 111
401 W. Dundee Road
Variation to Permit a Wall Sign on a Façade without Street Frontage or
Being Adjacent to an Off-Street Parking Area

See Findings of Fact and Recommendation for Docket No. 2022-31A.

Commissioner Myer moved, seconded by Commissioner Berke to recommend approval of Docket No. 2022-31A, granting a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21.4 Wall-Mounted Signs, and associated sections, to permit a wall sign on the east façade without street frontage or being adjacent to an off-street parking area in accordance with the Sign Plans prepared by Chandler Signs dated 1/18/2022, for Cinergy Cinemas, located at 401 W. Dundee Road.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Myer moved, seconded by Commissioner Riles to close Docket No. 2022-31A.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- C) Docket No. 2022-31B
Cinergy 111
401 W. Dundee Road
Variation to Increase the Maximum Wall Sign Area on the North Façade from
255 sq. ft. to 341 sq. ft.

See Findings of Fact and Recommendation for Docket No. 2022-31B.

Commissioner Sprague moved, seconded by Commissioner Myer to recommend approval of Docket No. 2022-31B, granting a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21.4 Wall-Mounted Signs, and associated sections, to increase the maximum wall sign area on the north façade from 255 sq. ft. to 341 sq. ft. in accordance with the Sign Plans prepared by Chandler Signs dated 1/18/2022, for Cinergy Cinemas, located at 401 W. Dundee Road.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Myer moved, seconded by Commissioner Berke to close Docket No. 2022-31B.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

- A)** Approval of Findings of Fact for Docket No's. 2022-29A, 2022-29B, 2022-29C, 2022-29D and 2022-29E)

Commissioner Sprague moved, seconded by Commissioner Myer to approve the Findings of Fact for Docket No's. 2022-29A, 2022-29B, 2022-29C, 2022-29D and 2022-29E as presented.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

9. OTHER BUSINESS

Chairman Johnson announced the need to vote on a Secretary Pro Tem in Secretary Sprague's absence. Chairman Johnson asked for any volunteers. Commissioner Kasper volunteered.

Chairman Johnson will not be present at the September 14th meeting.

Mr. Feroles suggested polling the Commission since voting needs to be on the agenda. Voting will be at the beginning of the next meeting.

No one opposed having Commissioner Kasper serve as Secretary Pro Tem.

Ms. Knysz announced September 14th as the joint meeting with the Village Board at Public Works on Hintz Road. The date was changed from August 24th which is a regular meeting.

Moe's Café is now a full-service restaurant. They want outdoor seating while they wait for their State of Illinois gaming license.

District Brew Yard's graffiti wall on the north side is complete and the post holes for the deck have been dug. They are also working on the interior buildout and replacing the windows.

A gazebo and new deck have been added on the west side of Old Munich Tavern. They are also finishing their kitchen.

Popeyes is under construction.

Commissioner Sprague asked for an update on the pending PUD across the street. Ms. Knysz had no update.

Commissioner Riles asked about the opening of the new bbq restaurant. Ms. Knysz was unsure, but the Fire Department thought it would be soon.

The civil underground work is being done at Union Apartments.

10. ADJOURNMENT

Commissioner Hyken moved, seconded by Commissioner Berke to adjourn the meeting at 8:24 p.m. The motion was approved by a voice vote.