

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on January 22, 2020.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Johnson, Kalis, Sprague, Thompson and Yedinak. Also present were Marcy Knysz, Village Planner, Mallory Milluzzi, Village Attorney, Kyle Goetzmann, Civil Engineer and Ron Antor, Fire Inspector.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS – None

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

- A) Docket No. 2019-27A
Fire Station 23
Special Use for a Public Safety Facility
780 Wheeling Road

See Findings of Fact and Recommendation for Docket No. 2019-27A.

Commissioner Sprague moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2019-27A, granting a special use, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulations, and associated sections, in order to permit the construction of a new public safety facility for Fire Station 23 for the property located at 780 Wheeling Road in accordance with the Site Plan Exhibit (Sheet SPE-1) prepared by Pinnacle Engineering Group dated 12/6/19.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Johnson, Kalis, Sprague, Thompson, Yedinak
NAYS: None
ABSENT: None

**Wheeling Plan Commission
Regular Meeting**

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PRESENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

- B)** Docket No. 2019-27B
Fire Station 23
Variation to Reduce Building Setback from 35 Feet to 30 Feet for a Public Safety Facility
780 Wheeling Road

See Findings of Fact and Recommendation for Docket No. 2019-27B.

Commissioner Kalis moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2019-27B granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, Section 19.07.020 I-1 Light Industrial and Office District, and associated sections, to reduce the building setback from 35 feet to 30 feet along Wheeling Road for a new public safety facility for Fire Station 23 for the property located at 780 Wheeling Road in accordance with the Site Plan Exhibit (Sheet SPE-1) prepared by Pinnacle Engineering Group dated 12/6/19 and Dimension Plan (Sheet A101) prepared by 845 Design Group dated 1/8/20.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Johnson, Kalis, Sprague, Thompson, Yedinak
NAYS: None
ABSENT: None
PRESENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

- C)** Docket No. 2019-27C
Fire Station 23
Variation to Increase the Maximum Building Height from 30 Feet to 33 Feet for a Public Safety Facility
780 Wheeling Road

See Findings of Fact and Recommendation for Docket No. 2019-27C.

Commissioner Kalis moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2019-27C granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, Section 19.07.020 I-1 Light Industrial and Office District, and associated sections, to increase the maximum building height from 30 feet to 33 feet for a new public safety facility for Fire Station 23 for the property located at 780 Wheeling Road in accordance with the Exterior Elevations Exhibit (Sheet A200) prepared by 845 Design Group dated 1/8/20.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Johnson, Kalis, Sprague, Thompson, Yedinak
NAYS: None
ABSENT: None
PRESENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Commissioner Yedinak moved, seconded by Commissioner Kalis to close Docket No. 2019-27A, B and C. The motion was approved by a voice vote.

- D)** Docket No. PC 19-24
Fire Station 23
Major Site Plan and Appearance Review
780 Wheeling Road

Commissioner Sprague moved, seconded by Commissioner Yedinak to recommend approval of Docket No. PC 19-24, granting a major site plan approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, in order to permit the construction of a new public safety facility for Fire Station 23 for the property located at 780 Wheeling Road in accordance with the Site Plan Exhibit (Sheet SPE-1) prepared by Pinnacle Engineering Group dated 12/6/19, Dimension Plan (Sheet A101) prepared by 845 Design Group dated 1/8/20, Exterior Elevations Exhibit (Sheet A200) prepared by 845 Design Group dated 1/8/20, Landscape Plan (Sheet L-1) prepared by 845 Design Group dated 1/8/20, Light Fixture Exhibit prepared by 845 Design Group received 12/19/19, Fence Exhibit prepared by 845 Design Group received 12/30/19, Proposed Finish Materials Exhibit prepared by 845 Design Group received 12/30/19 and Wheeling Fire Department Renderings prepared by 845 Design Group received 12/27/19.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Johnson, Kalis, Sprague, Thompson, Yedinak
NAYS: None
ABSENT: None
PRESENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

- E)** Docket No. 2019-26A
Westin Outlot B
Amendment to the Westin North Shore Hotel/Retail Planned Unit Development
751 N. Milwaukee Avenue
(To Be Continued to February 12, 2020)

Commissioner Sprague moved, seconded by Commissioner Yedinak to continue Docket No. 2019-26A to February 12, 2020.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Johnson, Kalis, Sprague, Thompson, Yedinak
NAYS: None
ABSENT: None
PRESENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

- F)** Docket No. 2019-26B
Westin Outlot B
Special Use for a Sit-Down Restaurant
751 N. Milwaukee Avenue
(To Be Continued to February 12, 2020)

Commissioner Yedinak moved, seconded by Commissioner Thompson to continue Docket No. 2019-26B to February 12, 2020.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Johnson, Kalis, Sprague, Thompson, Yedinak
NAYS: None
ABSENT: None
PRESENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

- G)** Docket No. PC19-23
Westin Outlot B
Major Site Plan & Appearance Approval
751 N. Milwaukee Avenue
(To Be Continued to February 12, 2020)

Commissioner Kalis moved, seconded by Commissioner Sprague to continue Docket No. PC19-23 to February 12, 2020.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Johnson, Kalis, Sprague, Thompson, Yedinak
NAYS: None
ABSENT: None

**Wheeling Plan Commission
Regular Meeting**

January 22, 2020

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 December 19, 2019 (including Findings of Fact for Docket No. 2019-25 and 2019-26) and January 8, 2020 (including Findings of Fact for Docket No. 2019-25)

Commissioner Kalis moved, seconded by Commissioner Sprague to approve the minutes dated December 19, 2019 and January 8, 2020 as corrected.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Johnson, Kalis, Sprague, Thompson, Yedinak
NAYS: None
ABSENT: None
PRESENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

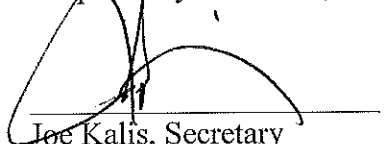
9. OTHER BUSINESS

Ms. Knysz announced trash enclosures would be discussed at the next meeting

10. ADJOURNMENT

Commissioner Kalis moved, seconded by Commissioner Sprague to adjourn the meeting at 7:10 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,



Joe Kalis, Secretary
Wheeling Plan Commission