

**1. CALL TO ORDER**

Chairman Johnson called the meeting to order at 6:30 p.m. on February 26, 2020.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present were Commissioners Blinova, Creech, Johnson, Sprague, Thomson and Yedinak. Commissioner Kalis was absent with previous notice. Also present were Steve Robles, Assistant Director of Community Development and Mallory Milluzzi, Village Attorney,

**4. CHANGES TO THE AGENDA - None**

**5. CITIZEN CONCERNS AND COMMENTS – None**

**6. CONSENT ITEMS**

- A)** Docket No. SCBA 20-4  
NARI  
700 Astor Lane  
Installation of a wall sign
  
- B)** Docket No. SCBA 20-5  
Situ Biosciences  
2141 Foster Avenue  
Installation of a wall sign

Commissioner Creech moved, seconded by Commissioner Sprague to approve the following consent items.

**Approve Docket No. SCBA 20-4** to permit the installation of one wall sign in accordance with the sign plans prepared by Custom Sign Consultants (received by the Village on 2/12/2020), located at 700 Astor Lane.

**Approve Docket No. SCBA 20-5** to permit the installation of one wall sign in accordance with the sign plans prepared by Central States Signs (received by the Village on 2/14/2020), located at 2141 Foster Ave.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

**7. ITEMS FOR REVIEW**

- A) Docket No. 2020-2  
CMX  
401 W. Dundee  
Amendment to Special Use

Mr. Robles reported the property owner, the movie theater is seeking an amendment to the Special Use. The amendment is to modify the interior floor space, specifically in the sit-down dining area to allow for the installation of some general entertainment gaming equipment, billiards, shuffleboards with no gambling equipment. Staff is recommending approval, subject to one condition noted in the Staff Report – “The occupancy count for the restaurant area including the main dining room, bar and lounge areas shown in the architect drawing be updated to include the tabulated occupancy load for the space”.

See Findings of Fact and Recommendation for Docket No. 2020-2.

Commissioner Sprague moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2020-2 granting an amendment to Ordinance No. 5250 which granted Special Use – Site Plan approval for an indoor theater for building J of the Wheeling Town Center Development as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-05 Mixed Use and Overlay Districts, Chapter 19-10 Use Regulations, and associated sections, in accordance with the Project Description Letter prepared by Daniel Shapiro, dated January 20, 2020 (revised February 7, 2020) and the Floor Plan prepared by Rael Architectures DPC, dated February 6, 2020, subject to the following condition:

1. Include the occupancy count for the restaurant area, including the main dining room, bar and lounge areas to the architect’s drawings. The correct tabulated occupancy load for the space should be shown.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- B)** 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 March 11, 2020)

Mr. Robles announced all three dockets for the Westin were being continued to the March 11, 2020 Plan Commission meeting. The petitioner will return to present the project with some revisions to the site plan and building appearance.

Commissioner Creech moved, seconded by Commissioner Sprague to continue Docket No. 2019-26A to March 11, 2020.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- C)** Docket No. 2019-26B  
Westin Outlot B  
Special Use for a Sit-Down Restaurant  
751 N. Milwaukee Avenue  
(to be continued to March 11, 2020)

Commissioner Thomson moved, seconded by Commissioner Blinova to continue Docket No. 2019-26B to March 11, 2020.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- D)** Docket No. PC19-23  
Westin Outlot B  
Major Site Plan & Appearance Approval  
751 N. Milwaukee Avenue  
(to be continued to March 11, 2020)

Commissioner Blinova moved, seconded by Commissioner Thomson to continue Docket No. PC19-23 to March 11, 2020.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Johnson, Sprague, Thomson, Yedinak  
NAYS: None  
ABSENT: Commissioner Kalis  
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 February 12, 2020 (including Findings of Fact for Docket No. 2020-1)

Commissioner Sprague moved, seconded by Commissioner Blinova to approve the minutes dated February 12, 2020 as revised.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

## **9. OTHER BUSINESS**

Mr. Robles announced Staff would be scheduling the public hearing for the trash enclosure discussion on the agenda for the second meeting in March.

Mr. Robles announced the first meeting in March would include an initial discussion on electronic message board signs.

Chairman Johnson reported he had a discussion with Mr. Robles regarding the parking at the Town Center. He noticed people were parking in areas that were not designated as parking spaces. People were parking in valet turnouts and along the front of City Works. He questioned if “no parking” signs should be posted. Mr. Robles explained Staff would reach out to Lynmark to let them know about the problem so it can be monitored.

Commissioner Thomson referred to the Village Hall parking issue and asked if the Park District could make their door for emergency use only and would only open from the inside. She felt that would help with some of the parking issues. Mr. Robles confirmed there had been discussions between the Village and Park District regarding the parking. The Park District has continued to inform park goers of the need to park further back or in the other lot. He will need to check if the door could be made for exiting purposed only.

**10. ADJOURNMENT**

Commissioner Thomson moved, seconded by Commissioner Yedinak to adjourn the meeting at 6:54 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

  
Tatiana Binova, Secretary Pro Tem  
Wheeling Plan Commission  
