

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on March 23, 2022.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Berke, Blinova, Riles, Sprague, Hyken and Johnson. Also, present were Marcy Knysz, Village Planner, Mallory Milluzzi, Village Attorney and Fire Inspector Robert Niemiec

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

- A) Docket No. 2021-27
Masters Countertops
363 Alice Street
Major Site Plan Review for Building Addition

Ms. Knysz recommended the docket be tabled to return to the Plan Commission with the petitioner's request for a parking variation. The petitioner recently submitted the application for a variation and some additional information requested for the site plan. Since it does not require a public notice, Staff would like to table it until they are ready to come back for the public notice and variation together.

Commissioner Berke moved, seconded by Commissioner Sprague to table Docket 2021-27.

On the roll call, the vote was as follows:

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

**Wheeling Plan Commission
Regular Meeting**

March 23, 2022

PRESENT: None
ABSTAIN: None
VACANCY: One

There being six affirmative votes, the motion was approved.

- B)** Docket No. 2022-03
Yanni Design Studio
97 Marquardt
Special Use to Permit Assembly Use

See Findings of Fact and Recommendation for Docket No. 2022-03.

Commissioner Berke moved, seconded by Commissioner Hyken to recommend approval of Docket No. 2022-03, granting a Special Use pursuant to 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 an assembly use, as an accessory use to Yanni Design Studio, located at 97 Marquardt Drive, in accordance with the Petitioner's Project Description Letter prepared by Yanni Elyash (dated 3/11/2022) and the Floor Plan and Garden (received 3/11/2022), subject to the following conditions:

1. Any assembly/event use shall be limited to Monday through Friday after 6:00 PM, Saturday and Sunday, and holidays.
2. All entities providing for the service of food and/or alcohol shall have all associated Village of Wheeling Business License, Liquor License, and any other applicable licensing, prior to any such services provided.
3. All assembly/event uses shall occur within the building to limit the impacts on the adjacent properties.
4. The existing Business License for Yanni Design Studio shall be updated to reflect the accessory assembly/event use, which an application shall be submitted to the Community Development Department no later than April 30, 2022. Prior to the issuance of an updated Business License, all non-permitted signage shall be removed or a complete Application for Sign Permit shall submitted to the Community Development Department for any permanent signs at the subject property. All temporary signage shall be removed in compliance with Title 21 of the Wheeling Municipal Code.
5. The area of the floor plan labeled as "Temporary Showroom" shall not be used for assembly hall (event) space and shall only be used as a display/showroom area for Yanni Design Studios.
6. The total attendance of the assembly hall/event space shall not exceed a maximum of 300 people at any given time/event, which shall also include all event staff.
7. The petitioner shall provide an updated list of assembly hall/events and total attendance to the Community Development Department on a monthly basis in order to ensure compliance with the above-stated condition regarding the 300 person maximum capacity (total).

On the roll call, the vote was as follows:

**Wheeling Plan Commission
Regular Meeting**

March 23, 2022

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

There being five affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Berke to close Docket No 2022-03.

On the roll call, the vote was as follows:

AYES: Commissioners Sprague, Berke, Blinova, Hyken, Riles, Johnson
NAYS: None
ABSENT: None
PRESENT: None
ABSTAIN: None
VACANCY: One

There being six affirmative votes, the motion was approved.

- C) Docket No. 2022-11
DiCosola Estates
747 S. Elmhurst Road
Final Plat of Subdivision

Mr. Mike DiCosola, property owner, 747 S. Elmhurst Road, Wheeling was present.

Ms. Knysz reported the petitioner was recently before the Plan Commission for the preliminary plat and has now returned for the final plat. The preliminary plat was approved at the last Village Board meeting. Staff proposed one condition regarding impact fees.

In reply to Commissioner Sprague's question, Mr. DiCosola stated he was planning to break ground by the end of the year.

Commissioner Berke moved, seconded by Commissioner Hyken to recommend approval of Docket No. 2022-11, approving the Final Plat of DiCosola Estates Subdivision under Title 17, Planning Subdivisions and Developments as shown on the Final Plat of DiCosola Estates Subdivision prepared by A.P. Surveying Company, P.C., dated 6/8/2021, and last received 3/15/2022, for the property located at 747 S. Elmhurst Road, Wheeling, Illinois, subject to the following condition:

1. Prior to submitting the Final Plat of DiCosola Estates Subdivision to the Cook County Recorder's Office for recording, impact fees shall be submitted pursuant to Chapter 17.26 of Wheeling Municipal Code.

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Hyken, Blinova, Sprague, Riles, Johnson
NAYS: None
ABSENT: None
PRESENT: None
ABSTAIN: None
VACANCY: One

There being six affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

- A) Approval of Minutes of the Regular Meeting of March 9, 2022 (including Findings of Fact for Docket Nos. 2022-02, 2022-05 and 2022-06).

Commissioner Berke moved, seconded by Commissioner Hyken to approve the minutes dated March 9, 2022 (including Findings of Fact for Docket Nos 2022-02, 2022-05 and 2022-06) as presented.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

9. OTHER BUSINESS

Commissioner Blinova announced her resignation from the Plan Commission.

Fire Inspector Robert Niemiec mentioned plans for a new Fire Station located near the water tower.

10. ADJOURNMENT

Commissioner Sprague moved, seconded by Commissioner Hyken to adjourn the meeting at

**Wheeling Plan Commission
Regular Meeting**

March 23, 2022

7:20 p.m. The motion was approved by a voice vote.