

**1. CALL TO ORDER**

Chairman Johnson called the meeting to order at 6:30 p.m. on April 12, 2023.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present were Commissioners Hyken, Berke, Sprague, Riles, Myer and Johnson. Commissioner Kasper was absent with prior notice. Also present were Marcy Knysz, Village Planner, Mallory Milluzzi, Village Attorney, Kyle Goetzelmann, Civil Engineer and Robert Niemiec, Fire Department.

Ms. Knysz announced that if the public wanted to speak regarding the Gas N Wash concept review, they needed to speak during Citizen Concerns and Comments, which is the first item on the agenda. The Gas N Wash discussion is not a public hearing.

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

**5. CITIZEN CONCERNS AND COMMENTS**

From the audience, Mr. Scott Kendall, 1400 Salvington Place, Wheeling came forward. He has lived in Wheeling for 63 years and owns the Clark Station on the corner of Hintz and Old Buffalo Grove Road. He believes the proposal is a fantastic project since he has been wanting to sell his business for 4 years. He had it sold and wanted to turn it into a mini mart which if that happened the property behind it would sit vacant for 30 years similar to Kmart and would become unsellable. He believes the project would be a windfall for the Village of Wheeling with all the taxes and back taxes (\$800,000) owed for the neighboring project. They will put up a first-class operation and make every effort to make a quiet car wash. All the motors are inside and won't be heard. It will not be as busy as when Garden Fresh was open.

**6. CONSENT ITEMS - None**

**7. ITEMS FOR REVIEW**

- A) Docket No. SCBA 23-02  
Selfreliance Credit Union  
50 W. Dundee Road  
Request for Appearance Approval for a Monument Sign

The sign will include two cabinets. The bottom cabinet will be an electronic message center. Staff has recommended four conditions associated with the ground sign.

1. The location and orientation of the monument/ground sign shall be as identified on the Site Plan prepared by Leader Architects dated 4/2/2021, which the sign shall be installed perpendicular to the property line/Dundee Road.
2. The landscaping at the base of the ground sign, as identified on the Landscape Plan prepared by Landmark Sign dated 4/5/2023, shall be installed no later than October 15, 2023.
3. The Electronic Message Center shall comply with Section 21.3.B.2.a.d of the Village Code.
4. The face material of the sign base shall be changed to match the brick of the building. The petitioner shall work with Village Staff to find a suitable material during permit review.

Ms. Knysz referred to condition #4. The petitioner confirmed it would be a white front and the brick would be white/cream. The side of the building will be red brick.

Mr. Peter Ilnyckj, Chief Operating Officer, Selfreliance Credit Union was present.

They are about a month away from opening.

Mr. Jake Slider, Landmark Sign was present.

Mr. Slider provided an updated rendering to show the perpendicular position of the sign.

Commissioner Myer asked about the planned shrubbery for the front of the building. Mr. Slider confirmed they were planting elderberry bushes. Ms. Knysz confirmed the shrubbery was part of the site plan review.

Commissioner Sprague asked if the petitioner agreed with the four proposed conditions. Mr. Ilnyckj confirmed they were in agreement.

Commissioner Riles had no questions.

Commissioner Hyken had no questions.

Commissioner Berke had no questions.

Chairman Johnson was OK with the proposed stone and suggested removing proposed condition #4 if the Commission agreed. All of the Commissioners were in agreement. Condition #4 will be removed.

Commissioner Hyken moved, seconded by Commissioner Myer to approve Docket No. SCBA 23-02 to permit the construction a monument (ground) sign for Selfreliance Credit Union located at 50 W. Dundee Road, in accordance with the Sign Plan prepared by Landmark Sign dated 2/3/2023, Site Plan prepared by Leader Architects dated 4/2/2021, Landscape Plan prepared by Landmark Sign dated 4/5/2023 and subject to the following conditions:

1. The location and orientation of the monument/ground sign shall be as identified on the Site Plan prepared by Leader Architects dated 4/2/2021, which the sign shall be installed perpendicular to the property line/Dundee Road.
2. The landscaping at the base of the ground sign, as identified on the Landscape Plan prepared by Landmark Sign dated 4/5/2023, shall be installed no later than October 15, 2023.
3. The Electronic Message Center shall comply with Section 21.3.B.2.a.d of the Village Code.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- B)** Docket No. SCBA 23-03  
AETC  
265 Alice Street  
Request for Appearance Approval for a Monument Sign

There are two recommended conditions, and they are proposing a new landscaping plan. All new signs require the address to be located on the base or the side of the sign along with landscaping at the base of the ground sign as identified on the site details plan prepared by Level Enterprise LLC last revised on 4/3/23 and should be installed no later than 10/15/23.

Mr. Danny Konovalchik, DK Signs & Graphics, 2722 Borkshire Lane, Aurora was present.

In reply to Commissioner Sprague's question, the petitioner confirmed they will have a landscaping company maintain the annual plantings every year.

The petitioner agreed with the two proposed conditions.

Commissioner Myer moved, seconded by Commissioner Berke to approve Docket No. SCBA 23-03 to permit a monument (ground) sign for American Energy Technologies Co., located at 265 Alice Street, in accordance with the Site Details Plan prepared by Level Enterprises, LLC, last revised 4/3/2023, Site Plan prepared by Level Enterprises, LLC, dated 2/27/2023 and subject to the following conditions:

1. Address numbers shall be added to the sign (either the base or side).
2. The landscaping at the base of the ground sign, as identified on the Site Details Plan prepared by Level Enterprises, LLC, last revised 4/3/2023, shall be installed no later than October 15, 2023.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- C) Docket No. PC23-02  
Warespace  
301 W. Hintz Road  
Request for Building Appearance Approval for Modifications to the Exterior  
of the Building

The proposal is just for a building appearance review, not site plan or variations. They are painting an existing building.

Mr. Frank Coram, Director of Development & Construction with WareSpace was present.

Commissioner Myer noted it was a dramatic improvement from the current state.

Commissioner Riles thought it looked great.

Commissioner Sprague liked the color scheme. He asked if the petitioner was aware of the prep work that needed to be done prior to painting. The petitioner confirmed they were aware.

Commissioner Sprague noted the aluminum siding will require a different primer than the brick. The petitioner confirmed they were aware.

Commissioner Berke agreed it looked nice.

Commissioner Hyken agreed it looked nice.

Chairman Johnson agreed it would be a nice improvement.

Commissioner Hyken moved, seconded by Commissioner Myer to approve Docket No. PC 23-02, granting minor building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, associated with painting the exterior façade of the building located at 301 W. Hintz Road, in accordance with the Petitioner's Project Description Letter, received by the Village 3/22/2023 and the Exterior Proposed Elevations, Perspectives and Paint Data prepared by Open Studio Architecture, dated 4/6/2023.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- D)** Docket No. 2023-14  
Gas N Wash  
1750-1794 and 1798 W. Hintz Road  
Discussion, Planned Unit Development

This is an opportunity for the Plan Commission to ask questions or provide comments to the petitioner. There are a couple of Staff recommendations that can be discussed.

Mr. Lyman Tieman, Attorney, Mokena, IL, Mr. Chris Kalischefski, Architect, WT Group, 2675 Pratum Avenue, Hoffman Estates, IL and Mr. Brian Hertz, Civil Engineer, MG2A, 25620 South Gougar Road, Manhattan, IL were present.

Mr. Kalischefski referred to the property located at the northeast corner of Old Buffalo Grove Road and Hintz Road. On the corner is an existing gas station and in the back was the former grocery store with a retail center along the east side. It is surrounded by residential, but it is a B-3 District and is designated commercial in the Comprehensive Plan.

Mr. Kalischefski explained they were proposing more than just a gas station. They feel it is important to be part of the community and will do so with the use of the materials, product offerings and landscaping on the site. The site has a 35% maximum coverage area and the proposed is only 14%. They are less than half of the allowed and are not trying to overpopulate the site. They feel the services are needed in the area and would benefit the adjacent surrounding area. The use is a retail fueling facility. They used the existing traffic counts to determine if it was a wise investment and they feel the amount of traffic already on Hintz Road makes it a viable investment.

Along Hintz Road is the auto canopy and following it is their C store which offers two food offerings. A morning offering similar to Dunkin Donuts and a second offering which will be specific to the community and what would meet the needs of the area. There is also a convenience store and tenant space for a liquor store. In the back is an express car wash which is different than the traditional full-service car wash. The patron rides through the car wash which includes 15 dryers, so the car comes out relatively dry. There are doors that shut as each car goes through the full masonry building which contains the sound within the building. A lot of their sites are within residential areas and when they make their formal submittal, they will include letters from mayors of the communities showing how good they are as neighbors within the communities.

Mr. Hertz described the site as 4.2 acres and is entirely impervious in the current state. They will

need to meet the MWRD and Village's requirements for storm water management. They don't have specific areas above ground that they can do it, so they are proposing to use underground detention volume. There is currently no storm water management on the site.

The access to the site is on the far north end on Old Buffalo Grove Road and another access toward the south end which is similar to the existing. They are proposing to eliminate the access points on Hintz Road and are proposing one full access toward the east side of the site. All will be reviewed and permitted through the Cook County Department of Transportation.

People will enter and then proceed to the automobile fuel canopies (7 individual islands). There are covers over the automobile fueling island with a T-portion that extends to the C store that provides a cover way shelter to enter and exit the store.

There are two drive-thrus on the property. There is one on the east side of the convenience store and the other one is located on the west side of the store. Parking is also available to the west of the drive-thru and in front of the store and to the north of the north drive-thru (designated for employees).

There are three pay station lanes for the car wash. There is a lane with an automatic gate at each pay station. The cars will enter through the pay station and continue north to line up to enter the tunnel which pulls the cars through on a conveyer. The attendant would direct the people. The exit is on the west side of the building.

The site also includes commercial fueling lanes (3 islands with 2 fueling positions) for diesel fuel customers. It is their goal to limit the amount of intermingling of automobiles and commercial fueling vehicles/trucks. Their intention is to enter and come down and face south when fueling and then exit the site. The interaction with car traffic is limited.

Mr. Tieman explained in order for a retail fueling site to be successful it needs to be safe and convenient for the customers. It is very purposeful to separate the auto and the truck traffic. It is not a truck stop by a definition of a travel plaza. They do not have a formal sit-down full-service restaurant, shower rooms or laundry facilities. There is no designated truck parking on the site. They are looking for the day runners, the ones that are on the road and will stop for a quick lunch.

Both buildings are full masonry and are a long-lasting material that looks great on day one and will continue to look great for many years.

All of the columns of the T-shape canopy are automatically wrapped with a stone base and brick going all the way up. They are very mindful of the aesthetic of how the canopy ties into the building. The car wash has masonry on all four sides with precast concrete roofs so any side from the wash equipment is contained.

The vacuums are not the old-style canisters with hoses, they are purposely put at each strip of the parking lanes connected with a nozzle on each side of the car. The compressors and vacuums are within the masonry building and the hoses are the only thing outside the building.

They have other sites closer to residential than the proposed and will submit letters from the mayors

of those communities. They have been up to 66' away from residential and have mitigated any sound. The closest residential on this site is 151' away. Across the street, they have been at 135' from residential and at this site they are 218'. They have existing sites that prove they are compatible with the needs of the community in which they are located. They have LED dialed lighting all flush with the soffit of the canopy and all similar fixtures on the yard lights. LED are great because they can be controlled with no glare.

They will be adding full perimeter landscaping around the entire north and east sides with a sound fence. They always exceed the landscape requirements and will have movement and color throughout all seasons.

Commissioner Sprague thinks it's a good use overall, but noted there were some concerns that could keep him from being in favor of it. He expressed concern regarding the water detention and noise. He liked that they were proposing a sound fence to help mitigate it but expressed concern about the noise coming out of the east and west ends. The petitioner noted they use speed doors at the ends. Commissioner Sprague asked them to investigate sound mitigation at the ends. The petitioner agreed to do a study to make sure they meet State requirements.

Commissioner Sprague asked if the diesel pumps would be under the canopies. Mr. Kalischefski confirmed the diesel pumps would be at the ends but would be bottled diesel which is a slow speed with a different diameter nozzle. Commissioner Sprague asked if a landscaping or a delivery service truck could use the diesel pumps under the canopy. Mr. Kalischefski confirmed they could, but they would strongly suggest that they use the other canopy. They purposely separate the two uses. Commissioner Sprague expressed concern because he has seen landscapers and delivery service vehicles that can completely shut down a site and impact the drive-thrus. Mr. Kalischefski agreed it could be damaging to the business so that is why they purposely make the commercial fueling vehicles go in the other area. He agreed the trailers can block the entire circulation.

Commissioner Sprague expressed concern regarding the entrance to the north that trucks use when using the diesel island and then exiting on Hintz Road. His concern was with a cross pattern issue with cars coming in from Hintz and then a semi waiting to get out on Hintz Road. Mr. Kalischefski confirmed there was enough space. They can't allow cars to back up onto Hintz for safety concerns. They always try to drive their customers into the main aisle which is the space between the dispenser and the store. There will be signage for no standing between the main aisle.

In reply to Commissioner Sprague's question, Mr. Kalischefski confirmed there will be no overnight truck parking on the site.

Commissioner Sprague referred to a drawing with a shed and propane. Mr. Kalischefski explained the propane was for the customer's propane tanks. Customers bring propane in, and it is filled by their attendant. The shed is a compressor, and it feeds the air lines at the CFL. They also keep bags of salt and miscellaneous maintenance items that are not for sale but need to be distributed throughout the site.

Commissioner Sprague reiterated the concerns of the Village Board.

- Lighting with the surrounding residential
- Concentrate on bringing in businesses that are not already in town

Mr. Kalischefski confirmed they will use LED lighting which can be controlled and will not duplicate any businesses that were already in town.

Commissioner Riles referred to the flow of traffic. He felt it appeared confusing for people coming off Hintz and going to the menu board and heading west to the service window. He referred to the parking lanes to the north and expressed concern for someone parking there and being between the flow of traffic for people picking up their orders at the window and getting into the facility. Mr. Kalischefski explained there was a designated walkway that comes around the side with one crossing point. The intention of those parking stalls is for employees. He agreed to add signage to designate the employee parking. Their main customer wants convenience so they will want to park along the front and side. Commissioner Riles expressed concern for people crossing traffic near the cars ordering.

Commissioner Riles likes the layout but asked what happens if someone wants to wash their car before or after ordering. It appears they would need to decide on how to get from one location to another. He felt people would be “dancing” between cars or traffic to get from the restaurant to the car wash or vice versa. He wants the concept to be as simple and safe for everyone. Mr. Kalischefski confirmed there would be a stop sign and stop bar at every decision point. There is also wayfinding signage that gives clear directions around the site. This is not their first site with drive-thrus, car washes and CFLs. They agree it needs to be clear and easy.

Commissioner Riles asked what happens if a car enters the site where the trucks are located. Mr. Kalischefski explained the main horizontal roadway allows for an escape. It will be signed as a truck entrance, but a car would have a way to get out without going through the fueling area.

Commissioner Riles expressed concern that most people are not concentrating and are thinking about what they want to get. His main concern is safety, especially when getting out of the car and entering the building.

Commissioner Myer likes LED lighting but expressed concern with the brightness that at times can be a little too much especially near a residential area. She asked the petitioner to be sensitive to the residents.

Commissioner Myer encouraged them to look at Old Buffalo Grove Road since many people use it as a cut-thru which may impact them.

Commissioner Myer asked how they had a clear separation of the two service lanes. Mr. Kalischefski explained they focus on the wayfinding signs and direct them.

Commissioner Myer asked for extra caution when there is a sidewalk going past a drive-thru lane. She expressed concern since many people are on their cell phones and not paying attention.

Commissioner Myer noticed the car wash building had a slope and some of the other buildings looked a little different. Mr. Kalischefski explained at the exit of the car wash, they try to have a hip roof to provide some interest. Commissioner Myer mentioned the Commission looks for consistency with design.



Commissioner Berke asked if they had an estimate on the number of customers coming through at maximum capacity. Mr. Kalischefski stated they were looking at 1,000-1,500 per day. He confirmed it was in line with other similar stores and road counts.

Commissioner Berke referred to the southeast side, near the entrance and exit on Hintz. He asked if customers would be allowed to exit both east and west bound. Mr. Kalischefski confirmed they would be allowed to exit in both directions. Commissioner Berke expressed a concern that Hintz Road can be busy and tricky when making a left turn. Their traffic engineer will analyze it for safety.

Commissioner Hyken echoed the same concern regarding Hintz Road especially with the blinding sun at certain times of the year. He also expressed concern with Buffalo Grove and Hintz Road before adding the additional traffic. He suggested getting a traffic study.

In reply to Commissioner Hyken's question, Mr. Kalischefski stated the car wash hours were from 7:00a – 10:00p. He explained the late hours were mainly used for maintenance.

Commissioner Hyken asked about getting boring samples from the soil. Mr. Kalischefski explained they were doing two types of soil testing. One for the strength of the building and one for the environment. They determined it will cost about \$200,000 to clean up the mess from the dry cleaner.

Commissioner Hyken asked if they plan on using bollards in front of the store. Mr. Kalischefski explained they don't have a totally flat sidewalk, but they'll have bollards by the points where the accessible stalls are located.

Chairman Johnson asked if cleanup was required where the gas station is involved. Mr. Kalischefski confirmed they were still doing the study.

In reply to Chairman Johnson's question, Mr. Kalischefski confirmed they were engaging a traffic engineer. Chairman Johnson didn't think they'll get enough diesel truck traffic since he rarely sees diesel trucks on Hintz Road. Chairman Johnson requested a study on it.

Chairman Johnson referred to the west parking area and mentioned someone would need to cross two drive-thru lanes and the propane area to get to the store.

Chairman Johnson referred to the store and asked for details about the 1,200 square foot retail section. Mr. Kalischefski explained it was for the proposed liquor store that is completely separated from the building and has its own entry and facilities. Chairman Johnson asked how much space is left for a convenience store after carving out space for the liquor store and two restaurants. Mr. Kalischefski confirmed it was just under 3,000 square feet, which they find is the optimal space for it.

Chairman Johnson referred to the proposed high flow diesel pumps and by the State's definition, they become a truck stop. Mr. Kalischefski confirmed it was for the gaming classification. The gaming is usually in the upfront portion and needs to be in view of the cashier area. Chairman

Johnson expressed confusion with the State regulation because it states if there is a truck stop you can automatically have gaming, but if truck drivers use the gaming, then they need to park their trucks.

In reply to Chairman Johnson's question, Mr. Kalischefski confirmed there was potential for 14 cars to be at the pumps (2-sided).

Chairman Johnson agreed there will need to be a lot of directional section to navigate through the site. Mr. Kalischefski explained they make their lanes extra wide throughout their site. They purposely provide wide open bursts to make it visually understandable and more easily navigable for their customers.

Chairman Johnson asked for input from the Fire Department. Fire Inspector Niemiec explained they will need to see turning radius studies when they come for permitting. They will also look closer at the propane regarding the refilling process according to the Code.

Chairman Johnson asked for input from Engineering. Mr. Goetzelmann mentioned the Cook County Department of Transportation will need to review the ingress/egress points. He can tell they'll probably have a hard time getting them to agree to a full access entrance and exit at the southwest entrance at Buffalo Grove Road. It may only be allowed to be a right-in/right-out. He would recommend having a pre-application meeting with the Department of Transportation to get their feedback prior to submitting for actual permitting.

Mr. Goetzelmann referred to storm water management. He mentioned the Village has stricter regulations regarding storm water management and more specifically the release rate. He noticed that all the detention is going to be provided underground. With a lower release rate, it increased the volume for detention and underground detention is not cheap.

Commissioner Riles noticed there were two handicapped parking. He asked if they planned on increasing the number. Mr. Kalischefski confirmed they could increase it, but they were currently meeting the requirements. All their sidewalks will be at the 2% maximum slope.

Commissioner Riles asked about the hours. Mr. Kalischefski stated the hours were 24/7 except for the car wash which will close at 10p, and the liquor store needs to follow the Village Code.

Chairman Johnson thinks they'll get a lot of push back from the neighbors.

- E)** Docket No. 2023-15  
CESAM LLC, DBA OKAY Cannabis  
781 N. Milwaukee Avenue  
Request to Permit a Cannabis Consumption Lounge Within an Existing  
Licensed Cannabis Dispensary

See Findings of Fact and Recommendation for Docket No. 2023-15.

Commissioner Myer moved, seconded by Commissioner Berke to recommend approval of Docket No. 2023-15, 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 on-site consumption of cannabis within an existing licensed cannabis dispensary for CESAM LLC, DBA OKAY Cannabis, located at 781 N. Milwaukee Avenue in accordance with the Petitioner's Project Description Letter prepared by Scott Weiner, dated 3/17/2023, Consumption Lounge Presentation received by the Village on 4/2/2023, and Floor Plan prepared by Steep Architecture Studio, dated 3/16/2023, subject to the following conditions:

1. A report of the planned internal exhaust system from a qualified mechanical engineer for the cannabis consumption lounge and a description of how all other areas of the building will be insulated from marijuana fumes shall be submitted. In addition, it shall be demonstrated that the consumption lounge will be served by an independent air supply and mechanical exhaust system that does not service any other internal areas of the building. Such report and demonstration must be submitted to the Community Development Department prior to any action of the Village Board. Upon the findings and acceptance of the report by the Community Development Department, if any modifications to the existing mechanical/HVAC systems of the building are required, an Application for Building Permit shall be submitted to the Community Development Department for review of any such work. No modifications to the existing building, including but not limited to any mechanical systems/equipment, shall be conducted until the issuance of a Building Permit. All work shall be completed and successfully pass all required permit inspections before any use of the consumption lounge shall occur.
2. The sale and/or consumption of any alcohol in the consumption lounge is prohibited.
3. All food to be consumed within the consumption lounge shall not be prepared in the consumption lounge space, including any non-public areas.
4. Cannabis infused edibles and/or food products shall not be consumed in the consumption lounge.
5. All cannabis to be consumed at/within the cannabis lounge shall be first purchased at the dispensary licensed at the subject site on the same day to which consumption will occur.
6. No paraphernalia or other smoking devices and/or aids shall be permitted to be used unless purchased directly from the dispensary licensed at the subject site.
7. There shall be no cannabis products offered, provided, or distributed as "samples" to be consumed within the consumption lounge or the licensed dispensary; including but not limited to, any classes/demonstrations/sessions or product presentations.
8. Reservations shall be required for any person accessing the consumption lounge, excluding registered staff of the licensed dispensary, and said reservations shall not exceed a stay of 90 minutes with an additional 30-minute cool down period. Private events, with pre-registration, may exceed the 90 minute time frame.
9. The consumption lounge is limited to the area as shown on the floorplan prepared by Steep Architecture Studio dated 3/16/23.
10. The Special Use for the consumption lounge is limited to CESAM LLC, DBA OKAY Cannabis and cannot be transferred or assigned to any successors.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Myer moved, seconded by Commissioner Riles to close Docket No. 2023-15.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

## **8. APPROVAL OF MINUTES**

- A) Approval of Minutes of the Regular Meeting of March 22, 2023 (Including the Finding of Facts for Docket No's 2023-06, 2023-07, 2023-08, 2023-09, 2023-10 and 2023-12).

Commissioner Sprague moved, seconded by Commissioner Myer to approve the Minutes of the Regular Meeting of March 22, 2023 (Including the Finding of Facts for Docket No's 2023-06, 2023-07, 2023-08, 2023-09, 2023-10 and 2023-12).

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

## **9. OTHER BUSINESS**

A concept review for the corner of Milwaukee and Dundee Roads will be on the next agenda.

**10. ADJOURNMENT**

Commissioner Myer moved, seconded by Commissioner Berke to adjourn the meeting at 8:18 p.m. The motion was approved by a voice vote.