

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on May 27, 2020.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Chairman Johnson, Commissioner Blinova, Marcy Knysz, Village Planner and Mallory Milluzzi, Village Attorney were present in person. Commissioners Creech, Kalis, Sprague and Yedinak were present remotely. Commissioner Thompson joined remotely at 6:39 p.m.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS – None

6. CONSENT ITEMS

- A) Docket No. SCBA 20-9
Aura Dental
740 W. Hintz, Suite A
Approval of wall signs
- B) Docket No. SCBA 20-13
Senju America, Inc.
1200 S. Wolf Road
Approval of wall signs
- C) Docket No. SCBA 20-14
Supreme Wireless
10 W. Dundee Road
Approval of wall sign

Commissioner Kalis moved, seconded by Commissioner Blinova to approve the following consent items.

Approve Docket No. SCBA 20-9 to permit the installation of two wall signs and the shopping center sign in accordance with the sign plans prepared by Creative LED Signs (received by the Village on 5/5/2020), located at 740 W. Hintz Road.

Approve Docket No. SCBA 20-13 to permit the installation of two wall signs in accordance with the sign plans prepared by Signarama (received by the Village on 5/4/2020), for Senju America, Inc., located at 1200 S. Wolf Road.

Approve Docket No. SCBA 20-14 to permit the installation of one wall sign in accordance with the sign plans prepared by South Water Signs (dated 3/23/2020), for Metro by T-Mobile, located at 10 W. Dundee Road.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Thompson joined the call at 6:39 p.m.

7. ITEMS FOR REVIEW

- A) Docket No. 2020-8
1400 S. Wolf Road
Rezoning from the I-1 (Light Industrial and Office), I-2 (Limited Industrial), and I-3 (General Industrial) Zoning Districts to the I-1 (Light Industrial and Office) Zoning District

See Findings of Fact and Recommendation for Docket No. 2020-8.

Commissioner Creech moved, seconded by Commissioner Yedinak to recommend approval of Docket No. 2020-8, granting rezoning from the I-1 (Light Industrial and Office), I-2 (Limited Industrial), and I-3 (General Industrial) zoning districts to the I-1 (Light Industrial and Office) zoning district as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.14 Ordinance Administration, and associated sections for the property located at 1400 South Wolf Road, Wheeling, Illinois, and in accordance with the following exhibits:

- Project Description Letter, received March 3, 2020
- Rezoning Exhibit, dated 5/15/2020

On the roll call, the vote was as follows:

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

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Regular Meeting**

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PRESENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Creech to close Docket No. 2020-8. The motion was approved by a voice vote.

- B)** Docket No. 2020-13
Text Amendments to Modify Procedures and Eligible Actions for
Administrative Variations

See Findings of Fact and Recommendation for Docket No. 2020-13.

Commissioner Creech moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2020-13, amending Title 19 Zoning, of the Wheeling Municipal Code, Section 19.13.040, Village Zoning Administrator, and associated sections, in order to modify procedures and eligible actions for administrative variations.

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 Kalis moved, seconded by Commissioner Yedinak to close Docket No. 2020-13. The motion was approved by a voice vote.

8. APPROVAL OF MINUTES

- A)** Approval of Minutes of the Regular Meeting of April 22, 2020

Commissioner Yedinak moved, seconded by Commissioner Thompson to approve the minutes dated April 22, 2020 with the following corrections:

- Roll Call – Commissioners Blinova, Creech, Sprague, Thompson, Yedinak were present remotely. Chairman Johnson, Marcy Knysz, Village Planner and Mallory Milluzzi, Village Attorney were present in person. Commissioner Kalis was absent.

The motion was approved by a voice vote.

9. OTHER BUSINESS

Commissioner Kalis likes the new Village of Wheeling signs.

Chairman Johnson referred to the continued construction at the new 7-Eleven gas station at Dundee and Elmhurst Roads and the 500 building.

Ms. Knysz announced the Village put out guidelines for temporary outdoor seating areas for restaurants based on the Governor's Phase 3 Restore Illinois Guidelines. Restaurants were notified and a process is in place. Restaurants can move forward with outdoor seating. Village Staff will be inspecting the restaurants over the next few days.

Chairman Johnson questioned if the restaurants and gaming cafes that were completely shut down would need to be inspected before reopening regardless of outdoor seating. Ms. Knysz was unsure. Ms. Milluzzi stated they would wait on further direction from the State. The Health Department has some latitude if they believe there is a need for an inspection.

Commissioner Kalis questioned if the State changed Health Department permitting, would the restaurants need to petition for any changes required by the State. Ms. Milluzzi was unsure, but explained the Village was not requiring restaurants to go through a minor site plan approval for the changes to the outdoor seating since it was only temporary.

Commissioner Yedinak questioned if approval was needed for the plastic partitions being used in restaurants and stores. Ms. Milluzzi confirmed Plan Commission approval was not required.

Commissioner Yedinak questioned if the restaurants that don't have outdoor space were permitted to rope off a parking for outdoor seating. Ms. Knysz announced there were specifications in the packet that allows for seating in parking areas if separated by barriers. Chairman Johnson asked Ms. Knysz to email the packet to the Commission.

Ms. Milluzzi announced a bill was going to the Governor that would codify the whole remote meeting ability of public bodies during natural disaster situations. One of the requirements is a roll call vote for every vote in order to record those not personally present at the meeting. She suggested practicing it, so it became a habit before it was a requirement.

10. ADJOURNMENT

Commissioner Kalis moved, seconded by Commissioner Thompson to adjourn the meeting at 7:09 p.m.

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.