

**1. CALL TO ORDER**

Chairman Johnson called the meeting to order at 6:30 p.m. on June 10, 2020.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Chairman Johnson, Marcy Knysz, Village Planner and Mallory Milluzzi, Village Attorney were present in person and Commissioners Creech, Kalis, Sprague and Yedinak were present remotely. Commissioners Blinova and Thompson were absent with prior notice.

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

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

**6. CONSENT ITEMS - None**

**7. ITEMS FOR REVIEW**

- A) Docket No. 2020-6  
GNP Fitness  
303 Messner  
Special Use for Recreation Facility

See Findings of Fact and Recommendation for Docket No. 2020-6.

Commissioner Sprague moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2020-6, granting a Special Use as required in 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 a recreation and instruction facility (GNP Fitness, Inc.) located at 303 Messner Drive in accordance with the petitioner's project description letter (dated 3/2/2020) and Floor Plan/Fire Alarm Plan (received by the Village on 5/1/2020).

On the roll call, the vote was as follows:

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

**Wheeling Plan Commission  
Regular Meeting**

**June 10, 2020**

PRESENT: None  
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Creech moved, seconded by Commissioner Kalis to close Docket No. 2020-6.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- B)** Docket No. 2020-9  
Moli Day Spa  
1049 Lake Cook Road  
Special Use for Massage Establishment

See Findings of Fact and Recommendation for Docket No. 2020-9.

Commissioner Yedinak moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2020-9, granting a Special Use as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, and associated sections, in order to establish a massage establishment (Moli Day Spa) at 1049 Lake Cook Road in accordance with the Petitioner's Project Description Letter (received 3/19/2020) and Floor Plan Prepared by PNK Design + Build (dated 3/6/2020), and subject to the following condition:

1. Customer parking shall only occur in the main customer parking lot (in front of the tenant space), and any parking in the rear of the building and/or tenant space shall be for the use of employees only; and
2. The petitioner to add separate bathrooms for each sex.

On the roll call, the vote was as follows:

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

There being three affirmative votes, the motion was approved.

Commissioner Creech moved, seconded by Commissioner Sprague to close Docket No. 2020-9.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- C) Docket No. 2020-11  
Arctic Spoon  
371 W. Dundee Road  
Special Use for Sit Down Restaurant

See Findings of Fact and Recommendation for Docket No. 2020-11.

Commissioner Yedinak moved, seconded by Commissioner Creech to recommend approval of Docket No. 2020-11, granting a Special Use as required in 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 order to establish a sit-down restaurant (Arctic Spoon) at 371 W Dundee Road in accordance with the Floor Plans (sheets A201 and A211) prepared by Rise Design Build (dated 4/29/2020, last revised 5/15/2020).

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Kalis moved, seconded by Commissioner Sprague to close Docket No. 2020-11.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- D)** Docket No. PC 20-7  
Arctic Spoon  
371 W. Dundee Road  
Minor Site Plan and Appearance Approval to Establish an Outdoor Eating Area

In response to Commissioner Creech's suggestion, Mr. Tran agreed to black awnings on the building.

Commissioner Yedinak questioned if the tables would extend beyond the neighbor's area since he felt it would be a little tight. Mr. Tran confirmed they could fit 4 tables in their space. Commissioner Yedinak questioned how it would be done without blocking the entry door. Chairman Johnson referred to the inset picture and explained the tables would go from their entryway to the end of their space so there would be enough space. Commissioner Yedinak understood after the explanation.

There was discussion about the outdoor furniture at Mia's Cantina. It was undecided if the Town Center project specified uniform outdoor seating. Black awnings and signage were specified. Ms. Knysz will check the records for the outdoor furniture at Mia's Cantina. She questioned if the Commission wanted them to also use black umbrellas. Ms. Knysz confirmed they received approval for outdoor seating, but she was unsure if the furniture was approved. Commissioner Kalis didn't think the Commission had been specific about the type of outdoor furniture for the other tenants. Ms. Knysz confirmed the color of the fabric awnings at Mia's Cantina could be black or red, but she did not see the type of furniture listed in the ordinance for them.

Commissioner Kalis questioned if the petitioner preferred black awnings versus beige or another color? Mr. Tran had no preference but thinks if the awning color was different from Mia's Cantina it would provide a separation.

Commissioner Kalis questioned if the proposed outdoor furniture was metal. He would prefer using another material since metal becomes hot in the sun. Mr. Tran confirmed it was a wicker material.

Commissioner Kalis moved, seconded by Commissioner Creech to recommend Approval of Docket No. PC 20-6, granting minor site plan and appearance 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 establish an outdoor eating area in the plaza located west of building H2 located at 371 W Dundee Road, in accordance with the Floor Plans Prepared by Rise Design Build (dated 4/29/2020, last revised 5/15/2020) with the following conditions:

1. Work with Staff to reconcile the umbrella and table configuration layout; and
2. Tables shall be modified to each have their own umbrella.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

## **8. APPROVAL OF MINUTES**

- A) Approval of Minutes of the Regular Meeting of May 27, 2020 (including Findings of Fact for Docket No. 2020-8 and Docket No. 2020-13)

Commissioner Yedinak moved, seconded by Commissioner Creech to approve the minutes dated May 27, 2020 as corrected.

- Commissioner Blinova was present in person

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

## **9. OTHER BUSINESS**

Ms. Knysz announced and welcomed the new Director of Community Development, Mr. Ross Klicker.

Commissioner Kalis questioned if a Commissioner could participate in a meeting remotely for future meetings instead of being absent. Ms. Milluzzi explained the Open Meetings Act limits when members can participate remotely. If someone were out of town for a vacation, they could not participate remotely, but if they were out of town for business they could call into the meeting. Chairman Johnson explained it takes a lot of work from the IT Department for remote participation so it would be a hassle doing it for one person.

Commissioner Yedinak mentioned he could not see himself on his iPad so he questioned if the other Commissioners could see him. All Commissioners present could see Commissioner

Yedinak. He will continue to work with the IT staff to get the issue resolved.

Commissioner Yedinak questioned what phase would allow the regular in person meetings. Chairman Johnson confirmed it would be in Phase 4. Ms. Milluzzi stated the prediction is for the end of June. Chairman Johnson questioned if the 6' separation still needed to be maintained. Ms. Milluzzi explained Staff would keep the Commission updated.

Chairman Johnson announced Village Hall was now open for business, masks required.

Chairman Johnson referred to the construction fencing around Amazing Savings and Dunhurst Plaza.

## **10. ADJOURNMENT**

Commissioner Kalis moved, seconded by Commissioner Creech to adjourn the meeting at 7:52 p.m.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.