

MINUTES OF THE SPECIAL JOINT WORKSHOP MEETING
OF THE PRESIDENT AND BOARD OF TRUSTEES
& THE WHEELING PLAN COMMISSION
PUBLIC WORKS LUNCHROOM
77 WEST HINTZ ROAD, WHEELING, IL
WEDNESDAY, AUGUST 12, 2020

1. Call to Order

2. Pledge of Allegiance led by President Horcher

President Horcher called the meeting to Order at 6:30 p.m.

3. Roll Call led by Deputy Clerk Henneberry

Present: President Horcher, Mary Krueger, Ray Lang, Mary Papantos, Jim Ruffatto, Joe Vito, Dave Vogel

Plan Commission Roll Call led by Commissioner Blinova

Present: Don Johnson, Jeff Creech, Michael Sprague, Amy Thomson, Robert Yedinak

Absent: Joe Kalis

Absent: Commissioner Kalis was absent with prior notice.

Village Manager Jon Sfondilis, Community Development Director Ross Klicker, Economic Development Director Patrick Ainsworth, Assistant Community Development Director Steve Robles, Village Planner Marcy Knysz, and Village Attorney Mallory Milluzzi were also present.

4. Changes to the Agenda - None

5. Citizen Concerns and Comments - None

6. New Business - All Listed Items for Discussion and Possible Action

Discussion: A. DISCUSSION RE: General Discussion between the Wheeling Village Board and the Wheeling Plan Commission

Manager Sfondilis opened the meeting and thanked everyone for coming. Manager Sfondilis thanked Public Works Director Mark Janeck for his decades of service to the Village and congratulated him on his upcoming retirement.

Manager Sfondilis introduced Community Development Director Ross Klicker, Economic Development Director Patrick Ainsworth, and Village Planner Marcy Knysz, and stated that both Community and Economic Development staff have been looking at the Municipal Code to find areas of improvement to set us up for success. There are two items for discussion - Special Uses and Split Lot Zoning.

Director Klicker addressed the group regarding review of the Code, and spoke about whether the current uses make sense not for only today, but for tomorrow. Director Klicker spoke about the following topics:

Special Uses - there was general discussion regarding types of businesses that require a special use. Directors Klicker and Ainsworth spoke about special uses such as restaurants, banks, tattoo parlors, and swim schools. It was noted that they found that the current Use Tables should be examined. Director Ainsworth provided more detail regarding retail trends. Discussion continued regarding the changes in business operations in our current climate.

Manager Sfondilis commented that a Facade Grant could be an important incentive for those businesses that may want to add curbside pick-up, for example. Trustee Ruffatto asked about looking into the dated parking requirements, and possible variations, and asked about a timetable for staff to present information. Director Klicker stated they would look at updating the Code related to parking, and the timeline is approximately six (6) months for staff to analyze the Use Tables. Director Ainsworth spoke about co-tenancy, and that a business such as a swim school directs traffic to shopping centers, which increases sales tax.

Manager Sfondilis stated that short-term, we are asking if the Board/Commission agrees to consider starting work on legislation to codify amendments removing the Special Use requirement for restaurants; second, bring legislation to remove banks from being automatically allowed. Regarding sit-down and carry-put restaurants, the amendment would be to change them from a Special Use to a Permitted Use.

Long-term - would the Board like staff to take a deep-dive into the Use Tables and bring the Plan Commission some suggested changes, which will then go to the Board.

President Horcher asked for Board Consensus on changing use for restaurants and banks, and to direct staff to analyze Use Tables.

Final Resolution: Consensus Approved to move forward.

Yes: Pat Horcher, Mary Krueger, Ray Lang, Mary Papantos, Jim Ruffatto, Joe Vito, Dave Vogel

Plan Commissioners had no concerns regarding these topics.

Split Lot Zoning - Director Klicker outlined the historical progression of areas of the Village that now have split zoning and stated that it can create confusion. Director Klicker asked if the Board would want staff to research this subject.

President Horcher asked for Board Consensus on staff researching split zoning.

Final Resolution: Consensus Approved to move forward.

Yes: Pat Horcher, Mary Krueger, Ray Lang, Mary Papantos, Jim Ruffatto, Joe Vito, Dave Vogel

7. Official Communications - None

8. Executive Session - None

9. Adjournment

President Horcher asked for a Motion to adjourn.

Motion by Jim Ruffatto, second by Mary Krueger.

Final Resolution: Motion carried by Voice Vote, all Ayes, the meeting adjourned at 7:29 p.m.

Elaine E. Simpson, Village Clerk

Approved this 21st day of September 2020, by the President and Board of Trustees