

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on February 22, 2023.

2. PLEDGE OF ALLEGIANCE - None

3. ROLL CALL

Present were Commissioners Kasper, Hyken, Berke, Sprague, Riles, Myer and Johnson. Also, present were Marcy Knysz, Village Planner and Mallory Milluzzi, Village Attorney.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

- A) Docket No. 2023-04
Juan Acosta
179 George Road
Request to Permit a Reduction in the Minimum Required Building
Side Yard Setback from 6 feet to 3 feet

See Findings of Fact and Recommendation for Docket No. 2023-4.

Commissioner Sprague moved, seconded by Commissioner Riles to recommend approval of Docket No. 2023-04 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-11 General Development Standards, and associated sections, to reduce the minimum required side yard setback from 6 feet to 3 feet on the south property line associated with an addition to the existing detached garage, located at 179 George Road, in accordance with the Plat of Survey prepared by EXACTA Illinois Surveyors (received by the Village 11/21/2022), and subject to the following:

1. Within thirty (30) days from the granting of the variance by the Village of Wheeling, the petitioner shall submit an Application for Building Permit to the Department of Community Development for the addition. Upon demonstration of compliance with all Village regulations, the building permit shall be issued upon payment by the petitioner in which the building permit fee shall be doubled pursuant to the Schedule of Village Fees and Charges.

On the roll call, the vote was as follows:

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

There being three affirmative votes, the motion was denied.

Commissioner Kasper moved, seconded by Commissioner Hyken to close Docket No. 2023-4.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- B)** Docket No. 2023-05
Lee Massage for Rui Da, Inc.
77 S. Milwaukee Avenue
Request for a Special Use to Permit a Massage Establishment

See Findings of Fact and Recommendation for Docket No. 2023-5.

Commissioner Myer moved, seconded by Commissioner Berke to recommend approval of Docket No. 2023-05, 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 a massage establishment for Lee Massage, located at 77 S. Milwaukee Avenue in accordance with the Petitioner's Project Description Letter (received by the Village on 2/3/2023) and the Floor Plan (dated 1/27/2014), subject to the following condition:

1. The petitioner shall submit a complete Application for Business License to the Community Development Department. Upon demonstrating the petitioner and the business operations complies with all requirements of Chapter 4.74 of the Wheeling Municipal Code, a Business License shall be obtained prior to operation of the massage establishment at the subject location.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Myer moved, seconded by Commissioner Berke to close Docket No. 2023-5.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

A) Approval of Minutes of the Regular Meeting of February 8, 2023

Commissioner Sprague moved, seconded by Commissioner Kasper to approve the Minutes of the Regular Meetings of February 8, 2023, as corrected.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

9. OTHER BUSINESS

10. ADJOURNMENT

Commissioner Myer moved, seconded by Commissioner Hyken to adjourn the meeting at 7:11 p.m. The motion was approved by a voice vote.