

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on June 22, 2022.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Hyken, Johnson, Kasper, Myer and Sprague. Commissioner Riles was absent and Commissioner Berke was absent with prior notice. Also, present were Marcy Knysz, Village Planner and Carmen Forte, Village Attorney.

4. CHANGES TO THE AGENDA

Ms. Knysz announced the petitioner for item 7D requested a continuation to the July 13 Plan Commission meeting.

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

- A) Docket No. PC22-11
Perfect Edge
2078 Foster Avenue
Minor Site Plan Review for a Fence

The petitioner was proposing to place a fence around the rear perimeter of their property. A picture of the chain link fence with plastic slats was provided.

Mr. Mariusz Krystowczyk, business owner, 2078 Foster Avenue was present.

Mr. Krystowczyk would like to install a fence in the back and side of the property for safety reasons. He has experienced some unauthorized activity on his property and thinks a fence will help prevent it. He asked if the Commission preferred a light or dark beige slat color. The Commission had no preference regarding the slat color.

Commissioner Kasper had no questions.

Commissioner Hyken had no questions.

Commissioner Sprague asked if he shared the driveway with his neighbor to the south. He asked if the fence would impede his neighbor. Mr. Krystowczyk confirmed it would not because each driveway was very wide.

Commissioner Sprague asked if the electrical wires were lower than Code because they appeared to be very close to the parked trucks. Mr. Krystowczyk agreed to contact ComEd to confirm.

Commissioner Myer had no questions.

Chairman Johnson had no questions.

Commissioner Hyken moved, seconded by Commissioner Kasper to approve Docket No. PC22-11, granting minor site plan approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for the construction of a perimeter fence for Perfect Edge Construction, located at 2078 Foster Ave., in accordance with the Project Description Letter (received by the Village on 6/7/2022) and the Plat of Survey showing the fence location (received by the Village on 6/7/2022).

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Kasper, Sprague, Myer, Johnson

NAYS: None

ABSENT: Commissioners Berke and Riles

PRESENT: None

ABSTAIN: None

There being five affirmative votes, the motion was approved.

- B)** Docket No. 2022-26
1015 Sherwood Drive
Request for a Variation to Permit a Driveway to Extend Beyond the Front
Plane of a House

See Findings of Fact and Recommendation for Docket No. 2022-26.

Commissioner Sprague moved, seconded by Commissioner Hyken to recommend approval of Docket No. 2022-26 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.04.010 Residential District General Requirements, and associated sections, to permit a driveway to extend beyond the front plane of the house without providing access to a garage, located at 1015 Sherwood Drive, in accordance with the project description letter dated 6/3/2022 and the Plat of Survey (received by the Village on 6/3/2020).

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Hyken moved, seconded by Commissioner Sprague to close Docket No. 2022-26.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- C) Docket No. 2022-27
America's Gym
284 E. Palatine Road
Special Use to Permit a Recreation and Instruction Facility

See Findings of Fact and Recommendation for Docket No. 2022-27.

Commissioner Sprague moved, seconded by Commissioner Hyken to recommend approval of Docket No. 2022-27, 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 Recreation and Instruction Facility, located at 284 Palatine Road, in accordance with the Petitioner's Project Description Letter dated May 18, 2022 and the Floor Plan dated 8/4/2021.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Hyken moved, seconded by Commissioner Sprague to close Docket No. 2022-27.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- D)** DISCUSSION: Planned Unit Development Concept Review:
Turk Walker Ventures LLC
300 W. Dundee Road

Continued

8. APPROVAL OF MINUTES

- A)** Approval of Minutes of the Regular Meeting of May 25, 2022 and June 8, 2022 (including Findings of Fact for Docket No. 2022-19, 2022-20, 2022-21, 2022-22, 2022-23 and 2022-24).

Commissioner Sprague moved, seconded by Commissioner Hyken to approve the minutes dated May 25, 2022 and June 8, 2022 (including Findings of Fact for Docket No. 2022-19, 2022-20, 2022-21, 2022-22, 2022-23 and 2022-24) as amended.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

9. OTHER BUSINESS

Ms. Knysz announced Cynergy Cinemas took over CMX Cinemas and will open in July.

Commissioner Sprague announced the following anniversaries.

- Chairman Johnson – 13 years
- Commissioners Hyken and Riles – 1 year

Chairman Johnson announced construction at Union Apartments had started.

10. ADJOURNMENT

Commissioner Myer moved, seconded by Commissioner Kasper to adjourn the meeting at 6:54 p.m. The motion was approved by a voice vote.