

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on December 21, 2022.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Hyken, Kasper, 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. 2022-39
Anna's Sunny Spa
765-C W. Dundee Road
Request for a Special Use to Permit a Massage Establishment

See Findings of Fact and Recommendation for Docket No. 2022-39.

Commissioner Myer moved, seconded by Commissioner Berke to recommend approval of Docket No. 2022-39, 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 Rongzhen Zhao, D.B.A., Anna's Sunny Spa, Inc., located at 765-C W. Dundee Road, in accordance with the Petitioner's Project Description Letter (received by the Village on 9/16/2022) and the Floor Plan (received by the Village on 11/28/2022), and subject to the following condition:

1. The petitioner shall submit an 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:

**Wheeling Plan Commission
Regular Meeting**

December 21, 2022

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

There being seven affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Hyken to close Docket No. 2022-39.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- B)** Docket No. 2022-45
Sip and Slots
30 W. Dundee Road
Request for a Special Use to Permit a Gaming Establishment

See Findings of Fact and Recommendation for Docket No. 2022-45.

Commissioner Myer moved, seconded by Commissioner Kasper to recommend approval of Docket No. 2022-45, granting Special Use Approval as required under Title 19, Zoning, of the Wheeling Village Code, Chapter 19-10 Use Regulations and associated sections, in order to operate a Gaming Establishment at 30 W. Dundee Road which is zoned B-3, General Commercial & Office District, in accordance with the Project Description Letter received by the Village of Wheeling on 12/13/2022 and the Floor Plan prepared by Thomas Scesniak Associates dated 11/25/2022 (last revised 12/14/2022), and subject to the following conditions:

1. An outdoor smoking area with a receptacle shall be designated prior to the issuance of a Wheeling Business License.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Berke moved, seconded by Commissioner Hyken to close Docket No. 2022-45.

On the roll call, the vote was as follows:

**Wheeling Plan Commission
Regular Meeting**

December 21, 2022

AYES: Commissioners Berke, Hyken, Kasper, Sprague, Riles, Myer, 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 December 7, 2022,
(Including the Findings of Fact for 2022-44).

Commissioner Sprague moved, seconded by Commissioner Myer to approve the Minutes of the Regular Meetings of December 7, 2022 (including the Finding of Fact for 2022-44).

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

9. OTHER BUSINESS

The next Plan Commission meeting is on January 11, 2023. The Village Board will only be meeting once in January and once in February.

Commissioner Riles asked for an update on the Tuscany building. Ms. Knysz didn't have any information on the property but confirmed there was nothing under permit review.

10. ADJOURNMENT

Commissioner Myer moved, seconded by Commissioner Berke to adjourn the meeting at 6:51 p.m. The motion was approved by a voice vote.