

**Plan Commission
Regular Meeting**

August 9, 2023

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on August 9, 2023.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Kasper, Hyken, Sprague, Riles and Johnson. Commissioner Myer was absent with previous notice. Also present were Marcy Knysz, Village Planner, Mallory Milluzzi, Village Attorney and Mr. Kyle Goetzelmann, Civil Engineer.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS – None

6. CONSENT ITEMS

- A)** Docket No. PSPMIN23-0020
Winetree Apartments
484 Pleasant Run Drive
Request for Minor Appearance Approval

Commissioner Sprague moved, seconded by Commissioner Hyken to approve Docket No. PCPMIN23-0020 to permit a monument (ground) sign for Winetree Apartments located at 484 Pleasant Run Drive, in accordance with the Sign Plans prepared by Signs3, Inc. dated 5/12/2022, Site Plan prepared by Signs3, Inc. dated 5/12/2023 and the Landscape Plan received by the Village on 7/17/2023 and subject to the following condition:

1. Landscaping shall be installed no later than October 15, 2023.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A)** Docket No. PSPMIN23-0017
Compassionate Love Day Care
199 1st Street
Request for Minor Site Plan & Appearance Approval for a Playground

The petitioner is present for a minor site plan and appearance review for a new playground north of the building.

Ms. Katie Fitzgerald, Thomas Architects, 2800 S. River Road, Des Plaines, Mr. Peter Karahalios, VP, Compassionate Love Day Care, 199 1st Street, Wheeling and Ms. Diane Haas, Director of Compassionate Love Day Care, 199 1st Street, Wheeling were present.

The project is a proposed playground, north of the existing daycare facility. There will be two play areas, one for children 24 months and under and one for children 3-5 years old. Per DCFS regulations, the areas must be separated so there will be a 4' tall chain link fence separating the areas in the main enclosure which will have a 6' tall composite wood fence. The existing trees will remain on the property. The landscape plan reflects the proposed landscaping.

Commissioner Riles asked about the maximum number of children under the age of 24 months. Ms. Haas confirmed they could have 25 children in that area between the ages of 6 months and 24 months. Once they are 2 years old, they can go to the bigger area. Drop zones are required by DCFS in both areas. They will have one teacher per 4 children ages 6 months to 24 months. The ratio for the 2-year-olds to 5-year-olds would be 1 teacher per 8 children. There will be a rotation scheduled for the children, but infants will not be outside as often as the older children.

Commissioner Riles asked about the playground for the younger children. Ms. Haas explained the younger children will have a small climber closer to the ground and the teachers will bring out balls and parachutes. Commissioner Riles asked how long the children would be outside. Ms. Haas stated that DCFS mandates kids to go outside for up to an hour in the morning and afternoon weather permitting.

Commissioner Sprague had no questions.

Commissioner Hyken expressed concern regarding the pond. Ms. Haas confirmed there was a fence with a locked gate around the pond.

Commissioner Kasper had no questions.

Chairman Johnson asked about the solid fence. Ms. Haas confirmed the perimeter fence for the playground is a 6' tall composite wood fence in a tan color. Chairman Johnson asked if the interior of the playground was visible. Ms. Haas confirmed the fence is solid and the playground was not visible. The shorter fence is a shorter chain link with no gate. Chairman Johnson asked if they

should consider adding a gate to the chain link fence for emergencies. Ms. Haas confirmed a gate could be added. She is on premises at all times and would be called immediately for any emergencies.

Commissioner Hyken moved, seconded by Commissioner Kasper to approve Docket No. PSPMIN23-0017, 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, for construction of an outdoor playground for Compassionate Love Day Care, located at 199 1st Street, in accordance with the Petitioner's Project Description Letter dated 6/27/2023, Site Plan prepared by Thomas Architects, dated 6/27/2023, Playground Equipment Layout Plan prepared by GameTime, dated 6/13/2023, Landscape Plan prepared by Heller & Associates, dated 7/26/2023, Trex Fence Specifications Exhibit, and subject to the following condition:

1. Landscaping shall be installed no later than October 15, 2023.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- B)** Docket No. PSPMIN23-0021
Capps Plumbing & Sewer, Inc.
160 W. Hintz Road
Request for Minor Site Plan & Appearance Approval for Improvements Related to the Operation of Capps Plumbing & Sewer, Inc.

The petitioner is requesting a minor site plan review and approval for a proposed outdoor storage area. There has been a change to the Code that allows outdoor storage areas in industrial areas. Before the change, it would have required a Special Use. There are two proposed conditions.

1. Landscape improvements shall be installed no later than October 15, 2023.
2. A Wheeling Business License must be obtained from the Community Development Department before the contractor's operations can begin at the subject site.

Mr. Nick and Joey Capps, Vice Presidents, Capps Plumbing & Sewer were present.

Mr. Nick Capps stated they are currently located at 90 East Marquardt Drive and hope to move to 160 W. Hintz Road. The gas tanks are located on the west side of the building toward the front, taking up a few parking spaces. Toward the northwest corner, there will be two compartments. The farthest one in the back will be stone and spoil on a concrete pad which will

be hauled out regularly. There will be trash and recycling bins closer to the building on the northwest side. They are proposing a 6' tall fence with a sliding gate on rubber wheels for parked vehicles.

Mr. Nick Capps reported there was a change relating to one of the remaining trees that is now being removed. Ms. Knysz asked him to contact her tomorrow.

Commissioner Kasper asked if the previous owner of the building had ever moved into the building. Ms. Knysz confirmed the previous two owners never closed on the property.

In response to Commissioner Hyken's question, Mr. Nick Capps stated they hope to move in by October.

In response to Commissioner Sprague's question, Mr. Nick Capps confirmed there was no hazardous waste in the spoils.

Commissioner Sprague asked Village Engineer Goetzelmann if there was a regulation regarding the distance for a gas tank from a railroad. Mr. Goetzelmann was unsure and felt the question would relate more to the Fire Department's review. Ms. Knysz explained during permitting, the Fire Department will review it again. Mr. Goetzelmann noted there was a good buffer with the ComEd right-of-way.

Commissioner Sprague asked if the Village was counting the parking area inside the gated area. Ms. Knysz explained the parking was still considered available to be used except for the spaces being covered by the gas tanks. The parking meets the minimum parking requirement.

Commissioner Riles had no questions.

Chairman Johnson noted the site plan referenced the gas tanks with two little circles, but the photo showed long cylinders. Mr. Nick Capps will need to confirm the direction, the length is 120" and usually go side by side. Chairman Johnson felt they looked larger than 8 parking spaces. Mr. Nick Capps contacted his father who confirmed the tanks will be in the spots currently 18' deep by 4' wide. The drawing was incorrect. Ms. Knysz confirmed it was fine as graphically shown.

Commissioner Sprague moved, seconded by Commissioner Riles to approve Docket No. PSPMIN23-0021, 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, for site improvements related to the operation of Capps Plumbing & Sewer, Inc. located at 160 W. Hintz Road, in accordance with the Cover Letter prepared by Joseph Capotosto dated July 23, 2023, Site Development Plan prepared by IG Consulting dated 7/12/2023, last revised 7/24/2023 and Fence Specification Sheets and subject to the following conditions:

1. Landscape improvements shall be installed no later than October 15, 2023.
2. A Wheeling Business License must be obtained from the Community Development Department before the contractor's operations can begin at the subject site.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- C) Docket No. PSPMIN23-022
Village of Wheeling
890 S. Milwaukee Avenue
Request for Minor Site Plan & Appearance Approval for a Sidewalk and Retaining Wall

Mr. Kyle Goetzelmann, Civil Engineer, Village of Wheeling, 2 Community Blvd., Wheeling was present.

The Village is in the process of designing a sidewalk that covers a lot of the gaps in the south Milwaukee Avenue corridor. They are going from Prestwick Lane on the north end to Tower Road to the south. There is currently very little or no sidewalk in the corridor, so their goal is to fill the gaps.

They are proposing a retaining wall to be installed in front of 890 S. Milwaukee Avenue. Due to the sharp grade changes between the parking lot and Milwaukee Avenue, they are requiring a retaining wall through the corridor. It is about 175' long and varies between 2.9' and 3.1' tall throughout the entire stretch. There is also another smaller retaining wall just to the south of the apron for Wheeling Liquors that is 48' long.

There are two components, there is a retaining wall and a fence/railing on top of the retaining wall due to the height and for public safety. They are proposing a steel fence manufactured by Ameristar. The name of the fence style is The Majestic. It will be installed up against the retaining wall to maximize the amount of space for the parking lot next to it. It will be black in color. The retaining wall is made by Allan Block and the design is AB Europa Collection. They chose a neutral color but are open to suggestions.

Commissioner Riles asked how the fence would be mounted on top of the retaining wall. Mr. Goetzelmann explained it would be anchored behind the retaining wall but will leave it to the design engineers to figure it out. The total height of the fence is 42" tall and the retaining wall will be 3' give or take an inch.

Commissioner Riles asked if the sidewalk was comfortable enough for people walking. Mr. Goetzelmann explained IDOT was particular about carriage walks and requires it to be about 6' wide. They are doing their best to maximize safety.

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Commissioner Sprague asked if the retaining wall would be up against the parking lot. Mr. Goetzelmann explained it would be in the Milwaukee Avenue right-of-way and adjacent to the parking lot. The plan is not to remove any of the parking lot. Commissioner Sprague noted there wasn't much room.

Commissioner Hyken had no questions.

Commissioner Kasper asked the reason for a retaining wall for a sidewalk. Mr. Goetzelmann explained the sidewalk would be at the street level. There is about a 3' change in grade from the parked cars to the roadway. If they were to add a 6' wide sidewalk along the curb line, there would be a 3' drop off between the parking lot and new sidewalk. They will be removing a lot of the dirt to reduce the grade, so it is about the same elevation as the roadway.

Chairman Johnson asked about the streetlight that would be in the middle of the sidewalk. Mr. Goetzelmann explained there will be a bump out around it. The sidewalk width gets reduced in that area but believes the overall width from backup curb to the retaining wall is still 6' but the sidewalk reduces to about 4' through there which is still ADA compliant. It would be too difficult and costly to relocate the light pole since there are utilities directly behind it.

Chairman Johnson asked how close the fence is to the parking area. He expressed concern people would bump into the fence and the fence would look terrible in no time. Mr. Goetzelmann will reach out to the property owner to see if they are interested in adding parking blocks since it is also a concern of the Village.

Commissioner Hyken moved, seconded by Commissioner Kasper to approve Docket No. PSPMIN23-0022, 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, for site improvements related to the Village's sidewalk improvement project along Milwaukee Avenue, located at 890 Milwaukee Avenue, in accordance with the Engineering plans prepared by Strand Associates dated 6/12/2023, Retaining Wall Brochure and the Montage Plus Railing Brochure.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- D)** Docket No. PSPMIN23-0024
Mochinut
322 N. Milwaukee Avenue
Request for Minor Site Plan & Appearance Approval for Changes to the Design
of the Trash Enclosure

This project came to the Plan Commission in May of 2022 for minor site plan and appearance review. The plan was approved for a new roof, new vinyl siding, new windows, new French patio door and stairs on the west façade, new exterior patio on the north side, new landscaping, new trash enclosure and resurfacing of the parking lot. They scaled back the project and only painted the building and resurfaced the parking lot. The outdoor patio did not get constructed, but they redid the ramp with a railing.

Ms. Knysz mentioned the trash enclosure was approved using the wall as the fourth side, steel posts with solid composite panels. Staff does not have the ability to change the approval from the Plan Commission, so it has been brought back with a request to change it to what they have already installed, which is wood posts and just two wooden gates with composite planks on top of it. It does not connect to either side but there is still a fence that encloses further back of the building. It is not the small enclosure that was previously proposed/approved.

The staff's recommendation is to not approve this and to go with the original approved plan. The Plan Commission does not need to follow Staff's recommendation, it is up for discussion.

Staff did give them a temporary certificate of occupancy and a business license to operate. The remaining items to be resolved on the temporary certificate of occupancy is the trash enclosure, the required water heater permits, a permit for the HVAC units and bonding on a water heater.

Ms. Grace Ryu, business owner, 322 N. Milwaukee Avenue was present.

Chairman Johnson asked the reason the proposed changes weren't made.

Ms. Ryu confirmed they did receive the certificate of occupancy with conditions. She believes they submitted everything they needed except the trash enclosure. She felt it was unnecessary for them to comply with the architectural drawings. She mentioned the composite enclosure doors were heavy and functional and they wanted to move forward as is.

Ms. Ryu stated they had already submitted the HVAC items.

Ms. Knysz confirmed the landscaping had not been addressed and she was unsure about the HVAC units. Only half of the approved landscaping was installed. Ms. Ryu stated they had professionally landscaped the front and the north side by the sign. She was unsure what they needed to do about the landscaping. Ms. Knysz explained the main landscaping on the plan was not installed per the approved plan. The plants need to match what was proposed and approved. There are currently only a handful of plants in the area with the sign and the area on the east side of the building. Ms. Ryu stated she spent almost \$10,000 on the landscaping. Initially the landscaper did little so she complained, and they came back and planted more. The plants are growing so she believes the landscaping can be subjective. She did not believe there was room for more plants.

Chairman Johnson asked about the back stairway on the original plan. Ms. Ryu explained the reason they were going to add a stairway was to use the upstairs as an apartment when needed since she commutes from Naperville. They decided not to add the stairs due to the cost and the

construction time. She confirmed they currently use the upstairs for rest breaks. They are currently getting estimates from contractors. Chairman Johnson thought there was an issue with the interior stairwell vs exterior stairwell. Ms. Knysz believes the petitioner modified the interior stairwell to make it Code compliant in order not to do the exterior stairwell. Ms. Ryu explained the exterior stairwell was to make the residential separate from the commercial on the bottom. Ms. Knysz will check with the Fire Department.

Commissioner Sprague commented that if the approved landscaping plan called for a certain number of plants and they were not planted it was not considered subjective as the petitioner stated. It was not following the approved plan. Ms. Ryu understood, but explained she was not familiar with the number of plants that were approved. Commissioner Sprague explained it was stated on the landscaping plan and clearly stated what needed to be planted. Ms. Ryu reiterated that she had no knowledge of the approved plantings since she hired a landscaper and submitted the invoice from the landscaper showing what she spent. Commissioner Sprague explained she did not follow the approved plan. Ms. Ryu explained she didn't realize there was criteria that needed to be followed.

Commissioner Sprague referred to the trash enclosure and that the petitioner did what she thought was practical. He explained the Village requires and recommends certain materials because it will benefit the Village and the business. He referred to the wood posts that were used and explained the reason the Village recommends steel posts is because they support the heavy gates. Without the strength of the steel posts, it will start sagging and then the ends of the gates will start dragging on pavement. With snow and ice buildup, they won't be able to open the gates and will break and fall apart. The current posts are not located close enough to the building and fence. There are gaps wide enough that he was able to walk through so it was designed very poorly. As far as the gates being heavy, they have material on the gates that are taken on water so that increases the weight a lot and that is the reason the material is already warping. Ms. Ryu noted it was composite material, but Commissioner Sprague explained it wasn't waterproof.

Commissioner Sprague noted the hinges on the gate were not adequate.

Commissioner Sprague felt the almost dead tree in the trash enclosure area needed to be removed.

Commissioner Kasper asked if the petitioner had ever considered going back to the Plan Commission when she decided to change the configuration of the trash enclosure. Ms. Ryu confirmed she had considered it but didn't want to delay the business opening.

Commissioner Hyken agreed with all the concerns stated about the trash enclosure. He explained the trash enclosure should be as tight as possible since there is a rodent problem in Wheeling and the proposed will not deter them.

Commissioner Riles had no questions.

Chairman Johnson referred to the trash enclosure and noted the first condition in the Special Use they were granted in May of 2022 stated the trash enclosure should be fully constructed prior to issuance of a Village of Wheeling business license. Ms. Ryu was unsure why they had a business license since it was clearly stated as a condition. Ms. Knysz explained Staff was trying to be

business friendly.

Chairman Johnson asked the petitioner what they ended up doing about the siding. Ms. Ryu confirmed they left it as is since it was in good condition but may change it in the future.

Commissioner Sprague moved, seconded by Commissioner Kasper to approve Docket No. PSPMIN23-24, granting minor site plan and building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for changes to the design of the trash enclosure to permit a wood gate with wood posts in lieu of a full composite trash enclosure with steel posts, for Mochinut, located at 322 N. Milwaukee Avenue, in accordance with the Project Description Letter dated 7/28/2023 and the As-Built drawing dated 5/10/2023.

On the roll call, the vote was as follows:

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

There being five negative votes, the motion was denied.

Ms. Ryu asked about the gaps in the trash enclosure. Ms. Knysz referred to the original drawing that was submitted that showed little gap.

Chairman Johnson asked if a new concrete slab was poured for the trash enclosure. Ms. Knysz confirmed it was already there.

The petitioner asked if the gaps could be filled with the new fence. Chairman Johnson agreed the gaps could be filled. Commissioner Sprague reiterated they need steel posts, composite material that is not water absorbent and no gaps. The gaps could be filled in, but the gates need to be redesigned using steel posts.

The petitioner asked about the slab since the approved plan referred to a new slab, it is currently asphalt. Ms. Knysz confirmed it was supposed to be a concrete pad.

Ms. Knysz asked if the petitioner did a JULIE and the petitioner confirmed they did not.

Ms. Milluzzi explained a vote was taken so if the petitioner wanted to do something different than the approved plan they will need to come back for approval.

Ms. Knysz noted the approved plan requires a concrete pad with steel posts and a composite door.

Ms. Ryu asked about the landscaping and wanted to know what needed to be done. Ms. Knysz explained she had a landscaping plan, but if she wanted something different, she could submit an "as built" to show what was planted. Chairman Johnson noted the proposed plantings were included on the original site plan and building plans sheet A-1.1. Ms. Ryu feels she has more plants than the approved plan. Ms. Knysz suggested the landscaper show the plantings that were

planted.

- E)** Docket No. PSPMIN23-0023
M Sons
775 W. Dundee Road
Request for Minor Site Plan & Appearance Approval for Modifications to the
Color Scheme of the Fuel Canopy Columns, Exterior of the Mini-Mart and
Fuel Dispensers

Two weeks ago, the petitioner was in for approval of the canopy, so they returned to discuss the colors of the posts and mini mart. The first part is approval for the color change on the top of the posts and the top of the mini mart. The second part is approval for the new dispensers.

Mr. Kamren Moten, 775 West Dundee, Operation's Manager of the site and Mr. Eric Ramirez, sign installer were present.

The petitioner has nothing to add since the last meeting. The dispensers will be installed once they receive the electrical permit. They are adding one tank and adding new piping. They want to be ahead of the law that goes in effect in 2027.

The Commissioners had no questions.

Commissioner Hyken moved, seconded by Commissioner Riles to approve Docket No. PSPMIN23-0023, granting minor building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for modifications to the color scheme of the fuel canopy columns, exterior of the mini-mart, and fuel dispensers for M Sons Wheeling, IL, located at 775 W. Dundee Road in accordance with the Elevations received 7/31/2023 and Dispenser Plan received 7/31/2023.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- F)** Docket No. PSPMIN23-0025
M Sons
775 W. Dundee Road
Request for Minor Appearance Approval for a Monument (Ground) Sign

Mr. Kamren Motn, 775 West Dundee, Operation's Manager of the site and Mr. Eric Ramirez, sign installer were present.

Staff pulled the plat of highways from Cook County and the right-of-way was changed and the sign is now within the limits of the property.

The proposed change to the sign is the same sign but they are adding the new middle piece and then wrapping the poles. They will rebuild the base using the existing pavers. Staff was not fully in agreement with the landscaping plan, so they are recommending three conditions.

1. Existing pavers around the sign will be cleaned up and restacked. Any damaged pavers will be replaced.
2. Prior to the installation of signage at the subject site, an Application for a Sign Permit shall be applied for and obtained from the Community Development Department.
3. Prior to the issuance of a Sign Permit and prior to any installation of the landscaping, the petitioner shall work with the Planning Division to revise the landscape plan to improve the distribution of plant material. Landscaping shall be installed no later than October 15, 2023.

Mr. Ramirez mentioned if they get their electrical permit approved within the next week or two, they'll be shut down for six weeks. He asked if they could do the landscaping after they reopen so the new landscaping doesn't get ruined. Ms. Knysz asked how the underground tank related to the sign. He wants to install the sign but thinks the landscaping might get damaged. Ms. Knysz noted the tanks were not located near the sign/landscaping so there shouldn't be any damage.

Commissioner Riles had no questions.

Commissioner Sprague mentioned addresses were required on ground signs. Mr. Ramirez confirmed the address was on the building but wasn't on the existing sign. Ms. Knysz confirmed the Code requires the address, but Staff missed it on this sign. Commissioner Sprague felt if the address above the door was visible, the address on the sign shouldn't be required. Mr. Ramirez confirmed it was not readable from the street. Ms. Milluzzi did not see an exemption about the address on the sign. Mr. Ramirez agreed to add the address. It will be added as a condition.

Commissioner Hyken had no questions.

Commissioner Kasper had no questions.

Commissioner Kasper moved, seconded by Commissioner Hyken to approve Docket No. PCPMIN23-0025 to permit a monument (ground) sign for M Sons Wheeling, IL, located at 775 W. Dundee Road, in accordance with the Sign Plans prepared by Everbrite, dated 4/4/2023 and Landscape Plan received by the Village on 8/3/2023, and subject to the following conditions:

1. Existing pavers around the sign will be cleaned up and restacked. Any damaged pavers will be replaced.
2. Prior to the installation of signage at the subject site, an Application for a Sign Permit shall be applied for and obtained from the Community Development Department.
3. Prior to the issuance of a Sign Permit and prior to any installation of the landscaping, the petitioner shall work with the Planning Division to revise the landscape plan to improve

the distribution of plant material. Landscaping shall be installed no later than October 15, 2023.

4. The street address shall be added to the ground sign.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

A) Approval of Minutes of the Regular Meeting of July 26, 2023.

Commissioner Sprague moved, seconded by Commissioner Hyken to approve the Minutes of the Regular Meeting of July 26, 2023, as presented.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

9. OTHER BUSINESS

The next meeting is a joint meeting with the Village Board at Public Works. The meeting begins at 6:00 pm, additional details to be provided.

Ms. Goetzelmann announced they finished the roadway resurfacing project for 2023. The water main project is ongoing at Lakeside Villas.

Commissioner Riles announced he participated in the Chamber of Commerce Golf Outing at Chevy Chase and felt it was a decent turnout.

Commissioner Sprague suggested an amendment to the ground sign regarding the required address. He suggested requiring the street be listed on corner properties. Ms. Knysz noted the Code requires the address which she assumes is the entire address. Ms. Goetzelmann mentioned

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that 7-11 does not have the address on the sign but has it above the door but it only states 14 North. Commissioner Hyken mentioned their address was on the gas pump sign.

Commissioner Kasper thanked the Village of Wheeling for the Metra Station. He's enjoying taking the train downtown.

Chairman Johnson announced the open seat on the Plan Commission.

10. ADJOURNMENT

Commissioner Kasper moved, seconded by Commissioner Hyken to adjourn the meeting at 7:51 p.m. The motion was approved by a voice vote.