

**1. CALL TO ORDER**

Chairman Johnson called the meeting to order at 6:30 p.m. on September 25, 2024.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present were Commissioners Riles, Myer, Smart, Sprague, Hyken and Johnson. Commissioner Kasper was absent with prior notice. Also present were Village Engineer Kyle Goetzelmann, Fire Inspector Bob Niemiec, Village Planner Marcy Knysz, and Village Attorney Mallory Milluzzi.

**4. CHANGES TO THE AGENDA - None**

**5. CITIZEN CONCERNS AND COMMENTS** – Debra Wilson came forward to ask about the status of the proposed pickleball facility.

**6. CONSENT ITEMS - None**

**7. ITEMS FOR REVIEW**

- A)** Docket No. PSU24-0009  
R+L Carriers  
1000 Chaddick Drive  
Request for Special Use to Permit the Operation of a Truck Freight Terminal  
**PUBLIC HEARING**

See Findings of Fact and Recommendation for Docket No. PSU24-0009.

Commissioner Smart moved, seconded by Commissioner Myer to approve Docket No. PSU24-0009, 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 truck freight terminal for R+L Carriers, located at 1000 Chaddick Drive in accordance with the Scope of Work Document (received by the Village on 6/14/2024) and the Site Plan dated 8/2/2024, and subject to the following condition:

1. Within thirty (30) days following the granting of the special use ordinance, the petitioner shall apply for a Wheeling Business License with the Community Development Department to reflect the new ownership of the business.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Hyken moved, seconded by Commissioner Smart to close Docket No. PSU24-0009.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- B)** Docket No. PSPMIN24-0030  
R+L Carriers  
1000 Chadick Drive  
Request for Minor Site Plan & Appearance Review

Ms. Knysz reviewed the proposed conditions:

1. A Fire Department Approved key switch shall be installed on new electronic gates.
2. A building permit covering all prior work performed by the petitioner, including but not limited to, registering any contractors, and all proposed exterior and interior improvements shall be obtained from the Department of Community Development prior to any commencement of work.
3. Landscaping as identified on the Landscape Plan prepared by Jacob & Hefner Associates, P.C., dated 4/8/2003, per Ordinance No. 3737, shall be installed no later than May 15, 2025.
4. Prior to the issuance of a Building Permit, Pursuant to Section 19.11.020(c)(2), fiscal security either by bond, certificate of deposit or letter of credit shall be provided to Community Development to ensure compliance with the landscape installation requirements. The fiscal arrangements shall reflect the cost of required landscaping, both plants and labor. An estimate for the required cost of landscaping shall be submitted to the Village for approval.

Commissioner Riles asked why they jumped the gun without seeking any direction or coming to the Village. Mr. Richards explained the three items they completed (painting the building, moving the fence and paving the parking lot) were all inside the property and he has never had to obtain permits for that type of work and he wasn't aware there was a requirement to do so.

Commissioner Myer asked if signage was proposed and stated that permits would be required for any signage. Mr. Richards responded that they were interested in signage but decided not to proceed when all of this happened.

Commissioner Sprague agreed with his fellow commissioners about not getting the permit and noted the permit fee would be more. Ms. Knysz explained that permit fees would be doubled. In response to Commissioner Sprague's question, Mr. Richards stated the trucks would need to go around the entire terminal to access the block heaters. Commissioner Sprague noted that the painting on the brick has some problems, there are cracks in the mortar, and there are areas in need of tuckpointing. There may need to be better preparation on the brick before painting. Mr. Richards agreed to look into it.

Commissioner Smart echoed the comments of the other Commissioners. In response to Commissioner Smart's question, Fire Inspection Niemiec responded that the lock on the gate would be reviewed during the permit process.

Commissioner Hyken concurred with the other Commissioners and thanked the petitioner for his honesty.

Chairman Johnson did not have any questions.

Ms. Knysz reviewed the proposed conditions:

Commissioner Hyken moved, seconded by Commissioner Myer to recommend approval of Docket No. PSPMIN24-0030, granting a 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 modifications located at 1000 Chaddick Drive, in accordance with the Scope of Work received by the Village 6/14/2024; Site Plan dated 8/2/2024; chain link fence detail; block heater detail; sliding gate detail; turnstile, propane and bollard detail; painted building photos; and subject to the following conditions:

1. A Fire Department Approved key switch shall be installed on new electronic gates.
2. A building permit covering all prior work performed by the petitioner, including but not limited to, registering any contractors, and all proposed exterior and interior improvements shall be obtained from the Department of Community Development prior to any commencement of work.
3. Landscaping as identified on the Landscape Plan prepared by Jacob & Hefner Associates, P.C., dated 4/8/2003, per Ordinance No. 3737, shall be installed no later than May 15, 2025.
4. Prior to the issuance of a Building Permit, Pursuant to Section 19.11.020(c)(2), fiscal

security either by bond, certificate of deposit or letter of credit shall be provided to Community Development to ensure compliance with the landscape installation requirements. The fiscal arrangements shall reflect the cost of required landscaping, both plants and labor. An estimate for the required cost of landscaping shall be submitted to the Village for approval.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

C) Docket No. PSU24-0017  
Vasso Spa, LLC  
201 E. Strong Avenue, Suite 7  
Request for Special Use to Permit the Operation of a Personal Service  
Establishment with Accessory Massage Services  
PUBLIC HEARING

See Findings of Fact and Recommendation for Docket No. PSU24-0017.

Commissioner Myer moved, seconded by Commissioner Smart to approve Docket No. PSU24-0017, 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 the operation of a personal service establishment with accessory massage services for Vasso Spa, LLC, located at 201 E. Strong Avenue, Suite 7, in accordance with the Petitioner's Project Description Letter prepared by Peter G. Karahalios, dated 8/19/2024 and Floor Plan (received by the Village on 8/21/2024), and subject to the following condition: 1. The petitioner shall submit a request to modify its Business License to the Community Development Department. Upon demonstrating the petitioner and the business operations comply with all requirements of Chapter 4.74 of the Wheeling Municipal Code, an updated Business License shall be obtained prior to massage operations beginning at the subject location.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

**Wheeling Plan Commission  
Regular Meeting**

**September 25, 2024**

Commissioner Myer moved, seconded by Commissioner Hyken to close Docket No. PSU24-0017.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- D)** Docket No. PV24-0010  
Ala-Carte Entertainment  
365 W. Dundee Road  
Request for a Variation to Permit a Wall Sign on a Facade without Street Frontage  
or Being Adjacent to an Off-Street Parking Area  
**PUBLIC HEARING**

See Findings of Fact and Recommendation for Docket No. PV24-0010

Commissioner Myer moved, seconded by Commissioner Smart to approve Docket No. PV24-0010, granting a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21.4 Wall-Mounted Signs, and associated sections, to permit a wall sign on the west façade without street frontage or being adjacent to an off-street parking area in accordance with the Elevations prepared by Ar-K-Teks Unlimited, LTD, Sheet A-2, dated 9/5/2024, for the property located at 365 W. Dundee Road, Wheeling, Illinois, subject to the following condition: 1. A Wheeling Sign Permit shall be applied for and received prior to the installation of exterior signage, except for signage pursuant to Chapter 21.6 of the Wheeling Sign Code.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Hyken moved, seconded by Commissioner Myer to close Docket No. PV24-0010.

On the roll call, the vote was as follows:

AYES: Commissioners Sprague, Myer, Smart, Riles, Hyken, Johnson  
NAYS: None

**Wheeling Plan Commission  
Regular Meeting**

**September 25, 2024**

ABSENT: Commissioner Kasper  
ABSTAIN: None

There being six affirmative votes, the motion was approved.

- E)** Docket No. PSPMIN24-0032  
Ala-Carte Entertainment  
365 W. Dundee Road  
Request for Minor Site Plan and Appearance Approval

The petitioner, Ala-Carte Entertainment, is seeking minor site plan and appearance approval to conduct exterior modifications to convert the restaurant building formerly occupied by City Works to the proposed Moretti's restaurant.

Mr. Stephen Klumpp, architect, came forward on behalf the project.

Chairman Johnson opened questions to the Commissioners.

Commissioner Riles asked why the signage was different on the west wall. Mr. Klumpp responded that signage above the metal panel was more viewable from the train tracks and was not blocked by the Cinergy building. He further explained that it was more prominent when walking from the parking lot by Cinergy to see the sign and it wasn't deemed necessary to have the larger, black sign.

Commissioner Myer commented that the outdoor changes they are proposing look really nice.

Commissioner Sprague asked if the new windows would match the existing windows. Mr. Klumpp responded that the windows will look the same.

Commissioner Smart did not have any questions.

Commissioner Hyken asked when the projected opening date would be. Mr. Klumpp stated they hoped it would be before the holidays, probably before Christmas.

There was some discussion about a monument sign and no monument sign was presented for the project at this time.

Commissioner Myer moved, seconded by Commissioner Smart to recommend approval of Docket No. PSPMIN24-0032, granting minor site plan and appearance approval, as required in Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, for Ala-Carte Entertainment, located at 365 W. Dundee Road, in accordance with the Rendering prepared by Ar-K-Teks, Unlimited, Ltd, dated 9/11/2024 and the Elevations prepared by Ar-K-Teks Unlimited, LTD, Sheet A-2, dated 9/5/2024.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- F)** Docket No. PPUD23-0005  
Capitol Development Group USA, LLC  
5 Meadow Lane and 200 Meadow Lane  
Request for Special Use Approval for Final Planned Unit Development Approval  
for The Highlands at Prairie Park

Ms. Knysz stated that the staff reports were part of the record. She also provided an explanation for when a public hearing was required for a Final Planned Unit Development (PUD) and that the Final PUD was in substantial with the approved Preliminary PUD. Ms. Knysz reviewed the code relief requested for the Final PUD:

1. Reduce the minimum right-of-way width for internal roads from 66' to 25' (measured from the back of curb to the back of curb).
2. Reduce the distance between buildings in the subdivision from 30' to 15'.
3. Increase the maximum number of townhouse units per building in the R-4 Zoning District from 6 units to 8 units per building.
4. Reduce the rear yard setback for the west-facing buildings from 30' to 23'.
5. Reduce the side yard setback for the north-facing buildings from 30' to 22.5'.

Ms. Knysz reviewed the proposed conditions from Preliminary PUD approval, which had subsequently been approved by the Village Board, and provided an explanation for how the conditions of approval have been addressed:

1. The Final PUD plans and documents shall be revised and/or submitted as follows prior to consideration by the Village Board:
  - a. Meadow Lane shall be included on the Tributary Exhibit, prepared by prepared by Norman J. Toberman & Assoc., LLC.
  - b. The Auto-Turn/Turning Exhibit shall be revised based on the correct Wheeling fire apparatus dimensions.
  - c. The Final Landscape Plan shall address all conflicts between light poles and trees, which shall not result in the reduction of trees proposed.
  - d. The Final Landscape Plan shall include a typical detail depicting the bollard light within the central garden to be installed within a group of hydrangeas.
  - e. A Final Site Amenities Sheet that includes the final amenities design details and specifications, including material colors.

- f. Proposed declaration of covenants and restrictions, articles of incorporation, and association by-laws of the owner's association to be established.
2. Prior to early earthwork permit issuance for the Highlands at Prairie Park, The Villas townhome project shall be closed out with the Village and the Metropolitan Water Reclamation District of Greater Chicago (MWRD).
3. Prior to the issuance of any building permits, the petitioner shall submit a formal request to the Plan Commission to amend the Final PUD Landscape Plans for the Villas at Prairie Park (approved by Ordinance No. 5442) to remove the dwarf snippet lime weigelas along the north property line.
4. Project phasing is subject to engineering review and approval prior to early earthwork permit issuance.
5. Grading and fill activities on Parcel Identification Number (PIN) 03-02-100-069-000 (commonly referred to as "the 17 acre parcel") are subject to permitting requirements of the Village, the Metropolitan Water Reclamation District of Greater Chicago (MWRD), and the Illinois Environmental Protection Agency (IEPA). No construction activities can start on this parcel until all necessary permits are obtained.
6. A cost estimate covering the cost of all landscaping plant material plus the cost of installation shall be submitted and approved by the Community Development Department. The approved amount shall be submitted in the form of a financial surety to the Community Development Department prior to the issuance of any engineering site permits or building permits.
7. All other agency permits, including but not limited to the Metropolitan Water Reclamation District of Greater Chicago (MWRD), U.S. Army Corps of Engineers (USACE), Illinois Environmental Protection Agency (IEPA), etc. shall be obtained prior to the issuance of any engineering site permits or building permits.

Mr. Jamie Smith came forward to answer questions from the Plan Commission. He stated that a number of the conditions had already been submitted to the Village and dealt with.

Commissioner Hyken had questions regarding the location of the sales trailer, construction site vs clubhouse. Mr. Smith stated that he would be using the clubhouse until the trailer was on-site. In response to Commissioner Hyken's question, Mr. Cliff Toberman, Engineer, clarified the proposed location for the ADA parking spaces. There was further discussion regarding parking during construction and a process for residents to provide comments during construction. Mr. Smith responded that he would be on-site every day.

Commissioner Hyken asked if Mr. Smith would be open to a Project Status Meeting with the residents during various points. Mr. Smith agreed to set up meetings. Commissioner Hyken commented that it would be in Mr. Smith's best interest to let people know what is going on instead of letting them guess what is going on.

There was some discussion regarding the limit on the number of dogs in the new townhouses and The Villas. Mr. Smith stated there is a 2 dog limit in the development.

In response to Commissioner Hyken's question, Mr. Smith stated he would work with the Fire Department to put up whatever is necessary to block the fire access route. There are currently chains in the fire access lanes in Prairie Park.

Commissioner Smart asked if the truck turn exhibit had been submitted. Mr. Smith replied that it had been submitted. Fire Inspector Bob Niemiec commented that maybe the petitioner could install "no parking" signs to ensure people do not park on the streets. In response to Commissioner Smart's question, Mr. Smith agreed they would not allow contractors to park on the streets. There was discussion regarding grading on the 17-acre parcel and the proximity to various points at Prairie Park, The Villas and The Highlands. Commissioner Smart asked about close-out items for the Villas and Mr. Smith felt all items had been addressed.

Commissioner Sprague requested clarification on the landscape variation that would be required.

Commissioner Myer asked about the timing of the trailer and associated parking. Mr. Smith stated the trailer would be installed immediately upon permit approval. There was further discussion regarding parking for potential clients and how they would park at the clubhouse. Gravel parking at the trailer is not proposed. Mr. Smith stated he would be adding a 6' construction fence with a wind screen and a sweeper to clean the roads, as well as a water truck. No parking would be allowed on the ring road. Commissioner Myer stated "no parking" signs was a great idea.

Commissioner Riles further discussed the communication issue with the residents and the proposed dust control on the site. He also proposed handing out car wash vouchers, or similar service, to the residents for car washes to help clean their cars.

There was general discussion about setting up meetings with the current residents to keep them informed about the progress of construction and being a good neighbor.

Chairman Johnson asked about the phasing of the project. Mr. Smith reviewed the phasing plan for the project. In response to Chairman Johnson's question, Mr. Smith replied that they are not able to get a Certificate of Occupancy until they connect the emergency road. They will not be closing units until they provide fire access. Fire Inspector Niemiec stated the Fire Department would be looking for two hydrants to be accessible prior to any occupancy.

Commissioner Myer moved, seconded by Commissioner Riles to recommend approval of Docket No. PPUD24-0005, granting Special Use Approval for a Final Planned Unit Development (PUD) as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-09 Planned Unit Developments and associated sections, consisting of 48 2-story townhomes with 2-car garages on approximately 7.2 acres of undeveloped land at 5 Meadow Lane and 200 Meadow Lane, for Capitol Development Group USA, LLC, in accordance with the Alta Survey prepared by Norman J. Toberman Associates last revised 3/2/20217, Vicinity Map prepared by Norman J. Toberman Associates, LLC, Color Renderings, Architectural Plans prepared by AR-K-TEKS Unlimited last revised 8/29/2024, Statistical Site Exhibit prepared by Norman J. Toberman Associates, LLC last revised 7/10/2024, List of Departures prepared by AR-K-TEKS Unlimited, LTD & Smith Family Developers dated 6/17/2024, Landscape Plans prepared by J. Davito Design, Inc. last revised 9/17/2024, Irrigation Plan prepared by Reinders dated 6/26/2024, Engineering Plans prepared by

Norman J. Toberman Associates, LLC last revised 9/13/2024, Project Drainage Narrative prepared by Norman J. Toberman Associates, LLC last revised 6/14/2024, Truck Turn Exhibit prepared by Norman J. Toberman Associates, LLC last revised 7/10/2024, Lighting Plan prepared by Lighting Ergonomics last revised 9/17/2024, Final of Subdivision prepared by Norman J. Toberman Associates, LLC last revised 9/12/2024, Geotechnical Exploration and Analysis Report prepared by Midland Standard Engineering & Testing, Inc. dated 3/1/2024, Site Phasing Plan prepared by Norman J. Toberman Associates, LLC last revised 8/26/2024, Existing and Proposed Grading Plans for Lake Cook Road Property prepared by Norman J. Toberman Associates, LLC dated 7/10/2024, Letter to Plan Commission prepared by Jamie Smith dated 9/12/2024, and Approved Jurisdictional Determination Letter from the U.S. Army Corps of Engineers dated March 13, 2024, subject to the following conditions:

1. The Final PUD plans and documents shall be revised and/or submitted as follows prior to consideration by the Village Board:
  - g. Meadow Lane shall be included on the Tributary Exhibit, prepared by prepared by Norman J. Toberman & Assoc., LLC.
  - h. The Auto-Turn/Turning Exhibit shall be revised based on the correct Wheeling fire apparatus dimensions.
  - i. The Final Landscape Plan shall address all conflicts between light poles and trees, which shall not result in the reduction of trees proposed.
  - j. The Final Landscape Plan shall include a typical detail depicting the bollard light within the central garden to be installed within a group of hydrangeas.
  - k. A Final Site Amenities Sheet that includes the final amenities design details and specifications, including material colors.
  - l. Proposed declaration of covenants and restrictions, articles of incorporation, and association by-laws of the owner's association to be established.
2. Prior to early earthwork permit issuance for the Highlands at Prairie Park, The Villas townhome project shall be closed out with the Village and the Metropolitan Water Reclamation District of Greater Chicago (MWRD).
3. Prior to the issuance of any building permits, the petitioner shall submit a formal request to the Plan Commission to amend the Final PUD Landscape Plans for the Villas at Prairie Park (approved by Ordinance No. 5442) to remove the dwarf snippet lime weigelas along the north property line.
4. Project phasing is subject to engineering review and approval prior to early earthwork permit issuance.
5. Grading and fill activities on Parcel Identification Number (PIN) 03-02-100-069-000 (commonly referred to as "the 17 acre parcel") are subject to permitting requirements of the Village, the Metropolitan Water Reclamation District of Greater Chicago (MWRD), and the Illinois Environmental Protection Agency (IEPA). No construction activities can start on this parcel until all necessary permits are obtained.
6. A cost estimate covering the cost of all landscaping plant material plus the cost of installation shall be submitted and approved by the Community Development Department. The approved amount shall be submitted in the form of a financial surety to the Community

Development Department prior to the issuance of any engineering site permits or building permits.

7. All other agency permits, including but not limited to the Metropolitan Water Reclamation District of Greater Chicago (MWRD), U.S. Army Corps of Engineers (USACE), Illinois Environmental Protection Agency (IEPA), etc. shall be obtained prior to the issuance of any engineering site permits or building permits.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

- G)** Docket No. PSUBFP24-0003  
Capitol Development Group USA, LLC  
5 Meadow Lane and 200 Meadow Lane  
Request for Final Plat Approval for The Highlands at Prairie Park Subdivision

Ms. Knysz read the proposed conditions:

1. Prior to consideration of the Final Plat of The Highlands at Prairie Park Subdivision by the Village Board, the following changes shall be made:
  - a. The Village Treasurer signature block shall be replaced with the Village Collector signature block.
  - b. The Ingress and Egress Easement shall be updated to show the correct street names, including Meadow Lane.
2. Prior to recording the Final Plat of The Highlands at Prairie Park Subdivision, developer impact fees shall be submitted to the Village of Wheeling pursuant to Chapter 17.26 - Impact Fees.
3. Building permits shall not be issued until The Highlands and Prairie Park Subdivision is submitted by the Village of Wheeling to the Cook County Clerk's Office for recording.
4. Building permits shall not be issued until an Engineer's opinion of probable cost (EOPC) to support the LOC/Performance bond amount is provided and LOC/Performance bond is established.

There were no questions or discussion by the Plan Commission.

Commissioner Myer moved, seconded by Commissioner Sprague to recommend approval of Docket No. PSUBFP24-0003 approving the Final Plat of The Highlands at Prairie Park Subdivision under Title 17, Planning, Subdivisions and Developments, as shown on the final plat

**Wheeling Plan Commission  
Regular Meeting**

**September 25, 2024**

prepared by Norman J. Toberman & Associates, LLC, Sheets 1 thru 3, prepared by David R. Bycroft, Illinois Professional Land Surveyor No. 2846, last revised 9/12/2024, on behalf of Capitol Development Group USA, LLC, for the property located at 5 Meadow Lane and 200 Meadow Lane, Wheeling, Illinois, and subject to the following conditions:

1. Prior to consideration of the Final Plat of The Highlands at Prairie Park Subdivision by the Village Board, the following changes shall be made:
  - a. The Village Treasurer signature block shall be replaced with the Village Collector signature block.
  - b. The Ingress and Egress Easement shall be updated to show the correct street names, including Meadow Lane.
2. Prior to recording the Final Plat of The Highlands at Prairie Park Subdivision, developer impact fees shall be submitted to the Village of Wheeling pursuant to Chapter 17.26 - Impact Fees.
3. Building permits shall not be issued until The Highlands and Prairie Park Subdivision is submitted by the Village of Wheeling to the Cook County Clerk's Office for recording.
4. Building permits shall not be issued until an Engineer's opinion of probable cost (EOPC) to support the LOC/Performance bond amount is provided and LOC/Performance bond is established.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

**H)** Docket No. PV24-0013  
Wheeling Park District  
Heritage Park

Request for Variation to Permit the Installation of Two Minor Accessory Structures With the Lowest Floor Below the Flood Protection Elevation on Property That is Not a Single-Family Platted Lot and Are Valued Greater Than Ten Thousand Dollars in the R-2 (Single-Family Residential) Zoning District  
**PUBLIC HEARING**

Chairman Johnson explained that the Park District has elected to not proceed with the project and has withdrawn the petition for variation. Therefore, the public hearing was no longer necessary and could be withdrawn from agenda.

Commissioner Myer moved, seconded by Commissioner Hyken to withdraw Docket No. PV24-0013.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

**8. APPROVAL OF MINUTES**

- A)** Approval of Minutes of the Regular Meeting of September 11, 2024 (including the Finding of Fact for Docket No. PSU24-016).

Commissioner Smart moved, seconded by Commissioner Hyken to approve the Minutes of the Regular Meeting of September 11, 2024 (including the Finding of Fact for Docket No. PSU24-016) as amended.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

**9. OTHER BUSINESS**

Commissioner Riles noted that the new fence at 1111 W. Dundee Road looked very good. He also stated he was excited about the new butcher going in on east Dundee Road. Commissioner Hyken notified everyone of the pancake breakfast held this Saturday. Chairman Johnson provided further details on the breakfast, stating it would be held this Saturday, September 28<sup>th</sup> as the Wheeling Police Station located next to Village Hall.

**10. ADJOURNMENT**

Commissioner Myer moved, seconded by Commissioner Hyken to adjourn the meeting at 7:49 p.m. The motion was approved by a voice vote.