

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, March 14, 2019.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Johnson, Kalis, Ruffatto and Yedinak. Commissioners Creech and Powers were absent with prior approval. Also, present were Steve Robles, Assistant Director of Community Development and Mallory Milluzzi, Village Attorney.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A) [Docket No. SCBA 19-8](#)
Wieland Metals, Inc.
567 Northgate Parkway
Appearance Approval of Wall Signs

- B) [Docket No. SCBA 19-9](#)
Jetlinx
1806 S. Milwaukee Avenue
Appearance Approval of a Wall Sign

Commissioner Johnson moved, seconded by Commissioner Kalis to approve the following consent items.

Approve Docket No. SCBA 19-8 to permit the installation of the wall signs in accordance with the Wieland Metals sign plan (total of 2 pages), dated August 21, 2018, and last revised September 21, 2018 for Wieland Metals, Inc., located at 567 Northgate Parkway, Wheeling, Illinois, and subject to the following condition of approval:

1. The façades shall be repaired from the removal of the existing wall signs.

Approve Docket No. SCBA 19-9 to permit the installation of a wall sign in accordance with the Jetlinx sign exhibits (total of 2 pages), prepared by North Shore Sign, dated October 10, 2018, and last revised February 18, 2019, for Jetlinx, located at 1120 S. Milwaukee Avenue, Wheeling, Illinois, and subject to the following condition of approval:

1. Prior to the issuance of a sign permit, the business operator of Jetlinx shall submit a Business License Application to the Community Development Department.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Johnson, Kalis, Ruffatto, Yedinak
NAYS: None
ABSENT: Commissioners Creech and Powers
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was denied.

7. ITEMS FOR REVIEW

- A) [Docket No. PC 19-7](#)
Arbor Court
100 Arbor Court
Minor Site Plan and Appearance Approval for Minor Site Alterations

Mr. Boris Strat, 370 West Dundee Wheeling was present.

Mr. Strat stated the previously approved plan was for a different color trash enclosure. The Plan Commission had recommended cedar but when they put it next to white plastic, the plastic was easier to maintain so they installed a white vinyl enclosure. They provided a site plan at the meeting.

Commissioner Johnson felt the Commission had made it clear to the petitioner that they wanted a cedar fence. He questioned what appeared on the drawings when they went for permitting? Mr. Strat explained they did not originally specify. Commissioner Johnson explained there were reasons the Commission didn't want vinyl. The vinyl cracks and he preferred a wooden enclosure. Mr. Strat mentioned the vinyl material had a warranty.

Commissioner Johnson asked about the change in the landscape plan. Mr. Strat explained they removed the area by the double parking spaces and added a new grass area in the middle of the parking lot because of the reconfiguration of the lot. They cut down some grass area by Building 190 in the front and added some more grass in the back. Mr. Strat referred to some trees they removed that were old and in poor condition. They did not plant anything new except for the benches and stone areas that were part of the approval. Commissioner Johnson referred to a

curved bench in a photo but didn't see it on the approved landscaping plan. Mr. Strat explained it was his addition and wasn't part of what the Village had approved. He explained the bench was originally in the area of the additional parking. The bench had been installed in 2015 where the old playground had been located.

In reply to Commissioner Johnson's question, Mr. Strat confirmed there were two trash enclosures in the parking lot. Both are identical in the white vinyl. They installed an opening so the tenants could drop off their trash without opening the doors. Commissioner Johnson didn't recall discussing two separate trash enclosures. Mr. Robles confirmed both enclosures were part of the original plan.

Commissioner Kalis mentioned that vinyl was not a permitted material for trash enclosures in the Village of Wheeling. He didn't think the vinyl matched the appearance of the building and was not natural looking.

Commissioner Kalis addressed the landscaping. He likes more grass, stone work and the bench. He thought adding some color to the landscaping would be nice. He questioned if he had considered adding color in some plantings. Mr. Strat didn't believe Dundee Road allowed for anything. He referred to the only small grass area in the parking lot where some perennials could be added seasonally. Mr. Strat agreed with the recommendation.

Commissioner Blinova referred to the trees that had been located on the side and in the front of Building 12. Boris explained they had a permit to remove the dead tree. She questioned if the existing tree was in poor condition? Mr. Strat confirmed it would probably be removed and replaced.

Commissioner Yedinak wasn't on the Plan Commission for the original proposal but he is not personally opposed to the vinyl material. He did not like the bright white and would have used more of a wood tone to blend in with the building. He felt the Code for trash enclosures had some leeway in it that allowed material that was compatible with the materials on the front of the building.

Commissioner Yedinak visited the property this week and noted some of the posts were already exposed and needed to be fixed. Mr. Strat confirmed it was being addressed.

Commissioner Yedinak mentioned the picture didn't include the wrought iron benches that were added to the landscaping. Mr. Strat mentioned they also added some walkways and stone that were not included.

Commissioner Yedinak was unsure what happened if a petitioner made a commitment in the meeting and questioned if it needed to be upheld. Ms. Milluzzi explained the original plan had the wood as a condition and now the petitioner is asking for a modification to the approved plan.

Chairman Ruffatto reiterated the Commission wanted the wood since it looked better. He then referred to the landscaping. He questioned if there was a landscaping plan for the property when it was originally approved. Mr. Robles explained as part of the amendments of the façade improvements, there wasn't a detailed landscaping plan provided. There was a site plan that

indicated the relocation of the trash enclosures and the reconfiguration of the parking lot and some of the other surrounding improvements. There was discussion about landscaping and adding in some park and seating areas. The Plan Commission had placed a condition on the motion to have the applicant return with a landscape plan for approval by the Plan Commission. The landscape plan was submitted for tonight's meeting. Chairman Ruffatto didn't see anything new since the plan included the existing landscaping. He mentioned there was no color in the photographs from December 2018. Mr. Strat explained there were bushes. Chairman Ruffatto indicated the landscaping didn't look any different and he had removed plantings that were dead, but he didn't see any improvements.

Chairman Ruffatto recommended the petitioner work with Staff on the landscaping. He was not in favor of having the fence installed without approval. The Commission asked for a wooden fence since they look nicer. He did not agree with the plastic enclosures. He is OK with adding an opening to allow people to drop off their trash.

Chairman Ruffatto suggested adding a condition for the landscaping that allows the petitioner to work with Staff to improve it. He wants some color added. Mr. Strat mentioned there were a lot of kids in the apartments that made it difficult to maintain flowers. Chairman Ruffatto understood about the landscaping in the parking areas, but he wanted it added along Dundee Road where it would be seen. Boris agreed.

Commissioner Johnson questioned if TIF money or façade improvement money had been used for this project. Mr. Robles confirmed it was a façade improvement grant request for the improvements. The way the program works, the applicant spends the money and then seeks reimbursement at the end once the Village determines everything complied with the approved site. It is still pending. Mr. Robles noted that some of the funds did come from the TIF District. Mr. Strat confirmed the money was for the overall work on the building.

Commissioner Yedinak moved, seconded by Commissioner Kalis to approve Docket No. PC 19-7 to grant minor site plan and appearance approval as shown on the following exhibits received February 23, 2019, for Arbor Court, located at 100 Arbor Court, Wheeling, Illinois:

- Landscape Plan
- Trash Enclosure Material (photos)

With the following condition:

- Work with Staff to enhance landscape plan and to include additional seasonal landscape color with the focus along Dundee Road.

On the roll call, the vote was as follows:

AYES: Commissioner Yedinak
NAYS: Commissioners Blinova, Johnson, Kalis, Ruffatto
ABSENT: Commissioners Creech, Powers
PRESENT: None
ABSTAIN: None

There being one affirmative votes, the motion was denied.

- B)** [Docket No. PC 19-8](#)
 Adhesive Coating Technologies
 420 Northgate Parkway
 Minor Site Plan and Appearance Approval for Building Addition

Mr. Charles Schwartz, SKI Architecture, 1645 Ogden Avenue, Chicago was present.

Mr. Schwartz explained they were proposing an addition to fill in a courtyard of the existing approximate 50,000 square foot building. The addition will be approximately 2,400 square feet and will include only one wall facing the existing parking lot of the facility. The exterior service will be metal siding to match the existing. They are proposing to extend the wall of the addition up 2' as a parapet to help with the drainage of the new roof from the addition.

Commissioner Kalis questioned what was in the existing outdoor space. Mr. Schwartz confirmed a machine was stored in the outdoor space. Once the equipment was relocated, the courtyard was empty. Commissioner Kalis didn't see any harm in completing the building.

Commissioner Kalis questioned if there would be an access or overhead door? Mr. Schwartz confirmed there will be a man door and an overhead door on the south and a door from the north portion of the building. Mr. Schwartz confirmed they would do their best to match the metal color.

Commissioner Blinova questioned if the addition would impact the parking. Mr. Schwartz confirmed the edge of the parking stopped before the wall.

Commissioner Johnson had no questions.

Commissioner Yedinak had no questions.

Commissioner Kalis moved, seconded by Commissioner Johnson to approve Docket No. PC 19-8 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 Approval Requirements, in order to permit the construction of a 2,436 sq. ft. building addition, in accordance with the plans prepared by S.K.I. Architecture, dated February 13, 2019, located at 420 Northgate Parkway, Wheeling, Illinois

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Johnson, Kalis, Ruffatto, Yedinak
NAYS: None
ABSENT: Commissioners Creech, Powers
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES – [February 28, 2019 \(including Findings for Docket No. 2018-30 and 2019-4A&B\)](#)

Commissioner Kalis moved, seconded by Commissioner Blinova to approve the minutes dated February 28, 2019 as presented. The motion was approved by a voice vote.

9. OTHER BUSINESS

Commissioner Kalis questioned the reason vinyl was not a permitted material for fencing. Chairman Ruffatto thought it had been around for awhile and thought it related to durability and appearance. Commissioner Kalis thought it would have been helpful to know the reasoning so it could have been relayed to the petitioner. Commissioner Johnson mentioned there were different grades of vinyl and that the grade/brand name would need to be disclosed. Commissioner Kalis questioned how long ago was the Code written to prohibit vinyl? He felt if it had been a long time, the material may have changed, and may now be made stronger. He questioned how often the Code was evaluated? Commissioner Kalis would have been OK with the vinyl if it would have been a wood color and durable like wood. He felt it might be worth looking into it. Chairman Ruffatto agreed to add it to the to do list. He explained a lot of it had to do with durability and appearance.

Commissioner Yedinak referred to the new Trex deck wood product that was more durable than wood and had a longer warranty.

Commissioner Yedinak referred to the recent disputes about material and suggested determining the objective of the material and let the petitioner provide a proposal based on cost. Chairman Ruffatto explained the Commission was looking at it from an appearance and durability standpoint. Commissioner Yedinak questioned if applicants could present their proposal ahead of time and then approve it based on color or durability and not get into an adversarial position over forcing material that may be more costly. Chairman Ruffatto explained cost was not a concern of the Plan Commission. The concern is the appearance and durability. The petitioners do come to the Commission with suggestions and in this case the Commission indicated they wanted cedar but that wasn't what they presented, and they didn't challenge it. Commissioner Yedinak suggested removing materials from the Code and asking the petitioner about their proposal. Chairman Ruffatto reiterated that guidelines were needed. Commissioner Kalis suggested refreshing the design guidelines periodically. Chairman Ruffatto explained they were just redone a couple of years ago and a lot of time was spent on it.

Commissioner Johnson would have approved a Trex material if they would have come before the Commission with a proposal.

Ms. Milluzzi explained when the petitioner first came to the Commission, they didn't have a material in mind and the Commission then added a condition that it would be wood wrapped with steel posts. If the petitioner had priced it and determined it was too much and found another material that was just as durable and looked as nice, they could have come for the same minor site plan and asked permission to build it. Ms. Milluzzi explained that cost could be a

consideration as long as they show the other elements on how it meets the intent of the Code. It is the petitioner's burden to establish and satisfy each Commissioner.

Commissioner Yedinak suggested that Village Staff should tell the petitioner what they need to be doing to get approved. Mr. Robles confirmed Staff already does it. He further explained there are discussions and revisions with the applicant prior to going in front of the Plan Commission.

Commissioner Yedinak didn't think cost should be totally disregarded. He felt it needed to be reasonable for the applicant. Chairman Ruffatto explained it was not a discussion item for the Plan Commission. Commissioner Yedinak didn't think the Plan Commission should push the petitioner into a corner that would force them to spend money that was not reasonable. Ms. Milluzzi explained that from tonight's earlier discussion, the petitioner built the trash enclosure without a permit so if they would have pulled a permit, Staff would have told the petitioner the material did not meet the condition of the approval. Commissioner Kalis questioned if tonight's petition was a result of enforcement. Mr. Robles explained Staff did an inspection to check on the status since it was related to a façade improvement grant and when Staff went to the property, they noticed the material.

Commissioner Kalis questioned if the condition for adding color in the landscaping mattered since it was denied. Ms. Milluzzi explained it doesn't go to the Board. As of now, the landscape plan is not approved so the petitioner would need to return for a minor site plan approval for the landscape. The Commission could have made a motion to only approve the landscape plan and not the minor site plan regarding the trash enclosure. Commissioner Kalis questioned if a condition could have been added for a wood trash enclosure. Ms. Milluzzi explained it was part of the original site plan so it would be redundant. The petitioner will need to return with the landscaping plan.

Commissioner Johnson noticed the jazz café on McHenry Road still had a temporary sign on the east side of the building that had been up for many years. Mr. Robles made a note to look at it.

Chairman Ruffatto requested that the Commission review the last item discussed at the last Village Board meeting concerning a town house development west of Prairie Park. It is not a PUD so it is not workshopped and will just come to the Plan Commission for site plan and variations. It will come before the Plan Commission in the near future.

Commissioner Johnson questioned if everyone looked at the station area plan on the Village's website.

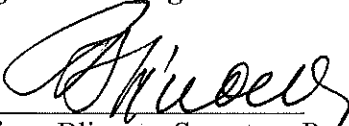
10. ADJOURNMENT

Commissioner Yedinak moved, seconded by Commissioner Johnson to adjourn the meeting at 7:20 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

**Wheeling Plan Commission
Regular Meeting**

March 14, 2019



Tatiana Blinova, Secretary Pro Tem
Wheeling Plan Commission