

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, April 26, 2018.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Dorband, Johnson, Powers and Ruffatto. Commissioner Kalis was absent with prior notice. Also present were Brooke Casolari, Senior Planner and Mallory Milluzzi, Village Attorney.

4. CHANGES TO THE AGENDA - none

5. CITIZEN CONCERNS AND COMMENTS – none

6. CONSENT ITEMS

- A) Docket No. SCBA 18-8
Whippletree Village
525 McHenry Road
Appearance Approval of a Freestanding Sign
- B) Docket No. SCBA 18-10
Bella's
25 Huntington Lane
Appearance Approval of a Wall Sign
- C) Docket No. SCBA 18-11
Ekta Grocers
845 W. Dundee Road
Appearance Approval of a Wall Sign
- D) Docket No. SCBA 18-12
FedEx
1430 S. Wolf Road
Appearance Approval of a Wall Sign

- E)** Docket No. SCBA 18-13
 9Round
 1540 Lake Cook Road
 Appearance Approval of a Wall Sign

- F)** Docket No. SCBA 18-14
 Northfield Presbyterian Church
 380 W. Palatine Road
 Appearance Approval of a Wall Sign

- G)** Docket No. SCBA 18-15
 Boston Fish Market
 412 N. Milwaukee Avenue
 Appearance Approval of a Wall Sign

- H)** Docket No. SCBA 18-16
 US Bank
 800 Wheeling Road
 Appearance Approval of Wall Signs

- I)** Docket No. SCBA 18-19
 One Wheeling Town Center
 375 W. Dundee Road
 Appearance Approval of a Wall Sign

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

Approve Docket No. SCBA 18-8 to grant appearance approval for the freestanding sign in accordance with the sign and landscaping plans (4 sheets) submitted April 20, 2018 for Whippletree Village, located at 525 McHenry Road, Wheeling, Illinois.

Approve Docket No. SCBA 18-10 to grant appearance approval for the wall sign in accordance with the sign plan submitted April 17, 2018 by All American Sign, on behalf of Bella's, located at 25 Huntington Lane, Wheeling, Illinois.

Approve Docket No. SCBA 18-11 to grant appearance approval for the wall sign in accordance with the sign plan submitted April 11, 2018 by Rainbow Signs, on behalf of Ekta Grocers, located at 845 W. Dundee Road, Wheeling, Illinois.

Approve Docket No. SCBA 18-12 to grant appearance approval for the wall sign in accordance with the sign plan submitted April 13, 2018 by Integrity Sign, on behalf of FedEx, located at 1430 S. Wolf Road, Wheeling, Illinois.

Approve Docket No. SCBA 18-13 to grant appearance approval for the wall sign in accordance with

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the sign plan submitted April 16, 2018 by Landmark Visibility Solutions, on behalf of 9Round, located at 1540 Lake Cook Road, Wheeling, Illinois.

Approve Docket No. SCBA 18-14 to grant appearance approval for the wall sign in accordance with the sign plans (2 sheets) submitted April 18, 2018 by TFA Signs, on behalf of Northfield Presbyterian Church, located at 380 W. Palatine Road, Wheeling, Illinois.

Approve Docket No. SCBA 18-15 to grant appearance approval for the wall sign in accordance with the sign plan submitted April 10, 2018 for Boston Fish Market, located at 412 N. Milwaukee Avenue, Wheeling, Illinois.

Approve Docket No. SCBA 18-16 to permit installation of the wall signs in accordance with the sign drawings submitted April 20, 2018 for US Bank, located at 800 S. Wheeling Road, Wheeling, Illinois;

Approve Docket No. SCBA 18-19 to grant appearance approval for the wall sign in accordance with the sign plan submitted April 20, 2018 by Brad Friedman, on behalf of ONE, located at 375 W. Dundee Road, Wheeling, Illinois.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Chairman Ruffatto expressed a concern regarding Ekta Grocers. He mentioned the picture provided in the packet showed Dundee Dogswas still not cleaned up. He expressed the same concern for Ekta Grocers. He stated if another business in the center came before the Commission, he will pull it off the Consent agenda and ask the owner to come in and fix it. Ms. Casolari confirmed Staff will research it and try to get the property owner to clean the entire façade.

7. ITEMS FOR REVIEW

- A) Docket Nos. PC 18-7 and SCBA 18-18
Euro Tire Boutique
420 S. Milwaukee Avenue
(PC 18-7) Minor Site Plan & Appearance Approval of Façade Modifications
(SCBA 18-18) Appearance Approval of a Wall Sign

Ms. Debbie Lampros, Owner, 420 S. Milwaukee Avenue, Wheeling was present.

Ms. Lampros explained she wants to replace the shingles on the building. A sample of the shingle was provided at the meeting. She is using the same material as the existing but making a slight change to the color. She thinks the color will complement the sign.

Ms. Lampros explained the sign will be made of metal and will have the same design as the freestanding sign.

Ms. Lampros referred to the graphics in the windows of the garage. She believes it is within the Village Code since the lettering is less than 50%. She thinks it adds a nice design. The graphics are existing and were added without approval. Chairman Ruffatto explained it required Village approval.

Ms. Lampros stated she will add 3' tall flower planters at the entrance. She will also add flowers under the freestanding sign.

Ms. Lampros wants to add the flags back to the roof. She explained that she's had them for 14 years and her customers are questioning if the business is closed because the flags were removed.

Ms. Lampros wants to repaint the building when she has more money.

Commissioner Johnson has no problem with the garage graphics since you can see out but was unsure if someone could see into the garage. Ms. Lampros confirmed you could see inside but wants to add more interior lights.

Commissioner Johnson questioned if the flags had been up in the past. Ms. Lampros confirmed she's had the flags for 14 years. She confirmed she purchased new flags in a stronger material. She changes the flags 3-4 times a year to ensure they look new. She promised to keep them clean. Commissioner Johnson questioned why the flags weren't currently flying. Ms. Casolari confirmed the flags were not approved unless the Plan Commission found them acceptable in terms of appearance. The flags had been up for 14 years without approval. Commissioner Johnson preferred that the flags be incorporated into the sign. Ms. Lampros explained her logo was used on the sign and didn't include flags.

Commissioner Creech felt it was great that the petitioner was taking the initiative to make improvements. He thought it would look great and had no problems with it.

Commissioner Blinova didn't have problems with the proposal. She questioned if the petitioner had plans to fix the pavement. Ms. Lampros has discussed the pavement with the property owner but he was unwilling to make any improvements. She agreed it needed to be repaired. She will save some money and then try and fix it.

Commissioner Blinova wanted some flowers added under the freestanding sign. Ms. Lampros explained she has tried planting seeds and flowers but nothing grows. She will try to remove the existing plastic in the ground and add new soil in hopes that something will grow.

Commissioner Dorband appreciates the improvements to the property.

Commissioner Powers questioned if the window graphics were up to Code. Ms. Casolari explained because the entire windows were covered, it would not fall under the Sign Code but would be under appearance approval required by the Plan Commission. Signs can be no more than 50% of a single window. The windows are currently covered 100% and some of the windows just have graphics without any text. Staff finds it to be an appearance issue rather than a sign.

Commissioner Powers was not in favor of using the flags. Ms. Lampros expressed the importance of the flags to her business. She works on race cars, sports cars, family cars and European cars. Her business was previously in Niles and her customers identify the business with the flags.

Commissioner Dorband requested a business card from the petitioner.

Chairman Ruffatto had an issue with the flags. He felt if the flags were permitted, it would set a precedent to other businesses. He was OK with the graphics on the garage door.

Chairman Ruffatto mentioned the flags, sign and graphics had been enforcement issues for many years. The petitioner should have been in front of the Plan Commission in the past. He did not think the flags were very attractive and didn't think the petitioner could maintain them.

Chairman Ruffatto personally had an issue with the flags since it would open the door for others. Ms. Lampros felt smaller flags were the problem. She explained her flags were out of the way and she kept them clean. She has received no complaints about the flags. Chairman Ruffatto questioned if the Village had visited the site about the flags. Ms. Casolari confirmed the Village visited the business and that was the reason they were removed.

Commissioner Johnson is unsure about the flags since they appeared very large in the picture. Ms. Lampros explained the size and location were not accurately depicted in the picture. She confirmed the actual flags (2) were smaller and located lower on the roof. Commissioner Johnson preferred a smaller size (3' x 5') and having them installed lower on the roof. Ms. Lampros stated the original flags were either 3' x 5' or 4' x 6'. She noted the previous location on the picture. Both flags went up and not out from the roof. Commissioner Johnson was OK with the size and location of the flags.

Commissioner Blinova was not in favor of the flags because it would set a precedent for other businesses.

Commissioner Powers was not in favor of the flags.

Commissioner Dorband expressed a concern that the flags would be taking away from the new sign. She also expressed concern that it would set a precedent. Ms. Lampros reiterated that no one has complained about the flags. Commissioner Dorband questioned if Staff felt the flags would set a precedent. Village Attorney Milluzzi explained that it was part of the appearance approval and people could point to other examples to support why you should approve their request. She did not think it was a binding precedent.

Commissioner Dorband questioned if the petitioner had grandfather rights since the flags had been up for so long. Village Attorney Milluzzi explained that the flags were in violation of the Code so the petitioner did not have any legal right to continue doing it.

Commissioner Dorband noticed the flags were not included on the petitioner's business card. Ms. Lampros confirmed the flags were not part of her logo.

Commissioner Dorband questioned the reason the flags were so important to the petitioner. Ms. Lampros explained it was part of the image for her business. Commissioner Dorband questioned if the petitioner thought customers would not come to the business if the flags were not used. Ms. Lampros explained it was just for aesthetic reasons and part of her theme.

Chairman Ruffatto noted there were other tire companies in the Village that did not use flags. Ms. Lampros noted they were not a small individual business.

Commissioner Dorband was not in favor of the flags since they were not permitted in the Code and it would set a precedent for other businesses.

Commissioner Creech was not in favor of the flags.

Commissioner Blinova felt the petitioner was trying to attract customers with racing cars. She suggested using something different that represented racing.

Commissioner Dorband suggested putting the flags on the pole of the freestanding sign. Ms. Casolari felt it would be a modification to the freestanding sign.

Commissioner Powers suggested using a flagpole. Ms. Casolari confirmed flagpoles were permitted in the Code subject to the Plan Commission's review and approval. Village Attorney Milluzzi stated that a flagpole could not be taller than 35' in height.

Chairman Ruffatto stated the majority of the Commission did not want the flags. He questioned how it should be voted on. Ms. Casolari explained there would be a condition that the flags were not approved as proposed (minor site plan approval).

Ms. Lampros questioned if anything could be done to change the vote. Ms. Casolari explained that the petitioner could come back with another proposal with a different location or idea for the flags. Chairman Ruffatto suggested working with Staff for another option. Ms. Casolari explained it could not be decided at tonight's meeting.

Commissioner Dorband suggested looking at options for attaching smaller flags to the existing freestanding flag pole.

Ms. Lampros questioned if she could place the flags on the exterior wall. Ms. Casolari explained they could be added if they were very low and projected out. It would be similar to a flagpole used at a residential house.

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Ms. Lampros didn't understand why the flags were being taken away after being up for 14 years. Chairman Ruffatto explained they were in violation of the Village Code and the Plan Commission was not in favor of the flags.

Commissioner Johnson questioned if there was anything the Village could do to make the property owner repair the pavement. Village Attorney Milluzzi agreed to look at Code enforcement. Ms. Lampros confirmed the maintenance was part of the lease agreement and her responsibility. She confirmed she could not make the pavement improvements at this time.

In reply to Chairman Ruffatto's question, Ms. Casolari felt it was best to take a vote and if the petitioner changes her plan for the racing flags she could return.

Commissioner Johnson questioned if the façade improvement grant could be used to assist. Chairman Ruffatto explained she would need to do the paperwork before starting on the shingles. If the Village Board approved the grant, the petitioner would do the work and then get reimbursed for up to 50% of the amount.

Commissioner Johnson moved, seconded by Commissioner Blinova to approve Docket No. PC 18-7 granting minor site plan and appearance approval of the façade changes, as shown on the following exhibits submitted April 20, 2018 for Euro Tire Boutique, which is located at 420 S. Milwaukee Avenue, Wheeling, Illinois:

- Cover letter,
- Photographs of window coverings (2 sheets),
- Flag exhibit,
- Sign plan (indicating the location of the proposed checkered flags), and
- Roof shingle sample.

With the following condition:

1. That the racing flags as shown are not approved.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Creech to Approve Docket No. SCBA 18-18 granting appearance approval of a wall sign as shown on the sign plan submitted April 20, 2018 for Euro Tire Boutique, which is located at 420 S. Milwaukee Avenue, Wheeling, Illinois.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Dorband, Johnson, Powers, Ruffatto
NAYS: None
ABSENT: Commissioner Kalis
PRESENT: None
ABSTAIN: None
There being six affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES – March 22, 2018 (including findings for Docket No. 2018-3A&B, 2018-5A&B and 2018-6.)

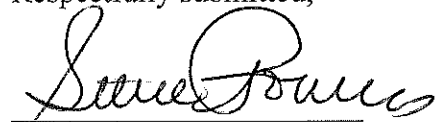
Commissioner Johnson moved, seconded by Commissioner Creech to approve the minutes dated March 22, 2018 as presented. The motion was approved by a voice vote. Commissioner Powers abstained.

9. OTHER BUSINESS

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Creech to adjourn the meeting at 7:18 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,



Steve Powers, Secretary
Wheeling Plan Commission

**DISTRIBUTED TO THE COMMISSION 05.04.2018
FOR APPROVAL ON 05.10.2018**