

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on June 24, 2020.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Chairman Johnson, Marcy Knysz, Village Planner and Mallory Milluzzi, Village Attorney were present in person with Commissioners Creech, Kalis, Sprague, Thompson and Yedinak attending remotely. Commissioner Blinova was absent with prior notice.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A) Docket No. SCBA 20-7
Weber Flavors
685 Chaddick Drive
Approval of a monument sign

Commissioner Yedinak moved, seconded by Commissioner Creech to approve the following consent item.

Approve Docket No. SCBA 20-7 to permit the installation of one monument sign in accordance with the Sign Plans prepared by SignPalace, dated 1/21/2020 and Landscape Plan prepared by SignPalace, dated 1/21/2020, located at 685 Chaddick Drive, with the following condition:

1. Replacement crabapple tree with a minimum caliper size of 3” shall be installed by October 15th, 2020, per the exhibit prepared by Edgar Weber, received by the Village on 6/16/2020.

On the roll call, the vote was as follows:

AYES: Commissioners Creech, Johnson, Kalis, Sprague, Thompson, Yedinak
NAYS: None
ABSENT: Blinova
PRESENT: None

ABSTAIN: None

There being six affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) Docket No. 2020-7
The Landing (Whitley)
156 W. Dundee Road
Amendment to Special Use

See Findings of Fact and Recommendation for Docket No. 2020-7.

Commissioner Kalis moved, seconded by Commissioner Creech to recommend approval of Docket No. 2020-7 granting an amendment to Ordinance No. 4905 which granted Final Planned Unit Development, Special Use, Site Plan and Building Appearance Approval for The Whitley of Wheeling Assisted Living and Memory Support Community (60-156 W. Dundee Road) as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-05 Mixed Use and Overlay Districts, Chapter 19-10 Use Regulations, and associated sections, in accordance with the Project Description Letter prepared by M3 Development, LLC, dated March 10, 2020 and the Landscape Plan, prepared by SAS Architects & Planners, dated 12/19/2014 (last revised 3/10/2020), subject to the following condition:

1. The water fountain feature on the south side of the building, located along Dundee Road, shall be completed pursuant to the approved Landscape Plan, prepared by SAS Architects and Planners, dated November 5, 2014 and be functional. Compliance shall be completed by September 1, 2020 and a Final Certificate of Occupancy shall not be issued until inspected and approved by Village staff.

On the roll call, the vote was as follows:

AYES: Commissioners Creech, Johnson, Kalis, Sprague, Thompson, Yedinak
NAYS: None
ABSENT: Commissioner Blinova
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

- i. Docket No. PC 20-9
680 & 700 Northgate Parkway
Appearance Review

Mr. Anthony Pagliuco, McNelly Services, Contractor was present.

The petitioner originally had the space as a spec suite with no potential tenant. The owner of the building had a potential tenant who wanted half the space, so they went through a redesign

process and part of it was moving two of the windows outward a little further as well as revising the entrance to accommodate both potential suites. It will have a shared vestibule with two spaces. They have a permit in for review for the 680 unit which includes the two windows and the other windows are part of the 700 buildout. The 700 buildout was previously permitted and currently under construction.

Ms. Knysz provided additional background. The building permit came through for 700 Northgate which showed the four windows and door as existing, so the permit got processed, but then they started construction and came back for a revision which showed it as proposed. Village Staff caught the error and advised them to come in for appearance review for the façade changes since it is visible from the public way. Soon after Staff saw the permit come in for 680 Northgate, they put it together since it was the same contractor. The work for 700 is almost done and the work for 680 (2 windows) is not finished.

In response to Commissioner Yedinak's question, Mr. Pagliuco confirmed they were still building out two additional windows to the left when facing the door if the 680 buildout gets approved and they move forward with it. He confirmed the two windows to the left of the door will become part of the 680 space.

Commissioner Yedinak questioned if the petitioner would be cleaning underneath the windows. Mr. Pagliuco agreed they had hired someone to power wash and paint. Commissioner Yedinak questioned what would be done to clean up the door that was filled in. Mr. Pagliuco explained the line around the opening would be grouted, then grinded down and repainted to match the existing colors. Commissioner Yedinak expressed a concern if the material was colored and then painted, the fill on the door would still be seen but he felt if it was just paint being repainted it should be OK. Mr. Pagliuco felt it would blend in nicely.

Commissioner Thompson had no questions.

Commissioner Creech had no questions.

Commissioner Sprague questioned if the metal canopy needed primer or new paint. Mr. Pagliuco confirmed it had already been painted to match the existing canopies on either end of the building. The canopy was designed to match the existing conditions.

In response to Commissioner Kalis' question, Mr. Pagliuco confirmed the existing façade was painted and was not the color of the material. He also reconfirmed they would be refreshing the paint. Commissioner Kalis expressed concern about the existing water stains and wants to make sure it gets repainted.

Commissioner Kalis questioned the reason for having four windows as part of the warehouse. Mr. Pagliuco explained the four windows would eventually become part of an office in the future.

Chairman Johnson questioned if a tenant was lined up for the 700 unit. Mr. Pagliuco confirmed they were expecting it to happen unless it fell through.

Commissioner Creech moved, seconded by Commissioner Sprague to approve Docket No. PC 20-9 granting appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, in order to permit exterior building modifications necessary to create a shared entrance at 680 and 700 Northgate Parkway, in accordance with the petitioner's Project Description Letter dated May 27, 2020 (revised June 16, 2020), Entrance Elevation Plan, prepared by Interwork Architects, dated June 11, 2020 and Rendering prepared by Interwork Architects, dated June 11, 2020.

On the roll call, the vote was as follows:

AYES: Commissioners Creech, Johnson, Kalis, Sprague, Thompson, Yedinak
NAYS: None
ABSENT: Commissioner Blinova
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

- A) Approval of Minutes of the Regular Meeting of June 10, 2020 (including Findings of Fact for Docket Numbers 2020-6, 2020-9 and 2020-11)

Commissioner Yedinak moved, seconded by Commissioner Sprague to approve the minutes dated June 10, 2020 as presented.

On the roll call, the vote was as follows:

AYES: Commissioners Creech, Johnson, Kalis, Sprague, Thompson, Yedinak
NAYS: None
ABSENT: Commissioner Blinova
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

9. OTHER BUSINESS

Commissioner Kalis requested an update regarding the next meeting. Ms. Knysz thought it should be an in-person meeting in July but will confirm next week. Commissioner Kalis announced he would be absent at the July 22nd meeting if it were held in-person. Ms. Knysz confirmed the July 22nd meeting would definitely be in-person.

Commissioner Yedinak reminded everyone to still be careful during Phase 4.

Ms. Milluzzi confirmed it was now law for a roll call vote for virtual meetings going forward. It

did not pertain to in-person meetings.

10. ADJOURNMENT

Commissioner Kalis moved, seconded by Commissioner Yedinak to adjourn the meeting at 7:10 p.m.

On the roll call, the vote was as follows:

AYES: Commissioners Creech, Johnson, Kalis, Sprague, Thompson, Yedinak

NAYS: None

ABSENT: Commissioner Blinova

PRESENT: None

ABSTAIN: None

There being six affirmative votes, the motion was approved.