

**1. CALL TO ORDER**

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, July 12, 2018.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present were Commissioners Blinova, Creech, Johnson, Kalis, Powers and Ruffatto. Commissioner Dorband was absent with prior notice. Also present were Brooke Casolari, Senior Planner, Mallory Milluzzi, Village Attorney, Mr. Andrew Jennings, Director of Community Development, Mr. Ron Antor, Fire Inspector and Mr. Kyle Goetzelmann, Civil Engineer.

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

**5. CITIZEN CONCERNS AND COMMENTS**

Commissioner Powers read the following statement:

\*Municipal Code 2.03.060 Subjects of Orders of Business:

Citizen Concerns and Comments. Members of the public may address the Plan Commission with comments regarding only those issues that are relevant to the Plan Commission's agenda or topics that the Plan Commission has the authority, pursuant to the Village Code, to address. The chairperson or his or her designee shall strictly restrain comments to matters that are relevant to the Plan Commission business and shall not permit repetitious comments or arguments. Members of the general public who wish to address the Plan Commission must sign the request to speak form prior to the commencement of the public meeting. The persons submitting a petition, concern or other comment shall be allocated five minutes to present their points.

No one from the audience came forward.

**6. CONSENT ITEMS**

A) Docket No. SCBA 18-30  
Rivers of Living Water Church  
345 N. Wolf Road  
Appearance Approval of an Awning Sign

B) Docket No. SCBA 18-31  
Champro  
1175 Wheeling Road

Appearance Approval of a Freestanding Sign

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

**Approve Docket No. SCBA 18-30** to grant appearance approval for an awning sign in accordance with the awning plan submitted June 22, 2018 for Rivers of Living Water Christian Church, located at 345 N. Wolf Road, Wheeling, Illinois.

**Approve Docket No. SCBA 18-31** to permit modifications to an existing freestanding sign in accordance with the following exhibits submitted June 25, 2018 for Champro, located at 1175 Wheeling Road, Wheeling, Illinois:

- Photo of existing sign,
- Monument sign plans (2 sheets), and
- Landscape plan.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

**7. ITEMS FOR REVIEW**

- A) Docket No. SCBA 18-32  
Amvets  
700 McHenry Road  
Appearance Approval of a Freestanding Sign

Mr. Matt Krasne, Amvets, 700 McHenry Road was present.

There are currently three signs. They are replacing the middle sign (slots, beer, food) with a double sided digital programmable sign in the approximate same size.

Chairman Ruffatto questioned the petitioner's reason for the proposed landscape waiver.

Mr. Alteri provided a picture that showed the post being less than 2' from the curb. During snowplowing, the snow would go over any landscaping in the area and wouldn't stand a chance.

Commissioner Johnson questioned the location of the property line on the other side of the sign.

**Wheeling Plan Commission  
Regular Meeting**

**July 12, 2018**

The petitioner was unaware but thought it was approximately 3' behind the pole.

Ms. Casolari added that the sign had a setback variation of 5' so she assumed the pole was 5' from the side property line.

Commissioner Johnson would like to see some landscaping but understood the limitation in space and snowplowing issue.

Commissioner Blinova didn't think there was room for landscaping.

Commissioner Kalis had no comments.

Commissioner Creech had no comments.

Commissioner Powers questioned if landscaping could be added to the sides of the sign. He suggested using ornamental grass and mulch. He felt it would survive the winter. The petitioner agreed.

Chairman Ruffatto suggested adding perennials that would only bloom in the summer with evergreens or ornamental grasses that would cover some of the pole during part of the year. The petitioner felt it would need to be planted behind the sign or on the side.

Commissioners Johnson, Blinova, Kalis, Creech were all in agreement.

Ms. Casolari questioned if Chairman Ruffatto wanted to specify the type of plants. Chairman Ruffatto suggested ornamental grass with the addition of perennials. The petitioner agreed.

Commissioner Powers moved, seconded by Commissioner Johnson to approve Docket No. SCBA 18-32 to grant appearance approval of the modifications to the existing freestanding sign in accordance with the cover letter and sign plan submitted June 22, 2018 by Amvets, located at 700 McHenry Road, Wheeling, Illinois with the following condition:

1. Ornamental grasses and perennial flowers shall be added to the base of the sign. A plan shall be provided prior to permit issuance.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

**B)** Docket No. PC 18-13  
Awesome Design

**Wheeling Plan Commission  
Regular Meeting**

**July 12, 2018**

2220 Foster Avenue  
Minor Site Plan and Appearance Approval of Building and Site Modifications

Mr. Jason Roszkowiak, Awesome Design, 2220 Foster Avenue, Wheeling, IL was present.

Mr. Roszkowiak explained he wanted to add a fence in the back around the property. He wants to keep the equipment (trucks) safe. The property runs along the creek. Since he took over the property, he is trying to clean up the area. He mentioned that there were kids in the back drinking so he is trying to keep them out.

Mr. Roszkowiak wants to add a drive-in door in the front. They receive deliveries, and some aren't able to load up to the dock because they arrive in small trucks/vans. There will be additional permits for the building. They are upgrading the building to make it more appealing.

Commissioner Creech thanked the petitioner for moving into the Village of Wheeling. He agrees the building is showing its age and understands the petitioner will be upgrading the property.

Commissioner Kalis appreciated that the petitioner wanted to make the property look nice.

In response to Commissioner Powers' question, Mr. Roszkowiak confirmed the proposed fence was an 8' chain link fence with a gate. It will have razor wire on the top.

Commissioner Powers was glad there would be more improvements in the future.

Commissioner Blinova had no comments.

Commissioner Johnson questioned if the petitioner was planning on sealing and striping the parking lot. Mr. Roszkowiak confirmed the striping would be done.

Commissioner Johnson questioned how the grass on the outside of the fence would be maintained. Mr. Roszkowiak explained it would be cut and maintained. They have already cleaned a lot of the debris in the back. He confirmed they had access in the back and the grass would always be maintained.

Chairman Ruffatto questioned if the razer wire was necessary on top of the chain link fence. Mr. Roszkowiak confirmed it was barbed wire. He was comfortable with it surrounding the facility. He had spoken with the neighbors who have indicated people had jumped in their yards and cut off the convertors of their vehicles. Mr. Roszkowiak felt it was a bigger deterrent.

In reply to Chairman Ruffatto's question, Mr. Roszkowiak confirmed there would be a gate with a lock on the south side. There will also be a fire lock box.

Chairman Ruffatto referred to the original petition to build a storage facility in the back. He questioned if they would still receive deliveries after hours. Mr. Roszkowiak explained he had made arrangements with his vendors to try and get them during the day. He wasn't going to build a structure on the property but use a container. Chairman Ruffatto questioned how they

**Wheeling Plan Commission  
Regular Meeting**

**July 12, 2018**

would get access with a locked gate. Mr. Roszkowiak explained they would have an access code.

Commissioner Powers questioned if the fence was going down to the ground. Mr. Roszkowiak explained it was OK for the chain link fence to go to the ground.

Chairman Ruffatto took a poll regarding the proposed 8' chain link fence with barbed wire.

Commissioner Johnson: in favor  
Commissioner Blinova: in favor  
Commissioner Powers: in favor  
Commissioner Kalis: in favor  
Commissioner Creech: in favor  
Chairman Ruffatto: in favor

The vote was 6:0 in favor of the proposed 8' chain link fence with barbed wire.

Commissioner Johnson moved, seconded by Commissioner Kalis to approve Docket No. PC 18-13 to grant minor site plan and appearance approval for building and site modifications in accordance with the following exhibits submitted July 9, 2018 (except as noted), on behalf of Awesome Design, located at 2220 Foster Avenue, Wheeling, Illinois:

- Project description (2 sheets),
- Plat of survey with proposed fencing overlay,
- Site plan noting fencing June 27, 2018
- Fence and gate exhibits (3 sheets), June 27, 2018, and
- Garage door exhibit, A1, June 27, 2018.

And with the following condition of approval:

1. That the parking lots shall be restriped prior to occupancy; and
2. That the fence shall meet the floodplain requirements of Title 22; and

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- C) Docket No. 2018-13A,B&C  
JV Global Services  
Multiple addresses (see full property description in hearing information below)  
(2018-13A) Text Amendment to Add 'Transportation Center' as a Special Use

**Wheeling Plan Commission  
Regular Meeting**

**July 12, 2018**

- (2018-13B) in the I-3 General Industrial District  
Rezoning from I-1 Light Industrial and Office District and R-1A  
Single-Family Residential District to I-3 General Industrial District
- (2018-13C) Special Use-Site Plan Approval of a Transportation Center

See Findings of Fact and Recommendation for Docket No. 2018-13A,B&C.

Commissioner Johnson moved, seconded by Commissioner Powers to continue Docket No. 2018-13A to July 26, 2018.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Johnson to continue Docket No. 2018-13B to July 26, 2018.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Creech moved, seconded by Commissioner Kalis to continue Docket No. 2018-13C to July 26, 2018.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

**8. APPROVAL OF MINUTES – None**

**9. OTHER BUSINESS**

Chairman Ruffatto thanked the Commission for a long evening. The next meeting will also be a long. To accommodate all the petitioners, the meeting will start at a special time of 5:30pm.

**10. ADJOURNMENT**

Commissioner Powers moved, seconded by Commissioner Kalis to adjourn the meeting at 10:35 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 7.20.2018  
FOR APPROVAL ON 7.26.2018**