

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on July 22, 2020.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Johnson, Sprague, Thompson and Yedinak. Commissioner Kalis was absent with prior notice. Also present were Marcy Knysz, Village Planner, Mallory Milluzzi, Village Attorney and Ross Klicker, Director of Community Development.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A) Docket No. SCBA 20-16
Elsa's
735 N Milwaukee Ave.
Approval of a wall sign
- B) Docket No. SCBA 20-17
TMobile
1538 Lake Cook Road
Approval of a wall sign
- C) Docket No. SCBA 20-20
International Hair
765-A W. Dundee Road
Approval of a wall sign

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

Approve Docket No. SCBA 20-16 to permit the installation of one wall sign in accordance with the sign plans prepared by Dream LED Sign, received on 7/7/2020, for Elsa's, located at 735 N. Milwaukee Ave.

Approve Docket No. SCBA 20-17 to permit the installation of one wall sign in accordance with the sign plans prepared by South Water Signs, dated 5/9/2019, for TMobile, located at 1538 Lake Cook Road.

Approve Docket No. SCBA 20-20 to permit the installation of one wall sign in accordance with the sign plans prepared by Neon Art Co., dated 6/25/2020, for International Hair, located at 765-A W. Dundee Road.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) Docket No. PC 20-10
353 N. Milwaukee Avenue
Minor Appearance Approval for Changes to the Building Facade

The petitioner is proposing alternations to the exterior of the building façade which requires minor appearance approval.

Mr. Roman Ilber, 353 N. Milwaukee Avenue was present.

The petitioner is proposing to paint three quarters of the building with a grey/blue color.

Commissioner Creech visited the site and noticed the petitioner had not lived up to the previous conditions from last year. He mentioned the doors were never painted. The petitioner agreed to paint the doors when he paints the building. Commissioner Creech asked why the petitioner did not remove the remaining side of the trash enclosure since three sides were removed. The petitioner explained he had been told by the Village that it was not necessary so he left it to keep the back of the property covered.

Commissioner Creech noticed vehicles on the south property line and did not think the petitioner was allowed to store any vehicles on the property. The petitioner stated he could store any vehicles that were not commercial. Commissioner Creech questioned if the storage of vehicles were permitted in B-3 Zoning. He thought the only vehicles permitted were vehicles with updated license plates and were part of the business for delivery or coming and going. Ms. Knysz thought the storage of his cars was to be indoors. The petitioner stated he had not

received any notification for the storage of regular vehicles. He confirmed the vehicles had valid license plates.

Commissioner Creech noticed a white Ford pickup truck parked in the fire lane. The petitioner explained the truck was only parked temporarily.

Commissioner Creech questioned if there was a permit for the recent electrical work that had been done on the north side of the property. The petitioner confirmed he was working on the permit. He explained it should have been part of another permit, but it was decided to separate it. The petitioner confirmed it was not yet connected.

Commissioner Creech noticed the trash enclosure was stored outside instead of inside the building. The petitioner explained it was only outside because it was trash pickup day. Commissioner Creech asked about the routers, wheel drums and misc. stored on the ground in the corner. The petitioner explained it was waiting to be picked up for scrap metal.

Commissioner Creech explained that the Village does not usually like painted brick because of the maintenance issues but he noted there were some new products that did well if applied properly. The petitioner was agreeable not to paint the brick. Commissioner Creech mentioned there were specific products that needed to be used on masonry after priming before painting. Commissioner Creech wants the products (lexan paint, primer and a lexan product for masonry) and color choices included in the condition for Staff review. He was unsure if the same products could be used on the EIFS.

Commissioner Thompson expressed concern about brick being painted. She questioned if the petitioner had considered staining the brick since it did not chip and lasted longer. The petitioner agreed to look into it.

Commissioner Yedinak appreciated that the petitioner was trying to clean up the property. He agrees the façade needs a lot of work. He referred to the previous landscaping condition and expressed concern about the conditions that had previously been approved but not done. He expressed concern that it will be a similar situation with any new conditions.

Commissioner Yedinak questioned why the petitioner wanted to paint the brick. He felt the brick was in fairly good shape and suggested power washing it. The petitioner explained he did not have to paint the brick. Ms. Knysz confirmed Staff wanted the building power washed but not painted.

Commissioner Yedinak questioned the color choice of grey. He thought it would start to look dingy more quickly and thought a complimentary color to the brick would look better.

Commissioner Yedinak preferred that the petitioner return with a more complete plan along with the materials with the step-by-step process.

Commissioner Sprague asked if someone from Staff discussed power washing the brick and selecting a complimentary color. The petitioner confirmed no one had discussed it with him.

Commissioner Sprague referred to the January 2019 condition to replace or remove the railroad ties in front. The petitioner confirmed he replaced all of them in the front and sides.

Commissioner Sprague asked about the weeds in the parking lot. The petitioner confirmed there was just a little grass but no weeds in the back.

Commissioner Sprague asked if the trees in back were trimmed as requested. The petitioner confirmed he trimmed the trees last year. Commissioner Sprague noted they needed to be trimmed again this year. The petitioner explained they were located in the back, so it did not matter.

Commissioner Sprague asked if the petitioner was fixing the damage to the concrete on the southwest corner of the building. The petitioner agreed to fix it before painting.

Commissioner Sprague referred to the previous conditions that had not been done or done poorly. The petitioner explained Mr. Robles had indicated everything was done so he could start to paint. Ms. Knysz disagreed. She provided a list of items that needed to be addressed: replace railroad ties and remove the weeds. He agreed to remove the weeds within the next week. Commissioner Sprague asked if he was planning to repair the parking lot. The petitioner confirmed he had resealed and restriped the entire parking lot. Commissioner Sprague mentioned the parking lot was falling apart. The petitioner apologized, but explained he did not have the funds to repair it since the property taxes were so high.

Commissioner Sprague agreed the brick should be cleaned and the front should be painted in a color to match the brick. If the petitioner paints the brick, he wants to make sure the proper products are used.

Commissioner Blinova agreed with the other Commissioners. She suggested using beige for the front of the building.

Chairman Johnson prefers not painting the brick and using the money saved to fix the parking lot. The petitioner explained it would not be enough money and he felt the parking lot looked OK and agreed to remove the weeds.

Chairman Johnson mentioned there were several vehicles parked in front without license plates. The petitioner confirmed all the vehicles have plates.

The petitioner agreed to Chairman Johnson's request to paint all the doors.

The petitioner agreed to send the color selection to Staff for review. He has no preference regarding the color.

Chairman Johnson was not too concerned with the color of the front of the building, he suggested using a contrast color for the stripe on the top to make it stand out.

Chairman Johnson took a poll regarding painting the brick surfaces.

**Wheeling Plan Commission
Regular Meeting**

July 22, 2020

Commissioner Creech: no
Commissioner Thompson: no
Commissioner Yedinak: no
Commissioner Sprague: no
Commissioner Blinova: no
Chairman Johnson: no

The vote was 6:0 not in favor of painting the brick surfaces.

Commissioner Yedinak stated he would vote against the proposal because he wants a more detailed clear plan presented to the Plan Commission including the color. Ms. Milluzzi questioned what other details besides color would be needed when he returned. She suggested a condition could be added to present the color to Staff. Commissioner Yedinak referred to the material on the EIFS. Commissioner Creech was in favor of a condition for the petitioner to return with proper documentation on what will be done regarding the preparation and type of products to be used on the exterior of the building. Ms. Milluzzi questioned if Commissioner Creech wanted it presented to Staff or having the petitioner return to the Plan Commission. Commissioner Creech preferred the petitioner return to the Plan Commission. Commissioner Yedinak agreed.

Chairman Johnson reviewed the proposed conditions:

- Power wash the entire building, doors and frames.
- Paint the man doors with a rustproof paint.
- Paint the corner protectors by the overhead and man door openings.
- Remove weeds from cracks in parking lot.

Chairman Johnson expressed a concern about the storage of vehicles. Ms. Knysz agreed Staff will follow up with Code Enforcement.

Chairman Johnson took a poll regarding continuing the Docket to August 26 or allowing Staff to review.

Commissioner Sprague: continue
Commissioner Blinova: Staff review
Commissioner Creech: continue
Commissioner Thompson: Staff review
Commissioner Yedinak: continue
Chairman Johnson: continue

The vote was 4:2 in favor of continuing the Docket to August 26.

Commissioner Yedinak moved, seconded by Commissioner Sprague to continue Docket PC 20-10 to August 26, 2020.

On the roll call, the vote was as follows:

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

NAYS: None
ABSENT: Commissioner Kalis
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

- B)** Docket No. 2020-15
916 Honeysuckle Drive
Variation to Permit a Six Foot Tall Opaque Fence within the Front Yard Setback Area

See Findings of Fact and Recommendation for Docket No. 2020-15.

Commissioner Creech moved, seconded by Commissioner Thompson to recommend approval of Docket No. 2020-15, granting variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, to permit a six foot tall opaque fence within the front yard setback area, which restricts opaque fencing to a maximum height of four feet, for the property located at 916 Honeysuckle Drive, in accordance with the Plat of Survey prepared by Morris Engineering, Inc. (received by the Village 6/19/2020) and the applicant's project description letter (received by the Village 6/19/2020) with the following condition:

- The petitioner may extend the fence to the east within 1' of the property line if so desired.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Creech moved, seconded by Commissioner Sprague to close Docket No. 2020-15. The motion was approved by a voice vote.

8. APPROVAL OF MINUTES

- A)** Approval of Minutes of the Regular Meeting of June 24, 2020 (including Findings of Fact for Docket Number 2020-7)

Commissioner Sprague moved, seconded by Commissioner Yedinak to approve the minutes dated June 24, 2020 as presented.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

9. OTHER BUSINESS

Ms. Knysz announced August 12th will be a joint meeting with the Village Board at the Public Works Facility. The next Plan Commission meeting is scheduled on August 26th.

Commissioner Creech asked for an update on some of the items prior to COVID. He mentioned trash enclosures, fences and sign issues. Ms. Knysz reported that trash enclosures will be coming to the Plan Commission at the beginning of September. A full overhaul of the Sign Code is scheduled for January 1. She asked if electronic message signs should be brought up separately at the second meeting in September. Commissioner Creech asked about fences for commercial and residential properties. Ms. Knysz will review after the trash enclosure discussion.

Commissioner Yedinak asked for an update on the large spa at Milwaukee and Dundee. Ms. Knysz confirmed they had not yet submitted anything.

Chairman Johnson introduced and welcomed Ross Klicker the new Director of Community Development.

10. ADJOURNMENT

Commissioner Thompson moved, seconded by Commissioner Sprague to adjourn the meeting at 7:46 p.m. The motion was approved by a voice vote.