

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on July 26, 2023.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Kasper, Hyken, Sprague, Myer and Johnson. Commissioner Riles was absent with previous notice. Also present were Marcy Knysz, Village Planner and Mallory Milluzzi, Village Attorney.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

- A) Docket No. PSPMIN23-0018
Arco
775 W. Dundee Road
Request for Minor Building Appearance Approval for Modifications to the
Canopy

The Arco proposal is to modify all four sides of the canopy. The old canopy for the Shell is being replaced with a new design that will reflect the Arco brand with blue and white lettering and their red logo on three sides.

Ms. Knysz reviewed the three proposed conditions.

1. Petitioner shall apply for and receive a building permit with the Community Development Department for the proposed improvements prior to conducting work.
2. Petitioner shall return to the Plan Commission to receive approval for modifications to the ground sign after receiving approval from IDOT.
3. Petitioner shall apply for a building permit for interior remodeling work before any additional work on site commences.

Chairman Johnson was surprised that IDOT was involved since it was already existing. Ms. Knysz thought it was in their right-of-way and according to Engineering, it needed approval from IDOT.

Mr. Kamran Moten, 775 West Dundee, Operation's Manager of the site and Mr. Eric Ramirez, installer were present.

Mr. Ramirez thought they only needed to communicate with IDOT if they were changing the poles which they are not changing. Ms. Knysz confirmed the sign wasn't being discussed tonight, just the canopy.

Mr. Ramirez had no additional information regarding the canopy except changing the panels.

Chairman Johnson opened the discussion to the Commission.

Commission Hyken asked about the design on the fourth side of the canopy. Mr. Ramirez confirmed the fourth side will be a white panel with the same blue color with no lettering or lighting.

Commissioner Kasper asked if there will be other Arcos in the area. Mr. Ramirez confirmed their goal was to open more Arcos in the Chicago area. They built the first Arco in Chicago on Austin and 35th Street and this will be their fifth one in the area.

In reply to Commissioner Sprague's question, Mr. Ramirez confirmed the proposed painting was the new color scheme for the Arco brand.

Commissioner Sprague asked about the pump covers. Mr. Ramirez explained they were waiting for a permit for the electrical and will be shut down for six weeks. They are adding new dispensers with high flow diesel dispensers which will help truckers in and out.

Mr. Ramirez noted after they get the electrical permit, they will add a tank and re-pipe. In 2027, the new law is for fiberglass piping.

Ms. Knysz asked if their underground tank permit includes the new dispensers. Mr. Ramirez confirmed it did. Ms. Knysz asked the petitioner to check with their architect to make sure the dispensers appear on the permit drawings with the underground tanks. She thought the appearance/painting scheme of the dispensers would be addressed tonight since there is some confusion with the color scheme and needs to be clarified. The petitioner needs to decide if they want to return for what is not shown on the plans (posts, building, dispensers, trash cans, railings, bollards and etc.). Mr. Ramirez confirmed the poles and trash cans are remaining. He will make sure the new dispensers are included in the drawings. The building and posts are already painted in the new color scheme. They didn't realize they needed a permit for painting.

Ms. Knysz noted they don't have an interior buildout permit application. Mr. Ramirez confirmed they will submit it tomorrow. Ms. Knysz wants to make sure the tank permit includes the dispensers. The petitioner will confirm with the architect.

Commissioner Sprague referred to the light post on the north Dundee side that needs straightening. Mr. Ramirez will straighten it.

Commissioner Sprague felt the petitioner should have known they needed a permit since they've been in the Village for 22 years.

Mr. Ramirez mentioned their price sign only works half the time, so they are losing a lot of business. He asked if they could expedite the process. Ms. Knysz requested information from their sign company three weeks ago, so they need to follow up with him. The only meeting in August is on August 9th.

Commissioner Myer would have preferred if their drawings were more representative of their final product. She can't tell the appearance of the base of their dispensers or mini mart since a complete package wasn't provided. She "assumed" it will be predominately white and the top of the mini mart will match the Arco logo colors. Mr. Ramirez confirmed her assumptions were correct. Commissioner Myer encouraged the petitioner to submit a clear and complete package.

Chairman Johnson agreed with Commissioner Myer's statement. He explained the only item that can be approved tonight is the canopy since they will need to return for the sign.

Ms. Milluzzi mentioned the Commission needs to decide if the appearance approval will incorporate the changes already made to the dispensers and mini mart. Ms. Knysz noted the changes to the dispensers had not been made, but the posts and the building had been painted. Mr. Ramirez will bring renderings of the dispensers when he returns with the sign.

Chairman Johnson suggested including the approval of the paint scheme in tonight's motion. Ms. Milluzzi explained that the condition can note the approval of the paint. It was decided to approve the paint scheme, dispensers and signage all together when they return.

Commissioner Kasper moved, seconded by Commissioner Myer to approve Docket No. PSPMIN23-0018, granting building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for modifications to the canopy in accordance with the Design Plans received by the Village on 7/19/2023 and the Elevations received by the Village on 7/19/2023, and subject to the following conditions:

1. Petitioner shall apply for and receive a building permit with the Community Development Department for the proposed improvements prior to conducting work.
2. Petitioner shall return to the Plan Commission to receive approval for modifications to the ground sign, paint scheme and dispensers.
3. Petitioner shall apply for a building permit for interior remodeling work before any additional work on site commences.

On the roll call, the vote was as follows:

AYES: Commissioners Kasper, Myer, Hyken, Sprague, Johnson
NAYS: None
ABSENT: None

PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

- A) Approval of Minutes of the Regular Meeting of July 12, 2023 (including the Findings of Fact for Docket No's PSU23-0008, PSU23-004, PTA23-001 and PSU23-009).

Commissioner Sprague moved, seconded by Commissioner Myer to approve the Minutes of the Regular Meeting of July 12, 2023, (including the Findings of Fact for Docket No's PSU23-0008, PSU23-004, PTA23-001 and PSU23-009) as presented.

On the roll call, the vote was as follows:

AYES: Commissioners Sprague, Myer, Kasper, Hyken, Johnson
NAYS: None
ABSENT: None
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

9. OTHER BUSINESS

Ms. Knysz reminded the Commission that the second meeting in August (August 23) will be the joint meeting at Public Works.

Commissioner Myer announced National Night Out in Wheeling at the Park District is scheduled on August 1st and is a great opportunity to meet the Fire, Police and other departments that help support the community.

Commissioner Sprague asked for an update on the carwash on Milwaukee Avenue. Ms. Knysz explained the project is moving along after having some challenges with the stormwater infrastructure.

10. ADJOURNMENT

Commissioner Myer moved, seconded by Commissioner Kasper to adjourn the meeting at 7:58 p.m. The motion was approved by a voice vote.