

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on August 26, 2020.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Johnson, Kalis, Sprague and Yedinak. Commissioner Thompson was absent with prior 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

- A) Docket No. SCBA 20-18
Keats Manufacturing
318-320 Holbrook Court
Approval of a canopy sign
- B) Docket No. SCBA 20-19
312 Nails
405 W. Dundee Road
Approval of two wall signs
- C) Docket No. SCBA 20-21
Arctic Spoon
371 W. Dundee Road
Installation of one wall sign
- D) Docket No. SCBA 20-22
Foxboro Apartments
470 Foxboro Drive
Installation of two monument signs

Commissioner Sprague moved, seconded by Commissioner Yedinak to approve the following

consent items.

Approve Docket No. SCBA 20-18 to permit the installation of one canopy sign in accordance with the sign plans prepared by Saturn Signs, received on 7/2/2020, for Keats Manufacturing, located at 318-320 W. Holbrook Drive.

Approve Docket No. SCBA 20-19 to permit the installation of two wall signs in accordance with the sign plans prepared by Neon Art Signs, dated 6/26/2020 (received by the Village on 8/19/2020), for 312 Nails & Spa, located at 405 W. Dundee Road.

Approve Docket No. SCBA 20-21 to permit the installation of one wall sign on the north building façade in accordance with the sign plans prepared by Mark Your Space, dated 7/21/2020, for Arctic Spoon, located at 371 W. Dundee Road.

Approve Docket No. SCBA 20-22 to permit the installation of two monument signs for Foxboro Apartments, located at 470 Foxboro Drive, in accordance with the Sign Plans prepared by Signarama, dated 7/9/2020 and the Landscape Plans prepared by Hanson Landscape, dated 7/30/2020.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A)** Docket No. PC 20-8
Foxboro Apartments
Minor Site Plan Approval for Construction of a Dog Park

Ms. Knysz reported the proposed dog park would replace one of the two existing volleyball courts on the east side along Wolf Road. It would replace the volleyball court that is farther south. The work requires a minor site plan approval from the Plan Commission.

The petitioner, Ken Reckelhoff, Marquette Management, Inc., 135 Water Street, Naperville, IL was present.

The petitioner acquired the property in January and want to do some site improvements including a dog park. The volleyball courts were rarely used, so they want to repurpose one of them to be used as a dog park which is a needed amenity for residents. The dog park will include a 4' fence with play chip certified mulch including obstacles and benches for the owners.

Commissioner Blinova questioned if the complex had a restriction on the dog size. The petitioner confirmed each apartment is allowed one dog up to 50 lbs. Their new lease agreements includes a list of restricted breeds, weight and size requirements but there are some old leases that includes different restrictions.

Commissioner Creech thought it was a great idea.

Commissioner Sprague agreed it would be a nice addition to the complex. He questioned who would empty the waste stations and how often they were emptied. The petitioner confirmed there was one station at the entrance to the park along with multiple locations throughout the property. The property has 3 full-time maintenance employees so every morning they are required to check the bag stations so at minimum they were emptied six days a week.

Commissioner Sprague questioned if the proposed type of mulch was the kind commonly used at dog parks. The petitioner confirmed dog parks normally use grass, 6" of mulch or synthetic turf but the turf is double the cost, so they chose mulch.

In reply to Commissioner Yedinak's question, the petitioner confirmed they did not consider adding any shade trees to the park but agreed to consider it.

Commissioner Yedinak asked if they had considered adding a water station for the dogs. The petitioner had considered it, but they would need to run 125' of pipe and go under sidewalks to get hooked up. They can always add it in the future if there is a need.

Commissioner Yedinak questioned if the existing bench by the tree would remain. The petitioner confirmed it was in poor condition and would be removed. Commissioner Yedinak was in favor of adding more benches.

Commissioner Yedinak thought picking up dog waste would be difficult with mulch and suggested using grass. The petitioner had designed six dog parks in the last three years and five of them used mulch. He explained the pet waste remains on top and they usually do a top dressing of mulch each year to keep it fresh and clean. He stated it was normally not a big issue.

Commissioner Kalis expressed a concern that the volleyballs could go into the dog park and hit a dog or person. He asked if they had considered adding netting to prevent the balls from going into the dog park. The petitioner noted there was 15-20' between the volleyball court and dog park so they did not consider it.

Commissioner Kalis moved, seconded by Commissioner Sprague to approve Docket No. PC 20-8 granting minor site plan 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 a dog park for Foxboro Apartments, located at 470 Foxboro Drive, in accordance with the petitioner's Project Description Letter dated 8/13/2020, Dog Park Plan prepared by Hanson Landscape dated 7/14/2020, Dog Park Elements received by the Village on 5/29/2020 and the Fence and Gate Design Specifications received by the Village on 8/11/2020.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- B)** Docket No. PC 20-11
Foxboro Apartments
Minor Site Plan and Appearance Approval for a Fence

Ms. Knysz reported the current fence at Foxboro Apartments was in poor condition. About 700' of the existing wood fence would be replaced with a 6' tall tan/ivory vinyl fence with caps. The location jogs along the north property line.

The petitioner confirmed the fence is in poor shape, so they felt it was important to update it.

Commissioner Creech liked to see the improvements since it was past due.

Commissioner Yedinak referred to a sign by the fence that indicated the fence did not belong to the apartments. The petitioner confirmed the fence was located on the property line. They approached the single family home on the other side of the fence to split the cost, but they would not commit, so they took on the responsibility and will make sure the fence is built on their property.

Commissioner Blinova agreed to using vinyl as long as it was not white.

In response to Commissioner Sprague's question, the petitioner explained there was currently no existing fence where it ends and is more of an open grass field area. They did not feel the fence needed to go the rest of the way. The existing picket fence will be replaced.

Commissioner Kalis questioned the reason the fence stopped at Allen Court. The petitioner explained the fence had fallen down and was never replaced. They will remove all existing fencing and fill in the missing gaps to have one continuous fence.

Commissioner Kalis questioned if the beige color matched any existing fence. The petitioner felt the beige fence would match the other brown tones on the property. The proposed fence comes in three colors, white, off tan and a light ivory so they felt the tan tied in best with the brick color. He mentioned he will be returning to the Commission with paint colors that would tie in with the tan.

In reply to Chairman Johnson's question, the petitioner confirmed the existing fence is located

on their property and it will all be removed.

Commissioner Yedinak noticed some of the balconies were broken. The petitioner confirmed they will be doing exterior painting along with repair work to the balconies. He also mentioned the balconies would be stained in year 2 of their plan.

Commissioner Yedinak moved, seconded by Commissioner Creech to approve Docket No. PC 20-11 granting minor site plan and appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, for construction of a 6-foot tall, solid, vinyl fence along the north property boundary of Foxboro Apartments, located at 470 Foxboro Drive, in accordance with the petitioner's application, plat of survey and the photo submitted by the petitioner (received by the Village on 8/12/2020).

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- C) Docket No. 2020-17A
Text Amendments to Modify the List of Prohibited Uses and Definitions to Allow for Crematories

See Findings of Fact and Recommendation for Docket No. 2020-17A.

Commissioner Kalis moved, seconded by Commissioner Creech to recommend approval of Docket No. 2020-17A, amending Title 19 Zoning, of the Wheeling Municipal Code, 19.10.080 Performance standards for all uses in all districts, in order to modify the list of prohibited uses in the Village, and 19.01.010 Definitions, to modify the definition of "college", in order to permit crematories as laboratory uses for colleges.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Kalis moved, seconded by Commissioner Creech to close Docket No. 2020-17A.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- D)** Docket No. 2020-17B
Worsham College
Amendment to Special Use
495 Northgate Parkway

See Findings of Fact and Recommendation for Docket No. 2020-17B.

Commissioner Kalis moved, seconded by Commissioner Yedinak to recommend approval of Docket No. 2020-17B granting an amendment to Ordinance No. 2794 which granted Special Use – Site Plan approval to operate a mortuary college as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulations, and associated sections, in accordance with the Project Description Letter dated July 1, 2020, for the Worsham College of Mortuary Science, located at 495 Northgate Parkway, and subject to the following conditions:

1. The crematorium shall be limited to two (2) retorts.
2. The laboratory shall only be used for the preparation, preservation and disposition of the deceased for educational purposes.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- E)** Docket No. 2020-18
Variation to Permit a Six Foot Tall Opaque Fence within the Front Yard Setback Area
555 Cherrywood Drive

See Findings of Fact and Recommendation for Docket No. 2020-18.

Commissioner Sprague moved, seconded by Commissioner Creech to recommend approval of Docket No. 2020-18 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 555 Cherrywood Drive, in accordance with the Plat of Survey Exhibit (received by the Village 7/15/2020), Fence Specifications (received by the Village 7/15/2020), and the applicant's Project Description Letter (dated 7/14/2020).

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Kalis moved, seconded by Commissioner Sprague to close Docket No. 2020-18. The motion was approved by a voice vote.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- F)** Docket No. 2020-19A,B
Sign Variation to Increase Wall Sign Area at Arctic Spoon
371 W Dundee Road

See Findings of Fact and Recommendation for Docket No. 2020-19A,B.

Commissioner Creech moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2020-19A, a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21-06 Signs in Commercial and Industrial Districts, Section 21.06.500(a)(3)(G) Sign Dimensions, to permit an increase in the permitted wall sign area on the east building

elevation, for Arctic Spoon, located at 371 W. Dundee Road, in accordance with the Sign plans prepared by Mark Your Space, dated 7/21/2020;

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Yedinak moved, seconded by Commissioner Creech to recommend approval of Docket No. 2020-19B, a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21-06 Signs in Commercial and Industrial Districts, Section 21.06.500(a)(3)(G) Sign Dimensions, to permit an increase in the permitted wall sign area on the west building elevation, for Arctic Spoon, located at 371 W. Dundee Road, in accordance with the Sign plans prepared by Mark Your Space, dated 7/21/2020.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Creech moved, seconded by Commissioner Sprague to close Docket No. 2020-19A,B. The motion was approved by a voice vote.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Johnson, Kalis, Sprague, Yedinak
NAYS: None
ABSENT: Commissioner Thompson
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 July 22, 2020 (including Findings of Fact for Docket Number 2020-15)

Commissioner Yedinak moved, seconded by Commissioner Blinova to approve the minutes dated July 22, 2020 as presented.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

9. OTHER BUSINESS

Ms. Knysz reported the next meeting will include proposed text amendments for trash enclosures and restaurants and financial institutions.

Commissioner Kalis reported he will be resigning next month and moving to Tennessee.

10. ADJOURNMENT

Commissioner Kalis moved, seconded by Commissioner Yedinak to adjourn the meeting at 8:04 p.m. The motion was approved by a voice vote.