

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on October 14, 2020.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Johnson, Sprague, Thompson and Yedinak. 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 20-10
Meat and Potato
403 W. Dundee Road
Approval of a wall sign

- B) Docket No. SCBA 20-26
Prologis
43-47 E. Hintz Road
Approval of a wall sign

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

Approve Docket No. SCBA 20-10 to permit the installation of one wall sign in accordance with the sign plans prepared by Arx Vision (received 9/8/2020), located at 403 W. Dundee Road.

Approve Docket No. SCBA 20-26 to permit the installation of one wall sign in accordance with the sign plans prepared by CNC Graphics (received 9/15/2020), for Prologis located at 43-47 E. Hintz Road.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) Docket No. PC20-10
353 N. Milwaukee Avenue
Minor Appearance Approval for Changes to the Building Facade

The docket was before the Commission on July 22. The Commission asked the petitioner to return with the paint color and an explanation on the order of the work. The petitioner has provided some additional information along with a pallet of colors. Per the Commission's request, the building was power washed, and the man doors repainted. The petitioner asked the Village to select the building color from the color pallet he provided. Staff visited the property and selected Keystone Gray for the color which appeared brown out in the field, but the Commission could select another color if they preferred. Staff is recommending approval with three conditions.

Roman Zilber, 353 North Milwaukee Avenue, Wheeling, IL was present.

Commissioner Creech had no questions and approved the proposed color.

Commissioner Thompson had no questions.

Commissioner Yedinak referred to the previous follow-up items. He asked if they restriped the parking lot. Mr. Zilber confirmed it had been restriped last year. Commissioner Yedinak referred to the previous request to remove the trash enclosure, he questioned if there would be a replacement. Ms. Knysz confirmed the dumpster is supposed to be inside. Mr. Zilber explained he puts the trash container out on pick up day.

Commissioner Yedinak questioned if the stucco was just being repainted since the brick looked good after the power washing. Mr. Zilber referred to the last meeting when it had been decided not to paint the brick.

Commissioner Blinova had no questions.

Commissioner Sprague questioned if the bollards would be painted. Mr. Zilber confirmed they were painted orange.

Commissioner Sprague agreed with the selected paint color.

Chairman Johnson suggested painting the raised bands across the top in a contrasting color. He didn't want to add it as a condition, just a suggestion. Mr. Zilber agreed it should be painted a darker color.

Commissioner Yedinak moved, seconded by Commissioner Thompson to approve Docket No. PC 20-10 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 at 353 N. Milwaukee Avenue, in accordance with the petitioner's Project Description Letter, dated 9/20/2020, Sherwin Williams earth tone palette, received 9/29/2020, and Keystone Gray Paint Swatch, obtained from Sherwin-Williams website on 10/05/2020, and with the following conditions:

1. Prior to any painting, the entire building shall be power washed.
2. The stucco part of the building will first be fixed, and all cracks and holes would be fixed.
3. Old chipped paint will be removed before painting the building.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- B)** Docket No. 2020-24
403 W. Dundee Road
Variation to Permit an Increase in Permitted Wall Sign Area for Meat and Potato

See Findings of Fact and Recommendation for Docket No. 2020-24.

Commissioner Creech moved, seconded by Commissioner Thompson to recommend approval of Docket No. 2020-24 granting 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 Meat & Potato, located at 403 W. Dundee Road, in accordance with the Sign Plans prepared by Arx Vision (received 9/8/2020).

On the roll call, the vote was as follows:

**Wheeling Plan Commission
Regular Meeting**

October 14, 2020

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

There being six affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Creech to close Docket No. 2020-24.
The motion was approved by a voice vote.

- C) Docket No. 2020-26
199 N. Milwaukee Avenue
Variation to Reduce the Required Off-Street Parking

See Findings of Fact and Recommendation for Docket No. 2020-26

Commissioner Thompson moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2020-26 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading, Section E Parking Standards, and associated sections to reduce the required off-street parking to establish three parking stalls for the existing building located at 199 N. Milwaukee Ave., in accordance with the Parking Lot Improvement Plan prepared by IG Consulting, Inc., dated 4/15/2020 with the following conditions:

1. Non-residential use is limited to the first floor.
2. The use of the second floor is limited to a single apartment for the use of the owner or operator of the premises.
3. The basement may only be used for storage.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Creech moved, seconded by Commissioner Blinova to close Docket No. 2020-26.
The motion was approved by a voice vote.

- D) Docket No. 2020-27
1125 Wheeling Road

Special Use to Permit Outdoor Storage for Central Turf & Irrigation

See Findings of Fact and Recommendation for Docket No. 2020-27.

Commissioner Sprague moved, seconded by Commissioner Thompson to recommend approval of Docket No. 2020-27, granting Special Use, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulation, and associated sections, to permit a wholesale and distribution facility, outdoor located at 1125 Wheeling Road in accordance with the Petitioner's Project Description Letter dated 6/15/2020, Petitioner's Response Letter dated 9/21/21020, Fence and Gate Exhibits (received 9/21/2020) and approved Site Plan, with the following conditions:

1. All material stored outside the building shall be located inside the fenced storage area, as identified on the approved site plan, and shall be located on paved surfaces.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Thompson moved, seconded by Commissioner Yedinak to close Docket No. 2020-27. The motion was approved by a voice vote.

- E)** Docket No. PC20-18
1125 Wheeling Road
Minor Site Plan and Appearance Approval for Central Turf & Irrigation

Mr. Andrew Harris, 1125 Wheeling Road, Wheeling was present and sworn in.

Ms. Knysz reviewed the proposed conditions.

1. All material stored outside the building shall be located inside the fenced storage area, as identified on the approved site plan, and shall be located on paved surfaces.
2. Subject to staff review, directional signage shall be installed at the entrance and exit to help direct traffic.
3. The pavement markings and striping shall be completed by December 31, 2020.
4. A building permit shall be obtained prior to the installation of any permanent fence and gates, and
5. The applicant shall revise the site plan to move the ADA parking space as close to the building as possible prior to receiving the business license.

Commissioner Blinova had no questions.

Commissioner Sprague had no questions.

Commissioner Creech asked about a new site plan including the fence extending to the building.

Commissioner Thompson had no questions.

Commissioner Yedinak asked if there was enough room for a forklift or cars to make the turn because he thought it looked tight. Mr. Harris explained there was a poured concrete pad by the front corner of the building, so it opens up the area where it gets tight by the last parking space. Commissioner Yedinak asked if it was acceptable on the revision. He felt there was more room on the prior site plan. Ms. Knysz confirmed Engineering had reviewed the plan and found it acceptable. Mr. Harris stated there were only 3 employees per day, so the parking lot would mostly be empty.

Commissioner Yedinak agreed having the fence extend to the wall of the building looked better.

Commissioner Yedinak questioned if a condition should be added that the site plan being approved had to have the handicapped parking space moved closer to the building. Ms. Knysz confirmed it was already a condition.

Chairman Johnson asked how the site plan should be modified to get the east and west ends connected to the building. Ms. Milluzzi explained a condition should be added that states that the fence shall extend to the building at the east and west ends. Mr. Harris mentioned the neighbor to the east already had an 8 or 10' fence. He would like to come off their fence at the southeast corner of the building and go right over to their fence rather than boxing it in. He will update the plan so it's clean. Chairman Johnson preferred extending to the building.

In response to Commissioner Creech's question, Mr. Harris confirmed there were no doors on the south or east sides of the building and the only entrance to the storage yard is through the main gate. Ms. Knysz thinks the fence should just go to the building and not fence in the turf area.

Commissioner Creech moved, seconded by Commissioner Sprague to approve Docket No. PC 20-18, granting a 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, in order to order to permit a wholesale and distribution facility, outdoor located at 1125 Wheeling Road in accordance with the Petitioner's Project Description Letter dated 6/15/2020, Petitioner's Response Letter dated 9/21/21020, Fence and Gate Exhibits (received 9/21/2020) and approved Site Plan with the following conditions:

1. All material stored outside the building shall be located inside the fenced storage area, as identified on the approved site plan, and shall be located on paved surfaces.
2. Subject to staff review, directional signage shall be installed at the entrance and exit to help direct traffic.
3. The pavement markings and striping shall be completed by December 31, 2020.

4. A building permit shall be obtained prior to the installation of any permanent fence and gates.
5. The applicant shall revise the site plan to move the ADA parking space as close to the building as possible prior to receiving the business license.
6. The east and west ends of the fence shall extend north to the building.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- F)** Docket No. 2023-3
Text Amendments to Modify Zoning Regulations for Trash Dumpster and
Garbage Receptacle Enclosures

See Findings of Fact and Recommendation for Docket No. 2023-3

Commissioner Sprague moved, seconded by Commissioner Creech to recommend approval of Docket No. 2020-3, amending Title 19 Zoning, of the Wheeling Municipal Code, Section 19.11.050, Sanitation and Related Storage, Title 19 Appendix D, Design Guidelines, and associated sections, in order to clarify requirements pertaining to trash enclosures with the addition to a) 2.

- Wood shall not be permitted for any new construction or significant additions.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Johnson, Sprague, Thompson, Yedinak
NAYS: None
ABSENT: None
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 September 23, 2020 (including Findings of Fact for Docket Numbers 2020-10, 2020-22, and 2020-23)

Commissioner Creech moved, seconded by Commissioner Thompson to approve the minutes dated September 23, 2020 (including Findings of Fact for Docket Numbers 2020-10, 2020-22, and 2020-23) as presented.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

9. OTHER BUSINESS

Mr. Klicker announced that Mia's Cantina opened tonight.

Commissioner Creech asked about the Westin Outlot property. Mr. Klicker announced according to the developer, the tenants were not ready to commit at this time due to COVID.

Commissioner Creech asked about the commercial tenant at 500. Mr. Klicker confirmed there were no commercial prospects. They have TCOs on about half of the apartment units and were hopeful, the exterior would be finished by the end of October.

Chairman Johnson referred to the lease sign at the southwest corner of Dundee and Elmhurst Roads. Mr. Klicker didn't have an update.

Commissioner Blinova did not like the white rocks in Walmart's parking lot islands that replaced the previous mulch. Mr. Klicker thinks the switch happened a week or two prior to his arrival at the Village. He was unsure about the reason. Ms. Knysz confirmed the Village found out about the improvements after the fact and agreed to follow-up. Commissioner Thompson thought they were trying to keep people from walking on the landscaping in the islands. She also doesn't like the way it looks. Commissioner Blinova wanted to make sure other businesses didn't copy it.

Commissioner Yedinak asked if anyone expressed interest in the Plan Commission vacancy. Chairman Johnson announced there were currently two applicants.

10. ADJOURNMENT

Commissioner Thompson moved, seconded by Commissioner Yedinak to adjourn the meeting at 8:32 p.m. The motion was approved by a voice vote.