

**1. CALL TO ORDER**

Chairman Johnson called the meeting to order at 6:30 p.m. on October 28, 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 Kyle Goetzmann, Civil Engineer.

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

**5. CITIZEN CONCERNS AND COMMENTS - None**

**6. CONSENT ITEMS**

- A) Docket No. SCBA 20-28  
Wheeling Fire Station  
780 S. Wheeling Road  
Approval of a Wall Sign

Commissioner Creech moved, seconded by Commissioner Blinova to approve the following consent item.

**Approve Docket No. SCBA 20-28** to permit the installation of one wall sign in accordance with the sign plans prepared by ASI Sign Innovations (dated 9/15/2020), for Wheeling Fire Station 23, located at 780 S. Wheeling 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. 2020-29  
900 Valley Stream Drive  
Variation to Permit a Single-Family Home without a Garage

See Findings of Fact and Recommendation for Docket No. 2020-29.

Commissioner Sprague moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2020-29, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-04 Residential Districts, and associated sections, to not require the construction of an enclosed attached or detached garage associated with the construction of a single-family home, all new dwelling units shall include an enclosed attached or detached garage a minimum of 528 square feet in size, for the property located at 900 Valley Stream Drive, in accordance with the Petitioner's Project Description Letter dated October 2, 2020, and the Plat of Survey prepared by Preferred Survey, Inc. dated February 12, 2004, with the following conditions:

1. The property owner shall construct a two-car garage within six months of the release of the approved FEMA Flood Zone Maps; and
2. A driveway shall extend to the backyard in preparation for the garage, Code permitting.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Yedinak moved, seconded by Commissioner Creech to close Docket No. 2020-29. The motion was approved by a voice vote.

- B)** Docket No. 2020-30  
721 Longtree Drive  
Variation to Permit a 6' Tall Fence within a Front Yard

See Findings of Fact and Recommendation for Docket No. 2020-30.

Commissioner Yedinak moved, seconded by Commissioner Thompson to recommend approval of Docket No. 2020-30A, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, to permit a six foot tall opaque fence within the front yard setback for the property located at 721 Longtree Drive.

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 Creech moved, seconded by Commissioner Yedinak, to recommend approval of Docket No. 2020-30B, granting variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, to permit a fence within the front yard setback area within one foot of the property line, for the property located at 721 Longtree Drive, in accordance with the Fence Location Exhibit (received by the Village on 10/14/2020) and the Fence Proposal from Peerless Fence (received by the Village on 10/8/2020), with the following condition.

1. That the applicant shall submit a revised site plan showing the vision triangle from the driveway to the north prior to receiving a building permit.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Creech moved, seconded by Commissioner Sprague to close Docket No. 2020-30A&B. The motion was approved by a voice vote.

## **8. APPROVAL OF MINUTES**

- A) Approval of Minutes of the Regular Meeting of October 14, 2020 (including Findings of Fact for Docket Numbers 2020-3, 2020-24, 2020-26 and 2020-27)

Commissioner Thompson moved, seconded by Commissioner Yedinak to approve the minutes dated October 14, 2020 (including Findings of Fact for Docket Numbers 2020-3, 2020-24, 2020-26 and 2020-27) 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**

Chairman Johnson encouraged the Commissioners to watch the recent Village Board meeting concerning Prairie Park.

Ms. Knysz referred to the approval for the 7-11 on Elmhurst Road. The approved site plan included the tops of the columns in the fueling island to be painted a darker color to match the storefront. Staff received and approved a request from the petitioner to paint the tops of the columns white to match their national color scheme.

Ms. Knysz referred to the gravel in the landscaping at Walmart that Commissioner Blinova brought up at the last meeting. Code Enforcement has been notified and are currently working on it.

Ms. Knysz announced the entire Sign Code was being discussed at next week's meeting.

Commissioner Yedinak mentioned he thought the pump guards at Bucky's on Lake Cook Road were going to be painted to match the building, but they are still blue. Ms. Knysz agreed to investigate it.

Chairman Johnson thought the 200 East Dundee building next to McDonalds turned out very nice.

## **10. ADJOURNMENT**

Commissioner Thompson moved, seconded by Commissioner Yedinak to adjourn the meeting at 8:22 p.m. The motion was approved by a voice vote.