

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on January 8, 2020.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Creech, Johnson, Kalis, Sprague, Thompson and Yedinak. Commissioner Blinova was absent. Commissioner Thompson arrived at 6:37 p.m. 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 19-41
Bella Terra
730 W. Hintz Road

- B) Docket No. SCBA 19-43
Terrazzo & Marble
77 S. Wheeling Road

Commissioner Yedinak requested Docket No. SCBA 19-44 be moved to “Items for Review” as “F” for further discussion.

Chairman Johnson requested Docket No. SCBA 19-47 be moved to “Items for Review” as “G” for further discussion.

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

Approve Docket No. SCBA 19-41 to permit the installation of a freestanding sign in accordance with the sign plans prepared by J & S Electric and Sign, Inc., received by the Village on 12/30/19, for Bella Terra located at 730 W. Hintz Road, subject to the following condition:

1. Any plants that are damaged due to the installation of the new sign shall be replaced within 3 months following the notification from Village staff.
2. The existing ground-mounted flood lights shall be removed within 30 days of completion of the sign installation.

Approve Docket No. SCBA 19-43 to permit the installation of a new monument sign in accordance with the sign plans prepared by Apex Signs & Graphics, received by the Village on 12/30/19.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) Docket No. SCBA 19-46
Our Saviour Evangelical Free Church
300 Schoenbeck Road

Mr. Martin Drazba, 300 Schoenbeck Road was present on behalf of the petitioner.

Mr. Drazba explained the old sign had been up for a long time and predates his time at the church. One of the pastor's designed the sign which is consistent with their current logo. They were unaware a permit application was required. The Village made the petitioner aware of it and he applied for the permit. They put in the new panels and did not change the lighting, landscaping or paint the sign.

Chairman Johnson explained the petition normally would have been a consent item but because the process had been skipped, the petitioner was present.

Commissioner Creech had no questions.

Commissioner Yedinak had no questions.

Commissioner Sprague had no questions.

Commissioner Kalis thought the sign looked nice and appreciated the petitioner coming in and going through the proper process.

Chairman Johnson had no questions and liked the sign.

**Wheeling Plan Commission
Regular Meeting**

January 8, 2020

Commissioner Creech moved, seconded by Commissioner Sprague to approve Docket No. SCBA 19-46 to permit the installation of a new sign face on the existing monument sign in accordance with the sign plans prepared by The Sign Chef, received on 12/17/19, for Our Savior Evangelical Free Church, located at 300 Schoenbeck Road.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- B)** Docket No. 2019-27A,B&C
Fire Station 23
Special Use for a Public Safety Facility
780 Wheeling Road
(To Be Continued to January 22, 2020)

Ms. Knysz announced Staff had submitted information to the Daily Herald for the public notice to be published in the December 24th paper, but on December 31st they notified Staff that it did not get published so it had to be republished in time for the January 22, 2020 meeting.

Commissioner Yedinak moved, seconded by Commissioner Sprague to continue Docket No. 2019-27A,B&C to January 22, 2020.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- C)** Docket No. PC 19-24
Fire Station 23
Major Site Plan and Appearance Review
780 Wheeling Road
(To Be Continued to January 22, 2020)

Commissioner Sprague moved, seconded by Commissioner Yedinak to continue Docket No. PC 19-24 to January 22, 2020.

**Wheeling Plan Commission
Regular Meeting**

January 8, 2020

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- D)** Docket No. 2019-25
Spa Forest
Special Use for Day Spa with Submersion Pools
350 E. Dundee Road

See Findings of Fact and Recommendation for Docket No. 2019-25.

Commissioner Kalis moved, seconded by Commissioner Creech to recommend approval of Docket No. 2019-25, granting Special Use, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Neighborhood Commercial District, Chapter 19-10 Use Regulations, and associated sections, in order to permit a day spa with submersion pool located at 350 E. Dundee Road, in accordance with the Petitioner's Project Description Letter (12.12.19), Hours of Operation and Description of Uses Document (received by the Village on 12.30.19), Spa Forest Engineering Plan Set, prepared by Manhard Consulting (dated 10.4.19, last revised 12.30.19), Site Plan, prepared by Manhard Consulting, (dated 11.27.19, last revised 12.30.19), Elevation Plans, prepared by Chon Engineering (not dated, received by the Village on 12.12.19), Floor Plans, prepared by Chon Engineering (not dated, received by the Village on 12.12.19), Final Landscape Plan, prepared by Manhard Consulting (dated 10.4.19, last revised 12.30.19), Dumpster Enclosure Detail, prepared by Chon Engineering (not dated, received by the Village on 12.30.19), Site Color Exhibit, prepared by Manhard Consulting (dated 12.12.19), and Truck Turn Exhibits, prepared by Manhard Consulting (dated 12.24.19).

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Kalis moved, seconded by Commissioner Creech to close Docket No. 2019-25. The motion was approved by a voice vote.

- E)** Docket No. PC19-22
Spa Forest
Major Site Plan & Appearance Approval
350 E. Dundee Road

Commissioner Kalis moved, seconded by Commissioner Creech to recommend approval of Docket No. PC 19-22, granting a major 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 establish a day spa with submersion pools at the property located at 350 E. Dundee Road, in accordance with the Petitioner's Project Description Letter (12.12.19), Hours of Operation and Description of Uses Document (received by the Village on 12.30.19), Spa Forest Engineering Plan Set, prepared by Manhard Consulting (dated 10.4.19, last revised 12.30.19), Site Plan, prepared by Manhard Consulting, (dated 11.27.19, last revised 12.30.19), Elevation Plans, prepared by Chon Engineering (not dated, received by the Village on 12.12.19), Floor Plans, prepared by Chon Engineering (not dated, received by the Village on 12.12.19), Final Landscape Plan, prepared by Manhard Consulting (dated 10.4.19, last revised 12.30.19), Dumpster Enclosure Detail, prepared by Chon Engineering (not dated, received by the Village on 12.30.19), Site Color Exhibit, prepared by Manhard Consulting (dated 12.12.19), and Truck Turn Exhibits, prepared by Manhard Consulting (dated 12.24.19) and subject to the following conditions:

1. Parking lot shall be milled, overlaid and restriped.
2. Signage is not included in this approval and must be applied for independently.
3. The trash enclosure shall be modified to include caps on the top of the enclosure.
4. The CMU on the front face of the trash enclosure shall be covered with limestone (not painted).
5. Trees on the north property line shall be pruned prior to occupancy.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- F)** Docket No. SCBA 19-44
St. Joseph the Worker
181 W. Dundee Road

Commissioner Yedinak referred to a previous discussion about the change in the Code to allow electronic signs in religious assembly uses. There had been discussion about types of signs they would like to see in the Village and there had been talk about a workshop to get more detail on the Code and around the signs. He was hoping to have had those discussions prior to having the first electronic sign before the Commission. In general, he is not opposed to electronic signs, but is opposed to multi-color animated bright signs with a lot of graphics and animation. He

understands the desire to have an electronic sign, but the signs he would prefer to see would be similar to the Village Hall sign. The proposed sign is multi-color with electronic animation. He lives next door to the Amvet's sign which is very bright and disturbing and probably does a disservice to them because there's so much going on that the message can't be read by cars going by. He thought some of the other Commissioners had the same concerns. He feels if the proposed sign gets approved, everyone else will want a similar sign. He is opposed to this type of sign and would like to make some recommendations on the type of sign the Commission wants to see.

The petitioner was not present. Ms. Knysz confirmed they were not able to attend, but they wanted a vote tonight.

Commissioner Creech felt the same way and agreed there needs to be some parameters. He wants some type of restrictions on electronic signs. Chairman Johnson was unsure about the restrictions.

Commissioner Yedinak is in favor with using muted lights on a dark background but doesn't want all the animation. He is concerned the main thoroughfares will start to look like the Vegas strip with too many flashing and bright signs. He thinks the petitioner can achieve their objective but doesn't need the proposed type of sign.

Commissioner Creech agrees with Commissioner Yedinak's concerns. The VFW sign was approved, but he didn't expect it would have the type of advertisement on it. He agrees it's distracting and can't be read driving by.

Chairman Johnson agrees it is very bright and changes very fast.

Commissioner Kalis noted the proposed sign is not located near residential.

Ms. Milluzzi pointed out that the Commission can change the Code but there needs to be a docket and actual petition to amend the Sign Code. As it stands the Code does not limit those things and there isn't a moratorium on electric messaging signs. This sign meets the Code as currently written. There are additional restrictions about flashing strobes, dimming and some other aspects. The reason the Code got changed was this pending request. It is technically in a residential zone. She re-watched the May meeting and it was approved with the understanding this sign would likely be coming soon and the electric messaging signs would be discussed as part of the overall Sign Code overhaul. Commissioner Yedinak questioned why something wasn't done about it since the Village knew it was coming and knew the desire for clarification for more restrictions.

Commissioner Yedinak questioned if the Commission could vote against it. Ms. Milluzzi explained if there were specific concerns, the Commission could put some conditions on it. The petitioner is not violating the Code since the restrictions aren't currently in the Code. If there are concerns that it's close to residential then a reasonable restriction should be added for a condition. Commissioner Yedinak questioned if a condition could be added that would require them to be in compliance with future changes. Ms. Milluzzi explained a petitioner could not be bound to perspective changes.

Chairman Kalis asked if the docket could be continued. Chairman Johnson explained it couldn't be continued to such a far date in the future. Ms. Milluzzi explained a notice for a Public Hearing hasn't been done. Chairman Johnson had an issue for denying this one when there was one located across the street for another religious group. Commissioner Yedinak felt the one across the street was not as animated as the proposed sign.

Commissioner Kalis questioned if conditions could be added regarding speed, color, strobe, etc. Chairman Johnson explained the current Code includes limitations on speed, time, no sound and no strobe lights.

Commissioner Sprague moved, seconded by Commissioner Thompson to approve Docket No. SCBA 19-44 to permit the installation of a monument sign in accordance with the sign plans prepared by Signs of Distinction, dated 11/11/19 for St. Joseph the Worker Catholic Church located at 181 W. Dundee Road, subject to the following conditions:

1. Prior to the issuance of a sign permit, the applicant shall submit a revised Landscape Plan which identifies the species that will be planted at the base of the monument sign as well as the dimension of the planting bed.
2. The property address shall be added to the sign either on the sign face or the side of the sign facing Dundee Road.
3. The electronic message center sign cannot display video messages greater than 10 seconds in duration and cannot include strobe features or sound.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

- G)** Docket No. SCBA 19-47
Eggsperience
419 W. Dundee Road

Mr. Danny Konovalchik, DK Sign and Graphics, 2722 Borkshire Lane, Aurora, IL was present.

Chairman Johnson looked at the Eggsperience sign at their Randhurst location and the signage included on their website. He felt they had more attractive logos than the one proposed. He questioned the reason for the change. Danny explained the owner decided to make changes with the colors and styles and proposed the current design. Chairman Johnson couldn't read the tagline under Eggsperience. Danny explained it was a good combination using channel letters and push through plastic letters. The sign is on a 2" deep panel. Chairman Johnson questioned if it met the Village's Sign Code. Ms. Knysz confirmed it met the Code because it gave the

impression of individual letters. The petitioner provided the images this afternoon. The signs have not been made. The tagline reads “breakfast and lunch”. Chairman Johnson hopes it’s more readable in person.

In reply to Commissioner Creech’s question, Danny confirmed the “Eggsperience” letters were white.

Ms. Knysz thought the petitioner had previously indicated the proposed design was the new sign for Eggsperience. Danny confirmed the owner changed the old logo to be used only for the menu and website.

Ms. Knysz questioned if the Commission wanted further clarification on the blue color. Chairman Johnson explained normally when signs were approved, they were shown in the actual color. Danny confirmed they would use contrast blue.

Commissioner Yedinak noted the proposed signs were for 3 sides of the building. Ms. Knysz confirmed it was being requested and needed approval.

Chairman Johnson took a poll if the petitioner needed to return with the actual blue color.

Commissioner Creech: In favor of voting on it with the color and if it changes it would return under the consent agenda.

Commissioner Thompson: In favor of voting on it with the color and if it changes it would return under the consent agenda.

Commissioner Yedinak: In favor of voting on it with the color and if it changes it would return under the consent agenda.

Commissioner Sprague: In favor of voting on it with the color and if it changes it would return under the consent agenda.

Commissioner Kalis: In favor of voting on it with the color and if it changes it would return under the consent agenda.

Chairman Johnson: In favor of voting on it with the color and if it changes it would return under the consent agenda.

All were in favor of voting on it tonight and returning only if the color changes.

Commissioner Yedinak moved, seconded by Commissioner Sprague to approve Docket No. SCBA 19-47 to permit the installation of three wall signs in accordance with the sign plans prepared by DK Signs & Graphics, Inc., received by the Village on 12/26/19, located at 419 W. Dundee Road.

On the roll call, the vote was as follows:

**Wheeling Plan Commission
Regular Meeting**

January 8, 2020

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

There being six affirmative votes, the motion was approved.

Commissioner Kalis received a text during the meeting from Elaine Simpson who confirmed the sign for St. Joseph the Worker would not have animation or sound.

8. APPROVAL OF MINUTES - None

9. OTHER BUSINESS

Ms. Knysz followed up on potential Code changes regarding trash enclosures. Staff is working on putting something together and should have something for the Commission within the next month.

Commissioner Kalis asked about the process for discussing illuminated signs. Ms. Knysz and Ms. Milluzzi had discussed some Sign Code changes that KTJ had put together. Ms. Milluzzi explained they would put together some proposed language and discussion items based on examples from other towns with limitations. Content neutral would also be included in the discussion.

Chairman Johnson asked for an update on the Village signs. Ms. Knysz confirmed she was working on it and confirmed they were moving forward.

10. ADJOURNMENT

Commissioner Kalis moved, seconded by Commissioner Sprague to adjourn the meeting at 7:46 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,



Joe Kalis, Secretary
Wheeling Plan Commission