

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on February 10, 2021.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present virtually were Commissioners Berke, Blinova, Malik, Sprague, Thompson and Yedinak. Chairman Johnson, Marcy Knysz, Village Planner and Mallory Milluzzi, Village Attorney were present in person. Ross Klicker, Director of Community Development attended virtually.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A) Docket No. SCBA 21-01
Hatch
1500 E. Lake Cook Road
Approval of a Monument Sign

- B) Docket No. SCBA 21-03
Mandalane Apartments
500 Manda Lane
Approval of a Ground Sign

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

Approve Docket No. SCBA 21-01 to permit the installation of a monument sign for Hatch, located at 1500 Lake Cook Road, in accordance with the Sign Plans prepared by Chandler Signs, dated 12/10/2020 (last revised 1/8/2021), subject to the following conditions:

1. The business address shall be added to the face of the monument sign, in compliance with Section 21.3(B)(1)(g) of the Sign Code.
2. The landscaping at the base of the ground sign shall comply with the landscape plan prepared by GHA Architecture Development, dated 9/5/2006 and approved 9/14/2006.

Based on Planning Division inspection of the existing landscaping, any landscaping that will need to be replaced shall be completed by June 1, 2021.

3. If the Village determines that the externally illuminated lighting produces a glare on the streets at any point, the lighting shall be modified to correct the problem.

Approve Docket No. SCBA 21-03 to permit the installation of a ground sign for Mandalane Apartments, located at 500 Manda Lane, in accordance with the Sign Plan prepared by Chicagoland Signs, dated 6/15/2020 and the Landscape Plan, prepared by Wingren Landscape, received 2/2/2021.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) Docket No. PC21-01
Yu's Mandarin
600 S. Milwaukee Avenue
Minor Site Plan and Building Appearance Approval

Yu's Mandarin is the new property owner seeking a minor site plan and building appearance approval for exterior improvements on all four sides of the building. There is also a small 200 square foot addition proposed on the north façade that will create a larger vestibule and dry storage area. This requires minor site plan and building appearance approval because of the improvements to the visible portions of the façade.

Mr. Adam Shore, Midwest Design Group, 11445 Hillsboro Drive, Huntley, IL was present virtually.

Mr. Shore described the current building as being in very bad shape. The remodel will include a new roof structure, removal of canopy and all rotted wood siding, the entire interior slab will be removed and the addition of a fire sprinkler system. The building is essentially going to be rebuilt from inside out. The existing concrete block walls will remain, the existing storefront glass will be replaced as well as the heating system and all electrical. It will essentially be a brand-new building when finished which will be energy efficient and no longer a hazard to the community. The existing masonry will be painted. There will be some thin stone and EIFS bands applied to the building. New rooftop units will be installed with aluminum screening.

Commissioner Sprague questioned if the rooftop screening would be built to sustain high winds. Mr. Shore confirmed it was a reinforced aluminum screening system that would have a lot of bracing and was designed to meet the wind load.

Commissioner Sprague asked if the petitioner had considered using a composite material for the trash enclosure gate. Mr. Shore explained the owner requested wood, but he agreed to consider using a composite material. Commissioner Sprague felt the composite material would be better for long term wear and tear. Mr. Shore explained the opening was an odd size so using a pre-made vinyl would be difficult because of the size, but he was agreeable to investigate if the Village requested.

Commissioner Sprague referred to the new 20' high light pole in the parking lot, he questioned the height of the existing light. The contractor, BJ confirmed they did not measure it. Commissioner Sprague expressed concern about lighting spilling onto the neighboring yards. He noted the Village requested a height at a minimum of 20'.

Commissioner Sprague referred to the cinder block surrounding the trash enclosure and mentioned the cap was deteriorating. Mr. Shore confirmed they ordered a new limestone cap to replace the old one.

Ms. Knysz confirmed the existing light pole was approximately 25' tall so she felt 20' would be appropriate.

Commissioner Blinova had no questions.

Commissioner Thompson questioned if they would consider changing the current entrance only to an exit only. She expressed concern that cars would be entering fast so there would be a lot of traffic having to cross over to get into the entrance. When she visited the site, she found it to be a hazard. BJ explained the parking lot facing Manchester Road had angled parking so if the entrance on Milwaukee Avenue was made to an exit only, people would have a difficult time parking facing Manchester Road. Commissioner Thompson suggested angling the parking in the opposite direction. Mr. Shore explained having a one way in and one way out would dump a lot of traffic on to Manchester Road. He felt people would probably tend to go out to Milwaukee Avenue. Commissioner Thompson noted it was currently an enter only. Mr. Shore questioned if the Village would be concerned about having all traffic turn on to Manchester Road to enter the restaurant. Commissioner Thompson felt the traffic would be more cautious exiting on to Milwaukee Avenue instead of entering from Milwaukee Avenue. Mr. Shore confirmed the parking spaces could be angled the other way, but they might lose one or two spaces. BJ felt making a left turn exiting the restaurant on to Milwaukee Avenue would be difficult. Commissioner Thompson suggested making it a right turn only exit. Ms. Knysz explained any changes to the access would need to go through the Illinois Department of Transportation. Any reduction in parking would most likely result in the need for a variance.

Commissioner Berke had no questions and was pleased the building was getting renovated.

Commissioner Yedinak asked why this was considered a minor site plan approval and not a major site plan. Ms. Knysz explained it had to do with the amount of addition to the building or

adding major features such as large landscape berms or a detention basin or a large addition to a parking lot. The only change for this petitioner was a small 1,000 square foot addition. Minor versus major does not include the amount of changes to the façade.

In reply to Commissioner Yedinak's question, Mr. Shore explained the small addition would be to the left of the storefront glass which would mostly be used for dry storage. It also increases the glass facing Milwaukee Avenue, so it gives an aesthetic appearance to the building. Commissioner Yedinak asked if the location of the front entrance was moving. Mr. Shore confirmed the entry is on the south of the vestibule. The north elevation is all storefront glass facing Milwaukee Avenue. The entry is on the west elevation and will be compliant to all fire regulations.

Commissioner Malik had no questions and was pleased the safety of the building was improving.

Chairman Johnson asked the petitioner to consider using composite material for the trash enclosure since it lasted longer.

Commissioner Yedinak moved, seconded by Commissioner Thompson moved to approve Docket No. PC 21-01, granting a minor site plan and building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, associated with exterior improvements for Yu's Mandarin, in accordance with the Project Description Letter, received 2/3/2021, Rendering, prepared by Midwest Design Group, received 2/3/2021, Site Plan, prepared by Midwest Design Group, received 2/3/2021, Elevations, prepared by Midwest Design Group, dated 12/17/2019 (last revised 2/1/2021), Landscape Plan by Earl H. Jensen Architect and Consultant, dated 9/21/83 and Lighting Specifications received 2/2/2021 for the property located at 600 S. Milwaukee Avenue, with the following condition:

1. The Planning Division shall inspect the existing landscaping spring 2021 to determine if the landscaping on the site remains compliant with the landscape plan by Earl H. Jensen Architect and Consultant, dated 9/21/83, and approved 12/5/1983. Any landscaping identified to be replaced shall be completed by June 1, 2021.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- B)** Docket No. 2020-37
Text Amendments to Title 21 of the Wheeling Municipal Code and associated sections, in order to modify regulations regarding the keeping of chickens

See Findings of Fact and Recommendation for Docket No. 2020-37.

Commissioner Yedinak moved, seconded by Commissioner Thompson to recommend approval of Docket No. 2020-37, amending Title 19 Zoning, of the Wheeling Municipal Code and associated sections in order to establish regulations regarding the keeping of hens (chickens) on residentially zoned properties.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Yedinak to close Docket No. 2020-37.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

- A)** Approval of Minutes of the Regular Meeting of January 17, 2021

Commissioner Sprague moved, seconded by Commissioner Malik to approve the minutes dated January 17, 2021 as presented.

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Blinova, Johnson, Malik, Sprague, Thompson, Yedinak
NAYS: None

ABSENT: None
PRESENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

9. OTHER BUSINESS

Commissioner Yedinak asked Staff to talk to Mandalane apartments about their temporary signage. They are using several feather signs and six small signs to advertise their leasing. They have been up for several months and are in poor shape.

Commissioner Sprague asked for details about a new business on Dundee Road located next to Jimmy Johns called Discount Smoke Hub. Mr. Klicker confirmed it was a tobacco store and had met the building licensing requirements and Zoning Code requirements and were in the process of building out their facility to open soon. Commissioner Sprague thought they might already be open. He asked if new businesses could get noted on future agendas since they no longer require approval. Director Klicker explained the use was not subject to any of the recent changes. Tobacco stores have been a permitted use, but he agreed to look at adding a list of new businesses to future agendas.

Commissioner Sprague started a new tradition about recognizing the anniversaries of Plan Commissioners. He announced Commissioner Yedinak's two-year anniversary.

Chairman Johnson referred to the construction of the new fire station. He thanked Public Works for their hard work during the last couple of weeks.

10. ADJOURNMENT

Commissioner Yedinak moved, seconded by Commissioner Berke to adjourn the meeting at 7:36 p.m.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.