

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on Thursday, July 25, 2019.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Creech, Johnson, Kalis and Yedinak. Commissioner Blinova was absent with prior notice. Also present were Steve Robles, Assistant Director of Community Development and Mallory Milluzzi, Village Attorney.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A) [Docket No. SCBA 19-22](#)
Inland Bank
337 W. Dundee Road
Appearance Approval of Wall Signs

- B) [Docket No. SCBA 19-24](#)
CMX
401 W. Dundee Road
Appearance Approval of Wall Signs

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

Approve Docket No. SCBA 19-22 to permit the installation of wall signs in accordance with the Inland Bank sign plans (total of 3 pages), prepared by Triangle Sign and Awning, dated June 26, 2019, for Inland Bank, located at 337 W. Dundee Road, Wheeling, Illinois.

Approve Docket No. SCBA 19-24 to permit the installation of three wall signs in accordance with the plans prepared by Rite Lite Signs, Inc. (8 sheet total), last revised July 9, 2019, for CMX, located at 401 W. Dundee Road.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) [Docket No. PC 19-7](#) (Continued from March 14, 2019)
Arbor Court
100 Arbor Court
Minor Site Plan Approval for Landscape Alterations

Since the petitioner was not present, Commissioner Creech moved, seconded by Commissioner Kalis to move PC 19-7 to the next agenda item. The motion was approved by a voice vote.

Mr. Robles explained the proposal is for landscape alterations associated with the condition of approval in 2016 from the Plan Commission's review of major site plan changes regarding the subject property. The request was previously discussed at the March 14th Plan Commission meeting. Following the discussion, the Plan Commission requested the petitioner work with Staff to enhance the landscape plan and include some additional seasonal color specifically with the focus on Dundee Road. The petitioner has worked with Staff in revising the Plan and the final version is being presented which is a more accurately representation of many of the changes that occurred at the property with new seating areas. The plan includes 5 new trees planted along Dundee that will provide additional color to the existing trees as well as some additional shrubs along the western entrance to the main drive off Dundee with some interior grass to clean up the areas. There is one condition Staff is recommending regarding engineering. Staff is in support of the plan.

Mr. Boris Strat was present.

Mr. Strat confirmed they would apply for a permit for the trash enclosure. It will be changed to cedar with metal poles. They are removing the old and putting in new.

Commissioner Creech asked about the trash enclosure. Mr. Robles explained the permit had been submitted to construct the originally approved cedar wood fence enclosure to replace the white vinyl enclosure that was previously installed.

Commissioner Creech questioned the minimum caliper for the new trees. Mr. Robles confirmed the minimum is 3" at install. They will verify with the petitioner that they meet the required size at planting.

Commissioner Yedinak questioned if they wanted to consider changing out the crab apple tree since they were very messy. Mr. Strat confirmed it bloomed like an apple tree but did not produce fruit.

Commissioner Kalis would have appreciated receiving the colors of the landscaping but thanked the petitioner for providing the other details.

Mr. Strat referred to Staff's proposed condition. He explained they started removing the dirt and putting it back on the property, but the Village was against it. He mentioned he still has a lot of dirt that was supposed to go back to Arbor Court. Mr. Robles explained Staff didn't have a problem with it but wants to make sure it doesn't cover any drains and the location will need to be verified by Engineering Review.

Commissioner Creech moved, seconded by Commissioner Kalis to approve Docket No. PC 19-7, granting minor site plan 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 Arbor Court, located at 100 Arbor Court, in accordance with the following exhibits:

- Arbor Court Landscape Enhancement Plan, revised dated June 24, 2019.

And subject to the following condition:

1. Prior to any site work requiring any fill of dirt to be placed at the subject property, an Engineering Site Alteration Permit shall be submitted for Village review.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

- B)** [Docket No. PC 19-6](#)
Fresh Farms
20 S. Milwaukee Avenue
Minor Site Plan and Appearance Approval for Building Additions

Mr. Robles explained the request is for site plan and appearance approval for a revised vestibule addition to the front of the store or the north elevation as well as a small storage addition and relocated dumpster enclosure within the rear of the property (SW) of the grocery store. There was a similar addition that was discussed at the May 9th meeting for a different vestibule in terms

of the design and architecture but in the same location. Since that time, the owner has changed their mind regarding the design and is seeking a different proposal tonight. Staff is in support of the site plan and appearance approval subject to the three proposed conditions stated in the Staff Report.

Mr. Angelo Stamatoukos, architect, 113 Center Avenue, Willowbrook, IL was present.

Mr. Stamatoukos explained after his firm got involved, they decided to add a tower to match the character of the existing building. The material will match the existing material. The two existing towers have stone so they will use the same material for the proposed tower with slate roofing and cut stone below the window. They are also proposing an addition to the rear of the building to be used for the bakery and will be constructed out of masonry. Elevations were provided. There is currently an existing row of glazed block. He will continue the style but will use brick instead of stone. He confirmed no changes were made to the receiving area.

In response to Commissioner Kalis' question, Mr. Stamatoukos confirmed the trash enclosure would include the same material.

Commissioner Yedinak questioned if the footprint of the new vestibule would be the same size as the previously approved plan. Mr. Stamatoukos was unsure of the original footprint. Commissioner Yedinak questioned if both sets of doors were automatic. Mr. Stamatoukos confirmed both were automatic. Commissioner Yedinak noted the handicapped ramp and walkway were relocated.

Commissioner Yedinak questioned if the petitioner had worked on the truck turning radius. Mr. Robles confirmed they were satisfied with having them return during the permit review to demonstrate. There may have to be some modification to the curbing. There is some additional room to the south so Staff thinks it can work but just needs to be demonstrated. The Fire Department agreed with the proposed condition.

Commissioner Creech questioned if they would lose parking with the turning radius. Mr. Robles explained it would need to be confirmed. The turning radius shown is for a semi-truck which has a different radius than a fire truck apparatus. There is additional space, so Staff think there is space but just needs to be demonstrated.

Commissioner Creech thought it looked like they would lose a parking space by the trash enclosure. Mr. Robles explained the trash enclosure was being moved where there isn't a parking space.

Mr. Robles confirmed the vestibules covers two windows.

Chairman Johnson liked the proposed design much better.

Commissioner Creech moved, seconded by Commissioner Yedinak to approve Docket No. PC 19-16 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 construct an entry vestibule, rear storage addition and trash enclosure

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for 20 S. Milwaukee Avenue, in accordance with the exhibit prepared by Angelo Stamatoukos - Architect, dated July 17, 2019, and subject to the following conditions:

1. A fire truck turning radius shall be provided for Fire Protection Bureau review and acceptance prior to the issuance of a building permit for the bakery storage addition and trash enclosure.
2. Prior to any alterations to the parking lot and/or curbing at the subject property, an Engineering Site Alteration Permit shall be submitted for Village review.
3. Prior to the construction of any building additions, the applicant shall submit a building permit application for Village review and issuance.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

- C) [Docket No. 2019-9A&B](#) (To Be Continued to August 8, 2019)
Catherine Court Industrial Condominium Association
145-189 Wheeling Road
2019-9A Text Amendment to Define Contractor's Vehicle Parking Lot & Add
as a Special use in the MXI District
2019-9B Special Use-Site Plan Approval to Permit a Contractor's Vehicle
Parking Lot

Commissioner Kalis moved, seconded by Commissioner Creech to continue Docket No. 2019A&B to August 8, 2019.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

8. **APPROVAL OF MINUTES** – [July 11, 2019](#) (including Findings for Docket No's. 2019-15, 2019-17A&B and 2019-19)

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Commissioner Creech moved, seconded by Commissioner Kalis to approve the minutes dated July 11, 2019 as corrected.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

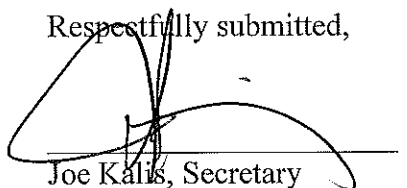
9. OTHER BUSINESS

Chairman Johnson requested scheduling a workshop in the future for the new Commissioners. Mr. Robles agreed to schedule it.

10. ADJOURNMENT

Commissioner Kalis moved, seconded by Commissioner Creech to adjourn the meeting at 7:05 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,



Joe Kalis, Secretary
Wheeling Plan Commission