

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on July 28, 2021.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Johnson, Sprague, Yedinak and Hyken. Commissioner Berke was absent with prior notice. Commissioner Riles was absent with no notice. Also, present were Marcy Knysz, Village Planner, Mallory Milluzzi, Village Attorney and Fire Chief Mike McGreal.

4. CHANGES TO THE AGENDA

Ms. Knysz announced items 7 G) and H), Planned Unit Development for London Crossing and the Preliminary Plat of Subdivision for London Crossing will be continued to August 11, 2021.

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A) Docket No. SCBA 21-08
Wheeling Fire Station
780 Wheeling Road
Appearance Approval for Monument Ground Sign

- B) Docket No. SCBA 21-11
Rise and Dine Restaurant
102 S. Milwaukee Avenue
Appearance Approval for Freestanding Ground Sign

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

Approve Docket No. SCBA 21-08 to permit the installation of a monument ground sign for Fire Station 23, located at 780 Wheeling Road, in accordance with the sign plans prepared Q.T. Signs, dated 6/3/2021.

Approve Docket No. SCBA 21-11 to permit the replacement of both sign faces of the freestanding sign in accordance with the sign plans prepared by Omega Sign & Lighting Inc., dated 1/10/20, for Rise N Dine located at 102 S. Milwaukee Avenue, with the following conditions:

1. The landscape planter shall be cleared of all weeds and mulched no later than September 15, 2021.
2. The bricks planter border shall be repaired no later than September 15, 2021.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Sprague, Yedinak, Hyken, Johnson
NAYS: None
ABSENT: Commissioners Berke, Riles
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) Docket No. PC21-21
1455 E. Lake Cook Road
Minor Site Plan and Appearance Approval for Walmart

Walmart initially came in for façade changes and will be upgrading their signage on the building and changing their pickup location from the south side of the building to the north side so the parking will change. It requires minor site plan approval with final decision by the Plan Commission.

Meg George, Attorney, Ackerman LLP, 71 S. Wacker, Chicago, John Bisio, Walmart, Amy Miles, PB2 Architecture, Rick Rohlring, BFA and Gabe Crawford, Walmart were present.

Ms. George confirmed Walmart was requesting changing their pickup location and color of their signs.

Commissioner Blinova questioned the size of the parking stalls. Mr. Rohlring confirmed the stalls were 10' wide with a 2' striped area on either side of the spaces with an 18' depth. Ms. Knysz confirmed Walmart had approval for a reduced parking lot size of 9' x 18' versus 9' x 18.5'. Mr. Rohlring confirmed their spaces were a little wider for easier access for the associates to deliver the goods to the customers.

Commissioner Sprague addressed the safety of their employees in the new online pickup area. He questioned the reason for moving it from the south side to the northeast side. Mr. Crawford explained pickups were becoming more popular providing touchless service, so customers didn't have to go into the store. The current location is not large enough to house what they want to do. The new area allows the associates to only have to walk about 150-200' rather than having to walk to the back of the store. They want it closer to the front of the store with a larger area to accommodate the bigger demand from their customers and with a shorter wait time.

Commissioner Sprague referred to where the employees would be crossing the parking lot. He felt it was the biggest hotspot in the parking lot coming from Lake Cook Road. He referred to bottlenecks that occur near the entrance. He questioned how they would mitigate issues with the employees trying to cross with heavy traffic. Mr. Crawford explained their associates get trained and have safety mechanisms and requirements and will be wearing high visibility vests. They can instruct their employees to use the crosswalk. They believe it will be safer since the associates have the training. Commissioner Sprague questioned how many times the employees will be crossing in the parking lot. Mr. Rohlfing stated their maximum peak of crossings is between 20-35 per hour. All employees will be crossing in the crosswalk. Their initial submittal had a crosswalk further north, but it has since been moved into the center of the ADA stall aisle. They believe with the decreased foot traffic from the customers using the pickup service versus going into the store, they anticipate the number of trips crossing the crosswalk to decrease with the proposed layout.

Commissioner Sprague asked the reason for Staff's issue regarding the blue paint line on the façade. Ms. Knysz explained there is no delineation for using the two different colors. Ms. Miles confirmed they were aware of the concern. She agreed to lower the level of the blue or extend the blue all the way down to the existing blue stripe on both the front and the sides if the Commission requested it. Commissioner Sprague asked if it continued from the side wall across the entire front. Ms. Miles confirmed it was only on the side. Commissioner Sprague agreed to paint both sides all blue.

Commissioner Sprague thanked the petitioner for the improvements.

Commissioner Yedinak shared Commissioner Sprague's concerns about the location. He has been using the pickup service in the current location and felt it was ideal since it was away from the customer traffic. He agreed the proposed location is a congestion and dangerous point. He also mentioned the associate's large carts would also add to the congestion. He is totally opposed to the new location. He asked the petitioner to reconsider using a different location. Ms. Miles explained they need to move the location due to the demand and because they need a larger space. They hired a traffic consultant to do traffic counts. Walmart has an extensive safety process for store layouts and training.

Mr. Crawford referred to the traffic study. It appears fewer people may be using the space and the associates will be trained. He agreed the current area did work well and would have cost less money for parking lot improvements since some of the operations were already there, but there is no way to use it without major construction on the interior of the building. Commissioner Yedinak thought this Walmart location had a unique situation since most other locations had an egress in and out of the parking lot at the far end of the parking lot. He asked if the traffic study

looked at volume and safety. Mr. Rohlring explained the location and the exterior parking were driven by the inside of the store. They believe they will be reducing the total number of trips and the trips would be OGP customers only (20-35 trips during peak hours). The cars would be replacing customers that would normally be parking so there is no addition. They didn't provide the traffic study to the Commission because it was just done last Saturday during the peak hours of noon to 3:00 p.m. The video cameras monitored the inflow and outflow of traffic. The data is skewed because of the ongoing construction on Lake Cook Road. He questioned if the cycle times of the signal were shortened. The peak number of trips entering is 60 vehicles per hour and the peak exiting is 44 trips per hour. The northwest corner of the front parking lot is by the front drive and signal it is secluded from the rest of the parking. They positioned it in that location because they don't want it remote in the parking lot where it is further away. They feel the front corner is a good spot because of the isolation from the main traffic flow and with the OGP parking at this location they feel there will be fewer other customers taking the routes as they learn it. Commissioner Yedinak still prefers the old location but understood their reasoning.

Commissioner Yedinak had no objections to the color scheme.

Commissioner Hyken expressed his concern for the parking lot safety. He agrees there is a lot of traffic in the area and the collection of the traffic carts slows down the traffic.

Mr. Crawford agreed to add a lit pedestrian sign if that would help. They don't want their customers or associates hurt and hoped getting the associates out of the congested area made them safer.

Commissioner Hyken questioned if they had considered moving it to the next entrance. Mr. Crawford confirmed they looked at it but there was only one long drive lane which usually had speeders.

Commissioner Hyken questioned where the regular carts were normally stored. Mr. Crawford confirmed they should be on both sides.

Chairman Johnson agreed with the other comments regarding the safety issues and felt the associates would take the shortest route possible and not use the crosswalk unless there was some kind of barrier. Mr. Crawford agreed they could add more bollards in the area along with the blinking pedestrian sign.

Chairman Johnson questioned if the pickups were primarily groceries. Mr. Crawford confirmed they were mostly groceries but also included general merchandise. The large coolers and freezers won't fit in the other area without major reconstruction on the inside of the building. Chairman Johnson felt it was currently working very nicely in the back.

In response to Chairman Johnson's question, Mr. Rohlring confirmed the traffic study was done during peak hours on Saturday from 12-3p. Chairman Johnson felt the congestion would be during weekday afternoons after work. Mr. Rohlring agreed a traffic study usually included morning and afternoon peaks during the week. He explained that normally a traffic study would show a Saturday afternoon as the busiest time. Their traffic study did not include just pickups, it was for the entire store. The traffic data collected was a little skewed with the current Lake

Cook construction, but based on the data collected, their anticipation is the amount of traffic going out of the two drive lanes would be reduced. They've reviewed the plan for a long time and feel it is the best plan and want to make it safer for the associates and customers.

Ms. Milluzzi questioned if the petitioner looked at the congestion around the first cutout to get into where they are proposing the OGP because pulling into the Walmart and turning left to get into the area could back up traffic coming in from Lake Cook. Mr. Rohlfing confirmed it was part of the traffic study. They used video cameras and counted vehicles. Ms. Milluzzi felt getting in and out of the first cutout could be a concern if there was already a long line of cars. Chairman Johnson mentioned that some people also use the lane to cut over to McDonalds.

Chairman Johnson asked if the Fire Department had any concerns. Fire Chief McGreal confirmed that Public Safety shared the same concerns as the Commission. He expressed more concern about the traffic study on Lake Cook Road.

Commissioner Yedinak asked if the pickup hours were the same as the store hours. Mr. Bisio confirmed the grocery pickup hours were 7:00 a.m. to 8:00 p.m. daily. Commissioner Yedinak referred to the later hours when it gets dark. He liked the lit pedestrian crossing idea and also asked about increasing the parking lot lighting. Mr. Bisio agreed to add more lighting if possible. He offered to do a lighting study. Chairman Johnson was in favor of adding a barrier. Mr. Bisio agreed to add a few more bollards. Ms. Knysz explained Staff's concern was turning in from Lake Cook Road.

Commissioner Hyken asked if there was a way to make one way in and one way out of the area to decrease the traffic. Mr. Bisio confirmed they hadn't looked at it and Ms. Knysz explained it wasn't Staff's biggest concern.

Commissioner Yedinak asked if the increased lighting and lit pedestrian crossing should be made a condition or something the petitioner should consider. Ms. Knysz asked if the Commission wanted to look at it with the added bollards and lighting or just a Staff review. Chairman Johnson felt Staff could review it.

Chairman Johnson referred to the associates loading up the carts with groceries and taking the carts all the way across the store to the other corner versus taking them out the back door which is currently done. Mr. Crawford explained there is some of it currently going on in the store.

Mr. Bisio explained the modeling for this remodel relies on the online grocery pickup business being able to grow. They've been on the site since 1992 and have a good safety record. He believes the number of general customers who normally park by the online grocery pickup would be reduced. They would not have planned on going in the proposed area if they thought it would be unsafe for their associates or customers. They will also be restriping and maybe creating the devices to better control the flow.

Chairman Johnson referred to the existing 6 parking spaces on the south side but noted it could easily be expanded to 24 with no problem.

Commissioner Yedinak moved, seconded by Commissioner Hyken to approve Docket No. PC

21-21, granting minor site plan and appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, to permit modifications to the parking lot and building façade for Walmart, located at 1455 E. Lake Cook Road, in accordance with the Project Narrative (received by the Village on 7/7/2021), Pickup Banner Design Detail, and Design Plans prepared by pb2 architecture + engineering, dated 4/26/2021 (last revised 6/29/2021), subject to the following condition:

1. Prior to reconfiguration of the lot and restriping, a revised Site Plan (Sheet PU-1) shall be submitted showing the dimensions of the parking stalls on the north parking area.
2. A lighted crosswalk signal shall be added at the north crosswalk.
3. Additional parking lot lighting shall be considered if it does not exceed the Village's lighting standards.
4. Additional barriers shall be added between the north crosswalk and the OGP access door to discourage pedestrians from crossing north of the crosswalk.
5. Work with Staff on a color scheme.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Yedinak, Sprague, Hyken, Johnson
NAYS: None
ABSENT: Commissioners Berke, Riles
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

- B)** Docket No. SCBA 21-10
Mr. Handyman
224 S. Milwaukee Avenue
Appearance Approval for Wall Sign

The wall sign is before the Plan Commission because the sign does not meet the current Sign Code and the petitioner has requested to come before the Plan Commission to review the plan for the sign that is not per Code. There are two proposed conditions which would be required per Code.

Mr. Edward Chrzastowski, property owner on behalf of Mr. Handyman, 224 S. Milwaukee Avenue was present. He believed they were before the Commission in 2012 and were approved for backlit box signs that recessed into the building. It recessed between the columns. At the time, there was a condition for an aluminum sign with letters, but the intent was for it to always be a black background with the light emitting through and just showing the graphic in white. The original permit for the building included the monument sign. It would be difficult for someone to tell the difference between rodded out letters on an aluminum sign and an application of the film. The intent is for a black background with white letters to present a tasteful image. This is the only recognition the tenants have on the front of the building. They want to keep it

low key and prevents them from having large signs in the windows. They want to avoid having the aluminum rodded out sign. He felt the proposed met the intent and looked the same. He felt it was easier to put the logo on it versus rodding out the graphics.

Commissioner Hyken had no questions.

Commissioner Yedinak questioned if this would be a legal, non-conforming situation. Ms. Milluzzi explained the Sign Code had a specific provision for legal, non-conforming including a section that a sign would lose its legal, non-conforming status if it was altered in anyway in structure or in sign copy. This change would make it lose its legal, non-conforming status.

Commissioner Yedinak asked if the Plan Commission had authority to allow it. Ms. Milluzzi explained it would be a variation of the Code.

Commissioner Yedinak questioned if any of the other tenants had a similar sign. Mr. Chrzastowski explained in 2012 there was a tenant, State Farm that used an applique, so they have been using a film applique since the beginning. They were planning to install them on an as need basis.

Commissioner Yedinak questioned how individual letters would be different. Ms. Knysz explained the Sign Code for wall signs requires individual letters or the appearance of individual letters. They either have to be push through letters or rodded out. The Sign Code does not allow box signs. Commissioner Yedinak thinks the proposed sign looks OK and fits in the application. Ms. Knysz noted monument signs were allowed to be flat, but wall signs need to have a dimension to them. Commissioner Yedinak felt it fit into the design of the building and he was not opposed to it.

Commissioner Sprague wants the petitioner to request a variation since it is not permitted by Code. Mr. Chrzastowski explained it was before the Commission and approved in 2012 when they were only changing the insert and not the physical sign. Ms. Milluzzi explained the Sign Code was amended in December 2020 which added the definition of a non-conforming use. Ms. Knysz confirmed the State Farm sign was approved. Ms. Knysz noted this situation does come before the Commission a lot, so she asked if the Commission wanted to consider revisiting the Sign Code. Mr. Chrzastowski thought it would have been grandfathered in but if not, he will ask for a variation. Ms. Milluzzi then suggested asking for a variation for all the signs.

Commissioner Blinova had no questions.

Chairman Johnson asked if the tenant had worked with any sign company to figure out a way to meet the Code. Mr. Chrzastowski explained it was a franchise which requires the logo. They are using Fast Signs in Northbrook.

Chairman Johnson asked if the logo could be considered a graphic and not pushed out and then remove some of the smaller words and only keep the big text. Mr. Chrzastowski will ask the sign company.

**Wheeling Plan Commission
Regular Meeting**

July 28, 2021

Commissioner Hyken moved, seconded by Commissioner Yedinak to table Docket No. SCBA 21-10.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Yedinak, Sprague, Hyken, Johnson
NAYS: None
ABSENT: Commissioners Berke, Riles
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

- C) Docket No. Docket 2021-24
968 Garden Lane
Variation for Fence Height from 4' to 6' Tall

See Findings of Fact and Recommendation for Docket No. 2021-24.

Commissioner Hyken moved, seconded by Commissioner Blinova to Recommend approval of Docket No. 2021-24, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, to permit a six foot tall chain link fence with privacy screen within the front yard setback area, which restricts opaque fencing to a maximum height of four feet, for the property located at 968 Garden Lane, in accordance with the Fence Location Exhibit (prepared by staff) and the Photos of the Proposed Fence with the following conditions:

1. Wood or composite material shall be used for the fence on the west side of the house.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Blinova, Yedinak, Sprague, Johnson
NAYS: None
ABSENT: Commissioners Berke and Riles
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Hyken to close Docket No. 2021-24. The motion was approved by a voice vote.

Commissioner Yedinak moved, seconded by Commissioner Hyken to recess at 8:18 p.m. The motion was approved by a voice vote.

The Commission reconvened at 8:24 p.m.

- D)** Docket No. Docket 2021-23A
363 Alice Street
Variation for Side Yard Setbacks for Masters Countertops

See Findings of Fact and Recommendation for Docket No. 2021-23A.

Commissioner Blinova moved, seconded by Commissioner Sprague to continue Docket No. 2021-23A to September 8, 2021.

On the roll call, the vote was as follows:

AYES: Commissioners Yedinak, Blinova, Sprague, Hyken, Johnson,
NAYS: None
ABSENT: Commissioner Berke and Riles
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

- E)** Docket No. Docket 2021-23B
363 Alice Street
Variation for Side Yard Setbacks for Masters Countertops

See Findings of Fact and Recommendation for Docket No. 2021-23B.

Commissioner Yedinak moved, seconded by Commissioner Blinova to continue Docket No. 2021-23B to September 8, 2021.

On the roll call, the vote was as follows:

AYES: Commissioners Yedinak, Blinova, Sprague, Hyken, Johnson,
NAYS: None
ABSENT: Commissioner Berke and Riles
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

- F)** Docket No. Docket 2021-27
363 Alice Street
Major Site Plan Review for Building Addition

**Wheeling Plan Commission
Regular Meeting**

July 28, 2021

Commissioner Blinova moved, seconded by Commissioner Sprague to continue Docket No. 2021-27 to September 8, 2021.

On the roll call, the vote was as follows:

AYES: Commissioners Yedinak, Blinova, Sprague, Hyken, Johnson,
NAYS: None
ABSENT: Commissioner Berke and Riles
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

- G)** Docket No. Docket 2021-25
889-903 West Dundee Road
Special Use to Approve a Preliminary Planned Unit Development
for London Crossing

Commissioner Hyken moved, seconded by Commissioner Blinova to continue Docket No. 2021-25 to August 11, 2021.

On the roll call, the vote was as follows:

AYES: Commissioners Yedinak, Blinova, Sprague, Hyken, Johnson,
NAYS: None
ABSENT: Commissioner Berke and Riles
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

- H)** Docket No. Docket 2021-26
889-903 West Dundee Road
Plat of Subdivision for London Crossing

Commissioner Sprague moved, seconded by Commissioner Blinova to continue Docket No. 2021-26 to August 11, 2021.

On the roll call, the vote was as follows:

AYES: Commissioners Yedinak, Blinova, Sprague, Hyken, Johnson,
NAYS: None
ABSENT: Commissioner Berke and Riles

PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

A) Approval of Minutes of the Regular Meeting of July 14, 2021

Commissioner Yedinak moved, seconded by Commissioner Blinova to approve the minutes dated July 14, as presented. The motion was approved by a voice vote.

9. OTHER BUSINESS

Commissioner Yedinak announced he would be absent on August 11. Commissioner Yedinak asked how he could make a comment about London Crossing since he won't be at the August 11 meeting. Ms. Milluzzi suggested sending his comments to Chairman Johnson.

Chairman Johnson mentioned the Plan Commission's busy schedule over the next few meetings so he suggested taking a poll about adding a special meeting on Wednesday, September 1st for the joint meeting with the Village Board.

Commissioner Hyken: available
Commissioner Yedinak: available
Commissioner Blinova: available
Commissioner Sprague: available
Chairman Johnson: available
Ms. Milluzzi: available

Chairman Johnson asked to pencil in September 1 on the calendar.

10. ADJOURNMENT

Commissioner Sprague moved, seconded by Commissioner Hyken to adjourn the meeting at 9:35 p.m. The motion was approved by a voice vote.