

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on Thursday, August 8, 2019.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Johnson, Kalis and Yedinak. Also present were Marcy Knysz, Village Planner, Steve Robles, Assistant Director of Community Development and Mallory Milluzzi, Village Attorney.

4. CHANGES TO THE AGENDA

Ms. Knysz announced Item C, Concept Review Phased Planned Unit Development had been withdrawn per the applicant's request.

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A) [Docket No. SCBA 19-23](#)
Target
1400 W. Lake Cook Road
Appearance Approval of a Freestanding Sign and Wall Signs

- B) [Docket No. SCBA 19-25](#)
Hidden Valley
1197 Willis Ave.
Appearance Approval of a Freestanding Sign

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

Approve Docket No. SCBA 19-23 to permit the installation of four wall signs and modification to one freestanding sign in accordance with the sign plans prepared by Icon (8 sheets total), dated May 31, 2019, for Target, located at 1400 W. Lake Cook Road.

Approve Docket No. SCBA 19-25 to permit the installation of a double sided freestanding sign in accordance with the sign plans prepared by Corporate Sign Systems, Inc. (5 sheets total), dated 7/19/2019, and the Landscape Plan prepared by Corporate Sign Systems, Inc. (1 sheet total), dated 7/19/2019, located at 117 Willis Ave.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) [Docket No. PC 19-15](#)
Target
1400 W. Lake Cook Road
Appearance Approval of Façade Improvements

The petitioner is requesting minor appearance approval for façade improvements. All four facades of the building will be repainted with gray tones from the current tan colors. They are also proposing a red background behind the new white Target signs on the west and south elevations. The red background and the updated color scheme are consistent with Target's new nationwide branding.

The petitioner explained that Target was going through a national rebranding movement at 1,000 stores for a consistent appearance at all stores. A lot of their stores are transitioning toward the gray façade with the red EIFS and white signs with lower-case lettering. They feel the red stucco EIFS will make it pop.

Commissioner Creech had no questions.

Commissioner Blinova had no questions.

Commissioner Yedinak noticed on the last attachment in the packet the engineering drawing showed Target Greatland. He questioned if they were changing the type of store in Wheeling. The petitioner agreed the drawing was not representative of the Wheeling store.

Commissioner Kalis mentioned that normally painting surfaces were frowned upon in the Village, so he questioned if they had a maintenance program to make sure the painting was upheld. The petitioner confirmed they had a maintenance program, but he did not know the

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specifics. He agreed to check and send the details to the Plan Commission.

Commissioner Kalis questioned if the EIFS material was the same material used at all their other stores. The petitioner confirmed it was the same material. Commissioner Kalis was OK with it as long as it was applied correctly.

Chairman Johnson noted the entire building was currently painted and was well maintained.

Commissioner Creech moved, seconded by Commissioner Kalis to approve Docket No. PC 19-15, granting minor appearance approval to the building facade in accordance with the elevation plans prepared by Icon, dated June 4, 2019, for Target, located at 1400 W. Lake Cook Road.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- B)** [Docket No. 2019-9](#) (Continued from July 25, 2019)
Catherine Court Industrial Condominium Association
145-189 Wheeling Road
2019-9 Text Amendment to Establish Commercial Vehicle Parking
PC 19-3 Minor Site Plan Approval for Commercial Vehicle Parking

See Findings of Fact and Recommendation for Docket No. 2019-9.

Commissioner Creech moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2019-9, amending Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11, General Development Standards, to add commercial vehicle parking regulations.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Yedinak moved, seconded by Commissioner Creech to approve Docket No. PC 19-3 granting a minor site plan approval, as required under Title 19, Zoning, of the Wheeling

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Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, in order to establish contractor vehicle parking for the property located at 145-189 Wheeling Road, in accordance with the site plan prepared by J. Hershey Architecture, dated June 5, 2019.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Kalis moved, seconded by Commissioner Creech to close Docket No. 2019-9. The motion was approved by a voice vote.

- C) [Concept Review Phased Planned Unit Development \(PUD\)](#)
Opus Development Group
SW Corner of Milwaukee Avenue and Lake Cook Road (17 acre vacant parcel)

Withdrawn by the petitioner.

- D) [Docket No. 2019-18](#) (To Be Continued to August 22, 2019)
Village of Wheeling
Amendment to the Comprehensive Plan for the Station Area Plan

Mr. Robles reported the consultant asked for a continuation to allow for some extra time to finalize the final version of the station area plan update and update some additional sections of graphics/illustrations.

Commissioner Kalis moved, seconded by Commissioner Creech to continue Docket No. 2019-18 to August 22, 2019.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES – [July 25, 2019](#)

Commissioner Kalis moved, seconded by Commissioner Creech to approve the minutes dated July 25, 2019 as presented.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

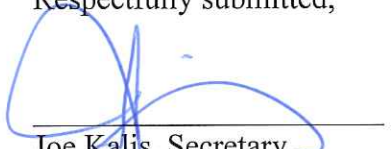
9. OTHER BUSINESS

Chairman Johnson reported there were three interviews for new Commissioners prior to the last board meeting.

10. ADJOURNMENT

Commissioner Yedinak moved, seconded by Commissioner Kalis to adjourn the meeting at 7:12 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,



Joe Kalis, Secretary
Wheeling Plan Commission