

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on September 12, 2019.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Creech, Johnson, Kalis, Sprague, Thomson and Yedinak. Commissioner Blinova was absent with prior notice. 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 19-29](#)
VK Auto Imports
177-179 Wheeling Rd
Appearance Approval of a Wall Sign

- B) [Docket No. SCBA 19-30](#)
Wajo Sushi
73 S. Milwaukee Ave
Appearance Approval of a Wall Sign

- C) [Docket No. SCBA 19-32](#)
AWG Gases and Welding Supplies
300 Sumac Rd
Appearance Approval of Wall Sign

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

Approve Docket No. SCBA 19-29 to permit a wall sign in accordance with the sign plans prepared by Signs of Distinction, Inc., dated 7/30/2019 (last revised 8/27/2019), and located at 177-179 Wheeling Rd.

Approve Docket No. SCBA 19-30 to permit a wall sign in accordance with the sign plans prepared by LED Sign Max, received 8/28/2019, and located at 73 S. Milwaukee Ave.

Approve Docket No. SCBA 19-32 to permit a wall sign in accordance with the sign plans prepared by Fastsigns Arlington Heights (received 8/30/2019), and located at 300 Sumac Rd.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) [Docket No's. SCBA 19-31 & PC 19-18](#)
Law Consumer Group
798 W Dundee Rd
SCBA 19-31 Appearance Approval of Wall Signs and Awnings
PC 19-18 Minor Site Plan Approval

Ms. Knysz explained the project included a minor site plan approval for a change in the landscaping and for two awnings. The landscaping at the corner of Dundee and Elmhurst Roads is very mature and overgrown or dying so the petitioner would like to remove the landscaping on the corner to provide a better vision of the front of the building. The petitioner is proposing to add shrubs and a tree to replace the removed landscaping.

The second part of the approval is for two awnings and signs. They are proposing two black awnings, one facing Dundee Road and one facing Elmhurst Road. They are also proposing window signs which are exempt and meet the Code regulations for the window size. The signs are for the Consumer Law Group with more text on the second awning.

Adam Dayan, 6332 N. Pulaski Rd., Suite 200, Chicago, IL 60646 was present. They have been in business since 2010 with offices in Aurora, Berwyn and North Chicago so they think the Village of Wheeling would be a great location for them. They are a consumer service planner firm focusing on immigration law, criminal defense, family law, personal injury and work comp.

Mr. Dayan explained they were looking to enhance the curb appeal and increase the visibility of

the signage. They are excited about the corner since it is highly trafficked but when driving by on Dundee the entryway is hidden by overgrown landscaping. They want to beautify the area.

Commissioner Sprague had no comments.

Commissioner Kalis questioned why they wanted to add awnings with a painted logo versus a traditional channel sign since awnings were normally no longer used. Mr. Dayan explained it was more cost effective and they have used awnings at all their other locations so he felt it would be consistent with the other offices.

Commissioner Kalis appreciated the beautification of the corner since it was a highly trafficked area.

Commissioner Kalis questioned if the petitioner had spoken to the property owner about landscaping the entire property. He referred to the notes which indicated the petitioner would be paying for the landscaping. Mr. Dayan confirmed the existing landscaping along Dundee and Elmhurst Roads would be trimmed. They will landscape between the center and the pine tree they were removing on Dundee. They will plant some flowers in that area. Commissioner Kalis questioned if the owner wanted to trim the other trees. Mr. Dayan confirmed they will also trim all the trees along Dundee and Elmhurst roads. He stated he had not spoken to the owner regarding additional landscaping.

Commissioner Kalis questioned if the stickers proposed on the windows were within Code. Ms. Knysz confirmed they were within Code.

Commissioner Kalis questioned if there was any brick work not covered by the awnings on the property that could use some maintenance. He saw some neglect in the pictures. Mr. Dayan didn't notice any but committed to do it if it needed it. He confirmed he would repair any damage from old signage. Chairman Johnson referred to some staining by the Greater Chicago window. Commissioner Yedinak referred to some broken brick by the entryway. Mr. Dayan will try to remove the stains below the Greater Chicago window. Commissioner Kalis referred to black spots that appeared randomly on the front of the building that should be cleaned up. Mr. Dayan will look at them.

Commissioner Kalis questioned if they were repaving or restriping the parking lot. Mr. Dayan confirmed there were no plans for it.

Commissioner Creech had no questions.

Commissioner Thomson had no questions.

Commissioner Yedinak questioned if there had been awning signs proposed in the past in the Village. Ms. Knysz confirmed awnings signs were within the Code.

Commissioner Yedinak lives near the mall but thought it would be an inconsistent look with just one tenant having an awning with signage and the others having block lettering/illuminating lettering.

Commissioner Yedinak questioned how their other awnings had aged over the years. Mr. Dayan confirmed they had aged well and assured the Commission they would replace it if needed.

Commissioner Yedinak is not a fan of the vinyl letterings on the window but understands it's permitted by the Code. He hopes they are cleaning up the blinds behind the block lettering. Mr. Dayan confirmed they are replacing the existing window treatments.

Chairman Johnson questioned the reason for the small awning since it only came out about 1'. Mr. Dayan confirmed it was just for the sign, he mentioned their other ones came out further. The sign company felt it would give a more modern look and would be more visible from the street.

Chairman Johnson questioned why they didn't put something on the angle. Mr. Dayan wanted to but learned it was not permitted. He would be agreeable to put the services in the center if permitted. Mr. Knysz explained there was the main sign based on the linear footage along with a graphic. The other signs were by the Commission's approval if smaller than the primary sign. They did propose channel letters across all three sides, but the front had a list of services and that is typically not permitted in the signs. The landlord did not want the logo in the center which he originally proposed.

Chairman Johnson is not a fan of the window lettering but understands it's permitted within the Code. Commissioner Yedinak questioned if they had considered something more aesthetically pleasing. Mr. Dayan explained historically their phone number and services were listed on their signage. He was open to using other colors but felt white was less tacky. Commissioner Yedinak was not in favor of how the white vinyl letters looked.

Commissioner Kalis moved, seconded by Commissioner Yedinak to approve Docket No. PC 19-18 granting minor 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 permit two awnings in accordance with the sign plans, received September 5, 2019, and for the removal and replacement of landscaping in accordance with the landscape plans, dated September 3, 2019, at the southwest corner of the subject property located at 798 W. Dundee Road, , and subject to the following condition:

1. At the time of planting, the minimum sizes shall be a caliper size of 2" for ornamental trees and a minimum of 24" in height for all shrubs.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Yedinak moved, seconded by Commissioner Sprague to approve Docket No. SCBA 19-31 to permit two signs in accordance with the sign plans prepared by The Sign Store (received 9/5/2019), for Law Consumer Group located at 798 W. Dundee Road.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- B)** [Docket No. SCBA 2019-28](#)
Weed Man
574 Wheeling Rd
Appearance Approval of Freestanding Sign

Ms. Knysz explained the proposal was for a replacement of a freestanding sign. The front panels on both sides were changing. It is not on the Consent Agenda since the proposed sign is not consistent with the Code since it lists the services as well as some advertisement.

Mr. Brandon Burns, 574 Wheeling Road, Wheeling was present.

Mr. Burns explained he had previously been in a building on Shephard Avenue in Wheeling. There was a watermain break over the winter and the entire corner of the building sunk in. He met with the landlord and went to the Village for approval to move in half of the space while the other part was being repaired. He had a sign made at a local sign company and was never told he needed approval for the sign until the Village gave them the occupancy permit for the entire building once the repairs had been made.

Ms. Knysz noted there is existing landscaping around the monument sign, but the petitioner is proposing to remove some of it along with adding new landscaping.

Commissioner Yedinak reviewed the history and noticed in 2011 the sign for Alliance Disaster Cleanup had a condition to include the address. He questioned if the condition should be carried forward. Ms. Knysz explained addresses were typically included if the address was not visible from the street. Mr. Burns agreed to post the address on the building or add it to the yellow part of the sign. Commissioner Sprague noted the address was already on the edge of the sign facing the street.

Commissioner Yedinak questioned if the petitioner had considered making a new sign that

would comply with the Code. Mr. Burns wants to be a good partner with the Village since he's been in the Village since 2011. He is agreeable to make a new sign if needed even though he paid \$2,500 for the sign. Commissioner Yedinak didn't personally object to the sign since it was in an industrial area but understands it is not permitted by Code.

Commissioner Thomson had no comments.

Commissioner Creech felt it was a good-looking sign but understands it was not permitted in the Code.

Ms. Milluzzi explained it wasn't on the Consent Agenda because it did not meet the technical requirements, but the Commissioner could allow it if they wanted.

Commissioner Creech was struggling with it since the petitioner had already invested in the sign and he felt it was a good-looking sign. He suggested a compromise. He suggested removing the lower section.

Commissioner Kalis expressed a concern about setting a precedent for the industrial area. He would not be in favor of having a lot of different billboards in the area. He didn't think the proposed was offensive but he did not want to set a precedent. He felt the sign was a billboard and was not in the appropriate place as it pertains to the current Code. He is sensitive to the money the petitioner had spent on the sign but explained the Commission could not take into consideration the financial position. He was not in favor of the sign since it would set a precedent for other businesses in the Village.

Commissioner Kalis thanked the petitioner for staying in the Village.

Commissioner Sprague liked the sign but agreed the Commission needed to be fair to all businesses within the Village. He wants the sign to be changed to meet the Code.

Mr. Burns explained the idea of the sign came from the Bertog sign that lists their services and is included on the Village's website for types of signs that were permitted. Ms. Knysz clarified there were older signs in the Village with additional text. The reason the Bertog sign was included on the Village's website is for the landscaping. Mr. Burns noted there were eight signs in the Village that included services. Chairman Johnson questioned if the eight signs were monument signs. Mr. Burns indicated it was a mix between monument and wall signs. Chairman Johnson explained the rules for wall signs were different.

Chairman Johnson understands where the petitioner was coming from and drove around the Village and saw signs that included services and phone numbers. Some of the signs were not that old. He does not have a problem with the upper part of the sign. He questioned if the petitioner would consider changing the bottom to changeable copy to advertise. Ms. Knysz explained Staff would rather see a blank solid bottom that would match the face. Chairman Johnson questioned what would be needed to advertise for employment. Ms. Knysz explained it could be allowed temporarily. Chairman Johnson didn't want to see their prices listed on the sign. Chairman Johnson asked what would be on the bottom sign when they weren't advertising for employment. Mr. Burns explained they were always advertising for help. Commissioner

Kalis thought the Code stated that monument signs were not to be used for advertisement.

Ms. Milluzzi reiterated that the Code states that the sign copy for freestanding signs is limited to the name of the unified business center or the complex with the tenant panels. It has been interpreted by Staff to be the name of the business for signs unless the Commission allows something else.

In reply to Commissioner Yedinak's question, Ms. Milluzzi explained if the Commission's decisions were not arbitrary on why they would treat something differently it would likely hold up if ever challenged.

Commissioner Kalis felt just because other businesses were not conforming didn't mean the Commission should approve the sign. He doesn't think a sign should include advertising and should be done somewhere else.

Ms. Milluzzi suggested taking a poll.

Chairman Johnson took a poll regarding the upper portion of the sign.

Commissioner Creech: liked the upper portion of the sign since it is well done and located in an industrial area. He wants a blank panel in the lower section. He felt it should be allowed since there are no windows to be used for advertisement.

Commissioner Thomson: liked the top portion and wants the lower portion redone.

Commissioner Yedinak: Agreed with Commissioner Creech.

Commissioner Kalis: Was not in favor of the upper or lower portions of the sign because of the current Code.

Commission Sprague: Was not in favor of the upper portion and should be name and address only. The bottom should be blank.

Chairman Johnson: Was OK with the top portion.

The consensus is the bottom sign should be blank. The consensus was 4:2 that the top portion could remain with a condition that the bottom panel shall be replaced with a solid color with no copy or text.

If the Commission did not feel strongly about the color of the bottom panel, they could leave the decision to Staff and the petitioner. The Commission felt it could be left up to Staff.

The existing landscaping consisted of old evergreen shrubs and the petitioner is proposing to add more color and textures that Staff found appropriate.

Commissioner Yedinak moved, seconded by Commissioner Creech to approve Docket No. SCBA 19-28 to permit the installation of a double sided sign panel on an existing freestanding

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sign in accordance with the Sign Illustration dated 9/6/2019 (1 sheet total) and the Landscape Plan submitted dated 9/4/2019 (1 sheet total) for Weed Man, located at 574 Wheeling Road with the following condition:

1. The bottom panel shall be replaced with a solid color with no text.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES – [August 22, 2019](#) (including Findings for Docket No. 2019-18)

Commissioner Creech moved, seconded by Commissioner Yedinak to approve the minutes dated August 22, 2019 as corrected.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

9. OTHER BUSINESS

Commissioner Creech requested distributing updated contact information for the Plan Commission.

10. ADJOURNMENT

Commissioner Kalis moved, seconded by Commissioner Sprague to adjourn the meeting at 7:28 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

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Joe Kalis, Secretary 
Wheeling Plan Commission