

**1. CALL TO ORDER**

Chairman Johnson called the meeting to order at 6:30 p.m. on November 4, 2020.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Chairman Johnson introduced Commissioner Martin Berke.

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

**4. CHANGES TO THE AGENDA - None**

**5. CITIZEN CONCERNS AND COMMENTS**

Village Attorney Milluzzi reminded the Commission that all citizens concerns and comments were limited to 5 minutes on matters relevant to the Plan Commission issues.

From the audience, Ms. Wilson thanked the Plan Commission for serving. She referred to the lengthy text amendment and felt it was added to the agenda at the last minute. She felt signage was one of the most effective ways businesses could communicate their services to traffic. She asked the Commission to look very carefully at all 18 pages. She does not want to limit the ability to communicate to the traffic passing by. She encouraged the Plan Commissioners to get to know the business owners in Wheeling. Ms. Wilson referred to the recent survey conducted by Mr. Klicker that indicated many businesses did not believe they were treated well by the Village. She felt businesses become the opponent when they receive Code violations from the Village. She referred to a graph that showed the percentages of tax rates from 16 years in adjacent villages. In 2008, Wheeling was in the middle, next to Buffalo Grove and between 2008 and 2015, Wheeling was the highest. She felt the Village was losing businesses and the taxes then fell on the homeowners. She asked the Commission to review the text amendments very carefully.

**6. CONSENT ITEMS**

- A) Docket No. SCBA 20-25  
Fed Ex

1430 S. Wolf Road  
Replacement of monument sign

- B)** Docket No. SCBA 20-30  
Cash Price Auto  
173 Wheeling Road  
Appearance approval of a wall sign

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

**Approve Docket No. SCBA 20-25** to permit the replacement of the monument sign for Fed Ex, in accordance with the Sign Plans prepared by Blair Companies, dated 10/27/2016 and the Landscape Plan received 10/13/2020, subject to the following condition:

1. The business address shall be added to the monument sign.

**Approve Docket No. SCBA 20-30** to permit the wall sign for Cash Price Auto, located at 173 Wheeling Road, in accordance with the sign plans prepared by Signs of Distinction dated 9/23/2020.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

## **7. ITEMS FOR REVIEW**

- A)** Docket No. PC 20-19  
500 Manda Lane  
Appearance Approval for Changes to the Façade of the Clubhouse at  
Mandalane Apartments

Docket No. PC 20-19 is for appearance approval for changes to the façade at the clubhouse at Mandalane Apartments.

Mr. Ryan DeBari, Architect, The Interior Design Group was present.

The apartments are currently named Pine Hill but will be changing their name to Mandalane. It

is an existing clubhouse located in between two large apartment buildings. It has been in disrepair for many years and not used. They are currently using one of the apartment buildings as their leasing center. The new owners changed the units from condos to apartments. The clubhouse is being renovated and adding a leasing office, a community room, new fitness room and restrooms. They are gutting and redoing the interior. The exterior is non-descript and blends in. It is dark and the main entrance is not distinct. The leasing office is being added so prospective tenants can find the office and know where to enter. They are proposing some minor modifications to the exterior to make it look nicer to draw more attention to the entrance. A small, covered entry with columns and a canopy is being added and will tie into the existing roof with asphalt shingles to match. The apartment buildings on either side of the clubhouse are all brick with dark bronze metal accents, so it will tie it into the proposal. They are adding brick column bases to match the buildings, painting the structure's trim a dark bronze, and giving the entire building a fresh coat of paint with lighter colors.

Commissioner Creech asked if the petitioner was updating the landscaping. Mr. DeBari confirmed the owner planned on cleaning up the landscaping.

Commissioner Thompson had no questions or comments.

Commissioner Yedinak thought it looked nice.

Commissioner Sprague referred to the proposed pressured treated lumber. He mentioned there was normally a one year waiting period to paint or stain pressured treated lumber. Mr. DeBari agreed to bring it up with their contractor.

Commissioner Sprague questioned if they were repairing the fascia around the building. He noticed animal holes on the pool side. Mr. DeBari confirmed they would go around the entire clubhouse and repair the siding where needed.

Commissioner Sprague asked if the trees with a white X were being removed. Mr. DeBari was unaware but thought the landscaper must be removing them. Commissioner Sprague noticed a dead tree on the pool side's northwest corner. Mr. DeBari confirmed the landscaper would address the interior part by the parking, playground, tennis courts and backside of the pool.

Commissioner Berke had no comments or questions.

Chairman Johnson thought it was great to have the new owners spruce up the place.

Commissioner Sprague moved, seconded by Commissioner Yedinak to approve Docket No. PC 20-19 granting 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 permit exterior building modifications to the clubhouse at 500 Manda Lane, in accordance with the Project Description Letter from Ryan DeBari (The Interior Design group, LTD.) dated 10/30/20 and Remodel Plans prepared by The Interior Design Group, Ltd. dated 9/4/20 (last revised 10/27/20).

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- B)** Docket No. 2020-20  
Text Amendments to Title 21 Signs, of the Wheeling Municipal Code and associated sections, in order to modify regulations regarding signs

See Findings of Fact and Recommendation for Docket No. 2020-20.

Commissioner Creech moved, seconded by Commissioner Thompson to continue Docket 2020-20 to December 2, 2020.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

**8. APPROVAL OF MINUTES - None**

**9. OTHER BUSINESS - None**

**10. ADJOURNMENT**

Commissioner Yedinak moved, seconded by Commissioner Thompson to adjourn the meeting at 10:12 p.m. The motion was approved by a voice vote.