

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, February 28, 2019.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Johnson, Kalis, Powers, Ruffatto and Yedinak. 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 19-3](#)
City Works Eatery and Pour House
365 W. Dundee Road
Appearance Approval of a Wall Sign
- B) [Docket No. SCBA 19-4](#)
Fifth-Third Bank
125 McHenry Road
Appearance Approval of Wall Signs and Freestanding Sign
- C) [Docket No. SCBA 19-6](#)
Express Auto Title Loans
353 N. Milwaukee Avenue
Appearance Approval of a Freestanding Sign
- D) [Docket No. SCBA 19-7](#)
House of Rental
318 N. Milwaukee Avenue
Appearance Approval of a Wall Sign

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

Approve Docket No. SCBA 19-3 to grant appearance approval of the wall sign, as shown on the following exhibits received January 24, 2019, for City Works Eatery and Pour House, located at 365 W. Dundee Rd, Wheeling, Illinois:

- West façade wall sign plans (4 pages total)

Approve Docket No. SCBA 19-4 to permit the installation of the wall and freestanding signs in accordance with the Fifth Third Bank sign plan (total of 10 pages), prepared by Advance Sign Group, dated February 6, 2019, for Fifth Third Bank, located at 125 McHenry Road, Wheeling, Illinois, and subject to the following condition of approval:

1. The façades shall be repaired from the removal of the existing wall signs.

Approve Docket No. SCBA 19-6 to grant appearance approval of the freestanding sign, as shown on the sign exhibits received February 13, 2019, for Express Title Loans, located at 353 N. Milwaukee Avenue, Wheeling, Illinois, subject to the following condition of approval:

1. Prior to sign installation, the freestanding sign structure shall be repaired, power-washed and painted.

Approve Docket No. SCBA 19-7 to grant appearance approval of the wall sign, as shown on the wall sign plan, prepared by North Shore Sign, received February 4, 2019, for House of Rental, located at 318 N. Milwaukee Avenue, Wheeling, Illinois.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) [Docket No. 2018-30](#) (Continued from the December 20, 2018 hearing)
House of Rental
318 N. Milwaukee Avenue
Special Use-Site Plan Approval of Tool/Equipment Rental Facility with Outside Display or Storage

See Findings of Fact and Recommendation for Docket No. 2018-30.

Commissioner Powers moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2018-30, Special Use-Site Plan Approval as required under Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit Tool/Equipment Rental Facility with outdoor storage or display in accordance with the following exhibits submitted November 16, 2018 (except as noted), by House of Rental, located at 318 N. Milwaukee Avenue, Wheeling, Illinois:

- Cover letter,
- Floor plan,
- Site plan, received December 20, 2018
- Landscape plan.

And with the following conditions of approval:

1. All fences shall be improved along the perimeter and the areas at the base of the fences shall be cleaned up prior to installing the mesh screening;
2. Add top rails to all fence sections where missing; and
3. Fence height shall be increased to at least 6'.

On the roll call, the vote was as follows:

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

There being one affirmative votes, the motion was denied.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No. 2018-30. The motion was approved by a voice vote.

- B)** [Docket No. 2019-4A&B](#)
 City Works Eatery and Pour House
 365 W. Dundee Road
 2019-4A Sign Variation to Increase Wall Sign Area, North Façade
 2019-4B Sign Variation to Increase Wall Sign Area, East Façade

See Findings of Fact and Recommendation for Docket No. 2019-4A&B.

Commissioner Kalis moved, seconded by Commissioner Johnson to recommend approval of Docket No. 2019-4A, granting a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21-06 Signs in Commercial and Industrial Districts, Section 21.06.500(a)(3)(G) Sign Dimensions, to permit an increase in the permitted wall sign area on the north building elevation

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in accordance with the following exhibits received January 24, 2019, for City Works Eatery and Pour House, located at 365 W. Dundee Road Wheeling, Illinois:

- Project description letter
- City Works Sign Plans (7 pages)

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2019-4B, Sign variation to increase wall sign area on the east façade....SORRY BUT I DIDN'T SEE THE MOTION INCLUDED IN THE DOCKET

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No. 2019-4A&B. The motion was approved by a voice vote.

8. APPROVAL OF MINUTES – [February 14, 2019 \(including Findings for Docket No. 2019-1\)](#)

Commissioner Powers moved, seconded by Commissioner Johnson to approve the minutes dated February 14, 2019 as presented.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Johnson, Kalis, Powers, Ruffatto, Yedinak
NAYS: None
ABSENT: None

PRESENT: None
ABSTAIN: Ruffatto

There being seven affirmative votes, the motion was approved.

9. OTHER BUSINESS

Mr. Robles provided an update on the station area plan. Staff is now seeking public comment of the draft plan. It is located on the Village's website under calendar events. They are seeking feedback from anyone interested in the station area plan. There will be a link for the actual draft plan and a link for the survey which is about 8 questions. The plan would update the 2004 station area plan and provide the framework for a continued development of the Dundee Road corridor near and around the Metra station. It will be up until March 10th and Staff encourages everyone to review it and provide their input on the future of the station area.

Chairman Ruffatto announced the Commission's condolences to the Brady family. Ken will be sorely missed in the Village and the neighborhood. The services are tomorrow from 3:00 – 8:00 p.m. at St. Joe's hall and then a celebration mass of his life on Saturday, March 2nd at 11:00 a.m. at St. Joe's.

Commissioner Kalis referred to the City Works' signage and didn't feel it was relevant for the building and the current Code. He questioned if the Sign Code should be reviewed in the future or if variances should continue. He felt the Sign Code refers to strip malls with smaller facades. Mr. Robles explained it was on Staff's to do list.

Commissioner Powers announced he would not be present at the next meeting on March 14th. He echoed Chairman Ruffatto's comments about Ken Brady. He extended his deepest sympathy to the Brady family.

Commissioner Jonson expressed his condolences to the Brady family.

Mr. Robles announced the joint workshop on March 14th had been changed to a regular Plan Commission meeting due to scheduling conflicts.

Commissioner Creech announced he would not be present at the March 14th meeting. He expressed his condolences to the Brady family.

10. ADJOURNMENT

Commissioner Creech moved, seconded by Commissioner Powers to adjourn the meeting at 7:26 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

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Steve Powers, Secretary
Wheeling Plan Commission