

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on March 24, 2021.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Berke, Johnson, Sprague and Yedinak. Commissioners Blinova and Thompson were absent with prior notice. Also present were Marcy Knysz, Village Planner, Mallory Milluzzi, Village Attorney, Kyle Goetzelmann, Civil Engineer, Fire Inspector Ron Antor and Fire Inspector Robert Niemiec.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

- A) Docket No. 2021-04
Goodyear Tire & Rubber Company DBA Just Tires
723 W. Dundee Road
Special Use to Operate a Light Motor Repair Facility

See Findings of Fact and Recommendation for Docket No. 2021-04.

Commissioner Sprague moved, seconded by Commissioner Yedinak to recommend approval of Docket No. 2021-04, granting Special Use, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-05 Mixed Use and Overlay Districts, Chapter 19-10 Use Regulations, and associated sections, in order to operate a light motor repair facility for Just Tires, located at 723 W. Dundee Road, in accordance with the Petitioner's Project Description Letter, received by the Village on 2/23/2021, Storefront Elevation Plan prepared by Stratus Unlimited, last revised 3/5/2021 and the Just Tires Paint Scheme submitted on 3/16/2021, subject to the following condition:

1. The pavement in the rear of the property shall be repaved all the way to George Road by September 1, 2021

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Berke to close Docket 2021-04.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

- B)** Docket No. PC21-07
Goodyear Tire & Rubber Company DBA Just Tires
723 W. Dundee Road
Building Appearance Approval for Façade Improvements for Goodyear

Jeff Hansen, District Manager, Goodyear, 723 W. Dundee Road, Anthony Perna, Signco were present.

Ms. Knysz referred to the lighting changes that were mentioned in the discussion from the previous docket. She noted Staff had not received anything about light fixtures so a condition may need to be added. If they are changing the light fixtures, it needs to be reviewed by Staff.

Commissioner Berke had no comments.

Commissioner Sprague asked if they were planning to paint the brick on the building gray. He noticed the mortar and brick needed some tuckpointing. If they are painting the brick, the proper prep and primer methods need to be followed. Mr. Hansen confirmed they were aware of a few tuckpoint issues and a crack on the backside. Ms. Knysz noted the brick was presented as not being painted. Mr. Hansen confirmed the brick between the bay doors were being painted gray. Ms. Knysz noted the Staff Report was incorrect because when she asked if any brick was being painted, she was told no. Chairman Johnson referred to the Staff Report which indicated the

façade of the building around the bay doors will be painted gray. Ms. Knysz noted it was difficult to tell the color/material between the bay doors. Chairman Johnson mentioned the Commission was typically not in favor of painting brick. Ms. Knysz asked for confirmation if the areas shown as gray was definitely brick. She thought the area on the west side of the front also looked like brick. Commissioner Yedinak looked at Google Earth and confirmed the entire west side of the front was brick and in between the bays looked like it was also brick and the entire post on the last bay door was brick. After discussion, the petitioner agreed not to paint the brick.

Commissioner Yedinak had no questions.

Commissioner Yedinak moved, seconded by Commissioner Berke to approve Docket No. PC 20-17, granting minor building 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 alter the front façade color scheme of the building for Just Tires, located at 723 W. Dundee Road, in accordance with the Petitioner's Project Description Letter received by the Village on 2/23/2021, Storefront Elevation Plan prepared by Stratus Unlimited, last revised 3/5/2021 and the Just Tires Paint Scheme submitted on 3/16/2021 with the following condition:

1. All brick shall be power washed and repaired and shall not be painted.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

- C) Docket No. SCBA 21-07
Goodyear Tire & Rubber Company DBA Just Tires
723 W. Dundee Road
Appearance Approval for Ground Sign for Goodyear

Jeff Hansen, District Manager, Goodyear, 723 W. Dundee Road, Anthony Perna, Signco were present.

Commissioner Berke had no questions.

Commissioner Sprague had no questions

In response to Commissioner Yedinak's question, Mr. Perna confirmed they were painting the sign pole gray from the current blue color. Commissioner Yedinak suggested painting it green to

match the sign since they were no longer painting the brick gray. Mr. Perna confirmed corporate wanted gray. Commissioner Yedinak was fine with gray or green on the pole.

Commissioner Sprague moved, seconded by Commissioner Berke to approve Docket No. SCBA 21-07 to permit the replacement of both sign faces to an existing pylon (ground) sign and change the color of the existing cabinet, in accordance with the sign plans prepared Stratus Unlimited, last revised 3/5/2021 and the Just Tires Paint Scheme submitted on 3/16/2021 for Just Tires located at 723 W. Dundee Road, subject to the following condition:

1. The existing blue of the pole support shall be painted a gray color to match the color of the mounting support.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

- D)** Docket No. 2021-05
Popeyes
227-251 E. Dundee Road
Special Use to Construct a Drive Thru Restaurant

See Findings of Fact and Recommendation for Docket No. 2021-05.

Commissioner Yedinak moved, seconded by Commissioner Berke to continue Docket No. 2021-05 to April 14, 2021.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

- E)** Docket No. PC21-05
Popeyes
227-251 E. Dundee Road
Major Site Plan and Building Appearance Approval

**Wheeling Plan Commission
Regular Meeting**

March 24, 2021

Commissioner Sprague moved, seconded by Commissioner Berke to continue Docket No. PC21-05 to April 14, 2021.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

- F) Docket No. SCBA 21-05
Popeyes
227-251 E. Dundee Road
Appearance Approval for Ground Sign

Commissioner Sprague moved, seconded by Commissioner Berke to continue Docket No. SCBA 21-05 to April 14, 2021.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

Commissioner Yedinak requested that someone from the restaurant be present at the next meeting.

8. APPROVAL OF MINUTES

- A) Approval of Minutes of the Regular Meeting of March 10, 2021

Commissioner Yedinak moved, seconded by Commissioner Berke to approve the minutes dated March 10, 2021 as presented.

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Johnson, Sprague, Yedinak
NAYS: None
ABSENT: Commissioners Blinova, Thompson

ABSTAIN: None

There being four affirmative votes, the motion was approved.

9. OTHER BUSINESS

Ms. Knysz announced the following:

- The opening of the Dollar Tree and the store appeared to be doing well
- Hatch Dispensary will be opening in April
- The Atlantic Aviation Hangar has their steel up and has a ceremony planned on March 31
- The Village newsletter will include a reminder for dog owners to pick up their mess
- Staff is in the process of arranging a tour for the Plan Commission of Uptown 500

Mr. Antor provided an update on the fire station. They are working on the interior and the concrete floors have been poured in the apparatus bays. According to the general contractor, they are planning to open by the beginning of July.

Commissioner Yedinak reminded the viewers about the upcoming municipal election on April 6 and asked people to vote.

10. ADJOURNMENT

Commissioner Sprague moved, seconded by Commissioner Berke to adjourn the meeting at 7:35 p.m. The motion was approved by a voice vote.