

**1. CALL TO ORDER**

Chairman Pro Tem Johnson called the meeting to order at 6:30 p.m. on Thursday, April 25, 2019.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

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

Chairman Pro Tem Johnson reported that Jim Ruffatto had been appointed to fill the remaining term of the late Trustee Ken Brady on the Village Board. At this time, no one has been officially appointed by the Village President to take over Chair of the Plan Commission. Chairman Pro Tem Johnson will continue in his role.

**4. CHANGES TO THE AGENDA**

Mr. Robles reported the agenda for Pearle Vision (SCBA 19-5), 727 W. Dundee Road omitted the freestanding sign, but the Staff Report and attachments were all correct.

**5. CITIZEN CONCERNS AND COMMENTS**

Commissioner Powers read the following statement.

Citizen Concerns and Comments. Members of the public may address the Plan Commission with comments regarding only those issues that are relevant to the Plan Commission's agenda or topics that the Plan Commission has the authority, pursuant to the Village Code, to address. The chairperson or his or her designee shall strictly restrain comments to matters that are relevant to the Plan Commission business and shall not permit repetitious comments or arguments. Members of the general public who wish to address the Plan Commission must sign the request to speak form prior to the commencement of the public meeting. The persons submitting a petition, concern or other comment shall be allocated five minutes to present their points.

From the audience, Mr. Terry Steilen, 473 Briarwood Drive, Wheeling came forward. Mr. Steilen hopes Chairman Pro Tem Johnson remains in the seat of Chairman Pro Tem or gets appointed.

Mr. Steilen referred to the past when paper plans were used to make changes. He mentioned the CMX Docket and noticed that one of the minor site plan changes was the relocation of a trash

dumpster. He noticed the site plan that was being approved did not have the recently approved kitchen and new eating area. He believes it was an oversight, but he wants the change documented. He requested that the Plan Commission discuss how to make sure changes were made to the plans.

**6. CONSENT ITEMS**

- A) [Docket No. SCBA 19-5](#)  
Pearle Vision  
727 W. Dundee Road  
Appearance Approval of a Wall Sign and a Freestanding Sign
  
- B) [Docket No. SCBA 19-13](#)  
McCormick's Group  
550 Palwaukee Drive  
Appearance Approval of a Freestanding Sign
  
- C) [Docket No. SCBA 19-14](#)  
Inland Bank  
337 W. Dundee Road  
Appearance Approval of Wall Signs

Commissioner Powers moved, seconded by Commissioner Blinova to approve the following consent items.

Approve Docket No. SCBA 19-5 to grant appearance approval of the wall sign and freestanding sign, as shown on the following plans, prepared by Sign Services Incorporated, for Pearle Vision, located at 727 W. Dundee Road, Wheeling, Illinois:

- Freestanding Sign Plan, dated October 2, 2018
- Wall Sign Plan, dated January 29, 2019
- Landscape Plan, dated November 19, 2019

Approve Docket No. SCBA 19-13 to grant appearance approval for the freestanding sign in accordance with the sign plans (3 sheets), prepared by North Shore Sign, last revised dated April 4, 2019, for McCormick's, located at 550 Palwaukee Drive, Wheeling, Illinois.

Approve Docket No. SCBA 19-14 to permit the installation of wall signs in accordance with the Inland Bank sign plans (total of 3 pages), prepared by Triangle Sign and Awning, dated March 29, 2019, for Inland Bank, located at 337 W. Dundee Road, Wheeling, Illinois.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

**7. ITEMS FOR REVIEW**

- A) [Docket No. PC 19-9](#)  
Pearle Vision  
727 W. Dundee Road  
Minor Site Plan and Appearance Approval

Mr. Robles explained the docket was a very minor site plan and appearance approval request. The main item is the replacement of the rear fence along the south property line. The fence has been deteriorating over time and will be replaced with the same style as the current fence. As part of the signage, the petitioner is also proposing to change the wall sign from an internally illuminated to an external illuminating by installing three gooseneck lights that will illuminate the sign externally rather than internally.

Ms. Bonnie Portnoy, Property Owner reported that she and her husband had owned the business for 37 years. They are trying to enhance the property and abide by the franchise's wishes to change the signs to the updated signs. The franchise wants the wall sign to be illuminated. There is existing electricity and the electrician proposed three gooseneck lights. They have tried to fix the fence on numerous occasions, and it is now time to replace it. They received a proposal for the same height fence (6').

Commissioner Yedinak had no questions.

Commissioner Powers had no questions.

Commissioner Kalis thanked the petitioner for updating and refreshing the building. He wants to make sure there is no light pollution because of the proximity of the houses. Ms. Portnoy confirmed the lights were only on the front of the building.

Commissioner Kalis referred to the deteriorating of the front façade, he questioned if the siding would be refreshed. Mr. Portnoy stated they had just painted it.

Commissioner Kalis questioned the color of the fence. Ms. Portnoy was unsure. Commissioner Kalis questioned if the neighbors needed to approve it. Mr. Robles explained their approval was not needed since the fence was on the Pearl Vision property. He noted there was a chain link fence on the residential property.

Commissioner Creech questioned if the good side of the fence should be facing the residential property. Mr. Robles explained typically the finished side faces the neighboring property. In this case, when the fence was originally installed the finished side faced the commercial property and all the way along. Commissioner Creech questioned how much of the fence was being replaced since it went beyond Pearl Vision. Mr. Robles explained the lot was 70' wide so that was the amount of fence being replaced. Commissioner Creech mentioned that normally a stockade fence was not red cedar. He reported most of the fences the Commission had been recommending used steel posts instead of wood posts. He questioned if it was a requirement. Mr. Robles did not think it was a Code requirement for fences, but the Plan Commission leaned toward the steel posts since they lasted longer. Commissioner Creech made the recommendation to use steel posts.

Commissioner Creech referred to the variation for a sign setback. Mr. Robles explained there was a previous variation granted for the sign and then the setback. Since there isn't relevant action regarding any site plan appearance it wasn't included in the report.

Commissioner Blinova questioned if it was necessary to have a trash enclosure on this commercial property. Mr. Robles explained that generally trash containers on commercial properties needed to be within an enclosure. The request is just for the fence and a lot of preexisting properties do have containers without enclosures given the smaller nature of the lots. He explained it could be a consideration to include it. If it was a new property, an enclosure would be required.

Chairman Pro Tem Johnson questioned if the petitioner had any plans to resurface the parking lot since it was in such poor shape. Ms. Portnoy stated that maybe they would do it in the future. She mentioned different sections had been resurfaced and every year it gets new blacktop.

Commissioner Kalis moved, seconded by Commissioner Blinova to approve Docket No. PC 19-9 granting minor site plan and 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 install a new 6' tall, stockade wood fence and three exterior light fixtures for Pearle Vision, 727 W. Dundee Road, in accordance with following exhibits:

- Site Plan, received April 11, 2019
- Stockade Fence Photo and Installation Quote, dated March 7, 2019
- Light Fixture Specification Sheet, received April 11, 2019

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- B)**     [Docket No. PC 19-10](#)  
          CMX Theater  
          401 W. Dundee Road (Wheeling Town Center)  
          Minor Site Plan and Appearance Approval

Mr. Robles responded to the citizen's comments regarding the site. The docket is limited only to the trash enclosure area which is highlighted. The reason the recent floorplan was not included was because there is no modification to the floorplan, and it is purely an exterior modification. The approval from February of the interior layout including the restaurant remains in place. Chairman Pro Tem Johnson requested the recent layout be entered into the record. Commissioner Kalis requested removing the old plan. Mr. Robles explained the interior floorplan was already part of the record. He reiterated this was not replacing it.

Commissioner Creech questioned if there was a condition in the last docket for this petition. He remembered the petitioner possibly putting some garbage storage in the kitchen which was going to be presented to the Commission. Mr. Robles confirmed there was no condition regarding the trash enclosure location from the February approval of the floorplan change. The floorplan that was provided at that time had an area identified as a rectangular block with no specific detail. The only approved exterior trash location for the CMX was from 2016 which was in the rear central. The original trash enclosure was internal and then in 2016 it was moved outside. In 2018, there was an area that was marked but was not identified as a trash enclosure area and no elevations were provided of the enclosure. There was no official approval of the trash enclosure in 2018 from the 2016 plan. The only approved location for a trash enclosure remains as the 2016 plan. This request is to seek minor site plan approval for a new location to now establish the trash enclosure location.

Commissioner Creech noted the petitioner was still not addressing the internal garbage storage in the kitchen. Mr. Robles' understanding was the reason why the enclosure was moved because the internal floorplans had been revised and the emergency exits for the theaters. Commissioner Creech questioned if the petitioner would need to walk out the front door and walk completely halfway around the building to take out the garbage. Mr. Robles hoped the petitioner had information.

The petitioner reviewed the current plans. The kitchen is now at the exterior of the building which was previously Auditorium 1. The kitchen has its own dedicated exit door. One of the reasons the 2016 approved location of the trash enclosure migrated a bit south, was to create a clear path for the daily or nightly carry out of the trash in a bin to the dumpsters.

The petitioner (Tom, architect) explained Lynmark was pleased they were moving the dumpster south.

Commissioner Powers was OK with the dumpster location but questioned if there was a way to go from the kitchen to out back instead of through the front. Tom explained it would be difficult. Commissioner Powers questioned where the bags of garbage would be stored before taking it

outside to the dumpster. Tom explained he did not know the operational detail. He knows there is a dedicated area in the kitchen for storage, but he is unsure about the frequency.

Commissioner Powers wanted to see the approved February 14 plan with the current location.

Commissioner Blinova questioned if there were doors in the back. Tom confirmed there were emergency exit doors from the theaters.

Commissioner Creech questioned if they were using the same cement block as the theater. Tom explained it was split face CMU block. Mr. Robles explained the CMU block had consistently been used within the Town Center. Commissioner Creech explained the split face was a different product. Mr. Robles confirmed it was not prohibited in the Code. Commissioner Creech explained the Village frowns upon using split face CMU block for years and staining or painting masonry in the Village. Commissioner Creech noticed there was no coping or top on the trash enclosure. Tom explained there was currently no coping or top but once they get approval, the mason may suggest a coping.

Ms. Milluzzi clarified the design guidelines only require trash enclosures to be constructed of durable materials. Commissioner Creech explained there was a lot of leeway in asking so that it conforms with the rest of the Town Center. He thinks the split block is inconsistent with the Town Center. He wants the same material used as the theater. Commissioner Creech wants a poll taken about using split block as a painted product in the parking lot of the theater. Tom explained there were a couple of different manufacturers of CMU. Commissioner Creech mentioned split face was porous. Tom explained painting was a durable coating including CMU.

Commissioner Kalis had no questions.

Commissioner Yedinak expressed a concern with how far the trash must travel. Mr. Robles explained the Commission could not regulate how they accessed the trash enclosure, but the location of the trash enclosure could be regulated. Commissioner Yedinak was unsure how to get around it since the other three sides were for presentation.

Chairman Pro Tem Johnson is not pleased with how the trash needs to be rolled down the Village Green. He believes the theater and kitchen will generate a lot of trash so it would probably be several times a day the trash would be rolled out.

Chairman Pro Tem Johnson questioned if there was a hallway going out the north end. Mr. Robles confirmed it was an emergency exit only. Going out the north end would move the access but it would require moving the main corridor between the auditoriums so the trash would need to go out of the restaurant and into the main corridor of the theater with customers. Chairman Pro Tem Johnson suggested moving the trash enclosure back to where it was on the earlier plan. Mr. Robles agreed it could be moved but explained it would be something operational CMX would need to overcome.

Chairman Pro Tem Johnson has an issue with them hauling everything through the Village Green since it was to be the Gem of the whole project.

**Wheeling Plan Commission  
Regular Meeting**

**April 25, 2019**

Commissioner Powers referred to their other location with a kitchen at Old Orchard. Tom was not familiar with the setup but he didn't think the theater would want to track the trash through an interior theater. Chairman Pro Tem Johnson didn't want it tracked through the Village Green.

Commissioner Yedinak referred to an egress corridor that goes out to the north side of the building, but it would still entail bringing the trash from the kitchen through the customer area and out the egress corridor.

Commissioner Kalis felt the trash enclosure was placed where it should be as it relates to the approved plans for the interior. He thinks a hallway should have been built in between two theaters.

Commissioner Powers questioned if the petitioner could match the color of the trash enclosure in the proposed material. Tom confirmed they could not find a color that would match the gray fiber cement panels so they proposed a split face CMU that could be painted to match.

Chairman Pro Tem Johnson took a poll if the Commission would allow split face CMU painted to match the existing color.

Commissioner Creech: not in favor, wants to see some samples

Commissioner Yedinak: abstained since he's not familiar with the material

Commissioner Blinova: in favor

Commissioner Kalis: not in favor

Commissioner Powers: not in favor

Chairman Pro Tem Johnson: not in favor

The vote was 4:1 not in favor of the proposed materials.

Chairman Pro Tem Johnson took a poll regarding the proposed location of the trash enclosure. If not in favor, a location should be provided. The Commission cannot require the petitioner on how they remove the trash. The petitioner stated they would not bring the trash through the interior of the building.

Commissioner Creech: in favor

Commissioner Yedinak: in favor

Commissioner Blinova: in favor

Commissioner Kalis: in favor

Commissioner Powers: in favor

Chairman Pro Tem Johnson: in favor

The poll was 6:0 in favor of the proposed location.

The petitioner will return with samples for the trash enclosure.

Commissioner Yedinak moved, seconded by Commissioner Powers to continue Docket No. PC 19-10 to May 9<sup>th</sup>, 2019.

**Wheeling Plan Commission  
Regular Meeting**

**April 25, 2019**

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

The Commission took a break at 7:33 p.m. and reconvened at 7:37 p.m.

- C) [Docket No. 2019-8 A&B](#) (Petition sent back from April 15, 2019 Village Board)  
Chicago Auto Center  
309 N. Wolf Road  
2019-8A Variation to Required Parking  
2019-8B Special Use-Site Plan Approval for Light Motor Vehicle Repair Facility

See Findings of Fact and Recommendation for Docket No. 2019-8A&B.

Commissioner Blinova moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2019-8A, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11 General Development Standards, Chapter 19.11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading, Section E Parking Standards, Subsection 1 Minimum Required Parking per Land Use Category, and associated sections, to reduce the required parking for the proposed light motor vehicle repair facility, from 36 to 25), which consists of an 13 parking stall variation, for Chicago Auto Center, to be located at 309 N. Wolf Road, Wheeling Illinois with the following conditions:

1. The parking shall be for a parking variation for a total of 17 parking spaces; and
2. Any future owner would need to demonstrate legal access to offsite parking for use during business hours.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Yedinak to recommend approval of Docket No. 2019-8B to grant special use-site plan approval for a light motor vehicle repair facility



**Wheeling Plan Commission  
Regular Meeting**

**April 25, 2019**

in accordance with the following exhibits submitted by Chicago Auto Center to be located at 309 N. Wolf Road, Wheeling, Illinois:

- Project Description Letter, February 1, 2019
- Site/floor plan, prepared by Community Development staff titled “Staff Floor Plan Exhibit”
- Plat of Survey, March 7, 2019

And with the following conditions of approval:

1. All property owners must demonstrate legal access to offsite parking; and
2. There should be no outside storage on the subject property.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Kalis to close Docket No. 2019-8A&B. The motion was approved by a voice vote.

- D)** [Docket No. 2019-12](#) (Petition to be continued to May 9, 2019)  
4 Ever Dance Fitness LLC  
15 N. Elmhurst Road  
Special Use for Recreational and Instructional Facility

Mr. Robles reported Docket No. 2019-12 needed to be continued to the May 9<sup>th</sup> Plan Commission meeting due to improper public notice.

Commissioner Powers moved, seconded by Commissioner Yedinak to continue Docket No. 2019-12 to May 9, 2019.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

**8. APPROVAL OF MINUTES** – April 11, 2019 (including Findings for Docket No. 2018-30 and 2019-10)

Commissioner Powers moved, seconded by Commissioner Kalis to approve the minutes dated April 11, 2019 as presented. The motion was approved by a voice vote.

**9. OTHER BUSINESS**

Mr. Robles announced the May 23<sup>rd</sup> meeting would be a joint workshop with the Village Board. This was the workshop that was originally scheduled in March.

**10. ADJOURNMENT**

Commissioner Kalis moved, seconded by Commissioner Yedinak to adjourn the meeting at 8:33 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,



Steve Powers, Secretary  
Wheeling Plan Commission