

1. CALL TO ORDER

Chairman Pro Tem Johnson called the meeting to order at 6:30 p.m. on Thursday, May 9, 2019.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Johnson, Kalis, Powers and Yedinak. Also present, Andrew Jennings, Director of Community Development, Mallory Milluzzi, Village Attorney, Kyle Goetzelmann, Civil Engineer and Ron Antor, Fire Inspector.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A) [Docket No. SCBA 19-15](#)
ETI Solid State Lighting
720 Northgate Parkway
Appearance Approval of a Wall Sign

Commissioner Powers moved, seconded by Commissioner Kalis to approve the following consent item.

Approve Docket No. SCBA 19-15 to permit the installation of a wall sign in accordance with the ETI sign plans (total of 3 pages), prepared by Parvin-Clauss Sign Company, dated January 21, 2019, and last revised March 7, 2019 for ETI, located at 720 Northgate Parkway, 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 19-6](#) (Continued from the March 28, 2019 meeting)
Fresh Farms
20 S. Milwaukee Avenue
Minor Site Plan and Appearance Approval

The petitioner was not present, so the docket was moved to later in the meeting to allow time for the petitioner to arrive.

Mr. Jennings explained the item was tabled at the April 28th meeting for the petitioner to respond to some of the concerns raised by the Commission. The petitioner presented the item and discussed with the Commission some additional changes that were different from the plans that were in the packet. The item was tabled for the petitioner to work with the architect to have the plans updated to reflect what had been discussed. The current packet reflects all the items that were discussed. The petitioner's plan to increase the vestibule to a double gives the appearance of pulling the theme of the façade toward the street allowing both an area for cart storage as well as for the customers to go in and out of the store. The only Staff concern is the existing bollards on the site and Staff's suggestion is to have the new bollards match the existing ones to give a consistent appearance. Staff believes all the items in the front of the store and in the rear of the store had been addressed.

Mr. Dean Svigos, 20 S. Milwaukee Avenue was present.

In reply to Commissioner Powers' question, Mr. Jennings confirmed there is still 6'6" for a sidewalk in the front.

Commissioner Yedinak questioned if they are now extending 2 awnings. Mr. Svigos explained the elevations didn't look symmetrical, so they added a second one to make it look better. The manual door will be on the east end and power doors at the beginning with the cart storage closed off.

Commissioner Blinova had no questions.

Commissioner Creech referred to the street light poles in the packet on the front elevations. He questioned if they were incorporated in the new awnings and removed. Mr. Svigos confirmed they would remove the lights from the building and bring them forward. He'll check if the poles could be used somewhere else in the shopping center. Commissioner Creech liked the poles and preferred they be reused.

In reply to Commissioner Kalis' question, Mr. Svigos confirmed he was torn about the east elevation doors between making them manual or automatic but thought he would probably make

them manual. Commissioner Kalis did not care if they were manual or automatic but wanted the drawings to reflect it correctly. The drawings show automatic on the east elevations and no doors on the west. He wants to make sure the drawings are correct for the Village Board. Mr. Svigos stated he was planning to put a manual door on the east side, no door on the west and a power door on the north. Commissioner Kalis wants the drawings updated. Mr. Svigos may change the east side to two manual doors so carts could be brought in and then the doors closed. Commissioner Kalis wants the plans to be updated correctly.

Commissioner Kalis questioned if the petitioner would match the existing bollards with the same material. Mr. Svigos agreed to look for the same ones or something close.

Commissioner Blinova expressed concern that the customers are too close to the road and suggested a side entrance. Mr. Svigos agreed to add the stop sign which had been suggested at the last meeting and the pavement will be marked as a pedestrian crossing.

Commissioner Powers moved, seconded by Commissioner Kalis to approve Docket No. PC 19-6 granting a 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 construct an entry vestibule and rear loading dock enclosure for 20 S. Milwaukee Avenue, Wheeling, Illinois, in accordance with the exhibits prepared by Studio Dom Architects, last revised March 7, 2019 and received April 24, 2019, and subject to the following condition:

1. The pedestrian bollards installed in front of the vestibule addition shall match the existing bollards installed on the subject site;
2. Paver markings for pedestrian crossings are added near the north entrance.

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](#) (Continued from the April 25, 2019 meeting)
CMX Theater
401 W. Dundee Road (Wheeling Town Center)
Minor Site Plan and Appearance Approval

The petitioner was not present, so the docket was moved to later in the meeting to allow time for the petitioner to arrive.

Mr. Jennings reported the petitioner had presented materials and the Commission had concerns regarding the materials. Since that time, Staff had been working with the architect for the theater to find a material that would blend with the wall material and the exterior of the building. A sample was provided. It is an integrated color and a very dense material. The intention is to not paint it but to use it to blend with the exterior of the building. Staff noted the petitioner had indicated they were willing to install a cap, but the cap was not represented so a condition of approval has been added. Staff had no other concern.

Brad Friedman, The Lynmark Group was presented.

Mr. Friedman confirmed the petitioner agreed to add a cap.

Commissioner Kalis questioned if the grey charcoal matched any of the colors. Mr. Friedman explained the CMX color pallet includes 9 different materials of premium CMU. There is a dark grey in the pattern so it would match one of the colors. There is a lot dark grey in the paving and residential building so he believes it will work well with the other colors of the Town Center.

Commissioner Creech had no questions.

Commissioner Blinova had no questions.

Commissioner Powers questioned if it was split face CMU. Mr. Friedman confirmed it was split face CMU, but the color is integrated and not painted.

Commissioner Yedinak questioned if a cap would be installed. Mr. Friedman explained the cap was not currently on the drawings, but it could be approved with a condition to add the cap. Mr. Jennings explained Staff had conversations with the architect and he agrees to install the cap to finish off the top of the wall. Commissioner Yedinak questioned if it would be a stone or metal cap. Mr. Jennings discussed the flexibility for the cap material. The petitioner agrees to cap it off. He asked if the Commission had a preference regarding the material. Commissioner Creech referred to the trash enclosure (with the metal doors and stone cap) in front of the Starbucks and felt it should be a standard throughout the Village of Wheeling. Mr. Jennings explained if the Commission had a preference regarding the material the condition could be modified.

Commissioner Kalis moved, seconded by Commissioners Power to approve Docket No. PC 19-10 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 construct an exterior trash enclosure for CMX, 401 W. Dundee Road (Building J within the Wheeling Town Center development), in accordance with the Trash Enclosure Design Submittal, dated April 8, 2019, and with the following condition of approval:

1. A top cap shall be added to the trash enclosure walls prior to the issuance of the building permit utilizing the example of the Building A enclosure.

On the roll call, the vote was as follows:

**Wheeling Plan Commission
Regular Meeting**

May 9, 2019

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.

- C) [Docket No. 2019-6 A, B, C, & D](#)
Vequity/7-Eleven
14 N. Elmhurst Road
2019-6A Variance to Reduce Minimum Side Setback
2019-6B Variance to Reduce Minimum Parking Setback
2019-6C Variance to Reduce Minimum Canopy Setback
2019-6D Variance to Reduce Setback for Freestanding Sign

See Findings of Fact and Recommendation for Docket No. 2019-6A,B,C,D.

Commissioner Yedinak moved, seconded by Commissioner Creech to recommend approval of Docket No. 2019-6A, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, and associated sections, to permit a reduction in the minimum side yard setback from 15 feet to 5 feet, in accordance with the following exhibits, for the property located at 14 N. Elmhurst Road, Wheeling, Illinois:

- Project Description Letter, dated April 4, 2019
- Geometric (Site) Plan, last revised April 10, 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.

Commissioner Powers moved, seconded by Commissioner Creech to recommend approval of Docket No. 2019-6B, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, and associated sections, to permit a reduction in the minimum parking setback from 10 feet to 6.5 feet, in accordance with the following exhibits, for the property located at 14 N. Elmhurst Road, Wheeling, Illinois:

- Project Description Letter, dated April 4, 2019
- Geometric (Site) Plan, last revised April 10, 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.

Commissioner Yedinak moved, seconded by Commissioner Creech to recommend approval of Docket No. 2019-6C, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, to permit a reduction in the minimum setback for the canopy over the fuel pump islands from 25 feet to 18.5 feet, in accordance with the following exhibits, for the property located at 14 N. Elmhurst Road, Wheeling, Illinois:

- Project Description Letter, dated April 4, 2019
- Geometric (Site) Plan, last revised April 10, 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.

Commissioner Yedinak moved, seconded by Commissioner Creech to recommend approval of Docket No. 2019-6D, granting a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21-06 Commercial and Industrial Districts, and associated sections, to reduce the required front setback for a replacement freestanding sign from 10 feet to 3 feet, in accordance with the following exhibits, for the property located at 14 N. Elmhurst Road, Wheeling, Illinois:

- Project Description Letter, dated April 4, 2019
- Geometric (Site) Plan, last revised April 10, 2019

And with the following condition of approval:

1. The freestanding sign shall be subject to a separate SCBA appearance review and approval prior to the issuance of a permit.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Johnson, Kalis, Yedinak
NAYS: Commissioner Powers
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. 2019-6A,B,C&D. The motion was approved by a voice vote.

- D)** [Docket No. PC 19-4](#)
Vequity/7-Eleven
14 N. Elmhurst Road
Site Plan and Appearance Approval for a New Gas Station and Convenience Store

Mr. Jennings reported the petitioner worked with Village Staff refining the site plan and the building appearance so most of the comments had been addressed. There are a couple of notes in the report for the Commission's review. The petitioner has adjusted the plan significantly since the initial submittal.

Mr. Ivan Nockov, Vequity, developer was present. He had no additional testimony.

Commissioner Creech had no comments.

Commissioner Blinova had no comments.

Commissioner Yedinak questioned if the white area above the fuel storage tank was a building? Mr. Nockov confirmed it was a concrete pad with no building.

Commissioner Kalis had no comments.

Commissioner Powers questioned if the petitioner was removing the old tanks and replacing them along with proper remediation. Mr. Nockov confirmed they were removing all tanks, product lines, products and replacing it with all new infrastructure.

In reply to Commissioner Powers' question, Mr. Jennings confirmed all the changes had been reflected in the packet.

Commissioner Powers questioned if the Fire Department had any concerns with the turning radius. Mr. Antor felt the space wasn't optimal, but the Fire Department could live with it.

In response to Commissioner Powers' question, Mr. Nockov confirmed they would be selling liquor. Commissioner Powers questioned if the Code limited the amount of liquor space. Mr.

Jennings explained there is no liquor license that can be issued in the Village of Wheeling for a location that has fuel sales.

Commissioner Powers questioned the location of the bike rack. Mr. Nockov confirmed it would be located at the corner of the building. Commissioner Powers referred to page 48 in the packet that shows the bike rack by the trash location. Mr. Nockov confirmed the location had moved to the rear in the building. Commissioner Powers requested that the location be corrected on the south elevation.

Commissioner Powers questioned if the petitioner had submitted an irrigation plan. Mr. Nockov confirmed they would submit an irrigation plan. Mr. Jennings confirmed there was a condition relating to an irrigation plan included in the draft motion.

Commissioner Powers referred to the southeast corner if they move the sign. He questioned if something could be done to the corner instead of sod. He suggested a water feature or bench. Mr. Jennings explained the landscaping plan is concentrated along Elmhurst and Dundee Roads allowing visibility to the corner.

Chairman Pro Tem Johnson questioned if the new tanks were being placed in the same locations. Mr. Nockov explained the current tanks are located on the north side between the canopy and car wash and would be moved away from the north side of the property.

In reply to Commissioner Yedinak's question, Mr. Goetzelmann explained they were doing a little modification in the southwest corner because there is a walkway that goes from the IDOT sidewalk north into the building. It is minimal. Mr. Perry explained it was from the driveway to the property line to the west because there is an existing water main.

Mr. Jennings asked if the petitioner understood the Liquor License regulations in Wheeling. Mr. Nockov explained they were the developer and the petitioner would be applying for all permits. He stated that as far as he knew, they would not have an issue that they could not apply for a liquor license since it didn't exist for a gas station.

Commissioner Kalis moved, seconded by Commissioner Creech to recommend approval of Docket No. PC 19-4, granting Site Plan-Appearance Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, and Chapter 19-12 Site Plan Approval Requirements, in order to construct a gas station and convenience store, in accordance with the following exhibits, for Vequity/7-Eleven:

- Project Description Letter, dated April 4, 2019
- Geometric (Site) Plan, last revised April 10, 2019
- Exterior Elevations and Schedule, last revised March 15, 2019,
- Exterior Color Elevations and Schedule, last revised March 15, 2019,
- Fuel Canopy Elevations, last revised March 15, 2019,
- Site Details, last revised March 15, 2019,
- Landscape Plan, last revised March 13, 2019,
- Photometric Plan, last revised March 15, 2019,

- Preliminary Engineering Plans (18 sheets), last revised April 10, 2019

And with the following condition of approval:

1. Prior to the issuance of a building permit, an irrigation plan shall be submitted for Staff review and approval.

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.

- E) [Docket No. 2019-10](#) (Continued from the April 11, 2019 meeting)
Village of Wheeling
Text Amendment to Sign Code

See Findings of Fact and Recommendation for Docket No. 2019-10.

Commissioner Yedinak moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2019-10, amending Title 21, Signs, of the Wheeling Municipal Code, Chapter 21.07, Signs for Specific Special Uses, Subsection (c), to add religious assembly uses to the list of uses that may be permitted an electronic message center sign, to read as follows:

- (c) Electronic Message Centers. Electronic message centers may be permitted for governmental buildings, recreation centers, convention centers, hotels, theaters, ~~and~~ schools, **and religious assembly uses (in buildings greater than 2,500 sq. ft.)**. Electronic message centers may only be part of a freestanding sign and the sign must comply with all regulations in this code, including the criteria listed in [Section 21.06.500\(b\)6](#). The message shall not consist of sound or flashing, **and functions of the display may be further restricted subject to SCBA appearance review.**

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- F)** Docket No. 2019-12 (Petition to be continued to June 13, 2019)
 4 Ever Dance Fitness LLC
 15 N. Elmhurst Road
 Special Use for Recreational and Instructional Facility

Commissioner Powers moved, seconded by Commissioner Kalis to continue Docket No. 2019-12 to June 13, 2019. The motion was approved by a voice vote.

8. APPROVAL OF MINUTES – April 25, 2019 (including Findings for Docket No. 2019-8A&B)

Commissioner Kalis moved, seconded by Commissioner Powers to approve the minutes dated April 25, 2019 as presented. The motion was approved by a voice vote.

9. OTHER BUSINESS

Commissioner Blinova referred to the recent discussions about chain link fences and suggested the Commission look at the rusty chain link fence along Wheeling Road when there is a debate about using a chain link versus a wood fence.

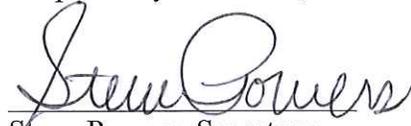
Commissioner Powers announced his resignation at the end of June due to his work commitments.

Chairman Pro Tem Johnson announced the joint meeting on May 23rd. Staff is working on the agenda.

10. ADJOURNMENT

Commissioner Kalis moved, seconded by Commissioner Powers to adjourn the meeting at 8:14 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,



Steve Powers, Secretary
Wheeling Plan Commission