

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on Thursday, June 27, 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.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A) [Docket No. SCBA 19-21](#)
1900's Barber Parlor
522 W. Dundee Road
Appearance Approval of a Wall Sign

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

Approve Docket No SCBA 19-21 to permit the installation of a wall sign in accordance with the sign plan prepared by Right Way Signs (1 sheet total), received June 20, 2019, for 1900's Barber Parlor, located at 522 W. Dundee Road.

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 19-14](#)
Bucky's Mobile Mart
1515 E. Lake Cook Road
Minor Appearance Approval of Building Exterior Enhancements

Mr. Robles explained the request is for a façade update to Buck's Mobile based on corporate rebranding.

Staff had some initial concerns regarding the proposed aluminum panels; however, they visited a recently completed Bucky's Mobile Mart in Highland Park that received a similar façade treatment and there didn't appear to be any issues with it. It was slightly different since it was new construction, but the aluminum panels and color scheme were the same. Pictures were provided. The painting will be done onsite. The painting at the Highland Park store had not faded or chipped in the two years since construction.

Signage is typically put on the consent agenda but the reason their signage is on the normal agenda is because of the number of signs. It is split into three signs. Staff feels it is appropriate because the combination of sign area for the three signs is well under the maximum of a single sign. Rather than having one very large sign, they are proposing three smaller signs.

The petitioner explained Bucky's is going for a new look for their stores. The application is aluminum panels on the existing building. They are not adding to the footprint, just dressing up the exterior of the store and the car wash with a similar treatment. The metal panels will be cleaning up the existing wood siding by repainting it.

Commissioner Kalis questioned if they were doing anything with the existing gutters or mechanicals on the roof. The petitioner explained they will build a little cricket by the gutters. The gutters will be painted and replaced as needed. The roof screening will be repaired and replaced.

Commissioner Kalis questioned if they looked at alternative options to the aluminum since the Commission normally does not like painting materials. The petitioner explained the other option would be similar to the new branding at quick serve restaurants using Nichiha panels, but it would still be a painted finish.

Commissioner Yedinak personally liked the blue color scheme better. He referred to the Highland Park pictures and questioned if they needed to be concerned about the water stains running down in the pictures. Mr. Robles explained Staff had the same concern. He explained it was a cement block and not the aluminum panels. The cement block was used in Highland Park and it stained because it's a porous material. It is a different material than what what will be used in Wheeling.

Commissioner Creech had no questions.

Commissioner Blinova had no questions.

Commissioner Powers had no questions.

Chairman Johnson referred to the damage to the screening on the roof. The petitioner confirmed it would be repaired and made new. The damage wood side around the building will also be repaired.

Chairman Johnson was under the impression that the aluminum panels were manufactured with the color. The petitioner explained Bucky's selected a manufacturer that didn't manufacture them with the color. The painting is done on site after the installation.

Commissioner Powers moved, seconded by Commissioner Creech to approve Docket No. PC 19-14, granting minor appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, for Bucky's Mobile Mart, 1515 Lake Cook Road, in accordance with the following exhibits:

- Existing and Proposed Elevations, prepared by Kolbrook Design, dated June 7, 2019 (5 sheets total)
- Storefront Remodel plans, prepared by Omaha Neon Sign Co., Inc., dated December 18, 2018 (4 sheets total)

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.

- B)** [Docket No. SCBA 19-20](#)
Bucky's Mobile Mart
1515 E. Lake Cook Road
Appearance Approval of Wall Signs.

Commissioner Yedinak moved, seconded by Commissioner Creech to approve Docket No. SCBA 19-20 to permit the installation of wall signs in accordance with sign plans prepared by Omaha Neon Sign Co., Inc., dated January 31, 2019, for Bucky's Mobile Mart, located at 1515

Lake Cook Road.

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.

- C) [Docket No. 2019-14](#) (Petition continued from June 13, 2019)
242 W. Norman Fence Variance
242 W. Norman Lane
Variance to Permit a Six Foot Tall Opaque Fence within the Front Yard Setback

See Findings of Fact and Recommendation for Docket No. 2019-14.

Commissioner Powers moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2019-14, granting variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, to permit a six foot tall opaque fence within the front yard setback area, which restricts opaque fencing to a maximum height of four feet, for the property located at 242 W. Norman Lane, in accordance with the following exhibits:

- Site plan • Fence photographs

And with the following condition of approval:

1. Prior to the issuance of a fence permit, the fence must demonstrate compliance with the vision clearance requirements of Section 19.11.030 of the Wheeling Zoning Code.

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.

Commissioner Kalis moved, seconded by Commissioner Powers to close Docket No. 2019-14. The motion was approved by a voice vote.

- D)** [Docket No. 2019-18 \(Petition continued from June 13, 2019\)](#)
 Village of Wheeling
 Amendment to the Comprehensive Plan for the Station Area Plan

See Findings of Fact and Recommendation for Docket No. 2019-18.

Commissioner Kalis moved, seconded by Commissioner Creech to continue Docket No. 2019-18 to August 8, 2019.

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.

8. APPROVAL OF MINUTES – June 13, 2019

Commissioner Kalis moved, seconded by Commissioner Powers to approve the minutes dated June 13, 2019 as presented. All were in favor on a unanimous voice vote and the motion was approved.

9. OTHER BUSINESS

Chairman Johnson announced tonight was Commissioner Powers' last meeting and he thanked him for his years of service on the Commission and to the Village of Wheeling.

A new Plan Commission Secretary needs to be elected. Ms. Milluzzi explained a motion was needed to open nominations and then followed by a vote with a roll call if there is more than one person nominated.

Commissioner Powers moved, seconded by Commissioner Kalis to open nominations. All were in favor on a unanimous voice vote and the motion was approved.

Commissioner Powers nominated Commissioner Kalis as Secretary. No other nominations were received.

Commissioner Powers moved, seconded by Commissioner Yedinak to nominate Commissioner Kalis as Secretary. All were in favor on a unanimous voice vote and the motion was approved.

The secretary also serves as Chairman Pro Tem. Commissioner Blinova remains as Secretary

**Wheeling Plan Commission
Regular Meeting**

June 27, 2019

Pro Tem.

Commissioner Kalis reminded the audience about the two open Plan Commission seats. Commissioners of the Plan Commission need to be a resident of Wheeling.

Commissioner Yedinak thanked Commissioner Powers for his service.

Commissioner Powers thanked the Board and Staff for allowing him to serve on the Commission for over 6 years.

Mr. Robles provided an update on the Wolf Road industrial speculative building that was before the Commission in February and was approved by the Board with a condition from the Plan Commission on the landscape plan (to increase the height of the landscaping over the south property line). Staff has worked with the developer to increase the height of evergreen trees from their original approved height of 8' to 10' and all other trees from 12-14' to 14'-16'. The petitioner is still working on the engineering of the proposed berm.

Mr. Robles reported the Village hired a Village Planner to replace Brooke. The new Village Planner will be on board starting on July 8th and will attend the July 11th Plan Commission meeting. She brings over 20 years of public and private planning experience. She is currently with a private firm in Lincolnshire.

Chairman Johnson asked for an update on the open Plan Commission positions. Mr. Robles was aware of an application received a couple of weeks ago that was forwarded to the Village Manager's office.

The quorum for the current Plan Commission of five is to have at least four Commissioners, so no more than one Commissioner could be absent at the same time.

10. ADJOURNMENT

Commissioner Kalis moved, seconded by Commissioner Powers to adjourn the meeting at 8:34 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,



Joe Kalis, Secretary
Wheeling Plan Commission