

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, February 23, 2017.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Dorband, Issakoo, Johnson, Ruffatto and Zangara. Commissioner Powers was absent with prior notice. Also present were Brooke Jones, Senior Planner and Mallory Milluzzi, Village Attorney.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A) Docket No. SCBA 17-7
Dundee Hot Dogs
849 W. Dundee Road
Appearance Approval of a Wall Sign
- B) Docket No. SCBA 17-8
Metro PCS
739 W. Dundee Road
Appearance Approval of a Wall Sign
- C) Docket No. SCBA 17-9
Far Out
840 Wheeling Road
Appearance Approval of a Wall Sign
- D) Docket No. SCBA 17-10
Creaney Lots
500 S. Wheeling Road
Appearance Approval of a Development Sign

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Commissioner Dorband moved, seconded by Commissioner Issakoo to approve the following consent items

Approve Docket No. SCBA 17-7 to permit installation of the wall sign in accordance with the sign drawings submitted February 9, 2017 by Rainbow Signs, on behalf of Dundee Hot Dogs located at 849 W. Dundee Road, Wheeling, Illinois;

Approve Docket No. SCBA 17-8 to permit the installation of a business identification wall sign in accordance with the sign drawings submitted February 13, 2017 by Excel Sign, on behalf of Metro PCS, located at 739 W. Dundee Road, Wheeling, Illinois

Approve Docket No. SCBA 17-9 to permit installation of the wall sign in accordance with the sign drawings submitted February 14, 2017 by Signs of Distinction, on behalf of Far Out located at 840 Wheeling Road, Wheeling, Illinois.

Approve SCBA 16-18, granting appearance approval for a development sign as indicated in the sign plans submitted February 14, 2017, by Dan Creaney, for 500 Wolf Road, Wheeling, Illinois.

On the roll call, the vote was as follows:

AYES:	Commissioners Blinova, Dorband, Issakoo, Johnson, Ruffatto, Zangara
NAYS:	None
ABSENT:	Commissioner Powers
PRESENT:	None
ABSTAIN:	None

There being six affirmative votes, the motion was approved.

Chairman Ruffatto questioned how long a development sign could be displayed. Ms. Jones stated it could be displayed for one year. She confirmed Staff monitored it.

7. ITEMS FOR REVIEW

- A)** Docket No. SCBA 17-6
 La Baguette
 20 W. Dundee Road
 Appearance Approval of a Wall Sign

Mr. Lopez, Manager of La Baguette Bakery was present.

Mr. Lopez explained the proposed wall sign was a channel letter sign. They currently do not have a sign. They want a sign in order to grow their business.

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In reply to Chairman Ruffatto's question, Mr. Lopez confirmed the "Bakery" sign was purchased on-line.

Commissioner Johnson preferred to see a sign with the business name instead of just the word "bakery". He questioned if the raceway would be painted to match the front of the building. He thought it was black according to the picture. Mr. Lopez stated it was brown but agreed to paint it.

Commissioner Blinova agreed that she would prefer the business name on the sign.

Commissioner Zangara also agreed but questioned if the business name was displayed on the window. Mr. Lopez confirmed the business name was not displayed on the window. Commissioner Zangara questioned if the shopping center had a tenant sign. Ms. Jones confirmed there was no tenant sign for the center. Commissioner Zangara preferred to see the business name but agreed to leave it up to a consensus.

Commissioner Issakoo questioned why they chose not to use the name of the business. He felt it would be better to have the business name displayed. He agreed to defer to the Commission.

Commissioner Dorband preferred using the name. She referred to the picture and questioned if their name was already displayed in the window. Mr. Lopez explained the signage in the window was advertising cakes and bakery and not their business name. Commissioner Dorband questioned if they were going to replace the existing signage in the window with their business name. Mr. Lopez confirmed they were removing the window signage and would not replace it.

Commissioner Dorband questioned why the petitioner did not want to display their company name. She expressed concern it could be difficult for someone to find the business without displaying their company name. Mr. Lopez's companion explained the reason was due to financial issues. Commissioner Dorband expressed concern if someone had the business name they were looking for then it might be difficult to find the business with just "bakery" on the sign. She expressed concern for their success and wants to make sure customers could recognize them.

In reply to Chairman Ruffatto's question, Mr. Lopez stated they had been opened for one and a half years. Chairman Ruffatto understood the expense but explained it was an advertising expense. He explained the center was probably part of an old sign district that was abandoned for lack of creativity. The Commission wants something creative. He suggested adding a tagline with the business name.

Commissioner Dorband suggested professionally stenciling the business name on the front window if money was an issue. She thought it would be good advertising. Ms. Jones explained it could be a suggestion since permits were not issued for window signs so it wouldn't be monitored. Chairman Ruffatto explained they would make it a condition in order for them to use the "Bakery" sign.

Chairman Ruffatto questioned if the petitioner would be agreeable to paint the business name on the window. Mr. Lopez was in agreement.

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Commissioner Issakoo agrees it's a good alternative solution and considering the finances he was agreeable but questioned if it would set a precedent. Ms. Milluzzi noted that the Code did not require them to use the name of the business. Chairman Ruffatto didn't think it would set a precedent and felt each petition should be treated individually. He felt having the business name professionally painted on the window would be a good alternative.

Commissioner Dorband felt even though having the business name wasn't a Code requirement, the Commission always encouraged it.

Chairman Ruffatto took a poll regarding painting the business name on the window professionally.

Commissioner Johnson – In agreement - He mentioned the attorney next door painted his name on the window.

Commissioner Blinova – In agreement

Commissioner Dorband – In agreement

Commissioner Issakoo – In agreement

Commissioner Zangara – In agreement

The entire Commission present was in agreement to having the business name professionally stenciled on the window. Chairman Ruffatto noted it would be a condition for putting up the sign. He explained the business name painted in the window would need to be done in order for the proposed sign to be used.

Chairman Ruffatto referred to two additional conditions regarding having the raceway painted to match the wall and the wall repaired if needed. Mr. Lopez was in agreement.

In reply to Commissioner Dorband's question, Commissioner Johnson confirmed the address was located above the door.

Ms. Jones reviewed the proposed conditions:

- That the raceway be painted to match the faced;
- That the façade shall be repaired; and
- That the business name shall be stenciled on the window.

Chairman Ruffatto questioned if the picture provided was current. Ms. Jones confirmed it was current. Chairman Ruffatto questioned the paper sign with the name Monse's located above "Bakery". Mr. Lopez explained they were currently in the process of selling the bakery. The new name will be Monse's. The current owner is in agreement with using the new bakery name.

Commissioner Johnson liked the logo of the new name. The Commission agreed.

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Commissioner Dorband was confused with which name they would use. She suggested having the business name printed on canvas and hung inside the window. Commissioner Issakoo was in agreement. Commissioner Dorband questioned if the business had an agreement between owners to use the new name. Mr. Lopez's companion confirmed there was an agreement. Commissioner Dorband questioned if they could recreate the sign on canvas with the new name and hang it in front of the glass so they could wash the windows. The current sign is paper. Commissioner Johnson explained the sign company would use vinyl lettering and it wouldn't interfere with washing the windows. Chairman Ruffatto would prefer the name on the glass.

Chairman Ruffatto took a poll regarding putting the name on the glass or on canvass.

Commissioner Zangara – on glass because of the blinds

Commissioner Issakoo – stenciling on the glass

Commissioner Dorband – canvas gives an option for the height

Commissioner Blinova – on glass

Commissioner Johnson – on glass

Chairman Ruffatto – on glass

The consensus of the Commission present was for the new business name to be stenciled on the glass.

Commissioner Johnson moved, seconded by Commissioner Zangara to approve Docket No. SCBA 17-6 to permit installation of the wall sign in accordance with the sign drawings (4 sheets) submitted January 20, 2017 by La Baguette located at 20 W. Dundee Road, Wheeling, Illinois;

And subject to the following conditions of approval:

1. That the raceway be painted to match the façade;
2. That the façade shall be repaired; and
3. That the business name shall be stenciled on the window.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Issakoo, Johnson, Ruffatto, Zangara

NAYS: None

ABSENT: Commissioner Powers

PRESENT: None

ABSTAIN: None

There being six affirmative votes, the motion was approved.

- B)** Docket Nos. 2016-24A&B and PC 16-18 (to be continued without discussion)
Parking Lot
300 S. Milwaukee Avenue
(2016-24A) Variation from Title 19, Zoning, Related to Parking Setback

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(2016-24B) Variation from Title 19, Zoning, Related to Screening
(PC 16-18) Site Plan and Appearance Approval of a Parking Lot

Commissioner Johnson moved, seconded by Commissioner Issakoo to continue Docket No. 2016-24 & PC 16-18 to April 13, 2017.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Issakoo, Johnson, Ruffatto, Zangara
NAYS: None
ABSENT: Commissioner Powers
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES – January 26, 2017 (includes partial findings for Docket No. 2016-24A&B).

Commissioner Dorband moved, seconded by Commissioner Johnson to approve the minutes dated January 26, 2017. The motion was approved by a voice vote.

9. OTHER BUSINESS

Ms. Jones provided information regarding a new project at Mark Twain Elementary School. The School District and Park District were working together and have obtained a grant through the federal government for upgraded playground equipment. They are not required to go through the Plan Commission's review process because they were just replacing an existing play area with new play features. Pictures were provided. There will be a garden area where they hope the children can participate in the planting. The playground is ADA accessible for all age groups. The Park District and School District are very proud and excited about the project. They hope to have it up by early summer.

Commissioner Dorband referred to a new nail salon on Dundee Road and questioned if it had received approval from the Plan Commission. Ms. Jones confirmed it was approved at the end of last year.

Commissioner Dorband suggested having another tour of the Village for the Plan Commission. She referred to the last tour with the Fire Department and felt it would be helpful to see the difficulties the fire trucks have maneuvering within the different projects. She felt it would be a good review to see what was done well. Chairman Ruffatto suggested doing it in the summer when there was a lot of daylight.

Commissioner Issakoo announced he would not be present at the next meeting.

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Chairman Ruffatto mentioned there would only be four Commissioners present at the next meeting. He would not be attending along with Commissioners Powers and Issakoo. He explained that four was the absolute minimum for a public hearing so he asked the Commission to notify Ms. Jones as early as possible if they couldn't attend. The meeting would need to be canceled.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Johnson to adjourn the meeting at 7:10 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,



Paul Zangara, Secretary Pro Tem
Wheeling Plan Commission

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