

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, April 27, 2017.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Dorband, Johnson, Powers, Ruffatto and Zangara. 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 17-21](#)
Kitamura Machinery
78 E. Century Drive
Appearance Approval of Wall Signs

Commissioner Dorband moved, seconded by Commissioner Johnson to approve the following consent item.

Approve Docket No. SCBA 17-21 to grant appearance approval for the wall signs in accordance with the wall sign plans (3 sheets) submitted April 13, 2017 by Kitamura Machinery, located at 78 E. Century Drive, Wheeling, Illinois.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) [Docket No. 2017-4](#)
Wheeling Town Center
351 W. Dundee Road
Variation from Title 21, Signs, Regarding Required Setback of a Development Sign

See Findings of Fact and Recommendation for Docket No. 2017-4.

Commissioner Johnson moved, seconded by Commissioner Zangara to recommend approval of Docket No. 2017-4, Granting a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21.06, Signs in Commercial and Industrial Districts, Section 21.06.500, Permitted Signs, Subsection (d) Development Signs, #4 Location, to reduce the required setback from ten (10) feet to one (1) foot at 351 W. Dundee Road, Wheeling, Illinois,

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Powers to close Docket No. 2017-4. The motion was approved by a voice vote.

- B) [Docket No. PC 17-6](#)
Gulf
14 N. Elmhurst Road
Minor Site Plan & Appearance Approval of Façade Modifications

Mr. George Bedoya, Sign Studio USA, 3645 W. Irving Park Road, Chicago, IL was present.

Mr. Bedoya explained the colors on the existing canopies would be changed to blue, white and orange. The Gulf logo would be illuminated.

In reply to Chairman Ruffatto's question, Mr. Bedoya explained they would change the pumps from Phillips 66 to Gulf branding. He confirmed the gas station would be power washed, cleaned and repainted to white to look nice and clean.

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Commissioner Zangara questioned if there were plans in the future for a corner sign. Mr. Bedoya confirmed the LED sign was already approved.

Commissioner Zangara questioned if the Gulf logo on the canopy was flat. Mr. Bedoya confirmed it was 3D.

Commissioner Zangara questioned if there would be branding on the car wash. Mr. Bedoya confirmed it would just be the blue and white.

Commissioner Zangara thought it looked nice.

In reply to Commissioner Johnson's question, Mr. Bedoya explained the Gulf logo came out about 4½ inches from the canopy.

Commissioner Johnson referred to the curbing changes around the pylon sign. He questioned if it was a site plan change. Ms. Jones confirmed no work had recently been done. He thought the curbing had to change. Ms. Jones sent the plans to Engineering and they had no issues. The Fire Department also reviewed the plans and had no issues.

Commissioner Powers questioned if the word Gulf was lit on the canopy. Mr. Bedoya confirmed it was lit by a pan case. LED lights are behind the three dimensional decal. Commissioner Powers questioned if it should be considered a sign. Mr. Bedoya explained the branding allowed it to be flat or raised. Ms. Jones confirmed the description in the plan and application indicated vinyl. It was considered decorative and not a sign. She explained if it was projecting and illuminated it should be considered a sign and would need further documentation. Mr. Bedoya explained it could be done flat and not illuminated and kept as vinyl.

Chairman Ruffatto suggested that Mr. Bedoya speak with the petitioner before making the decision. He explained the Commission could not approve anything tonight that was lit. A variation would not be needed. Mr. Bedoya asked for approval of just the decal and not illuminated since the pylon sign was illuminated.

Commissioner Powers questioned if the vinyl type of application had been used in other projects. Mr. Bedoya explained they use it all the time and it would not come down. He compared it to a large bumper sticker. He confirmed the existing canopy was not lit. The existing Phillips 66 was illuminated. Commissioner Powers was unsure if he wanted the canopy lit but realized the illuminated pylon sign was located nearby.

Commissioner Dorband noted the canopy in the packet was not illuminated. She questioned if the petitioner would need to return if they wanted it illuminated. Ms. Jones explained if the petitioner wanted to illuminate a sign they would need to return. She mentioned the proposed did not require a sign permit, just appearance approval since it was not illuminated. Ms. Milluzzi explained it could be approved tonight and if the petitioner decides they want it illuminated they would then need to submit a sign application.

In reply to Commissioner Dorband's question, Mr. Amed confirmed there was no change in the ownership. He explained the reason for changing from Phillips to Gulf was because Phillips did not have a product in this market and it was very difficult to purchase the fuel. He stated that Gulf was coming into the Midwest and was currently heavy on the east coast.

In reply to Commissioner Blinova's question, Mr. Amed confirmed the pumps would remain since they were just replaced four years ago. She referred to the poor condition of the island. Mr. Amed confirmed they islands would be replaced.

Commissioner Creech questioned if Corporate had plans to upgrade the station. Mr. Amed explained once the changes had been made it would look nice.

Chairman Ruffatto referred to the existing illuminated Phillips 66 on the awning that faces east and mentioned the proposed Gulf would face south. He questioned what would be done with the area in back of the Phillips 66 sign. Mr. Bedoya confirmed it would be removed. Chairman Ruffatto asked if Mr. Bedoya would like to ask the petitioner about illuminating the Gulf logo. Mr. Bedoya explained they would return if they decide to illuminate it. Chairman Ruffatto wanted to make sure it would just be the wrapping and not illuminated. Ms. Jones explained the docket was for minor site plan and appearance only. If they were to put up a sign, it would require SCBA approval.

Commissioner Johnson questioned if they planned to have the Gulf logo on the east side too. Mr. Bedoya confirmed they did not.

Commissioner Johnson moved, seconded by Commissioner Zangara to approve Docket No. PC 17-6 to permit the façade modifications, as shown in the rendering submitted by Sign Studio on April 12, 2017 for Gulf at 14 N. Elmhurst Road, Wheeling, Illinois.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- C) [Docket No. PC 17-7](#)
Boston Fish Market
412 N. Milwaukee Avenue
Minor Site Plan and Appearance Approval of Façade Modifications

Mr. Simon Batistich, 475 South Frontage Road, Burr Ridge, IL was present.

Mr. Batistich explained there were two changes. The first change was to a mechanical room toward Milwaukee Avenue. There is a rooftop unit with a couple of signs that hide it. They thought it was best to remove the two signs and then wrap with the stone and extend the parapet to hide the rooftop

units. The intent is to put a sign on it. A drawing was provided.

The second change was on the dining room/porch expansion. They were originally going to keep the same roofline and extend out but when they got into developing it, the roof overwhelmed the building. They developed the drawing to bring the stone wrapping around it and put a little more glass to make it feel more like an inside/outside porch. They went with a flat roof which ties back to the bump out along Milwaukee.

Commissioner Dorband asked for material samples. Mr. Batistich explained the material was the same that was submitted last time. It is all stone veneer and the upper band would be stucco over the glass line.

Commissioner Dorband felt it would be a great improvement and looked very nice.

Commissioner Powers didn't have any questions.

Commissioner Johnson questioned if the windows were operational. Mr. Batistich explained they have been back and forth about it. The drawings show fixed windows but they may decide to change them so they can open and make it feel more like a porch. They are getting pricing.

Commissioner Johnson questioned if it changed anything on the interior plan. Mr. Batistich confirmed nothing changed except for the removal of all the doors. There is now a door on the north near the main entrance and an exit door on the west.

Commissioner Zangara liked the windows more than the doors. He questioned the material of the flat roof. Mr. Batistich confirmed it would be a singly play flat roof material.

Commissioner Blinova agreed with all of the comments.

Commissioner Creech referred to the fascia material over the new windows on the porch. He questioned what would be used. The plan has cement board siding. Mr. Batistich stated it was like a hardy board and the color would match the beige coolers on the outside.

Mr. Batistich explained the hardy board is only proposed on top of the windows. The top part would be stucco/EFIS. Commissioner Creech noted his drawing states cement board siding above for the fascia. Mr. Batistich clarified that it should all be EFIS. Chairman Ruffatto suggested correcting the drawing.

Ms. Jones questioned if everyone was comfortable with the EFIS (horizontal board, soffit, venting). Mr. Batistich confirmed it was the same material shown over the mechanical room.

Chairman Ruffatto asked for clarification. Mr. Batistich confirmed the lower board was hardy board and the top board was EFIS. Chairman Ruffatto noted the drawing stated cement board siding. Ms. Jones explained the plan as shown was not what they were proposing. They are proposing EFIS and not a hardy board. She explained it would be a condition of approval if the Plan Commission accepted the change. Chairman Ruffatto's opinion was that it was OK since it was off the ground.

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He asked if anyone had issues with it. Commissioner Creech felt it was a much more practical application. The two bands were EFIS and above the window was hardy board.

Chairman Ruffatto wants to be sure that the drawing reflected what was being approved.

Commissioner Johnson questioned if something needed to be added about their choice of window. Mr. Batistich noted the plans indicated fixed windows but they were getting pricing both ways. The windows would be the same size and look the same. Chairman Ruffatto wants a condition added to give them the option to make the windows operable.

Commissioner Dorband moved, seconded by Commissioner Johnson to approve Docket No. PC 17-7, to grant minor site plan and appearance approval of the façade modifications as shown elevation plans (2 sheets) submitted April 25, 2017 for Boston Fish Market, located at 412 N. Milwaukee Avenue, Wheeling, Illinois with the following conditions:

1. Horizontal boards above porch addition windows may be EFIS and not cement board as indicated on the plans; and
2. Porch windows may be fixed or operable.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES – [April 13, 2017](#)

Commissioner Powers moved, seconded by Commissioner Dorband to approve the minutes dated April 13, 2017. The motion was approved by a voice vote.

9. OTHER BUSINESS

Chairman Ruffatto welcomed new Commissioner Creech.

Commissioner Zangara extended prayers to the 7th grader who was hit by a car. He felt this was a good example why crosswalks with flashing lights were needed. Chairman Ruffatto agreed something needed to be done and that the Village should do it when there was an opportunity.

Commissioner Dorband asked for a Plan Commission tour of the Village on past projects. Ms. Jones asked the Commission to let her know if there were any specific sites. Commissioner Dorband also

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wants to use a fire truck so the Commission can see how difficult it is to get in and out of different areas. Chairman Ruffatto felt there would need to be separate tours.

Chairman Ruffatto referred to the recently approved Dundee Hot Dogs sign. They were supposed to clean and repaint the façade before putting up the sign. He said the façade looked terrible and did nothing to the façade. Ms. Jones agreed to look into it.

Chairman Ruffatto reminded the Commission about the library open house on May 6th from 10:00 a.m. – 2:00 p.m.

Chairman Ruffatto referred to the park next to the library. He thought there was supposed to be a path from the park to the library. He also thought there were supposed to be distance markers on the path. He questioned what could be done since he thought it was approved as part of the plans. Ms. Jones agreed to look into it.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Powers to adjourn the meeting at 7:17 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,



Steve Powers, Secretary
Wheeling Plan Commission

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