

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, December 20, 2018.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Johnson, Kalis, Powers and Ruffatto. Commissioner Creech was absent with prior notice. Also, present were Steve Robles, Assistant Director of Community Development, Mallory Milluzzi, Village Attorney and Ron Antor, Fire Inspector.

4. CHANGES TO THE AGENDA

Mr. Robles announced a change in the agenda. The petitioner for Docket No. PC 18-19, JV Global Services LLC requested that the docket be tabled from tonight's meeting to allow additional time to address the comments in the Staff Report.

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, Ms. Lagori came forward for the gateway signage proposal. She suggested having signs at the corner of Dundee and Schoenbeck Roads and at Wolf and Palatine Roads since they were main entrances into the Village.

6. CONSENT ITEMS

- A) [Docket No. SCBA 18-55](#)
Tracy's

18 W. Dundee Road
Appearance Approval of a Wall Sign

- B)** [Docket No. SCBA 18-56](#)
La Raza Dollar
859 W. Dundee Road
Appearance Approval of a Wall Sign

Chairman Ruffatto noted that the shopping center located at 859 W. Dundee Road was the shopping center the Village has had issues with in the past. He felt it would be very embarrassing if nothing gets cleaned up. He questioned what is in place to ensure that the façade gets cleaned up prior to another sign getting installed. Mr. Robles explained that the Staff Report for the item includes a condition that the façade must be fully cleaned and restored prior to installation of the sign as well as the Village's sign permit also has the same requirement that is acknowledged by the applicant of the sign permit. Between the pending approval tonight by the Plan Commission as well as the permit conditions, Staff has the necessary ability to work with the tenant and landlord to make sure the façade is cleaned and restored. Before the petitioner receives the sign permit, they will have to demonstrate that they have addressed the condition of approval.

Commissioner Johnson moved, seconded by Commissioner Kalis to approve the following consent items.

Approve Docket No. SCBA 18-55 to grant appearance approval of the wall sign, as shown on the following exhibits dated October 23, 2018 by Signs3, Inc., for Tracy's Bistro located at 18 W. Dundee Rd, Wheeling, Illinois:

- South façade wall sign plans (3 sheets total)

Approve Docket No. SCBA 18-56 to grant appearance approval for the wall sign in accordance with the sign plan submitted December 3, 2018 by American Sign, on behalf of La Raza Dollar, located at 859 W. Dundee Road, Wheeling, Illinois, and subject to the following condition of approval:

1. Prior to sign installation, the façade shall be repaired, power-washed and painted.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) [Docket No. 2018-30](#)
House of Rental
318 N. Milwaukee Avenue
Special Use-Site Plan Approval of Tool/Equipment Rental Facility with Outside
Display or Storage

See Findings of Fact and Recommendation for Docket No. 2018-30.

Commissioner Kalis moved, seconded by Commissioner Powers to continue Docket No. 2018-30 to February 14, 2019.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

After further discussion, the petitioner wanted to change the date to February 28th, so a new motion was required.

Commissioner Powers moved, seconded by Commissioner Kalis to continue Docket No. 2018-30 to February 28, 2019.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- B)** [Docket No. 2018-31](#)
 Kelly's Café
 30 W. Dundee Road
 Special Use-Site Plan Approval of a Sit-Down Restaurant

See Findings of Fact and Recommendation for Docket No. 2018-31.

Commissioner Powers moved, seconded by Commissioner Blinova to continue Docket No. 2018-31 to January 10, 2019.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- C)** [Docket No. 2018-29](#) (Continued from December 6, 2018 hearing)
 Express Auto Title Loans
 353 N. Milwaukee Avenue
 Special Use-Site Plan Approval of a Short-Term Lending Facility

See Findings of Fact and Recommendation for Docket No. 2018-29.

Commissioner Johnson moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2018-29, Special Use-Site Plan Approval as required under Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit a Short Term Lending Facility in accordance with the following exhibits submitted by Express Auto Title Loans, to be located at 353 N. Milwaukee Avenue, Wheeling, Illinois:

- Project description, received October 25, 2018,
- Cover letter, received December 12, 2018,
- Floor plan, received December 12, 2018, and
- Landscape plan, received December 12, 2018.

And with the following conditions of approval:

1. Prior to occupancy, the man doors on the north and south building facades and the bollards surrounding the building shall be painted;
2. The trash enclosure shall be removed and the pavement below shall be repaired no later than April 30, 2019;
3. A new Certificate of Occupancy is required; and

4. All existing commercial vehicles shall be removed from the site.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No 2018-29.
The motion was approved by a voice vote.

- D)** [Docket No. PC 18-19](#)
 JV Global Services LLC
 150 Abbott Drive
 Minor Change to Approved Site Plan

Commissioner Powers moved, seconded by Commissioner Johnson to table Docket No. PC 18-19.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- E)** [Docket No. SCBA 18-57](#)
 Village of Wheeling
 Appearance Approval of Gateway Freestanding Signs

Mr. Robles announced that Staff was seeking appearance approval for the new design of the Village's gateway signs to replace the existing signs through the Village. The gateway sign design was first presented to the Commission during a workshop in the spring of 2017 and then in the fall. The proposed final design continues the progression from the previous drawings and have been refined into two design options. Both options continue with the 8' diameter wheel to serve as the base of the sign structure with a single face sign panel attached to the front. The difference between the two options, is the primary appearance of the wheel. Option A is a darker version and Option B is a lighter version. Option A has a darker material finish called corten

steel and has an oxidized finish to create a bronze appearance. It is a new material being proposed for the signs which was suggested by the Village's sign contractor. The previous proposed dark color scheme was a painted bronze finish, the proposed is a natural oxidized finish of the metal material. It is the same material as used on the signs at Friendship Park.

The lighter finish design of Option B is a stainless steel option that creates a lighter finish. There will also be a new landscape design for the signs that focuses on low maintenance materials with decorative grasses, shrubs and limestone with a mulched area. This allows the landscaping to be varied between the various signs. There is a singular deluxe landscaping plan and will be utilized for sign number 4 which is located in the median on Milwaukee Avenue south of Lake Cook Road near the Westin Hotel. It is also low maintenance but includes a larger quantity of plantings. There are 12 total signs located in key areas of the Village. Staff is also exploring the possibility of a 13th sign but is working on some logistics with that location. The final location will most likely not be finalized until after the sign design package is approved. The 13th sign would be identical to all the other signs with no new features so would not need to return for appearance review. The sign would be located at the western entrance of West Dundee.

Mr. Robles stated that Staff prefers Option A based on the appearance and durability of the steel material but is open for Plan Commission discussion.

Mr. Brian Newton, Parvin-Clauss Sign Company, Carol Stream, IL came forward. He stated they worked with the Village of Wheeling in the past and installed the sign outside of Village Hall 10 years ago. He was pleased that Staff had chosen the corten steel since he personally feels it is a better look and more authentic. The rusting will stop after a number of years. The material has been around a long time but hasn't been used in an architectural setting. It will give a contrast and will have illumination. The corten steel is a more affordable option compared to stainless steel. He explained the stainless steel would look great on day one but would dull out over the course of time. It would require polishing and more maintenance. The corten steel will naturally weather.

Chairman Ruffatto wants to hear the Commission's preference regarding the options and any other comments.

Commissioner Powers is in favor of option A and was glad to hear about the possibility of a sign located at Dundee and Schoenbeck.

Commissioner Powers questioned if the outer side had a black stripe. Mr. Newton confirmed it would be a fabricated material, all material would be corten.

Commissioner Blinova is in favor of option A.

Commissioner Johnson is in favor of option A. He questioned if the spokes were narrower. Mr. Newton confirmed it would have a three dimensional effect.

Commissioner Johnson asked for a description of the lighting. He thought the night view looked different between options A & B. Mr. Newton confirmed the illumination was for just the word Wheeling. The intent is for individual reverse lit channel letters. The light will be on the

background. There will also be spotlights to show the entire wheel at night.

Commissioner Kalis asked if the population number was removed from the sign. Mr. Newton explained it was eliminated in a meeting trying to minimize the amount of exterior copy. Commissioner Kalis questioned if it would be advertised elsewhere in the Village. Mr. Robles explained he understood it was being removed from the gateway signs since it is not a requirement.

Commissioner Kalis is excited about the possibility of the 13th sign on West Dundee.

Chairman Ruffatto is in favor of option A.

In reply to Chairman Ruffatto's question, Mr. Newton confirmed the ground lighting is LED. Chairman Ruffatto referred to the issue of snow covering the lights since they don't burn off like incandescent lights. Mr. Newton explained most of the newer external illumination with the spot lights had a protective coating on top of them. He did not think there would be a problem for a majority of the lights. Mr. Robles explained the wheel would still be illuminated.

Chairman Ruffatto questioned if sign number 10 near Chicago Executive Airport currently existed. Mr. Robles confirmed it existed but was recently hit.

Chairman Ruffatto questioned if a sign at Palatine and Wolf Roads had been explored. Commissioner Johnson noted that that area was actually located in Prospect Heights. Chairman Ruffatto requested that the area be looked into for a gateway sign.

Commissioner Johnson moved, seconded by Commissioner Powers to approve Docket No. SCBA 18-57 to permit the installation of twelve gateway freestanding signs in accordance with the Gateway Sign Package, prepared by Parvin-Clauss Sign Company, 4 sheets total, last revised November 29, 2018, for the Village of Wheeling, and with the following conditions of approval:

1. Fabrication and installation shall be subject to final approval of the Village Board;
2. The signs shall be fabricated using design Option A (corten steel wheel support structure); and
3. Additional signs matching the approved design package may be fabricated and installed without further appearance approval.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES - [December 6, 2018](#) (including Findings for Docket Nos. 2018-28, 2018-29, and 2018-24A&B)

Commissioner Powers moved, seconded by Commissioner Blinova to approve the minutes dated December 6, 2018 as presented. The motion was approved by a voice vote.

9. OTHER BUSINESS

A) Approval of the [2019 Plan Commission Meeting Calendar](#)

Commissioner Johnson moved, seconded by Commissioner Kalis to approve the 2019 Plan Commission Meeting Calendar.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Johnson mentioned there was a for sale sign on the Kmart property.

Commissioner Blinova referred to Jimenez's covered window and asked if something could be done about it. Chairman Ruffatto explained all of their windows were covered and it was probably in violation. Mr. Robles will contact property maintenance.

Commissioner Kalis was excited to see the signage for Wheeling Town Center.

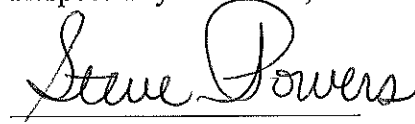
Commissioner Kalis referred to the new signage in Buffalo Grove for a strip mall. He questioned if there was a process to help owners of strip malls to reface facades. Chairman Ruffatto explained the program was the façade improvement program. Commissioner Kalis liked that the center was now clean, and he suggested that Wheeling do something similar. Chairman Ruffatto explained the program was available for strip centers, but the owners have to want to do it. Commissioner Kalis questioned if the owners could be encouraged. Mr. Robles explained there were grants available, but the property owners need to apply for it. Old Munich Inn received façade improvement grant money. Mr. Robles agreed to see if there was a way to communicate the program better.

Chairman Ruffatto mentioned he had spoken to a gaming café owner and he agreed that the owners prefer to be surrounded by other gaming locations.

10. ADJOURNMENT

Commissioner Powers moved, seconded by Commissioner Blinova to adjourn the meeting at 8:08 pm. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

A handwritten signature in cursive script that reads "Steve Powers". The signature is written in black ink and is positioned above a horizontal line.

Steve Powers, Secretary
Wheeling Plan Commission