
1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on December 19, 2019.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Creech, Johnson, Kalis, Sprague, Thompson and Yedinak. Commissioner Blinova was absent with prior notice. Also present were Marcy Knysz, Village Planner, Mallory Milluzzi, Village Attorney, Jon Tack, Village Engineer and Ron Antor, Fire Inspector.

4. CHANGES TO THE AGENDA

Ms. Knysz reported the fire station agenda item (item 2019-27 and PC19-24) will be continued to January 8, 2020.

5. CITIZEN CONCERNS AND COMMENTS – None

6. CONSENT ITEMS

- A) Docket No. SCBA 19-45
Kelly's
30 W. Dundee Road

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

Approve Docket No. SCBA 19-45 to permit a wall sign in accordance with the sign plans prepared by Signs & Graphics, dated 1/22/19 and received 12/9/19, for Kelly's located at 30 W. Dundee Road.

On the roll call, the vote was as follows:

AYES: Commissioners Creech, Johnson, Kalis, Sprague, Thompson, Yedinak
NAYS: None
ABSENT: Commissioner Blinova
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A)** Docket No. SCBA 19-42
The Learning Experience
339 W. Dundee Road

Ms. Knysz reported the applicant was seeking approval for four wall signs (all the same size), one on each façade of the building. Each property per the Code allows one wall sign per building but additional signage may be permitted at the discretion of the Plan Commission. The packet includes the criteria that should be evaluated when reviewing the additional signage.

1. Whether the sign is necessary for the public convenience;
2. Whether the sign would create visual clutter;
3. Whether the sign would add to the visual interest of the structure; and
4. Whether the sign is appropriate for the character of the area.

Mr. Brian Schaner, 1120 West National Avenue, Addison, IL and Brad Friedman, 4 Executive Blvd., Suite 200, Suffern, NY were present.

The petitioner is looking for signage on all four elevations.

Commissioner Creech referred to other issues with the project and questioned if any of the issues had been resolved. Ms. Milluzzi stated they were being worked out separately with the Village and other entities. She explained that only the signage was before the Commission. Commissioner Creech has no issues with the signage on all four elevations.

Commissioner Sprague didn't have a problem with the four signs. He questioned the reason for signage on all four sides. The petitioner explained they've done a few locations for the business and they like their branding and signage.

Commissioner Thompson agreed with the four signs.

Commissioner Kalis had no questions.

Commissioner Yedinak suggested a motion to defer the petition until the petitioner was present to represent themselves. He wanted the petitioner to explain the necessity of the signs since they were making an exception to the Code. He asked for input from the Commission about deferring the petition. Mr. Friedman confirmed the tenant requested all four signs in the lease. They provided them with an elevation that showed all four signs. The elevation was submitted to the Village for review, but it was not approved because the sign process was a separate approval, so they were just placeholders. He confirmed the intent was to have four signs on all four sides of the building. Commissioner Yedinak felt there were a lot of exceptions requested for this project and guidelines had not been followed so he was disappointed the actual petitioner was not present. Mr. Friedman explained that he was considered to be the petitioner in this docket.

Chairman Johnson expressed concern about setting a precedent for allowing signs on all four sides. Ms. Milluzzi didn't think the Commission needed to be concerned since the Code allows the Commission to make the discretion based on the context of the request. The Town Center is

surrounded by different uses and buildings, so it was more unique than a normal storefront. The signs all meet the size requirement.

Mr. Friedman addressed the reason the additional signage was being requested. It is a unique building with four sides and no backside. It cost them more money since they were using higher-end material on all sides. They want it to look nice on all four signs and the tenant wants signage on all four sides to identify the building. There is visibility on all four sides from the surrounding uses in the area. Chairman Johnson noted the original submission was for two signs and the reason it was pushed to this meeting was because the drawing showed four signs. Mr. Friedman explained the reference to two signs was a mistake made by the general contractor.

Chairman Johnson was surprised they didn't go with a larger sign on the north face. Mr. Friedman explained it was the tenant's call regarding the size. Chairman Johnson didn't think it would be very visible from Dundee Road.

Commissioner Kalis moved, seconded by Commissioner Creech to approve Docket No. SCBA 19-42 to permit the installation of four wall signs in accordance with the sign plans prepared by A & F Sign Company, LLC, received 10/30/2019, Architectural Site Plan prepared by Jarmel Kizel Architects and Engineers, Inc. dated 11/9/19, and Elevation Drawings prepared by Callison RTKL dated 6/28/18, located at 339 W. Dundee Road

On the roll call, the vote was as follows:

AYES:	Commissioners Creech, Johnson, Kalis, Sprague, Thompson, Yedinak
NAYS:	None
ABSENT:	Commissioner Blinova
PRESENT:	None
ABSTAIN:	None

There being six affirmative votes, the motion was approved.

B) Docket No. 2019-25
Spa Forest
Special Use for Day Spa with Submersion Pools
350 E. Dundee Road

See Findings of Fact and Recommendation for Docket No. 2019-25.

Commissioner Yedinak moved, seconded by Commissioner Creech to continue Docket No. 2019-25 to January 8, 2020.

On the roll call, the vote was as follows:

AYES:	Commissioners Creech, Johnson, Kalis, Sprague, Thompson, Yedinak
NAYS:	None
ABSENT:	Commissioner Blinova

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PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

- C)** Docket No. PC19-22
Spa Forest
Major Site Plan & Appearance Approval
350 E. Dundee Road

Commissioner Yedinak moved, seconded by Commissioner Thompson to continue PC19-22 to January 8, 2020.

On the roll call, the vote was as follows:

AYES: Commissioners Creech, Johnson, Kalis, Sprague, Thompson, Yedinak
NAYS: None
ABSENT: Commissioner Blinova
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

The Commission took a break at 8:37 p.m. and reconvened at 8:43 p.m.

- D)** Docket No. 2019-26A
Westin Outlot B
Amendment to the Westin North Shore Hotel/Retail Planned Unit Development
751 N. Milwaukee Avenue

See Findings of Fact and Recommendation for Docket No. 2019-26A.

Commissioner Kalis moved, seconded by Commissioner Creech to continue Docket No. 2019-26A to January 22, 2020.

On the roll call, the vote was as follows:

AYES: Commissioners Creech, Johnson, Kalis, Sprague, Thompson, Yedinak
NAYS: None
ABSENT: Commissioner Blinova
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

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- E)** Docket No. 2019-26B
Westin Outlot B
Special Use for a Sit-Down Restaurant
751 N. Milwaukee Avenue

See Findings of Fact and Recommendation for Docket No. 2019-26B.

Commissioner Yedinak moved, seconded by Commissioner Sprague to continue Docket No. 2019-26B to January 22, 2020.

On the roll call, the vote was as follows:

AYES: Commissioners Creech, Johnson, Kalis, Sprague, Thompson, Yedinak
NAYS: None
ABSENT: Commissioner Blinova
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

- F)** Docket No. PC19-23
Westin Outlot B
Major Site Plan & Appearance Approval
751 N. Milwaukee Avenue

Commissioner Kalis moved, seconded by Commissioner Creech to continue Docket No. PC19-23 to January 22, 2020.

On the roll call, the vote was as follows:

AYES: Commissioners Creech, Johnson, Kalis, Sprague, Thompson, Yedinak
NAYS: None
ABSENT: Commissioner Blinova
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

- G)** Docket No. 2019-27
Fire Station 23
Special Use for a Public Safety Facility
780 Wheeling Road

Commissioner Creech moved, seconded by Commissioner Sprague to continue Docket No. 2019-27 to January 8, 2020.

On the roll call, the vote was as follows:

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AYES: Commissioners Creech, Johnson, Kalis, Sprague, Thompson, Yedinak
NAYS: None
ABSENT: Commissioner Blinova
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

H) Docket No. PC 19-24
Fire Station 23
Major Site Plan and Appearance Review
780 Wheeling Road

Commissioner Creech moved, seconded by Commissioner Kalis to continue Docket No. PC 19-24 to January 8, 2020.

On the roll call, the vote was as follows:

AYES: Commissioners Creech, Johnson, Kalis, Sprague, Thompson, Yedinak
NAYS: None
ABSENT: Commissioner Blinova
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

A) Approval of Minutes of the Regular Meeting of December 5, 2019 (including Findings of Fact for Docket No. 2019-23)

Commissioner Yedinak moved, seconded by Commissioner Sprague to approve the minutes dated December 5, 2019 as corrected. The motion was approved by a voice vote.

9. OTHER BUSINESS

Commissioner Creech wants to establish a Village standard for commercial trash enclosures. Commissioner Kalis agreed with Commissioner Creech's comment.

Commissioner Kalis wants to look at the parking code to avoid so many variances.

Commissioner Kalis referred to Spa Forest and questioned if the Commission could receive items from the packet that have been missing due to the new formatting. Ms. Knysz explained the applicant is allowed to give a presentation and usually gives it to Staff the day before the meeting. The presentation from Spa Forest was received late and took a while to load since the file was so large.

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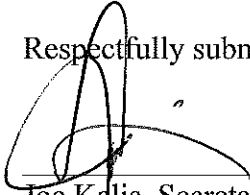
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Commissioners Kalis, Yedinak and Johnson voiced their opinion that the old format was more user friendly compared to BoardDocs.

10. ADJOURNMENT

Commissioner Kalis moved, seconded by Commissioner Sprague to adjourn the meeting at 9:40 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,



Joe Kalis, Secretary
Wheeling Plan Commission