

**Plan Commission
Regular Meeting**

January 10, 2024

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on January 10, 2024.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Riles, Myer, Kasper, Sprague, Hyken and Johnson. Commissioner Smart was absent with previous notice. Also, present were Marcy Knysz, Village Planner and Mallory Milluzzi, Village Attorney.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

- A)** Docket No. PV23-0010
AETC
265 Alice Street
Request for a Variation to Permit a Wall Sign on the West Façade Which Does Not Front a Street Nor is Adjacent to an Off-Street Parking Area

See Findings of Fact and Recommendation for Docket No. PV23-0010.

Commissioner Sprague moved, seconded by Commissioner Hyken to recommend approval of Recommend approval of Docket No. PV23-0010, granting a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21.4 Wall-Mounted Signs, and associated sections, to permit a wall sign on the west façade without street frontage or being adjacent to an off-street parking area in accordance with the Sign Plans prepared by DK Signs & Graphics, Inc., received by the Village 12/18/2023, for the property located at 265 Alice Street, Wheeling, Illinois.

On the roll call, the vote was as follows:

AYES: Commissioners None
NAYS: Commissioners Sprague, Hyken, Riles, Myer, Kasper, Johnson
ABSENT: Commissioner Smart

ABSTAIN: None

There being six negative votes, the motion was denied.

Commissioner Myer moved, seconded by Commissioner Kasper to close Docket No. PV23-0010.

On the roll call, the vote was as follows:

AYES: Commissioners Myer, Kasper, Riles, Sprague, Hyken, Johnson

NAYS: None

ABSENT: Commissioner Smart

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 20, 2024 (including the Findings of Fact for Docket No. PV23-0008).

Commissioner Myer moved, seconded by Commissioner Hyken to approve the Minutes of the Regular Meeting of December 20, 2023, as presented.

On the roll call, the vote was as follows:

AYES: Commissioners Myer, Hyken, Riles, Sprague, Johnson

NAYS: None

ABSENT: Commissioner Smart

ABSTAIN: Commissioner Kasper

There being five affirmative votes, the motion was approved.

9. OTHER BUSINESS

- A)** Proposed Address Sign at Union Apartment, 231 Wheeling Road

Union Apartment is a Planned Unit Development. Ms. Knysz explained that during a Planned Unit Development, Staff looks at the signage at the same time, so their signage gets approved with their planned unit development. The address was not included with their Planned Unit Development. The address number 231 will be vertical on the northwest corner of their building and each number is about 2' tall and is white channel letters. It is not illuminated. Technically, this requires an amendment to the PUD even though it seems unnecessary. Address numbers are normally 8" and go across a door or a monument sign and are exempt from sign permits. Staff is asking for the Plan Commission's opinion about not having it go through a PUD amendment just

for the signage and being permitted as a sign permit with a no fee permit so there is a record of it. It will be on the northwest corner facing Wheeling Road. Chairman Johnson drove by the building coming from the south and there is nothing visible there. Ms. Knysz noted there is a large monument sign but was unsure if the address was included on the sign.

Commissioner Sprague reminded the Commission if the address on the entrance was visible from the roadway, it did not need to be included on the signage. Chairman Johnson suggested having the address numbers duplicated on the south side. Ms. Knysz agreed to suggest it to the petitioner. Chairman Johnson highly recommends it especially in a fire situation. Commissioner Myer agreed it should be on both ends.

Chairman Johnson took a poll asking the Commission if they were in favor of having the large numbers on the upper level of the building (both sides) without having to go through a PUD amendment as a no fee permit.

Commissioner Riles: in favor
Commissioner Myer: in favor
Commissioner Kasper: in favor
Commissioner Sprague: in favor
Commissioner Hyken: in favor
Chairman Johnson: in favor

The entire Commission was in favor.

Chairman Johnson announced Beerman was opened.

Ms. Knysz announced Birdies carwash was moving along.

Chairman Johnson announced Rosebud has signage. They are not taking the entire space.

10. ADJOURNMENT

Commissioner Myer moved, seconded by Commissioner Hyken to adjourn the meeting at 7:25 p.m. The motion was approved by a voice vote.