

**Plan Commission
Regular Meeting**

July 24, 2024

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on July 24, 2024.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Riles, Myer, Kasper, Sprague, Smart, Hyken and Johnson. 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

- A)** Docket No. PSPMIN24-0020
Birdies
966 S. Milwaukee Avenue
Requesting Approval to Permit the Construction of a Monument (Ground) Sign

Commissioner Smart moved, seconded by Commissioner Myer to approve Docket No. PSPMIN24-0020 to permit the construction a monument (ground) sign for Birdie's Car Wash located at 966 S. Milwaukee Avenue, in accordance with the Sign Plan prepared by Signzilla dated 10/12/2023 (received by the Village 7/11/2024), Site Plan (Sheet C-5) prepared by Terra Consulting Group, LTD last revised 11/23/2021, Landscape Plan prepared by NERI Architects last revised 6/7/2024, and subject to the following conditions:

1. The landscaping at the base of the ground sign, as identified on the Landscape Plan prepared by NERI Architects last revised 6/7/2024, shall be installed no later than April 15, 2025.
2. Pursuant to Section 21.3(B)(2)(d) of the Wheeling Sign Code, the Electronic Message Center (EMC) sign displays shall be a minimum duration of eight (8) seconds and shall only contain static displays. Gradual transitions between sign displays are permitted, but transitions shall not include animation, video, bursts, spirals, or similar effects. Strobe, flashing, scrolling, sounds or other attention getting features are prohibited.
3. Prior to the issuance of a Building Permit, Pursuant to Section 19.11.020(c)(2), fiscal

security either by bond, certificate of deposit or letter of credit shall be provided to Community Development to ensure compliance with the landscape installation requirements. The fiscal arrangements shall reflect the cost of required landscaping, both plants and labor. All site landscaping shall be installed by April 15, 2025.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A)** Docket No. PSPMIN24-0023
90 Marquardt Drive
Request for Minor Site Plan and Building Appearance Approval for the
Installation of a Back-up Generator and Associated Fencing, and Wood Gate

The petitioner was recently before the Plan Commission and received approval to paint the outside of the building and both garages. They want to add a generator with an enclosure in place of a parking space. It will be a composite material or something similar.

Mr. Dan Foley, owner and business operator, 90 E. Marquardt, Wheeling was present for the meeting.

They have done a lot of modifications and upgrades to the building but need a backup power source because the building also serves as their corporate headquarters. They felt the proposed location was the best location since the ComEd feed is next door. They decided to keep everything together instead of pushing it into the yard. They will add a screen in front of it for appearances.

Commissioner Myer had no questions.

Commissioner Smart had no questions.

Commissioner Sprague asked if they had plans for the existing fence. Mr. Foley confirmed they will pressure wash and stain it.

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Commissioner Sprague asked if he was aware of the location of the primary for the transformers. Mr. Foley explained they were a private utility locator so they will tread lightly. He confirmed the primary should not be in the way.

Commissioner Kasper had no questions.

Commissioner Myer had no questions.

Commissioner Riles had no questions.

In response to Chairman Johnson's question, Mr. Foley confirmed they had approximately 130 employees with locations in Milwaukee, Bloomington, Rockford and one started in Atlanta.

Commissioner Myer moved, seconded by Commissioner Kasper to approve Docket No. PSPMIN24-0023, granting minor site plan and appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, for the installation of a back-up generator and associated fencing, and wood gate, located at 90 Marquardt Drive, in accordance with the Site Plan prepared by AC Architects, last revised 7/16/2024, subject to the following condition:

1. A building permit from the Department of Community Development must be obtained prior to the installation of the back-up generator, enclosure or electric gate.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- B)** Docket No. PSPMIN24-0025
Racconto
100 Shepard Avenue
Request for Minor Site Plan and Building Appearance Approval for
Modifications to Landscaping and Exterior Building Facade

The petitioner is a new owner and would like to paint the outside of the building. A rendering was provided at the meeting. Please note the mural on the side is not currently proposed and will remain as is. They are proposing white and navy colors seen in the packet which is like the building next door and are planning to replace their landscaping. The tree in front of Shepard has been removed and a new maple tree will be added in the same location.

Two conditions are proposed.

1. The proposed maple tree shall be planted near the location of the recently removed tree and the area around the removed tree should be restored, including stump removal and replacement of grass. All site landscaping shall be installed by September 15, 2024.
2. A Wheeling Sign Permit shall be required in order to permit any exterior signage to be installed, or modified, except for signage pursuant to Chapter 21.6 of the Wheeling Sign Code.

Ms. Christine, Racconto, 100 Shepard Avenue, Wheeling was present for the meeting.

Christine confirmed the landscaper will remove the Maple tree stump and properly plant the new Maple tree and replace it with mulch and seed to regrow any kind of patches.

The sign has not yet been considered. The proper paperwork will be submitted once a decision about the design has been made.

The business is an Italian import company. They import from Italy, olive oil, pastas along with chocolates, frozen pizzas and tomatoes that they sell to retail chains across the US.

Commissioner Riles asked if the proposed colors were their branding. Christine confirmed the colors had been their brand for over 45 years.

Commissioner Riles thinks it looks clean and fresh with a Greek flare. Christine explained they started with navy and red and were now trying to modernize bringing in gray with a nice modern clean label. They have many people who visit from Europe.

Commissioner Myer had no questions.

Commissioner Kasper had no questions. He thinks the blue on the rendering looks good.

Commissioner Sprague thought they had one of the nicest looking brick buildings in the area and was surprised they wanted to paint over the brick. He asked if the pictures showed a primer. Christine confirmed they did the proper prep work for the brick, and she confirmed the picture showed a primer. The primer will go on all facades to prevent chipping.

Commissioner Sprague thought the pictures looked like they were painting the flashing and concrete sill. Christene confirmed the flashing would not be painted. The chocolate brick color will be painted along with the concrete caps on the brick.

Commissioner Sprague asked about the east side since it's not in the plans. Christine stated they were looking into doing something after this project. Commissioner Sprague didn't understand why they left that side alone. Christine explained it was a future project that they would like to present next year. Commissioner Sprague noticed the brick was cracked above the door on the southwest side. Christine confirmed it would be patched.

Commissioner Smart asked if the future project on the east side could be a mural or logo. Christine confirmed it could and that the rendering provided should be ignored.

In reply to Commissioner Hyken's question, Christine confirmed it will be their main headquarters. They were moving from Melrose Park.

Commissioner Smart moved, seconded by Commissioner Hyen to approve Docket No. PSPMIN24-0025, granting minor site plan and building appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for changes to the landscaping and building façade, for the property located at 100 Shepard Avenue, in accordance with the Landscape Plan and Painting Details, and subject to the following conditions:

1. The proposed maple tree shall be planted near the location of the recently removed tree and the area around the removed tree should be restored, including stump removal and replacement of grass. All site landscaping shall be installed by September 15, 2024.
2. A Wheeling Sign Permit shall be required in order to permit any exterior signage to be installed, or modified, except for signage pursuant to Chapter 21.6 of the Wheeling Sign Code.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

A) Approval of Minutes of the Regular Meeting of June 26, 2024.

Commissioner Sprague moved, seconded by Commissioner Myer to approve the Minutes of the Regular Meeting of June 26, 2024 as presented.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

9. OTHER BUSINESS

Ms. Knysz announced VCA Animal Urgent Care Center on Milwaukee Avenue will be opening soon and Scooters is moving along and already has a building permit. Both projects should open soon.

The next Plan Commission meeting has a long agenda, and the August 28th meeting is a joint meeting with the Village Board in the Public Works lunchroom.

Commissioner Sprague announced the Park District is having a car show on Saturday, 1:00p-4:00p.

Commissioner Riles announced the show he was in started airing on July 14th on MGM Plus. He was recently in Milwaukee covering the RNC and Kamala Harris both unique experiences.

10. ADJOURNMENT

Commissioner Myer moved, seconded by Commissioner Riles to adjourn the meeting at 6:55 p.m. The motion was approved by a voice vote.