

**WHEELING PLAN COMMISSION  
THURSDAY, APRIL 14, 2016 6:30 P.M.**

**AGENDA FOR A REGULAR MEETING OF THE PLAN COMMISSION  
to be held in the Board Room of the Village Hall  
2 Community Boulevard, Wheeling, Illinois**

**This meeting will stream live and be televised on Wheeling's Cable Channels 17 & 99**

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- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. CHANGES TO THE AGENDA**
- 5. CITIZEN CONCERNS AND COMMENTS**
- 6. CONSENT ITEMS - none**
- 7. ITEMS FOR REVIEW**
  - A) [Docket No. PC 16-5](#)  
Weber Flavors  
549 Palwaukee Drive  
Minor Site Plan and Appearance Approval of Façade Modifications
  - B) [Docket No. 2016-5](#)  
Yanov Residence  
384 Marion Court  
Variation from Title 19, Zoning, to Reduce the Required Rear Yard Setback for a Principal Structure
  - C) [Docket No. 2016-7](#)  
Dog Grooming  
501 N. Wolf Road  
Special Use-Site Plan Approval to Establish an Animal Grooming Facility
- 8. APPROVAL OF MINUTES – [March 24, 2016](#) (includes Findings of Fact for Docket No. 2015-6)**
- 9. OTHER BUSINESS**
- 10. ADJOURNMENT**

**IF YOU WOULD LIKE TO ATTEND A VILLAGE MEETING BUT REQUIRE AUXILIARY AID SUCH AS A SIGN LANGUAGE INTERPRETER, PLEASE CALL (847) 459-2600 AT LEAST 72 HOURS PRIOR TO THE MEETING.**

**Public Hearing Information  
Wheeling Plan Commission Meeting  
April 14, 2016  
(Attachment to Agenda)**

**Docket No. 2016-5** Pasha Yanov, owner, is seeking a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-04 Residential Districts, Section 19.04.050, F. Setbacks and Height Restrictions for Principal Building, in order to reduce the required rear setback to construct an addition to an existing single-family house, which is zoned R-3A Single-Family Residential.

**Docket No. 2016-7** 501 N. Wolf Rd., LLC, owner, is seeking Special Use-Site Plan Approval as required under Chapter 19-05 Mixed Use and Overlay Districts; Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, and associated sections, to establish an Animal Grooming Facility at 501 N. Wolf Road, Wheeling, Illinois, which is zoned MXI, Mixed Use Industrial District.

**REQUEST FOR PLAN COMMISSION ACTION**  
**STAFF PROJECT REVIEW**

**TO:** Chairperson Ruffatto and Members of the Wheeling Plan Commission

**FROM:** Andrew C. Jennings, Director of Community Development  
Brooke A. Jones, Senior Planner

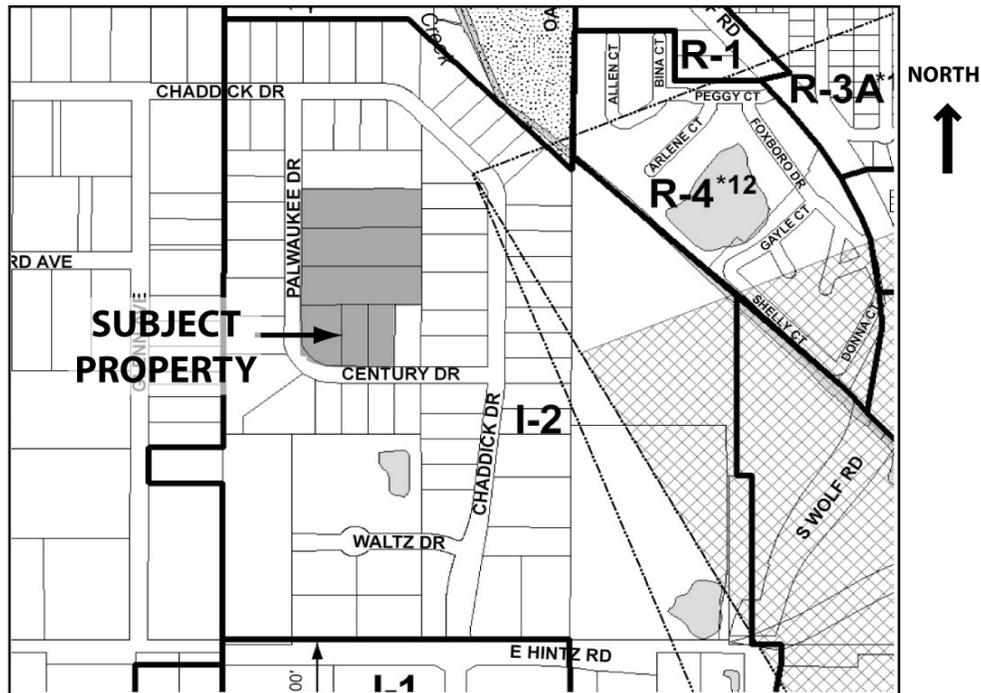
**RE:** Docket No. PC 16-5  
Weber Flavors  
549 Palwaukee Drive  
Minor Site Plan & Appearance Approval of Facade Modifications

**DATE OF REPORT:** April 7, 2016

**DATE OF MEETING:** April 14, 2016

**PROJECT OVERVIEW:** The petitioner is requesting minor site plan and appearance approval to reside a portion of the exterior of the building of an industrial facility.

**LOCATION MAP:**



**GENERAL PROPERTY INFORMATION**

**Applicant Name:** Steve, Johnstone, APEX Design Build

**Property Owner Name:** Edgar A Weber & Co

**Common Property Address:** 549 Palwaukee Drive

<b><u>Common Location:</u></b>	Located at the northeast corner of Palwaukee Drive and Century Drive
<b><u>Neighboring Property Land Use(s):</u></b>	North: Industrial West: Industrial South: Industrial East: Industrial
<b><u>Comprehensive Plan Designation:</u></b>	Industrial
<b><u>Property size:</u></b>	288,000 SF (or 6.61 acres for the entire site)
<b><u>Existing Use of Property:</u></b>	Light manufacturing & warehouse
<b><u>Existing Property Zoning:</u></b>	I-2 Limited Industrial District
<b><u>Previous Zoning Action on Property:</u></b>	
<b>549 Palwaukee Drive:</b>	
654	Ord. #2369 – zoning variation
659	Ord. #2382 – zoning variation
AC 87-48	Architecture, landscaping, and lighting approval
AC 95-23	Architecture, landscaping, and lighting approval
PC 566	Ord. # 3581 – site plan and appearance approval of storage/garage
<b>44 Century Drive:</b>	
AC 86-57	Architecture, landscaping, and lighting approval
AC 88-24	Signage
AC 97-17	Architecture, landscaping, and lighting approval for building addition
<b>549 Palwaukee Drive &amp; 44 Century Drive:</b>	
PC 11-30	Site plan and appearance approval of an addition to connect both buildings

### **DESCRIPTION OF PROPOSAL**

The petitioner, Weber Flavors, a food manufacturer, is proposing to reside a portion of the building.

### **BUILDING APPEARANCE REVIEW**

**Building Materials:** New siding material is proposed for the western portion of the industrial facility at 549 Palwaukee Drive. The entire building is comprised of three different building materials that can be identified in the photographs provided by staff. The building material that is most visible from the street and from the parking areas is the existing cedar siding, which appears very worn. A site plan has been provided that indicates the location of the new siding installation. The proposed new siding is an aluminum composite metal wall panel system. Material spec sheets have been provided for the new material. A color rendering has been provided to demonstrate the appearance of the proposed metal wall panel system. Material samples and colors will be provided at the meeting.

**STAFF REVIEW**

**Impact on adjacent uses:** No impact on adjacent uses is expected.

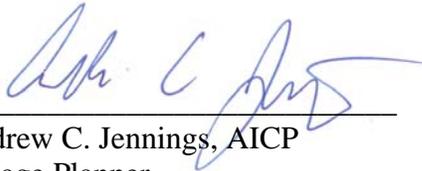
**Staff Recommended Action:** Staff recommends approval of the minor facade modifications.

**PROPOSED MOTION**

If the Plan Commission approves of the requested building modifications at Weber Flavors, an appropriate motion would be to:

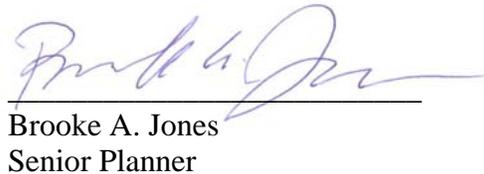
**Approve Docket No. PC 16-5** to grant minor site plan and appearance approval for façade modifications in accordance with the following exhibits submitted March 29, 2016 by APEX Design Build for Weber Flavors, located at 549 Palwaukee Drive, Wheeling, Illinois:

- Cover letter
- Site plan
- Rendering
- Material spec sheets (4 pages)



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Andrew C. Jennings, AICP  
Village Planner



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Brooke A. Jones  
Senior Planner

- Attachments:**
- [Photo of existing conditions \(staff\)](#)
  - [Cover letter](#)
  - [Site plan](#)
  - [Rendering](#)
  - [Material spec sheets](#)

# **Weber Flavors – 549 Palwaukee Drive**

**Docket No. PC 16-05** (Minor Site Plan and Appearance Approval of Facade Modifications)  
Plan Commission Meeting – April 14, 2016



**Existing conditions of facility – looking east**

# **Weber Flavors – 549 Palwaukee Drive**

**Docket No. PC 16-05 (Minor Site Plan and Appearance Approval of Facade Modifications)**  
Plan Commission Meeting – April 14, 2016



**Existing conditions of facility – looking southeast**

# **Weber Flavors – 549 Palwaukee Drive**

**Docket No. PC 16-05 (Minor Site Plan and Appearance Approval of Facade Modifications)**  
Plan Commission Meeting – April 14, 2016



**Existing conditions of facility – looking south**

# **Weber Flavors – 549 Palwaukee Drive**

**Docket No. PC 16-05 (Minor Site Plan and Appearance Approval of Facade Modifications)**  
Plan Commission Meeting – April 14, 2016



**Existing conditions of facility – looking northeast**

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# APEX design build

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March 29, 2016

Planning Division  
Community Development Department  
2 Community Boulevard  
Wheeling, IL 60090

To whom it may concern:

Apex Design Build is the general contractor representing Weber Flavors, a local business located at 549 Palwaukee Drive, Wheeling, IL 60090.

Weber Flavors intends to replace the exterior siding on their building. Please find enclosed information outlining proposed material and installation method and design.

Please contact me with any questions or clarifications.

Thank you,



Steve Johnstone  
Project Director  
847.749.5597

Exhibit received March 29, 2016

- Legend:**
- ⊙ Storm MH
  - ⊙ Storm CB
  - ⊙ San MH
  - ⊙ Water MH
  - ⊙ Water Buffalo Box
  - ⊙ Water Hand Hole
  - ⊙ Water Fire Hydrant
  - ⊙ Telephone Pedestal
  - ⊙ Utility Pole
  - ⊙ Electric Meter
  - ⊙ Electric Pad
  - ⊙ Electric Light Pole
  - ⊙ Gas Meter
  - ⊙ Sign Post
  - ⊙ Bumper Post
  - ⊙ Unclassified Manhole
  - ⊙ Auto Sprinkler
  - ⊙ Hose Connection
  - ⊙ Fire Alarm
  - ⊙ Flag Pole



# GREMLEY & BIEDERMANN

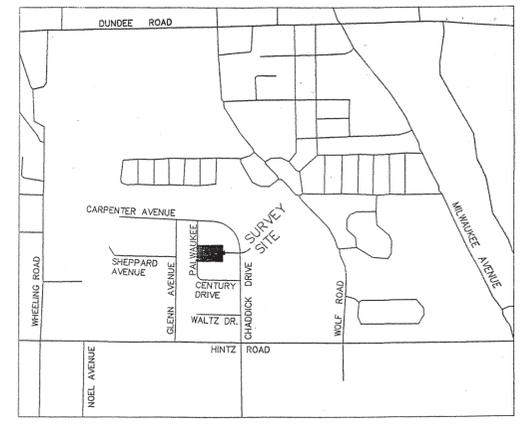
A DIVISION OF  
**PLCS Corporation**  
LICENSE NO. 184-005322  
PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630  
TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

## ALTA / ACSM Land Title Survey

LOTS 50 AND 51 IN PALWAUKEE BUSINESS CENTER UNIT THREE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY AREA= 137,258 SQ.FT. OR 3.15 ACRES



VICINITY MAP  
(NOT TO SCALE)

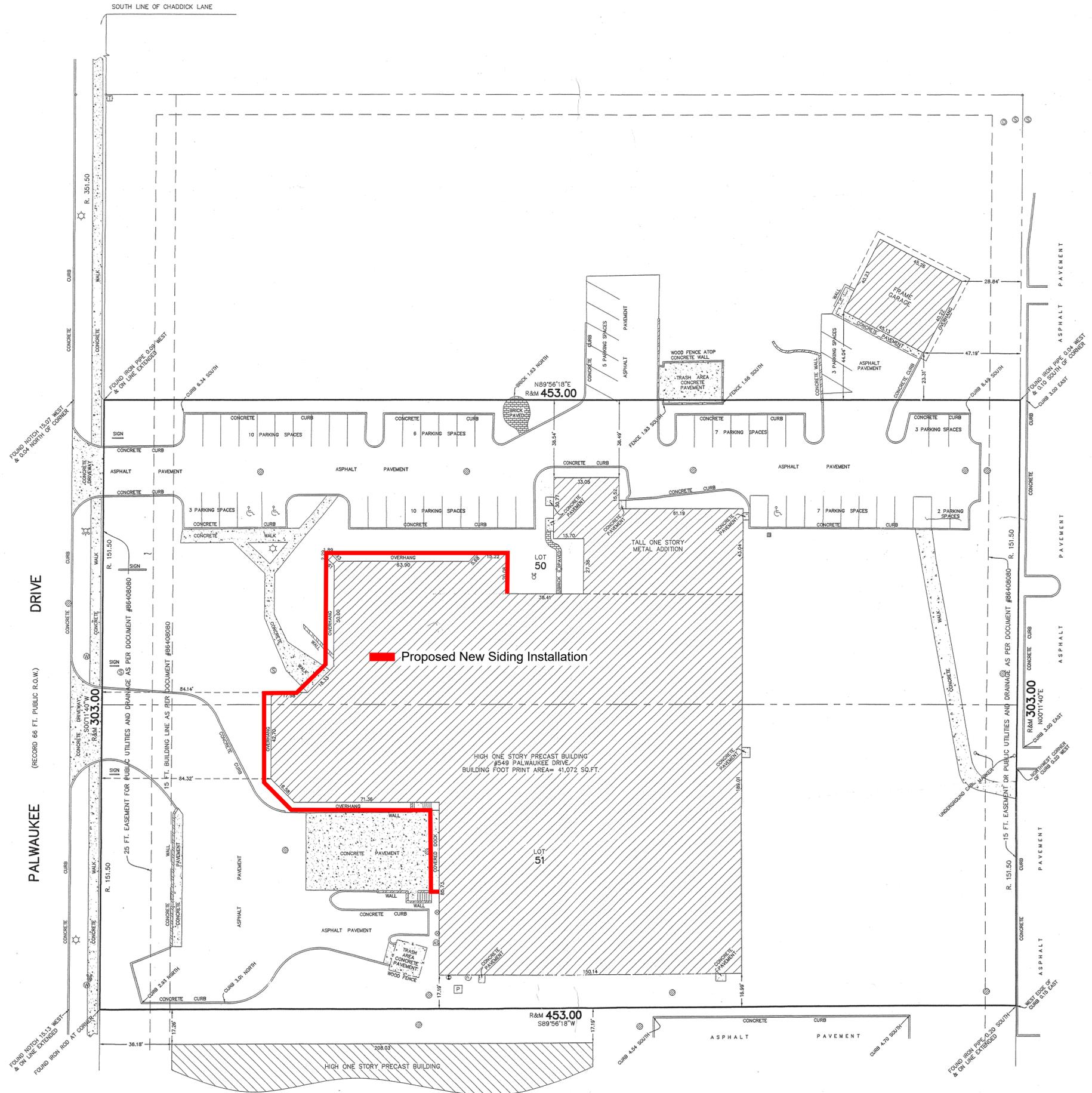


Exhibit received March 29, 2016

**SURVEY NOTES:**

PROPERTY APPEARS IN "OTHER FLOOD AREAS" ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS PER FLOOD INSURANCE RATE MAP COOK COUNTY, ILLINOIS, MAP NO. 17031C 0068J, EFFECTIVE DATE AUGUST 19, 2008.

**SURVEY NOTES:**

Note R & M. denotes Record and Measured distances respectively.  
Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.  
For assessments, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.  
NO dimensions shall be assumed by scale measurement upon this plat.  
Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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State of Illinois  
County of Cook

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 7A, 7B1, 8, 9, 10 and 11A of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Illinois, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. This survey was prepared without the benefit of, and is subject to, all restrictions and matters appearing of record as might be disclosed by a current title commitment.

Field measurements completed on August 17, 2010.

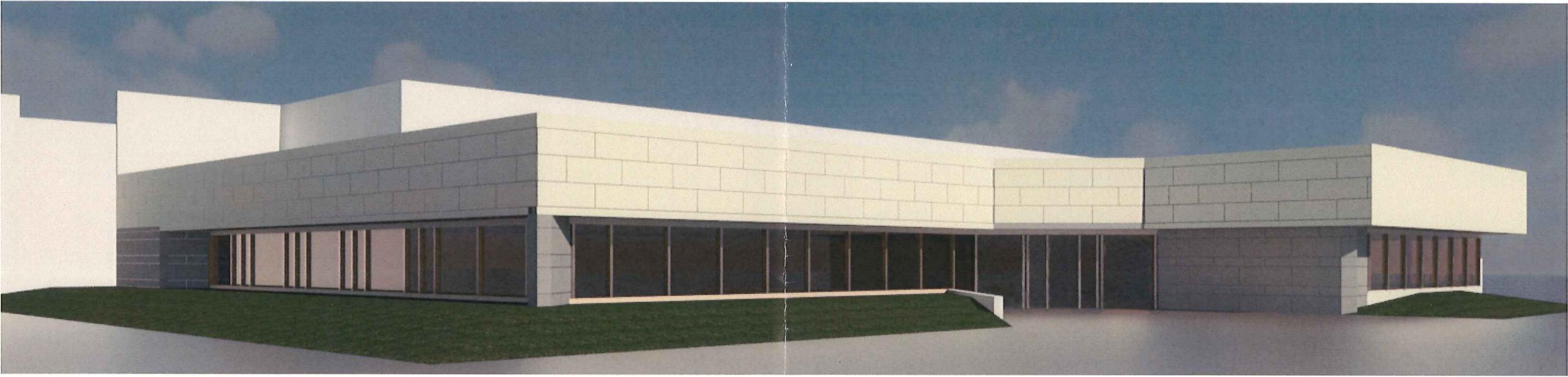
Signed on Aug 23, 2010

By: [Signature]

Professional Illinois Land Surveyor # 2202  
My license expires November 30, 2010.



ORDERED BY: EDGAR A. WEBER & CO.	CHECKED: DRAWN: RL
ADDRESS: 549 PALWAUKEE DRIVE	
<b>GREMLEY &amp; BIEDERMANN</b>	
A DIVISION OF <b>PLCS CORPORATION</b> LICENSE NO. 184-005322 PROFESSIONAL LAND SURVEYORS	
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM	
ORDER NO. <b>2010-14220-001</b>	DATE AUGUST 17, 2010
SCALE 1 INCH = 25 FEET	PAGE NO. 1 OF 1



REYNOBOND®  
REYNOLUX®



## Colorweld® 500 Architectural Finishes



Exhibit received March 29, 2016

# The Performance You Demand

Reynobond® aluminum composite material (ACM) and Reynolux® metal wall panels and flat sheet are protected and colored with enhanced, high-performance Colorweld® 500 and Colorweld 500XL coatings—allowing for color matching between products. These paint finishes feature 70% Kynar 500®/Hylar 5000® polyvinylidene fluoride (PVDF) resins with Fluoropolymer technology, coil coated to ensure the highest color uniformity and quality. They provide excellent flexibility and film adhesion for forming and offer superior resistance to humidity, impact, salt spray, pollution and abrasion. With a 30-year finish warranty, Colorweld 500 coatings exhibit outstanding color and gloss retention and improved hardness and durability, and they are considered the premier architectural coatings for metal.

## Buildings stay cleaner with our EcoClean™ coating.

Our innovative EcoClean coating—specially formulated for our Reynobond ACM—keeps buildings cleaner. Thanks to an advanced titanium dioxide coating, Reynobond ACM with EcoClean coating reacts with nitrous oxides, a primary component of smog, breaking it down into harmless nitrates. This advanced coating is moisture-activated, only requiring a light rain or morning dew to wash off grime, keeping your building cleaner and helping to remove pollutants from the air. It's an industry first and can be used in conjunction with many of our high-performing Colorweld 500 architectural coatings. For more information, visit [ecoclean.com](http://ecoclean.com).

## Colorweld® 500

### SERIES ONE

#### Standard Finishes

All Reynobond® panel colors are stocked in 62"-wide coil. Ask about 50"-wide coil availability.

Call for availability of matching Reynolux® panel colors in 0.040" x 48" widths. Other gauges and widths available upon request with minimum quantities and charges.

For other Reynolux panel industry standard "non-stocking" colors, check for availability.

**Opaque Finishes:** These 2-coat finishes typically consist of a 0.2 mil primer and a 0.8 mil color coat, for a nominal dry film thickness of 1.0 mil.



Exhibit received March 29, 2016

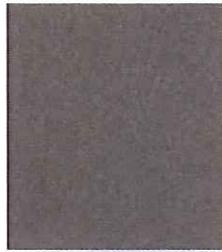
# Colorweld® 500

## SERIES TWO

### Premium Mica Finishes

Series Two anodic colors are formulated to closely resemble popular anodized colors used on curtain wall profiles. Certain colors are gauge and width specific.

**Mica Finishes:** These 2-coat finishes typically consist of a 0.2 mil primer and a 0.8 mil color coat with mica flakes suspended in the finish, for a nominal dry film thickness of 1.0 mil.



Pewter 



Platinum  



Silversmith 



Vancouver Copper  



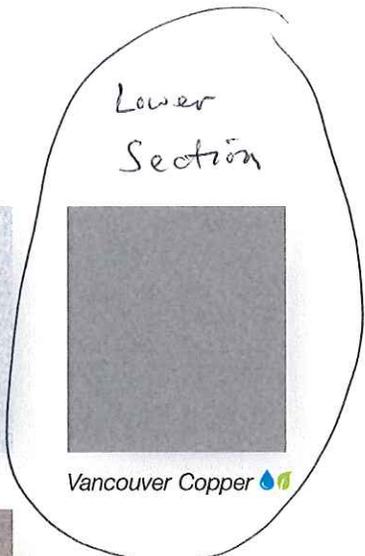
Anodic Clear  



Anodic Satin 



Anodic Bronze 



# Colorweld® 500XL

## SERIES THREE

### Premium Metallic Finishes

**Metallic Finishes:** These 3-coat finishes typically consist of a 0.2 mil primer, a 0.8 mil color coat and a 0.5 mil clear top coat, for a nominal dry film thickness of 1.5 mils.



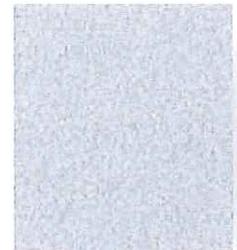
Bright Silver Metallic  



Champagne Metallic  



Copper Penny 



Titanium 

-  Available with the EcoClean™ self-cleaning coating.
-  Environment-friendly cool-pigment finish.

Mica and Metallic finishes may vary depending on viewing direction. For color consistency with all finishes, order material from the same batch.

Colors shown are as close to actual colors as possible within the limitations of commercial printing. Alcoa reserves the right to change or withdraw information contained herein without prior notice. Contact Alcoa Architectural Products (AAP) for material samples.

AAP is aware that finish performance and color consistency are of utmost importance to its customers. Painted Reynobond and Reynolux panels are coated in a coil-coating process with the most durable coatings available for the building and construction industry. Coil-coating offers excellent coverage, uniformity and durability in a coating. Yet, due to this process and to the composition of some of our finishes, variances in color can and do occur and are visible to the human eye. Moreover, industry tolerances for the coil-coating help ensure minimal variations within a specific color finish.

Exhibit received March 29, 2016

## Paint Finish Performance for Colorweld® Coatings

Property	Test Method	Opaque	Mica	Metallic
Specular Gloss (60%)	ASTM D523	25-35	25-35	25-35
Pencil Hardness	ASTM D3363	F-2H	F-2H	F-2H
Flexibility (T-bend)	ASTM D4145	1-2 T-bend; No pick off	1-2 T-bend; No pick off	1-2 T-bend; No pick off
Reverse Impact	ASTM D2794	No cracking or adhesion loss	No cracking or adhesion loss	No cracking or adhesion loss
Salt Spray Resistance 5% Salt Fog @ 95° F	ASTM B117	Passes 4000 hrs	Passes 4000 hrs	Passes 4000 hrs
Humidity Resistance 100% RH @ 95° F	ASTM D2247	Passes 4000 hrs	Passes 4000 hrs	Passes 4000 hrs
Color Retention 10 yrs @ 45°, South Florida	ASTM D2244	Max 5 fade	Max 5 fade	Max 5 fade
Chalk Resistance 10 yrs @ 45°, South Florida	ASTM D4214	Max 8 chalk	Max 8 chalk	Max 8 chalk

## Irradiative Readings

Colorweld 500	SRV <sup>†</sup>	SRI <sup>††</sup>	LRV <sup>†††</sup>
Pure White	69.7	84	76
Bone White	70.2	85	76
Frisco White	71.9	87	70
Oyster White	67.4	81	58
Castle Grey	50.4	57	36
Pueblo Tan	53	61	36
Cadet Grey	35.4	37	34
Classic Green	27.7	27	5
Konig Blue	28.8	27	12
Brite Red	39.4	42	2
Classic Bronze	10	3	3
Deep Black	7.1	0	2

Colorweld 500 (Mica)	SRV <sup>†</sup>	SRI <sup>††</sup>	LRV <sup>†††</sup>
Pewter	21.6	19	11
Platinum	59.3	70	37
Silversmith	58.1	68	36
Vancouver Copper	47.4	53	17
Anodic Clear	56.2	65	42
Anodic Satin	53.6	61	22
Anodic Bronze	42.9	47	12
Colorweld 500XL (Metallic)	SRV <sup>†</sup>	SRI <sup>††</sup>	LRV <sup>†††</sup>
Bright Silver Metallic	61	70	40
Champagne Metallic	54.3	61	36
Copper Penny	44.4	48	15
Titanium	44.2	47	31

<sup>†</sup>Solar Reflectivity Value (SRV); ASTM C1549

<sup>††</sup>Solar Reflective Index (SRI); ASTM E1980

<sup>†††</sup>Light Reflectance Value (LRV); ASTM E1477

Colorweld 500 standard, Colorweld 500 mica and Colorweld 500XL metallic coatings exceed AAMA 2605 performance requirements. All coatings are thoroughly tested and backed by the strength and integrity of Alcoa. Alcoa Architectural Products Colorweld 500 and Colorweld 500XL coatings come with a 30-year finish warranty. Please consult your Alcoa Architectural Products representative for product availability and warranty information.



## Alcoa Architectural Products

50 Industrial Boulevard  
Eastman, GA 31023-4129  
Tel. 800 841 7774

reynobond.com or reynolux.com



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Exhibit received March 29, 2016

13AAP2001 June 2014 ver. 2.0 15000

**REQUEST FOR PLAN COMMISSION ACTION**  
**STAFF PROJECT REVIEW**

**TO:** Chairperson Ruffatto and Members of the  
Wheeling Plan Commission

**FROM:** Andrew C. Jennings, Director of Community Development  
Brooke A. Jones, Senior Planner

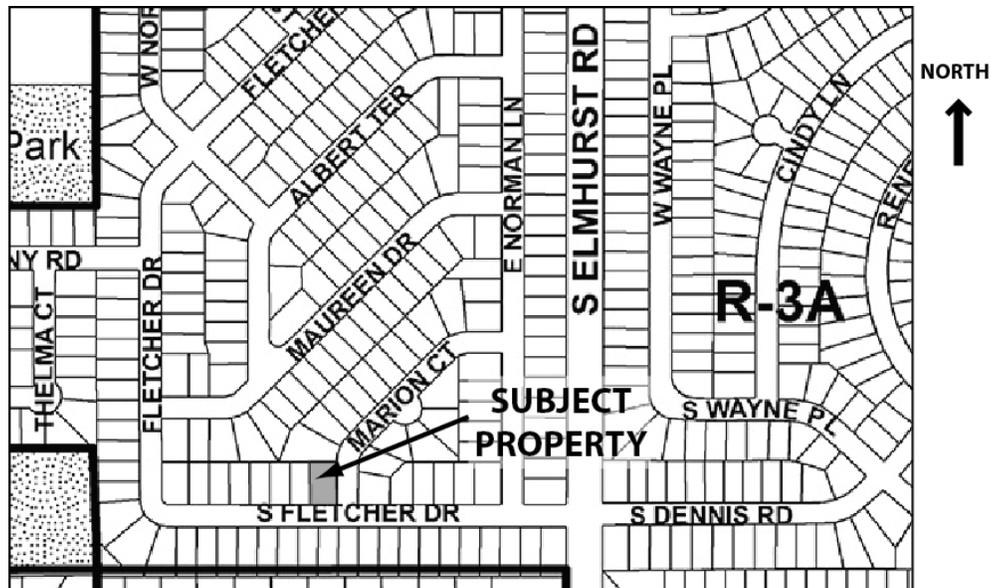
**RE:** **Docket No. 2016-5**  
**Yanov Residence**  
**384 Marion Court**  
**Variation from Title 19, Zoning, Relative to Rear Yard Setback**

**REPORT DATE:** April 4, 2016

**MEETING DATE:** April 14, 2016

**PROJECT OVERVIEW:** The petitioner is requesting a zoning variation to construct a rear addition to an existing single-family residence at 384 Marion Court, which is zoned R-3A Single-Family Residential.

**LOCATION MAP:**



**GENERAL PROPERTY INFORMATION**

<b><u>Name of Development:</u></b>	Yanov Residence
<b><u>Applicant Name:</u></b>	Pasha Yanov
<b><u>Owner Name:</u></b>	Pasha Yanov

<b><u>Common Property Address:</u></b>	384 Marion Court
<b><u>Common Location:</u></b>	Located at the northwest corner of Marion Court and S. Fletcher Drive
<b><u>Neighboring Property Land Use(s):</u></b>	North: Residential West: Residential South: Residential East: Residential
<b><u>Comprehensive Plan Designation:</u></b>	Single-Family Residential
<b><u>Property size:</u></b>	8,209 sq ft
<b><u>Existing Use of Property:</u></b>	Single family residence
<b><u>Proposed Use of Property:</u></b>	No change
<b><u>Existing Property Zoning:</u></b>	R-3A, Single-family residential (6,000 sq ft lot size)

### **PROJECT DESCRIPTION**

The petitioner is requesting a variation from the Zoning Code in order to allow the construction of a rear one-story building addition to the existing one-story single-family residence. The proposal is to construct a 237 sq. ft. room addition between the house and the detached garage. By attaching the garage to the house, the lot will have only a principal building and no accessory structure (detached garage). The new attached garage space will be rebuilt in the same location as the existing detached garage. As such, the building addition will not meet the rear setback requirement for a principal building. The existing garage has a 15.80' rear (north) setback. If the garage space is attached to the building, then the rear setback requirement is 19-feet. Therefore, the applicant is requesting a rear setback variation of 3.20' for the proposed building addition.

### **SITE PLAN REVIEW**

**Scale of Site Plan:** 1/8" = 1'

**Proposed General Site Layout:** There is an existing detached garage that is located 15.8 feet from the rear property line and 10.69 feet from the house. The applicant proposes to build a one-story addition that will attach the one-story house to the garage. Due to current building code requirements, the garage must also be rebuilt. While the new garage will be rebuilt in the same location as the existing garage, it will now be considered part of the principal structure (as an attached garaged). Therefore, the rear setback of the principal structure will not meet the required 19 feet. The proposed building addition and new garage space requires a rear building setback variation of 3.2 feet.

**Accessory Structure:** There is an existing 28 sq. ft. metal shed at the rear of the property. The proposed site plan shows the shed being relocated to the rear of the new garage (principal

building). The location of the shed is not permitted by the Zoning Code because accessory structures shall not be closer than ten (10) feet to any principal building. Staff has added a condition of approval to address the location of this structure.

### **STANDARDS FOR VARIATION**

Following are standards for variation with petitioner's responses. *The petitioners' response to the following questions has been shown in italics. Village Planner comments are in bold.*

1. State how the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a practical difficulty or particular hardship upon or for the owner, lessee or occupant, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

*"The project is to build a garage on the same spot as the existing garage with a frost protected foundation. This should not cause any difficulty for anyone."*

**The subject property is a corner lot, which requires two 25-foot setbacks, instead of one 25-foot setback and one 3-foot setback. Therefore, a corner property has greater physical constraints for expansion than an interior lot.**

2. Indicate how the hardship is due to unique circumstances that do not generally apply to the other properties or uses. (How is the property different from other properties with similar uses that not require a variation?)

*"The location of the garage is very conveniently close to the house, which is why we want to attach it and rebuild the garage with a foundation, which is now positioned closer to the property line than recent regulations allow."*

**The location of the proposed garage (which is the same as the existing location of the garage) is allowed by the Zoning Code provided the garage is detached. The desire to attach the garage requires the variation.**

3. Describe how the alleged difficulty or hardship has not been created by any person presently having an interest in the property. (Is the problem or hardship a result of actions taken by the applicant?)

*"The location of the garage and property line were established in 1956. We are rebuilding the garage on the same spot today."*

**The applicant has not caused any problems. The required 19-foot rear yard setback is triggered by the applicant's desire to build a small building addition between the garage and the house.**

4. State how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.

*"If the variation is not granted, we will not be able to build a room connecting the garage to the house, which would be very useful in winter and for adding storage."*

**Without the variation, the applicant cannot build the addition between the house and garage.**

5. State how the granting of the variation will not alter the essential character of the locality.  
*“The appearance or character of the neighborhood will not change because the garage is going to be on the same spot.”*

**The character of the locality should be unchanged by the proposal. The neighbors to the north and west will not feel the impact of the variation because the new garage will remain in the same location as the existing garage.**

6. Describe how the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.  
*“I believe that the new garage which is going to be on the same spot will not create any changes around our property.”*

**No impact is expected as a result of the granting of the variation.**

#### **STAFF REVIEW**

**Fire Department Review:** The Fire Department has reviewed the plans and has provided a comment memo dated April 6, 2016. The Fire Department concerns regarding the location of the proposed shed (comment #2) have been addressed by the staff’s suggested condition of approval below. The other comments will be addressed during permit review.

**Engineering Division Review:** The Engineering Division has reviewed the plans and has provided a comment memo dated March 18, 2016. These comments will be addressed during permit review.

**Impact on Neighboring Uses:** Staff believes the proposal will create very little, if any, impact on neighboring uses. While a rear setback variation is necessary, the location of the north wall of the garage remains unchanged from the existing conditions. The actual impact will be the presence of a new attached garaged to the existing structure.

**Village Planner’s Recommendation to the Plan Commission:** Staff recommends approval of the proposed rear setback variation.

#### **PROPOSED MOTION**

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of a variation, an appropriate motion would be to:

**Recommend approval of Docket No. 2016-5, granting a variation from Title 19, Zoning, of the**

**Wheeling Plan Commission**  
**Meeting Date: April 14, 2016**  
**RE: Docket No. 2016-5**

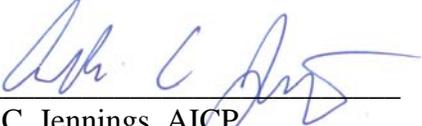
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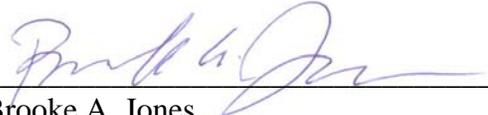
Wheeling Municipal Code, Chapter 19-04 Residential Districts, Section 19.04.010, Residential District General Requirements, Subsection F, General Regulations for Single-Family Districts, Section 19.04.050, F. Setbacks and Height Restrictions for Principal Building, in order to reduce the required rear setback to construct an addition to an existing single-family house, in accordance with the following plans submitted February 25, 2016, for 384 Marion Court, Wheeling, Illinois:

- Cover letter,
- Plat of survey,
- Title Sheet, A-001,
- Site Plan, A-002,
- Foundation Plan, A-100,
- Floor Plan/Roof Plan, A-200, and
- Exterior Elevations, A-300.

And with the following condition of approval:

1. That the location of the shed is not approved at this time.

  
\_\_\_\_\_  
Andrew C. Jennings, AICP  
Director of Community Development

  
\_\_\_\_\_  
Brooke A. Jones  
Senior Planner

**Attachments:**      [Photo of existing conditions \(staff\)](#)

[Fire Department review, dated 4.6.2016](#)

[Engineering Division review, dated 3.18.2016](#)

[Cover letter](#)

[Plat of survey](#)

[Title Sheet, A-001](#)

[Site Plan, A-002](#)

[Foundation Plan, A-100](#)

[Floor Plan/Roof Plan, A-200](#)

[Exterior Elevations, A-300](#)

# Yanov Residence – 384 Marion Court

**Docket No. 2016-5 (Zoning Variation to Reduce the Required Rear Yard Building Setback)  
Plan Commission Meeting – April 14, 2016**



**Existing conditions along Marion Court (looking west)**

## **Yanov Residence – 384 Marion Court**

**Docket No. 2016-5 (Zoning Variation to Reduce the Required Rear Yard Building Setback)  
Plan Commission Meeting – April 14, 2016**



**Existing conditions along Fletcher Drive (looking north)**

## Yanov Residence – 384 Marion Court

Docket No. 2016-5 (Zoning Variation to Reduce the Required Rear Yard Building Setback)  
Plan Commission Meeting – April 14, 2016



Existing conditions of garage and shed (looking west)



## MEMO – Fire Prevention Bureau

**TO:** Brooke Jones, Village Planner  
**FROM:** Ronald S. Antor, Fire Inspector  
**CC:** Andrew Jennings, Director of Community Development  
Keith Maclsaac, Fire Chief  
FPB File  
**DATE:** April 6, 2016  
**SUBJECT:** Rear Setback Variation For Addition – 384 Marion Court – Tanov Residence – Documents received for review by the Fire Department, March 4, 2016.

---

The Wheeling Fire Department has reviewed the submittals received related to the above referenced project and has the following comments:

1. The submittal reviewed is for a 237 (+/-) square foot building addition and a new attached 510 (+/-) square foot garage. This would result in an increase of 301 (+/-) square feet for the new residence compared to the existing residence and the existing detached garage.
2. The existing shed shown on Plan Sheet A-002 is not in compliance with the separation distances between an accessory building and the principal building. The Village of Wheeling Municipal Code, Section 19.10.070(a)(5) requires a minimum 10 foot separation between these two buildings. The shed shall be removed
3. All remodeling and construction for the proposed improvements would need to comply with the Village's Building and Fire Prevention Codes (2012 Editions of the International Residential Code & International Fire Code – with amendments) including appropriate Village permits.

**NOTE:**

- The gas meter shown on Plan Sheet A-200 as “existing gas meter to remain” will need to be relocated outside the structure.
- Any future additions to the property above those included in this submittal will require the residence and garage to be protected with a residential fire sprinkler system complying with the requirements in NFPA 13D.

At this time there are no other Fire Department comments related to the petitioner's request based on the documents submitted for review.



## MEMORANDUM

**TO:** Brooke Jones, Senior Planner

**FROM:** Kyle Goetzelmann, Civil Engineer I

**COPY:** Jon Tack, Village Engineer

**DATE:** March 18, 2016

**SUBJECT:** Rear Setback Variation  
384 Marion Ct - Review Comments

---

The Engineering Division received a Project Description, Architectural Plans, and a Plat of Survey for the subject project.

The Engineering Division has completed a review of the above referenced submittal and offers the following comments at this time:

1. It is recommended that the new gutter on the rear of the garage drain to the north instead of the south. This will allow the downspout to discharge to the northwest corner of the existing garage and off the property without negatively effecting drainage in the backyard.

To Wheeling Plan Commission

We have moved to Village of Wheeling two years ago and I had that idea of attaching GARAGE to the house ever since, it would be very convenient as direct access to the car at winter and also as extra storage which we could use.

It appears that attaching GARAGE to the house require rebuilding it with foundation that seats below frost line, because existing GARAGE is build on concrete slab it cannot be attached to the house like we want

We are asking zoning variation to build the GARAGE on same spot it was build in 1956, which is closer than regulations allow today

Please grant our request, it will make our life here in our new home more comfortable

YANOV Family

Exhibit received Feb. 25, 2016

# PLAT OF SURVEY

OF

LOT 8 IN BLOCK 6 IN DUNHURST SUBDIVISION UNIT NO. 4, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 24, 1956 AS DOCUMENT 16559719, IN COOK COUNTY, ILLINOIS.

PIN: 03-10-108-026-0000

TOTAL LAND AREA: 8209 SQ.FT.

COMMONLY KNOWN AS: 384 MARION COURT, WHEELING, ILLINOIS 60090

SCALE: 1 INCH = 16 FEET

BLOCK 6

LOT 7

LOT 9

LOT 8

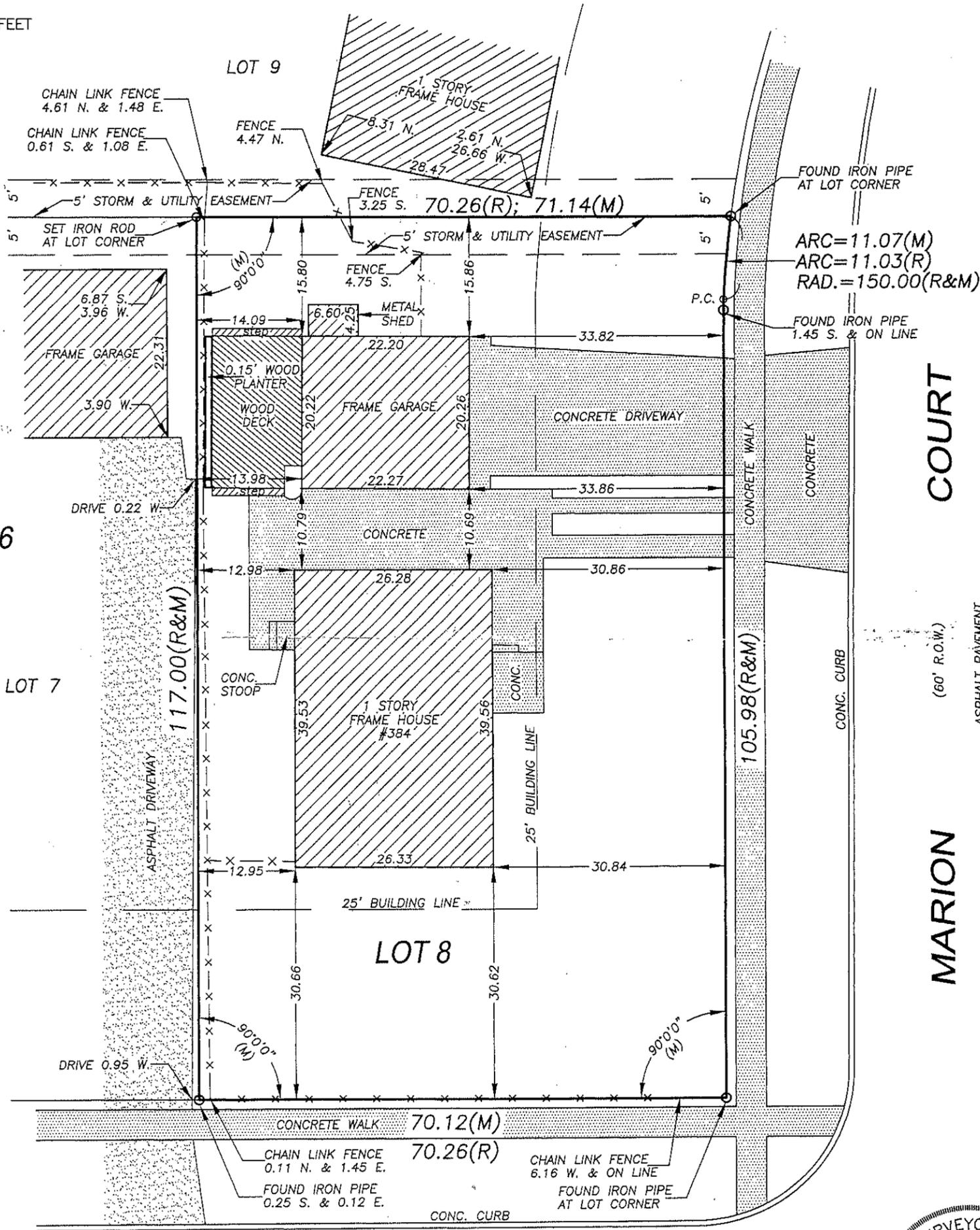
COURT

MARION

(60' R.O.W.)

ASPHALT PAVEMENT

- LEGEND:
- (R) = Subdivision Record
  - (M) = Measured
  - (D) = Deed
  - N. = North
  - S. = South
  - W. = West
  - E. = East
  - NW'y = Northwesterly
  - NE'y = Northeasterly
  - SW'y = Southwesterly
  - SE'y = Southeasterly
  - Conc. = Concrete
  - P.C. = Point of Curvature
  - Wood Fence — □ — □ —
  - Chain Link Fence — x — x —
  - Iron Fence — ○ — ○ —



S. FLETCHER

(60' R.O.W.)

DRIVE

ASPHALT PAVEMENT

ORDER NO.: 14-104

ORDERED BY: DEMCHENKO & KASHUBA, LLC  
ATTORNEYS AT LAW

PREPARED BY:

**GEODETIC SURVEY, LTD.**  
PROFESSIONAL DESIGN FIRM NO. 184-004394  
CONSTRUCTION & LAND SURVEYORS  
1121 DEPOT STREET, GLENVIEW, IL 60025  
TEL. (847) 904-7690; FAX (847) 904-7691

GENERAL NOTES:

- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE NOT TO BE ASSUMED FROM SCALING.
- THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND FOR ACCURACY SHOULD BE COMPARED WITH DEED AND/OR TITLE POLICY.
- BUILDING LINE RESTRICTIONS AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE SUBDIVISION PLAT OR ARE FURNISHED WITH THE ORDERED DESCRIPTION REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND/OR LOCAL ORDINANCE.
- COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DISCREPANCIES, WHICH YOU MAY HAVE FOUND, TO THIS OFFICE.

STATE OF ILLINOIS  
COUNTY OF COOK SS

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

FIELD WORK COMPLETED: APRIL 10, 2014

DATED THIS 15th DAY OF APRIL, 2014.

BY: *Thomas R. Krohn*  
PROFESSIONAL ILLINOIS LAND SURVEYOR NO.3000  
LICENSE EXPIRES 11/30/2014

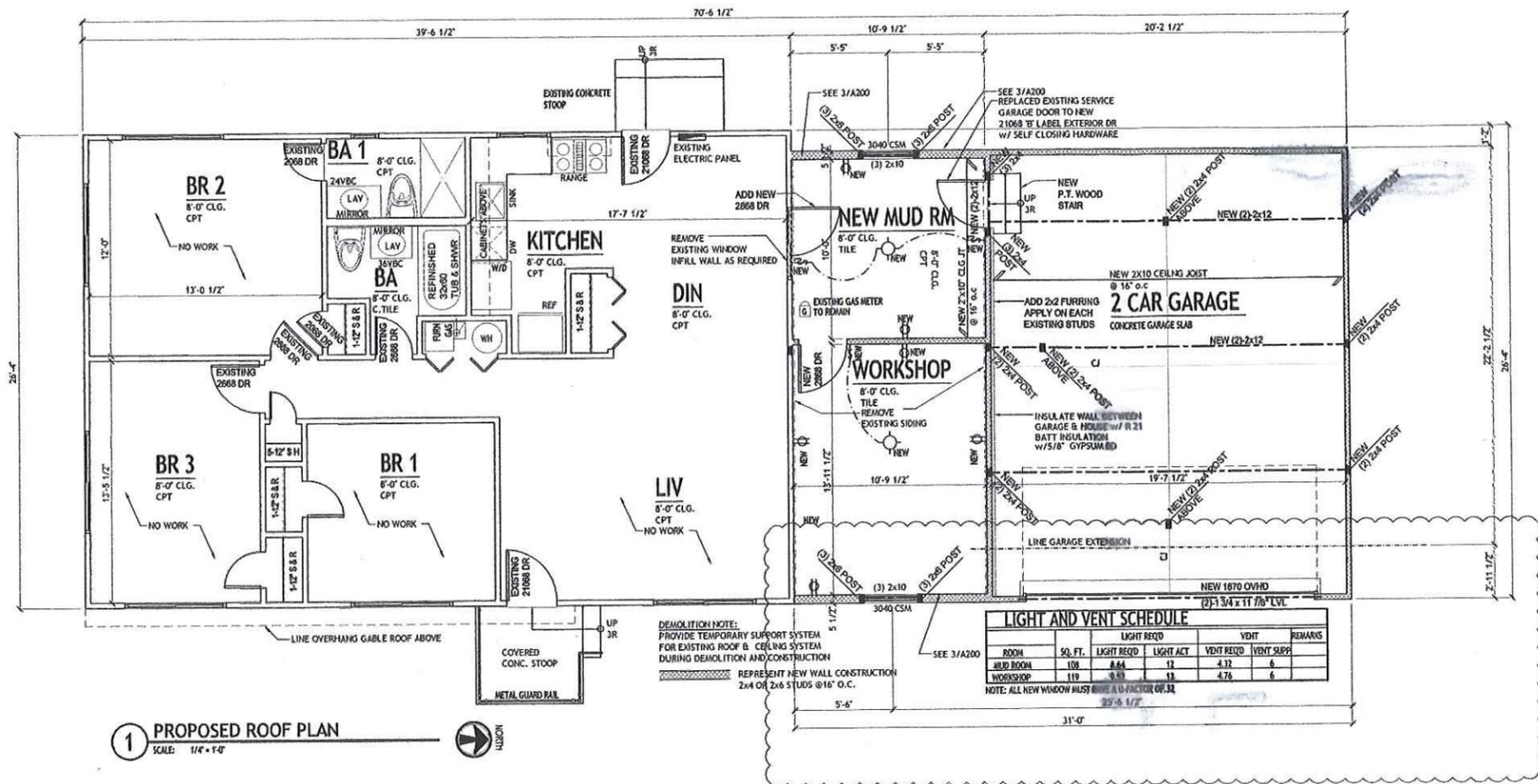


Exhibit received Feb. 25, 2016

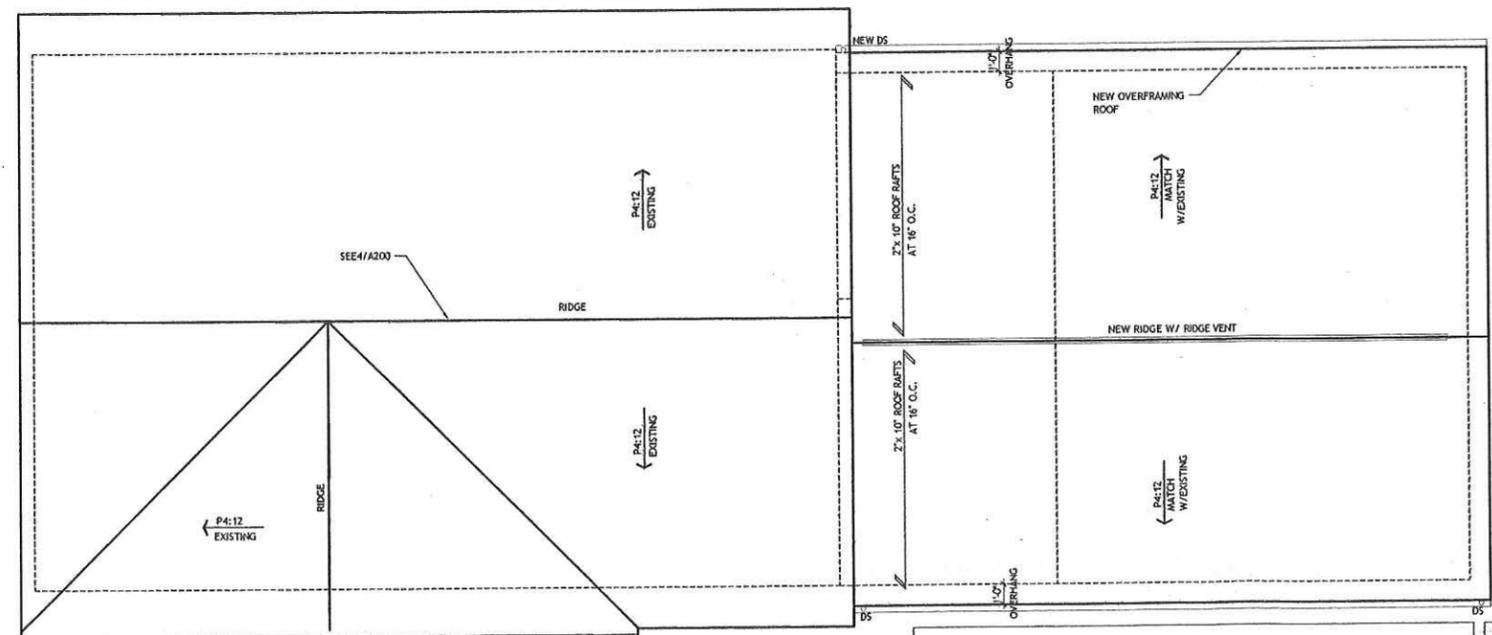








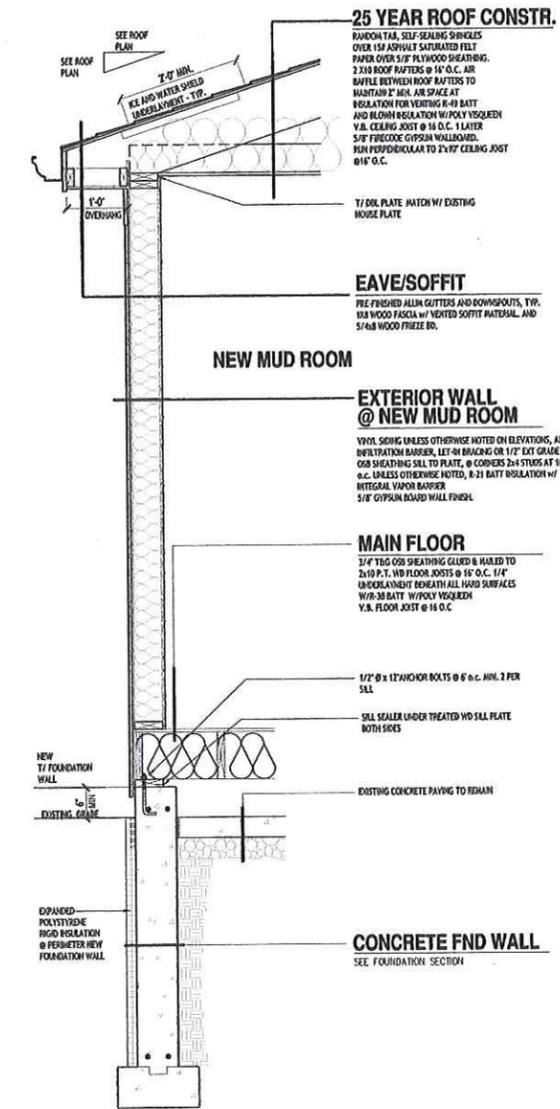
1 PROPOSED ROOF PLAN  
SCALE: 1/4" = 1'-0"



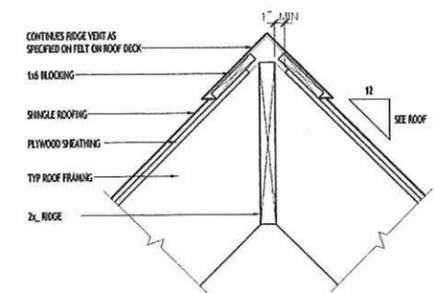
2 ROOF PLAN  
SCALE: 1/4" = 1'-0"

PLAN	ATTIC AREA (SQ FT)	(1/300) VENTED AREA REQ. (SQ IN)	RIDGE (50% (SQ IN))		SOFFIT (50% (SQ IN))	
			REQ. MIN	ACT. OR	REQ. MIN	ACT. **
NEW MASTER SUITE ROOF	387	126	93		93	**

HATCH REPRESENTS ICE & WATER SHIELD  
HATCH REPRESENTS OVERFRAMING VERIFY WITH TRUSS MFR.



3 PROPOSED ROOF PLAN  
SCALE: 3/4" = 1'-0"



4 RIDGE VENT DETAIL  
SCALE: 1 1/2" = 1'-0"



office location:  
1320 Lake Court  
Indian Creek, IL 60051  
ph: 474-07-6560  
fax: 474-99-04-10

PIROHIT  
ARCHITECTS INC.  
architect of record

1192 Oak Timber  
Hoffman Estates, IL 60132  
474-492-4777  
henn@pirohitarchitects.com  
donald@pirohitarchitects.com

SCOPE DRAWINGS  
These drawings are the property of Pirohit Architects Inc. and are to be used only for the project and location specified. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Pirohit Architects Inc.

LEGAL DESCRIPTION:  
SUBJECT TO THE SUPERSEDED AND A SUBSEQUENT OF PART OF THE  
EAST 1/2 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, AND ALSO PART OF THE SOUTHWEST 1/4 OF SECTION 7,  
RANGE 11, EAST OF THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF  
RECORDED APRIL 23, 1954 AS DOCUMENT 165979, IN COOK COUNTY, ILLINOIS.  
PLOT 10-10-10-005-000.

Yanov Family  
Existing Single Family Residence  
Mud Room Addition  
384 Marion Court Wheeling, IL 60090

DATE	REVISION
12/28/14	DESIGN DEVELOPMENT
10/04/15	ALLIANCE REVIEW #1

PROJECT NO: 130102  
DATE: 07/12/2014  
SHEET TITLE: ROOF PLAN, WALL SECTION

Exhibit received Feb. 25, 2016



office location  
 13201 Lac Court  
 Indian Creek, IL 60061  
 ph: 847-459-4360  
 fax: 847-459-0110

PLUROHIT  
 ARCHITECTS INC.  
 architect of record

1192 Old Timber  
 Hoffman, IL 60192  
 815-244-8777  
 hennall@plurohitarchitects.com  
 hennall@archicraftdesign.com

SCOPE DRAWINGS

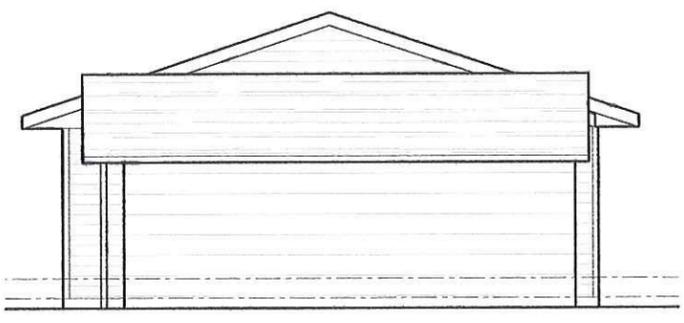
The drawings are prepared for the purpose of illustrating the proposed construction and are not to be used for any other purpose without the written consent of the architect. The drawings are the property of the architect and shall remain confidential. No part of these drawings shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

LEGAL DESCRIPTION:  
 LOT 1 IN BLOCK 1 IN SUBDIVISION 100 BEING A SUBDIVISION OF PART OF THE  
 TRACT OF LAND BEING THE EAST 1/2 SECTION 3, TOWNSHIP 42 NORTH,  
 RANGE 11, EAST OF THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF  
 RECORDED APRIL 23, 1994, AS DOCUMENT # 189779, IN COOK COUNTY, ILLINOIS.  
 P.N. 03-10-189-005-000.

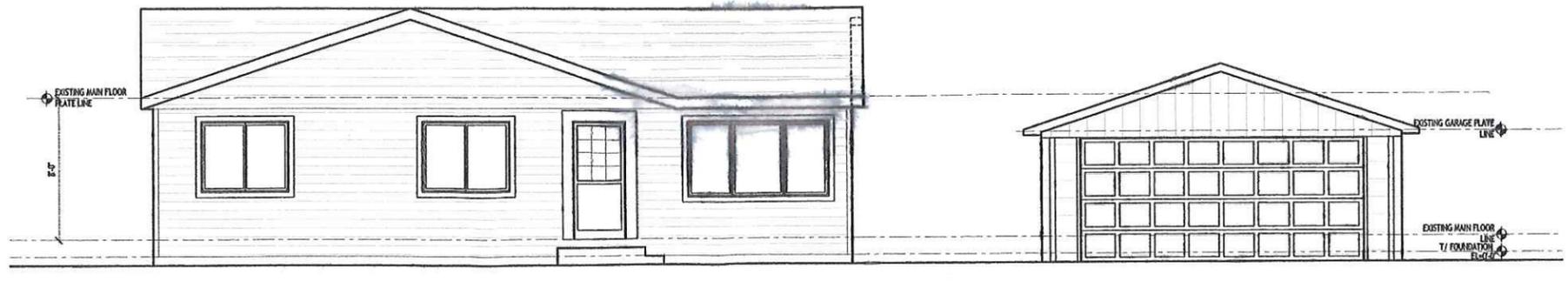
Yanov Family  
 Existing Single Family Residence  
 Mud Room Addition  
 384 Marion Court Wheeling, IL 60090

DATE	DESIGNER
12/24/14	DESIGN DEVELOPMENT
10/04/15	VILLAGE REVIEW #1
PROJECT NO:	130102
DATE:	07/12/2014
SHEET TITLE:	
SITE PLAN	

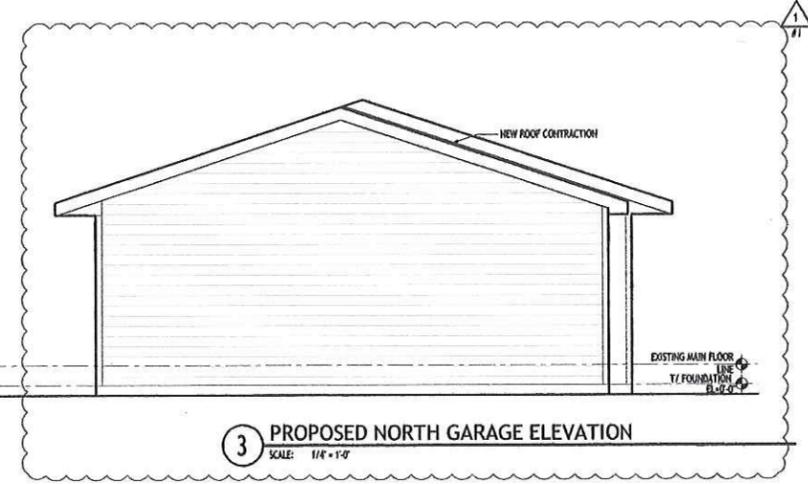
SHEET:  
 A-300



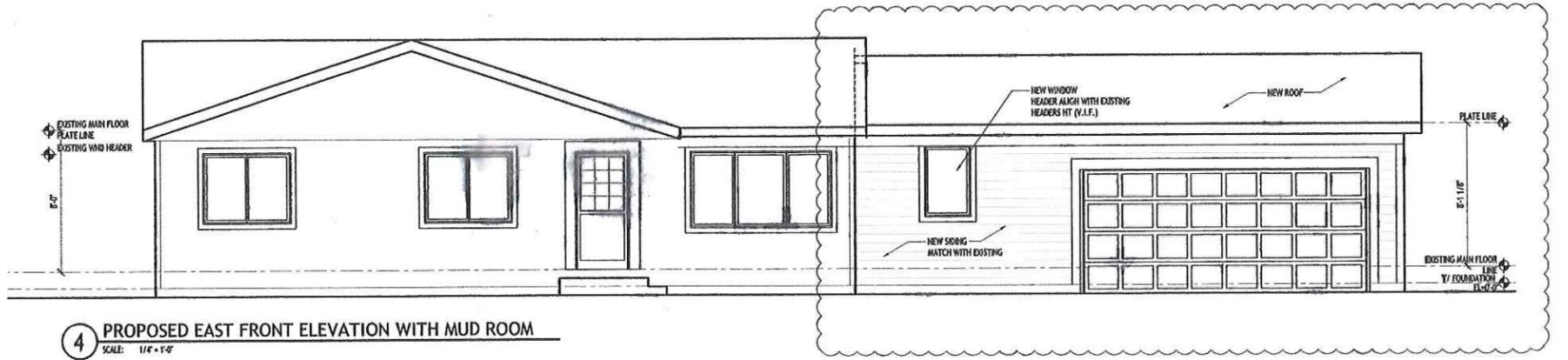
1 EXISTING NORTH GARAGE ELEVATION  
 SCALE: 1/4" = 1'-0"



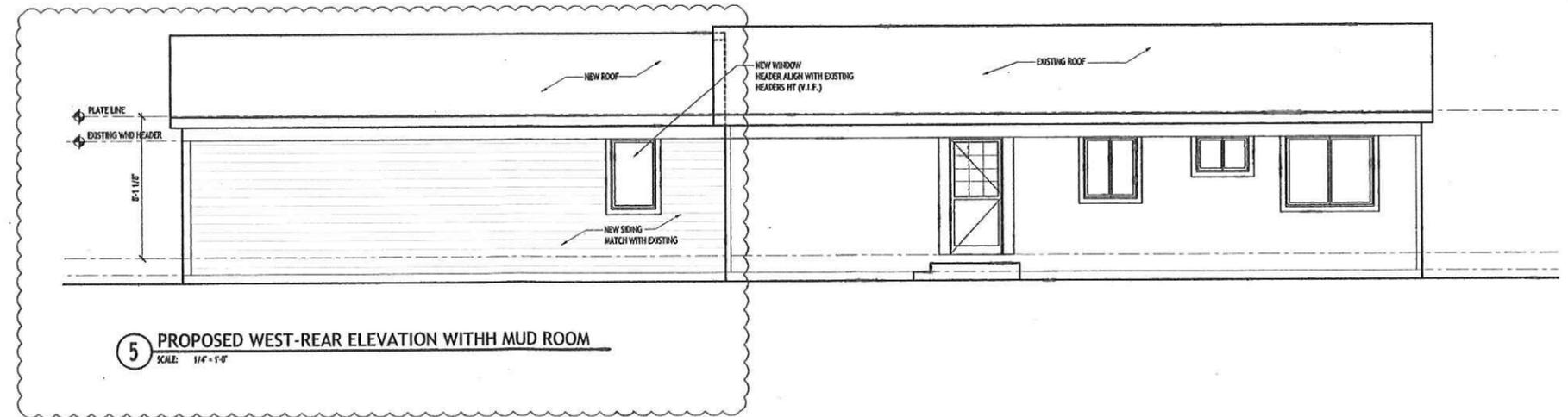
2 EXISTING EAST FRONT ELEVATION  
 SCALE: 1/4" = 1'-0"



3 PROPOSED NORTH GARAGE ELEVATION  
 SCALE: 1/4" = 1'-0"



4 PROPOSED EAST FRONT ELEVATION WITH MUD ROOM  
 SCALE: 1/4" = 1'-0"



5 PROPOSED WEST-REAR ELEVATION WITH MUD ROOM  
 SCALE: 1/4" = 1'-0"

Exhibit received Feb. 25, 2016

**REQUEST FOR PLAN COMMISSION ACTION**  
**STAFF PROJECT REVIEW**

**TO:** Chairperson Ruffatto and Members of the  
Wheeling Plan Commission

**FROM:** Andrew C. Jennings, Director of Community Development  
Brooke A. Jones, Senior Planner

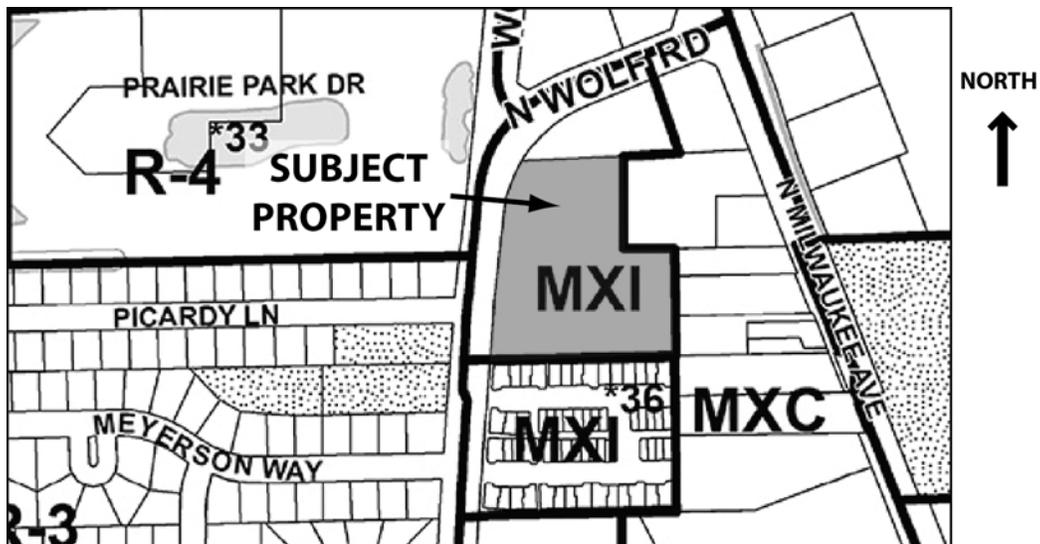
**RE:** **Docket No. 2016-7**  
**Dog Grooming**  
**501 N. Wolf Road**  
**Special Use-Site Plan Approval of an Animal Grooming  
Facility**

**DATE OF REPORT:** April 5, 2016

**DATE OF MEETING:** April 14, 2016

**PROJECT OVERVIEW:** The petitioner is seeking special use approval to establish an animal grooming facility at 501 N. Wolf Road, which is zoned MXI Mixed Use Industrial District.

**LOCATION MAP:**



**GENERAL PROPERTY INFORMATION**

**Applicant Name:** Eugene Tkachenko, business owner

**Property Owner:** Eugene Tkachenko

**Common Property Address:** 501 N. Wolf Road (H.S.H. Business Condos)

<b><u>Common Location:</u></b>	Located on the east side of Wolf Road, at Picardy Lane
<b><u>Neighboring Property Land Use(s):</u></b>	North: Industrial/Office West: Single-Family Residential South: Multi-Family Residential East: Commercial
<b><u>Comprehensive Plan Designation:</u></b>	Commercial-Residential Mixed Use
<b><u>Property Size:</u></b>	4.35 acres (entire site) 1,250 SF for the unit
<b><u>Existing Use of Property:</u></b>	Office
<b><u>Proposed Use of Property:</u></b>	Dog Grooming Facility
<b><u>Existing Property Zoning:</u></b>	MXI Mixed Use Industrial District
<b><u>Relevant Zoning Action on Property:</u></b>	None

### **DESCRIPTION OF PROPOSAL**

The petitioner proposes to open establish an animal (dog) grooming facility, which is a special use in the MXI District. The proposed use will be open 7:30AM to 4:30PM Tuesday through Saturday. All activity will be conducted inside. The business will accommodate a maximum of eight dogs at one time. No overnight boarding will be permitted. The floor plan consists of a lobby, an office, a grooming area and storage. The proposed number of employees is two.

### **SITE PLAN REVIEW**

**Scale of Floor Plan:** not provided

**Proposed General Site Layout:** No changes are proposed to the existing office/light industrial complex.

**Floor plan:** The floor plan consists of a lobby, an office, a grooming area and storage.

**Total Number of Parking Spaces:** Animal grooming requires 4 parking stalls per 1,000 sq. ft. The former space was used as an office, which has the same parking requirement as animal grooming. The parking requirement for the proposed use is five (5). There are 174 shared parking spaces onsite.

**STANDARDS FOR SPECIAL USE**

Following are standards for special use with the petitioner's responses. (**Staff comments are in bold.**)

1. State why the Special Use is necessary for the public convenience at the proposed location. (Explain how the proposed use will benefit residents, the neighborhood or the community-at-large.)

*“The proposed special use will provide needed pet grooming services for the residents of Wheeling.”*

**The proposed use would occupy a former office space in an industrial office condominium.**

2. State how the special use will not alter the essential character of the area in which it is to be located. (Explain how the proposed special use is appropriate for the neighborhood or shopping center and how the overall character will not be affected by the special use.)

*“All the activities of the special use will be conducted in the existing location. There will be no outside activities associated with the new business. Animals will be dropped off by the owners only for the time of service and will be picked up as soon as the service is complete. No animals will be left in the facility over night or for extended periods of time. The special use will not alter in any way the essential character of the area and will only benefit the neighborhood conveniently providing pet grooming services to the pet owners.”*

**The reuse of an underutilized office space as a small pet grooming facility is appropriate for the existing industrial office complex.**

3. State how the location and size of the Special Use, the nature and intensity of the operation involved in or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it, will be in harmony with and will not impede the normal, appropriate, and orderly development of the district in which it is to be located and the development of surrounding properties. (Explain how the proposed use will allow the surrounding area to develop appropriately. Is the use too large for the site? Will it be in a location on the lot that will cause conflicts with adjacent properties? Does the use create noise, odor, smoke, or light that will affect other properties?)

*“The proposed special use activities will be conducted in an already existing property with no in/out structural changes. The physical property located at 501 N. Wolf Road will be preserved as is with minimal changes to the unit’s plumbing to accommodate for two new washing tubs and larger water heater tank, wash and dryer. Access to the property will remain the same and no significant traffic is expected in relation to*

*proposed new special use. The proposed special use will greatly benefit the surrounding neighborhood with convenient pet grooming service.”*

**The proposed pet grooming facility will be located in an existing industrial office condo. There is adequate access and parking for the proposed use.**

4. State how the location, nature and height of buildings, walls and fences, and the nature and extent of the landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, or will not impair the value thereof. (Explain how the proposed use will not prevent development on adjacent properties. Will the proposed use have a negative impact on existing adjacent land uses?)

*“The proposed use will have no negative impact on existing adjacent land uses. Property located in the commercial building together with variety of multiple uses.”*

**No exterior modifications are proposed.**

5. State how the parking areas will be of adequate size for the particular use, properly located, and suitably screened from adjoining residential uses, entrance and exit drives shall be laid out so as to prevent traffic hazards and nuisances, and the development will not cause traffic congestion. (Is adequate parking provided? Is parking area visible from adjacent homes? Are the entrance and exit drives designed for safe access to the site? Will the special use generate so much traffic as to cause congestion? Will visitors to the special use access the site through residential streets?)

*“The proposed special use property is part of a commercial condo building and surrounded with multiple unassigned parking spaces. There will be adequate customer parking as the unit surrounded with over sixty (60) parking spaces. The two entrances to the property are located on Wolf Road and the proposed special use will not generate so much traffic as to create congestion. There is no access to the special use through residential streets.”*

**There is ample parking available on the property.**

6. State how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulation in that zone. (Other than the special use listed in this application, the proposal must meet all other requirements of the Zoning Code. Note any other exceptions.)

*“Ass of right now the property in questions is used as a real estate office. This property is not used up to its full potential. Most of the business conducted outside of the property in questions. Most of the time the property is empty.”*

**The use appears to comply with the relevant regulations.**

**STAFF REVIEW**

**Fire Department Review:** The Fire Department has reviewed the plans and submitted a comment memo dated April 7, 2016 (attached). These comments will be addressed during permit review.

**Engineering Division Review:** The Village Engineer has reviewed the plans and has no comments at this time.

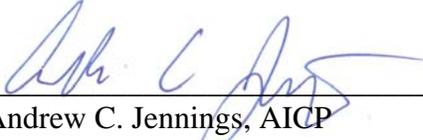
**Impact on Adjacent Uses:** There is no impact anticipated on adjacent uses.

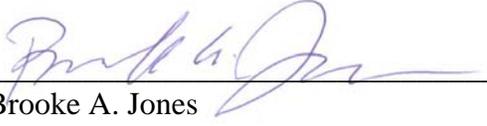
**Staff Review Recommended Action:** Staff suggests the Plan Commission recommend approval of the special use.

**PROPOSED MOTIONS**

If the Plan Commission approves of the requested special use for an animal grooming facility an, appropriate motion would be to:

**Recommend approval of Docket No. 2016-7** to grant Special Use-Site Plan approval under Chapter 19-05 Mixed Use and Overlay Districts, Chapter 19-09 Planned Unit Developments; Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, and associated sections, for an animal grooming facility in accordance with the project description and floor plan submitted March 15, 2016 by Eugene Tkachenko, to be located at 501 N. Wolf Road, Wheeling, Illinois.

  
\_\_\_\_\_  
Andrew C. Jennings, AICP  
Director of Community Development

  
\_\_\_\_\_  
Brooke A. Jones  
Senior Planner

- Attachments:**
- [Fire Department review, dated 4.07.2016](#)
  - [Photo of existing conditions \(staff\)](#)
  - [Project description letter](#)
  - [Proposed floor plan](#)
  - [Plat of survey](#)



## MEMO – Fire Prevention Bureau

**TO:** Brooke Jones, Village Planner  
**FROM:** Ronald S. Antor, Fire Inspector  
**CC:** Andrew Jennings, Director of Community Development  
Keith Maclsaac, Fire Chief  
FPB File  
**DATE:** April 7, 2016  
**SUBJECT:** Proposed Dog Grooming Facility – 501 North Wolf Road – Plans received for review by the Fire Department, March 15, 2016.

---

The Wheeling Fire Department has reviewed the submittals received related to the above referenced project and has the following comments:

### **Site Plan**

1. There were no plans submitted related to the site and the Fire Department does not anticipate any changes to the site plan due to the proposed occupancy changes.

### **501 North Wolf Road - Proposed Dog Grooming Facility**

1. The petitioner is proposing to remodel and occupy an existing vacant tenant space in a multi-tenant industrial building. There would be no change in Use Group from the existing (B) Business Use Group occupancy as defined in the 2012 Edition of the International Building Code (IBC) and Fire Prevention Codes (IFC) for the new tenant.
2. All construction within the tenant space would need to comply with the Village's Building and Fire Prevention Codes (2012 Editions of the International Building Code & International Fire Code – with amendments).
3. As noted in Comment #2, the proposed tenant buildout will need to comply with the Village's Building and Fire Prevention Codes. Some of the items that this would include and would need to be addressed during the permitting process are:
  - a. The building and tenant space has an existing sprinkler system that will require modifications.
  - b. The building and tenant space has an existing fire alarm system that will require modifications (Audible and visual notification devices).

At this time there are no other Fire Department comments related to the project as presented in the documents reviewed.

# Dog Grooming – 501 N. Wolf Road

Docket No. 2016-7 (Special Use-Site Plan Approval of an Animal Grooming Facility)  
Plan Commission Meeting – April 14, 2016



Existing conditions of facility – looking northeast

## PROJECT DESCRIPTION LETTER

Date: March 7, 2016

**Applicant:** Eugene Tkachenko  
286 8<sup>th</sup> Street, #3A  
Wheeling, IL 60090

**Property Address: 501 N. Wolf Rd., Wheeling, IL 60090**

I am proposing the following:

The real estate office located at **501 N. Wolf Rd.** shall be converted into a first class **dog grooming facility**. The unit is a part of commercial condominium building and exterior of the unit will remain unchanged. The unit is surrounded with more than sixty (60) unassigned parking spaces. There will be minor interior plumbing additions to accommodate for the two dog-washing tubs, larger water heater tank, washer and dryer. The business will provide convenient dog grooming services to the pet owners in the area and will be open 7:30 am to 4:30 pm Tuesday through Saturday. All the activity will be conducted inside. Dogs will be dropped off for service and picked up by the owners after service is complete. The business will be able to accommodate up to eight(8) dogs at the time. Every dog coming to the grooming facility will be evaluated before the service is performed. Every dog will be washed and service will be performed according to needs.

When the service is complete owner will be notified and dog will be placed in the waiting area. There will be no animals left in the facility over night or for extended period of time. At this time the business will be operated by me and my wife and have maximum of two(2) employee.

This new business will be a great addition to the Village of Wheeling.

Regards,



Eugene Tkachenko  
847-687-4974

Exhibit received March 15, 2016

OWNER 501 N. Wolf LLC  
 ADDRESS: 501 N. Wolf Rd., Wheeling, IL 600  
 OWNER'S PHONE (847) 687-4974

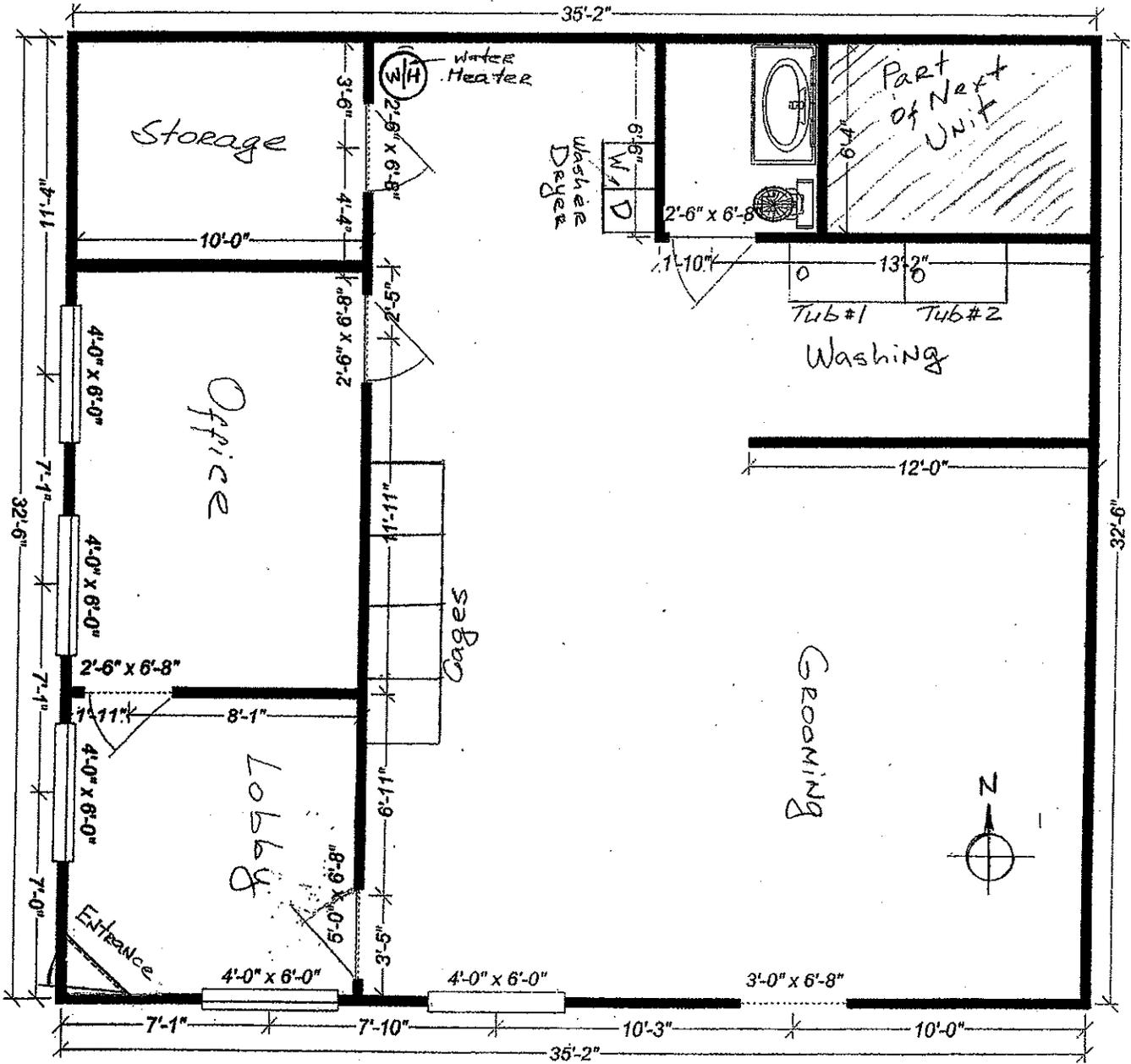


Exhibit received March 15, 2016

7442 North Harlem Avenue  
Chicago, Illinois 60648

ARCHITECTURAL · INDUSTRIAL · LOTS · FARMS · SUBDIVISIONS · MORTGAGE · CONDOMINIUMS

Phone: 775  
775



Jens K. Doe

SURVEY SERVICE, INC.  
Registered Land Surveyors

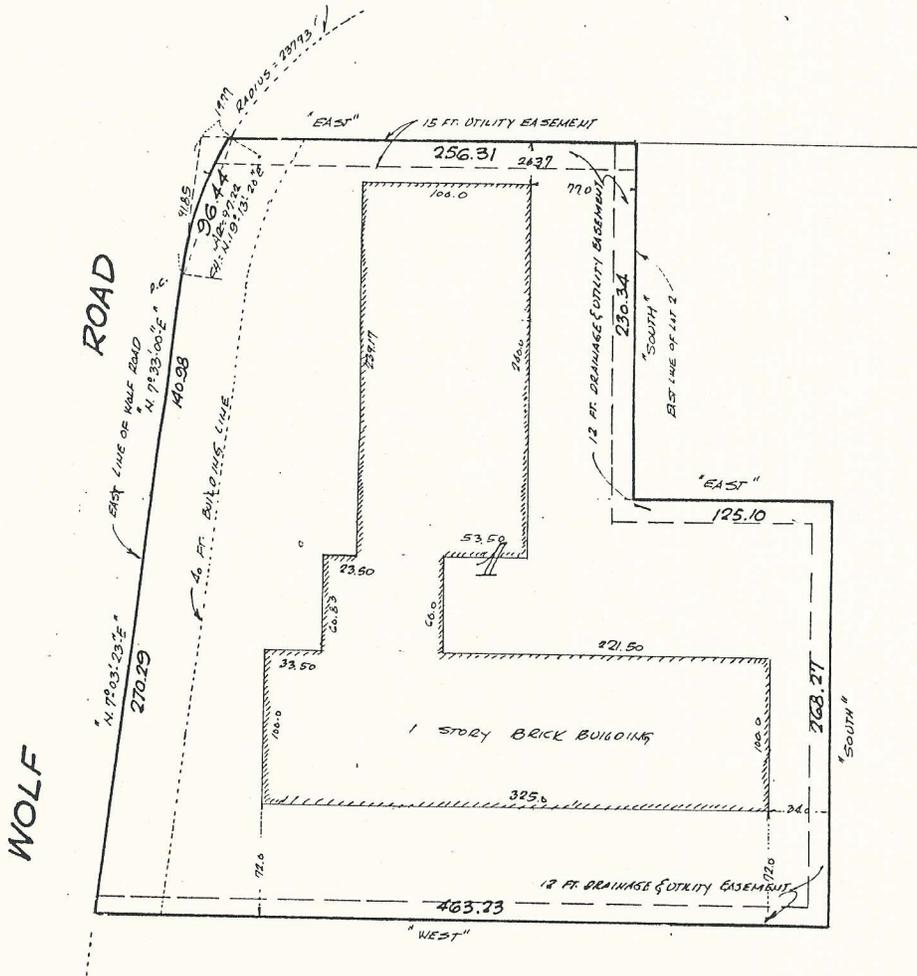
ORDER NO.  
851795-A

Scale - 1 inch = 80 Feet

# PLAT OF SURVEY

of

LOT 1 IN FIRST ADDITION TO H.S.H. PROPERTIES RESUBDIVISION BEING A RESUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.



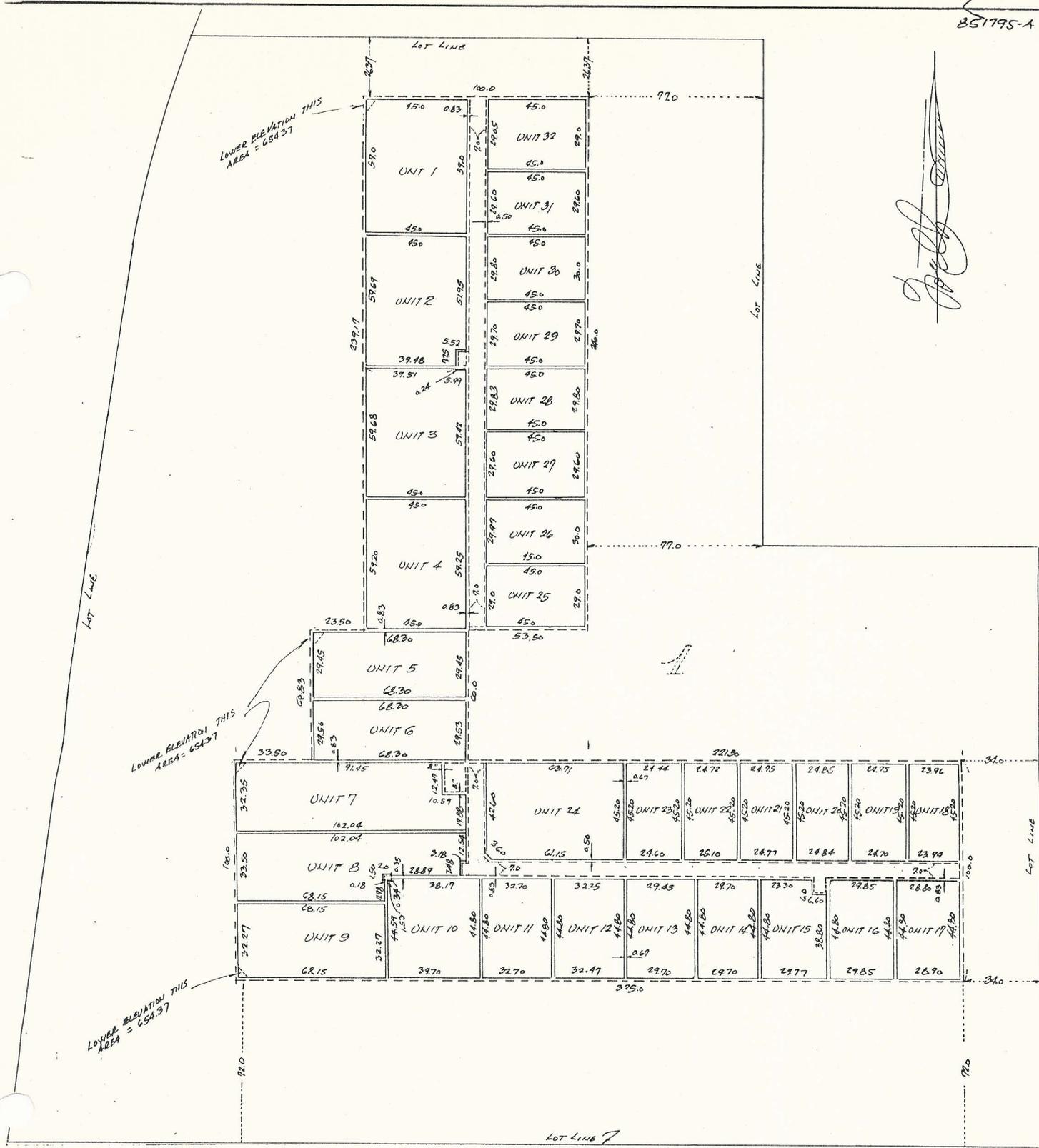
STATE OF ILLINOIS )  
COUNTY OF COOK )

WE, JENS K. DOE SURVEY SERVICE INC., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN CORRECTLY SHOWS THE RELATION OF THE BUILDING AND OTHER STRUCTURES TO THE PROPERTY LINES OF THE LAND INDICATED HEREON; THAT THE WALLS OF SAID BUILDING ARE PLUMB AND THAT THERE ARE NO ENCROACHMENTS OF ADJOINING BUILDINGS OR STRUCTURES ONTO SAID LAND NOR OVERLAP OF BUILDINGS OR STRUCTURES FROM SAID LAND, EXCEPT AS MAY BE NOTED HEREON

DATED THIS 23RD DAY OF OCTOBER 1986

BY: *[Signature]*  
THOMAS J. POPKE, ILLINOIS REGISTERED  
LAND SURVEYOR NO. 1575

EXHIBIT A  
PAGE 1 OF 2



HORIZONTAL PLANES SHOWN HEREON ARE MEASURED FROM TOP OF UNFINISHED FLOOR TO BOTTOM OF UNFINISHED CEILING

INTERIOR VERTICAL PLANES SHOWN HEREON ARE MEASURED FROM, TO AND ALONG INTERIOR UNFINISHED FACE OF INTERIOR WALLS

ELEVATIONS AS SHOWN HEREON ARE RELATED TO U.S.C.S. DATUM  
 BENCH NORTHWEST FLANGE BOLT 4TH. FIRE HYDRANT NORTH OF MAYER AVENUE  
 ON WEST SIDE OF WOLF ROAD ELEVATION 647.40

ALL UPPER ELEVATIONS OF UNITS ON THIS PAGE = 663.57  
 ALL LOWER ELEVATIONS OF UNITS ON THIS PAGE = 647.37

ALL INTERIOR WALLS ARE 0.30 THICK (UNLESS OTHERWISE SHOWN) AND ARE SHOWN

ALL EXTERIOR WALLS ARE 0.83 THICK AND ARE SHOWN

**1. CALL TO ORDER**

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, March 24, 2016.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present were Commissioners Dorband, Johnson, Powers, Ruffatto and Sianas. Commissioners Issakoo and Zangara were absent with prior notice. Also present were Brooke Jones, Senior Planner and Mallory Milluzzi, Village Attorney.

**4. CHANGES TO THE AGENDA – None**

**5. CITIZEN CONCERNS AND COMMENTS**

From the audience, Mr. Terry Steilen, 473 Briarwood Drive, Wheeling, IL referred to a sign problem in the Village. He was at the Wheeling Post Office and a customer came in and couldn't find the Village Hall. He mentioned there was a sign for the Police Department but no sign on Dundee Road for Village Hall. He suggested having the Plan Commission do something about it.

Mr. Steilen mentioned the Library was holding a sale for their used furniture and equipment on April 2<sup>nd</sup> at 9:00 a.m. The benefits from the sale will go to the Library Foundation to purchase new items for the Library.

Commissioner Johnson announced April 2<sup>nd</sup> was also the groundbreaking for the new building.

**6. CONSENT ITEMS**

- A) [SCBA 16-05](#)  
Target - CVS  
1400 Lake Cook Road  
Appearance Approval of a Wall Sign

Commissioner Dorband moved, seconded by Commissioner Johnson to approve SCBA 16-05, granting appearance approval for a wall sign as indicated in the sign plans submitted by Icon Identity Solutions on March 3, 2016, on behalf of Target/CVS located at 1400 Lake Cook Road, Wheeling, Illinois.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Johnson, Powers, Ruffatto, Sianis,  
NAYS: None  
ABSENT: Commissioner Issakoo, Zangara  
PRESENT: None  
ABSTAIN: None

There being five affirmative votes, the motion was approved.

**7. ITEMS FOR REVIEW**

A) [Docket No. 2016-6](#)

Village of Wheeling  
Text Amendments to Title 19, Zoning, and Title 4, Taxes, Business Regulations  
and Licenses, Related to Massage Establishments

See Findings of Fact and Recommendation for Docket No. 2016-6.

Commissioner Powers moved, seconded by Commissioner Johnson to recommend approval of Docket No. 2016-6, initiating a six month moratorium with regards to the consideration of zoning applications or the issuance of business licenses for Massage Establishments, during which period the Village intends to research and adopt amendments to Title 4, Taxes, Business Regulations and Licenses, and Title 19, Zoning.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Johnson, Powers, Ruffatto, Sianis  
NAYS: None  
ABSENT: Commissioner Issakoo, Zangara  
PRESENT: None  
ABSTAIN: None

There being five affirmative votes, the motion was approved.

**8. APPROVAL OF MINUTES – March 10, 2016**

Commissioner Powers moved, seconded by Commissioner Johnson to approve the minutes dated March 10, 2016 as proposed. The motion was approved by a voice vote. Commissioner Sianis abstained.

Village Attorney Milluzzi explained that a Commissioner did not have to abstain just because he/she was absent from the meeting. Chairman Ruffatto asked her to re-confirm.

**9. OTHER BUSINESS**

Ms. Jones reminded the Commission that the Plan Commission would be recognized at the volunteer night at the April 4<sup>th</sup> Board Meeting.

Ms. Jones mentioned the Commission should have received an update of the statement of economic interest. She asked that the Commission complete it.

Chairman Ruffatto mentioned that some villages have restricted vape and e-cigarette stores. He questioned if the Village of Wheeling had considered it. Ms. Jones explained they currently treat them as retail like tobacco merchandise. If they want to turn it into a vape lounge then they tend to apply a limit of 12 people or it would become a special use.

Chairman Ruffatto questioned if vape cigarettes could be used in a restaurant. Village Attorney Milluzzi needs to confirm if it is part of the Smoke-free Illinois Act.

Ms. Jones explained that currently vape lounges were not permitted to serve food or alcohol. She confirmed it was similar to a cigar bar.

**10. ADJOURNMENT**

Commissioner Dorband moved, seconded by Commissioner Johnson to adjourn the meeting at 6:51 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

---

Steve Powers, Secretary  
Wheeling Plan Commission

**DISTRIBUTED TO THE COMMISSION 4.08.2016  
FOR APPROVAL ON 4.14.2016**

**FINDINGS OF FACT  
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: Docket No. 2016-6  
Village of Wheeling  
Text Amendments to Title 19, Zoning, and Title 4, Taxes, Business Regulations  
and Licenses, Related to a Massage Establishment Moratorium

The Village of Wheeling is initiating a temporary six month moratorium with regards to the consideration of zoning applications or the issuance of business licenses for Massage Establishments, during which period the Village intends to research and adopt amendments to Title 4, Taxes, Business Regulations and Licenses, and Title 19, Zoning.

Chairman Ruffatto called Docket No. 2016-6 on March 24, 2016. Present were Commissioners Dorband, Johnson, Powers, Ruffatto and Sianas. Commissioners Issakoo and Zangara were absent with prior notice. Also present were Brooke Jones, Senior Planner and Mallory Milluzzi, Village Attorney.

Ms. Jones explained the proposed item addressed the moratorium of massage establishments. She mentioned recent trends in this type of business had given the Village some cause for concern. The trends include internet advertising, the use of many private rooms and massage therapy as the primary service offered. Current zoning regulations for these types of establishments state that they were defined as a type of personal service establishment (i.e. day spa, hair salon, etc.). They are permitted in all commercial and most mixed use districts and Title 4 licensing also addresses this type of use.

Staff is proposing a six-month moratorium on massage establishments. Staff suggests temporarily suspending development approvals for all these types of uses which would give the Village time to draft and adopt zoning and other Code amendments as needed. It would allow for existing legally established businesses to continue operation. Ms. Jones stressed that there were no Code amendments proposed at this time. Staff is merely proposing a six-month moratorium on massage establishments.

Village Attorney Milluzzi further explained that a moratorium was a zoning amendment and temporarily suspends the rights of property owners to obtain licensing from the Village at that time.

Commissioner Dorband questioned the number of establishments that were currently in the Village in question. Village Attorney Milluzzi explained none of the current establishments in operation were in question.

Commissioner Dorband questioned if it would change how they were inspected or reviewed. Ms. Jones confirmed it may change but not through the Zoning Code but through the Title 4 Licensing

**Findings of Fact and  
Recommendation**

**DOCKET NO. 2016-6**

Code. Commissioner Dorband questioned if it was possible it would be more stringent. Ms. Jones confirmed it was possible.

Chairman Ruffatto questioned the timing for possible Code amendment changes. Ms. Jones explained Staff thinks it would be handled very quickly. They would like to schedule a hearing possibly within a month to six weeks. Village Attorney Milluzzi explained the six months includes a buffer. Ms. Jones explained it was a maximum of six months.

Commissioner Dorband questioned if the existing businesses would be notified. Village Attorney Milluzzi explained it would depend on the changes. If there were licensing changes or inspections going forward, they would be subject to them. They would become legal, non-conforming if the Code reflects a change in the Zoning Code as far as the use table or if they would have to become a special use.

Commissioner Dorband questioned if the establishments were notified about the moratorium and any possible changes. Village Attorney Milluzzi explained it was a published public hearing. Notices were not sent out to the existing businesses since the proposal is for future establishments.

Chairman Ruffatto further explained that kind of establishment would never come to the Plan Commission unless it was going into a special use area. Ms. Jones confirmed massage establishments are currently a permitted use throughout all commercial and most mixed uses.

Commissioner Powers moved, seconded by Commissioner Johnson to recommend approval of Docket No. 2016-6, initiating a six month moratorium with regards to the consideration of zoning applications or the issuance of business licenses for Massage Establishments, during which period the Village intends to research and adopt amendments to Title 4, Taxes, Business Regulations and Licenses, and Title 19, Zoning.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Johnson, Powers, Ruffatto, Sianis  
NAYS: None  
ABSENT: Commissioner Issakoo, Zangara  
PRESENT: None  
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Respectfully submitted,

---

Jim Ruffatto, Chairman  
Wheeling Plan Commission/  
Sign Code Board of Appeals

**DISTRIBUTED TO THE COMMISSION 4.08.2016  
FOR APPROVAL ON 4.14.2016**

**DRAFT**