

1. CALL TO ORDER

Chairman Pro Tem Johnson called the meeting to order at 6:30 p.m. on Thursday, April 14, 2016.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Dorband, Issakoo, Johnson, Sianas and Zangara. Commissioners Powers and Ruffatto 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, Mrs. Judy Krause, 343 Marion Court, a Wheeling resident for 52 years came forward. Mrs. Krause expressed concern for the problems that are happening on her street. She referred to a house located across the street that had been made into a community rental. She has been told from an attorney and realtors that it was not permitted to turn a single family zoned house into a community rental. She explained it has been a nightmare and feels it is negatively impacting the value of her home and others. She mentioned that the owner of 344 Marion drove across their front lawn and urinates alongside the house. She does not know the number of people living in the house. They have contacted the Police and written letters to the Village. They are dedicated to their home and Village of Wheeling. She referred to 384 Marion Court and felt it was one of the nicest homes on the street and supported the proposed improvement. She referred to a home on Fletcher and mentioned the back of the house was collapsing. She expressed concern for the homeowner's safety as well as the concern for the people on her street. She hopes something can be done about the house located at 344 Marion Court. She does not want to give up her home. She doesn't think anyone should have to live the life they have been living the last few years. She appreciated the time and having the opportunity to speak. Ms. Jones agreed to speak with the Director of Community Development about the issues.

6. CONSENT ITEMS – None

7. ITEMS FOR REVIEW

A) Docket No. PC 16-5

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Weber Flavors
549 Palwaukee Drive
Minor Site Plan and Appearance Approval of Façade Modifications

Mr. Dale Direner, Apex Design Build was present. Mr. Direner referred to the existing cedar siding and explained they were proposing a deposit siding. They will remove and replace the existing siding. Color samples were provided. The proposed lower color and accent color are dark and the upper main color is oyster white. The blocks are about 2' x 5' with a small reveal. The panels are applied with a steel stud structure with plywood, tar paper and cedar siding. They will also remove the old siding and tar paper.

Commissioner Sianis had no questions.

Commissioner Dorband liked the colors and thanked the petitioner for the upgrade.

Commissioner Zangara questioned if there would be a flashing on top. Mr. Direner confirmed there would be an aluminum capping on top. The reveal is approximately 1/2".

Commissioner Issakoo felt it was a major improvement.

Chairman Pro Tem Johnson had no questions.

Commissioner Dorband moved, seconded by Commissioner Sianis 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)

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

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

See Findings of Fact and Recommendation for Docket No. 2016-5.

Commissioner Dorband moved, seconded by Commissioner Sianis to recommend approval of Docket No. 2016-5, granting a variation from Title 19, Zoning, of the 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.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Issakoo moved, seconded by Commissioner Dorband to close Docket No. 2016-5. The motion was approved by a voice vote.

- C) Docket No. 2016-7
Dog Grooming
501 N. Wolf Road
Special Use-Site Plan Approval to Establish an Animal Grooming Facility

See Findings of Fact and Recommendation for Docket No. 2016-7.

Commissioner Issakoo moved, seconded by Commissioner Sianis 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.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Sianis to close Docket No. 2016-7. The motion was approved by a voice vote.

8. APPROVAL OF MINUTES – March 24, 2016 (includes Findings of Fact for Docket No. 2015-6)

Commissioner Dorband moved, seconded by Commissioner Issakoo to approve the minutes dated March 24, 2016 as proposed. The motion was approved by a voice vote. Commissioner Sianis abstained.

9. OTHER BUSINESS

Commissioner Sianis questioned if a Commissioner was required to abstain from approving the minutes if he/she was not present at the meeting. Ms. Milluzzi confirmed that a petitioner would not be prohibited from voting. She will distribute an opinion to Ms. Jones.

Commissioner Zangara questioned if a garage would be considered attached if there was only a roof from the garage to a house. Ms. Jones felt it would probably be considered an attached garage but she was not certain.

Ms. Jones had previously sent an e-mail asking if the Commission was available to attend a May 23rd

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joint meeting with the Village Board. She requested that everyone respond if that hadn't done so already.

Ms. Jones announced there were two public hearings scheduled for the April 28th meeting. She also mentioned that it would be a busy spring and summer. She asked the Commission to let her know in advance if anyone was not available for a meeting.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Sianis to adjourn the meeting at 7:14 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

Paul Zangara, Secretary Pro Tem
Wheeling Plan Commission

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