

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, July 14, 2016.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Sianis and Zangara. Also present were Brooke Jones, Senior Planner and Mallory Milluzzi, Village Attorney.

4. CHANGES TO THE AGENDA

Ms. Jones reported the agenda was revised today. Alondra Bakery was removed from the Consent Agenda and moved to Items for Review.

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A) [Docket No. SCBA 16-12](#)
Richelieu Foods
120 W. Palatine Road
Appearance Approval of a Freestanding Sign
- B) [Docket No. SCBA 16-15](#)
Lexington Commons
1112 Scanlon Drive
Appearance Approval of a Subdivision Sign
- C) [Docket No. SCBA 16-16](#)
Wheeling Town Center
351 W. Dundee Road
Appearance Approval of a Development Sign
- D) [Docket No. SCBA 16-17](#)
Neighborhood Auto Care
84 McHenry Road
Appearance Approval of a Wall Sign

Commissioner Dorband moved, seconded by Commissioner Johnson to approve the following consent items.

Approval of Docket No. SCBA 16-12 to permit the modifications to the existing freestanding sign in accordance with the sign plan submitted May 31, 2016 and the landscape plan submitted June 24, 2016 by Signs By Tomorrow, on behalf of Richelieu Foods, located at 120 West Palatine Road, Wheeling, Illinois.

Approval of Docket No. SCBA 16-15 to permit the installation of the subdivision sign in accordance with the sign and landscape plans submitted June 23, 2016 on behalf of Lexington Commons, to be located at 1112 Scanlon Road, Wheeling, Illinois.

Approve SCBA 16-16, granting appearance approval for a development sign as indicated in the sign image submitted by June 24, 2016, by Wheeling Town Center LLC, for 351 W. Dundee Road, Wheeling, Illinois.

Approve SCBA 16-17, granting appearance approval for a wall sign as indicated in the sign plan submitted by June 28, 2016, by Neighborhood Auto Care located at 84 McHenry Road, Wheeling, Illinois.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) [Docket No. SCBA 16-14](#)
Alondra Bakery
63 N. Wolf Road
Appearance Approval of a Wall Sign

Mr. Eliseo Chavez, Only Signs, Inc., 63 North Wolf Road, Wheeling Road was present.

Mr. Chavez explained he was asked to remove the existing sign. They are replacing it with a small sign on the wall.

Commissioner Zangara wants to make sure the fascia gets repaired when the sign is removed. Mr. Chavez confirmed the fascia had been redone. Commissioner Zangara wants to make sure the fascia behind the sign gets repaired. Ms. Jones confirmed the photograph provided was taken about a week ago. Chairman Ruffatto felt it was in poor condition. Mr. Chavez explained they were having issues

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with the company that repaired the fascia. Commissioner Zangara asked the petitioner to have the company fix it.

Commissioner Sianis asked if they considered using No 2 instead of the pound symbol. Mr. Chavez explained he was the landlord and the tenant was the person designing the sign. He agreed No 2 would look a lot nicer than using the pound symbol.

Commissioner Dorband was surprised they were not more creative with the design. Mr. Chavez agreed. Commissioner Dorband was not impressed with the sign since there was no interest or imagination. Mr. Chavez explained they were concerned with the small space.

Commissioner Powers didn't like the pound sign. He looked at their sign in Palatine and it just said Alondra Bakery. He would prefer not to include the number 2. Mr. Chavez agreed the number should not be included. He offered to speak with the owner. Commissioner Dorband suggested using a different font. Commissioner Powers suggested using a larger font size and using a bigger sign. Ms. Jones explained if they included a graphic element they get up to a 50% bonus so they could go considerably larger. Ms. Jones mentioned the maximum allowed size is 30 square feet if they only had text. If they used some type of graphic in their sign they could go up to 45 square feet.

Commissioner Issakoo shared the same sentiment. He did not think a number needed to be included.

Commissioner Issakoo suggested getting a consensus regarding the color.

Commissioner Johnson agreed with the comments from the other Commissioners. He wants the number 2 removed and wanted a more creative sign. He questioned if they were allowed to go above the roofline. Ms. Jones confirmed it was not permitted.

Chairman Ruffatto questioned if they would fill the pavement with asphalt when the cleaner sign is removed. Mr. Chavez confirmed he would repair the parking lot. The pavers will come in once the sign is removed.

Chairman Ruffatto feels the same about the number 2. He suggested speaking with the tenant. Mr. Chavez didn't think it would be a problem since he was in agreement with the comments from the Commission. Chairman Ruffatto questioned if he thought the petitioner would agree to add a graphic to the sign. Mr. Chavez thought the owner would be in agreement. Ms. Jones explained it could be tabled or approved with the removal of the number 2 if the Commission was all in agreement. Chairman Ruffatto agreed to table it to allow Mr. Chavez to go back to the owner.

Mr. Chavez questioned if there was a way the sign could be voted on tonight. Chairman Ruffatto explained a motion could be made with the removal of the number 2. Mr. Chavez wants the business to open so he could start getting rent. Commissioner Dorband questioned if they could do business without the sign. Mr. Chavez explained he wasn't sure since there were a lot of issues. Commissioner Dorband suggested using a temporary sign. Ms. Jones confirmed the business could use a temporary sign.

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Mr. Chavez questioned if the large sign needed to be removed. Commissioner Powers thought it would block the sign on the building. Ms. Jones explained the large sign was not conforming. They are not allowed to modify it without a variation.

Commissioner Dorband moved, seconded by Commissioner Issakoo to approve SCBA 16-14, granting appearance approval for a wall sign as indicated in the sign plan submitted by June 20, 2016, by Only Signs, Inc., on behalf of Alondra Bakery, located at 63 N. Wolf Road, Wheeling, Illinois with the following condition:

1. Remove the number 2.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- B)** Docket Nos. 2016-13A&B
Café Zupas
1590 Lake Cook Road
(2016-13A) Title 19, Zoning, Variation to Reduce the Required Parking for a
Restaurant
(2016-13B) Special Use-Site Plan Approval to Establish a Sit-Down Restaurant

See Findings of Fact and Recommendation for Docket No. 2016-13.

Commissioner Dorband moved, seconded by Commissioner Issakoo to recommend approval of Docket No. 2016-13A, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11 General Development Standards, Chapter 19.11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading, Section E Parking Standards, Subsection 1 Minimum Required Parking per Land Use Category, and associated sections, to reduce the required parking for a sit-down restaurant, from forty-seven (47) to thirty-six (36), for Café Zupas, to be located at 1590 Lake Cook Road, Wheeling Illinois.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

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Commissioner Dorband moved, seconded by Commissioner Johnson to recommend approval of Docket No. 2016-13B to grant special use approval for a health clinic in accordance with the following exhibits submitted May 17, 2015 (except as noted), Café Zupas, to be located at 1590 Lake Cook Road, Wheeling, Illinois:

- Project description,
- Site plan,
- Parking plan,
- Floor plan (6.09.2016), and
- Elevation plans (2 sheets).

And with the following conditions of approval:

1. Parking stall numbers 42 and 43 shall be striped to prevent parking;
2. The drive on the east side of the building shall be posted as a Fire Lane and for one-way traffic only;
3. Within 90 days of Special Use approval, the petitioner shall return to the Plan Commission for minor site plan and appearance approval of a landscape plan;
4. The bike rack shall be relocated to a location with enough room to accommodate bike parking;
5. The stucco color shall be light gray;
6. The stucco proposed at grade shall be replaced with a more durable material; and
7. The windows may extend to grade or may remain at their existing location.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Zangara to close Docket No. 2016-13. The motion was approved by a voice vote.

8. APPROVAL OF MINUTES – [June 23, 2016](#) (includes findings for Docket No. 2016-9)

Commissioner Powers moved, seconded by Commissioner Johnson to approve the minutes dated June 23, 2016 as proposed. The motion was approved by a voice vote. Commissioner Powers abstained.

9. OTHER BUSINESS

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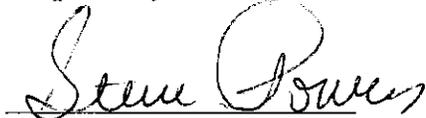
Commissioner Zangara referred to the Town Center and questioned if they needed to return now that Flix was no longer coming to the center. Ms. Jones explained they still need to return to the Plan Commission for final plan unit development approval.

Chairman Ruffatto reminded the Commission it was imperative to ask a question if there was something on the consent agenda that a Commissioner felt strongly about could be removed from the consent agenda.

10. ADJOURNMENT

Commissioner Ruffatto moved, seconded by Commissioner Dorband to adjourn the meeting at 7:38 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 7.22.2016
FOR APPROVAL ON 7.28.2016**