

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, March 22, 2018.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Dorband, Johnson, Kalis and Ruffatto. Commissioner Powers was 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 – none

6. CONSENT ITEMS - None

A) Docket No. SCBA 18-6
Potbelly
1520 Lake Cook Road
Appearance Approval of Wall Signs

B) Docket No. SCBA 18-7
Sunny's Dulceria
105 N. Wolf Road
Appearance Approval of a Wall Sign

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

Approve Docket No. SCBA 18-6, to grant appearance approval of the two signs as shown sign plans (4 sheets) submitted March 13, 2018 for Potbelly, located at 1520 Lake Cook Road, Wheeling, Illinois.

Approve Docket No. SCBA 18-7 to permit installation of the wall sign in accordance with the sign

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drawing submitted March 13, 2018 for Sunny's Dulceria, located at 105 N. Wolf Road, Wheeling, Illinois.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Ruffatto
NAYS: None
ABSENT: Commissioner Powers
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Dorband visited Sunny's Dulceria and said they did a nice job with the interior and was very inviting inside.

7. ITEMS FOR REVIEW

- A) Docket No. 2018-5A&B
Superdawg Drive-In
333 S. Milwaukee Avenue
(2018-5A) Special Use-Site Plan Amendment to Ordinance No. 4326 to
Allow Alcoholic Beverages
(2018-5B) Special Use-Site Plan Approval for Packaged Liquor Sales

See Findings of Fact and Recommendation for Docket No. 2018-5A&B.

Commissioner Dorband moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2018-5A, granting an amendment to Special Use Ordinance No. 4326 to allow alcoholic beverages to be served, substantially in conformance with the following exhibits submitted February 21, 2018 for Superdawg Drive-In, located at 333 S. Milwaukee Avenue, Wheeling Illinois:

- Project description (2 sheets), and
- Floor plan.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Ruffatto
NAYS: None
ABSENT: Commissioner Powers
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Johnson moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2018-5B, granting Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish Packaged Liquor Sales, substantially in conformance with the following submitted February 21, 2018 for Superdawg Drive-In, located at 333 S. Milwaukee Avenue, Wheeling Illinois:

- Project description (2 sheets), and
- Floor plan.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Ruffatto
NAYS: None
ABSENT: Commissioner Powers
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Johnson to close Docket No. 2018-5A&B. The motion was approved by a voice vote.

- B)** Docket Nos. 2018-6
 9Round
 1540 Lake Cook Road
 Special Use-Site Plan Approval for a Health Club

See Findings of Fact and Recommendation for Docket No. 2018-6.

Commissioner Dorband moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2018-6, Special Use-Site Plan Approval as required under Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit a Health Club in accordance with the project description and floor plan submitted on February 20, 2018 by 9Round, to be located at 1540 Lake Cook Road, Wheeling, Illinois,

And with the following condition of approval:

1. Additional insulation shall be added to the unit to reduce noise from neighboring tenants.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Ruffatto
NAYS: None

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ABSENT: Commissioner Powers
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Kalis to close Docket No. 2018-6. The motion was approved by a voice vote.

- C) Docket No. 2018-3A&B (continued from March 8, 2018 without discussion)
Mexico Mufflers and Brakes
1210 N. Elmhurst Road
(2018-3A) Special Use-Site Plan Approval for Light Motor Vehicle Repair
(2018-3B) Zoning Variations Related to Required Parking, Green Space,
Building Setback, and Parking Setback

See Findings of Fact and Recommendation for Docket No. 2018-3A&B.

Commissioner Johnson moved, seconded by Commissioner Kalis to Recommend approval of Docket No. 2018-3A to grant Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, in order to establish Light Motor Vehicle Repair, in accordance with the following exhibits submitted January 29, 2018 for Mexico Mufflers and Brakes, to be located at 1210 Elmhurst Road, Wheeling, Illinois:

- Project (2 sheets),
- Site plan,
- Landscape plan,
- Photometrics plan,
- Floor plan,
- East elevation plan,
- West elevation plan,
- North elevation plan, and
- South elevation plan.

And with the following conditions:

1. Prior to occupancy, the parking lot and asphalt drives shall be resurfaced and restriped;
2. In the event that the Special Use is no longer owned or operated in tandem by the light auto motor vehicle repair business at 1212 Elmhurst Road, the Village shall be notified immediately. This change in ownership, management, or operation will require the petitioner to obtain approval of a revision of the Special Use after review by the Plan Commission and consideration by the Village Board pursuant to Section 19.10.030(I) of the Village's Zoning Code. If such revision is not approved, the Special Use shall automatically terminate without a revocation hearing;

3. Prior to occupancy, efforts shall be made to alleviate the standing water on the south side of the building;
4. Prior to occupancy, the non-painted exterior walls shall be power washed.
5. The trash enclosure gate shall have a sliding mechanism for opening pursuant to the Fire Department memo;
6. The existing wall signs shall be removed and the wall repaired as needed;
7. It is recommended that the rear fence height be increased pursuant to the Community Director's discretion per Section 19.030.080 of the Village's Zoning Code; and
8. No outdoor storage is permitted.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Johnson, Kalis, Ruffatto
NAYS: Commissioner Creech
ABSENT: Commissioner Powers
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Kalis moved, seconded by Commissioner Johnson to Recommend approval of Docket No. 2018-B to grant the following variations from Title 19, Zoning, of the Wheeling Municipal Code, which are related to the light motor vehicle repair redevelopment, as shown on the site plan submitted January 29, 2018 for Mexico Mufflers and Brakes, to be located at 1210 Elmhurst Road, Wheeling, Illinois:

Chapter 19-06, Commercial Districts, Section 19.06.040 B-3 General Commercial and Office District,

1. Subsection D3, Minimum Green Space, reducing the minimum required green space from 25% to 5.2%;
2. Subsection E Setbacks of the Principal Building, reducing the minimum required rear yard setback from 25 feet to 17'11";
3. Subsection E Parking Setbacks, reducing the minimum required parking setback from the front and side property lines from 10 feet to 0 feet; and

Chapter 19-11, General Development Standards, Section 19.11.010, Off-street Parking and Loading, Subsection E1 Minimum Required Parking Per Land Use Category, reducing the total required parking from 12 stalls to 5 stalls with the following condition:

1. In the event that the property is no longer owned or operated in tandem by the light auto motor vehicle repair business at 1212 Elmhurst Road, the Village shall be notified immediately. This change in ownership, management or operation will require the petitioner to obtain approval of a revision of the parking variation after review by the Plan Commission and consideration by the Village Board pursuant to Section 19.06.030D(b) of the Village's

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Zoning Code. If such revision is not approved, the parking variation shall automatically terminate without a revocation hearing.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Johnson, Kalis, Ruffatto
NAYS: Commissioner Creech
ABSENT: Commissioner Powers
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Johnson to close Docket No. 2018-3. The motion was approved by a voice vote.

8. APPROVAL OF MINUTES – March 8, 2018 (including findings for Docket No. 2017-19)

Commissioner Johnson moved, seconded by Commissioner Dorband to approve the minutes dated March 8, 2018 as presented. The motion was approved by a voice vote.

9. OTHER BUSINESS

Chairman Ruffatto reminded the Commission to complete their statement of economic interest. The deadline is May 30, 2018.

Chairman Ruffatto announced he would not be present at the next meeting.

10. ADJOURNMENT

Commissioner Kalis moved, seconded by Commissioner Creech to adjourn the meeting at 8:17 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,



Tatiana Blinova, Secretary Pro Tem
Wheeling Plan Commission

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**DISTRIBUTED TO THE COMMISSION 04.20.2018
FOR APPROVAL ON 04.26.2018**