

**1. CALL TO ORDER**

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, March 28, 2019.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present were Commissioners Blinova, Johnson, Kalis, Powers, Ruffatto and Yedinak. Commissioner Creech was absent with prior approval. Also, present were Steve Robles, Assistant Director of Community Development and Mallory Milluzzi, Village Attorney.

**4. CHANGES TO THE AGENDA - None**

**5. CITIZEN CONCERNS AND COMMENTS - None**

**6. CONSENT ITEMS**

- A) [Docket No. SCBA 19-10](#)  
Kumon  
431 E. Dundee Road  
Appearance Approval of a Wall Sign

Commissioner Kalis moved, seconded by Commissioner Johnson to approve the following consent item.

Approve Docket No. SCBA 19-10 to permit the installation of a wall sign in accordance with the Kumon sign exhibit, dated October 17, 2018, for Kumon, located at 431 E. Dundee Road, Wheeling, Illinois, and subject to the following condition of approval:

1. The roof/façade shall be repaired from the removal of the existing wall sign.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

**7. ITEMS FOR REVIEW**

- A) [Docket No. 2019-4A&B](#) (Petition sent back from March 18, 2019 Village Board)  
City Works Eatery and Pour House  
365 W. Dundee Road  
2019-4A Sign Variation to Increase Wall Sign Area, North Façade  
2019-4B Sign Variation to Increase Wall Sign Area, East Façade

See Findings of Fact and Recommendation for Docket No. 2019-4A&B.

Commissioner Powers moved, seconded by Commissioner Johnson to recommend approval of Docket No. 2019-4A, granting a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21-06 Signs in Commercial and Industrial Districts, Section 21.06.500(a)(3)(G) Sign Dimensions, to permit an increase in the permitted wall sign area on the north building elevation in accordance with the following exhibits dated December 7, 2017, and last revised March 4, 2019, for City Works Eatery and Pour House, located at 365 W. Dundee Road Wheeling, Illinois:

- Project description letter
- City Works Sign Plans (5 pages)

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Kalis moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2019-4B, granting a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21-06 Signs in Commercial and Industrial Districts, Section 21.06.500(a)(3)(G) Sign Dimensions, to permit an increase in the permitted wall sign area on the east building elevation in accordance with the following exhibits dated December 7, 2017, and last revised March 4, 2019, for City Works Eatery and Pour House, located at 365 W. Dundee Road Wheeling, Illinois:

- Project description letter
- City Works Sign Plans (5 pages)

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No. 2019-4A&B. The motion was approved by a voice vote.

- B)** [Docket No. PC 19-6](#)  
Fresh Farms  
20 S. Milwaukee Avenue  
Minor Site Plan and Appearance Approval

Mr. Dean Svigos, Fresh Farms 20 S. Milwaukee Avenue and Mr. Victor Melnikov were present.

Mr. Svigos explained he wants to add a vestibule in the front and back to control the temperature within the store. In the front, they will pull the same look forward about 10-12' and in the back they will close the back with equivalent panels that will be painted to match the brick.

Commissioner Johnson asked for an explanation of the painted panels that would match the brick. Mr. Svigos explained they would paint the metal cooler panels to match the same color as the brick. Commissioner Johnson referred to the different stone next to the entry. Mr. Svigos explained in the front they will extend the black awning forward. The window and door frames will match the existing.

Commissioner Kalis thought it was a great idea and made sense because of the wind and cold weather. He wanted to see the material samples. Mr. Svigos confirmed he would duplicate what was present and just bring it forward.

In reply to Commissioner Powers' question, Mr. Svigos confirmed he would have an overhead door and an emergency door next to it in the back.

Commissioner Powers questioned the type of paint the petitioner would be using. He questioned how it would hold up in the weather. Mr. Svigos explained that the panel had a color from the factory that was very similar. Commissioner Powers didn't have a problem with it if Staff made sure the color was acceptable.

Commissioner Blinova had a difficult time to visualize the back. Mr. Svigos explained from far away the color should match the brick.

Commissioner Yedinak had no questions.

Chairman Ruffatto referred to the stone work on either side of the opening in the front. He questioned if the stone work would carry forward on to the vestibule in the front. Mr. Svigos explained he was trying to do it but was unsure if he could do it with the foundation. Mr. Melnikov explained the entire structure and vestibule was done with a metal frame and an aluminum front. There was no stone in the foundation. Chairman Ruffatto assumed the stonework was being moved forward since the petitioner stated he was carrying everything forward. Mr. Melnikov confirmed the stonework was not being carried forward.

Chairman Ruffatto referred to the drawing that shows the doors in the front and sides. Mr. Svigos confirmed the front doors would be automatic and the side doors would be manual.

In reply to Chairman Ruffatto's question, Mr. Svigos confirmed the lights were being carried forward.

Chairman Ruffatto doesn't want the vestibule used to store carts.

Chairman Ruffatto was disappointed that materials or color renderings were not provided. Mr. Robles confirmed they were requested by Staff. Mr. Svigos did not have the drawings produced since he was unsure if it would get approved.

Commissioner Powers wants to see the colors.

Ms. Milluzzi explained the docket could be continued or it could be approved and once they had the materials/color, Staff could present it under "other business" so the Commission could see it. All Commissioners present agreed with approving it and then bringing it to Staff. Chairman Ruffatto requested that they bring it in before they were in the serious construction. He will not make the petitioner return. Mr. Svigos agreed to the request.

Commissioner Kalis suggested adding a condition that they use the same material. Mr. Svigos confirmed it would be the same material. Mr. Robles wrote a condition, "That the vestibule materials be consistent with the existing material of the storefront and that the final color of the loading area enclosure be presented to the Plan Commission during "Other Business" prior to applying the paint color.

Mr. Robles reported that it was presented that the awning would be brought forward which was not illustrated on the plan. Staff had concern that without knowing how far the awning would stick out and if it would create any issues. Mr. Svigos confirmed the awning would go out 4'2" and would not go out into the driving lane. Chairman Ruffatto explained that it sounded like the Plan Commission would approve it but there was some concern by Staff that they would like to see a drawing. He explained it would be continued to get Staff a more complete drawing with the awning. He asked for material and paint samples for the back.

Commissioner Blinova questioned if it would make sense to add stripes to the pavement to prevent cars from hitting the customers. Mr. Svigos mentioned it's the same situation that was present today. Chairman Ruffatto felt it would be difficult to add bollards but suggested having

the petitioner consider signage. He wants something to slow the customers down.

Commissioner Kalis mentioned the drawings illustrated sliding doors on the side but the petitioner stated they would be manual doors. He asked for the illustrations to be updated to reflect the correct type of doors.

Commissioner Kalis moved, seconded by Commissioner Blinova to continue Docket No. PC 19-6.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- C) [Docket No. 2019-7](#)  
Spears Bourbon Burgers Beer  
723 N. Milwaukee Avenue  
Special Use to Permit Package Liquor Sales

See Findings of Fact and Recommendation for Docket No. 2019-7.

Commissioner Kalis moved, seconded by Commissioner Powers to recommend approval of Docket No. 2019-7 Special Use Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-05 Mixed use and Overlay Districts, Chapter 19-10 Use Regulations, and associated sections, in order to permit package liquor sales within an existing sit-down restaurant, Spears Bourbon Burgers Beers, located at 723 N. Milwaukee Avenue, and with the following condition of approval:

1. The package liquor sales shall be contingent upon approval of the associated liquor license.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Johnson moved, seconded by Commissioner Powers to close Docket No. 2019-7. The motion was approved by a voice vote.

- D)**     [Docket No. 2019-8A&B](#)  
Chicago Auto Center  
309 N. Wolf Road  
2019-8A Variation to Required Parking  
2019-8B Special Use-Site Plan Approval for Light Motor Vehicle Repair Facility

See Findings of Fact and Recommendation for Docket No. 2019-8A&B.

Commissioner Yedinak moved, seconded by Commissioner Johnson to recommend approval of Docket No. 2019-8A, 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 the proposed light motor vehicle repair facility, from 36 to 25), which consists of an 18 parking stall variation, for Chicago Auto Center, to be located at 309 N. Wolf Road, Wheeling Illinois.

On the roll call, the vote was as follows:

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

There being six negative votes, the motion was denied.

Commissioner Powers moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2019-8B to grant special use-site plan approval for a light motor vehicle repair facility in accordance with the following exhibits submitted by Chicago Auto Center to be located at 309 N. Wolf Road, Wheeling, Illinois:

- Project Description Letter, February 1, 2019
- Site/floor plan, prepared by Community Development staff titled “Staff Floor Plan Exhibit”
- Plat of Survey, March 7, 2019

On the roll call, the vote was as follows:

AYES:           Commissioners Kalis,  
NAYS:           Commissioners Powers, Yedinak, Johnson, Blinova, Ruffatto  
ABSENT:        Commissioner Creech

PRESENT: None  
ABSTAIN: None

There being five negative votes, the motion was denied.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No. 2019-8A&B. The motion as approved by a voice vote.

**8. APPROVAL OF MINUTES – [March 14, 2019](#)**

Commissioner Johnson moved, seconded by Commissioner Kalis to approve the minutes dated March 14, 2019 as presented.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

**9. OTHER BUSINESS**

Commissioner Blinova explained the reason for her vote for the last petition was because she was not in favor of having the door by the residential window. It was not because of the parking.

Commissioner Kalis explained the reason for his vote was because of the huge variance and setting a precedent. He had no issue with the business. He felt every time a light duty auto repair shop comes before the Commission, there is a variation because it requires too much parking. He questioned if the Code needed to be reviewed. He doesn't like saying no to someone who wants to come into the Village.

Commissioner Powers agreed with Commissioner Kalis. His concern was if the special use would expire or remain with the property if the petitioner left. He felt it needed to be addressed and thought maybe the calculation was off.

Commissioner Kalis questioned if a similar size building with enough parking existed.

Chairman Ruffatto explained the Commission had the power to vote yes.

Chairman Ruffatto had an issue with a variation of 18.

Commissioner Johnson had voted in favor of the other auto repair shop because it was in a better

location and not in a residential area.

Commissioner Yedinak didn't like turning down a business that wanted to come into the Village but thought it was the wrong building. He felt most auto repair shops had a back lot for storage. He thought the petitioners needed to be more conscientious in choosing their sites before coming to the Plan Commission.

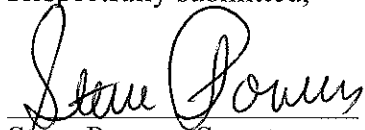
Chairman Ruffatto agreed with all the comments.

Chairman Ruffatto announced it was volunteer appreciation day at the April 1<sup>st</sup> Village Meeting. Chairman Ruffatto may not be able to attend.

**10. ADJOURNMENT**

Commissioner Powers moved, seconded by Commissioner Johnson to adjourn the meeting at 8:15 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,



Steve Powers, Secretary  
Wheeling Plan Commission