

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, August 9, 2018.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Powers and Ruffatto. Also present were Brooke Casolari, Senior Planner, Mallory Milluzzi, Village Attorney and Ron Antor, Fire Inspector.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS

6. CONSENT ITEMS

- A) Docket No. SCBA 18-34
Sprint
1538 Lake Cook Road
Appearance Approval of a Wall Sign

Commissioner Creech requested a condition that when replacing a sign, the façade gets repaired in all the same color. Ms. Casolari explained that Staff does try and monitor and require it prior to permitting. Commissioner Creech requested prior to the installation of the sign. He questioned if it could be a condition going forward on all future replacement signs.

Chairman Ruffatto asked how it could be addressed since it's been an ongoing problem. Ms. Casolari explained it was difficult to have the entire shopping center repainted every time a sign is replaced. When repainting, the paint is always a different color. Commissioner Creech was OK with it as long as the storefront had the same color in front of the store with the new sign.

Chairman Ruffatto asked about having a general condition for consent items that it had to be painted or maintained prior to issuing the sign permit. He felt it was a chronic problem in at least one particular shopping center. Ms. Milluzzi explained it could be a standing condition for all signs and that the petitioner would be aware prior to going on the consent agenda. She confirmed it will be added going forward.

**Wheeling Plan Commission
Regular Meeting**

August 9, 2018

Commissioner Powers asked if the condition could be added for pole mounted signs as well. Chairman Ruffatto suggested trying it with the wall mounted signs first.

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

Approve Docket No. SCBA 18-34 to grant appearance approval for the wall sign in accordance with the sign plan submitted July 24, 2018 by Strictly Neon, on behalf of Sprint, located at 1538 Lake Cook Road, Wheeling, Illinois.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) Docket No. 2018-18
Lana's Dazzling Desserts
321 E. Dundee Road
Special Use-Site Plan Approval for Expansion of an Existing Restaurant

See Findings of Fact and Recommendation for Docket No. 2018-18.

Commissioner Dorband moved, seconded by Commissioner Blinova to approve Docket No. 2018-18 to grant 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 expansion of an existing sit-down restaurant in accordance with the project description and floor plan submitted June 28, 2018 by Lana's Dazzling Desserts, located at 321 E. Dundee Road, Wheeling, Illinois.

And subject to the following conditions of approval:

1. Prior to occupancy, a rack for two bicycles shall be added to the site; and
2. Prior to occupancy, the mansard roof façade shall be repaired, as needed.

On the roll call, the vote was as follows:

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

**Wheeling Plan Commission
Regular Meeting**

August 9, 2018

PRESENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Powers to close Docket No. 2018-18. The motion was approved by a voice vote.

- B)** Docket No. 2018-19
 Karma Pub
 79 S. Milwaukee Avenue
 Special Use-Site Plan Approval of a Tavern

See Findings of Fact and Recommendation for Docket No. 2018-19.

Commissioner Kalis moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2018-19 to grant 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 tavern in accordance with the following exhibits submitted June 29, 2018 by Karma Pub, to be located at 79 S. Milwaukee Avenue Wheeling, Illinois:

- Project description (5 sheets)
- Floor plan
- Food and beverage exhibits (8 sheets)
- Photos of a similar use (5 sheets)

And subject to the following conditions of approval:

3. Prior to occupancy, a rack for two bicycles shall be added to the site;
4. Prior to occupancy, an outdoor smoking area shall be designated;
5. Based upon the proposal for only one employee during peak shift, there shall be no more than 18 seats;
6. Special Use approval shall be subject to Liquor License approval;
7. Entertainment may include deejays, karaoke and live music (not to exceed twice a month); and
8. Additional soundproofing shall be installed to common walls prior to occupancy.

On the roll call, the vote was as follows:

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

There being six negative votes, the motion was denied.

Commissioner Johnson moved, seconded by Commissioner Powers to close Docket No. 2018-19. The motion was approved by a voice vote.

- C) Docket No. 2018-20
The Learning Experience
343 W. Dundee Road
Special Use-Site Plan Approval of a Child Daycare Center

See Findings of Fact and Recommendation for Docket No. 2018-20.

Commissioner Johnson moved, seconded by Commissioner Dorband to recommend approval of Docket No. 2018-20, granting Special Use, Site Plan, and Building Appearance 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 permit a Daycare Facility in accordance with the following exhibits submitted June 28, 2018 (except as noted) to be located at 343 W. Dundee Road, Wheeling, Illinois, which is Building E of the Wheeling Town Center Subdivision:

- Cover letter,
- Previously approved site plan with proposed plan overlay,
- Site plan & roof plan,
- Floor plan (July 31, 2018),
- Exterior finish palette,
- South elevation,
- East elevation,
- North elevation,
- West elevation,
- Southeast and southwest perspectives,
- Northeast and northwest perspectives,
- Photograph of solid metal panel fence
- Trash enclosure plan (August 8, 2018),
- Landscape plan, Sheet L1.2 (July 10, 2018),
- Landscape plan, Sheet L1.3 (July 10, 2018),
- Landscape plant list, Sheet L1.5 (July 10, 2018),
- Town Center Shared Parking Study (June 2018), and
- Town Center Traffic Study (June 2018).

And with the following conditions of approval:

1. Bollards shall be added to the trash enclosure to prevent the gates from hitting vehicles;
2. EIFS shall not be installed at ground level, the ash blend brick shall be applied to this area no less than 4' from grade; and
3. The no left turn shall be replaced with one-way traffic signage. Appropriate pavement markings shall be installed.

On the roll call, the vote was as follows:

**Wheeling Plan Commission
Regular Meeting**

August 9, 2018

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

There being six affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Dorband to close Docket No. 2018-20. The motion was approved by a voice vote.

8. APPROVAL OF MINUTES – July 26, 2018 (including partial Findings for Docket No. 2018-13 and Findings for Docket Nos. 2018-14, 2018-15, 2018-16, and 2018-17)

Commissioner Powers moved, seconded by Commissioner Johnson to approve the minutes dated July 26, 2018 as corrected. The motion was approved by a voice vote.

- Correction on page 9 (2018-17) – Change to Commissioner Johnson moved.
- Commissioner Powers e-mailed a couple of changes.

9. OTHER BUSINESS

Chairman Ruffatto announced the September 27th Plan Commission date has been canceled since several Commissioners want to attend the Taste of Wheeling event.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Powers to adjourn the meeting at 8:50 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 8.17.2018
FOR APPROVAL ON 8.23.2018**