

**1. CALL TO ORDER**

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, August 23, 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, James Ferolo, Village Attorney, Kyle Goetzelmann, Civil Engineer and Mr. Ron Antor, Fire Inspector.

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

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

**6. CONSENT ITEMS**

- A) Docket No. SCBA 18-35  
Starbucks  
351 W. Dundee Road  
Appearance Approval of Wall and Drive-Through Signs

Commissioner Dorband moved, seconded by Commissioner Blinova to approve the following consent item.

**Approve Docket No. SCBA 18-35** to grant appearance approval for the proposed signs as shown on the 13 page sign package submitted August 15, 2018 for Starbucks, located at 351 W. Dundee 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

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There being seven affirmative votes, the motion was approved.

**7. ITEMS FOR REVIEW**

- A)**     Docket No. 2018-21  
          Blooming Minds STEAM Academy  
          593 N. Wolf Road  
          Special Use-Site Plan Approval of a Recreational and Instructional Facility

See Findings of Fact and Recommendation for Docket No. 2018-21.

Commissioner Dorband moved, seconded by Commissioner Blinova to approve Docket No. 2018-21 granting special use-site plan approval for a recreational and instructional facility in accordance with the following exhibits submitted July 2, 2018 by Blooming Minds STEAM Academy, to be located at 593 N. Wolf Road, Wheeling, Illinois:

- Cover letter,
- Floor plan, and
- Site plan.

And with the following condition of approval:

1. Additional insulation is required; and
2. Due to the parking requirement, there shall be a maximum student occupancy of 30 at a given time.

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.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No. 2018-21. The motion was approved by a voice vote.

- B)**     Docket No. 2018-22  
          Coffeessions  
          820 Wheeling Road  
          Special Use-Site Plan Approval of a Sit-Down Restaurant

See Findings of Fact and Recommendation for Docket No. 2018-22.

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Commissioner Powers moved, seconded by Commissioner Johnson to recommend approval of Docket No. 2018-22, granting Special Use, Site Plan, and Building Appearance Approval, as required under Chapter 19-06, Commercial Districts, Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit a Sit-Down Restaurant in accordance with the cover letter (3 sheets) and floor plan submitted July 11, 2018 for Coffeessions to be located at 820 Wheeling Road, Wheeling, Illinois.

And with the following conditions of approval

1. That the trash enclosure gates for the subject unit shall be repaired prior to occupancy;
2. That the parking area on the north side of the building shall be repaved and restriped prior to occupancy;
3. The use may include live musical performances;
4. It is recommended that Staff enforce the property maintenance issues including but not limited to the condition of the dumpsters and the parking lot and the lack of the rear fence;
5. The green space directly in front of the subject unit shall be landscaped prior to occupancy;
6. A bike rack shall be installed on the subject property, preferably near the subject, unit prior to occupancy;
7. A smoking area shall be designated prior to occupancy; and
8. Special Use approval shall be subject to Liquor License approval.

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.

Commissioner Johnson moved, seconded by Commissioner Kalis to close Docket No. 2018-22. The motion was approved by a voice vote.

The Commission took a break at 7:44 p.m. and reconvened at 7:50 p.m.

- C) Docket Nos. PC 18-14 & SCBA 18-36  
Old Munich Inn  
582 N. Milwaukee Avenue  
(PC 18-14) Minor Site Plan and Appearance Approval of Building and Site  
Modifications  
(SCBA 18-36) Appearance Approval of Awning and Wall Signs

Mr. Bill Loumbardias, 582 N. Milwaukee Avenue, Wheeling and Mr. Paul Sieben, 870 West Hillside, Palatine were present.

Mr. Loumbardias described the proposed improvements on the property. The existing color

scheme (dark browns and cream) will remain. The shake style shingles will be covered with a dark brown fabric awning that will wrap around the building. They will use veneer stone across the bottom to enhance the front façade and the siding will be painted cream in a similar color. The windows will be replaced with new vinyl windows and the roof will be covered with an architectural shingle in a classic taupe color. The lower section on the south elevation will be a faux stone in a mocha color. He explained that it would look like real stone once it was trimmed out. It is a siding type of material but made to resemble stone. It is only being used in a small area along Milwaukee Avenue as an accent. There are can lights in front of the building to showcase all of the improvements. They are keeping the same feel of the wood.

Mr. Loumbardias confirmed the shingles on the sign would also be covered with the fabric, so the damaged shingles would not be seen. They will add an ADA required ramp in the parking lot. The additional signage on the north side will describe the type of use.

Mr. Loumbardias provided a detailed landscaping plan along both sides of the building including the front of the building. All of the grass will be removed. The parking lot will be repaved, sealed coated and striped. Patch work will be done where needed.

Mr. Loumbardias believes the reopening and reviving the establishment will be great. They receive a lot of calls about the reopening.

Commissioner Kalis is glad the business is being revived since the property is iconic on Restaurant Row. He thinks most of the improvements are better but questioned if they were repainting the stucco and/or siding instead of replacing it. Mr. Sieben confirmed the cream stucco in front would remain cream. Commissioner Kalis likes the stone and the contrast but he is not normally in favor of painting stucco. He questioned the durability. Mr. Loumbardias confirmed the stucco in front was in good condition. They would continue to maintain it if needed. The wood around the building will be replaced with the vinyl siding. Commissioner Kalis questioned the reason they chose to use vinyl stone versus real brick. Mr. Sieben explained real brick or stone needs a foundation to support it. It was not available in the proposed location so real brick or stone could not be used.

Commissioner Kalis questioned if the dark brown wood would be removed prior to covering it. Mr. Sieben confirmed it was best to strip it off down to the sub straight.

Commissioner Kalis felt the sign with the beer, slots and Blackhawks was cheap looking and didn't go with the character of the building. He felt the sign could be better.

Commissioner Johnson didn't see the address on the building. He wants to make sure a visible address is added. Mr. Loumbardias will see if there was room on the awning or on the ramp entrance. Ms. Casolari confirmed the address needs to face Milwaukee Avenue.

Commissioner Creech questioned if it was real mesh and stucco or if it was panels. Mr. Sieben believes it is real wire mesh and stucco by looking at the finish. He didn't see any visible panel joints. Commissioner Creech saw lines on the front elevation and next to the vestibule. Mr. Sieben confirmed those areas would be stripped off and covered by stone. Commissioner Creech questioned around the corner by the sign. Mr. Sieben confirmed the existing stucco would remain since it was in good condition and was part of the character. The trim and stucco on the

north, south and the left half of the east elevations would remain and be repainted. Commissioner Creech questioned if it was cement stucco or panels. Mr. Sieben wasn't sure but confirmed it was in good shape. The T1-11 siding would be removed and replaced.

Commissioner Creech questioned if the parking lot would be torn up, replaced and re-stripped. Mr. Loumbardias confirmed it would be sealcoated, striped, crack filled and then the area with damage would be re-patched. Commissioner Creech felt the north part of the parking lot was pretty useless and would recommend that it be completely torn out and replaced.

Commissioner Creech questioned if the driveway would be wide enough after adding the ramp and planting beds. Mr. Sieben confirmed the ramp did not stick out very far and would meet Code. Commissioner Creech mentioned his package indicated that the existing paving would be removed. Mr. Sieben explained the portion of the driveway in the upper right hand section of the plan widens out as it approaches the back of the building, so they'll cut it straight. They are not changing the width of the drive as it exits toward Milwaukee Avenue, they are just shaving a little off as it approaches the back of the building. A pad will be added at the end of the ramp and under the stairway.

Commissioner Creech questioned their plans for putting a door over the bulkhead to the basement. Mr. Loumbardias confirmed the bulkhead would be completely taken out and sealed up.

Commissioner Creech referred to the meter panel on the elevation near the handicapped ramp. Mr. Sieben explained he made the ramp wide enough so that the minimum width of the ramp was beyond the face of the meter head. Commissioner Creech questioned if it was OK to have the meter panel adjacent to the ramp. Mr. Antor didn't know if there was anything specific in the Code that prohibits it. Commissioner Creech had never seen it before. Mr. Antor explained there were locations where the utilities were relatively close to sidewalks and areas of that nature. It was something the Village's electrical inspector would examine more than the Fire Department. He understood Commissioner Creech's concern. Commissioner Kalis questioned if it was legal to cover it. Mr. Antor doubted it since ComEd would need to have their access to it.

Commissioner Creech questioned the location of the new awnings. Mr. Sieben confirmed the awnings would cover the old wood shingles. Mr. Sieben confirmed the awnings would be an outdoor fabric on an aluminum frame.

Commissioner Creech referred to the trash container on the west elevation. Mr. Loumbardias confirmed the door and old trash container would be removed.

Commissioner Creech questioned the use of the low sloped room. Mr. Loumbardias confirmed they it was used for dry storage.

Commissioner Creech referred to the siding on the second floor elevations and the small section in the back that is going to be scraped and repainted. He noticed there were a number of panels that were cracked and broken. Commissioner Creech mentioned that it was known that the older styles of panels contained asbestos. He recommended having it tested before doing any scraping or removing on those particular panels.

Commissioner Powers questioned if they were adding a metal frame on top of the shingles and then adhering the awning to it. Mr. Loumbardias confirmed it would be an aluminum frame wrapped in the awning and then the entire structure would be floating off the existing shingles by one or two inches.

Commissioner Powers had a hard time grasping plastic stone panel, he questioned if they had looked at using an alternative away from plastic. Chairman Ruffatto questioned if the petitioner had seen the Village's list of acceptable materials. Ms. Casolari was unsure. Mr. Sieben explained they could investigate when the siding gets stripped off to see what they had for a substraight.

Chairman Ruffatto questioned if the cementitious material that was shown at the meeting would be more acceptable than the proposed vinyl faux stone. Commissioners Powers, Creech and Kalis preferred the cementitious material. The petitioner agreed to change the faux stone material.

Commissioner Powers questioned if the trees on the north side of the property were staying. The petitioner confirmed they were staying. Commissioner Powers was glad they were investing the money in the landscaping. He noticed the landscape plan did not indicate the location of the plants. He wanted to see the location of the plants included on the plan.

Commissioner Powers was not in favor of the sign on the north façade and did not think it was good for that location.

Commissioner Dorband questioned if the existing second floor air conditioning unit would remain. Mr. Loumbardias confirmed it would remain since there was no central air conditioning.

In reply to Commissioner Dorband's question, Mr. Loumbardias confirmed all of the flower boxes were being removed.

Commissioner Dorband questioned if they were adding another lantern. Mr. Loumbardias explained they were trying to rebuild the existing lantern.

In reply to Commissioner Dorband's question, Mr. Loumbardias confirmed the doors would match.

Commissioner Dorband appreciates that the petitioner was trying to keep the integrity of the old establishment since people identify it with Wheeling.

Chairman Ruffatto questioned if the petitioner was afraid the shingles would rot and fall off. He was surprised they weren't being torn off since it could be a maintenance issue.

Chairman Ruffatto questioned the location of the dumpster. The petitioner confirmed the dumpster would be located in the back left corner toward the north. Chairman Ruffatto explained the Village requires a structure to enclose the dumpster.

Chairman Ruffatto referred to the drive on the south side. He questioned if it would be

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specifically designated as an exit. Mr. Loumbardias felt it would make sense. The entrance would be on the north and exit on the south. Chairman Ruffatto suggested adding signage on the ground. He questioned the reason they didn't put the ramp on the north side. Mr. Sieben explained it was because of the elevation on the inside.

Chairman Ruffatto was not in favor of the vinyl sign. He questioned the requirement for the sign. Ms. Casolari explained there was a limitation since it was a single-tenant building so the additional sign can only be graphics. Text is not permitted on the sign. There is also a limitation on the size. The proposed sign does meet the Sign Code.

In reply to Chairman Ruffatto's question, Mr. Loumbardias confirmed there would be no outdoor seating but may be added in the future. Chairman Ruffatto reminded the petitioner they would need to return for a minor site plan approval.

Commissioner Creech asked for the landscaping to be sprinklered. Chairman Ruffatto took a poll regarding requiring an irrigation system.

Commissioner Johnson: no  
Commissioner Blinova: no  
Commissioner Powers: no  
Commissioner Dorband: no  
Commissioner Kalis: no  
Commissioner Creech: no

The vote was 6-0 in favor of not requiring an irrigation system.

Chairman Ruffatto recommended tabling the docket in order to get everything resolved.

- Different type of material for the faux stone siding;
- Landscape plan to include the locations;
- Location of the dumpster and structure material;
- Signage for entrance/exit;
- Adding address;
- Improving the secondary sign;
- Protect the meter on the front building elevation;
- Bike rack; and
- Gutters and downspouts included on the plan.

Commissioner Kalis referred to the air conditioning unit that was being removed for the new door by the ramp (south elevation) and asked if it was being replaced. The petitioner is not planning to replace the unit but agreed to add one if it was needed.

Commissioner Dorband questioned if the name was changing. Mr. Loumbardias confirmed the name was changing to Old Munich Tavern. Commissioner Dorband asked for the rationale in changing the name. Mr. Loumbardias felt changing the name to tavern would allow people to know it was a tavern versus a hotel inn.

In reply to Chairman Ruffatto's question, Mr. Loumbardias confirmed all three of the flower boxes were being removed.

Ms. Casolari addressed the Engineering memo that was provided. The memo included three conditions. She suggested adding the first one as a condition of approval to the site plan and appearance. Staff believes the second and third points on the Engineering memo can be addressed at permit and/or occupancy.

1. The north half of the existing parking lot is in disrepair. The north half of the parking lot shall be re-surfaced, and the entire lot shall be restriped.

Mr. Goetzelmann reported that the back half of the parking lot had recently been repaved 2 or 3 years ago but the north half is in a state of disrepair. Commissioner Creech felt it needed more work than repaving. Mr. Goetzelmann explained he got a second opinion from Staff and he thinks it would need a 1 1/2" or 1 3/4" grind and overlay.

Commissioner Creech asked about the drainage. Mr. Goetzelmann confirmed there was currently no drainage. He thought it drained out to Milwaukee Avenue. They can do some grading if needed when they pave it.

Ms. Casolari read the following conditions for the Minor Site Plan and Appearance Approval of Building and Site Modifications:

- The faux stone siding shall be made of cementitious material;
- A trash enclosure is required for the dumpster. The site plan shall note the location. Details regarding the materials and design of the enclosure shall be provided;
- Directional signs and/or pavement markings shall be installed for parking lot access; and
- The landscape plan shall be more detailed.

And the following conditions for the Appearance Approval of Awning and Wall Signs:

- It is recommended that the building address be added to the front awning; and
- Consider a new design and/or color scheme for the wall sign.

Commissioner Johnson questioned if they could have the name advertised on the side of the building. Ms. Casolari explained it was prohibited in the Sign Code. Commissioner Johnson referred to other businesses with signs on two sides. Commissioner Johnson referred to Café Zupas and questioned if they had the business name on two sides. Ms. Casolari cannot speak about what had been approved in the past, but the current Code does not allow it. Commissioner Johnson questioned if anything could be done to allow the text on the building. Mr. Ferolo will review the Code to see if there is anything that could be done to vary from the Code. Chairman Ruffatto referred to a specific section of the Sign Code, stating that the business would only be allowed graphic signs on the additional walls provided that the graphics don't exceed 40% of the primary wall sign. Commissioner Johnson felt there were other exceptions.

Commissioner Powers moved, seconded by Commissioner Dorband to table Docket No. PC 18-14.

On the roll call, the vote was as follows:



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

There being seven affirmative votes, the motion was approved.

Commissioner Power moved, seconded by Commissioner Dorband to table Docket No. SCBA 18-36.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

**8. APPROVAL OF MINUTES – August 9, 2018 (including Findings for Docket No. 2018-18, 2018-19 and 2018-20)**

Commissioner Powers moved, seconded by Commissioner Johnson to approve the minutes dated August 9, 2018 as presented. The motion was approved by a voice vote.

**9. OTHER BUSINESS**

**10. ADJOURNMENT**

Commissioner Dorband moved, seconded by Commissioner Johnson to adjourn the meeting at 8:54 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 9.07.2018  
FOR APPROVAL ON 9.13.2018**