

**1. CALL TO ORDER**

Chairman Pro Tem Johnson called the meeting to order at 6:30 p.m. on Thursday, September 20, 2018.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present were Commissioners Blinova, Creech, Dorband, Johnson, Kalis and Powers. Commissioner Ruffatto was absent with prior notice. Also present were Brooke Casolari, Senior Planner, Mallory Milluzzi, Village Attorney and Mr. Ron Antor, Fire Inspector.

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

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

**6. CONSENT ITEMS - None**

**7. ITEMS FOR REVIEW**

- A) Docket No. PC 18-15  
Pizza Roncadin  
236 Egidi Drive  
Minor Site Plan and Appearance Approval of an Outdoor Nitrogen Tank

Mr. Chudacoff, Graefen Development, 17 W 220 22<sup>nd</sup> Street, Oak Brook Terrace, IL, Mr. Alesio Lucchese and Mr. Byron Krebs, Architect, 600 West Jackson Blvd, Suite 250, Chicago, IL were present.

Mr. Krebs explained they were proposing to add an outdoor nitrogen tank to the west side of the property that will be leased to Pizza Roncadin for frozen pizza manufacturing. The tank is 34' tall and will sit on top of a reinforced concrete slab and will be surrounded by a 6' tall chain link fence with a man door for maintenance with a sliding gate for service and refilling. There will be power and liquid nitrogen running from the tank above the ground to the roof and then into the building. It will not be in the way of any public access.

**Wheeling Plan Commission  
Regular Meeting**

**September 20, 2018**

Ms. Casolari distributed a memo from the Fire Department prior to the meeting. There are two recommended conditions of approval by the Fire Department. The conditions have been attached to the motion regarding the location of the bollards and the tank itself.

Commissioner Blinova had no concerns.

Commissioner Powers had no comments or questions.

Commissioner Creech had no questions.

Commissioner Kalis questioned if 34' was a standard height. Mr. Krebs confirmed it was their standard size for the amount of product they need. Commissioner Kalis questioned if they had experienced any issues with the height in the past. Mr. Krebs did not anticipate any issues. It is a pre-engineered system from the manufacturer.

Commissioner Kalis questioned if the height was an issue for the airport. Ms. Casolari confirmed it was not an issue. She clarified that the Code in this district was 20' for accessory structures and buildings were permitted to be 30 or 40'. There is a section in the Code that allows for other structures like this tank that were not inhabited to be taller subject to the Plan Commission review and approval.

Commissioner Kalis is OK with the proposed.

Commissioner Dorband had no questions.

Chairman Pro Tem Johnson questioned the height of the piping into the building. Mr. Krebs anticipates bringing the actual piping of the liquid nitrogen above the parapet and onto the roof and then down through the building.

Chairman Pro Tem Johnson asked if they fenced all the way around, would they still need to take the fence to the building. Mr. Antor explained he recommended that they take the fence all the way back to the building so the product line was completely inaccessible, so people can't walk underneath it should there be a failure.

Chairman Pro Tem Johnson was glad it was moved from the original plan back to the side.

Commissioner Dorband moved, seconded by Commissioner Kalis to approve Docket No. PC 18-15 granting Minor Site Plan and Appearance Approval to construct one nitrogen tank at the subject property in accordance with the cover letter and exhibit A-100 submitted September 12, 2018, on behalf of Pizza Roncadin, located at 236 Egidi Drive, Wheeling, Illinois:

1. The tank footing and the enclosure shall be moved slightly to the east so that the bollards are located within the parking spaces and do not extend into the side driveway; and
2. The fence enclosure shall be extended on the sides and connect to the building.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- B)** 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 Lambardias, 582 N. Milwaukee Avenue, Wheeling and Mr. Paul Simon, 870 West Hillside, Palatine were present.

Chairman Pro Tem requested an update on the changes from the last meeting.

Mr. Simon explained there was more detail on the current plans which incorporated all of the comments made at the previous meeting. He reviewed the following changes:

- The landscape plan has more detail showing the location of the individual plants.
- The trash enclosure is located in the lower right hand corner.
- The site plan is more extensive and shows all of the parking and striping.
- The asphalt replacement is shown on the north side of the building.
- They changed the previously proposed stone that was shown on the building and provided samples.
- The striping indicates one way in and one way out.
- The address has been added to the front of the building.
- A circular medallion logo replaced the previous shown signage near the entrance on the side of the building.

Commissioner Dorband liked the new sign, landscape design and script on the awning. She visited the site and agrees there are some bad spots in the parking lot but understands that the petitioner would repair it. Mr. Simon confirmed they were ripping out the entire north end of the parking lot and replacing the asphalt. The other areas of the parking lot would be seal coated with new striping. She thanked the petitioner for the changes.

Commissioner Kalis thanked the petitioner for identifying the plants on the landscaping plan.

Commissioner Creech thanked the petitioner for making the changes.

Commissioner Creech noted the elevations submitted were a little different from the ones submitted at the last meeting.

Commissioner Creech noted the plans indicated that the siding on the second floor and the rear of the building were being replaced along with the stone on the east elevation. Mr. Simon explained the reason was because when you turn the corner toward the vestibule it had the same cream alpine look. He confirmed they were replacing the texture 111 siding with some new stucco panels.

In reply to Ms. Casolari's question, Mr. Simon confirmed it was stucco with wood trim.

Commissioner Creech noticed that the first panel from the entrance on the north side was painted crème color and the rest of the panels were stucco. He questioned if it would be replaced. Mr. Simon confirmed all of the T111 would be gone. He confirmed on the south elevation everything under the awning would be alpine stucco all across the front with the stone accent in the middle. It will continue around to the north face. The whole front of the building on the first floor will be wrapped with the alpine stucco feel all around. He confirmed the second floor material was being replaced. The material would be sealed, and the material applied over it. Commissioner Creech expressed concern that it be done properly.

Commissioner Creech questioned how the stone would be fastened to the existing foundation. Mr. Simon confirmed they would use regular mortar. On the wall it would be fastened by cement board.

Commissioner Creech questioned the use of the second floor of the building. Mr. Lambardias confirmed it would be used for surveillance/security.

Commissioner Creech noted the drawings did not show any bollards to protect the trash enclosure corners.

Commissioner Creech referred to the gas meters on the front elevation of the building. He noted the sidewalk was only 4' wide. He wanted to see some kind of protection for the gas meter in the front. He suggested using a smaller bollard. Mr. Simon agreed to use something that would be hidden by landscaping. Chairman Pro Tem Johnson suggested doing something at the height of the meter.

Commissioner Creech asked about a bike rack. Mr. Simon agreed to put one in the back corner.

Commissioner Creech asked that the old siding on the second floor be tested for asbestos before tearing it off prior to the installation of the new siding.

Commissioner Powers asked about the material of the gate. Mr. Simon explained it was like the plastic decking from Home Depot. Commissioner Powers asked about the color. Mr. Simon thought they would use brown to match the trim of the building.

Commissioner Powers thought the landscaping plan was great. He appreciated that the petitioner listened to the Commission.

**Wheeling Plan Commission  
Regular Meeting**

**September 20, 2018**

Commissioner Blinova agreed it was a beautiful project. She recommended using a bush to cover the gas pipes.

The new stone material was distributed to the Commission.

Chairman Pro Tem Johnson appreciated the feel of the new sign.

Chairman Pro Tem Johnson noted the two photo exhibits were not correct for the signage. Ms. Casolari explained that for the sign approval for SCBA 18-36 the documents were not included.

Chairman Pro Tem Johnson asked if a condition was needed for protecting the gas meter. Ms. Casolari asked for comments from the Fire Department and Engineering. Mr. Antor confirmed Commissioner Creech's concern was valid but was subjective. It had not been a problem in the past but agreed the widening of the road changed it and was agreeable with adding bollards. The bollards should comply with the bollards that were specified in the Fire Protection Code (3' high and 4' into the ground with 4" diameter filled with concrete). Commissioner Dorband felt 3' high would really stand out.

Chairman Pro Tem Johnson took a poll to determine if a bollard was needed.

Commissioner Creech: agreed  
Commissioner Kalis: disagreed  
Commissioner Dorband: disagreed  
Commissioner Blinova: disagreed  
Commissioner Powers: disagreed  
Commissioner Johnson: agreed

The vote was 4:2 not in favor of adding bollard(s).

Commissioner Creech wanted bollards for the trash enclosure on either side of the corner in front of the trash enclosures. It would protect the corners and prevent the doors from flying open.

Commissioner Powers questioned if the petitioner was eligible for a façade improvement grant. Ms. Casolari confirmed the petitioner was eligible and had applied for the grant.

Commissioner Powers moved, seconded by Commissioner Dorband to approve Docket No. PC 18-14 to grant minor site plan and appearance approval for building and site modifications in accordance with the following exhibits submitted September 10, 2018 (except as noted) by Old Munich Tavern, located at 582 N. Milwaukee Avenue, Wheeling, Illinois:

- Cover letter (3 sheets),
- Site plan, A-1,
- South and east elevation plans, A-2,
- North and west elevation plans, A-3,
- Awning rendering and plan (2 sheets), August 29, 2018, and
- Landscape renderings (2 sheets).

With the following conditions:

1. The materials of the east wall façade just below and to the right of the stacked stone will be stucco with wood trim;
2. All of the horizontal siding will be replaced with textured fiber siding;
3. Prior to occupancy, install a bike rack for at least 2 bicycles;
4. Prior to removal of the second floor siding it shall be tested for asbestos;
5. The trash enclosure shall be dark brown in color; and
6. A bollard shall be installed to protect the corner of the trash enclosure adjacent to the parking stall.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Creech to approve Docket No. SCBA 18-36 to grant appearance approval for awning and sign plans in accordance with the sign and awning plans (5 sheets) submitted August 29, 2018 by TFA Signs, for Old Munich Tavern, located at 582 N. Milwaukee Avenue, Wheeling, Illinois.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

**8. APPROVAL OF MINUTES – None**

**9. OTHER BUSINESS**

Commissioner Dorband announced that the Taste of the Town is scheduled on September 27<sup>th</sup> at Chevy Chase.

**10. ADJOURNMENT**

Commissioner Dorband moved, seconded by Commissioner Kalis to adjourn the meeting at 7:14

**Wheeling Plan Commission  
Regular Meeting**

**September 20, 2018**

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 10.19.2018  
FOR APPROVAL ON 10.25.2018**