

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, October 11, 2018.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Johnson, Kalis, Powers and Ruffatto. Commissioner Dorband was absent with prior notice. Also present were Brooke Casolari, Senior Planner, Steve Robles, Assistant Director of Community Development, Mallory Milluzzi, 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 18-39
North Shore College
1400 S. Wolf Road, Suite 104
Appearance Approval of a Wall Sign
- B) Docket No. SCBA 18-40
Ridgefield Homeowner's Association
Approximate location of 1126 Wheeling Road
Appearance Approval of a Subdivision Sign
- C) Docket No. SCBA 18-41
Athletico
481 E. Dundee Road
Appearance Approval of a Wall Sign
- D) Docket No. SCBA 18-42
Waukegan Roofing
250 Chaddick Drive
Appearance Approval of a Freestanding Sign

- E) Docket No. SCBA 18-43
Viant
140 E. Hintz Road
Appearance Approval of Wall and Freestanding Signs

- F) Docket No. SCBA 18-44
Viant
690 Chaddick Drive
Appearance Approval of Wall and Freestanding Signs

- G) Docket No. SCBA 18-45
Viant
723 Chaddick Drive
Appearance Approval of a Freestanding Sign

- H) Docket No. SCBA 18-46
KFC / Taco Bell
150 E. Dundee Road
Appearance Approval of Wall and Freestanding Signs

Chairman Ruffatto requested that a condition be added on all future dockets that the façade be repaired prior to sign installation. Ms. Casolari confirmed she reviews it with all applicants. A permit is not issued until the façade is repaired and then she does an inspection to make sure it has been fixed. Chairman Ruffatto requested that the subject is discussed under “other business”.

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

Approve Docket No. SCBA 18-39 to permit installation of the wall sign in accordance with the sign plan submitted September 14, 2018 by Real Neon, on behalf of North Shore College, located at 1400 S. Wolf Road, suite 104, Wheeling, Illinois.

Approval of Docket No. SCBA 18-40 to permit the installation of the subdivision sign in accordance with the following plans submitted August 23, 2018 (except as noted) for the Ridgefield Homeowner’s Association, located at 1126 S. Wheeling Road, Wheeling, Illinois:

- Site plan,
- Sign plan, and
- Landscape plans (2 sheets), 9.27.2018.

Approve Docket No. SCBA 18-41 to permit installation of the wall sign in accordance with the sign plan submitted September 18, 2018 by South Water Signs, on behalf of Athletico, located at 481 E. Dundee Road, Wheeling, Illinois.

Approval of Docket No. SCBA 18-42 to permit the installation of the subdivision sign in accordance with the following plans submitted October 2, 2018 for Waukegan Roofing, located at 250 Chaddick Drive, Wheeling, Illinois:

- Site plan,
- Sign plan, and
- Landscape plans (2 sheets), 9.27.2018.

Approve Docket No. SCBA 18-43 to permit modifications to two existing freestanding signs and installation of a wall sign in accordance with the following exhibits submitted September 26, 2018 (excepted as noted) by Signs of Distinction, on behalf of Viant, located at 140 Hintz Road, Wheeling, Illinois:

- Monument sign plan for Hintz Road,
- Monument sign plan for Chaddick Drive,
- South façade wall sign plan,
- Previously approved landscape plan for sign along Hintz Road, 2.3.2015, and
- Previously approved landscape plan for sign along Chaddick Drive, 3.20.2015.

Approve Docket No. SCBA 18-44 to permit modifications to an existing freestanding sign and installation of a wall sign in accordance with the following exhibits submitted September 26, 2018 (excepted as noted) by Signs of Distinction, on behalf of Viant, located at 690 Chaddick Drive, Wheeling, Illinois:

- Monument sign plan,
- East façade wall sign plan, and
- Previously approved landscape plan, 2.3.2015.

Approve Docket No. SCBA 18-45 to permit modifications to an existing freestanding sign in accordance with the following plan submitted September 26, 2018, by Signs of Distinction, on behalf of Viant, located at 723 Chaddick Drive, Wheeling, Illinois:

Approve Docket No. SCBA 18-46 to permit the installation of the wall and freestanding signs in accordance with the following exhibits submitted August 31, 2018 (except as noted), for KFC and Taco Bell, which are located at 150 E. Dundee Road Wheeling, Illinois:

- Elevation sign plan,
- KFC west sign plan,
- KFC south wall sign plan,
- Taco Bell south wall sign plan, and
- Landscape plan, 9.28.2018.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Johnson, Kalis, Powers, Ruffatto

NAYS: None

ABSENT: Commissioner Dorband

PRESENT: None

ABSTAIN: None

There being six affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A)** Docket No. 2018-24A&B (Continued from September 13, 2018 hearing.)
Auto Cars Imports
170 Shepard Avenue
(2018-24A) Zoning Variation to Reduce the Required Parking
(2018-24B) Special Use-Site Plan Approval for a Light Motor Vehicle Repair
 Facility

See Findings of Fact and Recommendation for Docket No. 2018-24A&B.

Commissioner Powers moved, seconded by Commissioner Johnson to continue Docket No. 2018-24A to October 25, 2018.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Johnson to continue Docket No. 2018-24B to October 25, 2018.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

The Commissioner took a break at 7 :38 p.m. and reconvened at 7:44 p.m.

- B)** Docket No. PC 18-16
Wille Dundee Road Resubdivision
213 to 251 E. Dundee Road
Approval of Final Plat of Resubdivision

Mr. Robles explained the request for the final plat of consolidation was to consolidate the six current lots into two proposed lots (lot 1 and lot 2). This is being done as a requirement of a condition of approval from the time the Dunkin Donuts restaurant was approved. It will establish

the single lot for the existing Dunkin Donuts and an additional lot for everything east of it. The owner is also seeking the plat in order to market the site for commercial redevelopment (everything east of the Dunkin Donuts on proposed lot 2). Upon additional research after the Staff Report, there were two additional ordinances that were not included in the Staff Report that relate to this request and the property. The first is Ordinance 4597 which was passed on March 28, 2011 which granted a variation to allow for two buildings on a single lot. The second is ordinance 4598 passed on March 28, 2011 which granted a special use and site plan and building an appearance approval for the Dunkin Donuts. They were unintentionally omitted from the Staff Report. With the 2011 variance, it was a requirement that the plat was required to allow for the necessary cross access and shared parking. That was required at the time, so this proposed plat is picking up where the 2011 variance left off and was now being taken care of to satisfy the approved conditions to create a single lot for Dunkin Donuts and address those conditions of the 2011 variance to provide for the necessary cross access and shared parking easements. The petition has included an easement agreement which is included for informational purposes about how the shared access, shared parking and shared utilities would continue to be maintained and exist between both lots moving forward.

Mr. Robles noted that the Staff Report, exhibits and conditions were all part of the public record. The recommendation tonight is conditioned upon six conditions based on Engineering's review and related to additional easements that are required on the plat.

Mr. John Silverberg, GW Properties, property owner was present.

Ms. Milluzzi explained it was a resubdivision and was removing one of the variations that had been granted which allowed multiple buildings on a single lot. It's a unique reconfiguration of land that was already platted. The proposed is for approval for one building on two lots. Mr. Robles explained the plat would clean-up the condition of where the building sits as it relates to zoning lots.

Mr. Silverberg stated that they closed on the property in April of 2018. The original zoning was not for them.

In reply to Commissioner Creech's question, Mr. Silverberg confirmed they purchased six separate lots all owned by one owner. Dunkin Donuts will be on lot 1 and lot 2 will have something in the future.

Commissioner Creech questioned if any variances were being grandfathered to Dunkin Donuts as legal, non-conforming. Mr. Silverberg explained the only variance associated with the Dunkin Donuts was the fact that it had two buildings on one zoning lot.

Commissioner Creech questioned if the parking requirements for the Dunkin Donuts were satisfied for lot 1. Mr. Robles confirmed that nothing had changed regarding building setbacks, parking setbacks or quantity of parking.

Commissioner Kalis had no questions.

Commissioner Powers questioned if the existing building on lot 2 was considered as legal, non-conforming. Mr. Robles explained the parking and existing commercial building were legal, non-

conforming. Staff did not include any variances with the plat because the owner's intention was to demolish it and redevelop it.

Commissioner Powers questioned if the existing building were to stay, would the use then determine what variations were needed. Mr. Robles explained if a new tenant went in the building and required modifications to the building, the modifications may require variations.

Commissioner Blinova had no issues with it.

Commissioner Johnson had no questions.

Chairman Ruffatto questioned if there would be a cross access agreement between the two lots with the possibility of shared parking. Mr. Robles explained the potential development would allow customers to cross over the property line to go from lot one to lot two through the cross access but also allowed for distribution of parking so that Dunkin Donuts doesn't have an exclusive parking lot for them. The parking would be shared amongst both uses.

Chairman Ruffatto questioned how the shared parking would be handled if a new business came in and needed a variation for parking. Would it be part of the variation? Mr. Robles explained it would be assessed at that time to determine the amount of the shortage based on the proposed use but also if they were concurrent uses. The shared parking will be a factor for any future proposals on whether it would provide a true function or create a problem and if additional variances would be needed to compensate for a shortage in parking.

Commissioner Creech questioned how the shared parking could be taken away. Ms. Milluzzi explained the shared parking was only an agreement with the property owner of two lots. The shared parking only allows people the right to parking in certain areas. The Village was not given Code relief and was not giving a shared parking agreement. The petitioner is showing on the plat that there is a recorded easement and parking agreement. Mr. Robles further explained that the shared parking easement allows for lot one and lot two to share parking and how it is managed through the agreement through two private property owners. When a future development comes in, Staff understands there's a shared parking easement so there is an opportunity for those two lots to share parking. If Staff's assessment of the future development is that the shared parking doesn't work, then the easement can be dissolved or could include as part of the approval that the shared parking was not included. It could be required that the easement would no longer be in place. It would be dependent on the future use. Ms. Milluzzi explained that the Village could not take away a private owner's shared parking easement, it would note be a part of the parking calculations for the new development.

Mr. Silverberg confirmed the agreement between lot one and lot two was a private agreement between himself but in the future, they would not need the parking from lot two for lot one.

Commissioner Creech did not want to create a parking issue that would come against the Village in the future.

Chairman Ruffatto wants to see something more creative for lot two and not another drive-through.

Ms. Milluzzi asked the Plan Commission to take a vote on waiving the requirement for a preliminary plat in this instance which the Code allows because it is a subdivision containing three lots or less and not involving any new streets.

Commissioner Powers moved, seconded by Commissioner Creech to allow the waiver of the preliminary plat requirement.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Johnson moved, seconded by Commissioner Powers to recommend approval of Docket No. PC 18-16, approving the Final Plat of Wille Dundee Road Resubdivision under Title 17, Planning Subdivisions and Developments as shown on the Final Plat prepared by Manhard Consulting, Ltd, dated July 30, 2018, prepared by James D. Baker, Illinois Professional Land Surveyor No. 3648, on behalf of GW Properties, LLC., for the properties located at 213 to 251 E. Dundee Road, Wheeling, Illinois,

With the following conditions:

1. Prior to Village Board approval, the plat shall be revised to illustrate public utility easements and easement provisions as follows:
 - a) Storm sewer shall be privately owned and easement provided on plat. Property owners in agreement about ownership and maintenance.
 - b) Water main shall be privately owned and easement provided on plat. Property owners in agreement about ownership and maintenance. Village to provide easement language.
 - c) Sanitary sewer shall be privately owned and easement provided on plat. Property owner's in agreement about ownership and maintenance.
 - d) Utility easements (gas electric, communications and etc.) shall be noted on plat and specific easements or blanket easements.
 - e) All new infrastructure constructed under new development will require all appropriate easements determined by the Village prior to completion of construction. It can also be in form of plat of easement.
 - f) Note must be added to plat showing Village's mail to address for recording.
2. That the Plan Commission Chair and Secretary sign the document and forward the recommendation to the corporate authorities for review and consideration.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Johnson, Kalis, Powers, Ruffatto

**Wheeling Plan Commission
Regular Meeting**

October 11, 2018

NAYS: None
ABSENT: Commissioner Dorband
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Chairman Ruffatto stated that the building is currently legal, nonconforming so if any changes were made they would need to bring it up to Code.

8. APPROVAL OF MINUTES – None

9. OTHER BUSINESS

Ms. Casolari reviewed the upcoming Plan Commission schedule. A joint Plan Commission and Village Board meeting is planned on Thursday, October 18th. It will take place at the Public Works facility. The meeting starts at 6:30 p.m. with dinner being served at 5:30 p.m. She asked for the Commissioners to RSVP.

Commissioner Blinova will be present.
Commissioner Johnson will be present.
Commissioner Powers will be present.
Commissioner Kalis is unavailable.
Commissioner Creech will be present.

Ms. Casolari reported that there will be a regular meeting on October 25th, November 1st, November 8th and a special workshop on November 15th for the master plan for the station area. Chairman Ruffatto will not be present at the November 1st and 8th meetings. There are meetings on December 6th and December 20th.

Chairman Ruffatto referred to consent agenda items. He referred to the hot dog business and questioned why Staff didn't have them remove the sign and fix the facade. He questioned why the businesses are not being fined. He wants something done. He sees it all over the Village. He referred to Athletico and believes the façade would need to be fixed. Commissioner Johnson agrees that enforcement seems to be lacking.

Commissioner Johnson noticed that the lot was being cleared for the 500 building project.

Commissioner Johnson questioned the status of the neighborhood signage project. Ms. Casolari stated that it was on hold as they concentrate on the station area plan.

Commissioner Johnson asked about the Village entrance signs. Ms. Casolari confirmed they were currently working on the project.

Chairman Ruffatto referred to the consultants and a 3-day workshop in the Village and mentioned

that the Plan Commission could be invited to a session. He wanted the Commissioners to plan to attend if their schedule permitted. The consultants are looking for input.

10. ADJOURNMENT

Commissioner Powers moved, seconded by Commissioner Johnson to adjourn the meeting at 8:23 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**