

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, September 14, 2017.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A) [Docket No. SCBA 17-31](#)
Burger King
425 W. Dundee Road
Appearance Approval of Wall Signs
- B) [Docket No. SCBA 17-33](#)
Guisela Salon
109 N. Wolf Road
Appearance Approval of a Wall Sign

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

Approve Docket No. SCBA 17-31 to grant appearance approval for the proposed sign modifications as shown on the following exhibits submitted August 15, 2017 for Burger King, located at 425 W. Dundee Road, Wheeling Illinois:

- Channel letter sign plan
- Cabinet sign plans (2 sheets)
- Proposed east elevation, A-4

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- Proposed west, north and south elevations, A-4.1

Approve Docket No. SCBA 17-33 to grant appearance approval for the proposed wall sign in accordance with the plan submitted August 21, 2017, by Associated Graphics Group, for 109 N. Wolf Road, Wheeling, Illinois.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) [Docket No. 2017-10](#)
Sunrise Market Café
901 W. Dundee Road
Special Use-Site Plan Approval to Establish a Sit-Down Restaurant

See Findings of Fact and Recommendation for Docket No. 2017-10.

Commissioner Powers moved, seconded by Commissioner Johnson to recommend approval of Docket No. 2017-10, Special Use-Site Plan Approval as required under Chapter 19-05 Mixed use Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit a Sit-Down Restaurant in accordance with the project description and floor plan submitted June 26, 2017 by Sunrise Café, to be located at 901 W. Dundee Road, Wheeling, Illinois;

And with the following conditions of approval:

1. That a trash can be added to the outdoor seating area; and
2. That outdoor seating may include up to 10 chairs.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Dorband to close Docket No. 2017-10. The motion was approved by a voice vote.

- B) Docket Nos. 2017-11 and PC 17-16**
Wheeling Park District
333 W. Dundee Road
(2017-11) Variation from Title 19, Zoning, Related to Building Height
(PC 17-16) Site Plan and Appearance Approval of a Building Addition

See Findings of Fact and Recommendation for Docket Nos. 2017-11 and PC 17-16.

Commissioner Johnson moved, seconded by Commissioner Dorband to recommend approval of Docket No. 2017-11, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, , Chapter 19.05 Mixed Use and Overlay Districts, Section 19.050.020 Open Space Overlay District, Section E Setbacks, Size & Height Restrictions, and associated sections to increase the maximum allowed building height, in accordance with the Elevation Plan A3.1.0-2, submitted by the Wheeling Park District on August 14, 2017, for a building addition to the existing community recreational center, located at 333 W. Dundee Road, Wheeling Illinois.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Blinova moved, seconded by Commissioner Dorband to recommend approval of Docket No. PC 17-16 granting site plan and appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-04 Residential Districts, Chapter 19-05 Mixed Use Districts, and Chapter 19-12, Site Plan Approval Requirements, in order to construct a building addition to the existing community recreational center in accordance with the following exhibits submitted by the Wheeling Park District on August 14, 2017 (except as noted), for 333 W. Dundee Road, Wheeling, Illinois:

- Cover letter (2 sheets)
- Site plan, (August 23, 2017), A0.0.1-3
- First floor plan, A1.1.0-3
- Second floor plan, A1.2.0-3
- Elevation plans, A3.1.0-2
- Landscape plan, L1.0.0
- Photometric plan, E0.0.2

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- Civil engineering plans (14 sheets)
- Exhibit list
- Parking count exhibit
- Existing photometrics exhibit
- Planting exhibits (4 sheets)
- Fencing exhibit (2 sheets)
- Bench exhibit
- Trash receptacle exhibit
- Recycle receptacle exhibit
- Bench and receptacle product data sheets (3 sheets)
- Bicycle rack photograph
- Bicycle rack product data sheet

And with the following conditions:

1. That the west drive aisle width (that is adjusted to the new parking) shall be adjusted at permit to meet Code; and
2. At building permit, a photometrics plan shall be provided that demonstrates adequate light levels for all pedestrian and vehicular access surrounding the CRC.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Johnson to close Docket No. 2017-11.
The motion was approved by a voice vote.

The Commission took a break at 7:53 p.m. and reconvened at 7:56 p.m.

- C) Docket No. PC 17-17
Hawthorne Global Aviation
S. Milwaukee Avenue @ Tower Road
Site Plan and Appearance Approval of a New Hangar Building

Mr. Peter Fazio, Chapple Design, P.O. Box 25, Wayne, IL and Mr. David Annin, General Manager, Hawthorne Global Aviation were present.

Mr. Fazio explained that Hawthorne was constructing a 35,000 square foot airport hangar within an attached tenant space. Hawthorne is seeking to grow in order to meet the demands for corporate

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aviation services in the Chicago area. It is very similar to the other hangar on their property. They are not looking for any variations.

Mr. Annin stated that the proposed structure is consistent with the airport layout plan and has been approved by the airport. They have received all of the airspace requirements from the FAA. All of the comments from the airport's engineering have been incorporated within the plans. The building is slightly smaller than their existing building. Their intent is to build a building that was consistent with their existing complex.

Chairman Ruffatto asked for a description of the building materials. Mr. Fazio explained it was a pre-engineered butler building with a metal exterior and a brick wainscot going 4' up the wall. The office area would be constructed with brick. Mr. Annin explained there was an 8 or 9' mewall around the exterior of the hangar with insulated steel panel. The main color is aspen cream and is a blended color. The blending will be consistent with the darker color that is the base and the band so it will all tie together.

Commissioner Dorband questioned if the Fire Department had any concern. Fire Inspector Antor stated that Chief MacIsaac met with the petitioner and the petitioner is willing to address any concerns in the project. They will all be taken care of during the permit and construction phase.

Commissioner Blinova had no questions.

Commissioner Creech had no questions.

Commissioner Powers questioned the location of the HVAC screen. Mr. Annin confirmed the HVAC units were located above the office area. They will be screened by metal.

Commissioner Powers questioned the location of phase 2. Mr. Annin noted the proposed phase 2 location on the plan. Ms. Jones clarified it was not a building addition but a separate building.

Commissioner Johnson had no questions.

Chairman Ruffatto wished the front of the building facing Milwaukee Avenue would have been more decorative. It doesn't have the style of their original building. Mr. Fazio believes the landscaping and lighting would add to the appearance.

In reply to Chairman Ruffatto's question, Mr. Annin confirmed the gutters are interior on the office portion and exterior on the hangar.

Commissioner Powers requested details regarding the trash enclosure. Mr. Annin confirmed there was a gate with three sides that were consistent to the materials on the building.

Commissioner Blinova moved, seconded by Commissioner Johnson to recommend approval of Docket No. PC 17-17 granting site plan and appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-08 Airport District and Runway Protection Zones and Chapter 19-12, Site Plan Approval Requirements, in order to construct a new hangar building with offices in accordance with the following exhibits submitted on by Hawthorne Aviation on August 25,

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2017 (except as noted), for the vacant property at the southwest corner of Milwaukee Avenue and Tower Road, Wheeling, Illinois:

- Cover letter
- Site plans (2 sheets)
- Floor plan
- Elevation plans (2 sheets)
- Roof plan
- Landscape plan (2 sheets)
- Irrigation plan
- Photometric plan
- Site lighting plan
- Elevation lighting plan
- Light fixture details (14 sheets)
- Truck auto-turn exhibit
- Civil engineering plans (13 sheets)
- Trash enclosure plan, September 8, 2017
- Letter addressing fire access, September 8, 2017

And with the following conditions:

1. As noted in the letter submitted September 8, 2017, if construction of Phase II (hanger pad directly northwest of the subject pad) has not yet commenced within three years of site plan and appearance approval, then secondary access drives shall be installed to satisfy the requirements of the Fire Department;
2. The drive aisle widths and other turning radiuses shall be adjusted at permit to meet the requirements of the Fire Department.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES – [August 24, 2017](#)

Commissioner Powers moved, seconded by Commissioner Johnson to approve the minutes dated August 24, 2017 as presented. The motion was approved by a voice vote.

9. OTHER BUSINESS

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A) Appointment of a Secretary Pro-Tem

Commissioner Blinova volunteered for the position of Secretary Pro-Tem. The entire Plan Commission was in favor of nominating Commissioner Blinova for the position of Secretary Pro-Tem.

Ms. Jones announced that the September 28th meeting had been canceled to allow the Plan Commission to attend the Taste of the Town.

Chairman Ruffatto stated that everyone should have received an e-mail from Lisa regarding the Taste of the Town. Please RSVP to Lisa by September 22.

Commissioner Dorband announced the location of the Taste of the Town on September 28th at the Westin. There will be 23 restaurants. The cost is \$35. Contact the Chamber Office at 847-541-0170.

Chairman Ruffatto thanked the Village's technology staff for the new iPads.

Chairman Ruffatto mentioned the gas station at the corner of 83 and Dundee. He questioned if it was opened since there was no signage and appeared closed. Ms. Jones was unsure but agreed to check.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Blinova 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

**DISTRIBUTED TO THE COMMISSION 10.05.2017
FOR APPROVAL ON 10.12.2017**