



**WHEELING PLAN COMMISSION
THURSDAY, OCTOBER 25, 2018 6:30 P.M.**

REVISED October 19, 2018

**AGENDA FOR A REGULAR MEETING OF THE PLAN COMMISSION
Board Room - 2 Community Boulevard, Wheeling, Illinois**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. CHANGES TO THE AGENDA**
- 5. CITIZEN CONCERNS AND COMMENTS**

*Municipal Code 2.03.060 Subjects of Orders of Business:

Citizen Concerns and Comments. Members of the public may address the Plan Commission with comments regarding only those issues that are relevant to the Plan Commission's agenda or topics that the Plan Commission has the authority, pursuant to the Village Code, to address. The chairperson or his or her designee shall strictly restrain comments to matters that are relevant to the Plan Commission business and shall not permit repetitious comments or arguments. Members of the general public who wish to address the Plan Commission must sign the request to speak form prior to the commencement of the public meeting. The persons submitting a petition, concern or other comment shall be allocated five minutes to present their points.

6. CONSENT ITEMS

- A) [Docket No. SCBA 18-47](#)
McDonald's
1355 Lake Cook Road
Appearance Approval of Wall Signs

7. ITEMS FOR REVIEW

- A) [Docket No. 2018-25](#)
Tracy's Bistro
18 W. Dundee Road
Special Use-Site Plan Approval of a Sit-Down Restaurant
- B) [Docket No. 2018-26](#)
Mini Donut Factory
1067 Lake Cook Road
Special Use-Site Plan Approval of a Sit-Down Restaurant
- C) [Docket No. 2018-23](#) (To be continued without discussion)
H2O Express Car Wash
966 S. Milwaukee Avenue
Special Use-Site Plan Approval of a Car Wash

- D)** [Docket No. 2018-24A&B](#) (Continued from October 11, 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

- 8.** **APPROVAL OF MINUTES** – [September 13, 2018](#) (including partial Findings for Docket Nos. 2018-23, and 2018-24), [September 20, 2018](#), and [October 11, 2018](#) (including partial Findings for Docket No. 2018-24)

- 9.** **OTHER BUSINESS**

- 10.** **ADJOURNMENT**

THIS MEETING WILL STREAM LIVE AND TELEVISED ON WHEELING'S CABLE CHANNELS 17 & 99.
IF YOU WOULD LIKE TO ATTEND A VILLAGE MEETING BUT REQUIRE AUXILIARY AID SUCH AS A SIGN
LANGUAGE INTERPRETER, PLEASE CALL (847) 499-9085 AT LEAST 72 HOURS PRIOR TO THE MEETING

**Public Hearing Information
Wheeling Plan Commission Meeting
October 25, 2018
(Attachment to Agenda)**

2018-23 H2O Express Car Wash, Inc., property owner, is seeking Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish a car wash at 966 S. Milwaukee Avenue, which is zoned B-3 General Commercial and Office District.

2018-24 Steve Vago, President of Auto Cars Imports LTD, tenant, is seeking the following for the property at 170 Shepard Avenue, which is zoned I-3 General Industrial District:

2018-24A Variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading, Section E Parking Standards, Subsection 1 Minimum Required Parking per Land Use Category, and associated sections to reduce the required parking for a motor vehicle (light) repair facility; and

2018-24B Special Use-Site Plan Approval as required under Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, to establish a motor vehicle (light) repair facility.

2018-25 Silver Hawk Restaurant Group, LLC, lessee, is seeking Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish a sit-down restaurant at 18 W. Dundee Road, which is zoned B-3 General Commercial and Office District.

2018-26 Mini Donut Factory, contract lessee, is seeking Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish a sit-down restaurant at 1067 Lake Cook Road, which is zoned B-2 Neighborhood Commercial District.

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

FROM: Andrew C. Jennings, Director of Community Development
Brooke A. Casolari, Senior Planner

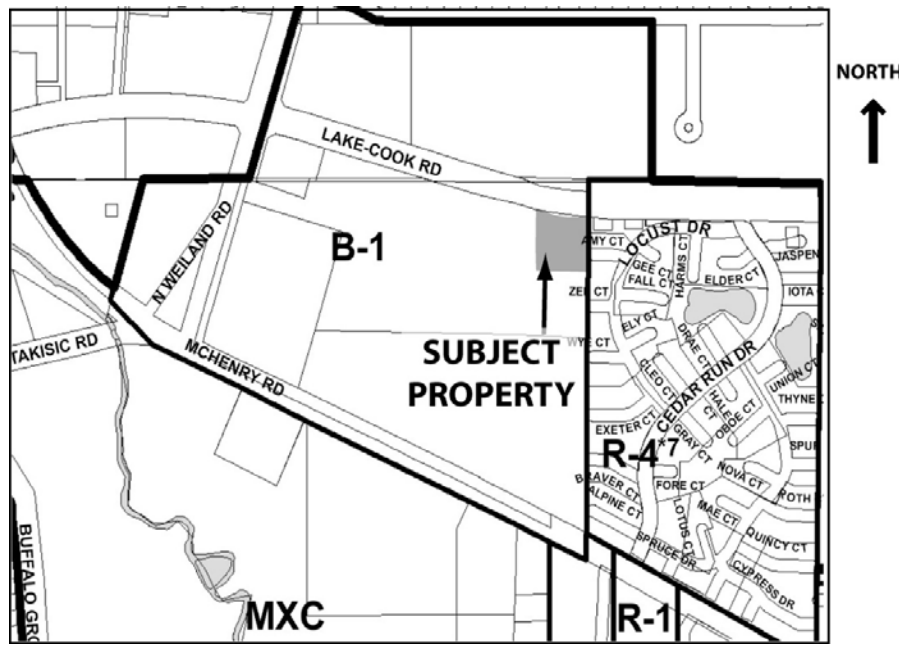
RE: **Docket No. SCBA 18-47**
McDonald's
1355 Lake Cook Road
Appearance Approval of Wall Signs

DATE OF REPORT: October 18, 2018

DATE OF MEETING: October 25, 2018

PROJECT OVERVIEW: The petitioner is seeking appearance approval for new wall signs for an existing drive-thru restaurant.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Development Name:</u>	McDonald's
<u>Applicant:</u>	Identity Services LLC
<u>Property Owner Name:</u>	Walmart
<u>Common Location:</u>	At the northeast corner of the Walmart site
<u>Neighboring Property Land Use(s):</u>	North: Commercial (Target) West: Commercial (Walmart)

South: Commercial (Vacant)
East: Multi-Family Residential (Cedar Run).

Comprehensive Plan Designation:

Commercial

Existing Use of Property:

Drive-through restaurant

Existing Property Zoning:

B-1 Planned Shopping Center District

Previous Zoning Action on Property:

862 Ord. No. 3129: Variation for number of buildings on a lot, passed 5/6/1996
1996-13 Ord. No. 3130: Special Use and site plan approval for McDonalds, passed 5/6/1996
PC 12-11 Minor site plan and appearance approval of site modifications
PC 18-12 Minor site plan and appearance approval of site modifications, 6/28/2018
SCBA 18-27 Appearance approval of drive-thru signage, 6/28/2018

DESCRIPTION OF PROPOSAL

In conjunction with the recently approved exterior renovations to the existing McDonalds drive-through restaurant, the applicant is seeking appearance approval of new wall signs.

SIGNAGE PLAN REVIEW

Signage Locations: Wall signs are proposed for the south, east, and north elevations of the building.

Proposed Signage Size, Style and Type: Three different wall signs are proposed. The first sign, which is the golden arch logo sign, is located on the south and east facades. The size of each sign is 14.0 sq. ft. This internally illuminated acrylic sign will be flush mounted to the building with yellow faces and silver returns. Two different signs are proposed for the north elevation. These include the playplace (tagline) and McDonald's (business name) signs. Each sign is comprised of channel letters on a raceway. The McDonald's sign is 32.83 sq. ft. and the playplace sign is 21.41 sq. ft. in size. The McDonald's sign has white faces and silver returns. The playplace sign has red and yellow faces and silver returns. The McDonald's business name is considered the primary sign. The additional signs are allowed as graphics (logos and tagline).

The proposed signs meet the size requirements of the code.

STAFF REVIEW

Impact on Adjacent Uses: No impact is anticipated on adjacent uses.

Staff Recommended Action: Staff recommends approval of the proposed wall signs.

PROPOSED MOTION

If the Plan Commission approves of the appearance of the proposed wall signs, an appropriate motion would be to:

Approve Docket No. SCBA 18-47 to grant appearance approval of the wall signs, as shown on the following exhibits submitted August 27, 2018 (except as noted) by Identity Services, for McDonald's located at 1355 Lake Cook Road, Wheeling, Illinois:

- Building elevation plans, October 9, 2018 (2 sheets),
- Golden arch sign plans (5 sheets),
- McDonald's wordmark sign plans (2 sheets), and
- Playplace sign plans (3 sheets).



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Casolari
Senior Planner

Attachments: [Photos of existing conditions \(staff\)](#)

[Building elevation plans](#)

[Golden arch sign plans](#)

[McDonald's wordmark sign plans](#)

[Playplace sign plans](#)

McDonald's – 1355 Lake Cook Road
Docket No. SCBA 18-47 (Appearance Approval of Wall Signs)



Existing conditions of property – looking north

McDonald's – 1355 Lake Cook Road
Docket No. SCBA 18-47 (Appearance Approval of Wall Signs)



Existing conditions of property – looking west

McDonald's – 1355 Lake Cook Road
Docket No. SCBA 18-47 (Appearance Approval of Wall Signs)

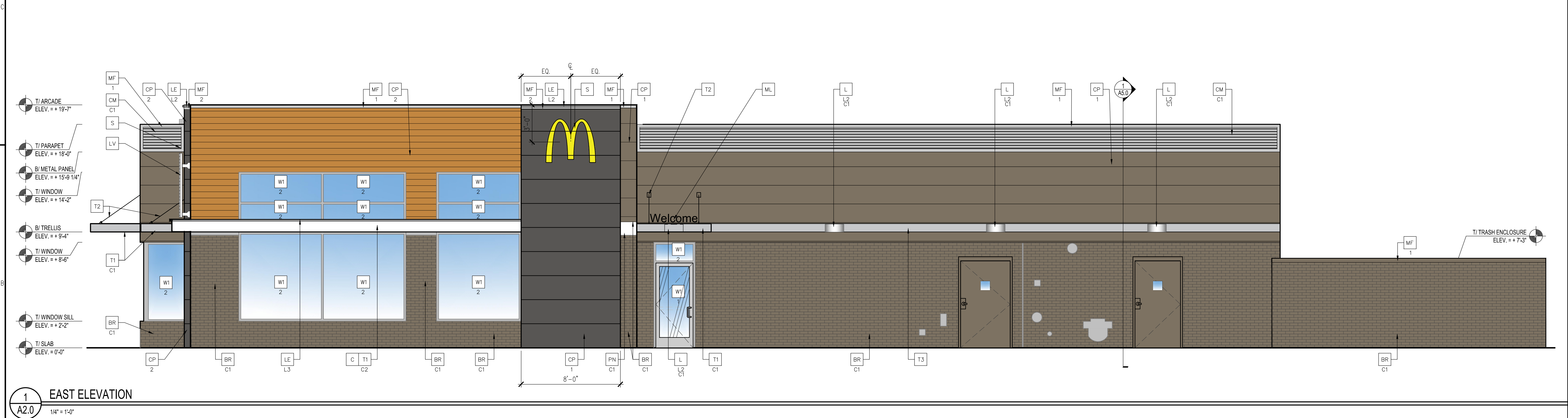
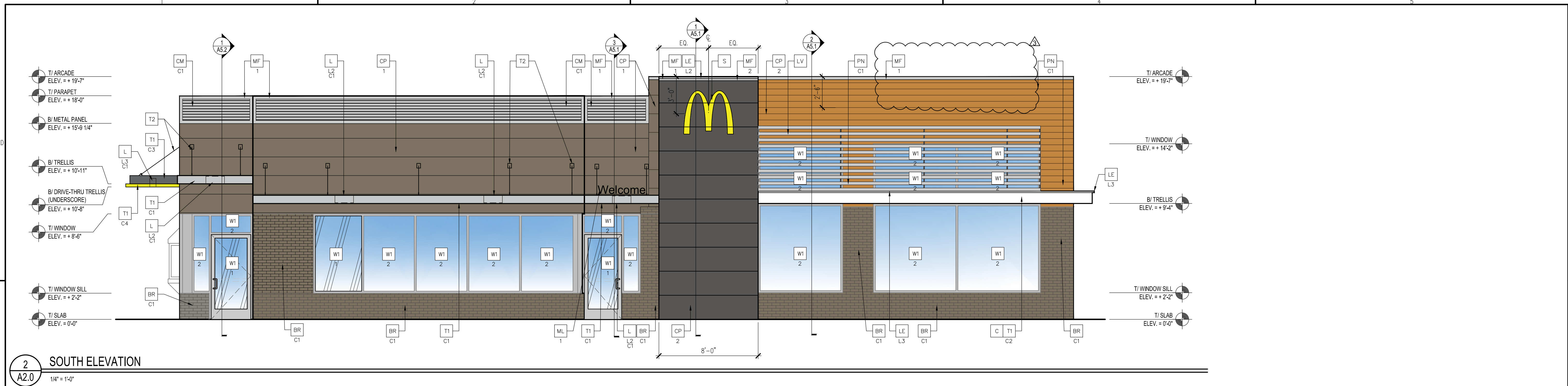


Existing conditions of property – looking south

McDonald's – 1355 Lake Cook Road
Docket No. SCBA 18-47 (Appearance Approval of Wall Signs)



Existing conditions of property – looking east



NOTE:
1. NICHHA PRODUCT TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
2. PAINT TRASH CORRAL INCLUDING DOORS, BOLLARDS ETC. TO MATCH MAIN BUILDING COLOR.

ELEVATION KEY NOTES:			
COLOR SCHEME: "CRAFTSMEN" SCHEME			
BR FACE BRICK C1 —BRICK TO REMAIN UNPAINTED C ALUMINUM CANOPY FASCIA SYSTEM COLOR: WHITE CJ CONTROL JOINT X—TYPE: 1 = MATCHING SPACING OF EXISTING EIFS BELOW OR SPACE PER MFR'S RECOMMENDATIONS CM CORRUGATED METAL PANEL — SEE ASSEMBLY NOTES ON A5.0 FOR ADDITIONAL SPECIFICATIONS XX—COLOR: C1 = "CITYSCAPE" D HOLLOW METAL DOOR — PAINT TO MATCH COLOR OF SURROUNDING MATERIAL CP FIBER CEMENT PANEL BY NICHHA (CRAFTSMEN) CONTACT: MATT STEPHENSON (770) 805-9466 X—TYPE: 1 = "ILLUMINATION" SERIES 2 = "PAINT FAIRVIEW TAUPE HC-85 BY BENJAMIN MOORE" 2 = VINTAGE WOOD — CEDAR JOINT CAULK: OSI QUAD COLOR 03/266	L LIGHT FIXTURE — SEE ELECTRICAL XX—TYPE: L2 = DOWN ONLY SCONCE L3 = RECESSED DOWN FIXTURE COLOR: C1 = SILVER C2 = WHITE LE ACCENT LIGHTING — SEE ELECTRICAL XX—LED LIGHT: L1 = UP AND DOWN FIXTURE L2 = DOWN ONLY FIXTURE L3 = INTEGRAL CANOPY FIXTURE L4 = FLOOD LIGHT LV METAL LOUVER PANEL BY TRELLIS VENDOR COLOR: CITYSCAPE BR FACE BRICK — MODERN C1—NEW MASONRY PAINTED—COLOR: CHELSEA GRAY HC-168	MF METAL FASCIA (COLOR: CITYSCAPE) SEE 4/A3.2 X—TYPE: 1 = PRE-FAB ANCHOR-TITE FASCIA 2 = PRE-FAB CUSTOM ARCADE FASCIA ML METAL LETTERING — BY OTHERS X—TYPE: 1 = "WELCOME" — COLOR: SILVER PB PIPE BOLLARD — PAINTED YELLOW X—TYPE: 1 = EXISTING — REPLACE IF NECESSARY 2 = NEW PN PAINT BUILDING XX—COLOR: C1 = FAIRVIEW TAUPE HC-85 BY BENJAMIN MOORE C2 = IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE S McDONALD'S SIGNAGE BY OTHERS — UNDER SEPARATE PERMIT. RO ROOF DRAIN/ OVERFLOW PIPE (EXISTING) PAINT TO MATCH SURROUNDING MATERIAL	T1 ALUMINUM TRELLIS SYSTEM XX—COLOR: C1 = CITYSCAPE C2 = WHITE C3 = CHARCOAL C4 = GOLD T2 ALUMINUM TRELLIS TIE-BACK SYSTEM COLOR: C3 = CHARCOAL T3 ALUMINUM TRELLIS 2" x 8" WALL FASCIA SYSTEM COLOR: CITYSCAPE W1 NEW STOREFRONT AND GLAZING X—1 = NEW STOREFRONT AND GLAZING — SEE ASSEMBLY NOTES 2 = EXISTING WINDOW TO REMAIN

LINGLE DESIGN GROUP, INC.
158 WEST MAIN STREET
LENA, IL 61048-158
1860 W. EVANS AVE.
EAGLEWOOD, CO 80110
PHONE: 815-369-9155
FAX: 815-369-4495
WWW.LINGLEDISIGN.COM

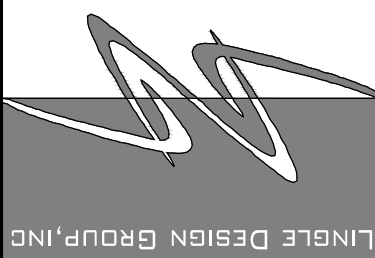


Exhibit received October 9, 2018

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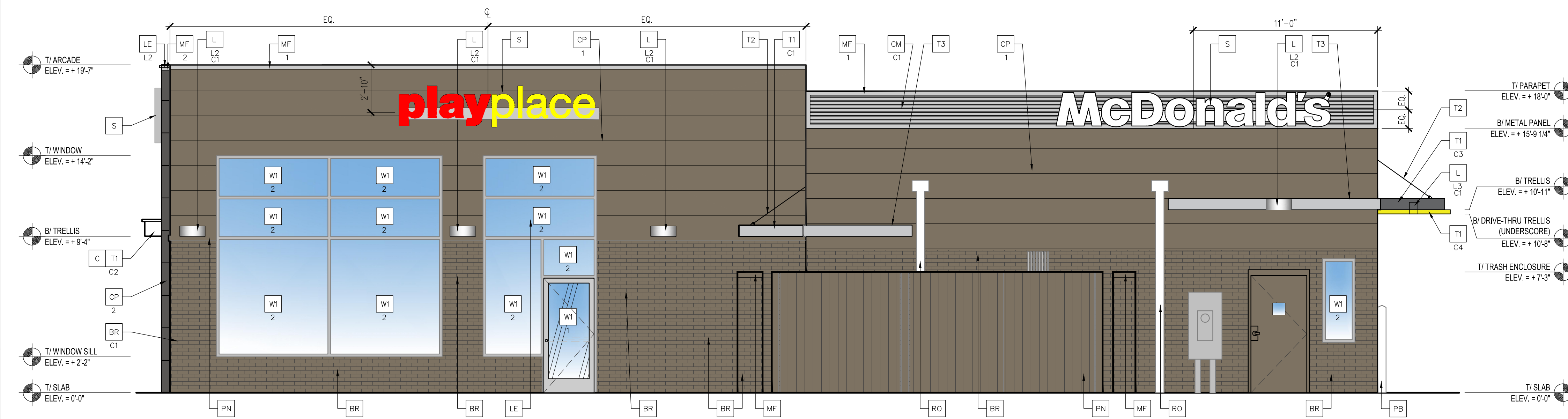
McDonald's
USA, LLC
1355 E LAKE COOK RD
WHEELING, IL 60090

REVISIONS	DATE	DESCRIPTION	PERMIT REVIEW BID SET
#	04/23/18	PLANNING COMMENTS	
	07/26/18	SAW/CBB CELL UPDATES	
	10/09/18	SIGN COMMENTS	

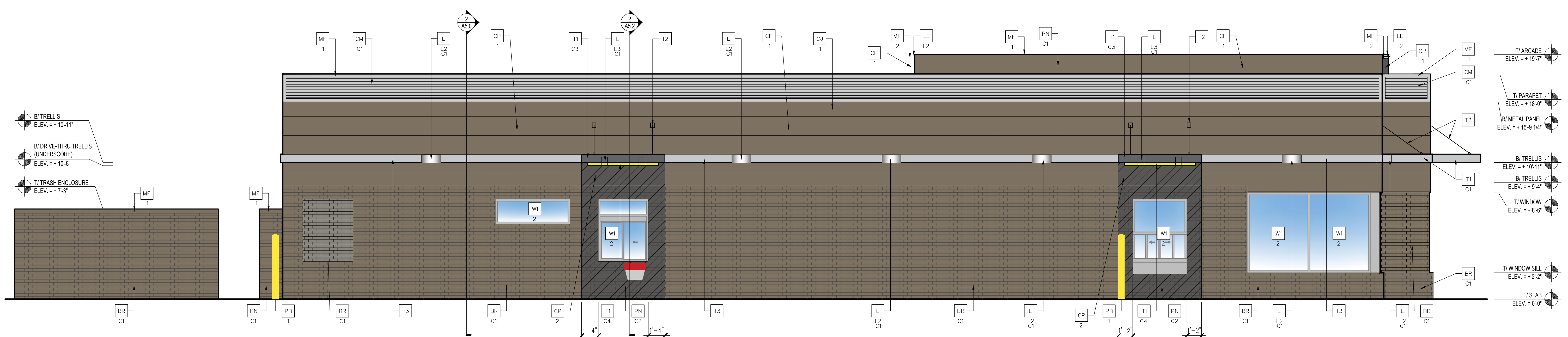
STATE ID: 121701
NATIONAL #: 17893
PROJECT NUMBER: 18-065
DRAWN BY: RCG
CHECKED BY: CLL

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A2.0



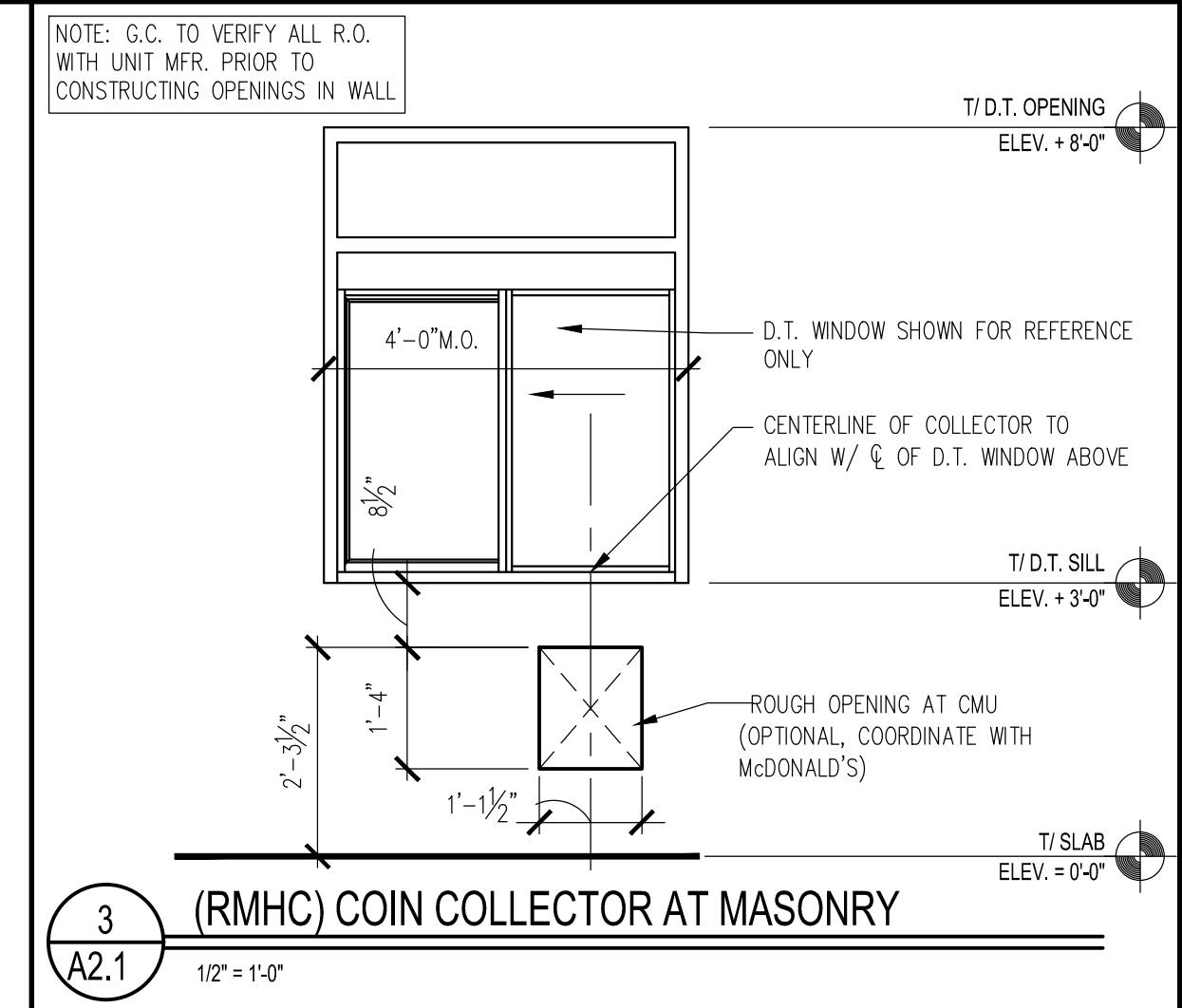
2 NORTH ELEVATION
A2.1 1/4" = 1'-0"



1 WEST ELEVATION
A2.1 1/4" = 1'-0"

NOTE:
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3 (RMHC) COIN COLLECTOR AT MASONRY
A2.1 1/2" = 1'-0"

LINLEDDESIGNGROUP, INC
 158 WEST MAIN STREET
 LENA, IL 61048 158
 1860 W. EVANS AVE.
 ENGLEWOOD, CO 80110
 PHONE: 815-369-9155
 FAX: 815-369-4495
 WWW.LINLEDDESIGN.COM

EXHIBIT received October 9, 2018

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ISSUED DATE: 10/09/18

McDonald's USA, LLC
 1355 E LAKE COOK RD
 WHEELING, IL 60090

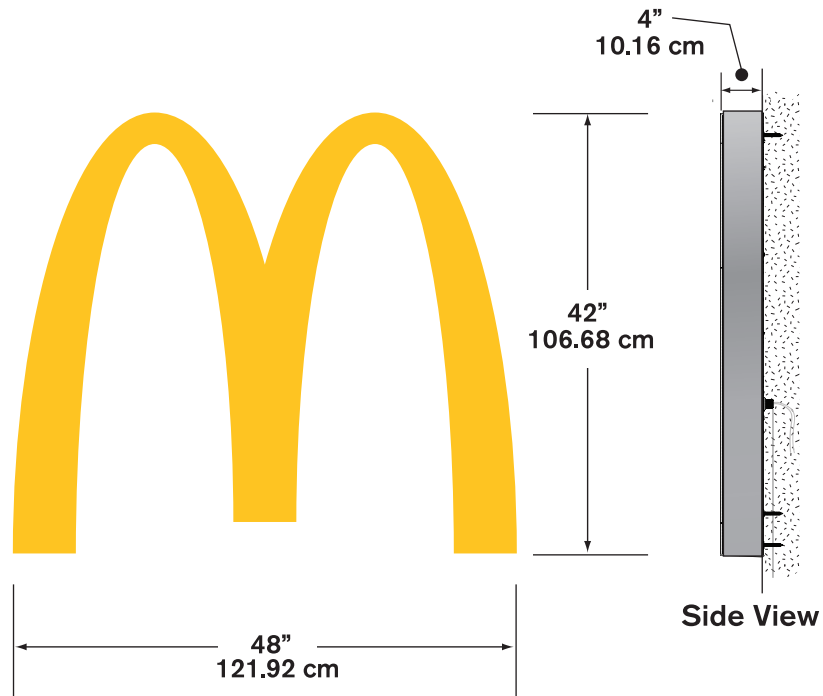
REVISIONS	DATE	DESCRIPTION
1	04/23/18	PERMIT REVIEW BID SET
2	07/02/18	PLANNING COMMENTS
3	07/26/18	SAN/CDB CELL UPDATES
4	10/09/18	SIGN COMMENTS

STATE ID: 121701
 NATIONAL #: 17893
 PROJECT NUMBER: 18-065
 DRAWN BY: RCG
 CHECKED BY: CLL

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A2.1

42" NextGen Illuminated Building Arch - LED



Illumination: LED

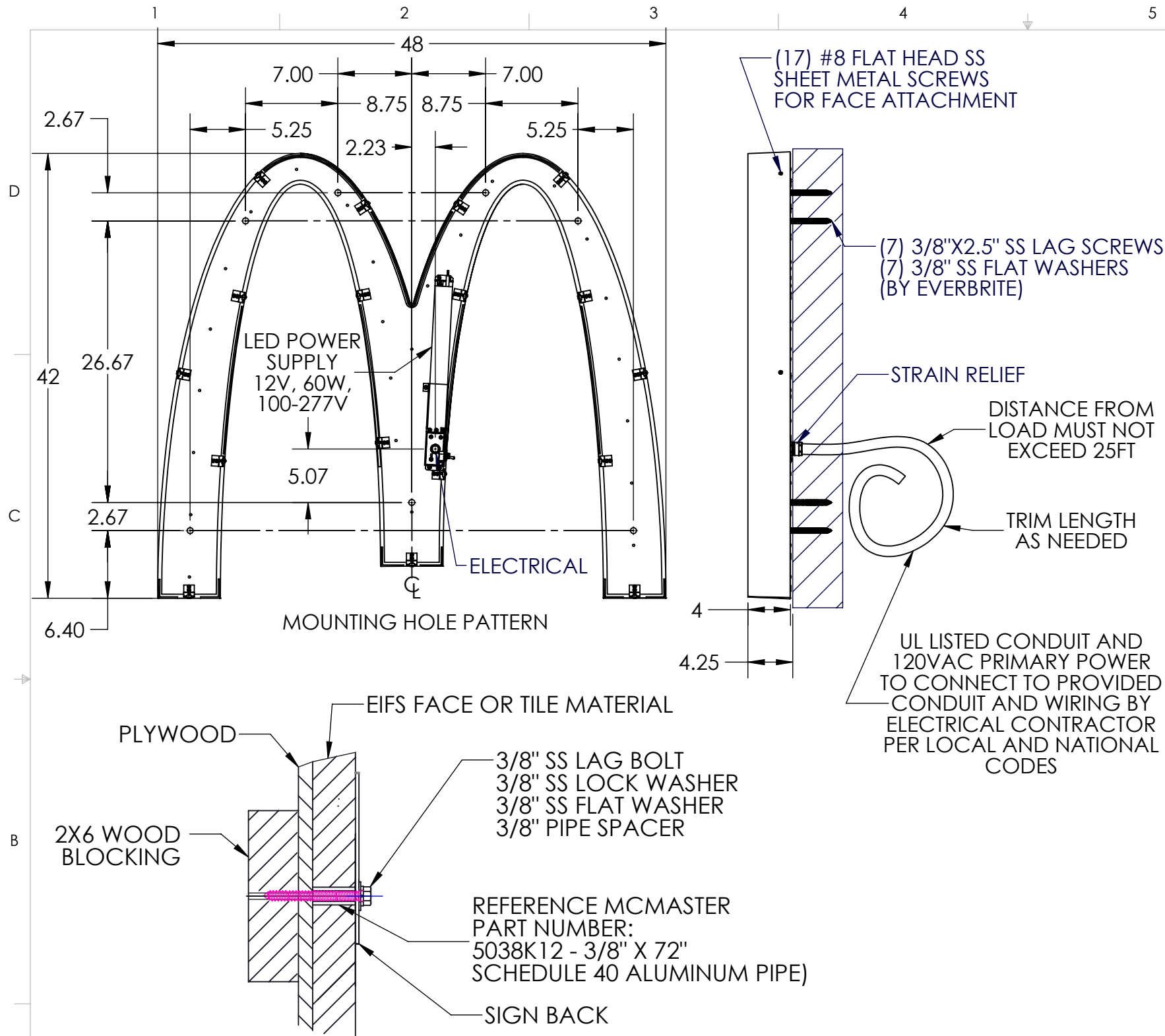
Electrical: .35 AMPS

Ballast: (1) OSRAM OT75-120-277-24

Ship Weight:

Exhibit received August 27, 2018

3/15/2017 C:\EVb-EPDM\Items\E\030000-030999\E030926\IN456200S



INPUT: 120 VAC, 60Hz, 0.8 AMPS MAX

OUTPUT: 12VDC, VOLTAGE REGULATED, 20.5 WATT, APPROX 1.7 AMP.
OPERATING ENVIRONMENT: WET, DAMP, DAY -35 DEG C TO +70 DEC C

WIRING: SIGN IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND ALL OTHER APPLICABLE LOCAL CODES. THIS INCLUDES THE PROPER GROUNDING OF THE SIGN.

SQUARE FOOT AREA: ACTUAL: 5 SQ FT. BOXED: 14SQ FT.

DESIGNED WINDLOAD: 150 MPH WIND SPEED 3-SECOND GUST EXPOSURE. COMPLIANT WITH NATION BUILDING CODES AND STANDARDS (IBC, UBC)

REVISIONS				
REV.	DESCRIPTION	DATE	REV'D BY	ECN
A	INITIAL RELEASE	3/1/2017	JAS	5919

INSTALL INSTRUCTIONS FOR MOUNTING TO WOOD, EIFS AND TILE:

1. REMOVE FACE BY REMOVING (17) #8 PHILLIPS FLAT HEAD SCREWS AROUND PERIMETER OF FACE. UNSCREW RUBBER SWITCH BOOT. PULL OFF OF BACK BEING CAREFUL OF SWITCH HOLE.
2. DETERMINE LOCATION OF ARCH, ENSURE THAT IT IS LEVEL.
3. IF EIFS IS PRESENT GO TO STEP 4. IF TILE IS PRESENT GO TO STEP 5. IF WOOD IS PRESENT GO TO STEP 6.
- 4A. USING A HOLE SAW, DRILL A 1" DIA. HOLE OUT OF THE EIFS WHERE EACH MOUNTING LOCATION IS MARKED, DRILL THIS HOLE ONLY AS DEEP AS THE EIFS IS THICK.
- 4B. DRILL PROPER PILOT HOLES FOR THE LAG BOLTS THROUGH THE PLYWOOD BACKING AND WOOD BLOCKING. GO TO STEP 5C.
- 5A. USING CARBIDE TIPPED MASONRY DRILL BITS, DRILL 1" DIA. HOLES OUT OF THE TILE WHERE EACH MOUNTING LOCATION IS MARKED. DRILL THE HOLES SLOWLY WITH LIGHT PRESSURE AND SPRAY WATER CONSTANTLY ON THE TILE TO KEEP THE BIT COOL. DON'T STOP THE BIT WHILE TURNING IN THE HOLE OR IT COULD BIND AND CRACK THE TILE.
- 5B. DRILL PROPER PILOT HOLES FOR THE LAG BOLTS THROUGH THE PLYWOOD BACKING AND WOOD BLOCKING.
- 5C. USING ALUMINUM HOLLOW PIPE WITH A MINIMUM INSIDE DIAMETER OF .493" (REFERENCE MCMMASTER PART NUMBER: 5038K12 - 3/8" X 72" SCHEDULE 40 ALUMINUM PIPE) CUT PIPE SECTIONS THAT HAVE A LENGTH EQUAL TO THE THICKNESS OF THE TILE OR EIFS PLUS 1/8".
6. PRE-DRILL HOLES IN WALL FOR THE 3/8" LAG BOLTS.
7. DRILL CLEARANCE HOLE FOR THE CABLE AND FITTING.
8. RUN PROVIDED CONDUIT AND WIRING THROUGH WALL
9. CONNECT WIRING TO PRIMARY POWER TO MEET ALL CODES. BLACK TO BLACK, WHITE TO WHITE, GREEN TO GREEN.
10. TEST LIGHT. TAKE PHOTOS.
11. SILICONE ALL WALL PENETRATIONS AND MOUNT ARCH BACK TO WALL USING SUPPLIED LAG BOLTS AND WASHERS. IF EIFS OR TILE IS PRESENT, INSERT ALUMINUM PIPES IN THE 1" DIA. HOLES BEFORE MOUNTING ARCH BACK.
12. ATTACH FACE TO BACK ((17) LOCATIONS) USING HARDWARE REMOVED FROM STEP 1 AND BEING CAREFUL OF SWITCH HOLE. REPLACE RUBBER SWITCH BOOT.
13. PLEASE ENSURE THAT THE BACKER IS FLAT AGAINST THE WALL AND THAT THERE ISN'T ANY FLEXING IN THE BACKER.
14. ENSURE BACKER AND FACE ARE TIGHTLY SEALED TOGETHER.
15. ENSURE NO LIGHT LEAKS EXIST AROUND THE PERIMETER OF THE SIGN.

UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN INCHES
TOLERANCES:
FRACTIONAL ± 1/8
.X = ± .06
.XXX = ± .015
MACHINED ± .5

.XX = ± .03
.XXXX = REAM
ANGULAR:
BEND ± 1

Everbrite
Identity Systems Division

DO NOT SCALE DRAWING

NAME	DATE	PRODUCT:	
DRAWN	JAS	MCDONALD'S NG INTERNAL POWER SUPPLY 42" ARCH	
CHECKED			
DESIGNED	JAS	3/1/2017	
PROPRIETARY AND CONFIDENTIAL		TITLE:	
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF EVERBRITE, LLC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF EVERBRITE, LLC, IS STRICTLY PROHIBITED.		INSTALL, MCD 42" ARCH, INT PS APPROXIMATE SIGN WEIGHT: 26 LBS	
		SIZE	REV
		B	A
		DWG. NO.	
		IN456200S	
		SCALE: 1:12	SHEET 1 OF 3

5/25/2016 C:\EV-B-EPDM\Items\FA\920000-920999\FA920580S\0546ij03

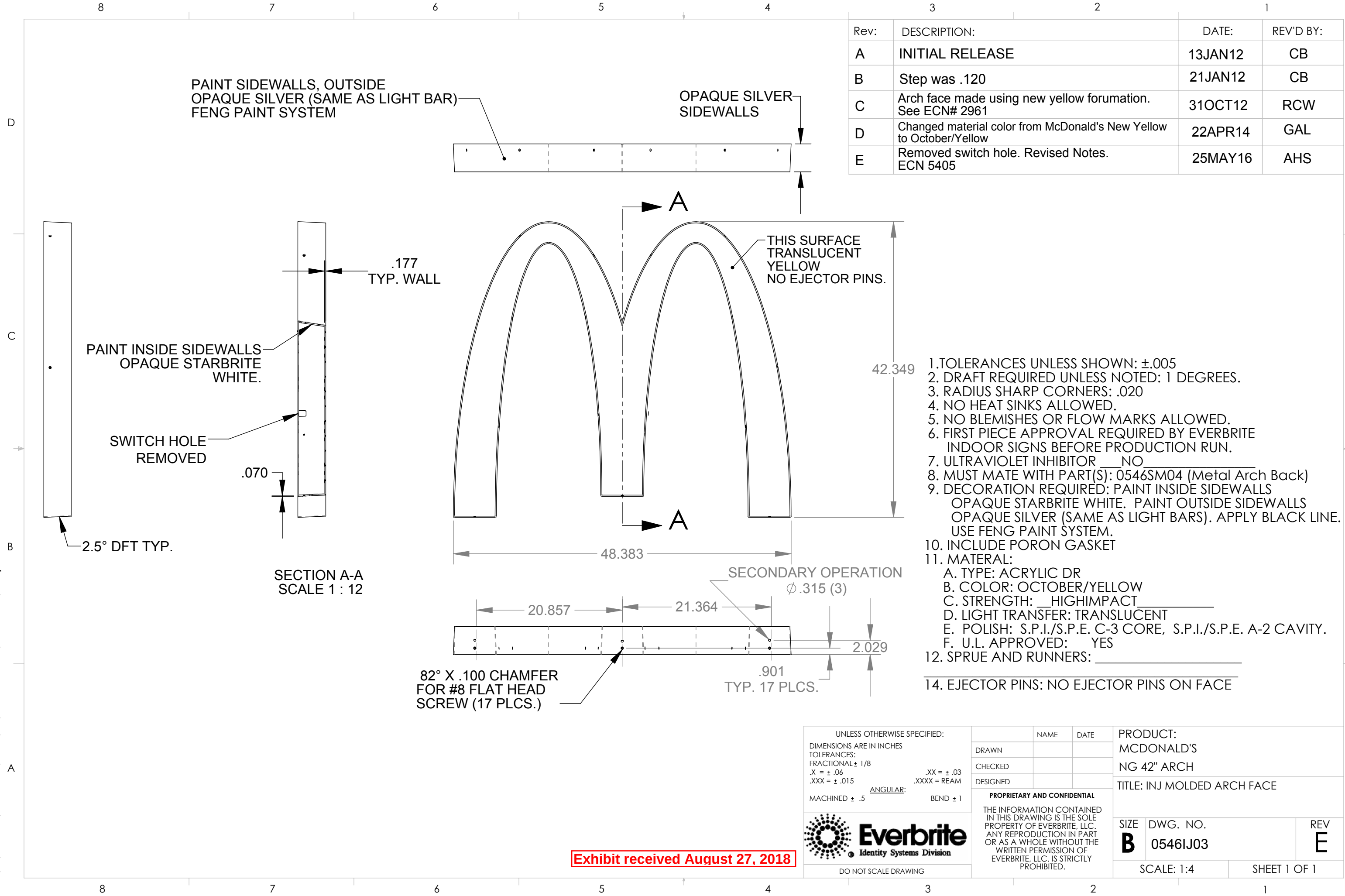


Exhibit received August 27, 2018

3/15/2017 C:\EVB-EPDM\Items\E\030000-030999\E030926\IN456200S

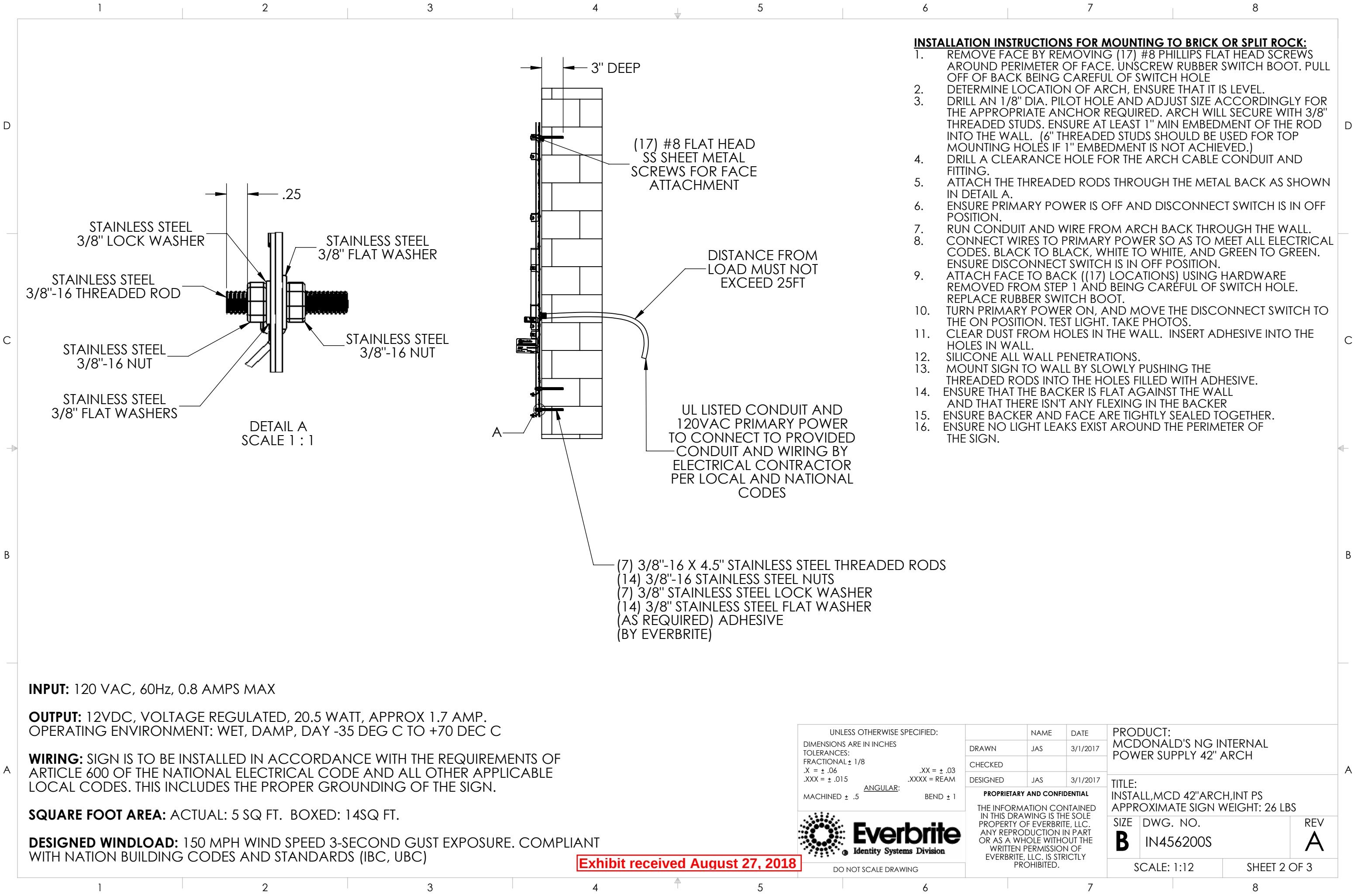


Exhibit received August 27, 2018

3/15/2017 C:\EVB-EPDM\Items\E\030000-030999\E030926\IN456200S

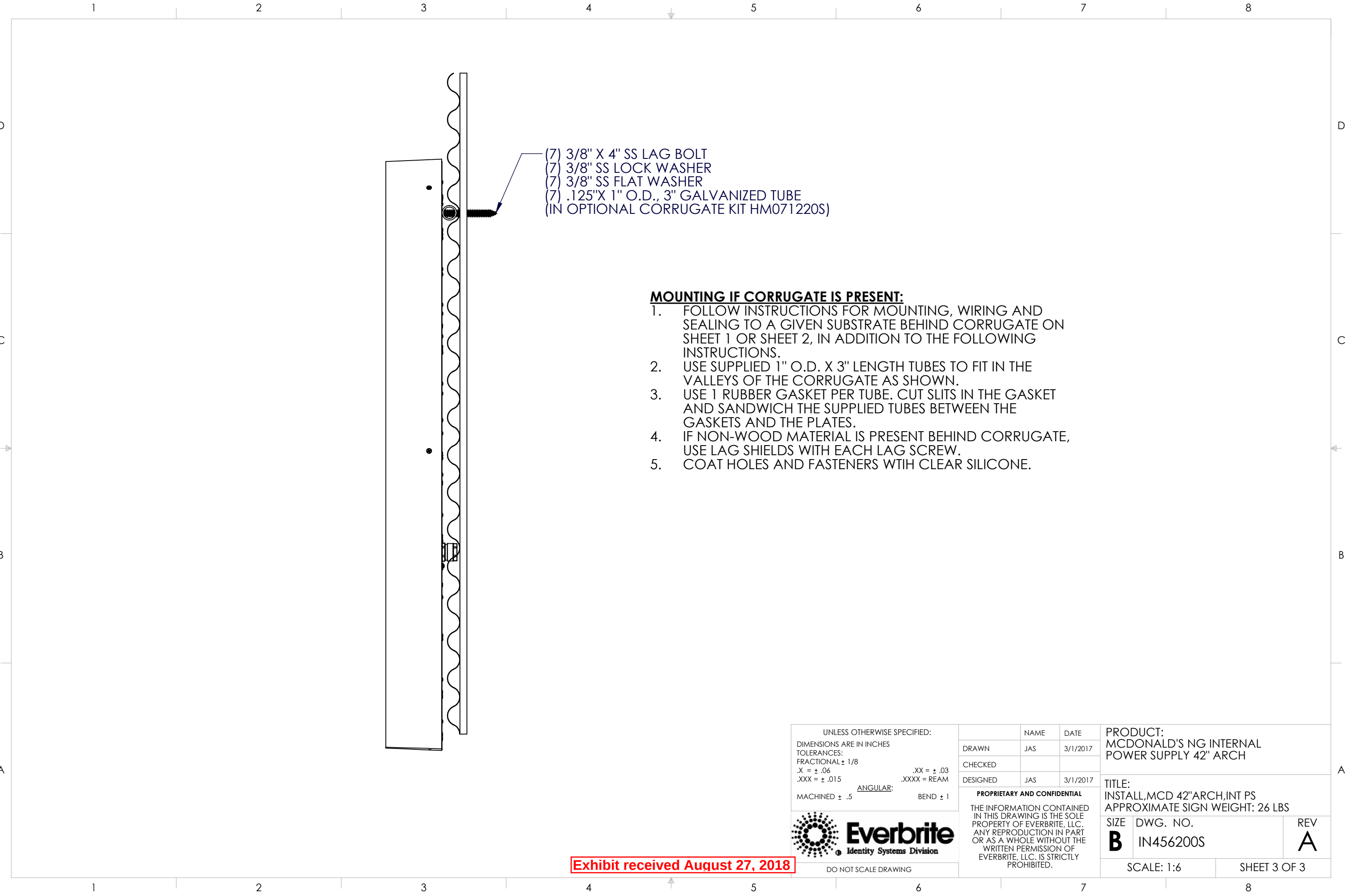
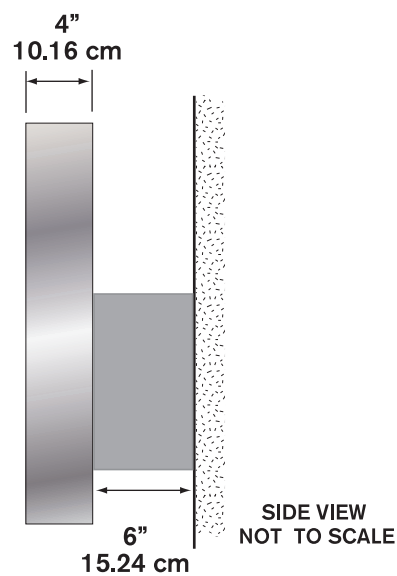
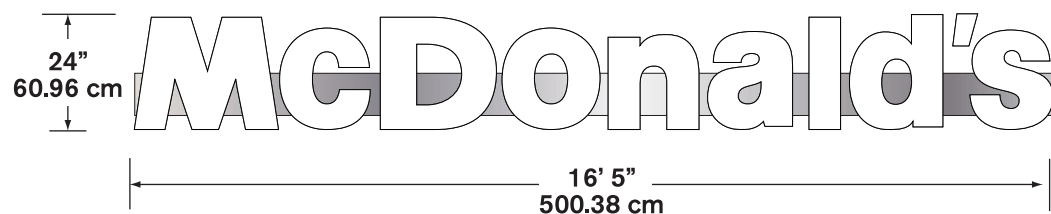


Exhibit received August 27, 2018

UNLESS OTHERWISE SPECIFIED:		NAME	DATE	PRODUCT:	
DIMENSIONS ARE IN INCHES		DRAWN	JAS	MCDONALD'S NG INTERNAL	
TOLERANCES:		CHECKED		POWER SUPPLY 42" ARCH	
FRACTIONAL ± 1/8		DESIGNED	JAS	TITLE:	
.X = ± .06			3/1/2017	INSTALL,MCD 42"ARCH,INT PS	
.XXX = ± .015				APPROXIMATE SIGN WEIGHT: 26 LBS	
<u>ANGULAR:</u>		PROPRIETARY AND CONFIDENTIAL		SIZE	DWG. NO.
MACHINED ± .5		THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF EVERBRITE, LLC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF EVERBRITE, LLC, IS STRICTLY PROHIBITED.		B	IN456200S
BEND ± 1				REV	
				A	
DO NOT SCALE DRAWING				SCALE: 1:6	
				SHEET 3 OF 3	



Illumination: LED

Electrical: 1.6 AMPS

Power Supply: (1) Amperor ANP90-30P1

Ship Weight:

Exhibit received August 27, 2018

Rev:	DESCRIPTION:	DATE:	APPROVED:
A	INITIAL RELEASE	6/14/12	LD
E	NOTE REVISIONS	8/14/14	GAL

PARTS INCLUDED FOR INSTALLATION:

(10) 1/16" DIE CUT GASKETS

(1) 96" SLOTTED CENTER SPLICE/MOUNTING BRACKET

(2) 46-1/4" SLOTTED END SPLICE/MOUNTING BRACKET

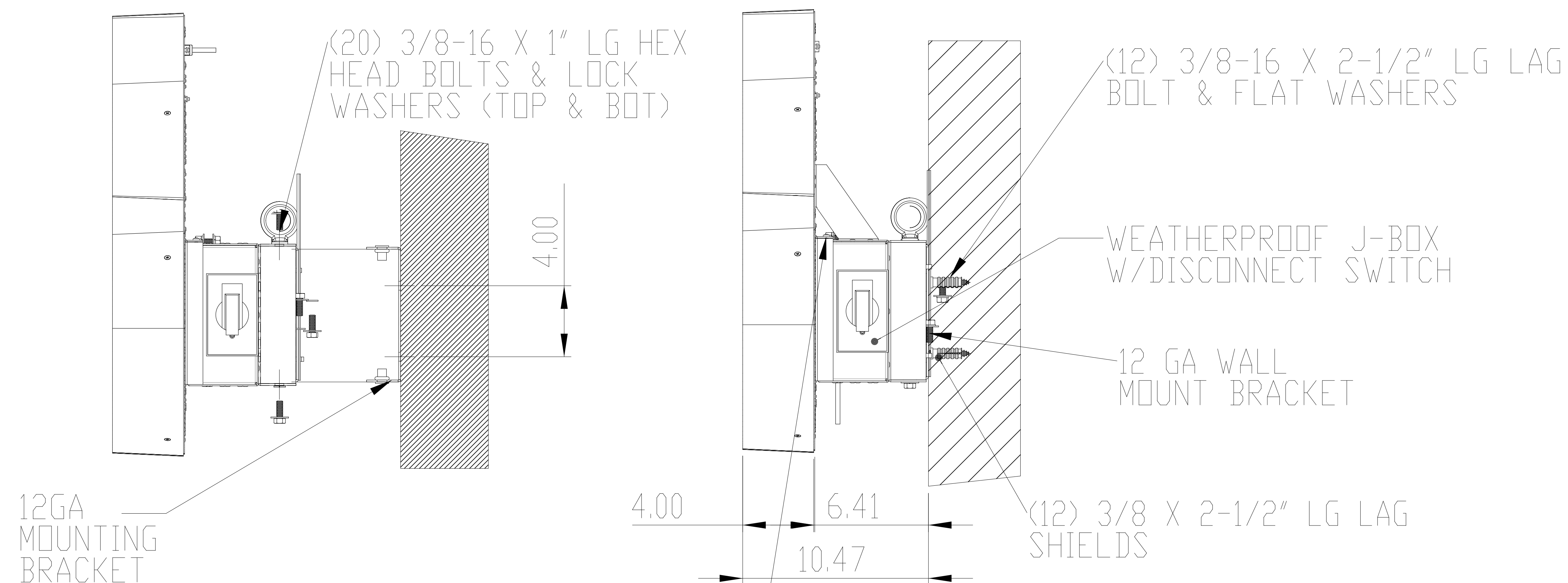
(1) 85" WALL MOUNTING/RCE BRACKET W/RIVNUTS

(2) 6" X 8" WALL MOUNT BRACKET W/RIVNUTS

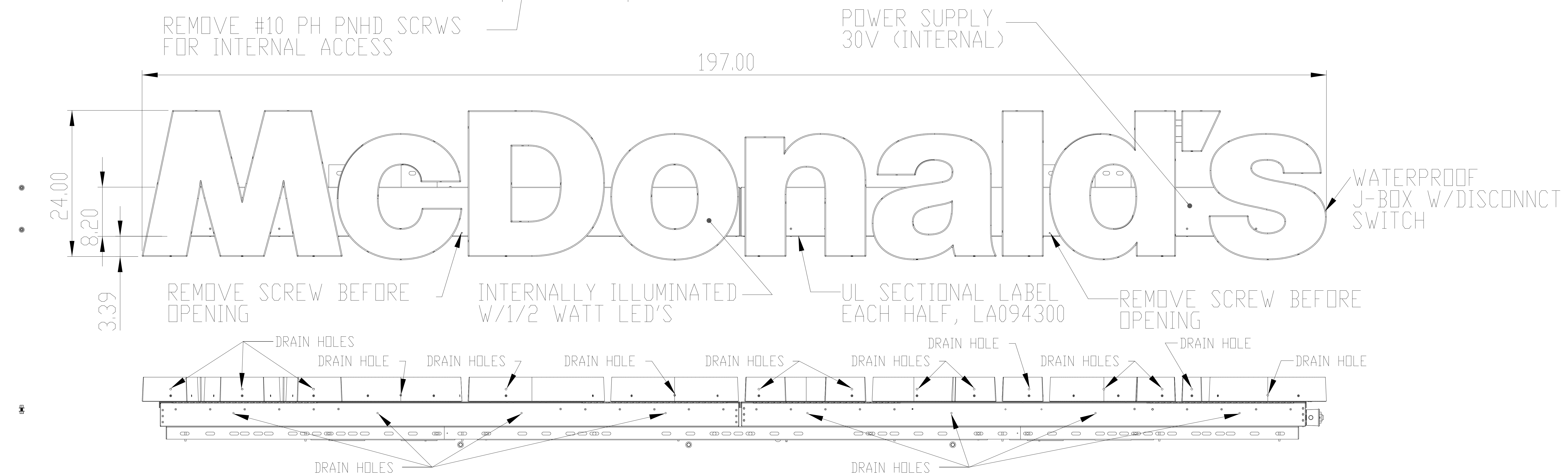
(2) 6" X 12" RCE MOUNT BRACKET W/RIVNUTS

(2) 6" X 4" ADAPTER RCE MOUNT BRACKET W/RIVNUTS

(1) HARDWARE KIT WHICH CONSISTS OF: (2) 3/8" EYE BOLTS,
(12) 3/8" LAG SHIELDS, (12) 3/8"-16 X 2-1/2" LAG BOLTS,
(28) 3/8"-16 X 1" HEX HEAD BOLTS, (36) 3/8" LOCK WASHERS,
(36) 3/8" FLAT WASHERS,
(24) 1/4-20 X 5/8" HEX HEAD BOLTS, LOCK WASHERS, WASHERS,
AND NUTS



POWER SUPPLY
30V (INTERNAL)



INPUT: 120 VAC, 60Hz, 1.3 AMPS MAX

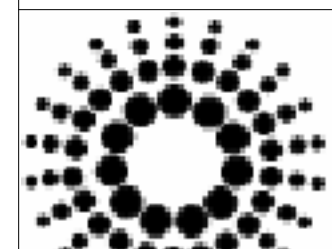
OUTPUT: 30VDC, VOLTAGE REGULATED, 96 WATT, APPROX. .75 AMP.
OPERATING ENVIRONMENT: WET, DAMP, DAY -20 DEG C TO +70 DEG C

CIRCUIT: (1) 15 AMP REQUIRED

AREA: 22.6 S FT (ACTUAL), 32.8 SQ FT (SQUARE)

DESIGNED WINDLOAD: 150 MPH WIND SPEED 3-SECOND GUST-EXPOSURE , COMPLIANT WITH
NATIONAL BUILDING CODES AND STANDARDS (IBC, UBC)

WIRING: SIGN IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND ALL OTHER APPLICABLE LOCAL CODES. THIS INCLUDES THE PROPER GROUNDING OF THE SIGN.

UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN INCHES TOLERANCES: FRACTIONAL ± 1/8 .X = ± .06 .XXX = ± .015 ± .03XX = REAM .XXXX = REAM MACHINED ± .5 ± .001		NAME	DATE	PRODUCT: NEXTGEN WORDMARK		
	DRAWN	LO	4/2/12			
	CHECKED					
	DESIGNED			TITLE: ASSY,MCD,NEXTGEN,WORDMARK		
 Everbrite Identity Systems Division	PROPRIETARY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF EVERBRITE, LLC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF EVERBRITE, LLC IS STRICTLY PROHIBITED.			SIZE	DWG. NO.	REV
				B	IN449610S	E
DO NOT SCALE DRAWING				SCALE: 1:50		SHEET 1 OF 2

S:\secure\ISD\Engineering\Drawings\1 Production Released Drawings\McDonald's\NEXT GEN 2011\LETTERS\superceded\IN449610S Rev D 5/15/2013

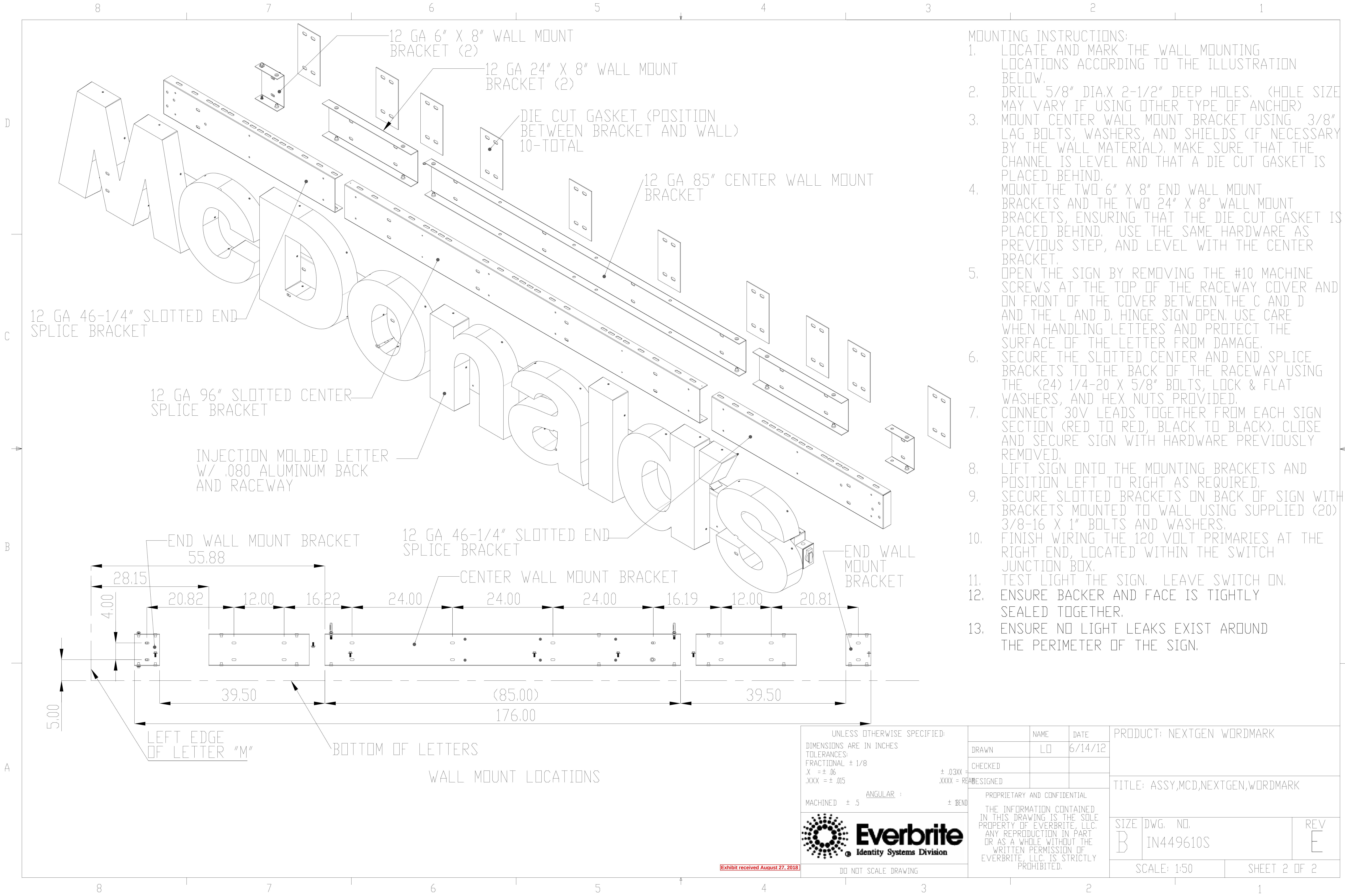
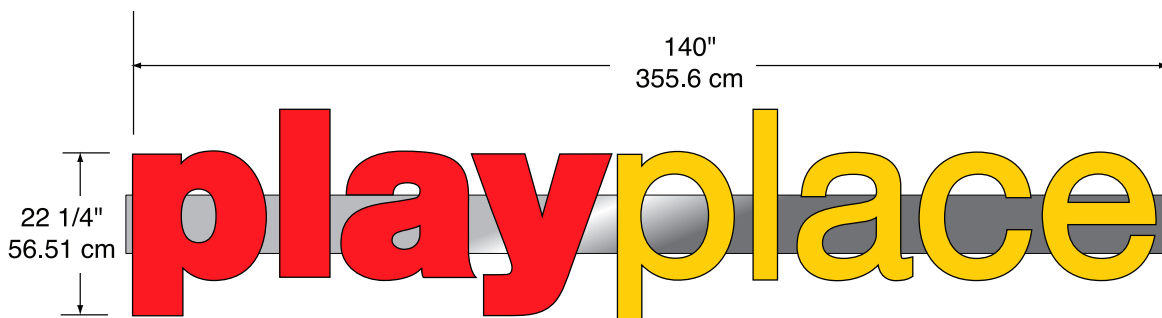


Exhibit received August 27, 2018

UNLESS OTHERWISE SPECIFIED:		NAME		DATE		PRODUCT: NEXTGEN WORDMARK					
DIMENSIONS ARE IN INCHES		DRAWN		LO		6/14/12					
TOLERANCES:		CHECKED									
FRACTIONAL ± 1/8		DESIGNED									
.X = ± .06		± .03XX =									
.XXX = ± .015		.XXX = REAM									
ANGULAR :		± BEND				TITLE: ASSY,MCD,NEXTGEN,WORDMARK					
MACHINED ± .5											
		PROPRIETARY AND CONFIDENTIAL		THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF EVERBRITE, LLC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF EVERBRITE, LLC, IS STRICTLY PROHIBITED.		SIZE		DWG. NO.		REV	
						B		IN449610S		E	
DO NOT SCALE DRAWING						SCALE: 1:50				SHEET 2 OF 2	

Playplace Sign - LED

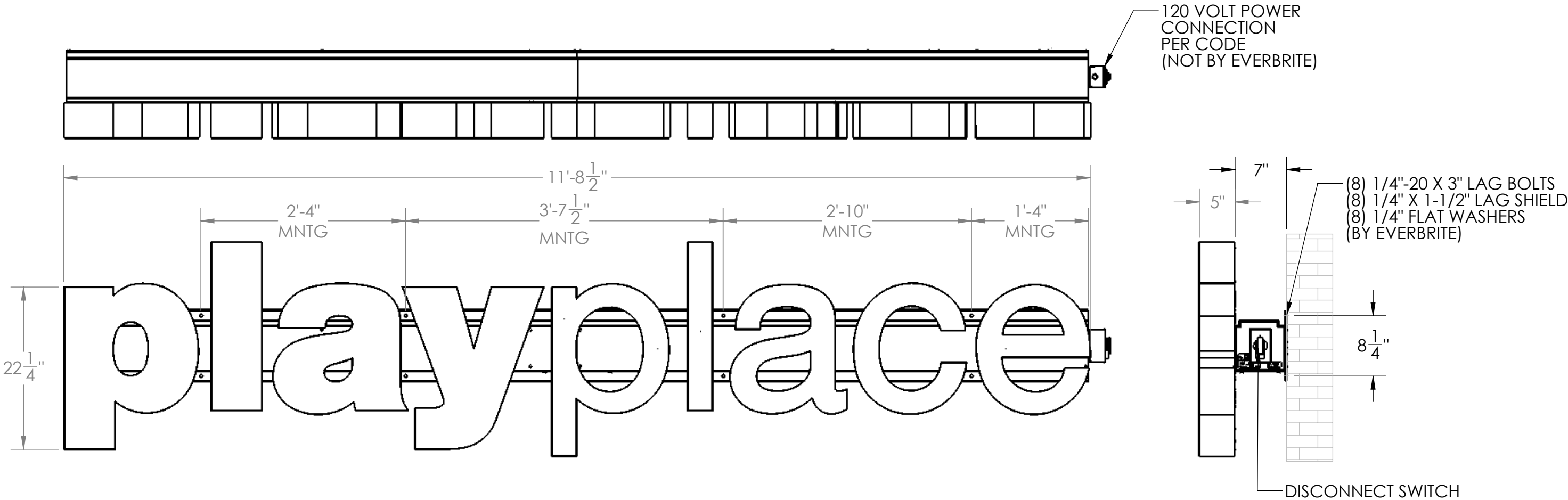


Illumination:	LED
Electrical:	.5 amps 120V
Power Supply:	1 - 50 watt
Ship Weight:	350 lbs.

Exhibit received August 27, 2018

6/19/2015 5:\SECURE\SD\Engineering\Drawings\1 Production Released Drawings\McDonald's\Playplace\Next Gen PlayPlace\22.25in\IN451070S

Rev:	DESCRIPTION:	DATE:	REV'D BY:	ECN:
A	INITIAL RELEASE	28AUG14	KLN	
B	REVISED ELECTRICAL	19JUNE15	KLN	4807



INSTALL INSTRUCTIONS FOR MOUNTING TO BRICK:

1. DETERMINE LOCATION OF RACEWAY. ENSURE THAT RACEWAY IS LEVEL.
2. DRILL HOLES THRU THE CENTER OF EACH LOCATION. HOLE SIZE WILL VARY DEPENDING ON SUBSTRATE MOUNTING TO. DRILL AN 1/8" DIAMETER PILOT HOLE AND ADJUST SIZE ACCORDINGLY FOR THE APPROPRIATE ANCHOR REQUIRED. RACEWAY WILL SECURE WITH 1/4" LAG BOLTS.
3. DRILL 1" DIAMETER HOLE FOR WATER TIGHT CONNECTOR CLEARANCE.
4. OPEN COVER ON RACEWAY BY REMOVING (6) #10 SCREWS.
5. SILICONE CAULK ALL HOLES AND MOUNT RACEWAY TO WALL USING SUPPLIED LAG BOLTS, SHIELD ANCHORS AND WASHERS.
6. CONNECT LOW VOLTAGE BLACK TO BLACK AND RED TO RED.
7. RUN 12 VOLT CABLE INSIDE THE BUILDING TO THE DESIRED LOCATION AND CONNECT WIRES TO MEET ALL CODES.
8. TEST LIGHT SIGN AND CHECK FOR SHADOWS.
9. CLOSE COVER ON RACEWAY AND SECURE WITH (6) #10 SCREWS PREVIOUSLY REMOVED.
10. TAKE PICTURES.
11. CLEAN SITE OF ALL DEBRIS.

INPUT: 120 VAC, 60Hz, 1.4AMPS MAX

OUTPUT: 12VDC, VOLTAGE REGULATED, 93.84 WATT, APPROX 0.782 AMP.
OPERATING ENVIRONMENT: WET, DAMP, DAY -35 DEG C TO +70 DEC C

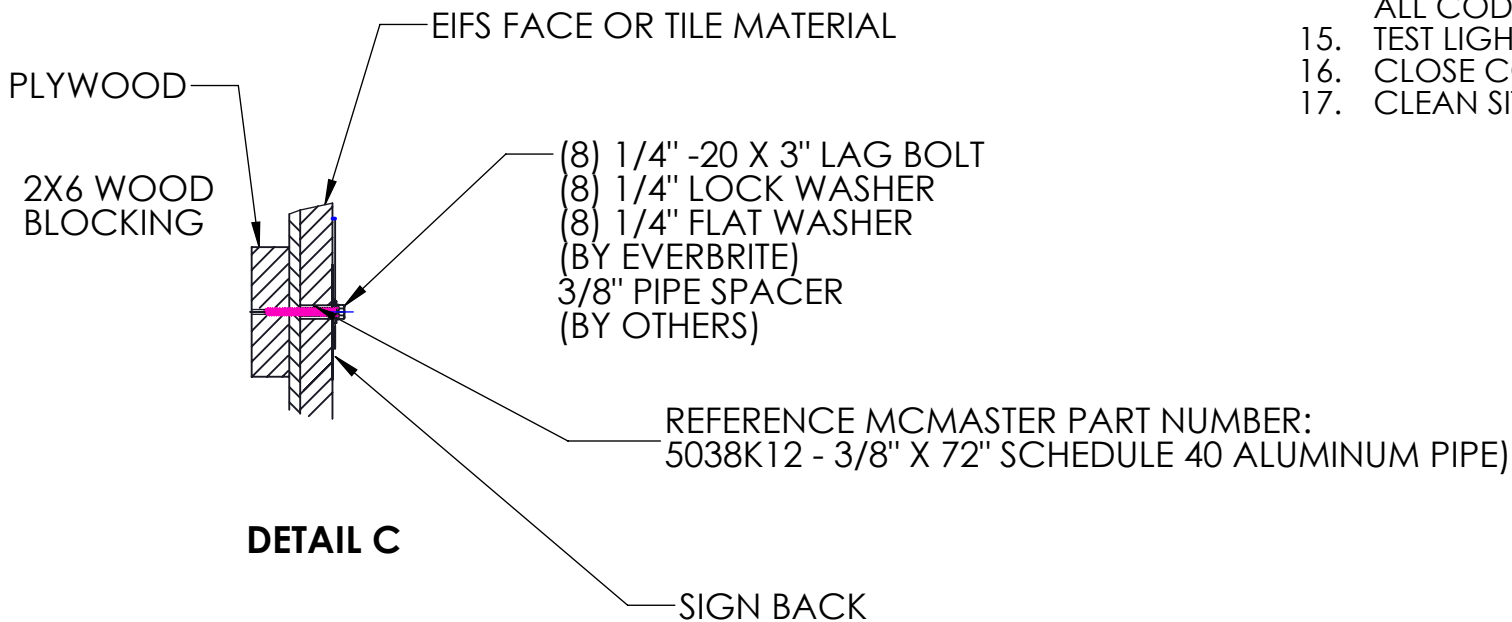
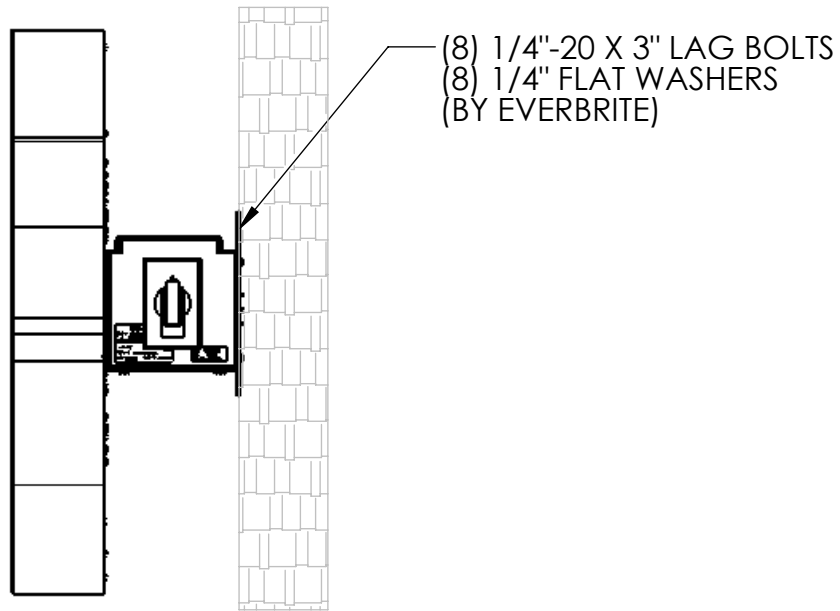
DIMENSIONS: SIGN WEIGHT: 80LBS SHIP WEIGHT: 100LBS SHIP DIMENSIONS: 150"X40"X20"

WIRING: SIGN IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND ALL OTHER APPLICABLE LOCAL CODES. THIS INCLUDES THE PROPER GROUNDING OF THE SIGN.

UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN INCHES TOLERANCES: FRACTIONAL ± 1/8 .X = ± .06 .XXX = ± .015 MACHINED ± .5		NAME KLN	DATE 28AUG14	PRODUCT: 22-1/4" PLAYPLACE ON RACEWAY	
.XX = ± .03 .XXXX = REAM ANGULAR: BEND ± 1		CHECKED		TITLE: INSTALL,MCD 22-1/4" PLYPLC RCW	
DESIGNED KLN		28AUG14		SIZE B	
PROPRIETARY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF EVERBRITE, LLC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF EVERBRITE, LLC, IS STRICTLY PROHIBITED.		DWG. NO. IN451070S		REV B	
DO NOT SCALE DRAWING		SCALE: 1:14		SHEET 1 OF 2	

Exhibit received August 27, 2018

6/19/2015 S:\SECURE\SD\Engineering\Drawings\1 Production Released Drawings\McDonald's\Playplace\Next Gen PlayPlace\22.25in\IN451070S



INSTRUCTIONS FOR MOUNTING TO EIFS OR TILE (DETAIL C):

1. DETERMINE LOCATION OF RACEWAY AND ENSURE THAT IT IS LEVEL.
2. MARK MOUNTING AND CABLE LOCATIONS.
3. IF EIFS IS PRESENT GO TO STEP 4. IF TILE IS PRESENT GO TO STEP 6.
4. USING A HOLE SAW, DRILL A 1" DIA. HOLE OUT OF THE EIFS WHERE EACH MOUNTING & CABLE LOCATION IS MARKED. DRILL THIS HOLE ONLY AS DEEP AS THE EIFS IS THICK. AT CABLE LOCATIONS THE HOLE NEEDS TO BE A MINIMUM OF 7/8" DEEP.
5. DRILL PROPER PILOT HOLES FOR THE LAG BOLTS THROUGH THE PLYWOOD BACKING AND WOOD BLOCKING. GO TO STEP 8.
6. USING CARBIDE TIPPED MASONRY DRILL BITS, DRILL 1" DIA. HOLES OUT OF THE TILE WHERE EACH MOUNTING & CABLE LOCATION IS MARKED. DRILL THE HOLES SLOWLY WITH LIGHT PRESSURE AND SPRAY WATER CONSTANTLY ON THE TILE TO KEEP THE BIT COOL. DON'T STOP THE BIT WHILE TURNING IN THE HOLE OR IT COULD BIND AND CRACK THE TILE.
7. DRILL PROPER PILOT HOLES FOR THE LAG BOLTS THROUGH THE PLYWOOD BACKING AND WOOD BLOCKING.
8. USING ALUMINUM HOLLOW PIPE WITH A MINIMUM INSIDE DIAMETER OF .493", (REFERENCE MCMMASTER PART NUMBER: 5038K12 - 3/8" X 72" SCHEDULE 40 ALUMINUM PIPE) CUT PIPE SECTIONS THAT HAVE A LENGTH EQUAL TO THE THICKNESS OF THE TILE OR EIFS PLUS 1/8".
9. DRILL A 1" DIAMETER HOLE IN THE CABLE LOCATIONS FOR THE WATER TIGHT CONNECTOR.
10. OPEN COVER OF RACEWAY BY REMOVING (6) #10 SCREWS ALONG EDGE.
11. RUN WIRE FROM RACEWAY BACK THROUGH THE WALL.
12. SILICONE CAULK ALL HOLES AND MOUNT RACEWAY BACK TO WALL USING SUPPLIED LAG BOLTS, WASHERS AND CUT ALUMINUM PIPE.
13. CONNECT LOW VOLTAGE BLACK TO BLACK AND RED TO RED.
14. RUN 12 VOLT CABLE INSIDE THE BUILDING TO THE DESIRED LOCATION AND CONNECT WIRES TO MEET ALL CODES.
15. TEST LIGHT SIGN AND CHECK FOR SHADOWS.
16. CLOSE COVER AND SECURE WITH (6) #10 SCREWS PREVIOUSLY REMOVED.
17. CLEAN SITE OF ALL DEBRIS.

UNLESS OTHERWISE SPECIFIED:		NAME		DATE		PRODUCT: 22-1/4" PLAYPLACE ON RACEWAY	
DIMENSIONS ARE IN INCHES TOLERANCES: FRACTIONAL ± 1/8 .X = ± .06 .XXX = ± .015		DRAWN		KLN		28AUG14	
		CHECKED					
		DESIGNED		KLN		28AUG14	
		TITLE: INSTALL,MCD 22-1/4" PLYPLC RCW					
MACHINED ± .5		PROPRIETARY AND CONFIDENTIAL					
.XX = ± .03 .XXX = REAM		THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF EVERBRITE, LLC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF EVERBRITE, LLC, IS STRICTLY PROHIBITED.					
<u>ANGULAR:</u>		SIZE		DWG. NO.		REV	
BEND ± 1		B		IN451070S		A	
		SCALE: 1:24				SHEET 2 OF 2	
 Identity Systems Division							
DO NOT SCALE DRAWING							

Exhibit received August 27, 2018

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

FROM: Andrew C. Jennings, Director of Community Development
Steve Robles, Assistant Director of Community Development

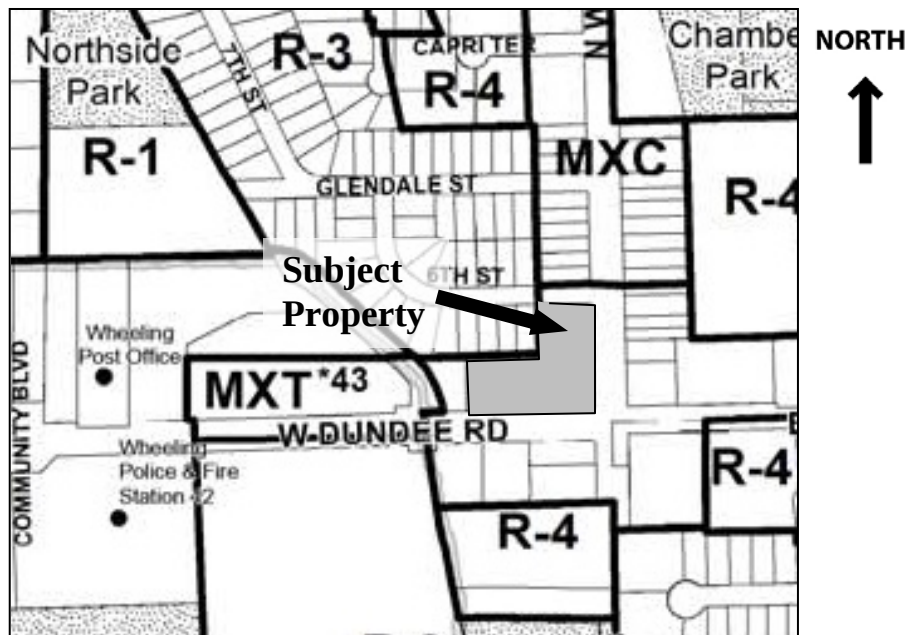
RE: **Docket No. 2018-25**
Tracy's Bistro
18 W. Dundee Road
(2018-25) Special Use-Site Plan Approval of a Sit-Down Restaurant

DATE OF REPORT: October 15, 2018

DATE OF MEETING: October 25, 2018

PROJECT OVERVIEW: The petitioner requests special use-site plan approval for a sit-down restaurant to establish a new restaurant in vacant commercial space at 18 W. Dundee Road.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant Name: Silver Hawk Restaurant Group-Wheeling, LLC (Tim Axarides and Samuel Bobby), owners

Property Owner Name: Gust Tourlis

Common Location: Located in Center Plaza.

Neighboring Property Land Use(s): North: Multi-Family Residential
West: Single-Family Residential/Commercial
South: Commercial
East: Commercial

Comprehensive Plan Designation: Commercial Residential Mixed Use

Property size: 81,420 sq. ft. (entire zoning lot)
20,000 sq. ft. (building)
1,255 sq. ft. (unit)

Existing Use of Property: General office

Proposed Use of Unit: Sit-down restaurant

Existing Property Zoning: B-3, General Commercial & Office District

Previous Relevant Zoning Action on Property:

1990-13	Ordinance No. 2653, passed 11.05.1990, granted special use site-plan approval for a carry-out restaurant (58 N. Wolf).
2002-17	Ordinance No. 3644, passed 8.07.2000, granted special use-site plan approval for a sit-down restaurant (8 W. Dundee).
2004-24A	Ordinance No. 4965, passed 9.20.2004, granted a parking variation for a sit-down restaurant (12 W. Dundee).
2004-24B	Ordinance No. 4966, passed 9.20.2004, granted special use-site plan approval for a sit-down restaurant (12 W. Dundee).
2018-8A	Ordinance No. 5180, passed 5/21/2018, granted variation for parking (58 N. Wolf).
2018-8B	Ordinance No. 5181, passed 5/2/2018, granted special use-site plan approval for a sit-down restaurant (58 N. Wolf).

DESCRIPTION OF PROPOSAL

The applicant, Tracy's Café, is seeking to operate a café for adults offering light meals and gaming within the Center Plaza. The applicant is requesting Special Use-Site Plan Approval for a sit-down restaurant.

The proposed floor plan provides seating for 5 at gaming terminals and 10 table seats (3 tables with 2 seats per table, and 1 table with 4 seats), totaling 15 seats.

According to the project description, there will be one employee on premises at any one time. The proposed hours of operation have not been defined, the information provided by the applicant indicates the café will be open during the approved liquor distribution times issued by the Village.

No exterior changes are proposed to the building façade or site.

SITE PLAN REVIEW

Site plan: No changes are proposed to the existing site.

Floor plan: The floor plan indicates seating for a total of 15 customers (10 table chairs and 5 gaming stations). The dining area and bar are located in the same room. The gaming area will be separated from the café space by 5' tall knee walls.

Total Number of Parking Spaces: Based on staff records, there are 76 existing parking spaces for all tenants in the Center Plaza (8-20 W. Dundee and 50-58 N. Wolf). Based on the proposed floor plan of 15 seats (including tables and gaming terminals) and 1 employee, 6 parking stalls are required. However, there are only 5 parking stalls allocated to this unit. The applicant has agreed to reduce the total seating capacity to 14 seats, resulting in compliant parking, and should be incorporated into any condition of approval.

Trash enclosure: There are existing common trash areas available for the proposed restaurant.

Lighting: There are existing pole-mounted site lights and building-mounted fixtures. No changes are proposed.

STANDARDS FOR SPECIAL USE

Following are standards for special use with the petitioner's responses. **(Staff comments are in bold.)**

1. State why the Special Use is necessary for the public convenience at the proposed location. (Explain how the proposed use will benefit residents, the neighborhood or the community-at-large.)

"The location will be converted to a high end gaming and café center. We have approximately 20 location in Illinois and are in the top 5 monthly – because of our attention to our neighborhood."

The applicant proposes to convert an existing vacant commercial tenant space into a destination for the neighborhood, offering light meals and gaming opportunities.

2. State how the special use will not alter the essential character of the area in which it is to be located. (Explain how the proposed special use is appropriate for the neighborhood or shopping center and how the overall character will not be affected by the special use.)

"The location is within a shopping center that is a special place for the community. Our café will fit into the mall beautifully and attract customers of high caliber that respects our business and our village."

No changes will occur to the site or to the character of the area; there are existing restaurants and commercial uses within the center.

3. State how the location and size of the Special Use, the nature and intensity of the operation involved in or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it, will be in harmony with and will not impede the normal, appropriate, and orderly development of the district in which it is to be located and the development of surrounding properties. (Explain how the proposed use will allow the surrounding area to develop appropriately. Is the use too large for the site? Will it be

in a location on the lot that will cause conflicts with adjacent properties? Does the use create noise, odor, smoke, or light that will affect other properties?)

“The location is at a perfect destination for our café. The size is correct, the environment is attractive, and there are no conflicts with adjacent properties. There will be no additional noise, odor, smoke or light that will affect the other properties.”

The proposed café will be located within an existing commercial tenant space of the shopping center and will not require any exterior changes to the building.

4. State how the location, nature and height of buildings, walls and fences, and the nature and extent of the landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, or will not impair the value thereof. (Explain how the proposed use will not prevent development on adjacent properties. Will the proposed use have a negative impact on existing adjacent land uses?)

“The use will not have any hindrance to the existing building or adjacent lands.”

No exterior modifications are proposed.

5. State how the parking areas will be of adequate size for the particular use, properly located, and suitably screened from adjoining residential uses, entrance and exit drives shall be laid out so as to prevent traffic hazards and nuisances, and the development will not cause traffic congestion. (Is adequate parking provided? Is parking area visible from adjacent homes? Are the entrance and exit drives designed for safe access to the site? Will the special use generate so much traffic as to cause congestion? Will visitors to the special use access the site through residential streets?)

“There is adequate parking within the mall. There will be no congestion caused by the special use.”

The current parking for allocated for the unit is sufficient. No changes will occur to the existing parking lot and access to/from the site.

6. State how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulation in that zone. (Other than the special use listed in this application, the proposal must meet all other requirements of the Zoning Code. Note any other exceptions.)

“We do not feel there would cause any additional issues in providing this special use.”

The proposed special use will comply with all other zoning requirements.

STAFF REVIEW

Fire Department Review: The Fire Department has reviewed the plans and submitted a memo dated October 18, 2018. There are no conditions of approval at this time.

Engineering Division Review: The Engineering Division has reviewed the plans and has indicated there are no comments at this time.

Health Division Review: The Health Officer has reviewed the plans and has indicated there are no comments at this time.

Impact on Adjacent Uses: No significant impact is anticipated on adjacent uses.

Staff Recommended Action: Staff recommends approval of the special use for a sit-down restaurant.

PROPOSED MOTIONS

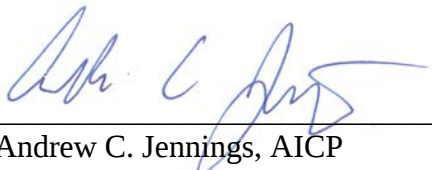
If the Plan Commission approves of the requested special use for a restaurant, the appropriate motion would be to:

Recommend approval of Docket No. 2018-25, 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 Sit-Down Restaurant in accordance with the following exhibits submitted March 20, 2018 by Tracy's Café, to be located at 18 W. Dundee Road, Wheeling Illinois:

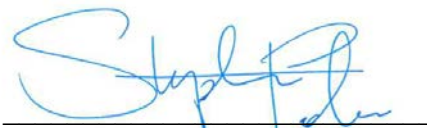
- Cover letter, and
- Floor plan

And with the following condition of approval:

1. The seating capacity shall not exceed a total of fourteen (14) seats.



Andrew C. Jennings, AICP
Director of Community Development



Steve Robles, AICP
Assistant Director of Community Development

Attachments: [Photo of existing conditions \(staff\)](#)

[Cover Letter, dated 9/12/2018](#)

[Floor plan, dated 8/13/2018](#)

[Tracy's Introduction](#)

[Fire Division comments, dated 10/18/2018](#)

Tracy's Bistro – 18 W. Dundee Rd
Docket No. 2018-25 (Special Use-Site Plan Approval of Sit-Down Restaurant)



Existing conditions of subject unit (looking north)

SILVER HAWK RESTAURANT GROUP-WHEELING, LLC

468 Randy Road
Carol Stream, Illinois 60188
630-618-6533 phone

September 12, 2018

The Village of Wheeling
2 Community Boulevard
Wheeling, IL 60090

**RE: Business Model Notice
18 W. Dundee Road, Wheeling, Illinois**

Dear Ms. Brook Casolari and Zoning & Planning Committee:

This letter is intended to provide for you and your committee a Business Model of our operation at Tracy's Bistro.

Tracy's Bistro is a dream and passion of its principal owners. Mr. Tim Axarides has been developing the concept and building this brand over the past six years. Mr. PK Bobby has become involved in Tracy's in 2018 after years in the real estate world throughout Chicago, Miami, Houston and other cities in the United States. Together, they bring an unique approach to developing this new location in Wheeling.

Tracy's Bistro is a relaxing neighborhood cafe for adults to enjoy light meals and gaming in a comfortable environment, offering exceptional customer service and generous amenities. Tracy's is a premier entertainment destination.

Today, the Tracy's Brand includes 16 locations and has 4 additional sites under construction. All locations are platinum locations, serving the community as a site for exciting games and sophisticated tastes. Currently, Tracy's Bistro is considered the best multi-location gaming group in the state of Illinois. Many of our locations bring in millions of dollars of funds played by treasured clients, which in turn, provides needed resources to the state and the municipalities. We strongly believe in a win-win-win attitude, where the clients of our establishments have a genuine and sincere enjoyable experience, where the resources created goes back into the communities and where, as owners we can also share in the opportunities.

All of our locations abide in accordance with state and municipal laws and would only be open during the approved liquor distributions times, issued by the Village of Wheeling. There is usually only one employee on site at any one time.

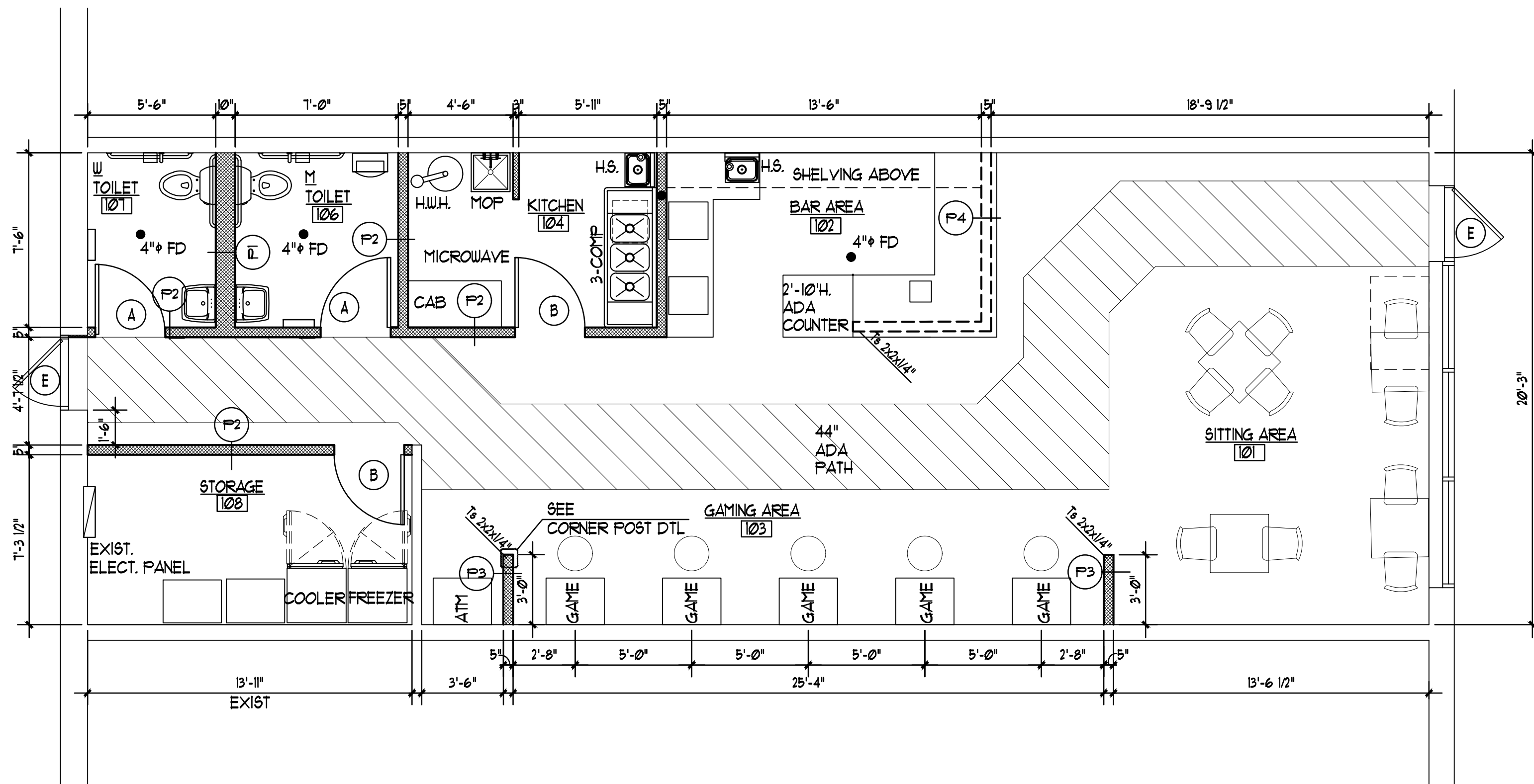
We are extremely excited to have this opportunity to be a part of your community. At Tracy's Bistro we strive to be good stewards to the Villages that we are in and pursue every chance to become better.

Feel free to contact either of the principles below should you require additional information. We remain,

Sincerely,

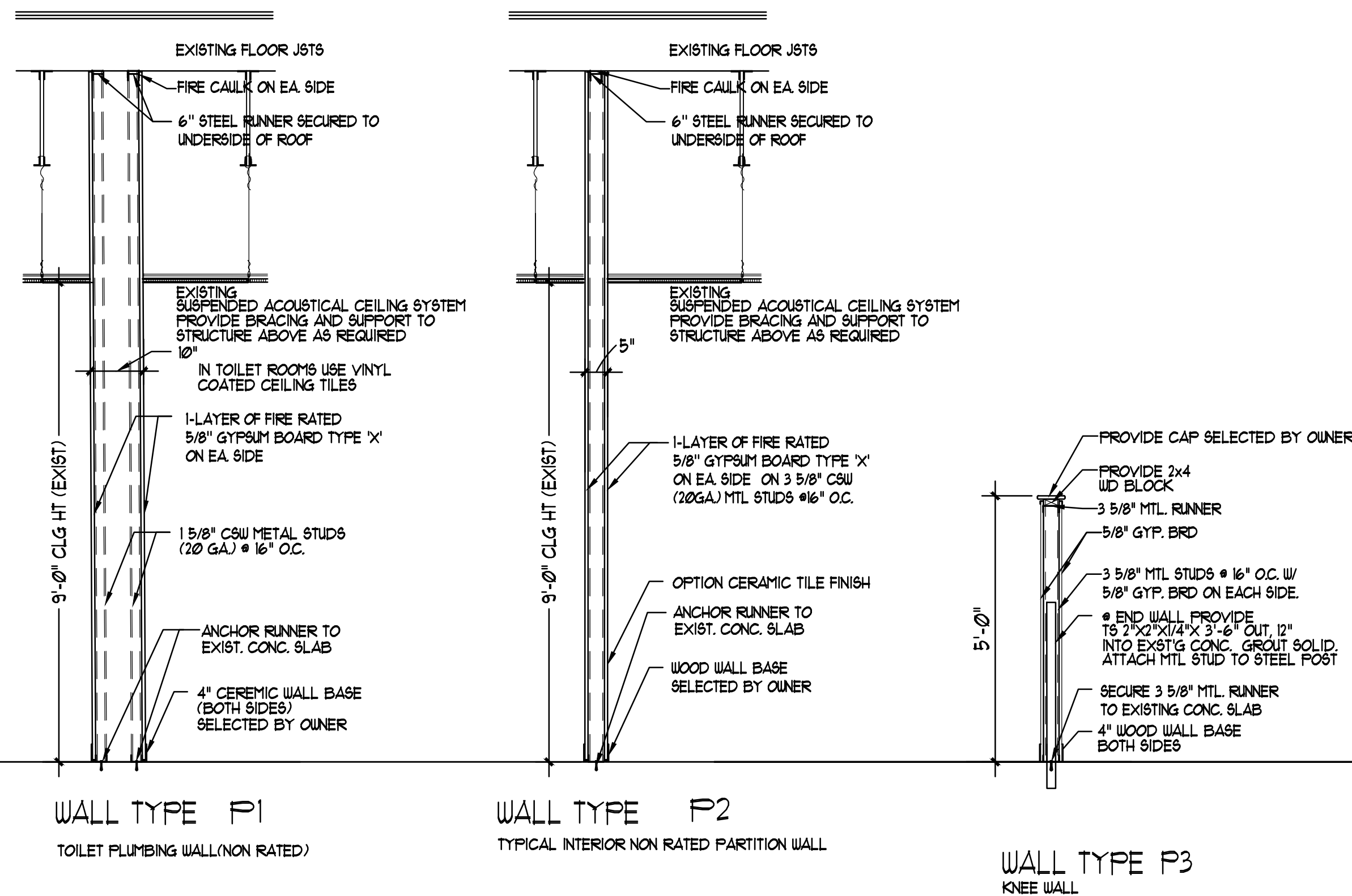
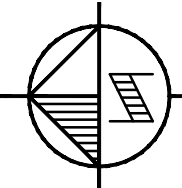

Tim Axarides


P. K. Bobby



CONSTRUCTION PLAN

SCALE: 1/4" = 1'-0"



WALL SECTIONS

SCALE: 1/2" = 1'-0"

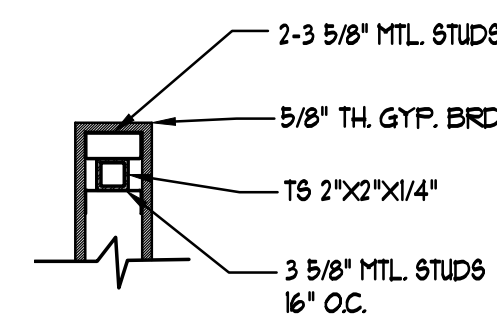
NEW 1 HR RATED WALL CONSTRUCTION:

20 GAUGE METAL STUDS AT 16" O.C.
1 HOUR FIRE RATED TYPE 'X' GYPSUM BOARD.
PROVIDE FIRE STOPPING & FIRE CAULKING AS REQUIRED.

NOTE:
FOR ALL UET WALLS PROVIDE DURO
ROCK MIN. 4'-0" H.

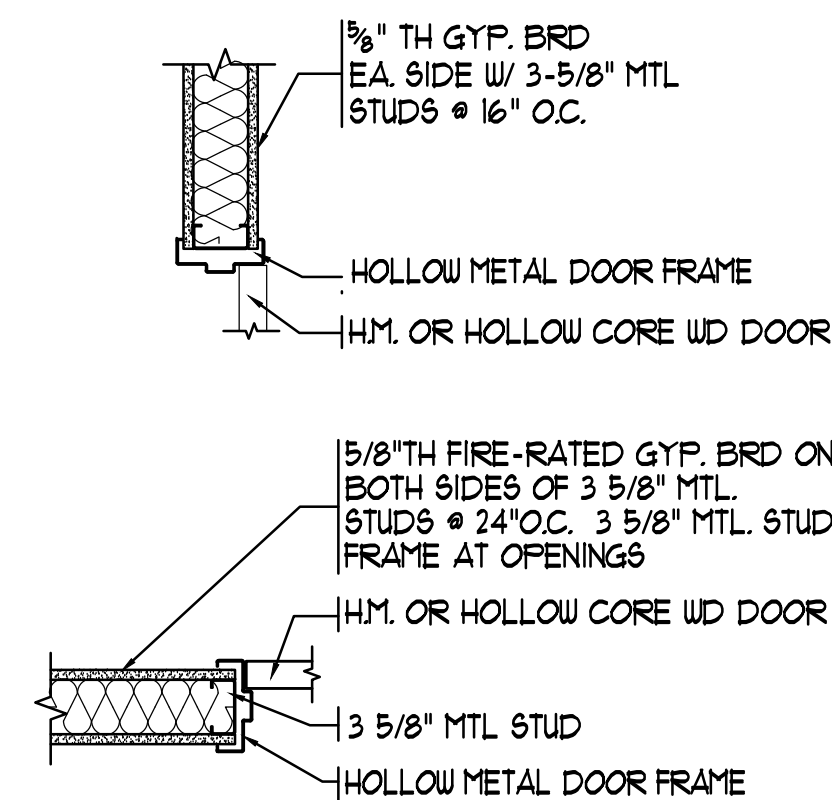
1 1/2"x21" COUNTER TOP
TO BE SELECTED BY OWNER
(EASE EDGES)
1/2" REVEALED
BOTH SIDE (PAINTED)
PROVIDE 2x4
UD BLOCK
3 5/8" MTL STUDS @ 16" O.C. W/
5/8" GYP. BRD ON EACH SIDE.
• END WALL PROVIDE
TS 2"x2"x1/4"x3'-6" OUT, 12"
INTO EXIST'G CONC. GROUT SOLID.
ATTACH MTL STUD TO STEEL POST
4" WOOD WALL BASE
SEE FN-1 SH1
SECURE 3 5/8" MTL RUNNER
TO EXISTING CONC. SLAB
4" WOOD WALL BASE
BOTH SIDES

WALL TYPE P4



CORNER POST DETAIL TYP.

SCALE: 1" = 1'-0"



TYP JAMB AND HEAD DETAIL

SCALE: 1" = 1'-0"

DOOR SCHEDULE

GENERAL NOTES

LOOK & LATCHSETS: SCHLAGE; D-SERIES ATHENS
CORBIN: ML 2000 SERIES - P&A

SIGNS, STOPS KICKPLATES, PUSH PULLS: BROOKLINE OR IVES

CLOSERS: NORTON OR LCN
HINGES: LAURANCE OR STANLEY
HARDWARE FOR ALUM. DOORS TO BE PROVIDED BY
ALUM. DOOR & WINDOW CONTR. PROVIDE 3 KEYS PER LOCK
THRESHOLD BY ULTRA: 5" WIDE
VINYL SILL PROTECTION BY REESE
DOOR JAMB WEATHERSTRIPS BY REESE

MARK	SIZE	MATERIAL			DOOR		CONCEALED OVERHEAD CLOSER	OFFSET PIVOT HINGES	OFFSET PIVOT HINGES	88/85 MAX. PUSH PULL	1/4" ALUM. THRESHOLD	WEATHER STRIPING 4 EDGES	SURFACE MOUNTED CLOSER	PUSH-PULL BAR	1/2" PRE-BUILT HINGES (BALL BEARINGS)	CYLINDER LOCKSET W/ THUMPTURN	MORTISE LOCKSET W/INSIDE THUMPTURN	ENTRANCE LOCK	EXIT ALARM W/ PANIC DEVICE	W-HALL MTD	DOOR STOP	F-H-FLOOR MTD	PRIVATE DOOR LOCK	PULL 1-1 LEVERS KICKOB	DOUBLE ACTIVE HINGES	
		DOOR	FRAME	THRESH	TYPE	LABEL																				
A	3'-4"x7'-0"x3/4"	S.C. BIRCH	FI		A																					
B	3'-4"x7'-0"x3/4"	S.C. BIRCH	FI		A																					
E	EXISTING	Install selfclosing devices on all doors that open to the exterior of the building.																								

A

PAINT GRADE
BIRCH
(SOLID CORE)

DOOR TYPES

FI

H.M.

FRAME TYPES

HOLLOW METAL FRAMES: 16 GA. COLD ROLLED STL-WELDED, GROUND SMOOTH, W/SPREADER BARS
PREP AS REQ'D FOR HARDWARE

DOOR & FRAMES: SHALL HAVE SHOP COAT OF PAINT & SHALL BE AS MANUFACTURED BY ONE
OF THE FOLLOWING: STEEL CRAFT, CECO, FENESTRA CORP.

NOTE: PANIC BAR DEVICE BY DORMA (OR EQ.) - SERIES 9400 EXIT DEVICE - SIZE B DOOR

NOTE: ALL EXIT DOORS SHALL BE KEYLESS AND NO SPECIAL KNOWLEDGE TO OPEN IN THE DIRECTION OF EGRESS

NOTE: DOOR HARDWARE FOR ALL COMMON SPACE AREA(S) AND HAZARDOUS AREA(S) MUST COMPLY TO
ICC/ANSI SEC 404.2.6

ANTONIO FANIZZA ASSOC. LTD
ARCHITECTS
2363 LECHESTER LANE
DES PLAINES, ILLINOIS 60016
TEL. (847) 825-5664
Email: antoniofanizza@comcast.net

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I HEREBY CERTIFY THAT THIS PLAN AND
SPECIFICATION WAS PREPARED BY ME
OR UNDER MY DIRECT SUPERVISION AND
THAT I AM A DULY REGISTERED ARCHITECT
UNDER THE LAWS OF THE STATE OF ILLINOIS
AND THE VILLAGE OF WHEELING.
CODES AND ORDINANCES, THEY ARE
IN COMPLIANCE WITH ALL APPLICABLE
CODES INCLUDING THE ENVIRONMENTAL
BARBERS ACT (40-10-10) AND THE ILLINOIS
ACCESSIBILITY CODE (71 ILL. ADM. CODE
CODE 400.1) AS SIGNED BY MY HAND
AND SEAL.

NO.	REVISION

CERTIFICATION AND SEAL
08-13-2018
DATE



EXPIRES 11-30-2018

SIGNATURE

DRAWING NAME:
CONSTRUCTION AND PLUMBING PLANS

PROJECT NAME:
TRACY'S BISTRO-INTERIOR TENANT FINISH

released
to const.
job no. 1839
scale AS SHOWN
date 08.13.2018
drawn by ID
checked by AF

sheet

A-1



Tracy's

INTRODUCTION

The Tracy's concept comes from 40 years of experience from esteemed owner Tim Axarides.

Axarides has been heavily involved in the restaurant and hospitality industry in involvements such as Director of Sales for Sweet Traditions and Hot Light Brand Group, Director of Sales for Krispy Kreme, General Manager for Houlihan's and other restaurant ventures.



Tracy's

TRACY'S AT-A-GLANCE

Tracy's is a unique place to enjoy meals and beverages in a stylish, comfortable and fun environment. We offer exceptional customer service with a great selection of food and drinks.



Tracy's

FOOD & DRINK

Tracy's offers meals, appetizers, sweet treats, refreshing beverages, beer & wine + more.



Tracy's

DESIGN

Tracy's features contemporary design with modern lighting and is optimized for comfort.



Tracy's

menu

breakfast



SAUSAGE, EGG, & CHEESE
on a toasted bagel

BACON, EGG & CHEESE
on a toasted bagel

EGG & CHEESE
on a toasted bagel

MUFFIN VARIETIES
blueberry, strawberry, banana nut

tasty bites



FOUR CHEESE PIZZA
8" personal pizza

PEPPERONI PIZZA
8" personal pizza

SAUSAGE PIZZA
8" personal pizza

VEGGIE FLATBREAD

CHICKEN TENDERS
served with honey mustard

SOFT PRETZEL BITES
served with cheese sauce

MOZZARELLA STICKS
served with marinara sauce

GOURMET COOKIES
warm chocolate chip or peanut butter

refreshments



COFFEE
MOCHA
CAPPUCCINO
ORANGE JUICE
LEMONADE
COKE
DIET COKE
SPRITE
SWEET TEA

alcohol



WHITE ZINFANDEL
CHARDONNAY
MERLOT
CABERNET SAUVIGNON
MILLER LITE
BUD LITE
CORONA
BLUE MOON
MIKE'S HARD LEMONADE



Tracy's welcomes the opportunity to become an active and positive member of the Wheeling community.

We strongly believe that adding Tracy's to your landscape will provide a highly successful relationship for both the community, the city and our establishment.

TIM AXARIDES

(630) 618-6533



Tracy's



MEMO – Fire Prevention Bureau

TO: Brooke Casolari, Village Planner
FROM: Ronald S. Antor, Fire Inspector
CC: Andrew Jennings, Director of Community Development
Keith MacIsaac, Fire Chief
FPB File
DATE: October 18, 2018
SUBJECT: Proposed Bistro & Gaming Café - 18 Dundee Road – Tracy's Bistro – Plans received for review by the Fire Department, October 2, 2018.

The Wheeling Fire Department has reviewed the submittals received related to the above referenced project and has the following comments:

Site Plan

1. The proposed plans show do not show any information or proposed changes to the site.

18 West Dundee Road – New Bistro and Gaming Cafe – Tracy's

1. Based on the documents submitted for review, the proposed remodeled tenant space for the petitioner's proposed use would be considered a (B)Business Use Group occupancy (Less than 50 occupants) as defined in the 2012 Editions of the International Building (IBC) and Fire Prevention Codes (IFC).
2. The building is an existing sprinklered building. The sprinkler system shall be modified as required during remodeling in accordance with the 2012 Editions of the International Building and Fire Prevention Codes as amended by the Village of Wheeling.
3. The building is equipped with an existing fire alarm system and the system shall be modified as required in accordance with the 2012 Editions of the International Building and Fire Prevention Codes as amended by the Village of Wheeling.
4. All construction related to the remodeling shall comply with the Village's Building and Fire Prevention Codes (2012 Editions of the International Building Code & International Fire Code – with amendments).
5. This review is not a review for issuance of a building permit and additional comments will be forthcoming in the permitting process.

At this time there are no other Fire Department comments related to the project as presented in the documents reviewed.

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

FROM: Andrew C. Jennings, Director of Community Development
Steve Robles, Assistant Director of Community Development

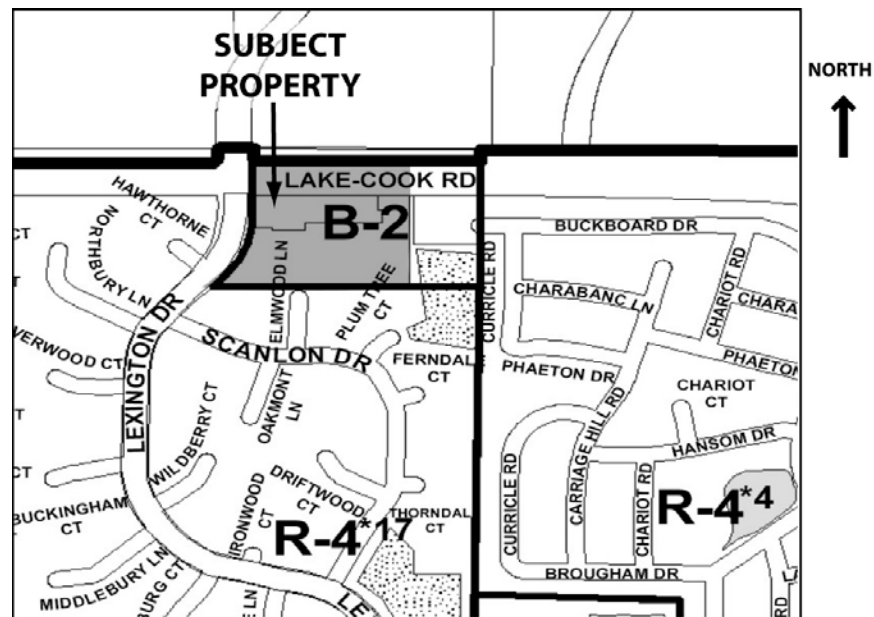
RE: **Docket No. 2018-26**
Mini Donut Factory
1067 Lake Cook Road
(2018-25) Special Use-Site Plan Approval of a Sit-Down
Restaurant

DATE OF REPORT: October 17, 2018

DATE OF MEETING: October 25, 2018

PROJECT OVERVIEW: The petitioner requests special use-site plan approval for a sit-down restaurant to establish a new restaurant in a vacant commercial space at 1067 Lake Cook Road.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant Name: Samion Popkov, Mini Donut Factory

Property Owner: Lexington Commons Plaza, LLC

<u>Common Property Address:</u>	Located on the south side of Lake Cook Road, just east of Lexington Drive
<u>Neighboring Property Land Use(s):</u>	North: Light industrial/office & residential (BG) West: Multi-Family Residential (Lexington Commons) South: Multi-Family Residential (Lexington Commons) East: Commercial
<u>Comprehensive Plan Designation:</u>	Commercial
<u>Property size:</u>	95,687.3 sq. ft.; 2.10 acres (total lot) 27,050 sq. ft. (building size) 1,140 sq. ft. (unit)
<u>Existing Use of Property:</u>	Commercial
<u>Proposed Use of Property:</u>	Sit-down restaurant
<u>Existing Property Zoning:</u>	B-2, Neighborhood Commercial District
<u>Previous Zoning Action on Property:</u>	
2014-4A	Parking variation for a restaurant – Ord. 4844 (Salata)
2014-4B	Special Use – restaurant – Ord. 4845 (Salata)
2013-18	Special Use - restaurant with entertainment – Ord. 4806 (Stella's)
2013-5	Special Use-restaurant with drive-thru – Ord. 4765 (Starbucks)
2012-2	Special Use – specialty school – Ord. 4679
2008-26	Special Use – currency exchange – Ord. 4378
2008-19	Special Use denied – currency exchange – Ord. 4350
2006-28A	Amendment to Special Use – restaurant expansion – Ord. 4134
2006-28B	Amendment to Parking Variation - required parking – Ord. 4133
2005-24A	Special Use - restaurant with live entertainment (X.O. Restaurant) – Ord. 4009
2005-24B	Parking Variation - required parking for a sit-down restaurant – Ord. 4010
1998-32	Special use to operate a restaurant (Nick's Gyros) – Ord. 3350
1989-6	Special use – Snacks Fifth Avenue restaurant – Ord. 2526
618	Parking variation (Krueger Chiropractic) - Ord. 2229
631	Parking variation (outbuilding restaurant has since closed) – Ord. 2289
1986-20	Special use for Hungry Fox restaurant in outbuilding – Ord. 2290
581	Building setback variation for outbuilding – Ord. 2068
1984-4	Special use and site plan approval for day care – Ord. 2069
1984-3	Rezoning from B-1 to B-2 – Ord. 2067

DESCRIPTION OF PROPOSAL

The applicant, Mini Donut Factory, is seeking to operate a restaurant offering the on-site preparation and service of mini donuts with various toppings, which will also include coffee,

smoothies, soft drinks and bottled water. The applicant is requesting Special Use-Site Plan Approval for a sit-down restaurant within the Lexington Commons Plaza.

The proposed floor plan provides seating for 15 customers (3 tables with 4 seats per table, and 1 table with 3 seats). While the restaurant will have 15 customer seats, it's anticipated that most business will be carry-out.

According to the project description, there will be a minimum of one employee on premises at any one time, with a maximum of two employees depending on demand. The proposed hours of operation will be 6:30 a.m. to 8:30 p.m., seven days per week.

No exterior changes are proposed to the building façade or site.

SITE PLAN REVIEW

Site plan: No changes are proposed to the existing site.

Floor plan: The floor plan indicates seating for a total of 15 customers at the front of the space, with the food preparation and customer service counter within in the middle of the space. The remainder of the space is reserved for customer restrooms and food storage.

Total Number of Parking Spaces: Based on staff records, there are 145 existing parking spaces for all tenants in the Lexington Commons Plaza (401 to 1083 Lake Cook Road). Based on the proposed floor plan with 15 seats and 2 employees, this request requires 7 parking stalls and is consistent with the number of parking spaces allocated to this unit.

Trash enclosure: There are existing common trash enclosure areas available for the proposed restaurant.

Lighting: There are existing pole-mounted site lights at the subject property. No changes are proposed.

STANDARDS FOR SPECIAL USE

Following are standards for special use with the petitioner's responses. **(Staff comments are in bold.)**

1. State why the Special Use is necessary for the public convenience at the proposed location. (Explain how the proposed use will benefit residents, the neighborhood or the community-at-large.)

"Mini Donut Factory is consistent with current tenant mix in Lexington Commons that includes a Starbucks, Jet's Pizza, Salata, etc."

The applicant proposes to convert an existing vacant commercial tenant space into a restaurant that will add to the current tenant mix of various commercial services.

2. State how the special use will not alter the essential character of the area in which it is to be located. (Explain how the proposed special use is appropriate for the neighborhood or shopping center and how the overall character will not be affected by the special use.)

“This is an internal, non-structural, tenant build-out of existing space and will therefore not affect the essential character in which it will be located.”

No changes will occur to the site or to the character of the area; there are existing restaurants and commercial uses within the center.

3. State how the location and size of the Special Use, the nature and intensity of the operation involved in or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it, will be in harmony with and will not impede the normal, appropriate, and orderly development of the district in which it is to be located and the development of surrounding properties. (Explain how the proposed use will allow the surrounding area to develop appropriately. Is the use too large for the site? Will it be in a location on the lot that will cause conflicts with adjacent properties? Does the use create noise, odor, smoke, or light that will affect other properties?)

“There will be no change in size, nature or intensity of the operations of this strip shopping center as the proposed special use is for the internal build-out of tenant space that already exists.”

The proposed restaurant will be located within an existing commercial tenant space of the shopping center and will not require any exterior changes to the building.

4. State how the location, nature and height of buildings, walls and fences, and the nature and extent of the landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, or will not impair the value thereof. (Explain how the proposed use will not prevent development on adjacent properties. Will the proposed use have a negative impact on existing adjacent land uses?)

“There will be no changes to existing location, nature and height of buildings, walls, fences or landscaping, as this is an internal build-out of existing retail tenant space.”

No exterior modifications are proposed.

5. State how the parking areas will be of adequate size for the particular use, properly located, and suitably screened from adjoining residential uses, entrance and exit drives shall be laid out so as to prevent traffic hazards and nuisances, and the development will not cause traffic congestion. (Is adequate parking provided? Is parking area visible from adjacent homes? Are the entrance and exit drives designed for safe access to the site? Will the special use generate so much traffic as to cause congestion? Will visitors to the special use access the site through residential streets?)

“Mini Donut Factory will use existing parking at Lexington Commons and will require no changes to the entrances, exits, drives or other exterior portions of the space or shopping center.”

The current parking for allocated for the unit is sufficient. No changes will occur to the existing parking lot and access to/from the site.

6. State how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulation in that zone. (Other than the special use listed in this application, the proposal must meet all other requirements of the Zoning Code. Note any other exceptions.)

“The retail space in question is currently vacant and Mini Donut Factory is consistent with current tenant mix of the shopping center.”

The proposed special use will comply with all other zoning requirements.

STAFF REVIEW

Fire Department Review: The Fire Department has reviewed the plans and submitted a memo dated October 18, 2018. There are no conditions of approval at this time.

Engineering Division Review: The Engineering Division has reviewed the plans and submitted a memo dated October 17, 2018. A 1,000 gallon exterior grease basin is required. This comment will be addressed at permit.

Health Division Review: The Health Officer has reviewed the plans and submitted a memo dated October 17, 2018. The restaurant shall provide for dry storage facilities that are separate to the food preparation area and is also required to provide for a 1,000 gallon exterior grease basin. These comments will be addressed at permit.

Impact on Adjacent Uses: There is no significant impact anticipated on adjacent uses.

Staff Recommended Action: Staff recommends approval of the special use for a sit-down restaurant.

PROPOSED MOTIONS

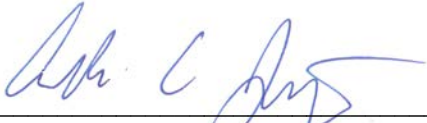
If the Plan Commission approves of the requested special use for a restaurant, the appropriate motion would be to:

Recommend approval of Docket No. 2018-25 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 Sit-Down Restaurant in accordance with the following exhibits submitted September 28, 2018 by Mini Donut Factory, to be located at 1067 Lake Cook Road, Wheeling Illinois:

- Cover letter, and
- Floor plan

And with the following condition of approval:

1. The dry storage and grease basin requirements listed in the Health Officer's review memo, dated October 17, 2018, shall be addressed on the permit plan submittal.



Andrew C. Jennings, AICP
Director of Community Development



Steve Robles, AICP
Assistant Director of Community Development

Attachments: [Photo of existing conditions \(staff\)](#)

[Cover letter, dated 9/29/2018](#)

[Floor Plan, dated 9/10/2018](#)

[Fire Division comments, dated 10/18/2018](#)

[Engineering Division comments, dated 10/17/2018](#)

[Health Division comments, dated 10/17/2018](#)

Mini Donut Factory – 1067 Lake Cook Rd
Docket No. 2018-26 (Special Use-Site Plan Approval of Sit-Down Restaurant)



Existing conditions of subject unit (looking south)



444 Chicago Ridge Mall #651, Chicago Ridge, IL 60415

September 29, 2018

Via Hand Delivery

Village of Wheeling
Planning Division – Community Development
Attn: Brooke Casolari, Senior Planner
2 Community Blvd.
Wheeling, IL 60090

Re: Special Use Application – Mini Donut Factory, Inc., Lexington Commons Plaza,
1067 Lake Cook Road, Wheeling, Illinois

Dear Ms. Casolari:

The enclosed materials are submitted in connection with the Application for Special Use submitted on behalf of Mini Donut Factory, Inc., for its proposed new location at 1067 Lake Cook Road, Wheeling, Illinois (hereinafter, the “**Premises**”).

The business model of Mini Donut Factory, which has three other locations in the Chicagoland area, is the on-site preparation and service of mini donuts with various toppings, including powdered cinnamon sugar, sprinkles, and ice cream with chocolate and other sauces. This is merely an example and not an exhaustive list of toppings for our mini donuts. In addition, Mini Donut Factory will serve coffee, smoothies, soft drinks and bottled water from the Premises.

Our mini donuts are made by frying dough for approximately 1 minute and we will have a hood venting system and appropriate grease traps on site.

Mini Donut Factory plans to make seating available for 15 patrons, although anticipates that most of its business will be carry out. Hours of operation will be from 6:30am-8:30pm, seven days per week. We anticipate staffing levels of either 1 or 2 employees depending on anticipated sales needs.

The Premises is existing retail space in Lexington Commons Plaza and consists of approximately 1,140 square feet of space. As the attached documents indicate, we will perform an internal build-

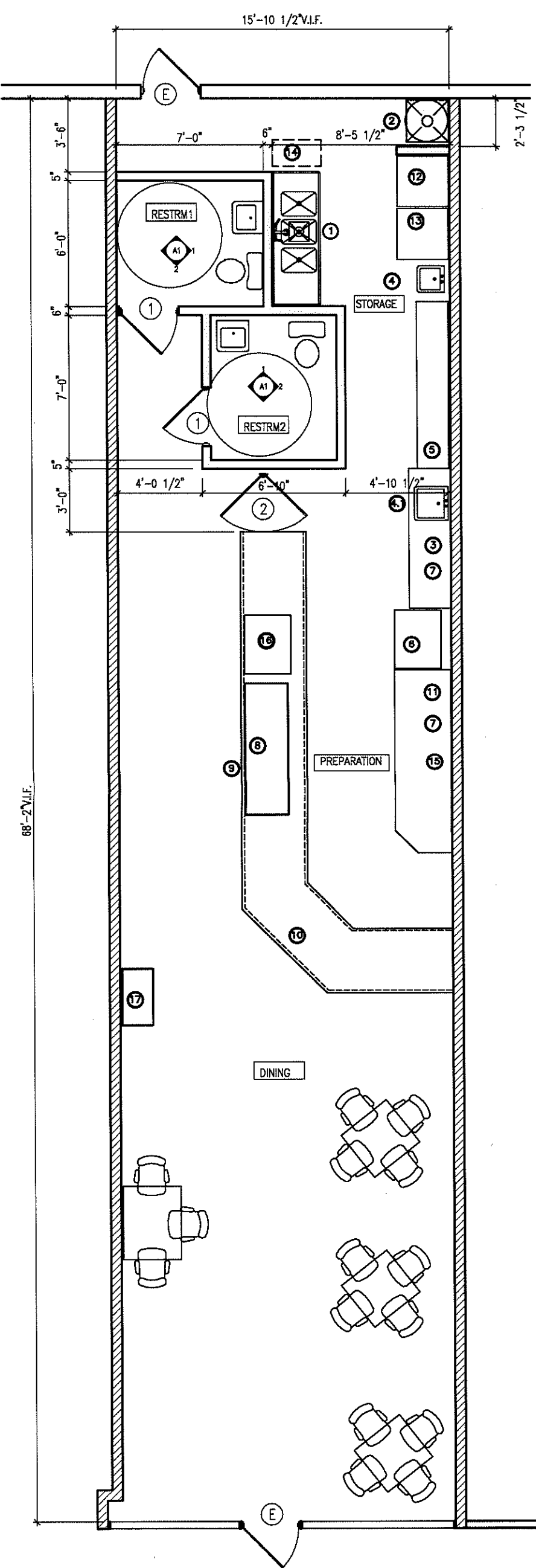
out of the space, but there will be no changes to the structure of the space or to any parking areas, or points of ingress and egress from the shopping center.

If you have any questions or concerns, please do not hesitate to contact me at any time.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Samion Popkov', written in a cursive style.

Samion Popkov - President
Mini Donut Factory, Inc.



"MINI DONUT FACTORY" STORE
INTERIOR RENOVATION
LEXINGTON COMMONS. STE. 1067,
1041 LAKE COOK RD WHEELING , IL

PROJECT INFORMATION	
OCCUPANCY	"A2"
CONSTRUCTION TYPE	IIA AUTOMATIC SPRINKLER SYSTEM
OCCUPANT LOAD PATRONS EMPLOYEES	15 2
MEANS OF EGRESS	REQ'D: 1 PROVIDED:1
EXITS	PROVIDED 2
EGRESS WIDTH REQ'D PROVIDED:	(1) 32" EA (1) 32" EA
TRAVEL DISTANCE REQUIRED PROVIDED	250 FT MAX 63 FT

EQUIPMENT SCHEDULE				
NO	DESCRIPTION	MNFR/MODEL	DIMENSIONS WXDXH	CERTIFICATIONS
①	3 COMP SINK W/ ONE DRIANBOARD		72"x27"	NSF
②	MOP SINK		28"x20"	NSF
③	PREPARATION TABLE			
④	HAND SINK		16"x18"	NSF
⑤	SHELVING		48"x18"	
⑥	DRINK DISPENSER			
⑦	WALL MOUNTED LED DISPLAYS			
⑧	"DONUT MACHINE" BUILT-IN FIRE SUPPRESSION SYSTEM BUILT-IN DOWNDRAFT EXHAUST SYSTEM		24"x75"	
⑨	SNEEZE SHEILD			
⑩	CASH REGISTER			
⑪	"SLUSHY" MACHINE			
⑫	ICE MACHINE			
⑬	REFRIGIRATOR			
⑭	GREASE INTERSEPTOR			
⑮	PREPARATION SINK			
⑯	COFFEE MACHINE			
⑰	WARMING TABLE			
⑱	CONDIMENTS			

WALL LEGEND

- EXISTING DEMISING PARTITION TO REMAIN
- EXISTING PARTITION TO REMAIN
- NEW PARTITION
3 1/2" MTL STUDS 1/2" G.B. BOTH SIDES
SEE FINISH SCHEDULE



MEMO – Fire Prevention Bureau

TO: Brooke Casolari, Village Planner
FROM: Ronald S. Antor, Fire Inspector
CC: Andrew Jennings, Director of Community Development
Keith MacIsaac, Fire Chief
FPB File
DATE: October 18, 2018
SUBJECT: Proposed New Restaurant – 1067 Lake Cook Road – Mini Donut Factory – Plans received for review by the Fire Department, October 2, 2018.

The Wheeling Fire Department has reviewed the submittals received related to the above referenced project and has the following comments:

Site Plan

1. The proposed plans show do not show any information or proposed changes to the site.

1067 Lake Cook – New Mini Donut Restaurant – Mini Donut Factory

1. Based on the documents submitted for review, the proposed remodeled tenant space for the petitioner's proposed use would be considered a (B)Business Use Group occupancy (Less than 50 occupants) as defined in the 2012 Editions of the International Building (IBC) and Fire Prevention Codes (IFC).
2. The building is an existing sprinklered building. The sprinkler system shall be modified as required during remodeling in accordance with the 2012 Editions of the International Building and Fire Prevention Codes as amended by the Village of Wheeling.
3. The building is equipped with an existing fire alarm system and the system shall be modified as required in accordance with the 2012 Editions of the International Building and Fire Prevention Codes as amended by the Village of Wheeling.
4. Based on the items presented for review, a Type I exhaust hood and UL-300 fire suppression system is required for any cooking appliances creating grease laden vapors.
5. All construction related to the remodeling shall comply with the Village's Building and Fire Prevention Codes (2012 Editions of the International Building Code & International Fire Code – with amendments).
6. This review is not a review for issuance of a building permit and additional comments will be forthcoming in the permitting process.

At this time there are no other Fire Department comments related to the project as presented in the documents reviewed.



MEMORANDUM

TO: Brooke Casolari, Senior Planner

FROM: Kyle Goetzelmann, Civil Engineer I

COPY: Jon Tack, Village Engineer
Steve Robles, Assistant Director of Community Development

DATE: October 17th, 2018

SUBJECT: Mini Donut Factory – Special Use
1067 Lake Cook Rd. - Review Comments

The Engineering Division received a cover letter and floor plan for the subject project on October 2nd, 2018. The Engineering Division has completed a review of the above referenced submittal and offers the following comments at this time:

1. Based on proposed menu, a 1000 gallon exterior grease basin is going to be required. This will require permitting from the Village of Wheeling Engineering Division and the Metropolitan Water Reclamation District of Greater Chicagoland (MWRD). Full engineering drawings will need to be provided with the submittal for both permits.

Health Division PC Preliminary Plan ReviewEstablishment: Mini Donut Factory☐ **No comments**☒ **Dry Storage requirement**

All food service establishments shall provide dry storage facilities which are separate and in addition to the food preparation area, service and utensil and equipment washing areas. The separate dry storage space shall have a minimum floor area equal to twenty-five percent of the total floor area of the facility excluding dining and restroom areas, office space, and walk-in refrigeration and walk-in freezer areas. This room shall be used for the storage of paper products, food supplies, food stock, and food equipment and like items. Alcoholic liquors, maintenance and building equipment shall not be stored or located in this area. The dry storage facilities shall be used for no other purpose than storage, and shall be physically separated from the surrounding area.

☒ **One thousand gallon exterior grease basin requirement**

All new or altered restaurants that require an external grease trap/interceptor shall install a minimum of a one thousand gallon unit as per the village's engineering grease basin standard.

☐ **Other**

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

FROM: Andrew C. Jennings, Director of Community Development
Brooke A. Casolari, Senior Planner

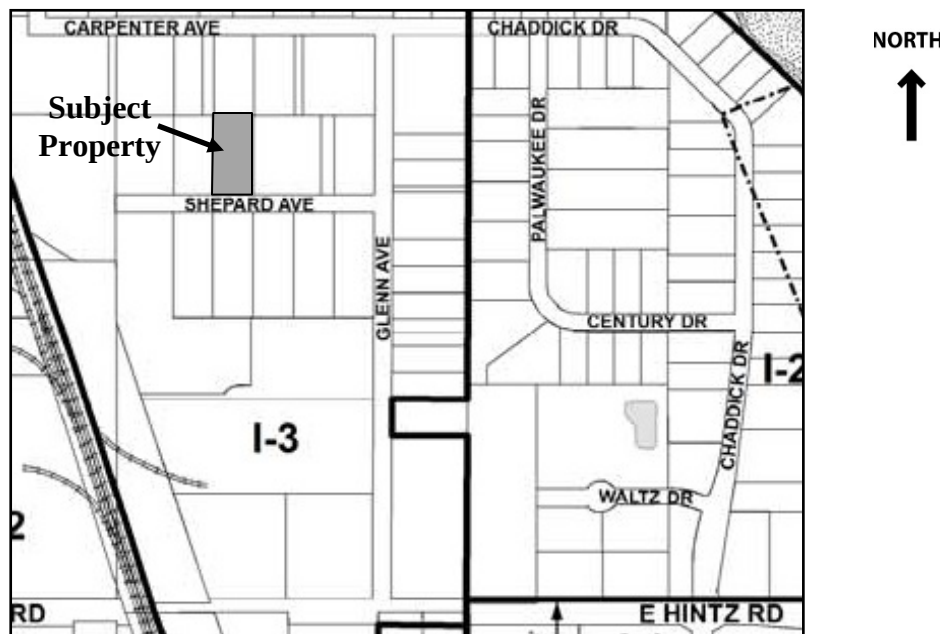
RE: **Docket No. 2018-24A&B**
Auto Cars Imports
170 Shepard
(2018-24A) Variation from Title 19, Zoning, Regarding
Required Parking
(2018-24B) Special Use-Site Plan Approval of a Light
Motor Vehicle Repair Facility

DATE OF REPORT: October 19, 2018

DATE OF MEETING: October 25, 2018

PROJECT OVERVIEW: The petitioner is seeking multiple zoning actions to establish a light motor vehicle repair shop at an existing multi-tenant industrial building at 170 Shepard Avenue. The petitioner requests special use approval for a light motor vehicle repair facility and is seeking a zoning variation to reduce the required amount of parking for the proposed use. The hearing was continued from September 13th to October 11th to October 25th to allow the petitioner the opportunity to clarify the plans.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant Name: Auto Cars Imports LTD.

Property Owner: Ryan McNaughton, Court Appointed Receiver

Common Location: Located on the north side of Shepard Avenue, which is west of Glenn Avenue

Neighboring Property Land Use(s): North: Industrial
West: Industrial
South: Industrial
East: Industrial

Comprehensive Plan Designation: Industrial

Property Size: 44,850 sq. ft. (property);
21,000 sq. ft. (building);
10,200 sq. ft. (subject unit).

Existing Use of Property: Vacant

Proposed Use of Property: Light Motor Vehicle Repair Facility

Existing Property Zoning: I-3 General Industrial District

Previous Zoning Action on Property:
Ord. No. 2490 granted a zoning variation for the height of a cell tower structure (11/7/1988).
Ord. No. 2491 granted a special use for a cell tower (11/7/1988).
Ord. No. 3498 granted a zoning variation for the height of a cell tower structure (10/16/2000).
Ord. No. 3542 granted a special use for a cell tower (4/9/2001).

DESCRIPTION OF PROPOSAL

The tenant, Auto Cars Imports, which is an auto repair shop that is relocating from Northbrook, is seeking two zoning requests:

1. Special use-site plan approval for a light motor vehicle repair facility; and
2. A zoning variation to reduce the amount of required parking for a light motor vehicle repair facility.

The applicant intends to occupy approximately half of the building. A total of eight vehicle lifts for vehicle repair are illustrated on the floor plan. No outdoor storage is planned. Outdoor parking is available on the west side of the building, in front of the building and on the east side of the building. All auto repair work will be conducted indoors. The hours of operation are Monday through Friday, 8am to 6pm. There are eight employees.

SUMMARY OF OCTOBER 11TH PLAN COMMISSION REVIEW

On October 11th the Plan Commission reviewed the proposal and continued the hearing so that the petitioner could revise and clarify plans. The following is a list of suggestions from the Plan Commission with staff updates provided in bold:

1. On the east side of the building, only two parallel parking stalls are permitted. No angled parking is permit. **The new plan includes no angled parking on the east side. Two “existing” parallel parking stalls are located at the southeast corner of the building. Two additional parallel stalls are shown on the east side of the building and labeled as**

“proposed parking 1 & 2.” However, according to the October 18th Fire Department memo, there are several required exits from the building that the proposed parking on the east side of the building may obstruct.

2. Provide one diagram with all parking, uses, trash, overhead garage doors, man doors, and lifts. **A revised plan is provided.**

SITE PLAN REVIEW

Scale of site plan: one square = 4 feet

General site layout: There are a total of 17 existing parking stalls on the west side of the building, 7 in front of the building, and 2 “existing” parallel stalls on the east side of the building. The plan also includes 2 additional parallel stalls on the east side of the building, which are labeled as “proposed parking 1 & 2.”

At the October 11th hearing, it was determined that proposed parking on the east side of the tenant’s space should not be permitted because it obstructs utilities and exiting. As such, the “proposed parking 1 & 2” shall not be permitted.

Also at the October 11th hearing, it was determined that the two parallel parking stalls at the southeast corner of the building would be permitted. The petitioner has indicated these stalls are existing. However, there are two man doors, which are not shown on the site plan, which are located in the area of these parking stalls. The Fire Department indicates these parallel parking stalls shall not be permitted because they may obstruct the required building exits. As such, staff recommends against allowing any parking on the east side of the building.

In sum, there are a total of 24 parking stalls at the subject property. No parking is available on the east side of the building. Because the parking stalls are not clearly striped, staff suggests the Plan Commission consider adding a condition of approval that the lot be restriped prior to occupancy.

Floor plan: The floor plan submitted for the October 25th hearing identifies a mix of uses within the unit including office, warehouse, auto repair, and vehicle storage. A total of eight auto repair lifts are included in the facility. Staff had computed the total uses of the unit as follows:

- Auto repair – 4,700 sq. ft.
- Warehouse – 2,600 sq. ft.
- Vehicle storage – 2,100 sq. ft.
- Office – 800 sq. ft.

Total Number of Parking Spaces: There are 24 existing outdoor parking stalls on the property. The petitioner is also proposing four parallel stalls on the east side of the building. Staff is not in favor of allowing these additional stalls due to the Fire Department comments, which indicate the stalls will obstruct exiting.

There is one existing tenant and a vacant unit in the building. These non-auto repair units are counted at a parking ratio of 2/1,000 sq. ft., which is the parking requirement for spec industrial and for manufacturing uses. For a total of 10,800 sq. ft., these other units at the subject property require 22 spaces by code.

An auto repair shop is proposed for the remaining 10,200 sq. ft. of space. The specific uses of the subject unit have been identified under the floor plan section of the staff report. Auto repair requires parking at 6/1,000 sq. ft. plus one space for each employee (eight) during peak shift. This equates to 36.2 spaces. The warehouse portion of the subject unit requires parking at 1/1,000 sq. ft., which equates to 2.6 spaces. The office portion of the subject unit requires parking at 4/1,000 sq. ft., which equates to 3.2 spaces. The vehicle storage portion of the subject unit requires no off-street parking. The total parking requirement for the subject unit is 42 parking stalls.

In addition to the existing 24 on-site parking stalls, the proposed use includes eight auto repair lifts. If these lifts are counted as parking stalls, as they can absorb one vehicle each, then the total available parking spaces for the subject property is 32.

In sum, the subject property requires 42 spaces for the proposed auto repair business and 22 spaces for the remaining units, which totals 64 parking stalls. A total of 32 parking stalls will be provided. Therefore, the total required parking variation for the proposed use is 32.

Bicycle parking: There is no existing or proposed bicycle parking. It is assumed that employees can store their bicycles indoors.

Lighting: No changes are proposed to the existing site lighting. Since no site changes are proposed, it is likely that the existing lighting is adequate for the proposed use.

Trash Enclosure: A plan is provided that indicates the trash enclosure will be stored indoors.

Landscaping: A landscape plan is not provided. The cover letter states the applicant “will beautify the property with seasonal flowers and plants.” The Plan Commission may wish to discuss if a landscape plan shall be required.

STANDARDS FOR SPECIAL USE

Following are standards for special use with the petitioner's responses. **(Staff comments are in bold.)**

1. State why the Special Use is necessary for the public convenience at the proposed location. (Explain how the proposed use will benefit residents, the neighborhood or the community-at-large.)

“Auto Cars Imports has been a family owned business with top ratings and reviews for over 50 years. Our services would benefit and support the nigh number of residents and employees of the community, who utilize one or more vehicles. The business brings experienced automotive mechanics that have been with the company for many years.”

As noted by the petitioner’s description above, the proposed tenant will provide an experienced light auto repair facility for the residents and businesses of Wheeling.
2. State how the special use will not alter the essential character of the area in which it is to be located. (Explain how the proposed special use is appropriate for the neighborhood or shopping center and how the overall character will not be affected by the special use.)

“Auto Cars Imports has great respect for their customers and neighbors alike, business or residential. We do not utilize tools or machines that disrupt in any way. Our customers who utilize our waiting area are able to have a quiet peaceful experience, no less our neighbors outside the building. We will not alter the character of the area but will work with the Village, our neighbors, the residents to only make it better. The business will be in an industrial area with the proper zoning.”

The immediate vicinity is all zoned I-3 General Industrial District with a mix of light, medium and heavy industrial uses. Provided the applicant demonstrates adequate parking is provided, the proposed vehicle repair facility will be complementary to the existing uses.

3. State how the location and size of the Special Use, the nature and intensity of the operation involved in or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it, will be in harmony with and will not impede the normal, appropriate, and orderly development of the district in which it is to be located and the development of surrounding properties. (Explain how the proposed use will allow the surrounding area to develop appropriately. Is the use too large for the site? Will it be in a location on the lot that will cause conflicts with adjacent properties? Does the use create noise, odor, smoke, or light that will affect other properties?)

“The proposed Special Use Permit will not hinder any development of the surrounding area. We have found a property that isn’t too small for our business but a property that we believe will fit the business perfectly, with room to grow and advance. We do not anticipate any conflicts with the adjacent properties, matter of fact we expect quite the opposite and welcome any feedback to work hand in hand with our neighbors. When shop noise is created, it is only during business hours and kept to a minimum with no outside distractions.”

Prior to making a determination that this standard is met, the Plan Commission should discuss if the size and intensity of the proposed use is met by adequate parking for customers, employees, and vehicle storage.

4. State how the location, nature and height of buildings, walls and fences, and the nature and extent of the landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, or will not impair the value thereof. (Explain how the proposed use will not prevent development on adjacent properties. Will the proposed use have a negative impact on existing adjacent land uses?)

“The existing structure of the building will not be altered. The property will be well maintained (i.e. landscaping, snow removal) regularly. The business will not prevent the development of adjacent property or any other business.”

There is limited landscaping on site. The Plan Commission should discuss if additional landscaping is required.

5. State how the parking areas will be of adequate size for the particular use, properly located, and suitably screened from adjoining residential uses, entrance and exit drives shall be laid out so as to prevent traffic hazards and nuisances, and the development will not cause traffic congestion. (Is adequate parking provided? Is parking area visible from adjacent homes? Are the entrance and exit drives designed for safe access to the site? Will the special use

generate so much traffic as to cause congestion? Will visitors to the special use access the site through residential streets?)

“There are no homes for parking to be a concern. Adequate parking is within this property. The driveways are assigned for safe access, in and out of the business property. No congestion will be caused from the day to day operations of the business as we have a system in place for vehicle drop-off and pick-up service. No visitors nor employees will need to access the site through residential streets.”

A substantial parking variation is required for the proposed special use. The proposed use has a parking requirement of 42. However, there are only 32 parking spaces provided. These 32 spaces must also be shared with the remaining 10,800 sq. ft. of tenant space.

6. State how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulation in that zone. (Other than the special use listed in this application, the proposal must meet all other requirements of the Zoning Code. Note any other exceptions.)

“Per Village requirements, a special use permit is required for automotive repair. Therefore, without the permit our business could not operate.”

In addition to the proposed special use, the petitioner is requesting a variation from the required amount of parking for a light motor vehicle repair facility.

STANDARDS FOR VARIATION

Following are standards for variation with petitioner’s responses. *The petitioners’ response to the following questions has been shown in italics. Staff comments are in bold.*

1. State how the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a practical difficulty or particular hardship upon or for the owner, lessee or occupant, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

“The hardship of not having a special use permit would mean that Auto Cars Imports could not operate as a business at this location. This would be more than inconvenience; it is a hardship on the business. Our business would fail at this location with the special use permit because we could not open the doors to the business and operate the day to day tasks.”

There is very little open space on the property to build additional parking. At best, perhaps four additional parking spaces could be built in the front yard. But this would still result in the necessity of a parking variation for the proposed use.

2. Indicate how the hardship is due to unique circumstances that do not generally apply to the other properties or uses.

“Auto Cars Imports is a specialty business that requires a Special Use Permit and a parking variation, without it we are unable to do business at this location. It would be a hardship to the business not to be granted a Special Use Permit. Other companies in the area are industrial also but do not require special use permits due to zoning already allowing their businesses to operate and not being a specialty business that needs a permit.”

As described in the cover letter by the applicant, the business services an average of no more than 10 vehicles per day. Assuming parking is needed for the 10 customers that drop-off and pick-up their vehicles, the 10 vehicles serviced daily, and for the eight employees, the total demonstrated parking demand for the proposed use is 28, not 42 as required by code. However, this would still result in parking deficit for the property.

3. Describe how the alleged difficulty or hardship has not been created by any person presently having an interest in the property.

“There is no difficulty or hardship created by any person presently having an interest in the building/property located at 170 Shepard. The hardship is due to the specific business, automotive repair which requires a special use permit. Without the permit, we are unable to assist our customers and open our doors to the business.”

The hardship is two-fold: First, the hardship was created by the original development of the property, which was likely intended for warehouse use (based upon its limited parking). Second, the hardship is created by the petitioner’s desire to establish a light motor vehicle repair facility, which has a high parking demand.

4. State how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.

“The property located at 170 Shepard will be unable to perform the day to day business without a special use permit, therefore not yielding a reasonable return or any return without it.”

If the variation is not granted, the petitioner will not be able to establish its proposed light motor vehicle repair use. As such, the subject unit will likely remain vacant.

5. State how the granting of the variation will not alter the essential character of the locality.

“Granting the variance will not alter the essential characteristics of the locality. There is no construction or other use of the property that will change the appearance of the neighborhood or area. This property is located in an industrial area zoned for automotive repair and does not and will not affect the residential neighborhood what so ever.”

The applicant indicates the remaining parking on the property is adequate to accommodate the use. If this is not true, then vehicles may be parked haphazardly, perhaps encroaching onto the neighboring property or obstructing a fire lane or a required building exit. No parking is allowed on the street.

6. Describe how the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

“There is already parking in place for this building and it will not be changed or altered. No structural changes will be made inside or outside the building. This is no concern for the safety of the public or our neighbors. No negative impact will be made on surrounding properties. The rear of the building (north side) will stay open and clear for emergency vehicles to pass through as needed. There will be no external noise, odor, light, or smoke

from the everyday business. The only possible changes that we may want to improve on is the striping of the parking lot spaces in the future.

As noted above, if the parking is not adequate to support the operations of the proposed auto repair facility, then cars may be parked in areas that obstruct the fire lane or building exits or encroach onto the neighboring property.

STAFF REVIEW

Fire Department Review: The Fire Department has submitted comments dated October 18, 2018. The Fire Department memo recommends against the outdoor parking plan for the east side of the building because of its potential to block required existing from the building. The memo notes there are several required building exits that are not depicted on the plan.

Engineering Division Review: The Engineering Division has submitted a memo dated October 17, 2018

Impact on Adjacent Uses: The Plan Commission should discuss with the petitioner how parking will be managed and if it will have impacts on adjacent uses. Of notable concern is that there should also be available parking for the remaining 10,800 sq. ft. of tenant space on the subject property.

Staff Recommended Action: Staff's biggest concern is related to the size of the parking variation. Based on the review of the materials provided, Staff does not believe that the petitioner meets the standards for a variation. The use would need to be reduced in size or intensity in order for the parking demand to allow for the use of the remaining units in the building. Therefore, the operation would also need to be reduced in size/intensity to meet the standards for a Special Use.

Staff suggests that the Plan Commission also review the following:

- Decide if a landscape plan is required; and
- Consider adding a condition of approval that the lot be restriped prior to occupancy.

PROPOSED MOTIONS

If the Plan Commission approves of the requested special use for a light motor vehicle repair facility and a parking variation, appropriate motions would be to:

Recommend approval of Docket No. 2018-24A, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11 General Development Standards, Chapter 19.11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading, Section E Parking Standards, Subsection 1 Minimum Required Parking per Land Use Category, and associated sections, to reduce the required parking for the proposed light motor vehicle repair facility, from forty-two (42) to ten (10), which consists of a thirty-two (32) parking stall variation, for Auto Cars Imports, to be located at 170 Shepard Avenue, Wheeling Illinois.

And with the following condition of approval:

1. That the parking variation may be increased by one stall in order to meet the Fire Department fire lane requirements.

And recommend approval of Docket No. 2018-24B to grant special use-site plan approval for a light motor vehicle repair facility in accordance with the following exhibits submitted by Auto Cars Imports to be located at 170 Shepard Avenue, Wheeling, Illinois:

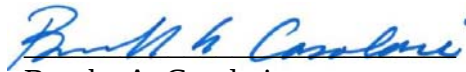
- Cover letter, August 9, 2018, and
- Site/floor plan, October 15, 2018.

And with the following conditions of approval:

1. *To be determined at the hearing...*



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Casolari
Senior Planner

Attachments: [Fire Department comments, 10.18.2018](#)

 [Engineering Division comments, 10.17.2018](#)

 [Photos of existing conditions \(staff\)](#)

 [Cover letter](#)

 [Site/floor plan](#)

 [Plat of survey](#)



MEMO – Fire Prevention Bureau

TO: Brooke Casolari, Village Planner
FROM: Ronald S. Antor, Fire Inspector
CC: Andrew Jennings, Director of Community Development
Keith MacIsaac, Fire Chief
FPB File
DATE: October 18, 2018
SUBJECT: Proposed Auto Repair Facility (Revised Submittal 2) – 170 Shepard Avenue – Auto Cars Imports – Plans received for review by the Fire Department, October 15, 2018.

The Wheeling Fire Department has reviewed the submittals received related to the above referenced project and has the following comments:

Site Plan

1. The petitioner's proposed plans in this submittal show revisions to parking spaces on the east side of the building as discussed at the previous Plan Commission hearing on this project.
2. The drive along the north side of the building shall be posted as a "Fire Lane".
3. The parking space in front of the building's Fire Department Connection (FDC) shall be striped out and posted as a "Fire Lane" with parking prohibited in this area.
4. Although not shown on the petitioner's drawing, there are several required exits from the structure that the proposed parking may interfere with the code required exits from the tenant spaces.

170 Shepard Avenue – Auto Cars Imports – Proposed Auto Repair Facility

1. Based on the documents submitted for review, the petitioner's proposal is for conversion of existing warehouse and office space within an approved multi-tenant industrial building into an automotive repair facility. The petitioner's proposed use would be classified as a (S) Storage Use Group occupancy as defined in the 2012 Editions of the International Building (IBC) and Fire Prevention Codes (IFC).
2. The petitioner's tenant space is within an industrial warehouse building with an existing fire sprinkler system. The sprinkler system for this tenant space shall be installed/modified as required during the build-out of this tenant space in accordance with the 2012 Editions of the International Building and Fire Prevention Codes as amended by the Village of Wheeling.

Ms. Brooke Casolari

SUBJECT: Proposed Auto Repair Facility (Revised Submittal 2) – 170 Shepard Avenue – Auto Cars Imports – Plans received for review by the Fire Department, October 15, 2018.

October 18, 2018

Page 2

3. The petitioner's tenant space is within an industrial warehouse building with an existing fire alarm system. The fire alarm system for this tenant space shall be installed/modified as required during the build-out of this tenant space in accordance with the 2012 Editions of the International Building and Fire Prevention Codes as amended by the Village of Wheeling.
4. All construction related to the remodeling shall comply with the Village's Building and Fire Prevention Codes (2012 Editions of the International Building Code & International Fire Code – with amendments).
5. The petitioner and their tenant space will be required to comply with the Village's Fire Prevention Code, specifically Section 2311 relating to Repair Garages.
6. The petitioner's current submittal shows proposed vehicle storage within the building. However, the drawing does provide sufficient information to evaluate compliance with code required exiting requirements in the Fire Prevention Code.
7. This review is not a review for issuance of a building permit and additional comments will be forthcoming in the permitting process.

At this time there are no other Fire Department comments related to the project as presented in the documents reviewed.



MEMORANDUM

TO: Brooke Casolari, Senior Planner

FROM: Kyle Goetzelmann, Civil Engineer I

COPY: Jon Tack, Village Engineer
Steve Robles, Assistant Director of Community Development

DATE: October 17th, 2018

SUBJECT: Auto Cars Import – Special Use
170 Shepard Ave. - Review Comments

The Engineering Division received a revised project description, site plan, and floor plan, for the subject project on October 2nd, 2018. The Engineering Division has completed a review of the above referenced submittal and has no comments at this time.

Auto Cars Imports – 170 Shepard Avenue

Docket No. 2018-4A&B (Special Use-Site Plan Approval of a Light Motor Vehicle Repair Facility & a Zoning Variation to Reduce the Amount of Required Parking)



Existing conditions of property along Shepard Ave. (looking north)

Auto Cars Imports – 170 Shepard Avenue

Docket No. 2018-4A&B (Special Use-Site Plan Approval of a Light Motor Vehicle Repair Facility & a Zoning Variation to Reduce the Amount of Required Parking)



Existing conditions of west side of subject unit (looking northeast)

Auto Cars Imports – 170 Shepard Avenue

Docket No. 2018-4A&B (Special Use-Site Plan Approval of a Light Motor Vehicle Repair Facility & a Zoning Variation to Reduce the Amount of Required Parking)



Existing conditions of west side of subject unit (looking southeast)

Auto Cars Imports – 170 Shepard Avenue

Docket No. 2018-4A&B (Special Use-Site Plan Approval of a Light Motor Vehicle Repair Facility & a Zoning Variation to Reduce the Amount of Required Parking)



Existing conditions of east side of subject unit (looking southwest)

Auto Cars Imports – 170 Shepard Avenue

Docket No. 2018-4A&B (Special Use-Site Plan Approval of a Light Motor Vehicle Repair Facility & a Zoning Variation to Reduce the Amount of Required Parking)



Existing conditions of east side of subject unit (looking southwest)

AUTO CARS IMPORTS

ADMIN@AUTOCARSIMPORTS.NET

847-724-4404

08/09/2018

To Whom it May Concern

Auto Cars Imports has been in business for over 50 years, servicing Chicago & the Northshore. We service both foreign and domestic vehicles. We deliver quality auto repair & maintenance services by professional & experienced technicians. We strive to offer exceptional service by communicating effectively with our customers.

The hours of operation for Auto Cars Imports are Monday thru Friday 8am-6pm. The current number of employees is 8.

There are no elevation plans or exterior changes being proposed.

Auto Cars Imports services an average of 8-10 vehicles per day. Parking for the business is sufficient as we are continuously rotating vehicles. Once service is completed on a vehicle, the customer either picks up their vehicle or it is delivered to their home or place of business.

Attached is a floor plan which has been labeled and color coded to visually differentiate the space within the building, warehouse, auto, & office space. Furthermore, I have listed the overall footage for each category and the space needed for each suite.

No outside automotive repair work is done outside of the building.

Landscaping will be kept up by Auto Cars Imports for the whole building, as the face of our business represents who we are. We will keep the bushes trimmed, the grass cut, and will beautify the property with seasonal flowers & plants. During the winter months, we will also take care of any snow removal. As of this point, we cut back the bushes and cleaned up some debris on the property. We will continue to remove the pallets by Suite B & debris to ensure that the property stays neat and organized.

The rear of the building (North side) will stay clear as a pass through from one side of the building to the other (East to West) for emergency vehicles and such.

If there are any further questions we can answer for you, please let us know.

Sincerely,

Steve Vago, President

Auto Cars Imports

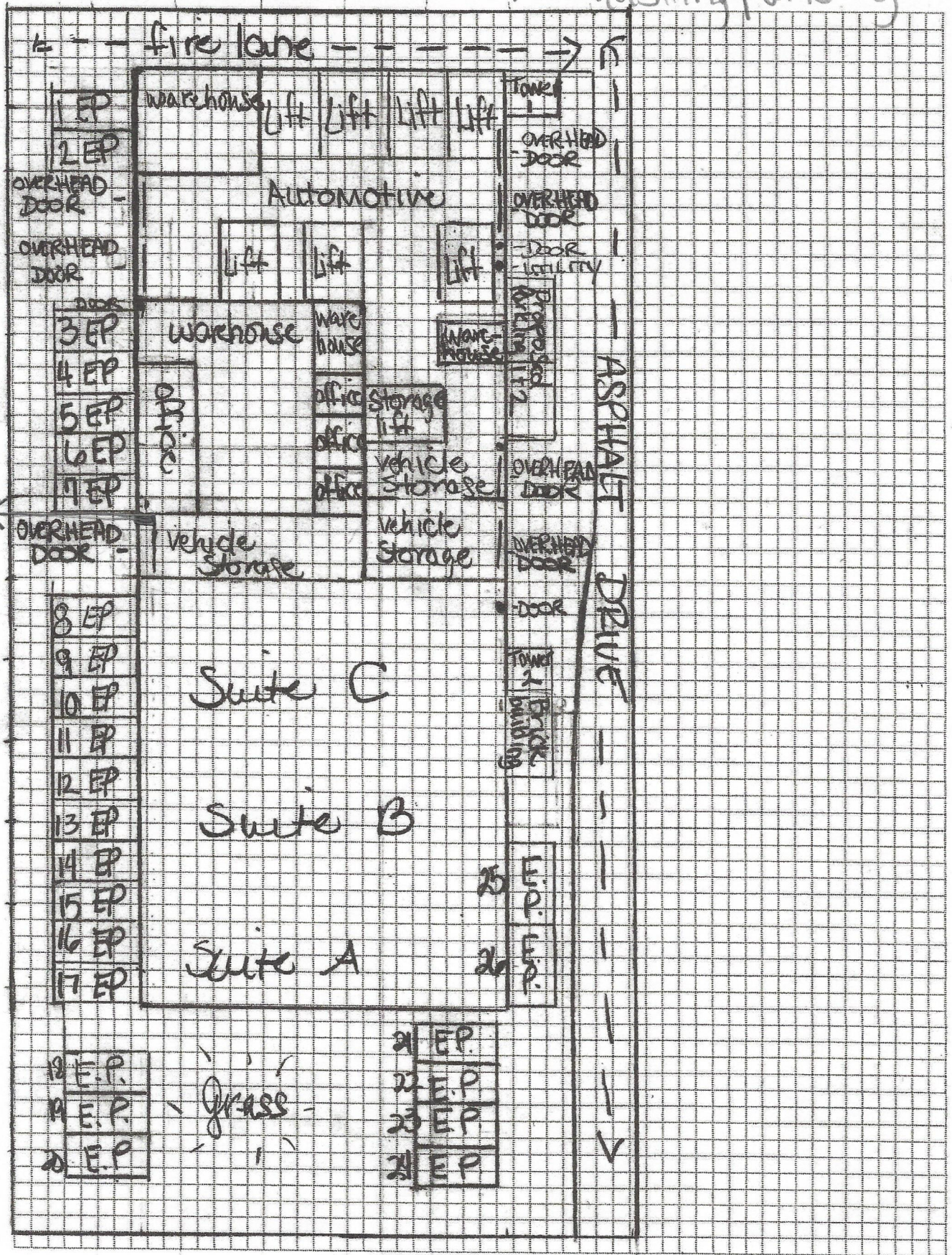
Exhibit received August 9, 2018

N

4 ft per square
EP = existing parking

trash container

W



CHICAGOLAND SURVEY COMPANY INC.

PROFESSIONAL DESIGN FIRM LICENSE NO: 184-005262 EXPIRES 04/30/2019

6501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447
CHICAGOLANDSURVEY@SBCGLOBAL.NET

PLAT OF SURVEY

PARENT PARCEL

A TRACT OF LAND BEING ALL OF LOT 9 IN BLOCK 3 IN AMERRLINE SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 3, 1964 AS DOCUMENT NO. 19062053, IN COOK COUNTY, ILLINOIS.

LEASED PREMISES

THAT PART OF LOT 9 IN BLOCK 3 IN AMERRLINE SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 3, 1964 AS DOCUMENT NO. 19062053, IN COOK COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 9; THENCE NORTH 00°17'44" EAST, A DISTANCE OF 88.50 FEET; THENCE NORTH 89°42'16" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°42'16" WEST, A DISTANCE OF 11.95 FEET; THENCE NORTH 00°17'44" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°42'16" EAST, A DISTANCE OF 11.95 FEET; THENCE SOUTH 00°17'44" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

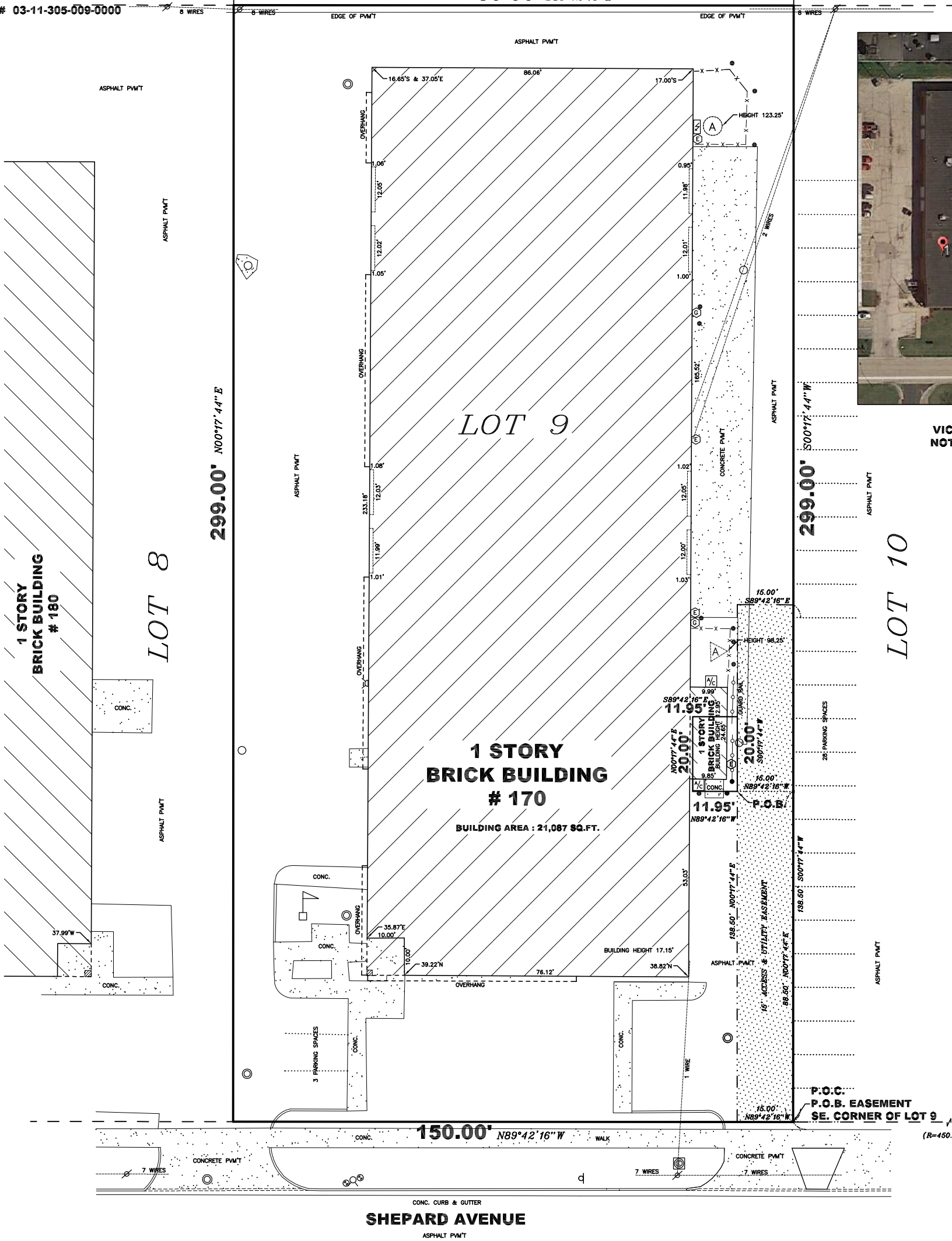
ACCESS AND UTILITY EASEMENT

THAT PART OF LOT 9 IN BLOCK 3 IN AMERRLINE SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 3, 1964 AS DOCUMENT NO. 19062053, IN COOK COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 9; THENCE NORTH 89°42'16" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 00°17'44" EAST, A DISTANCE OF 138.50 FEET; THENCE SOUTH 89°42'16" EAST, A DISTANCE OF 15.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 9; THENCE SOUTH 00°17'44" WEST ALONG THE EASTERLY LINE OF SAID LOT 9, A DISTANCE OF 138.50 FEET TO THE POINT OF BEGINNING.

PROPERTY KNOWN AS: 170 SHEPARD AVENUE, WHEELING, ILLINOIS.

P.I.N.# 03-11-305-009-0000

LOT 4
150.00' S89°42'16" E

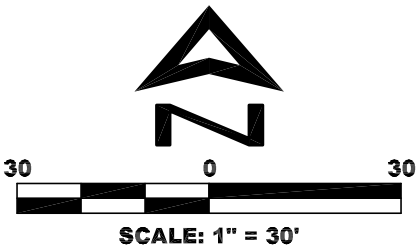


VICINITY MAP
NOT TO SCALE

LEGEND:

- | | |
|-------|------------------|
| N | NORTH |
| S | SOUTH |
| E | EAST |
| W | WEST |
| O.L. | ON LINE |
| ⊙ | MANHOLE |
| ⊙ | CATCH BASIN |
| ⊙ | POWER POLE |
| ⊙ | SIGN POLE |
| ⊙ | GUARD POST |
| ⊙ | GAS METER |
| ⊙ | WATER METER |
| ⊙ | ELECTRIC METER |
| ⊙ | ELECTRIC MANHOLE |
| ⊙ | ANTENNA |
| — | WOOD FENCE |
| -X-X- | CHAIN LINK FENCE |
| — | GUARD RAIL |
| — | PROPERTY LINE |
| — | LOT LINE |
| — | EASEMENT |
| — | EASEMENT AREA |
| — | FLAG POLE |
| — | SPRINKLER |

PROPERTY AREA= 44,850 SQ. FT. OR 1.0296 ACRES



SHEPARD AVENUE



STATE OF ILLINOIS }
COUNTY OF COOK } S.S.

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY ME, OR BY PERSONS UNDER MY DIRECT SUPERVISION AND CONTROL. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 6 TH. DAY OF AUGUST 2018.

BY:

Roger P. Jacob

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3384

ORDERED BY: STEVE VAGO
FILE NO.: 134-17/A

UPDATED 8/03/2018
FIELD WORK COMPLETED 7/30/2018

LICENSE EXPIRES
11/30/2018

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, September 13, 2018.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

4. CHANGES TO THE AGENDA

Ms. Casolari reported that the petitioner for Item 7(A), PC 18-14 had requested the item be tabled. They plan to return to the Plan Commission at a later date.

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A) [Docket No. SCBA 18-37](#)
Temperature Equipment Corporation
550 Northgate Parkway
Appearance Approval of a Wall Sign

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

Approve Docket No. SCBA 18-37 to grant appearance approval for the wall sign in accordance with the sign exhibits (3 sheets) submitted August 30, 2018 by Image 360, on behalf of Temperature Equipment Control, located at 550 Northgate Parkway, Wheeling, Illinois.

On the roll call, the vote was as follows:

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

PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A)** [Docket No. PC 18-14](#)
 Pizza Roncadin
 236 Egidio Drive
 Minor Site Plan and Appearance Approval of an Outdoor Nitrogen Tank

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

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- B)** [Docket No. 2018-23](#)
 H2O Express Car Wash
 966 S. Milwaukee Avenue
 Special Use-Site Plan Approval of a Car Wash

See Findings of Fact and Recommendation for Docket No. 2018-23.

Commissioner Powers moved, seconded by Commissioner Johnson to continue Docket No. 2018-23 to October 25th.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

The Commission took a break at 8:12 p.m. and reconvened at 8:18 p.m.

- C) [Docket No. 2018-24A&B](#)
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 Blinova to continue Docket No. 2018-24B to October 11, 2018.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Johnson to continue Docket No. 2018-24A to October 11, 2018.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES – [August 23, 2018](#) (including Findings for Docket No. 2018-21 and 2018-22)

Commissioner Powers moved, seconded by Commissioner Blinova to approve the minutes dated August 23, 2018 as presented. The motion was approved by a voice vote.

9. OTHER BUSINESS

Ms. Casolari announced the special meeting next week. The meeting will accommodate two items, Old Munich and the pizza manufacturing facility. The September 27th meeting is canceled so the next meeting is October 11th.

Commissioner Johnson announced tomorrow the Wheeling Police and Human Services Departments were hosting an extravaganza for senior resources. It will be held from 2:00 – 4:00 p.m. at the Shir Hadash Synagogue at 200 West Dundee Road.

Chairman Ruffatto mentioned a lot of people were at the Helping Hands Pig Roast.

10. ADJOURNMENT

Commissioner Powers moved, seconded by Commissioner Creech to adjourn the meeting at 9:14 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**

**DRAFT FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: [Docket No. 2018-23](#)
H2O Express Car Wash
966 S. Milwaukee Avenue
Special Use-Site Plan Approval of a Car Wash

H2O Express Car Wash, Inc., property owner, is seeking Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish a car wash at 966 S. Milwaukee Avenue, which is zoned B-3 General Commercial and Office District.

Chairman Ruffatto called Docket No. 2018-23 on September 13, 2018. Present were Commissioners Blinova, Creech, Johnson, Powers and Ruffatto. Commissioners Dorband and Kalis were absent with prior notice. Also present were Brooke Casolari, Senior Planner, Mallory Milluzzi, Village Attorney, Kyle Goetzelmann, Civil Engineer and Mr. Ron Antor, Fire Inspector.

Commissioner Powers read the following statement.

A zoning Special Use, as defined in Title 19, of the village of Wheeling (Zoning), is a use of parcel of land that requires review and consideration before approval due to circumstances or effects on the surrounding properties that may adversely affect them. In order to be considered for a special use the petitioner is required to demonstrate through testimony to the Plan Commission at the public hearing why their request meets the conditions of the village code including, but not limited to, how the proposed use will not damage the enjoyment or use of the surrounding properties. Prior to the public hearing the petitioner provides written statements meant to show that their request for a special use meets the standards established in Title 19. The Commission Chairperson will typically direct that these statements be entered into the record without a full reading of them at the hearing. Based upon the testimony and supporting materials submitted, the Plan Commission will make findings in support of, or against, the petitioner's testimony and report those findings to the Village Board.

Ms. Casolari stated the Staff Reports and submittals of the petitioner were part of the public record.

Ms. Casolari reported that Staff had received some revised plans and noted the petitioner will provide the Commission a copy of the revised landscape plan. There were some other minor revisions to some of the plans, but they were so minor (correction of labels) they didn't need to be reviewed.

Mr. Allen Jacob, Attorney, Mr. Nick Spallone, project manager, Car Wash Pro Designers, 500 North Michigan Avenue, Chicago, Mr. Mitch Mole, Neri Architects, 444 North Northwest Highway, Park Ridge and Mr. Mike Elliott, Terra Consulting, Park Ridge were present and sworn in.

Mr. Jacob reported that the proposal was for a standalone automatic luxury carwash facility. It is a state-of-the-art 5,000 square foot building. The plans include two rows of covered parking with vacuums and room for 36 vehicles to stack. The operating hours are Monday – Saturday from 7:00 a.m. to 9:00 p.m. and Sunday from 8:00 a.m. to 6:00 p.m. with a maximum number of five employees during peak hours.

Mr. Jacob referred to a question from the Staff Report regrading the purpose of the car prep outside lane. He explained the purpose for the lane was if someone pulled into the car wash and needed to remove an antennae, put up a convertible cover top, etc. before moving car into the wash they could do so in the outside lane.

Mr. Jacob referred to a question from the Staff Report regarding the type of vending items that would be for retail sale. He stated they would sell car charges, wipes for the cars and other small items.

Mr. Jacob referred to a question from the Staff Report concerning a bike rack. He confirmed the amended plan included a bicycle rack for 6 located near the vending area.

Mr. Jacob confirmed the elevation plan labels were corrected and confirmed there was foliage to screen the residential properties. The amended plans include adding more foliage to screen away from the residential area. The landscaping plan was available at the meeting for submittal to the Plan Commission.

Mr. Jacob referred to a question from the Staff Report regarding how the car wash distinguished itself from another car wash in Wheeling located at 400 North Milwaukee Avenue. He explained the other car wash was approximately 1.9 miles from 966 South Milwaukee Avenue and took approximately 20-30 minutes to complete. It is a full service track system car wash and the cost is probably double of the proposed car wash. The proposed car wash is finished in 3 minutes or less and the cost is probably half and is automated and not full service. It is a belt rather than a track and could accommodate low riding vehicles or higher up vehicles. It moves along the wash without pulling it.

Mr. Jacob provided photographs of the proposed car wash which resembles a bank building. He confirmed the glass would be clear, so the vehicles could be seen as it runs through the wash.

Chairman Ruffatto asked for a description of the building and materials.

Mr. Mole described the building as a 150' long masonry building with brick and block throughout. The exterior consists of stone and brick with limestone accents. The stone itself is white limestone. As part of the aesthetics, they incorporated the exterior columns to break up the long length. The columns are made of stone and makes the foundation for the building. There are storefront windows on both sides. The windows face into the wash to show the equipment. The roof is flat and at the towers it is a hip roof with a standing seam. The vacuum bays consists of long bays of covered parking with the same standing seam roof. The same thing occurs at the pay station when a customer enters the wash.

Mitch provided material samples.

The existing site is wooded to the west between the residential area and the site. The area beyond the woods is a retention pond and to the north is an existing 6' board on board fence. The intent is to replace the fence with the same type of fence. Along the west side, they've added more landscaping but did not go heavy on the height. They added grasses, hydrangeas and plantings that would do well in a wet area by the retention/detention.

The Commission had not reviewed the new plans, but they were reviewed by Ms. Casolari. She reviewed the landscape plans very closely and had some comments. She looked at the other pages and it appeared they had only changed labels or the orientation of a layout. The fire truck turning radius exhibit was modified. Chairman Ruffatto told the petitioner it would be helpful to have received the information prior to the meeting.

Chairman Ruffatto asked for details about the landscape plan and their intentions. He asked if the plans were to scale since the detention pond did not look similar. Mr. Mole explained the detention pond was beyond their property.

Chairman Ruffatto asked for details about the north end. Mr. Mole explained there was an existing fence off the property which belonged to the residential development. They are proposing to replace it.

Chairman Ruffatto asked about the lighting plan and the impact to the residents. Mr. Mole explained the light fixtures within the parking lot were on 25' standards. The light fixtures are LED and face into the parking lot and will not spill beyond the fixture.

Chairman Ruffatto opened the discussion to the public.

From the audience, Ms. Wendy Kramer, 792 Riverwalk Parkway, Wheeling came forward and was sworn in. She stated she was representing the 180 homeowners at River Mill Crossing. She expressed concern about protecting the community and is against approving the proposed car wash at 966 South Milwaukee Avenue. She stated they were not against commercial development that would better the Village of Wheeling but were against development that is deemed unnecessary and would negatively impact the residents of Wheeling along with the environment. She referred to the 8 car washes and car detailing locations within a 2.5 mile radius of the proposed site. She feels it will increase traffic and expressed a concern for the safety. She explained it was difficult to get out of their main entrance at River Mill Crossing and Astor Place and mentioned the proposed main entrance was right next to their entrance and exit. She felt the car wash would make the traffic worse and more dangerous because of the increase of chances of accidents near a residential community. She provided information to the Commission regarding the current traffic conditions. She felt the car wash would cause additional noise and pollution with lights shining in the homes all night. She referred to a noise study that was conducted at Tommy's Express Car Wash in Grand Rapids, Michigan in 2008. The study stated that producers that use plastic housing may produce less noise, she was unsure on the type of blower system the petitioner plans on installing. The study gave a representation of an express car wash's noise level. Tommy's Express Car Wash's last blower was approximately 10' from the exit door of the car wash. The reading started at that blower and preceded at increments to the exit of the wash then outside. At the nozzle it was 104 decibels, 5'

away from the nozzle it was 103 decibels, 10' was 102 decibels, 5' out the door was 101 decibels, 15' out the door was 94 decibels, 25' out of the door was 92 decibels and 45' out the door it was still at 87 decibels. She explained that noise could be detrimental to one's health. She noted that the sidewalk on River Mill's property was not even 45' from 966 Milwaukee Avenue. She referred to the environmental impact on the community. She explained there was not a thick amount of forest by the fence and was right about against the pond. She mentioned that wash water did contain toxic chemicals and the runoff had a negative effect on the environment. Adjacent to the building site where River Mill Crossing's pond resides is where residents walk their pets, is home to wildlife and in addition, Dam #1 East West Forest Preserve is directly across the street. The contaminants could be carried onto the conservation land, in the sewer systems as well as into the pond.

Ms. Kramer read some excerpts from documents that she had provided to the Commission. "Washing a car may impact the environment in ways vehicle owners had never realized. Many cities in the USA and Canada have taken action especially against detergents. Concerned Governments and organizations hope to minimize or eliminate potential aesthetic, physical, chemical and biological threats of car washing." What has some cities and agencies concerned is a 1999 environmental protection agency, the EPA study on class 5 injection wells is implacable in this case, the EPA found many washed off pollutants to be in excessive of primary and secondary maximum contaminant levels (MCL). She provided a table that lists 6 of the toxic elements. Every element exceeds health agency levels (HAL). In a study of urban waste water, it determined commercial car washes were a major contributor of lead, chromium and zinc to water treatment. The EPA raises awareness of the following list from a vehicle and equipment wash waters: TSS, PH, Salts, particulate matter, oil, grease, organics, COD, chlorinated solvents, detergents, lubricants, additives, heavy metals, anti-freeze, acid cited by the EPA in 1995. The National Water Research Institute of environment in Canada studied highway runoff toxicities and found many of the same chemicals running off roads were discovered in car wash water. Many of the pollutants are washed off cars. The lead in the study was attributed to brake lining and tires. There is a chance for a large amount of brake linings and chemicals to wash down the drain especially considering 70-90% of domestic car washes see wash waters flowing into the streets and storm sewers. Petroleum is an ingredient of detergents used to clean vehicles and is a basis of mostly commonly used LAS. LAS is a very slow to biodegrade and has carcinogenic toxic byproducts and can cause cancer. She referred to California prop 65 that requires all labeling with certain chemicals. Surfactants move pollutants into storm sewers with every wash. NTA is a standard component of most car wash detergents that are used to make a car's exterior more appealing and may have the opposite effect on natural surroundings. A study of detergents common to Seattle residents showed no detergent was safe to be discharged to a storm drain and were toxic to fish. The common detergents surfactants have been shown to be present in the environment and were considered toxic.

Ms. Kramer felt the studies and research within the articles alone stress the negative effects car washing has on the environment especially when there are ponds and rivers located within feet of a proposed car wash location. Overall, they feel the car wash would depreciate their homes values and many people would not choose to live in a community inflicted by all of the points she made which would make it more difficult for the residents to sell or rent their homes in the future driving the property values down. They feel the car wash would be a step in the opposite direction of where the town has been heading. She did not think there was a need for another car wash and urged the

Commission to vote no for the application of Special Use permit and to stop the building of the car wash.

Chairman Ruffatto explained that the Plan Commission was appointed by elected officials and they were a recommended Board. All Special Uses come before the Plan Commission. This proposal also goes to the Village Board.

From the audience, Ms. Nancy Maroney, 671 River Mill Parkway, Wheeling came forward and was sworn in. She stated that everyone was concerned with the proposed use. Their community is quiet, and her home would be the first section past the pond and would be directly affected. If the car wash is built, she would most likely sell her house. She referred to the lights from the car wash and the existing bad traffic. She confirmed there was not a lot of shrubbery between the west and the pond. She referred to the wildlife at the pond and the use by families. She did not want to live near a large car wash and expressed concern with her home value. She does not want the car wash built by them.

From the audience, Mr. Bob Boho, BP Gas Station, 11 East Dundee Road, Wheeling came forward and was sworn in. He stated he owns the car wash on his property but is not a resident of Wheeling. He has owned the property for 44 years and has seen a lot of good things happen in the Village. He is familiar with the proposed property and it is currently unsightly. He understands it would compete with his carwash. He wants to see the property redone. He expressed concern about the safety of only having 5 employees. He questioned if there was a traffic study for the proposed site. Ms. Casolari confirmed there was not a traffic study. He questioned if the petitioner would be willing to submit a traffic study. He submitted a traffic study when he built his car wash years ago. He stated that traffic at his location has not been a problem. He mentioned there were a couple of accidents at the intersection by his property, but they were not created by his business. He did not understand the pricing. He questioned if the car wash would be cheaper than the \$3 one on Milwaukee Avenue.

From the audience, Mr. Gene Newman, 660 Mill Circle, Wheeling came forward and was sworn in. Mr. Newman had phoned the Village in the morning to discuss the environmental impact study that was required for the proposed. The Illinois EPA addresses both drinking water and ground water. There is an Illinois ground water protection act that has requirements and studies that need to be done. There is an impact study requirement if there are wells located in the Village. He was disappointed that no one in the Village was aware of the requirements. He suggested that the petitioner should not be able to build the car wash until he can comply with the requirements of the drinking water preservation and ground water protection.

Chairman Ruffatto asked if there was anyone else from the audience that had additional information they wanted to present. No one came forward.

Commissioner Powers asked if they had other locations with a similar setup. Mr. Jacob confirmed it was the first car wash in Wheeling for the petitioner. They have proposed others in West Chicago, Carol Stream, Bartlett, Gurnee, Cary and Orland Park. Gurnee is operating. He stated that all of the locations had been approved.

Commissioner Powers asked for details about the resale area. Mr. Spallone confirmed the retail would be in the front corner inside the building. All of the windows for the wash facility face the

public storage. None of the vehicles are seen from the residential side. Everything is closed from the residential side. In response to Commissioner Powers' question, Mr. Spallone confirmed their other locations included a retail area. He confirmed the retail portion is 1.5% of their sales. The total gross sales from most location is upward to \$3 million gross.

In reply to Commissioner Powers' question, Mr. Spallone confirmed the back rack was located in front of the entrance to the retail vending area. Details of the bike rack were not provided. Ms. Casolari confirmed the details could be provided at permitting.

Commissioner Powers questioned if there would be any mechanical units on the 150' building. Mr. Spallone confirmed there will be mechanical units that would be grilled screened. Mr. Mole confirmed the parapet wall of the building is 3' 8" and will screen the mechanicals and go all the way around.

In response to Commissioner Powers' question, Ms. Casolari confirmed the labels had been corrected on the new drawings.

Commissioner Powers questioned the location of the trash enclosure. Mr. Mole confirmed the materials for the enclosure matched the building. The base is stone and the top is brick.

Commissioner Powers asked about the proposed irrigation. Mr. Spallone confirmed they are proposing irrigation to all the new landscaping. There are 30' existing trees that cover the entire back of the lot and wrap around the farthest River Mill unit.

Ms. Casolari questioned if there was any existing landscaping that would remain that wasn't represented in the landscape plan. Mr. Spallone confirmed the plan indicates the existing plantings that were remaining but were located off of their property. He confirmed all of their existing vegetation would be removed.

Commissioner Powers questioned if the Caldwell Banker building to the south was part of the plan. Mr. Spallone confirmed they abutted the public storage property. They are removing Gators.

Commissioner Powers questioned if the rear fence on the west side of the property was being removed. Mr. Spallone explained the flimsy wooden fence was being removed between them and the existing trees.

In reply to Commissioner Powers' question, Mr. Spallone confirmed the plan was to only have the lights on during the hours of operation. He confirmed there would be zero lighting spilled outside of their lot line.

Commissioner Powers questioned if there was a proposed fence or vegetation proposed on the south side. Mr. Spallone confirmed there is an existing chain link fence. They are adding vegetation all along that side.

Commissioner Powers wants to see a traffic study. Mr. Spallone asked if one was required and was told it was not. Commissioner Powers want to see one and suggested polling the Commission. Mr.

Spallone stated that KLOA was currently in the process of working with IDOT. Commissioner Powers expressed concern about the north drive. Mr. Spallone explained that KLOA was in talks with IDOT and was discussing eliminating the two drives and making one single entrance so when people were pulling out of River Mills Crossing there wasn't a close tie between the two. IDOT has not yet decided. Mr. Spallone confirmed they would be open to a single drive.

Chairman Ruffatto took a casual poll regarding requiring a traffic study and it was determined that the Plan Commission was in favor of requiring a traffic study. Mr. Jacob questioned if the approval could be a condition on the traffic study. Chairman Ruffatto would not allow a condition for a traffic study without seeing it or knowing the configuration. A traffic study needs to be seen before any vote.

Commissioner Powers referred to the environmental issues brought up by the residents. He questioned how the petitioner would respond to the environmental issues. He questioned if a noise study had been done. Mr. Spallone agreed to do a noise and pollution study. They have done it for other projects. He explained the data presented by the residents sounded like very aged data. They positioned the building the farthest away from the residential area because the loudest part is from the exit of the wash. They have designed the wash where the towers rotate the air so there is 10 decibels 10' away from the building. All of their fan belts are plastic. Their products are all biodegradable and their light is eco-friendly. Commissioner Powers would like to see it in writing. Mr. Spallone agreed to provide MSDS sheets. Mr. Spallone confirmed the water after the car gets washed is filtered into the actual trough and then goes into a triple receptor system where it is then filtered into oils and sediment and then goes out to the sanitary. They do have a storm sewer plan where they take the water from the parking lot from rain and then it gets put into a filter system that then goes into the basin and then out to the sanitary sewer. The parking lot water would be the same as any other business. Mr. Spallone stated they used 15 gallons of water per car.

Commissioner Powers likes the design of the building. He expressed concern for the west side and the height of the actual landscaping. He questioned if it was a good enough buffer. Mr. Spallone referred to all of the trees that wrapped around were on the outskirts of the property. Ms. Casolari clarified that the north side of the property had no trees located north of the existing fence. She noted it was a false statement and was incorrectly noted on the landscape plan. All of the heavy screening was within their site, but the petitioner had stated they were removing all existing landscaping from their site. Ms. Casolari stated there would be no vegetation north of the fence. Mr. Spallone stated they had no problem leaving the vegetation. Ms. Casolari reiterated that the label on the landscape plan just received states "existing highly dense wooded" just north of the property line was an incorrect label. She confirmed there was no vegetation in that area and was all grass and was located on the River Mills property. It is not highly dense.

Commissioner Powers questioned if they could add a berm in that area with vegetation on top of it. Mr. Spallone stated if it was recommended they would be happy to do it. Mr. Jacob agreed.

Commissioner Johnson requested detail on what a customer would experience from when they enter the site until they leave. Mr. Spallone explained the vehicle would enter the site on the north entrance and would either go south toward the vacuum area or travel through the wash which will go through kiosks (manned). Chairman Ruffatto asked where the five employees would be stationed.

Mr. Spallone stated there would be 3 employees that would service the wash area to help guide the customers. The gate will then open allowing the vehicle to pass through to enter the wash where there will be another person at the entrance of the wash that will guide them. It is a belt wash and not a track wash, so they'll ask the customer to pull up to the belt and put the car in neutral. They guide the customer through the wash and at the end they would exit out of the wash either a left, right or go to the vacuum area. There is an area included to put up a top or do anything else needed before entering the wash.

In reply to Commissioner Johnson's question, Mr. Spallone confirmed the retail area was in the far east corner. The retail area is large vending machines and includes one employee to monitor it. There is another employee that walks the lot at all times to make sure everything is clean.

Commissioner Johnson questioned if there was a prewash prior to the wash. Mr. Spallone confirmed there wasn't a prewash. He explained there was no physical labor involved in washing the vehicle.

Commissioner Johnson questioned the distance from the exit to the property line and/or nearest residence. Mr. Spallone stated it was approximately 220'. The noise pollution consultant they hired said the noise level would be similar to a laptop's fan from 10' so beyond it would be virtually zero.

Mr. Spallone confirmed that anything that touches the vehicle does not get mixed into the storm system or the basins/ponds.

Commissioner Johnson questioned if it had a central vacuum system. Mr. Spallone confirmed it was a central vac with several drops and was provided at no cost. There is a muffler system built so there is zero decibel outside the actual enclosure.

Commissioner Creech wants to see a traffic study. Mr. Spallone asked if he wanted to see the noise and pollution study. Commissioner Creech confirmed it would be very helpful for the residents and Village Board.

Mr. Goetzelmann explained there were at least 4 permits that control storm water discharge, sanitary discharge and all the works. They are all requirements of the Engineering Division in order for the project to be built.

Commissioner Creech was in favor of a fence on the west side for the retention pond to prevent any debris from blowing into the area and would help limit it.

Commissioner Creech asked if they recycled the water and reused it. Mr. Spallone explained because the volume was so low they don't and the recycled water can only be used at the very end and the volume of water they use is more at the beginning. They also try to avoid the sulphur smell from the recycled water.

Commissioner Creech questioned if the car washes were taxed. Mr. Spallone confirmed the washes were not taxed since it was a service. He explained there had been discussions with the client that he would be open to putting a surcharge on the washes that would go to the Village. Chairman Ruffatto confirmed it was not a decision for the Plan Commission.

Commissioner Blinova had no additional comments except for requiring the MSDS sheets. Chairman Ruffatto had the same concerns for a traffic study, noise study and the environmentals. Mr. Goetzelmann confirmed they were all done during the final permitting phase. They don't issue the Village of Wheeling's engineering permit until they received all permits. Chairman Ruffatto questioned if a ground study was done. Mr. Goetzelmann was unsure. Mr. Spallone agreed to provide the current ground status.

Chairman Ruffatto questioned if they had any location currently built so they could see it to understand the noise level. Mr. Spallone mentioned that Mr. Portillo was their direct competitor and he had built a brand called Wash U that uses the same equipment and the closest facility is in Villa Park on North Avenue and Addison. At the Wash U facility, the vacuum facility is uncontained and is out in the open and the decibel level is zero without any enclosure. The proposed vacuum facility is in an enclosure. He urged the Commission to visit the site and get out of the car and walk away from the entrance of the wash and they'll see there is no noise at 5' away. The equipment is the exact same as the proposed. Their first car wash will open in West Chicago but has not yet broken ground.

Chairman Ruffatto had a concern about the landscaping and buffering for the residents. He was not so concerned about the west side since there was a warehouse on the other side of the retention pond. His concern is from an appearance standpoint on what would be seen when driving through River Mill Parkway on the southside and acting as a buffer for the properties close to Milwaukee Avenue. Ms. Casolari stated that the fencing does not count toward the buffering since it is off of their property. Chairman Ruffatto wants bigger trees and possibly increasing the size of calipers on the north and west sides and maybe reducing something on the south side by the storage. Mr. Jacob questioned if the Commission was looking for a fence or shrubbery or both. Chairman Ruffatto confirmed all of it in order to provide a better buffer and look nice. He wants it to provide a nice appearance, so no one would know what's on that side. Mr. Spallone suggested removing the one northern prep lane and putting a row of very high trees all along that side. Mr. Mole agreed to maybe use evergreens to fill up that side. Mr. Spallone did not want to impact the community in a negative way. They are willing to work with the community as much as it takes to appease the residents, so they feel they were not at a loss but in a gain.

Chairman Ruffatto noted the striping was drawn incorrectly and wanted it corrected. Mr. Elliott explained the striping looks like parking, but it is striping so someone doesn't park in that location.

Commissioner Powers asked if the Fire Department had any concerns. Mr. Antor noted that the Fire Department asked for additional turning radius analysis because there was only one. They provided one to Staff that he was shown today but he wants four, one for each turning radius direction of travel because the single sheet with four directions was congested and confusing and difficult to review. A couple of the other items in the Staff Report could be addressed at final engineering and were adjustments to fire hydrant locations and other non-significant items.

In reply to Commissioner Powers' question, Mr. Spallone confirmed they would not be detailing any autos in their facility.

Commissioner Powers questioned where the snow would be stored. He questioned if there was a designated snow removal area. Mr. Spallone explained they planned on stacking it in the areas by the retention and they were proposing heating the pads in the back area so when the snow removal companies come after hours they would stack a lot of the snow on the heated pads, so it can melt off. Commissioner Powers requested that they designate the snow removal areas on the plan.

Chairman Ruffatto requested that the irrigation be designated on the landscape plan.

Chairman Ruffatto asked when they expected to hear back from IDOT. Mr. Spallone confirmed there were talks between KLOA and IDOT on a resolution that will be a safe impact to the drive. Chairman Ruffatto was uncertain it could be approved without the information. Mr. Spallone stated that KLOA was finishing their part of the study and thought it would take about a week.

Chairman Ruffatto explained the information needed to be submitted to Village Staff by September 27th in order to review the plans prior to the next meeting. If the date doesn't work for the petitioner, it can be pushed out further. The petitioner needs a later date. The next meeting date after is October 25 so the materials would be due to Staff by October 11th. The petitioner agreed the October 25th date would work and if not, they will contact Staff.

Mr. Jacob wanted clarification that the landscaping in the south and east was OK as proposed, but the Commission wanted an amendment to the north and west. Chairman Ruffatto confirmed his understanding was correct.

Commissioner Powers moved, seconded by Commissioner Johnson to continue Docket No. 2018-23 to October 25th.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Respectfully submitted,

Jim Ruffatto, Chairman
Wheeling Plan Commission/
Sign Code Board of Appeals

**DISTRIBUTED TO THE COMMISSION 10.19.2018
FOR APPROVAL ON 10.25.2018**

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 22nd 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.

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:

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.

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 27th at Chevy Chase.

10. ADJOURNMENT

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

1. CALL TO ORDER

Chairman Pro Tem Johnson 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 Ridgfield 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 not 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
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**

**DRAFT FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: [Docket No. 2018-24A&B](#)
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

2018-24 Steve Vago, President of Auto Cars Imports LTD, tenant, is seeking the following for the property at 170 Shepard Avenue, which is zoned I-3 General Industrial District:

2018-24A Variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading, Section E Parking Standards, Subsection 1 Minimum Required Parking per Land Use Category, and associated sections to reduce the required parking for a motor vehicle (light) repair facility; and

2018-24B Special Use-Site Plan Approval as required under Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, to establish a motor vehicle (light) repair facility.

Chairman Ruffatto called Docket No. 2018-24A&B on September 13, 2018. Present were Commissioners Blinova, Creech, Johnson, Powers and Ruffatto. Commissioners Dorband and Kalis were absent with prior notice. Also present were Brooke Casolari, Senior Planner, Mallory Milluzzi, Village Attorney, Kyle Goetzelmann, Civil Engineer and Mr. Ron Antor, Fire Inspector.

Commissioner Powers read the following statement.

A zoning variation is intended to be a method of adjustment to equalize regulations where Title 19 of the Village of Wheeling (Zoning) has created an unnecessary hardship. A variation is designed to allow affected property owners the same rights and privileges that others enjoy in the same zoning district. In order to be granted a variation a petitioner is required to demonstrate through testimony to the Plan Commission at the public hearing why their request meets the conditions of the village code including, but not limited to, how their individual situation is unique or unusual. Prior to the public hearing the petitioner provides written statements meant to show that their request for variation meets the standards established in Title 19. The Commission Chairperson will typically direct that these statements be entered into the record without a full reading of them at the hearing. Based upon the testimony and supporting materials submitted, the Plan Commission will make findings in support of, or against, the petitioner's testimony and report those findings to the Village Board.

Ms. Casolari stated the Staff Reports and submittals of the petitioner were part of the public record.

Mr. Steve Vago, 170 Shepard Avenue, Wheeling, IL and Ms. Patty Cantore, 170 Shepard Avenue, Wheeling, IL were present and sworn in.

Mr. Vago wants to run an automotive repair business for imports and American vehicles. They have been in business since 1962 and plan to move to the Village of Wheeling.

Ms. Cantore confirmed they were taken over suite D, E and F at the back of the lot which is approximately ½ of the building at over 10,000 square feet. Suite A is vacant, and C has been rented for 20+ years. There will be 8 lifts inside with 3 offices, breakroom and 3 exiting bathrooms. There will be a maximum of 8 employees. There are 4 lifts against the north wall, 2 toward the middle and 2 toward the south wall. There are three offices with two being utilized. One office will be extra. They are moving to utilize a larger space. The fourth office will be the parts room and will be utilized for their electronics to run the business. The open space in the southwest corner will remain open space. It is a large building for them and at this time they have no plans to do anything with the open space. The building includes a customer waiting area. They think the space will work well for them. They provide a service to pick up and drop off customers and also pick up vehicles from people's work.

Chairman Ruffatto opened the discussion to the public, no one came forward.

In reply to Commissioner Johnson's question, Ms. Cantore confirmed their current business is in Northbrook with 8 lifts and is approximately 8,000 square feet. Commissioner Johnson asked about their current parking space. Mr. Vago explained their current space is too cut-up and too impacted versus the wide open space at the Wheeling location. Ms. Cantore stated they share their existing property with the building owner with 14 employees. Mr. Vago stated they could use 15-20 parking spaces during the day depending on the turnover of cars. They work on import vehicles, both old and new. Their current business in Northbrook is located south of Willow, off of Shermer. They work on referrals since they are not on a main thoroughfare.

Commissioner Johnson questioned if the rooms drawn on the plan were existing. Mr. Vago confirmed they were not changing anything on the interior except for painting. He stated that all of the oil drums were above ground and their lifts were electronic and also above ground.

In reply to Commissioner Johnson's question, Mr. Vago confirmed they were working to possibly purchase the building and he would take over the landscaping.

Commissioner Creech questioned the reason the petitioner chose the proposed building. Mr. Vago explained they looked at a few buildings within Wheeling and talked with Brooke. He looked at the building with a friend and the layout was perfect since the mechanics need to be apart. Commissioner Creech understood the shop part. Ms. Cantore explained their customer base was a wide range from Schaumburg to the lake shore. She has a notebook of garage numbers, so they can pick up the cars. It's a nice service for their customers. Wheeling is very centrally located for their customer base. Commissioner Creech questioned if the petitioner worked on all types of car repairs. Mr. Vago explained they don't do body work or framework, it's just mechanical work. They send engines to a machine shop but still pull the motors and put back them back in. Commissioner

Creech's experience with mechanic shops is that they seem to have a lot of cars all over the place especially with foreign cars waiting for parts. Ms. Cantore explained it was rare that it happened. She agreed German parts for Mercedes took 10 days but they didn't run into an issue with other cars. Steve doesn't work on anything that comes off the street. His guys are 25+ year techs. Commissioner Creech expressed concern there was no parking and they would be sharing the space with two other businesses. He felt even if they rented the entire building, there wouldn't be enough parking. Ms. Cantore explained there wouldn't be enough parking for any type of business that would go into the space. Commissioner Creech agreed it was very limited but felt the proposed use was pretty busy. Ms. Cantore stated they had approximately 10 cars in and out throughout the day. Commissioner Creech referred to the 8 employees. Mr. Vago stated that only 5 of their employees drive to work. Suite B & C were allotted 2 parking spaces and there is no current tenant in Suite A. The existing tenant wants a month-to-month lease and would probably be moving out soon. Steve mentioned he has a connection with a dealer in Schaumburg, so they could use offsite parking if needed. Commissioner Creech referred to the 40 parking space variation being requested. Ms. Cantore explained all of the lifts could be placed on the north half of the building to decrease the variation. Commissioner Creech had an issue with having a car left outside. Commissioner Creech mentioned there would be trash for the metal. Mr. Vago explained the waste container was currently located within the building and is picked up twice a week and the metal container is picked up when it's full.

Commissioner Powers agreed with Commissioner Creech regarding the proposed 40 parking space variation. When Commissioner Powers visited the site, he didn't think there was any room in the back on the east side.

Commissioner Powers felt the building and site needed some work. He referred to the parking lot and landscaping. He mentioned the bollards in the back needed to be painted.

Commissioner Powers expressed concern about needing more parking space on the outside. He felt a 40 parking space variation was a lot.

Ms. Cantore referred to a picture of the building in Wheeling after they cleaned the entire property by trimming the bushes, cutting the grass and cutting down the debris. Commissioner Powers appreciated their efforts but also thinks it needs mulch and other landscaping.

Commissioner Powers agrees there is work that needs to be done but he has an issue with the proposed variation. Ms. Cantore explained all of the lifts could be on the north side of the building and then the northwest corner could be considered automotive space at 4,621 square feet which is equal to approximately 24 vehicles with office space at 404 square feet. She was unsure where the double office space came from. She recalculated it at needing approximately 30 parking spaces and the variation of 4 spaces.

Chairman Ruffatto referred to the current 40 parking space variation which is based upon the configuration the petitioner provided. Ms. Cantore disagreed with the calculation. Ms. Casolari explained the calculation was based upon the lift locations in the open areas, so Staff had counted the entire space as auto repair area. The plan states warehouse but in reality, there are overhead garage doors on both sides and there needs to be maneuvering of the vehicles to the lifts and maybe

staging of the vehicles in the area and that is the reason Staff believes the entire space should be considered auto repair space. Auto repair is calculated at 5,800 square feet, warehouse at 3,600 square feet and office (breakroom and waiting area) at 800 square feet which was calculated at a variation of 40 parking spaces. Ms. Cantore explained if they needed to maneuver space, it wouldn't be an issue to put all of the lifts on the north side of the building, so it would be all automotive and the south side as open space/warehouse and office. She explained there was another 4 spaces that could be utilized inside on the southwest side of the building. The space also has a drain through it. Chairman Ruffatto asked if it would be an issue for the Fire Department. Mr. Antor confirmed there were no issues and would be no different than the cars being worked on.

Commissioner Powers had issues about the condition of the building. Mr. Vago has an estimate for tuckpointing and mentioned the roof and heating and air conditions were newer.

Chairman Ruffatto asked if they owned the building. Mr. Vago confirmed they did not own the building but were in the process of working with the bank to purchase it. Chairman Ruffatto questioned if they signed any papers. Mr. Vago is currently leasing to own. Chairman Ruffatto questioned if he had signed papers before going to the Plan Commission. Mr. Vago explained the receiver was not easy to deal with, so they were working with the realtor and the receiver and they came to an agreement to work together with the bank, but the foreclosure procedure was not easy.

Commissioner Blinova questioned if there was parking on the east side. Ms. Cantore confirmed there was no parking on the east side. Mr. Antor confirmed the east side had a driveway and was a fire access route because it goes to the east of the cell tower equipment. He said there was room for a couple of spaces but noted there were doors. Mr. Goetzelmann explained the petitioner would need Fire Department access, but it would need to be dimensionally shown to work. Ms. Casolari agreed that Staff would need to work together and would need a scaled dimension site plan that would accurately show the location and size of stalls.

Commissioner Blinova expressed concern with the paving by the trash enclosure. Ms. Cantore would like to do improvements to the building but without it being their building they couldn't do anything but landscaping and window cleaning. They will fill in the holes because of the cars.

Commissioner Blinova questioned the number of cars they would want to store inside the new facility. Ms. Cantore explained they would store one on each lift and then have the open space. If parking was an issue, they had the open space in the southeast corner of the building they could utilize for vehicles. The previous owner used it to park.

Commissioner Blinova questioned if they owned a tow truck. Mr. Vago confirmed they did not own a tow truck but used three towing services located in Wheeling.

In reply to Chairman Ruffatto's question, Mr. Vago confirmed the 2½ yard trash container was currently stored outside. Chairman Ruffatto explained if it was outside, it needed to be enclosed. Ms. Cantore stated they were willing to move it indoors at night. Chairman Ruffatto explained it would need to be inside or outside all of the time.

Chairman Ruffatto looked at their current site on Google Maps. He questioned if they had the entire building. Steve confirmed there were 3 tenants including their business. Chairman Ruffatto saw a lot of cars on the current site using Google Maps. Ms. Cantore stated their neighbor had 14 employees. Chairman Ruffatto noted about 20 cars were stacked in a manner that were probably part of their business. Ms. Cantore explained their neighbor stacks their cars since they all arrive and depart at the same time. Chairman Ruffatto explained if the Commission were to vote on it tonight, it would probably not be favorable since there was a concern about the 40 parking space variation. It needs to be resolved and the only way for it to be resolved is if they changed their configuration and worked with Staff. Chairman Ruffatto did not approve of a 40 parking space variation.

Chairman Ruffatto explained the Commission needed to see a landscape plan. Ms. Cantore stated they did not plan to do any landscaping until they owned the property. They would keep the property clean. Mr. Vago had estimates for everything that needs to be done on the outside.

Chairman Ruffatto questioned if the four overhead doors on the east side would be used. Ms. Cantore explained if all of the lifts were located on the north side, there would only be 2 doors on the east side and 2 on the west side that would be utilized. Chairman Ruffatto explained the site plan needs to be modified to reduce the variation and work with Staff.

Chairman Ruffatto questioned if the petitioner wanted to adjust the site plan that would reduce the variation or if they wanted the Plan Commission to vote on it as is with the 40 stall variation. She confirmed they never needed 40 parking spaces in the last 7 years at their existing business.

Mr. Vago explained that he would need 30 spaces since there were spaces in the open space inside the building. Chairman Ruffatto noted there were only 24 spaces on the property with 18 available for their use. He recommended the petitioner return with a new configuration and work with Staff to see the updated variation. Ms. Casolari explained Staff would need an accurate plan that shows their desired design and intended use of the areas. Staff would then calculate the new parking requirement. Ms. Cantore agreed to reconfigure the floorplan and resubmit it to Staff.

Chairman Ruffatto questioned what should happen with the conditions (building, parking lot, bollards, etc.). Ms. Casolari agreed they could be addressed. She questioned if the petitioner was willing to do some of the work. Ms. Casolari questioned if striping could be done. Ms. Cantore agreed that the parking lot would need to be redone before the striping. Mr. Vago agreed to repair it, but the receiver would not allow him to seal it. He wants to do everything to make it presentable. Ms. Casolari questioned if an option could be given to give them a certain amount of time to do some of the improvements maybe after purchasing the property. She suggested a condition of approval that "If and when in 18 months the petitioner had ownership of the property then they would make the improvements by such and such date." Commissioner Creech wanted it to be specific. He didn't want the person to do all the work and they would only gain a few more spots and were still looking for a large variation. He did not want to give the petitioner any false hopes.

Chairman Ruffatto announced that he will do a surprise visit to their current space to see the parking in order to determine how it would be used in the future.

Ms. Casolari announced the next opportunity for the petitioner to return was October 11th but they would need the revised materials by September 27th. She questioned if it was feasible. Ms. Cantore agreed it was feasible.

Commissioner Powers moved, seconded by Commissioner Blinova to continue Docket No. 2018-24B to October 11th.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Johnson to continue Docket No. 2018-24A to October 11, 2018.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

October 11, 2018 Public Hearing

Chairman Ruffatto called Docket No. 2018-24A&B on October 11, 2018. 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.

Ms. Casolari stated the Staff Reports and submittals of the petitioner were part of the public record.

Mr. Steve Vago, 170 Shepard Avenue, Wheeling, IL and Ms. Patty Cantore, 170 Shepard Avenue, Wheeling, IL were present and previously sworn in.

Ms. Cantore confirmed the floor plan was revised and had been submitted. She referred to two existing spaces on the southeast side of the building that are parallel to the building. They want to

add four spaces to the east side toward the north. They submitted another 15 spaces inside the building in addition to the 8 lift spaces. The stripes will be restriped since the striping is very light.

Ms. Cantore confirmed the trash is located inside the building on the southwest side.

Chairman Ruffatto referred to three different drawings that made it very confusing. Ms. Cantore confirmed all the lifts are located on the northside of the building and the parking is on the southside of the building.

Chairman Ruffatto asked about the variation being requested. Ms. Casolari explained the original variation during the first hearing on September 13th was for 40 cars. He suggested that there should be some debate on whether the Commission was accepting of the floorplan with the dimensions as shown. Ms. Casolari explained the petitioner's resubmittal is trying to reduce the number.

Commissioner Johnson was confused to the variation the petitioner was seeking. Ms. Casolari explained they were seeking a parking variation from the required amount of parking. The exact number has not yet been determined. Ms. Milluzzi explained the reason it hadn't been determined was based on the Staff Report and the Reports from Engineering and Fire. Staff is not supportive of all the parking spaces shown on the plans. The Plan Commission needs to determine if they will accept those parking spaces on the plan in order to calculate the variation number. It is not clear if all the parking spaces meet Code. The spaces on the exterior don't seem to meet the Code requirements as drawn and the interior may not as well and would depend on discussion about access.

Commissioner Johnson questioned if the Fire Department had issues with the parking on the east side. Mr. Antor noted the petitioner had indicated the two spaces on the east side at the front of the building were existing. From a Fire Department standpoint, the two spaces would be a moot point since they were parallel up against the building. There is also a man door by the double doors along with a gas meter by the four spaces. Actual dimensions were not provided so he was unsure if it was possible that the four angle parking spaces fit between the two utilities and exits from the buildings since it hadn't been demonstrated. If the parking were allowed there at an angle, it may extend into the drive that runs the length of the building. It's an older drive so it doesn't meet the current fire lane requirement of 20' wide. The parked vehicles may hang over into the access point. On the interior, they have provided space between the vehicles to allow occupants to exit the vehicles. In the square room with spaces 9-15, it may be doable, but he was not convinced that spaces 1-8 would work well. Ms. Cantore pointed out that there was a wall between spaces 4 and 5. There is an overhead door in front of space 1 and parking spaces 5, 6, 7 and 8 would use the overhead door off to the right. Mr. Antor explained that in one drawing it showed a scale of 2' per line per the square grid so there might be only 3 cars that could fit instead of 4. Ms. Cantore explained the 4 cars would all be compact cars on the east side of the building. Mr. Antor had a discussion with the petitioner during the week explaining that he would not be convinced that they could guarantee they would always be compact cars. He agrees it's a good intent, but they may end up getting 2 or 3 full size cars because the cars will be based on the type of cars that come in for service. Ms. Cantore explained they would have 30 other spaces for standard and large sized vehicles. Mr. Antor understood but explained the business was subject to the type of cars that came into the shop. Ms.

Cantore agreed but explained they were allowing $\frac{1}{4}$ to $\frac{3}{4}$ for compact cars. She mentioned there were SUVs that were also considered compact.

Chairman Ruffatto questioned the dimensions of spaces 5, 6, 7 and 8. Ms. Cantore confirmed the spaces were 10' long x 6' (120") with 3' in between the vehicles. She stated an average compact car was between 100' and 109' fit.

Commissioner Johnson questioned the dimension of the concrete pad on the outside on the east side. Ms. Cantore confirmed the further overhead doors were 16' and the other doors were approximately 17'. The drive enlarges as you go down, but the fire lane is bigger and narrows down to 8.8' from the pole to the blacktop concrete. Mr. Antor confirmed a fire truck could go down that side of the building from the adjacent building and loop around.

Mr. Antor pulled up the dimensions of a 2018 Honda Civic sedan and the width of the car without the mirrors is 5.9' and the overall length is 15.19'. Ms. Cantore explained there was plenty of room to add to spaces 5, 6, 7 and 8. There is 8' of extra space for spaces 5 – 8 and 11, 12 and 13.

Commissioner Creech had no questions.

Commissioner Powers had no questions.

Commissioner Kalis questioned if they were stacking the vehicles in spaces 1, 2, 3, 4, 5, 6, 7 and 8. Ms. Cantore confirmed they were stacking the vehicles with no way out. Customers were not permitted to get in or out of their vehicles in the shop due to their insurance policy. Commissioner Kalis questioned how the vehicle in space 4 would get out in an emergency. Ms. Cantore explained the vehicle in space 4 would be parked overnight waiting on a part and would not be an employee. They only showed where cars would be allowed if needed to be parked inside.

Commissioner Blinova questioned where the vehicles that were towed in and not drive-able be parked overnight. Ms. Cantore confirmed they would be parked on one of the lifts. She explained that no start cars that were towed in go on a lift immediately.

Chairman Ruffatto referred to the sizes of a Honda Civic Sedan at 177-182" and a Toyota Corolla at 183" long. He questioned if all the 8 lifts were now going to be positioned in the large area by spaces 9, 10, 11, 12, 13 and 14. Ms. Cantore confirmed all the lifts would be on the north side of the building. Chairman Ruffatto noted that two of the lifts were in front of an overhead door. Ms. Cantore explained they were not exit doors that needed to be opened. She explained if there was an exit sign over the door it needed to be clear. Mr. Antor agreed. She explained the lifts were not blocking. There is a man door to the north. The lifts go in and were not flushed against the overhead doors. There is an overhead door for each lift that they could use to drive in and drive out. It was also the same for the lifts to the west. Chairman Ruffatto noted that one of the diagrams was not correct. Ms. Cantore agreed the one diagram was only showing the location of the trash container. Chairman Ruffatto explained it would have been helpful to have everything on one diagram.

Chairman Ruffatto questioned if they had the entire building in Northbrook. Ms. Cantore confirmed that 3 businesses shared it. He referred to the cars parked to the east and questioned where they belonged. Mr. Vago confirmed they were service cars and cars from the other two businesses. Ms. Cantore explained it was difficult to differentiate the cars between the three businesses.

Chairman Ruffatto stated that Staff and the Fire Department were not in favor of the layout or the outdoor parking. He was asking each Commissioner if they agreed with the recommendation of the Fire Department Report that the four spaces were not allowed in calculating the variation.

Ms. Cantore explained if the four vehicles on the east side of the building were to hang over or block, they could not maneuver with their business.

Commissioner Johnson felt the cars would be sticking out too far but would be OK with two more parallel spaces to the building. He was not in agreement with the diagonal spaces.

Chairman Ruffatto questioned if Mr. Goetzelmann looked at the parallel spaces regarding size. Mr. Goetzelmann did not measure them but felt the two parallel spaces at the southeast corner of the building appeared to be 12' or 13' long if the scale was correct and would not meet the standard of 20'. Ms. Cantore stated the parallel spaces were existing and were 40' from front to back. Mr. Goetzelmann noted the scale was then incorrect. If they were 20' long by 10' wide they would meet the Code requirement.

Chairman Ruffatto asked the Commission if they were in favor of the four diagonal spaces and two parallel spaces in the front.

Commissioner Johnson was not in favor of the four diagonal spaces.

Commissioner Blinova was not in favor of the four diagonal spaces. She was in favor of the two parallel spaces in the front.

Commissioner Powers was not in favor of the four diagonal spaces. He was in favor of the two parallel spaces.

Commissioner Kalis was not in favor of the four diagonal spaces. He was in favor of the two parallel spaces.

Commissioner Creech was not in favor of the four diagonal spaces. He was in favor of the two parallel spaces.

Chairman Ruffatto stated the Commission was not in favor of the four diagonal spaces.

He questioned what the parking variation would be with the 15 spaces within the building and the 17 spaces outside. Ms. Casolari explained the parking variation before adding any additional indoor or outdoor parking was 40. If they added in two spaces, the parking variation would be 38.

Commissioner Kalis questioned if long term parking was the same as the regular parking requirement. Ms. Casolari explained Staff was trying to figure it out since the Code was not completely clear.

Chairman Ruffatto confirmed the parking variation was 38.

In reply to Commissioner Johnson's question, Ms. Casolari confirmed the petitioner's unit requires 50 spaces. Commissioner Kalis questioned if the other unit had a parking variation. Ms. Casolari confirmed there was no current variation on the building. She explained they need to accommodate parking for the other units, one of which is occupied, and one is not. The calculation for the entire property is 72 parking spaces.

Chairman Ruffatto personally felt a parking variation of 38 spaces was excessive and would set a dangerous precedent.

Chairman Ruffatto questioned if there was a wall between parking spaces 5-8 and 9 and 10. Ms. Cantore confirmed there was a wall on the side of 9 and 10.

Chairman Ruffatto stated that the Commission was going to adhere to the Fire Department and Engineering's review and that it would be a parking variation of 38 spaces. He requested that the variation of 38 needed to be included. Ms. Casolari noted that only the two parallel parking stalls on the east side of the building were permitted.

Chairman Ruffatto questioned if the variation would go down if the indoor parking was taken into consideration. Ms. Milluzzi confirmed it would go down to 23 spaces. Chairman Ruffatto still felt it was excessive. Commissioner Creech questioned if the indoor parking space would be required to be the Code's minimum dimensions of 18.5' x 9' or 20' x 10'. Mr. Goetzelmann was unsure if the Code specified a difference between indoor versus outdoor. Commissioner Creech felt the Code had a minimum and should be carried to indoors and well as what is required for outside. Ms. Milluzzi explained it could be required as a condition. Commissioner Creech questioned the number of parking spaces on the inside based on the size of the vehicles discussed.

Chairman Ruffatto took a poll regarding if the indoor parking should be up to Code which would reduce the number of spaces. Commissioner Creech felt the parking variation should be up to the dimensions of the Code. Commissioner Johnson mentioned it was vehicle storage and not public parking. Ms. Casolari suggested considering the parking variation of 38 taking into consideration that there is additional parking indoors. It is not to Code and not for larger vehicles but would allow some amount of compact vehicle storage. Chairman Ruffatto agreed to the language.

In reply to Commissioner Johnson's question, Chairman Ruffatto confirmed the 38 parking space variation accounted the two parallel parking spaces but not any of the 15 spaces. Ms. Casolari wanted to take a closer look to see if parallel parking of the proposed angle parking was allowed or if it would obstruct an exit or a utility. Ms. Cantore confirmed there was no obstruction and was a clear 45'. Mr. Antor had a photograph of the side of the building showing the items. Commissioner Powers calculated a parking variation of 23 spaces if the indoor parking was taken into consideration. Commissioner Creech felt it was still excessive. Chairman Ruffatto was not in favor

of considering the indoor parking as part of the parking variation. He felt if they should be taken into consideration, he wanted those spaces to be up to Code.

Ms. Milluzzi mentioned that the calculation for the 50 was originally based on a certain amount of warehousing space. If the area in the southern part was designated only as parking and storage, it would adjust the calculation required parking spaces because the amount of warehousing and auto repair might be decreased. It could not be calculated without knowing what the Plan Commission was willing to allow. Part of the hope of the petitioner, was to decrease the amount of the total warehouse space for the parking requirement. Chairman Ruffatto questioned if it had been decreased. Ms. Milluzzi explained the Commission needs to determine the warehouse space as well as the number of spaces. Commissioner Powers noted there was no floorplan provided with dimensions, so it could not be calculated.

Ms. Cantore explained when she submitted the floorplan prior to the first meeting, she was advised that the figuring of the space was up to Staff since there was no Code for compact vehicles. Chairman Ruffatto felt the parking spaces within the building were not part of the variation. The variation is at 38 irrespective if it might be reduced with the warehousing space. Ms. Casolari confirmed the 38 variation includes the 8 lifts.

Ms. Casolari explained if the Commission wanted to make a motion tonight, they could leave it open to Staff to determine the variation. Chairman Ruffatto was not in agreement. Ms. Milluzzi recommended determining what the Commission was comfortable in allowing regarding indoor vehicle storage and what requirements they would want for the storage. She explained there were a couple of options, the standard parking stall requirements to be required for the indoor and another option was to do something less than that knowing it wasn't for public parking and used for the storage of vehicles (standard economy vehicle) waiting for repair. Giving them the flexibility and knowing the square footage and realistically taking it into account and designating the area of the floorplan as non-auto repair and non-warehouse so that the number of square footage could be determined by Staff. Whatever the Commission is comfortable with and coming back with an actual number and a floorplan that shows everything (lifts, designated parking, doors, etc.).

Mr. Vago explained he calculated the floorplan and it was the same as his current shop. He was not shoving cars in to gain parking spaces. Ms. Milluzzi didn't feel the lift area was as much a concern for maneuvering but was where the cars were shown for the parking.

Chairman Ruffatto felt since there were too many unknowns, he wanted one diagram that showed the lifts, indoor parking, outdoor parking and for the petitioner to designate the warehouse space office space and etc. The Commission needs to see it all on one diagram. If the petitioner wants the Commission to consider any indoor parking for the variation, it needs to be to Code. The variation is for outdoor parking, so the Commission will not take into consideration any indoor parking. Ms. Milluzzi questioned if the Commission was allowing the petitioner to designate the area for storage as part of the building and not for the other areas so that the total parking calculation could be adjusted if they designated the area as vehicle storage. It wouldn't count toward warehousing and repair square foot requirements. Chairman Ruffatto agreed.

In reply to Commissioner Blinova's question, Mr. Vago confirmed they had 2 poles on the lifts, so they could put one car up and one car under. Chairman Ruffatto reminded the Commission the lifts would not be considered as part of the variation. It is only outdoor parking.

Chairman Ruffatto explained the only difference will be the amount of auto repair space, warehouse space and office space. Ms. Cantore confirmed the office space would remain the same, the difference is with warehouse and automotive space. Chairman Ruffatto asked that the petitioner work with Brooke in getting the correct numbers. He explained there was not enough information to vote on it.

Commissioner Johnson questioned the maximum number of cars the petitioner had at one time at their current place. Ms. Cantore stated she could not answer the question but stated they had an average of 3.1 cars daily, 23.54 cars weekly and 90 cars per eight months.

Commissioner Johnson questioned how long they stored cars. Ms. Cantore stated that most cars were turned around in the same day.

Mr. Vago requested an earlier continuation date. Ms. Casolari stated the agenda for the October 25th meeting was full with 3 public hearings. Mr. Vago asked if there was anything that could be done to schedule it for an earlier date since it was difficult for him to cover the expenses of two buildings since it was a family business. Chairman Ruffatto expressed a concern that the plans were not consistent but requested that it be scheduled on October 25th. He asked that the requested information be submitted to Staff by October 15th.

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.

In reply to Ms. Cantore's question, Chairman Ruffatto explained the indoor parking did not need to be designated on the plan since it was not being considered. Ms. Casolari explained the petitioner needed to provide the plan that designates office, warehouse, lifts and just note the vehicle parking/storage. They do not need to provide the calculation.

Respectfully submitted,

Jim Ruffatto, Chairman
Wheeling Plan Commission/
Sign Code Board of Appeals

**DISTRIBUTED TO THE COMMISSION 10.19.2018
FOR APPROVAL ON 10.25.2018**