

**1. CALL TO ORDER**

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, November 8, 2018.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

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

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

**5. CITIZEN CONCERNS AND COMMENTS**

Commissioner Powers read the following statement.

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.

From the audience, Mr. Terry Steilen, 473 Briarwood Drive, Wheeling came forward. Mr. Steilen extended his condolences to Pam Dorband's family. He had served on the Plan Commission with Pam for 17 years. He mentioned that Pam was responsible for many of the improvements that had been done to the landscaping in the community. He hopes that one of the Commissioners might be willing to step up and fulfill the hole that will now exist. He mentioned that Pam was also a member of the Library Board and other entities and was an asset to the community.

**6. CONSENT ITEMS**

- A) [Docket No. SCBA 18-48](#)  
Korean Cultural Center of Chicago  
9935 Capitol Drive  
Appearance Approval of a Wall Sign
- B) [Docket No. SCBA 18-49](#)  
Hawthorne Aviation  
1120 S. Milwaukee Avenue  
Appearance Approval of Wall and Freestanding Signs

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

**Approve Docket No. SCBA 18-48** to permit installation of the wall sign in accordance with the sign plans (2 sheets) submitted October 29, 2018 by TFA Signs, on behalf of the Korean Cultural Center of Chicago, located at 9935 Capitol Drive, Wheeling, Illinois.

**Approve Docket No. SCBA 18-49** to permit the installation of the wall and freestanding signs in accordance with the following exhibits submitted October 29, 2018, for Hawthorne Aviation, located at 1120 S. Milwaukee Avenue, Wheeling, Illinois:

- East elevation sign plan,
- West elevation sign plan,
- Monument sign plans (2 sheets),
- Site plan, and
- Landscape plan.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

## **7. ITEMS FOR REVIEW**

- A) [Docket No. PC 18-17](#)  
Housing Authority of Cook County  
200 N. Milwaukee Avenue  
Minor Site Plan and Appearance Approval of a Gazebo

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Ms. Alicia H, Housing Authority of Cook County and Ms. Jan Behounek, Architect, Holabird & Root were present.

Ms. Behounek explained the proposed is an open air structure to be located in the northeast of the existing Wheeling building. The intention is to be a park-like pavilion for the residents of Wheeling Tower. It is brick with a standing seam metal roof. The footprint of the structure is 25' x 25' with pavers as the base (29' x 29'). The peak of the roof is about 12'4". Material samples were provided at the meeting and were intended to match the existing building. The brick will match the existing brick on the building and the standing seam metal roof will be a dark bronze color. The pavers will be a lighter version of red/brown.

Commissioner Kalis questioned if there was a sprinkler requirement for the structure. Ms. Behounek explained she had a conversation with Mr. Antor earlier in the day and they agreed to reduce the footprint to 400 square foot in order to comply with the requirement. Mr. Antor reported that subsequent to their conversation he checked into the Code and the exception does not apply for assemble use group occupancy so reducing the footage of the structure did not negate the need for the sprinklers. Ms. Behounek explained then they would look at changing the material of the trusses to steel. Mr. Antor explained that as long as everything that was supporting the roof was non-compostable construction it would not require a sprinkler. Ms. Behounek confirmed they would maintain the visible appearance. Chairman Ruffatto explained that the Plan Commission needed to know the color and specific material.

Commissioner Creech questioned if treated timber would be an acceptable material. Mr. Antor explained that treated wood is just a fire resistant material and deteriorates over time, so it isn't non-compostable.

Commissioner Johnson was uncertain if the petition could be approved with a condition that allowed Staff to review a substituted material and if it changed the appearance drastically, they would need to return. Ms. Casolari explained that the petitioner was currently proposing to just change the truss material. Ms. Beounek confirmed the color would be dark bronze. Mr. Antor confirmed they would comply if the standing seam roof and trusses were replaced with a non-compostable material. Commissioner Creech explained there were other members that were part of the roof system than just the standing seam. Ms. Beounek confirmed they would change all of it to metal. Commissioner Creech wanted to see another drawing.

Commissioner Powers questioned if they were going to try and save the tree. Ms. Beounek confirmed their intention was to try and save the tree.

Chairman Ruffatto took a pole if the Commission wanted to see a new drawing before taking a vote or if adding a condition to change the trusses and other wood material to dark bronze metal would be acceptable.

Commissioner Johnson: in favor of a condition  
Commissioner Powers: wants to see a new drawing  
Commissioner Kalis: wants to see a new drawing  
Commissioner Creech: wants to see a new drawing  
Commissioner Ruffatto: in favor of a condition

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The vote was 3:2 in favor of requiring a new drawing so the docket needed to be tabled.

Commissioner Powers moved, seconded by Commissioner Creech to table Docket No. PC 18-17.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- B)**     [Docket No. 2018-23](#) (Continued from October 25, 2018)  
          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 Kalis moved, seconded by Commissioner Creech to recommend approval of Docket No. 2018-23, granting Special Use, Site Plan, and Building Appearance Approval, as required under Chapter 19-06, Commercial Districts, Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit s noted), to be located at 966 S. Milwaukee Avenue, Wheeling, Illinois:

- Cover letter,
- Site plan, A-0,
- Landscape plan, L1.1,
- Floor plan, A-2.1,
- Roof & tower plans, A-2.3,
- Main elevation & window schedules, A-3.1,
- Elevations, A-3.2,
- Wall details & building signs, A-5,
- Landscape plan, L1.1,
- Irrigation plan, L1.2,
- Building renderings (5 sheets),
- Landscape site plan with aerial insert,
- Renderings of north property line (3 sheets),
- Civil engineering plans (8 sheets),
- Existing tree exhibit,
- Existing tree inventory (3 sheets),
- Photometric plan

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- Lighting fixture specs (5 sheets),
- Snow removal plan,
- Bicycle rack specs,
- Sound evaluation and associated report (16 sheets),
- Safety data sheets for car wash products (40 sheets),
- IDOT response letter, July 19, 2018,
- Traffic update memo, November 1, 2018, and
- Traffic Impact Study (64 sheets).

And with the following conditions of approval:

1. Prior to permit issuance, a draft public access easement for the sidewalk shall be reviewed and approved by staff.
2. If a looping water main is proposed, then a draft plat of easement shall be provided prior to permit issuance.
3. The final configuration of the access to and from Milwaukee Avenue shall be subject to approval by IDOT with the additional limitation that left outs shall be prohibited.
4. The trash enclosure elevation label shall be corrected at permit.
5. Vegetative screening allowed on the north property line shall be planted at a minimum height of 10'.

On the roll call, the vote was as follows:

AYES: Commissioners Creech, Kalis, Johnson, Powers  
NAYS: Commissioner Ruffatto – he had a number of concerns with the site and traffic  
ABSENT: Commissioner Blinova  
PRESENT: None  
ABSTAIN: None

There being four affirmative votes, the motion was approved.

Commissioner Johnson moved, seconded by Commissioner Powers to close Docket No. 2018-23. The motion was approved by a voice vote.

C) [Docket No. 2018-27](#)  
Pace Suburban Bus  
1600 S. Wolf Road  
Special Use-Site Plan Approval of a Ground Transportation Service, Large

See Findings of Fact and Recommendation for Docket No. 2018-27.

Commissioner Johnson moved, seconded by Commissioner Powers to recommend approval of Docket No. 2018-27, granting Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order

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to establish a ground transportation service, large, at 1600 S. Wolf Road, located in Wheeling, Illinois:

- Cover letters, dated August 31, 2018 and October 2, 2018
- Floor plan, dated June 13, 2018
- Site plan,
- Northwest corner and CNG rendering, dated October 2, 2018
- CNG canopy example, dated October 2, 2018
- Site Landscape plan
- Proposed Site Plan Improvements Old Willow Road Access/East Entrance
- Proposed Site Plan Improvements Old Willow Road Access/West Entrance
- Security fence images
- Photometric lighting plans, received October 31, 2018
- Traffic Impact Study, dated September 26, 2018

And with the following conditions of approval:

1. The west exterior wall shall be repaired to its original condition to the greatest extent possible following the removal of the building addition in that area.
2. Prior to the issuance of a permit for the CNG fueling area, the landscape plan be revised to specify the quantity and species of the new landscaping.
3. Investment by the proposed property purchaser in the roadway resurfacing and/or reconstruction to be completed prior to any bus operations at the subject property. (Are they paying us or doing the work or TBD?)
4. The restriping of Willow Road to provide a turning lane within the center of Willow Road shall be subject to final review by the Engineering Division and be installed prior to any transit vehicle operations from the subject site.
5. The existing access to the subject site on Willow Road that is located 125 feet west of the Wolf Road/Willow Road intersection shall be removed and the area restored prior to any transit vehicle operations from the subject site.
6. Prior to any transit vehicle operations from the subject site, the west half of the Willow Road/Wolf Road intersection shall be widened subject to obtaining all necessary approvals from the Village and IDOT.
7. The site geometric plan shall be adjusted to remove conflicts identified in the Fire Department review of the turning radius diagram provided on November 2, 2018.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Johnson moved, seconded by Commissioner Powers to close Docket No. 2018-

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27. The motion was approved by a voice vote.

**8. APPROVAL OF MINUTES – October 25, 2018** (including Findings for Docket Nos 2018-24, 2018-25 and 2018-26)

Commissioner Powers moved, seconded by Commissioner Johnson to approve the minutes dated October 25, 2018 as presented. The motion was approved by a voice vote.

**9. OTHER BUSINESS**

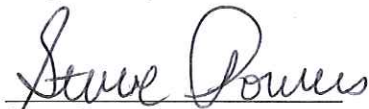
Ms. Casolari updated the Commission on the November 15<sup>th</sup> meeting. It is a regularly scheduled meeting, but the agenda has been cleared to allow the consultant that is working on the station area plan to provide a presentation to the Plan Commission regarding their work on the updates to the plan. There will be opportunity for the Plan Commission to provide feedback, but it would not be a public hearing.

Chairman Ruffatto announced Pam Dorband's service at St. Mary's on Friday at 10:00 a.m. in Buffalo Grove.

**10. ADJOURNMENT**

Commissioner Powers moved, seconded by Commissioner Johnson to adjourn the meeting at 9:20 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 11.30.2018  
FOR APPROVAL ON 12.06.2018**