



**WHEELING PLAN COMMISSION
THURSDAY, APRIL 11, 2019 6:30 P.M.**

**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 19-11](#)
AT&T
335 W. Dundee Road
Appearance Approval of Wall Signs

7. ITEMS FOR REVIEW

- A) [Docket No. 2018-30](#) (Petition sent back from March 18, 2019 Village Board)
House of Rental
318 N. Milwaukee Avenue
Special Use-Site Plan Approval of Tool/Equipment Rental Facility with Outside Display or Storage
- B) [Docket No. 2019-10](#)
Village of Wheeling
Text Amendment to Sign Code

- 8. APPROVAL OF MINUTES – [March 28, 2019](#) (including Findings for Docket No. 2019-4A&B, 2019-7, and 2019-8A&B)**
- 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
April 11, 2019
(Attachment to Agenda)**

2018-30 House of Rental, 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 Tool/Equipment Rental Facility with Outside Display or Storage at 318 N. Milwaukee Avenue, which is zoned B-3 General Commercial and Office District.

2019-10 Village of Wheeling, applicant, seeking a Text Amendment to Title 21 Signs, of the Wheeling Municipal Code, Chapter 21.07 Special Use Signs, to add "institutional uses" to the list of uses permitted to install an electronic message center sign.

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

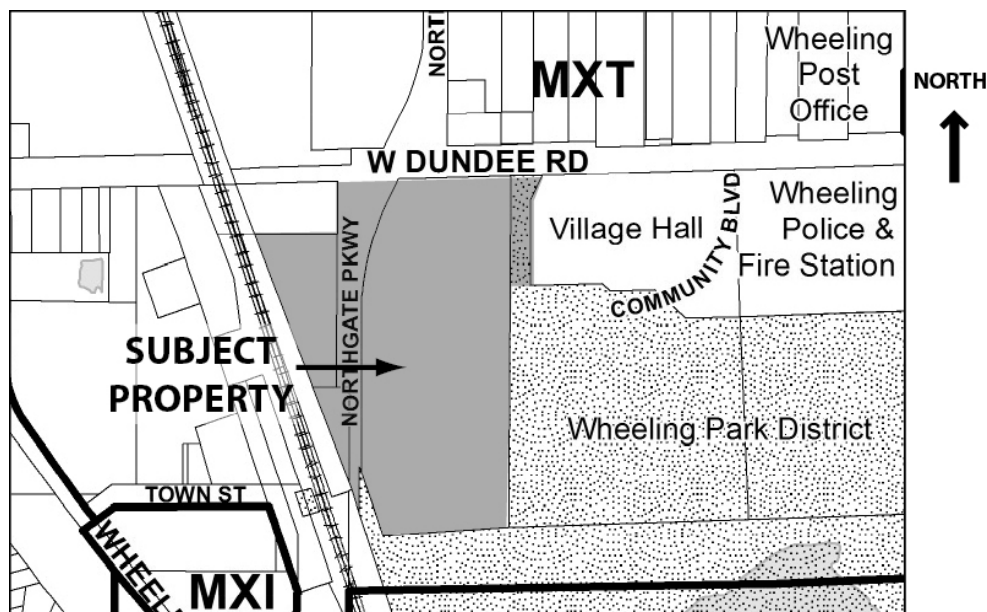
RE: **Docket No. SCBA 19-11**
AT&T
335 W. Dundee Road
Appearance Approval of Wall Signs

DATE OF REPORT: April 5, 2019

DATE OF MEETING: April 11, 2019

PROJECT OVERVIEW: The petitioner is seeking appearance approval for new wall signs located at 335 W. Dundee Road for a new AT&T retail store (Building B of the Wheeling Town Center).

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Company Name:</u>	AT&T
<u>Applicant/Owner Name:</u>	Sanford and Sign
<u>Common Location:</u>	Building B of the Wheeling Town Center
<u>Existing Use of Property:</u>	Vacant (under construction)
<u>Existing Property Zoning:</u>	MXT Transit Oriented Mixed Use District

Previous Relevant Zoning Action on Property:

2016-20A Final Planned Unit Development and Special Use-Site Plan Approval for Wheeling Town Center (Ord. 5033, passed 10/17/2016)

DESCRIPTION OF PROPOSAL

AT&T retail store is a new tenant of the east portion of Building B at the Wheeling Town Center and is seeking to install two new wall signs. The petitioner is requesting appearance approval of new wall signs consistent with the company branding.

SIGNAGE PLAN REVIEW

Signage Locations: Two total wall signs are proposed for the new store. The primary (main) wall sign will be located on the south building façade, installed above the customer entrance and facing the parking lot. The second wall sign will be located on the north façade facing Dundee Road.

Proposed Signage Size, Style and Type: The south wall sign will consist of the AT&T circular logo, with the company name located below. The north wall sign will be a single-row sign with the circular logo and the AT&T name all in one line. Both signs will be internally illuminated aluminum channel letters in blue and white. The signs meet the requirements of the Sign Code based on the following:

Primary Wall Sign (south façade)

- Proposed Sign Area: 26.2 square feet
- Allowable Sign Area: 103.5 square feet (based on a maximum wall sign area)

Secondary Wall Sign (north façade)

- Proposed Sign Area: 23.7 square feet
- Allowable Sign Area: 41.4 square feet (40% of the maximum area allowed for the primary sign)

STAFF REVIEW

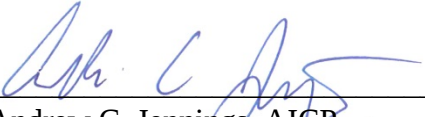
Impact on Adjacent Uses: No significant impact is anticipated on adjacent uses.

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

PROPOSED MOTION

If the Plan Commission approves of the requested signs, an appropriate motion would be to:

Approve Docket No. SCBA 19-11 to permit the installation of the wall signs in accordance with the AT&T sign plans (total of 10 pages), prepared by ICON, dated October 25, 2018, and last revised March 28, 2019 for AT&T, located at 335 W. Dundee Road, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development



Steve Robles, AICP
Assistant Director of CD

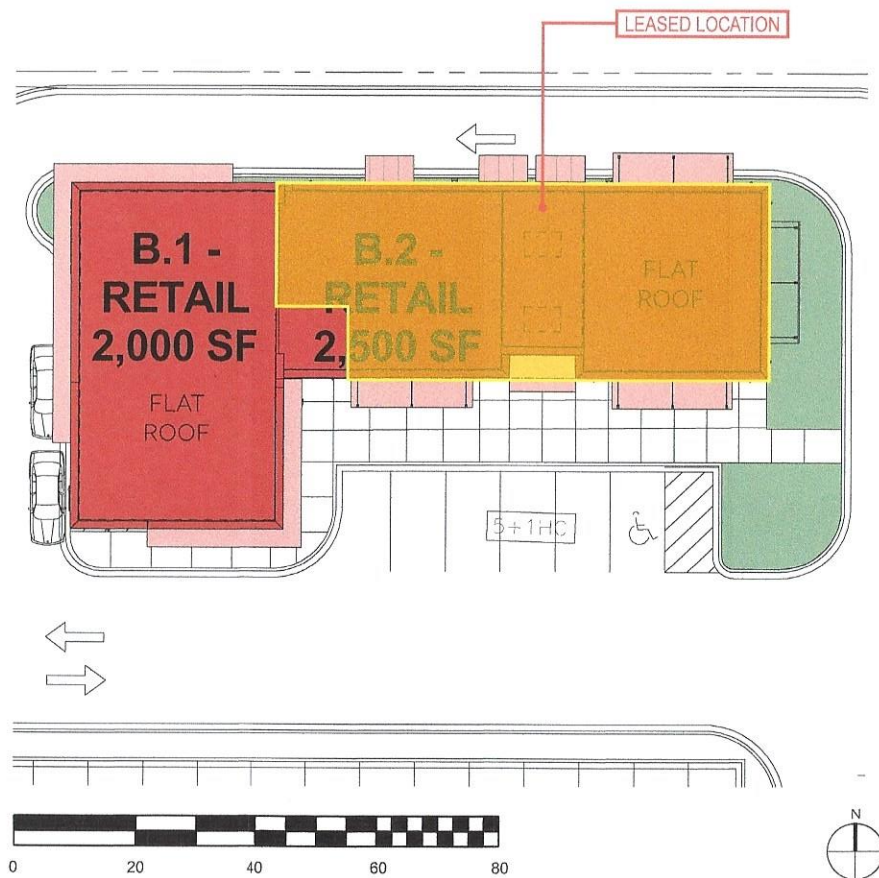
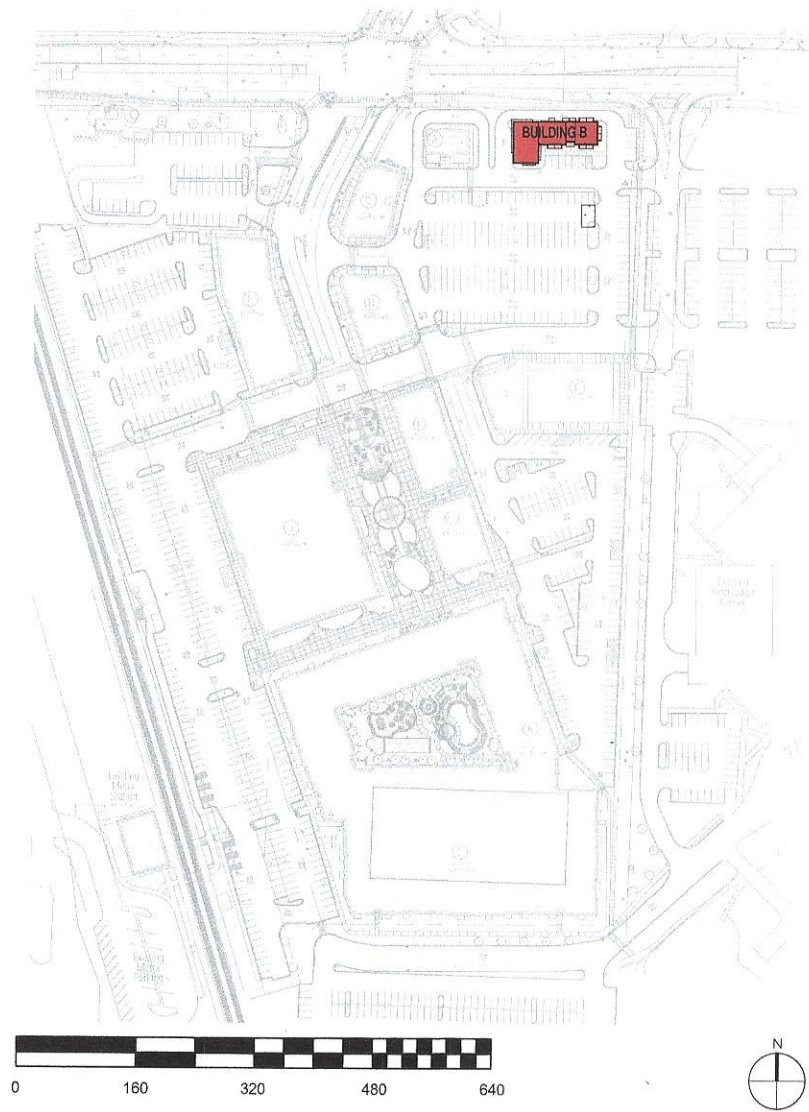
Attachments: [Photos of existing conditions \(staff\)](#)

 [AT&T Sign Plan \(10 pages total\)](#)



Existing conditions of subject building (looking north)

Site



ICON

Revisions:	03/28/19 - 311092
11/14/18 - 305798	X
11/26/18 - 306145	X
12/18/18 - 307100	X

File Location:	STND	X
Drive/Clients/ATT	CSTM	
AS	CR	EN

Date:	10-25-2018
Designer:	AM
PM:	PL

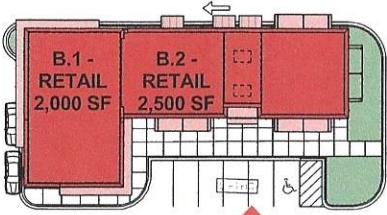
City/State:	Wheeling, IL
Address:	335 W Dundee Rd

Drawing #	157892
Site Name	Wheeling

SCBA 19-11

South Elevation

824.375" x 256"H / 144 = 1,465.5 SQ. FT.
35.07 / 1,465.5 = 2.3%



Revisions:	
11/14/18 - 305798	X
11/26/18 - 306145	X
12/18/18 - 307100	X

03/28/19 - 311092	X
	X
	X

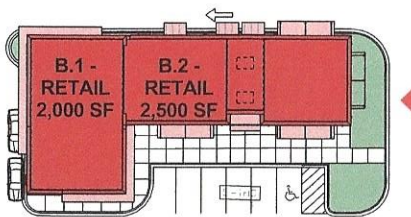
File Location:	STND	X
Drive/Clients/ATT	CSTM	
AS	CR	EN

Date:	10-25-2018
Designer:	AM
PM:	PL

City/State:	Wheeling, IL
Address:	335 W Dundee Rd

Drawing #	157892
Site Name	Wheeling

East Elevation



ICON

Revisions:

11/14/18 - 305798
11/26/18 - 306145
12/18/18 - 307100

03/28/19 - 311092

X
X
X

File Location:
Drive/Clients/ATT

STND X
CSTM

AS CR EN

Date: 10-25-2018

Designer: AM PM: PL

City/State: Wheeling, IL

Address: 335 W Dundee Rd

Drawing #

157892

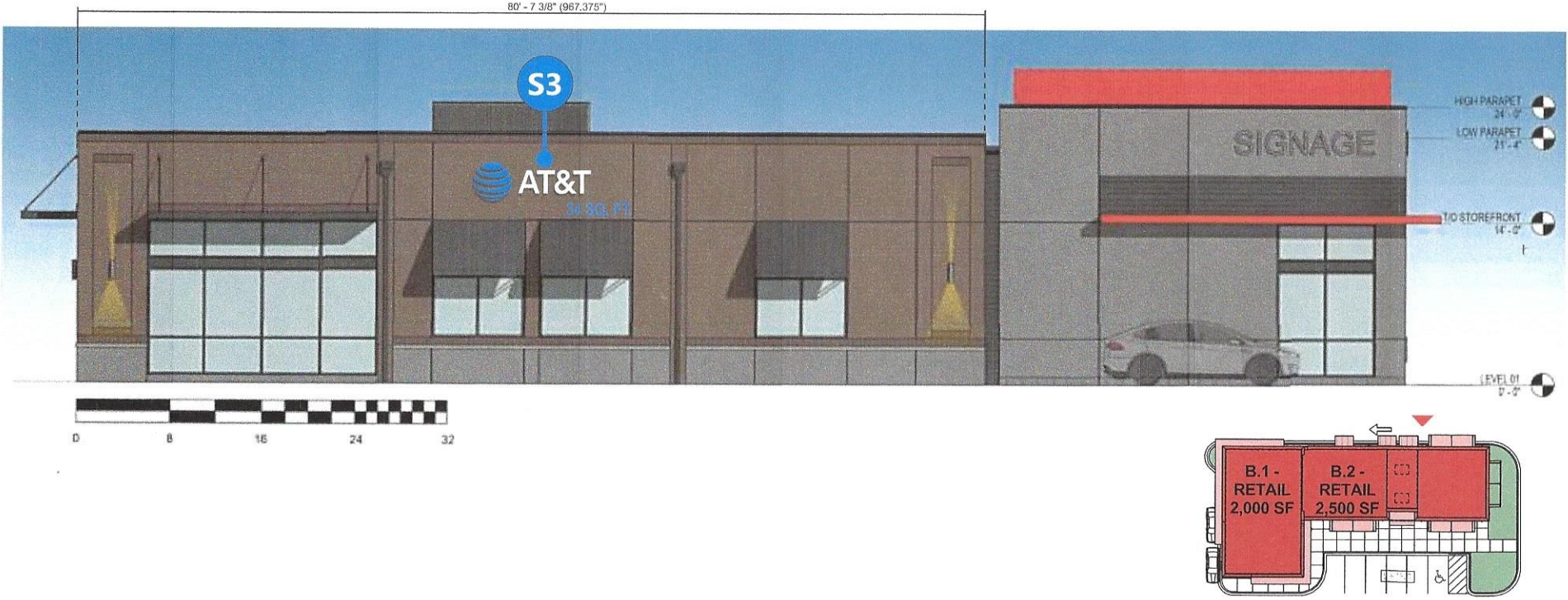
Site Name

Wheeling

SCBA 19-11

North Elevation

967.375' x 256'H / 144 = 1,719.7 SQ. FT.
 34 / 1,719.7 = 1.97%



Revisions:	03/28/19 - 311092	File Location:	STND ☒	Date:	10-25-2018	City/State:	Wheeling, IL	Drawing #	157892
	11/14/18 - 305798	Drive/Clients/ATT	CSTM ☐	Designer:	AM	PM:	PL	Address:	335 W Dundee Rd
	11/26/18 - 306145							Site Name	Wheeling
	12/18/18 - 307100								

S1

Illuminated Letterset Option 2

Translucent White Letters
Translucent Blue Globe

Installation Guidelines

- Install new remote wired illuminated letterset as shown

Color Guidelines

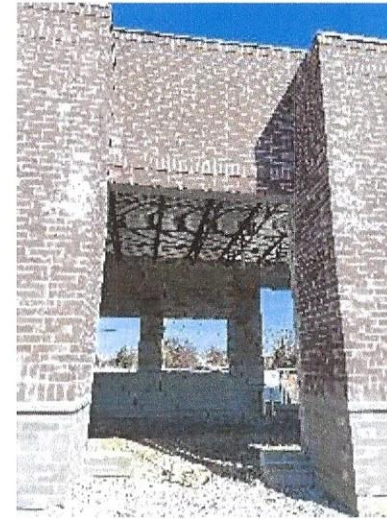
- [V4] Vinyl: 3M 3630-7775 Blue Translucent Vinyl Applied To 1st Surface
[PL4] .118" Optix 2406LD White Acrylic
[PL1] Plastic: .118" Modified Acrylic Face 7328 White.
[AP1] Pre Finished White Trim Cap to Match.
[P4] Paint: Matthews MP77101 Blue, Satin Finish. Trim Cap to Match.



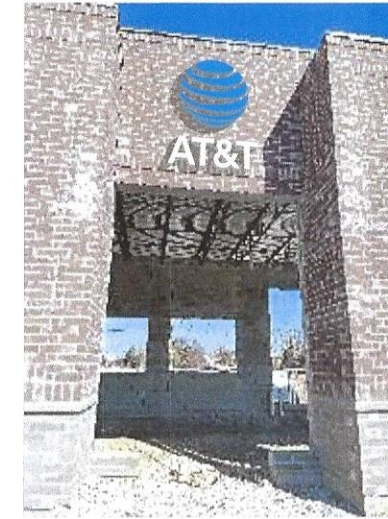
Retail-IL-20-White Ltrs-Blue Globe-Vert - (35.07 Sq. Ft.)

Scale | 3/8"=1'-0"

BEFORE

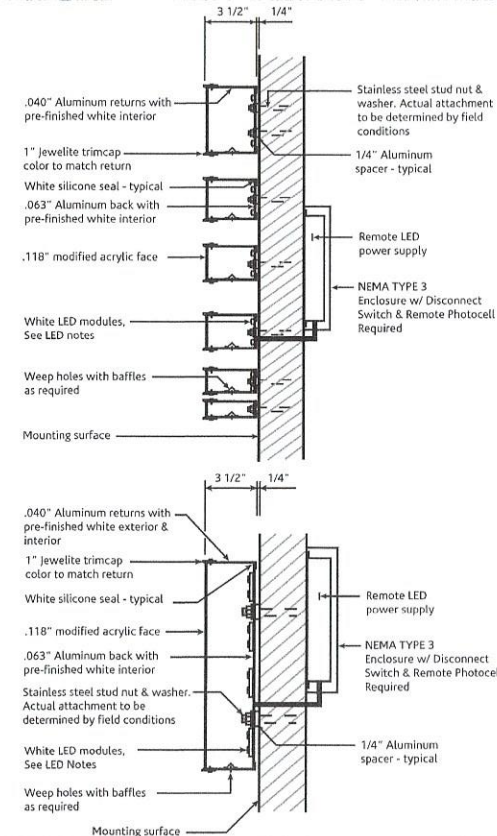


AFTER



Globe Specifications

AT&T
Letter Specifications



ICON

Revisions:	03/28/19 - 311092
11/14/18 - 305798	X
11/26/18 - 306145	X
12/18/18 - 307100	X

File Location:	STND ☒ X
Drive/Clients/ATT	CSTM ☐
AS	CR
EN	

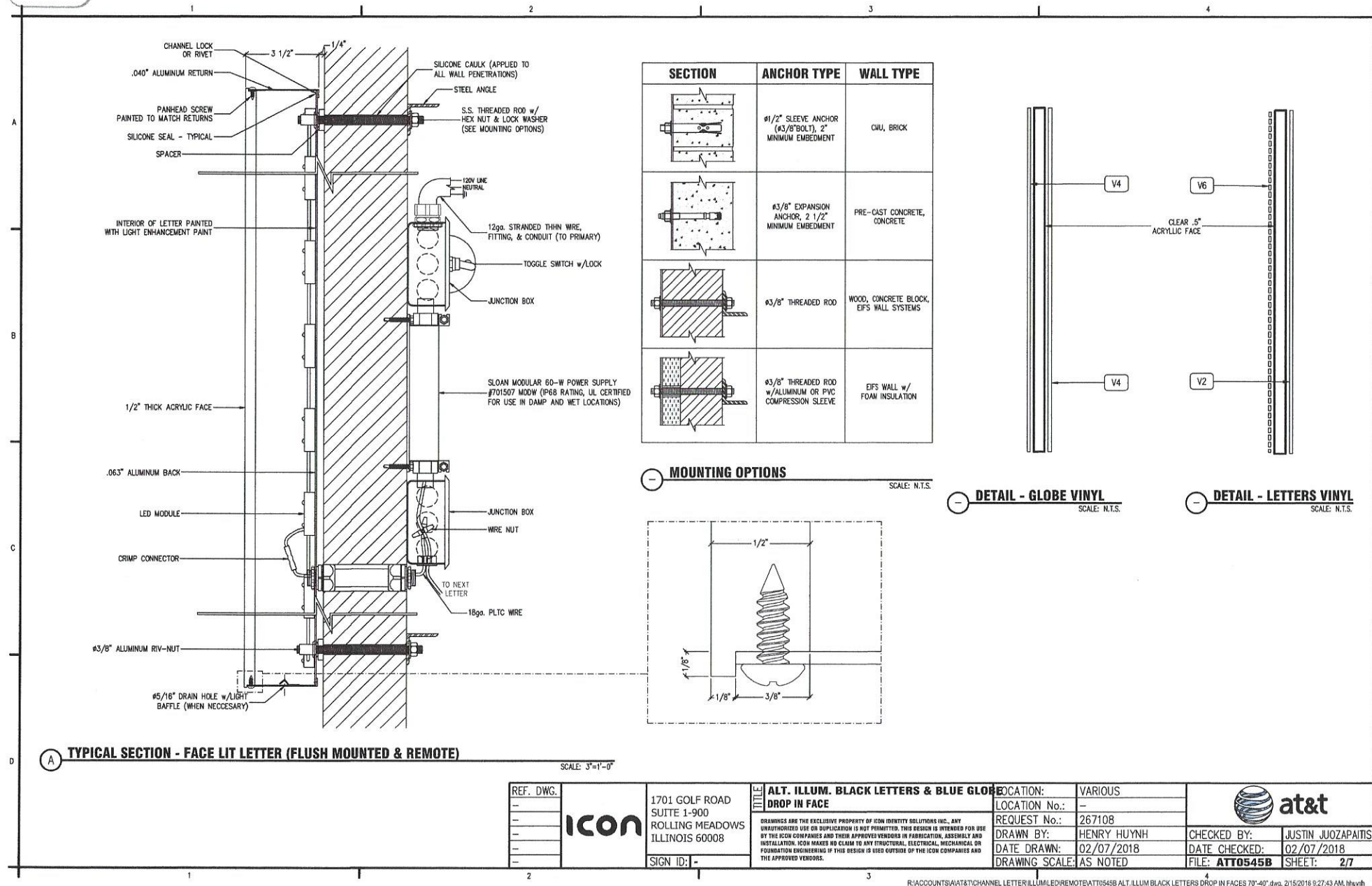
Date: 10-25-2018
Designer: AM PM: PL

City/State: Wheeling, IL
Address: 335 W Dundee Rd

Drawing # 157892
Site Name Wheeling

SCBA 19-11

S1



ICON

Revisions:

11/14/18 - 305798
11/26/18 - 306145
12/18/18 - 307100

03/28/19 - 311092

X
X
X

File Location:
Drive/Clients/ATT

AS CR EN

STND X
CSTM

Date: 10-25-2018

Designer: AM PM: PL

City/State: Wheeling, IL

Address: 335 W Dundee Rd

Drawing #

157892

Site Name

Wheeling

SCBA 19-11

S3

Illuminated Letterset

Translucent White Letters
Translucent Blue Globe

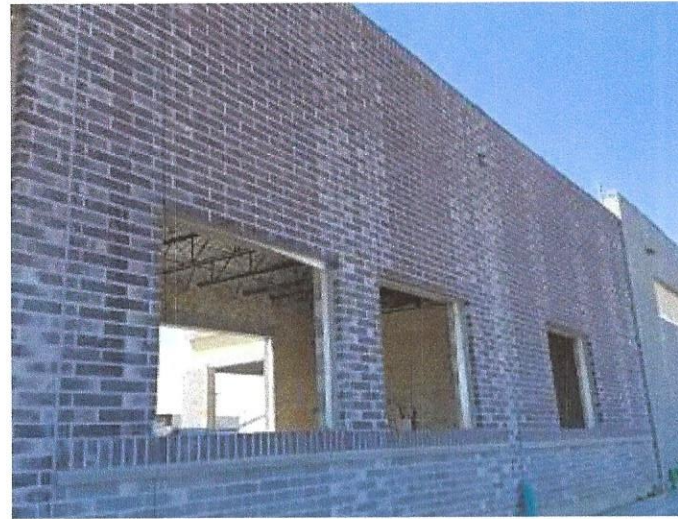
Installation Guidelines

- Install new remote wired illuminated letterset as shown

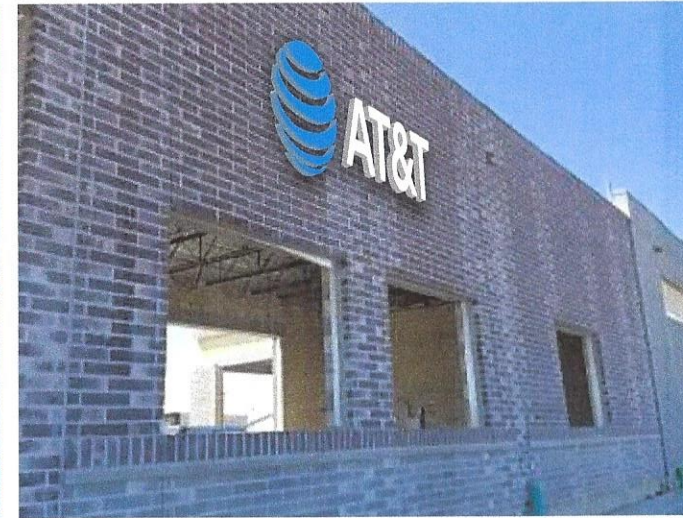
Color Guidelines

- V4 Vinyl: 3M 3630-7775 Blue Translucent Vinyl Applied To 1st Surface
PL4 .118" Optix 2406LD White Acrylic
PL1 Plastic: .118" Modified Acrylic Face 7328 White.
AP1 Pre Finished White, Trim Cap to Match.
P4 Paint: Matthews MP77101 Blue, Satin Finish. Trim Cap to Match.

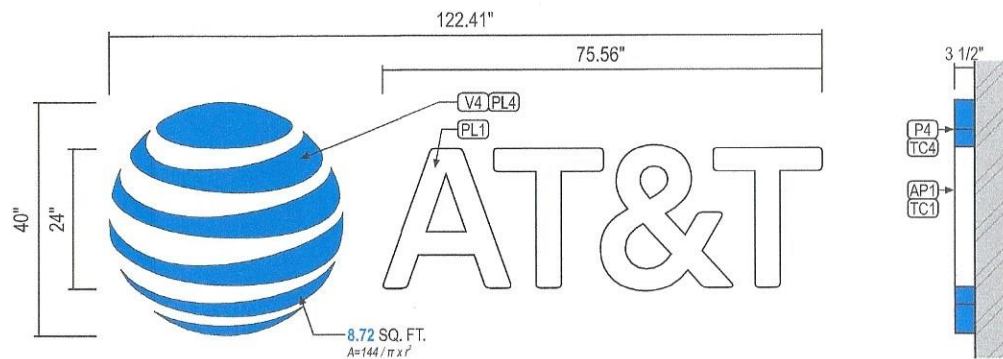
BEFORE



AFTER

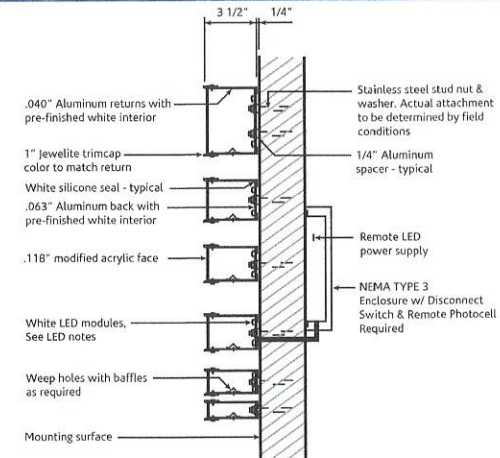


40" x 122.41" / 144 = 34 SQ. FT.
8.72 / 34 = 25.6%

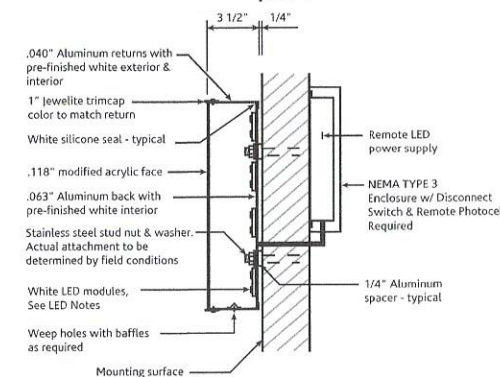


Retail-IL-24-White Ltrs-Blue Globe-Horz - (34 Sq. Ft.)

Globe Specifications



AT&T
Letter Specifications



Scale | 3/8"=1'-0"

ICON

Revisions:	03/28/19 - 311092
11/14/18 - 305798	X
11/26/18 - 306145	X
12/18/18 - 307100	X

File Location:	STND	X
Drive/Clients/ATT	CSTM	
AS	CR	EN

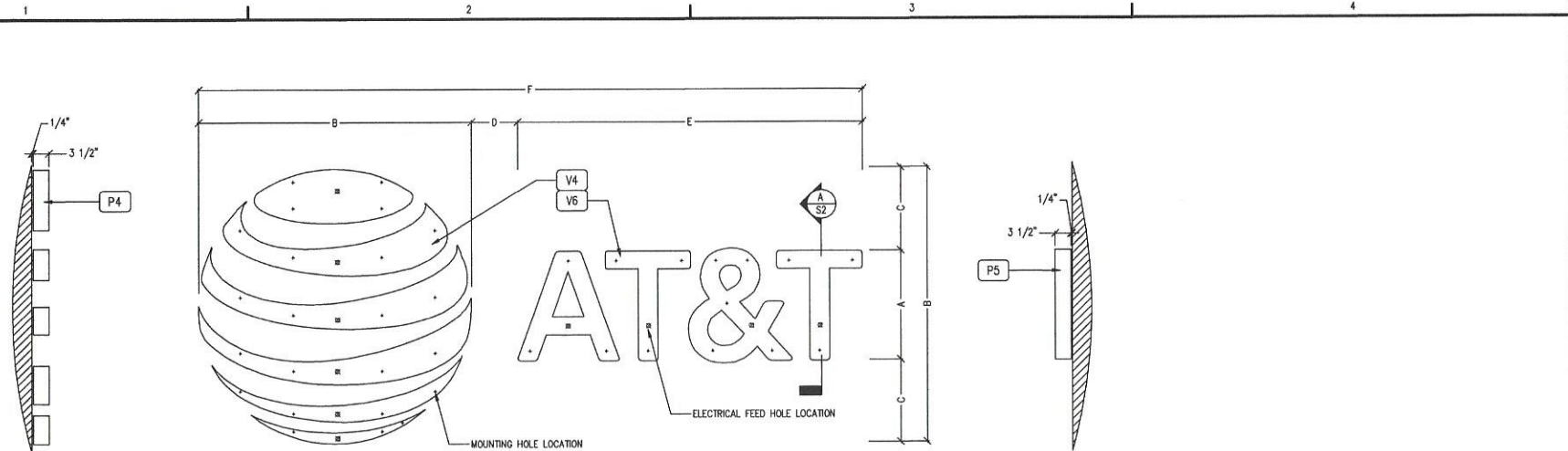
Date: 10-25-2018
Designer: AM PM: PL

City/State: Wheeling, IL
Address: 335 W Dundee Rd

Drawing # 157892
Site Name Wheeling

SCBA 19-11

S3



ELEVATIONS: ARTWORK

SCALE: N/A

SIGN MODEL	A	B	C	D	E	F	ELEMENT (sq.ft.)	Overall (sq.ft.)
RETAIL-IL-24-BLACK LTRS- BLUE GLOBE- HORIZ - ALT	24"	40"	8"	6 3/4"	75 1/2"	122 1/2"	23 3/4	34



TOLERANCE: ± 1/16" ON ALL DIMENSIONS

USE WHITE SILICONE TO CONCEAL LIGHT LEAKS

NOTE: SIGN IS TO BE WIRED WITH 14 GAGE STRANDED 1,000 WIRE THHN PER DIAGRAM ON BALLAST. ELECTRICAL LEADS TO BE 14 GAGE SOLID 600 V WIRE THHN. SIGN MUST BE GROUNDED WITH 14 GAGE SOLID 600 V GREEN WIRE THHN.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.

SIGN INTERIOR TO BE PAINTED FLAT WHITE FOR MAXIMUM REFLECTIVITY

DESIGN LOADS:
115 MPH WIND LOAD
RISK CATEGORY II, EXPOSURE C.
2012 INTERNATIONAL BUILDING CODE, ASCE 7-10

SIZE CHART

SCALE: N/A

PAINT AND VINYL SPECS	
V2	SEE CUSTOMER COLOR SPECIFICATION LIBRARY
V4	SEE CUSTOMER COLOR SPECIFICATION LIBRARY, 1ST SURFACE APPLIED
V6	SEE CUSTOMER COLOR SPECIFICATION LIBRARY, 2ND SURFACE APPLIED
P4	SEE CUSTOMER COLOR SPECIFICATION LIBRARY
P5	SEE CUSTOMER COLOR SPECIFICATION LIBRARY

REF. DWG.	1701 GOLF ROAD SUITE 1-900 ROLLING MEADOWS ILLINOIS 60008	ALT. ILLUM. BLACK LETTERS & BLUE GLOBE DROP IN FACE	LOCATION: VARIOUS LOCATION No.: - REQUEST No.: 267108 DRAWN BY: HENRY HUYNH DATE DRAWN: 02/07/2018 DRAWING SCALE: AS NOTED	CHECKED BY: JUSTIN JUOZAPATIS DATE CHECKED: 02/07/2018 FILE: ATT0545B SHEET: 1/7
ICON	SIGN ID: -	DRAWINGS ARE THE EXCLUSIVE PROPERTY OF ICON IDENTITY SOLUTIONS INC. ANY UNAUTHORIZED USE OR REPRODUCTION IS NOT PERMITTED. THIS DESIGN IS INTENDED FOR USE BY THE ICON COMPANIES AND THEIR APPROVED VENDORS IN FABRICATION, ASSEMBLY AND INSTALLATION. ICON MAKES NO CLAIM TO ANY STRUCTURAL, ELECTRICAL, MECHANICAL OR FOUNDATION ENGINEERING IF THIS DESIGN IS USED OUTSIDE OF THE ICON COMPANIES AND THE APPROVED VENDORS.		

ICON

Revisions:	03/28/19 - 311092
11/14/18 - 305798	X
11/26/18 - 306145	X
12/18/18 - 307100	X

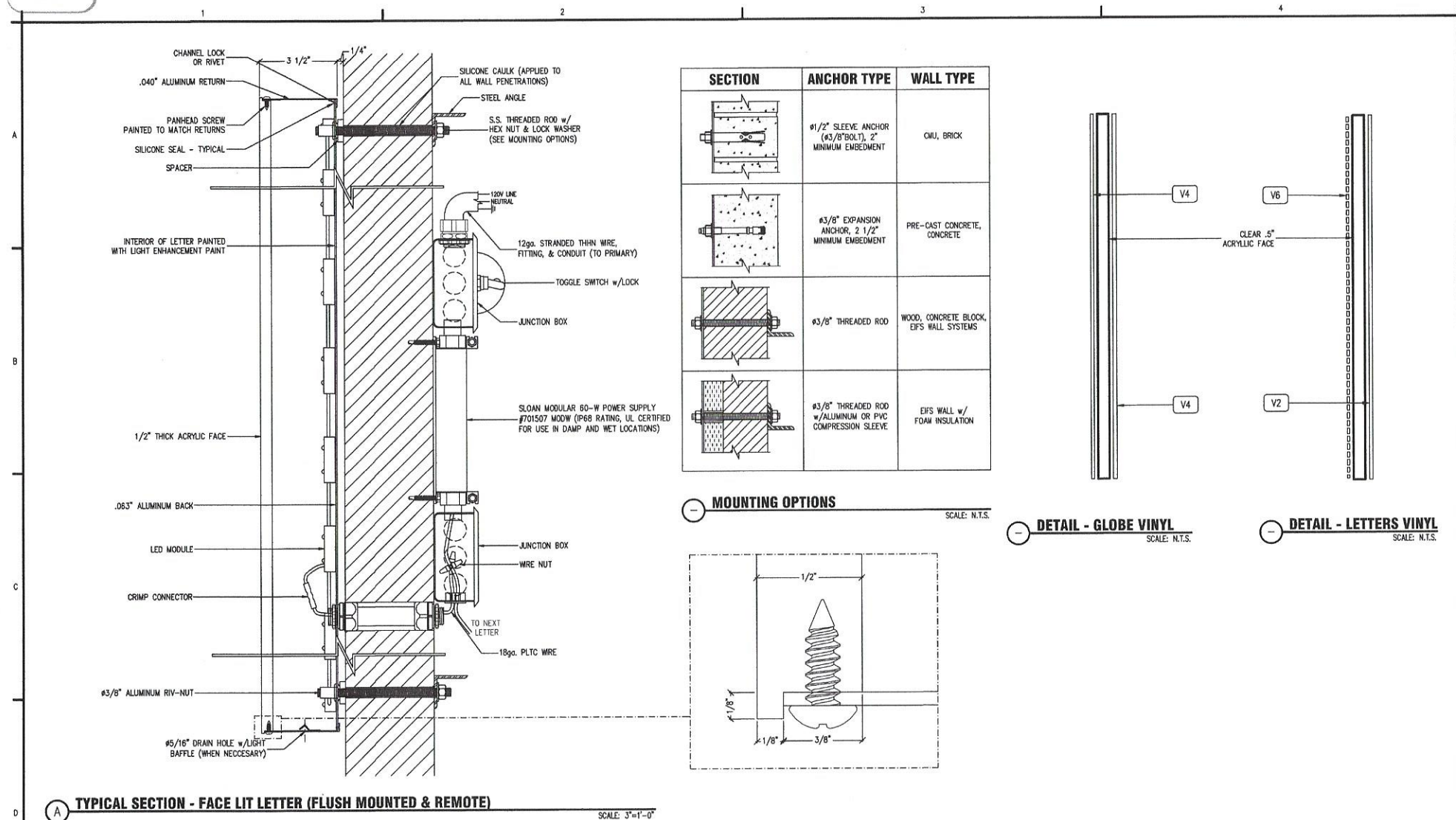
File Location:	STND X
Drive/Clients/ATT	CSTM
AS	CR
EN	

Date: 10-25-2018
Designer: AM PM: PL

City/State: Wheeling, IL
Address: 335 W Dundee Rd

Drawing # 157892
Site Name Wheeling

SCBA 19-11



REF. DWG.	1701 GOLF ROAD SUITE 1-900 ROLLING MEADOWS ILLINOIS 60008	ALT. ILLUM. BLACK LETTERS & BLUE GLOBE DROP IN FACE	LOCATION: VARIOUS	
		DRAWINGS ARE THE EXCLUSIVE PROPERTY OF ICON IDENTITY SOLUTIONS INC. ANY UNAUTHORIZED USE OR DUPLICATION IS NOT PERMITTED. THIS DESIGN IS INTENDED FOR USE BY THE ICON COMPANIES AND THEIR APPROVED VENDORS IN FABRICATION, ASSEMBLY AND INSTALLATION. ICON MAKES NO CLAIM TO ANY STRUCTURAL, ELECTRICAL, MECHANICAL OR FOUNDATION ENGINEERING IF THIS DESIGN IS USED OUTSIDE OF THE ICON COMPANIES AND THE APPROVED VENDORS.	LOCATION No.: --	
			REQUEST No.: 267108	
			DRAWN BY: HENRY HUYNH	
			DATE DRAWN: 02/07/2018	
	SIGN ID: -		DRAWING SCALE: AS NOTED	CHECKED BY: JUSTIN JUOZAPAITIS
				DATE CHECKED: 02/07/2018
				FILE: ATT0545B SHEET: 2/7

R:\ACCOUNTS\A\AT&T\CHANNEL LETTER\ILLUM\LED\REMOTE\ATT0545B ALT. ILLUM BLACK LETTERS DROP IN FACES 70\"/>

Revisions:

11/14/18 - 305798	03/28/19 - 311092
11/26/18 - 306145	X
12/18/18 - 307100	X

File Location: STND ☒ X
Drive/Clients/ATT CSTM ☐

☒ AS ☐ CR ☐ EN

Date: 10-25-2018

Designer: AM PM: PL

City/State: Wheeling, IL

Address: 335 W Dundee Rd

Drawing #

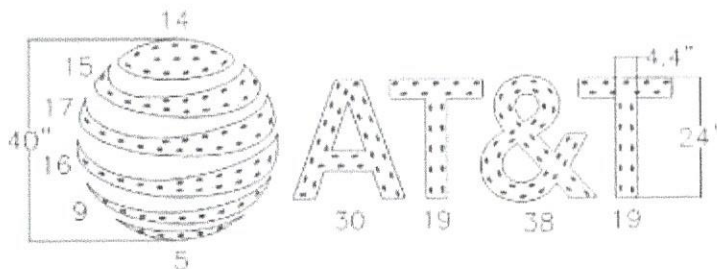
Site Name

157892

Wheeling

SCBA 19-11

- 1) ACTUAL CHANNEL LETTER INFORMATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT
- 2) a. V180 MINI HB WHITE 6500K LMD OUT AT 2.0 MODULES PER FOOT. 3.0" ON CENTER PERPENDICULAR - 1182
b. V180 MINI HB WHITE 6500K LMD OUT AT 2.0 MODULES PER FOOT. 4.0" ON CENTER - 1000
- 3) EACH MODULAR 60 POWER SUPPLY CAN RUN UP TO 12 V180 MINI HB WHITE 6500K MODULES
- 4) LAYOUT SHOWN ON A 4" X 8" 1/4" DEPTH
- 5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE
- 6) 350255-6WVG2-MB WHITE PER MODULE 38
- 7) PRIMARY SYSTEM POWER: 120V 60 HZ
- 8) LED MODULE POWER USAGE (maximum): 107.58 WATTS



ATT-516.2

ESTIMATED PRODUCT B.O.M. PER SIGN:

1182 Each V180 Mini HB White 6500K Modules - 31'

PN: 701265-6WVG2-MB

3 Each 60CT (Damp/Dry locations) or Modular 60 (dirt location) 60W Power Supplies 12VDC

1 Each 100' Roll of Jacketed Cable

Issued:	Date:	Job Number:	Client:
KM/KC	12/10/2017	44468	AT&T RETAILER

- 1) This design and drawing are proprietary and the property of SloanLED. Any reproduction or use without prior written approval is prohibited.
- 2) ChannelLED modules and power supply quantities are ESTIMATED ONLY and are based on the supplied information and drawings. Channel letter depth, lens color, material and thickness can vary, which may lead to an increase or decrease in product at the time of installation. To ensure accurate product requirements, it is recommended that product is tested using customer's specific lens material and letter configuration.
- 3) SloanLED highly recommends applying Light Enhancement Point (LEP) or Light Enhancement Film (LEF) inside channel letters for optimal illumination.
- 4) Jacketed cable estimated maximum run length of 15' per leg of the power supply.

ELECTRICAL

LEDs	(1182) SLOAN V180 MINI HB WHITE 6500K (701265-6WVG2-MB)
P.S.	(3) MODULAR 60 POWER SUPPLY 12V DC
AMPS	2.55
V.A.	120 VOLTS WATTS 306
CIRCUITS	1-20 AMP

LED LAYOUT

REF. DWG.	1701 GOLF ROAD SUITE 1-900 ROLLING MEADOWS ILLINOIS 60008	ALT. ILLUM. BLACK LETTERS & BLUE GLOBE DROP IN FACE	LOCATION:	VARIOUS	
			LOCATION No.:	-	
			REQUEST No.:	267108	
			DRAWN BY:	HENRY HUYNH	CHECKED BY: JUSTIN JUOZAPATIS
			DATE DRAWN:	02/07/2018	DATE CHECKED: 02/07/2018
			DRAWING SCALE:	AS NOTED	FILE: ATT0545B SHEET: 6/7

ICON

Revisions:	03/28/19 - 31092
11/14/18 - 305798	X
11/26/18 - 306145	X
12/18/18 - 307100	X

File Location:	STND ☒ X
Drive/Clients/ATT	CSTM
☒ AS ☐ CR ☐ EN	

Date: 10-25-2018

Designer: AM PM: PL

City/State: Wheeling, IL

Address: 335 W Dundee Rd

Drawing # 157892

Site Name Wheeling

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

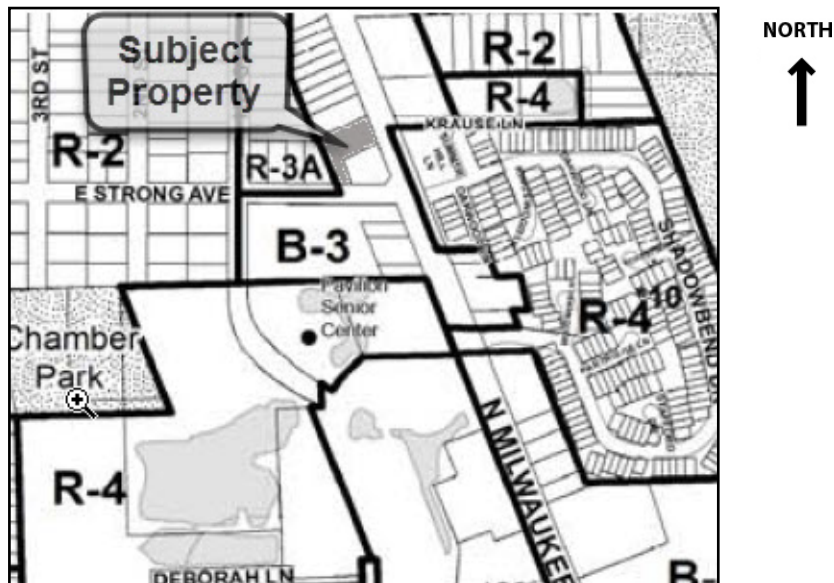
RE: **Docket No. 2018-30**
House of Rental
318 N. Milwaukee Avenue
Special Use-Site Plan Approval for a Tool/Equipment Rental
Facility with Outside Display or Storage

DATE OF REPORT: April 5, 2019

DATE OF MEETING: April 11, 2019

PROJECT OVERVIEW: The petitioner requests special use-site plan approval to seek approval of an existing tool/equipment rental facility with outside display or storage located at a property that is zoned B-3 General Commercial and Office District. While no substantive changes are proposed to the existing operations of the business, staff recently discovered that the business did not have proper zoning approval for its existing configuration.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant Name: Chris Wright, business owner

Property Owner Name: CSP Series, LLC-Series Milwaukee Avenue

Common Property Location: Located on the west side of Milwaukee Avenue,
just north of Strong Avenue.

<u>Neighboring Property Land Use(s):</u>	North: Commercial West: Single-Family Residential South: Commercial East: Commercial / Multi-Family Residential
<u>Comprehensive Plan Designation:</u>	Commercial
<u>Property size:</u>	20,676 sq. ft. (0.47 ac) for the entire site; 5,414 sq. ft. for the principal building
<u>Existing Use of Property:</u>	Tool/Equipment Rental Facility
<u>Proposed Use of Property:</u>	Tool/Equipment Rental Facility with outdoor storage or display
<u>Existing Property Zoning:</u>	B-3 General Commercial and Office District
<u>Previous Zoning Action on Property:</u>	
1981-34A	Ord. No. 1840, passed 02/16/1982, granted a variation for a front yard setback.
1981-34B	Ord. No. 1839, passed 02/16/1982, granted special use approval for an equipment rental service.
1983-13	Ord. No. 2033, passed 01/16/1984, granted a variation for a front yard fence.
PC-62	Ord. No. 2037, passed 01/23/1984, granted site plan and appearance approval for a building addition.

SUMMARY OF FEBRUARY 28, 2019 PLAN COMMISSION REVIEW

At the February 28th Plan Commission meeting, the Commission resumed their discussion of the special use request and associated outdoor storage. Similar to the December 20th hearing, the Plan Commission's primary concern was centered on the need to enhance the screening of the outside storage from the neighboring properties to the west and south. The Plan Commission unanimously agreed that the existing chain link fence with slat inserts has not been maintained, and no longer provides adequate screening given the location of the business.

In response, the petitioner proposed to place fabric mesh on the exterior face of the existing fencing, which was not found to be adequate by the Plan Commission since such material is typically used for temporary screening at construction sites and often deteriorates in permanent use. At the conclusion of the hearing, the Plan Commission motion failed to receive enough positive votes and the special use was recommended for denial. The petition and Plan Commission recommendation was forwarded to the March 18th Village Board meeting. However, prior to the Board meeting, the petitioner requested the item be sent back to the Plan Commission so that additional fencing options could be proposed for Plan Commission consideration. At the March 18th Board meeting, the Village Board remanded the petition back to the Plan Commission.

The petitioner has submitted the attached letter which acknowledges that the current fence requires repairs/updating and has obtained estimates for this work. After reviewing estimates for repair, the petitioner is proposing to replace the existing chain link with new 6' tall chain link fencing, with a top rail (a cost estimate was submitted and also attached). The petitioner also notes the option to add a tan privacy screen covering the fence if needed.

SUMMARY OF DECEMBER 20, 2018 PLAN COMMISSION REVIEW

At the December 20th Plan Commission discussion of the proposal, the Commission expressed the need to replace the existing chain link fencing with an enhanced fence to improve the screening of the rental equipment from adjacent properties and from Strong Street. The Commission noted the preference of a wood fence as a replacement, but was open to discussing other options at the request of the petitioner. The following are the items from the Plan Commission (staff updates provided in **bold**):

1. Present alternate fencing materials to replace the existing fence along Strong Street. **As an alternate material, the petitioner proposes installing a nylon screen/mesh over the existing chain link fence, as identified in the attached photos. Two colors are proposed, black or green fence screen. The screens would be placed over the outward facing portions of the fence that would be viewed from outside the subject property. As the Commission expressed a preference for a wood fence, the proposed fence screen would not provide the same visual quality of a wood fence. The proposed screen would further conceal the view of the storage areas from the street.**
2. Present alternate fencing materials to replace the existing fence along the west property line and east property line (adjacent to Starbucks Coffee property). **As described above, the petitioner proposes a black or green fence screen as an alternate to a wood fence.**

BACKGROUND INFORMATION / DESCRIPTION OF PROPOSAL

Recently, it came to the attention of staff that the existing business at 318 N. Milwaukee Avenue, House of Rental, did not have legal zoning authority for its outdoor storage or display.

The petitioner, House of Rental, was granted a special use for an equipment rental service in 1982, subject to the condition that all outdoor storage shall be eliminated within three years.

It was the Village's intent that outdoor storage would be allowed temporarily to allow the applicant time to prepare a long term plan for its equipment storage. However, this condition was not adhered to by the applicant and was not tracked by staff. Since its initial special use approval, the business has continued outdoor storage.

To rectify this violation, the applicant is now seeking special use-site plan approval of a tool/equipment rental facility with outdoor storage or display. The use will generally continue as it has been for years. The types of equipment stored outdoors includes trailers, tow behind air compressors, wheeled loaders, track backhoe, tow behind wood chipper, and scissor lifts. During operating hours, the business also displays seasonal or new equipment in the front parking lot. Customer pickups and other equipment orders are prepared and loaded in the fenced area north of the building. This location averages six customers per day. There are two employees. The hours of operation are 7:00 am to 5:30 pm, Monday through Friday, and 8 am to 3 pm on Saturday.

No building changes are proposed. Very minor site changes are proposed related to landscaping.

SITE PLAN REVIEW

Scale of Site Plan: unknown.

General site layout: There are two existing curb cuts onto Milwaukee Avenue. While the property also abuts Strong Avenue, access is fenced off on Strong.

Customer parking is provided in the front lot. The existing striping includes a total of seven parking stalls. However, the site plan indicates a total of six because only one angled parking stall is shown. The Plan Commission may wish to confirm if the front parking lot is to be restriped per the site, which reduces customer parking by one stall (to six).

The only equipment display area is shown at the northeast corner of the site.

All outdoor storage areas are located in within the fenced area. The petitioner proposes to remove the western parking stall in the parking row just north of the building to provide emergency clearance as requested by the Fire Department. It does not appear that storage along the property lines would impact access. This amended site plan was presented at the December 20th Plan Commission meeting, and the Fire Department confirmed the adjustment allowed for better emergency access.

Floor Plan: The existing floor plan shows that most of the building is used as warehouse space. There is less than 1,000 sq. ft. of customer areas at the front of the building.

Total Number of Parking Spaces: The proposed use has a parking requirement of 6 stalls per 1,000 sq. ft. of customer area. As such, only six parking stalls are required. This requirement is met. In addition to the customer parking in the front lot, additional stalls for employees are provided in the fenced portion of the lot.

Bicycle parking: No exterior bicycle parking is provided. Indoor parking is likely available for employees.

Landscaping: A landscape plan is provided that notes existing trees around the perimeter of the site, some of which have been removed. The petitioner plans to install three juniper shrubs in the existing bare planter space at the front of the parking lot.

Screening: An existing chain link fence surrounds the outdoor storage area. There is gated access from Milwaukee Avenue.

STANDARDS FOR SPECIAL USE

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

1. State why the Special Use is necessary for the public convenience at the proposed location.

“A special use is necessary for customers to see equipment available for rental. Equipment is positioned for the ease of customers to be able to load, unload and test equipment.”

The special use is required for outdoor storage or display of equipment. The use as a tool/equipment rental facility (without outdoor storage or display) is a permitted use.

2. State how the Special Use will not alter the essential character of the area in which it is to be located.

“The property is fenced. Equipment visibility makes it easier for customers to find our location. Trees block views from the south. A building blocks views from the north.”

No substantial change is proposed to the existing operations of the business.

3. State how the location and size of the Special Use, the nature and intensity of the operation involved in or conducted 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 not impede the normal, appropriate and orderly development of the district in which it is to be located and the development of surrounding properties.

“We have been in the same location doing the same business since 1977. For over 40 years, we have been able to service our customers and neighbors without any incidents. The site works well for the size of the operation we have and will not cause conflicts with adjacent properties.”

No substantive changes are proposed to the existing operations.

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.

“There is no negative impact on existing adjacent land use. The area is fully developed.”

Very little landscaping is provided on site. The outdoor storage is enclosed by an existing chain link fence. No changes are proposed to the existing structures.

5. State how the parking areas will be of adequate size for the particular use, properly located and suitably screened from adjacent 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.

“Business is expected to continue at the same rate. Parking areas are not visible to homeowners. Entrance and exits have safe access and good visibility. The special use will not change traffic or cause congestion.”

The parking is adequate for the proposed special use. Access to the site is only via Milwaukee Avenue, not Strong Avenue.

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.

“Equipment & Party rental equipment is 100% of our business. Without outdoor storage we would be forced to close the business. Since the Village of Wheeling has limited storage, business is down 20% this year. It is very difficult to see our business driving on Milwaukee Avenue from the north. Siding 1 Windows 1 is the business to the north. It is a non-compliant structure that blocks all views of our sign & building. Driving on Milwaukee Avenue from the south, it is very difficult to see our business. Starbucks has landscaping & structures that blocks views of the building and signage. Outdoor storage helps identify that we are a rental business. With customers being able to view the business they are able to have time to slow down and use proper signals to safely enter our business. It prevents any U turns and last minute braking from vehicles coming to House of Rental.”

If the special use is not approved, then the petitioner could only use the property as a tool/equipment rental facility without outdoor storage or display.

STAFF REVIEW

Fire Department Review: The Fire Department’s previous review from November 21, 2018 noted the concern that the outdoor storage will impact emergency access. The revised site plan, received December 20, 2018, has resolved the Fire Department’s comment.

Engineering Division Review: The Engineering Division has received the plans and has no comments at this time.

Impact on adjacent uses: No significant changes to the impact on adjacent uses is expected.

Staff Recommended Action Staff recommends that the Plan Commission discuss the following prior to making a motion on the special use petition:

1. Fence material. Determine if the petitioner’s proposal to install new 6’ tall fencing and nylon mesh fence screen is an acceptable material to provide the visual screening desired by the Plan Commission. If the material is not acceptable, is there another acceptable substitution for the wood fence discussed at the meetings in December and February?

PROPOSED MOTION

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of special use-site plan approval, an appropriate motion would be to:

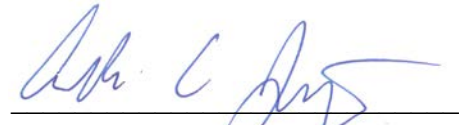
Recommend approval of Docket No. 2018-30, Special Use-Site Plan Approval as required under Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit Tool/Equipment Rental Facility with outdoor storage or display in accordance with the following exhibits submitted November

16, 2018 (except as noted), by House of Rental, located at 318 N. Milwaukee Avenue, Wheeling, Illinois:

- Cover letter,
- Fence Letter, received April 1, 2019
- Floor plan,
- Site plan, received December 20, 2018
- Landscape plan.

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:

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

[Fence Letter, received April 1, 2019](#)

[Cover letter](#)

[Floor plan](#)

[Site plan, received December 20, 2018](#)

[Landscape Plan](#)

[Alternate Fence Screen Material and Photos](#)

House of Rental – 318 N. Milwaukee Avenue

**Docket No. 2018-30 (Special Use and Site Approval of a Tool/Equipment Rental Facility
with Outdoor Storage or Display)**



Existing conditions of subject property – east elevation

House of Rental – 318 N. Milwaukee Avenue

**Docket No. 2018-30 (Special Use and Site Approval of a Tool/Equipment Rental Facility
with Outdoor Storage or Display)**



Existing conditions of subject property – looking into fenced storage area

To Wheeling Planning Commission

Attn: Steve Robles

Re: House of Rental, 318 N. Milwaukee Avenue-SCBA 19-7

Planning Commission:

I would like to clarify House of Rental's position regarding the above matter. House of Rental is seeking special use site plan approval of its tool rental facility with outside storage to be granted. The Planning Commission's sole concern regarding this request was the condition of the fence around the perimeter of the Property.

As a condition for approval of the requested special use, the Planning Commission required removal of the existing fence and required construction of a new 6 foot cedar fence on the entire perimeter of the Property. Due to expense and for security reasons, House of Rental was unable to agree to this requirement and the Planning Commission thereupon denied the special use request.

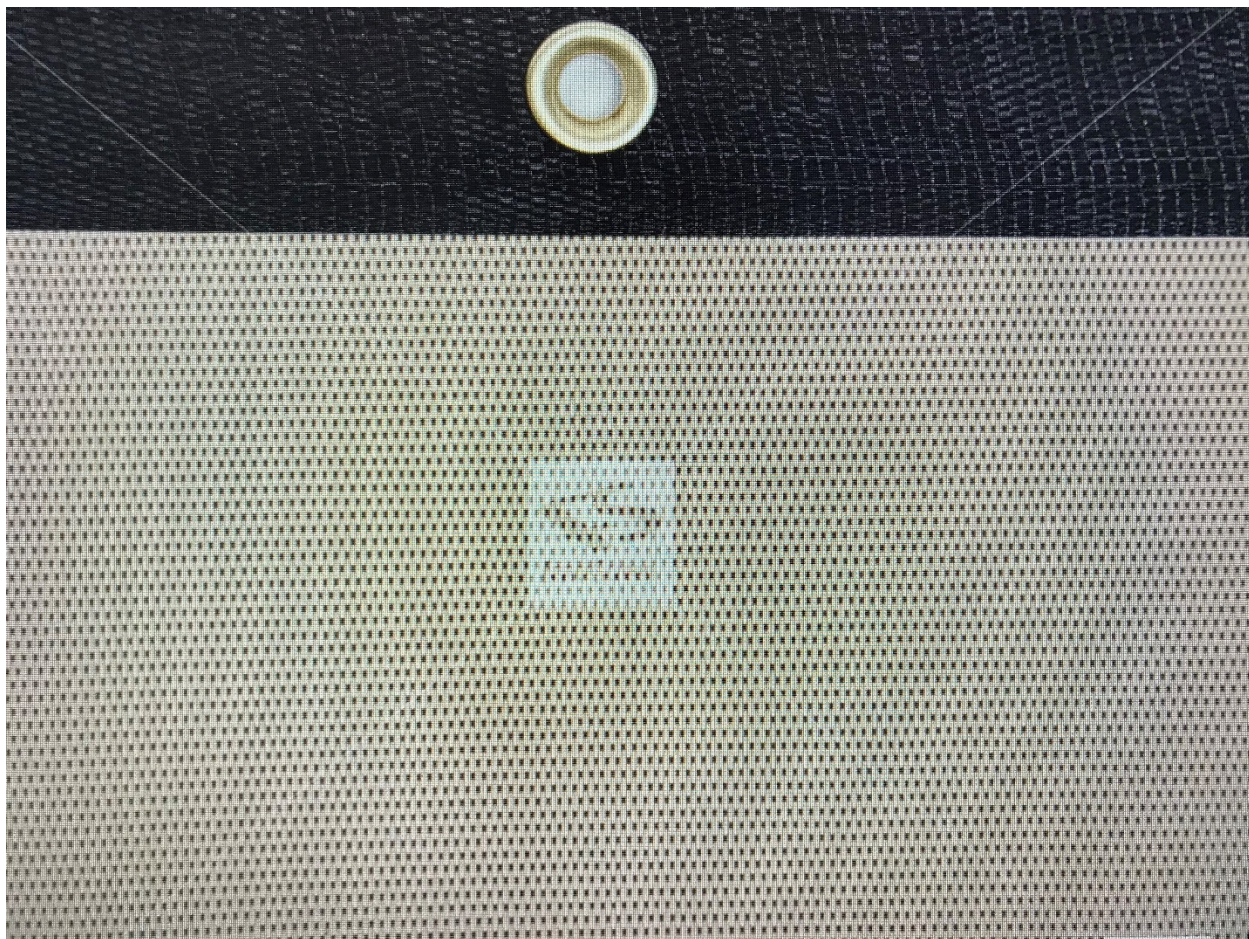
House of Rental acknowledges that the current fence requires repairs and updating and has obtained estimates for this work. After reviewing estimates for repair, we have decided to replace the existing chain link with new 6' chain link and add a top rail to the fence. See attached estimate in the sum of \$7890 for installation of new 412' chain link fence. I can add 412' of a tan privacy screen covering the fence if needed.

Sincerely,
House of Rental

--

By: Chris Wright, President
847-677-2011





House of Rental

Docket No: 2018-30

318 N. Milwaukee Ave

Tan Privacy Screen Covering



HOUSE OF RENTAL

Skokie
5115 Church St.
Skokie, IL 60077
Tel. (847) 677-2010
Fax (847) 677-3790

Wheeling
318 N. Milwaukee.
Wheeling, IL 60090
Tel. (847) 537-2255
Fax (847) 537-4599

Glenview
1766 Waukegan Rd.
Glenview IL 60025
Tel. (847) 657-9020
Fax (847) 657-9099

HOUSE OF RENTAL was founded in May of 1969 in Skokie. Originally called A to Z Rental Center, we had one store on Dempster Street. In 1970, the name was changed to HOUSE OF RENTAL as we ended our affiliation with the A to Z Rental franchise system.

In June 1977, our second store was established at its current location in Wheeling. Designed as a tool rental location, it gave us access to the northwest suburbs. This facility was remodeled and expanded to its present size in 1983, providing space for a shop, more indoor storage and a larger showroom.

The original Skokie store was moved to its second location on Dempster in September of 1985. Glenview opened in June of 1988 in its award winning new building. This filled the gap between Skokie and Wheeling so that there is less than five miles separating each location.

By 1992, HOUSE OF RENTAL had entered the special event field and continued to mature into the Company you see today. With approximately 40 employees, we rent a broad range of equipment from three locations covering the north and northwest Chicagoland, with a customer base extending far beyond our immediate market area.

HOUSE OF RENTAL has continued to evolve during the years. As the target customers have changed, store locations have also changed. The Skokie facility is now located on Church street. The new facility offers more space and opportunities to broaden the Company's horizons. House of Rental has moved away from paper good sales and more towards renting upscale linens and dishes. A dish wash facility and laundry facility have been added as well as more yard space for contractor equipment. House of Rental continues to change as the needs of the customers changes.

ORGANIZATION

HOUSE OF RENTAL has stores in three locations serving customers in the north and northwest suburban markets and adjacent areas of Chicago.

Headquarters store:	5115 Church St, Skokie IL
Additional stores:	318 N. Milwaukee Ave., Wheeling IL
	1766 Waukegan Rd., Glenview IL

Detailed use of the property

House of Rental Wheeling is open 7:00am-5:30pm Monday thru Friday and Saturday 8:00am - 3:00pm.

There are 2 employees at the Wheeling location. Types of rental equipment stored outside: trailers, tow behind air compressors, wheeled loaders, track backhoe, tow behind wood chipper and scissor lifts. During business hours, we have seasonal or new equipment displays in the front parking lot. All party & equipment deliveries are made from our Skokie location. Customer pick up orders at Wheeling are prepared and loaded out of the back warehouse overhead doors. Equipment orders are loaded and unloaded in the fenced in areas of the side asphalt lot. On average the Wheeling facility has 6 customers a day. The site works well for the size of its operation. We have been able to service our customers without any accidents or incidents for over 40 years.

Exhibit received November 16, 2018

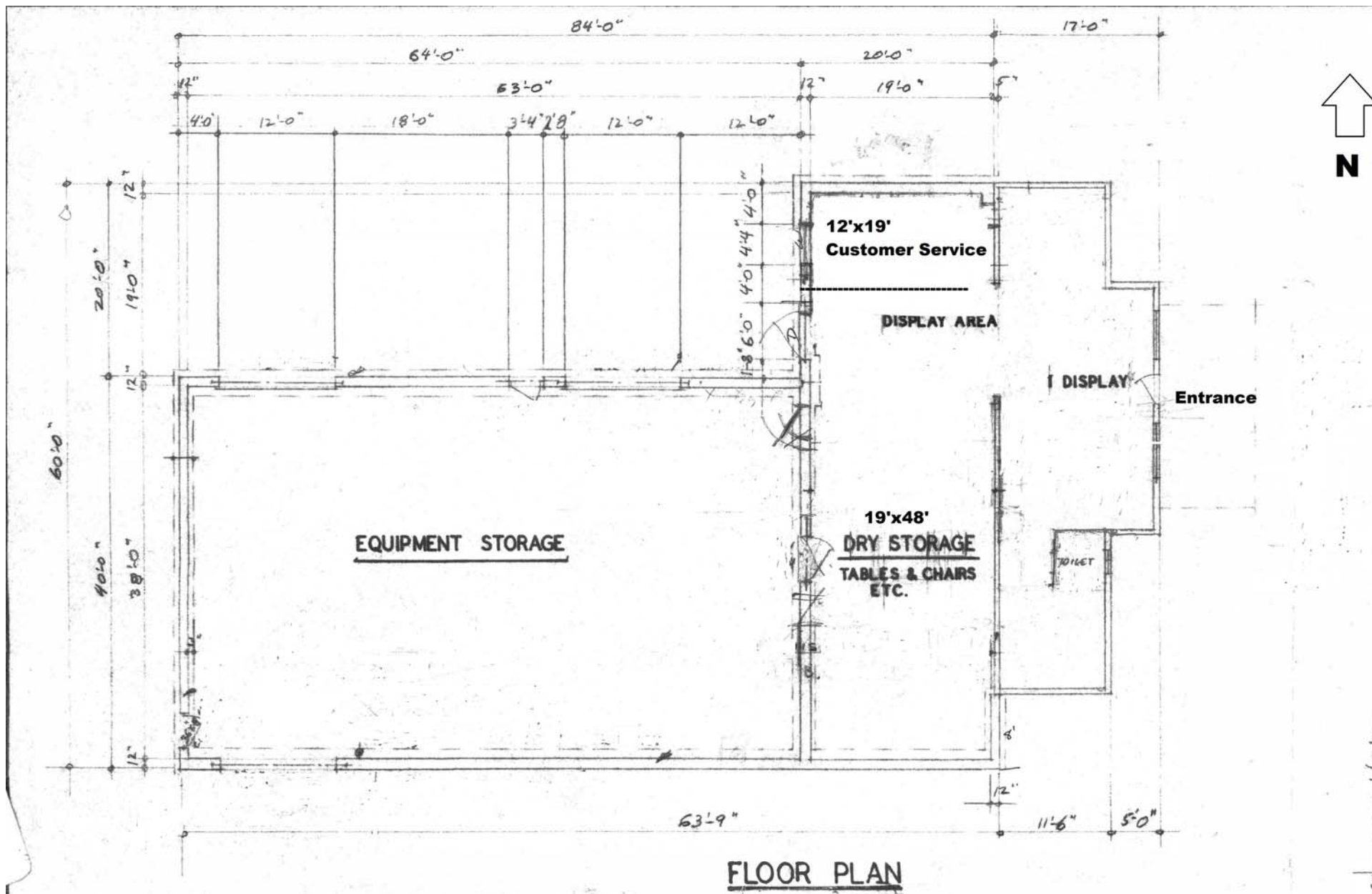
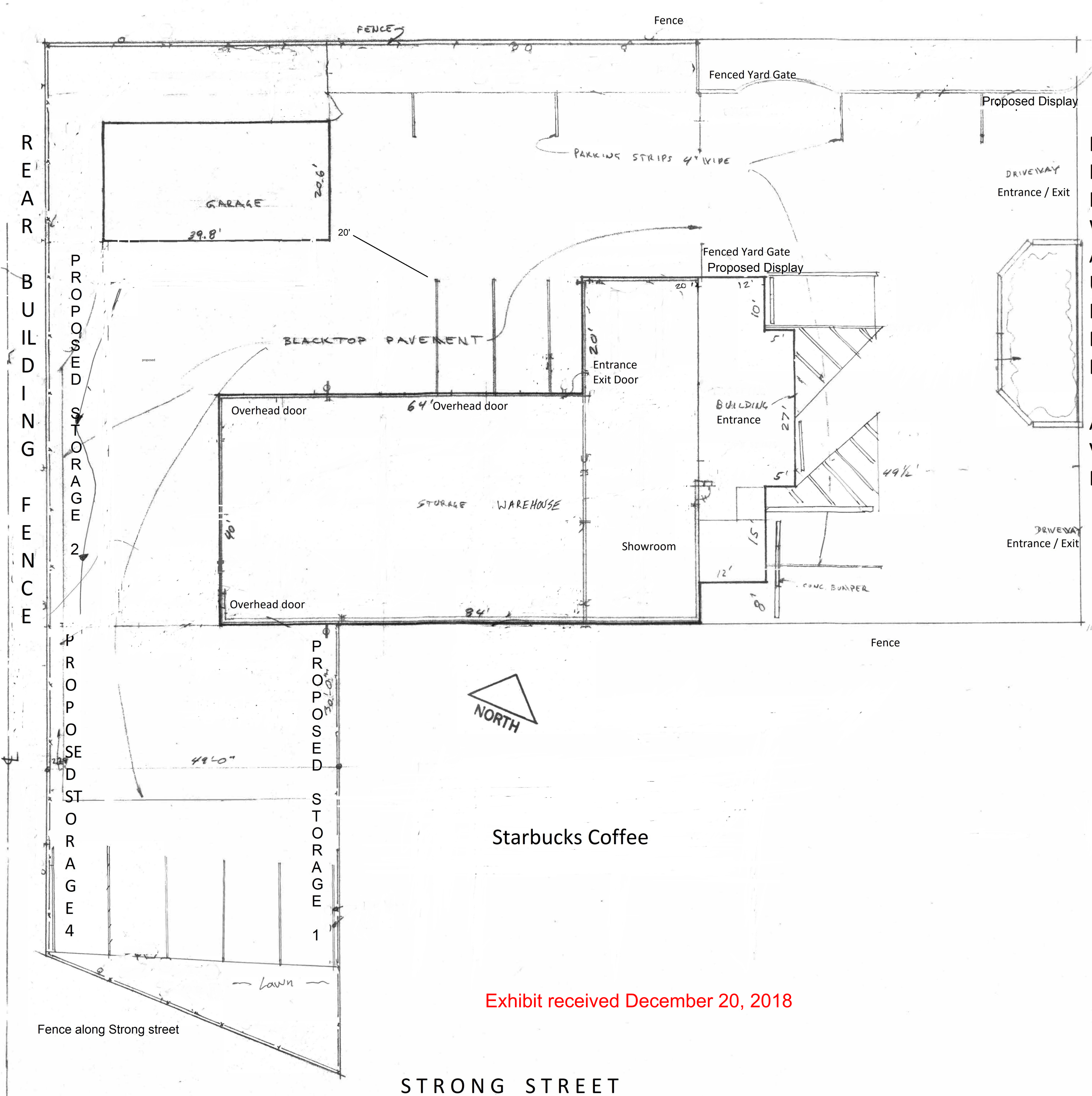


Exhibit received November 16, 2018



REVISIONS	BY

318

THESE PLANS HAVE BEEN MADE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE IN ACCORDANCE WITH LOCAL BUILDING ORDINANCES.

10/4/83

#4716

GEORGE SVOBODA,
Architect
2445
Riverwoods Rd
Riverwoods, IL
60015
312-945-9577
Designing
Planning
Engineering

HOUSE OF
RENTAL
318 NO.
MILWAUKEE
WHEELING
ILLINOIS

Date **6-14-83**

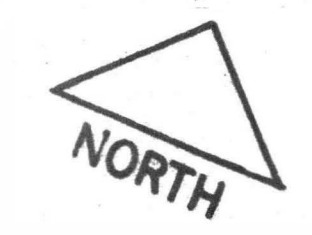
Scale

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Sheet **1**

Of 2



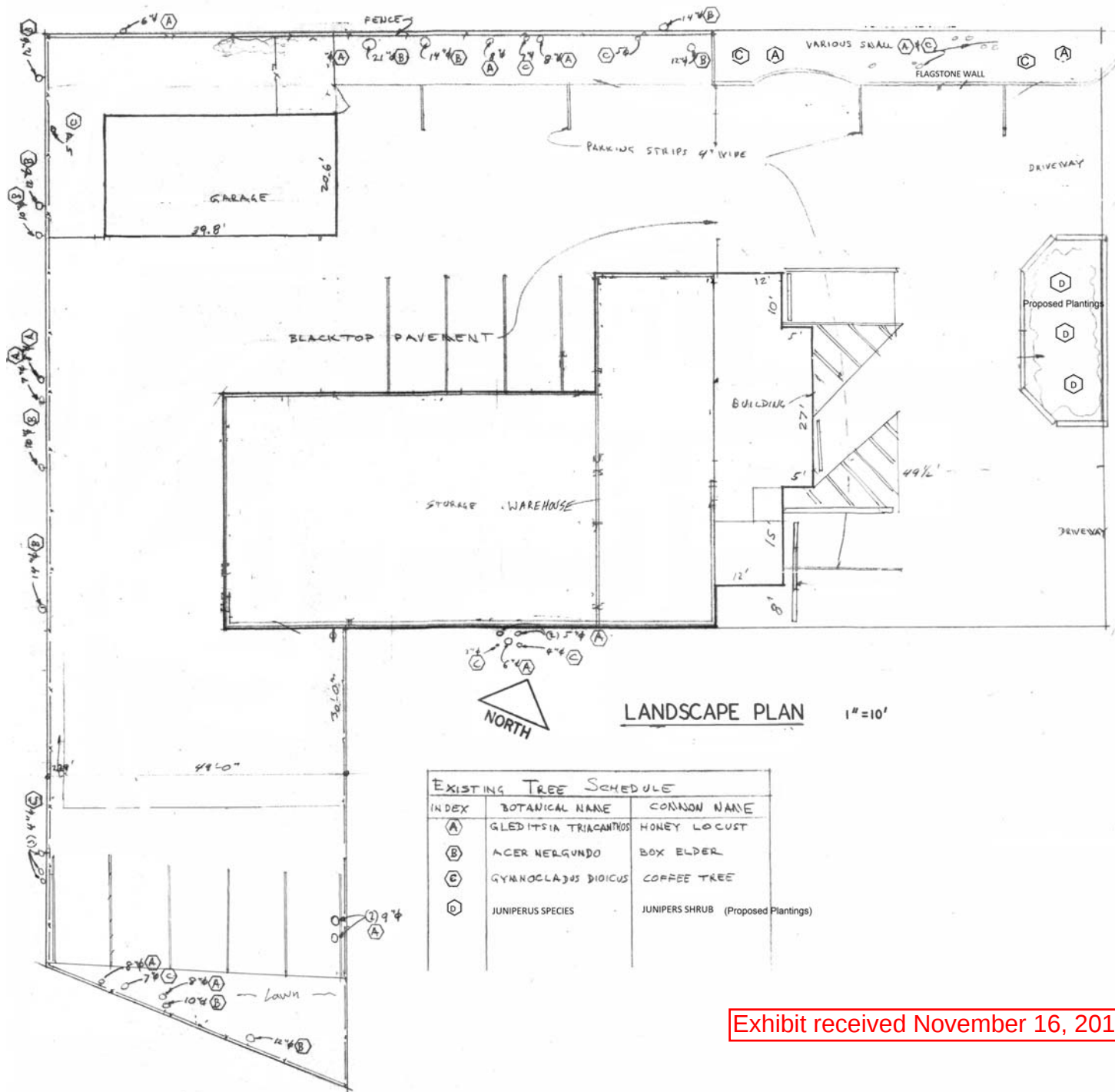


Exhibit received November 16, 2018







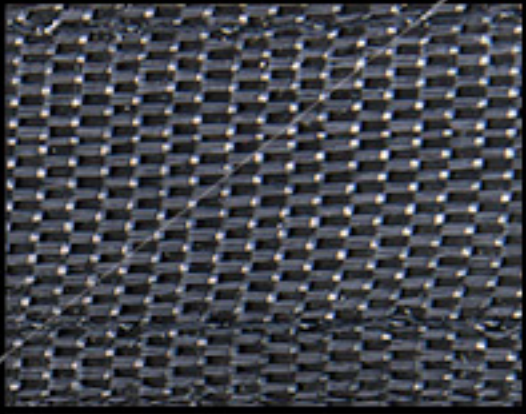
HOMES

fenceScreen

X
fenceScreen





		
SOLID BRASS NO RUST GROMMETS EVERY 24"	88% BLOCKAGE VIBRANT NON- DEGRADING COLOR	300 GSM REINFORCED BLACK NYLON BINDING

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MADE WITH SUPERIOR
TRUTECH[®] FABRIC



UV RESISTANT FOR
OUTDOOR USE



KNIT DESIGN FOR
MAXIMUM AIR
PASSAGE





REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

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

RE: **Docket No. 2019-19**
Village of Wheeling
Amendments to Title 21, Signs

DATE OF REPORT: April 5, 2019

DATE OF MEETING: April 11, 2019

PROJECT OVERVIEW: Staff is proposing modifications to the Village's sign regulations that would permit religious assembly uses (churches, synagogues, etc.) to install electronic message center ground signs.

BACKGROUND INFORMATION

Electronic message center (EMC) signs are signs which uses a bank of lights that can be individually lit to form copy such as words, letters, logos, figures, symbols, illustrations, or patterns to form a message without altering the sign face. EMCs are permitted through two different sections of the sign code: (1) The regulations for freestanding signs in commercial/industrial districts; and (2) the regulations pertaining to signs for approved Special Uses, regardless of the zoning district.

Recently, staff was contacted by an existing church seeking to modify their current signage to install an EMC sign. Staff determined that the current sign code regulations omit religious assembly uses from the included list of uses (Section 21.07.020) that can install an EMC. However, in assessing the uses allowed to have an EMC sign, governmental buildings and schools are comparable to religious uses, as their signage needs are very similar in the need to convey multiple messages to the community/users due to the variety of services offered.

Staff recommends adding religious assembly to the list of Special Uses that are permitted to install an EMC. Staff has considered several options, including a sign code variation and amendments to other sections of the sign code, and believes that the proposed amendment (below) is the most appropriate action.

SUMMARY OF PROPOSED AMENDMENT

Update Signs for Specific Special Uses (21.07.020)

This subsection of the Sign Code provides additional sign regulations for special uses, such as automobile service stations, drive-thrus, vehicle dealerships, and package liquor stores, since these types of uses often have unique signage needs beyond the standard wall or ground sign. Also included in this subsection are uses that may be allowed to install an electronic message

center (EMC) sign, which are currently permitted for governmental buildings, recreation centers, convention centers, hotels, theaters, and schools.

Staff proposes the following amendment to Section 21.07.020 of the Sign Code (proposed text noted in **bold underline** and removed text is noted in ~~stricken text~~):

- (c) Electronic Message Centers. Electronic message centers may be permitted for governmental buildings, recreation centers, convention centers, hotels, theaters, ~~and schools,~~ **and religious assembly uses**. Electronic message centers may only be part of a freestanding sign and the sign must comply with all regulations in this code, including the criteria listed in Section 21.06.500(b)6. The message shall not consist of sound or flashing.

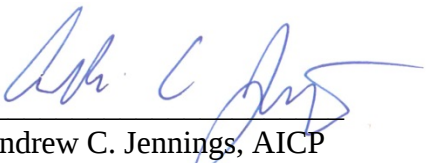
STAFF REVIEW

Staff Recommended Action: Staff recommends approval of the proposed amendment.

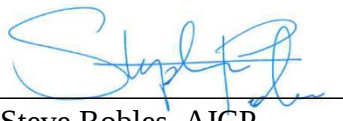
PROPOSED MOTION

If the Plan Commission is in agreement with the proposed amendments to the Sign Code, an appropriate motion would be to:

Recommend approval of Docket No. 2019-10, amending Title 21, Signs, of the Wheeling Municipal Code, Chapter 21.07, Signs for Specific Special Uses, to add religious assembly uses to the list of uses that may be permitted an electronic message center sign.



Andrew C. Jennings, AICP
Director of Community Development



Steve Robles, AICP
Assistant Director

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, March 28, 2019.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Johnson, Kalis, Powers, Ruffatto and Yedinak. Commissioner Creech was absent with prior approval. Also, present were Steve Robles, Assistant Director of Community Development and Mallory Milluzzi, Village Attorney.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A) [Docket No. SCBA 19-10](#)
Kumon
431 E. Dundee Road
Appearance Approval of a Wall Sign

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

Approve Docket No. SCBA 19-10 to permit the installation of a wall sign in accordance with the Kumon sign exhibit, dated October 17, 2018, for Kumon, located at 431 E. Dundee Road, Wheeling, Illinois, and subject to the following condition of approval:

1. The roof/façade shall be repaired from the removal of the existing wall sign.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A)** [Docket No. 2019-4A&B](#) (Petition sent back from March 18, 2019 Village Board)
 City Works Eatery and Pour House
 365 W. Dundee Road
 2019-4A Sign Variation to Increase Wall Sign Area, North Façade
 2019-4B Sign Variation to Increase Wall Sign Area, East Façade

See Findings of Fact and Recommendation for Docket No. 2019-4A&B.

Commissioner Powers moved, seconded by Commissioner Johnson to recommend approval of Docket No. 2019-4A, granting a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21-06 Signs in Commercial and Industrial Districts, Section 21.06.500(a)(3)(G) Sign Dimensions, to permit an increase in the permitted wall sign area on the north building elevation in accordance with the following exhibits dated December 7, 2017, and last revised March 4, 2019, for City Works Eatery and Pour House, located at 365 W. Dundee Road Wheeling, Illinois:

- Project description letter
- City Works Sign Plans (5 pages)

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Kalis moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2019-4B, granting a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21-06 Signs in Commercial and Industrial Districts, Section 21.06.500(a)(3)(G) Sign Dimensions, to permit an increase in the permitted wall sign area on the east building elevation in accordance with the following exhibits dated December 7, 2017, and last revised March 4, 2019, for City Works Eatery and Pour House, located at 365 W. Dundee Road Wheeling, Illinois:

- Project description letter
- City Works Sign Plans (5 pages)

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No. 2019-4A&B. The motion was approved by a voice vote.

- B)** [Docket No. PC 19-6](#)
 Fresh Farms
 20 S. Milwaukee Avenue
 Minor Site Plan and Appearance Approval

Mr. Dean Svigos, Fresh Farms 20 S. Milwaukee Avenue and Mr. Victor Melnikov were present.

Mr. Svigos explained he wants to add a vestibule in the front and back to control the temperature within the store. In the front, they will pull the same look forward about 10-12' and in the back they will close the back with equivalent panels that will be painted to match the brick.

Commissioner Johnson asked for an explanation of the painted panels that would match the brick. Mr. Svigos explained they would paint the metal cooler panels to match the same color as the brick. Commissioner Johnson referred to the different stone next to the entry. Mr. Svigos explained in the front they will extend the black awning forward. The window and door frames will match the existing.

Commissioner Kalis thought it was a great idea and made sense because of the wind and cold weather. He wanted to see the material samples. Mr. Svigos confirmed he would duplicate what was present and just bring it forward.

In reply to Commissioner Powers' question, Mr. Svigos confirmed he would have an overhead door and an emergency door next to it in the back.

Commissioner Powers questioned if the petitioner the type of paint the petitioner would be using. He questioned how it would hold up in the weather. Mr. Svigos explained that the panel had a color from the factory that was very similar. Commissioner Powers didn't have a problem with it if Staff made sure the color was acceptable.

Commissioner Blinova had a difficult time to visualize the back. Mr. Svigos explained from far away the color should match the brick.

Commissioner Yedinak had no questions.

Chairman Ruffatto referred to the stone work on either side of the opening in the front. He questioned if the stone work would carry forward on to the vestibule in the front. Mr. Svigos explained he was trying to do it but was unsure if he could do it with the foundation. Mr. Melnikov explained the entire structure and vestibule was done with a metal frame and an aluminum front. There was no stone in the foundation. Chairman Ruffatto assumed the stonework was being moved forward since the petitioner stated he was carrying everything forward. Mr. Melnikov confirmed the stonework was not being carried forward.

Chairman Ruffatto referred to the drawing that shows the doors in the front and sides. Mr. Svigos confirmed the front doors would be automatic and the side doors would be manual.

In reply to Chairman Ruffatto's question, Mr. Svigos confirmed the lights were being carried forward.

Chairman Ruffatto doesn't want the vestibule used to store carts.

Chairman Ruffatto was disappointed that materials or color renderings were not provided. Mr. Robles confirmed they were requested by Staff. Mr. Svigos did not have the drawings produced since he was unsure if it would get approved.

Commissioner Powers wants to see the colors.

Ms. Milluzzi explained the docket could be continued or it could be approved and once they had the materials/color, Staff could present it under "other business" so the Commission could see it. All Commissioners present agreed with approving it and then bringing it to Staff. Chairman Ruffatto requested that they bring it in before they were in the serious construction. He will not make the petitioner return. Mr. Svigos agreed to the request.

Commissioner Kalis suggested adding a condition that they use the same material. Mr. Svigos confirmed it would be the same material. Mr. Robles wrote a condition, "That the vestibule materials be consistent with the existing material of the storefront and that the final color of the loading area enclosure be presented to the Plan Commission during "Other Business" prior to applying the paint color.

Mr. Robles reported that it was presented that the awning would be brought forward which was not illustrated on the plan. Staff had concern that without knowing how far the awning would stick out and if it would create any issues. Mr. Svigos confirmed the awning would go out 4'2" and would not go out into the driving lane. Chairman Ruffatto explained that it sounded like the Plan Commission would approve it but there was some concern by Staff that they would like to see a drawing. He explained it would be continued to get Staff a more complete drawing with the awning. He asked for material and paint samples for the back.

Commissioner Blinova questioned if it would make sense to add stripes to the pavement to prevent cars from hitting the customers. Mr. Svigos mentioned it's the same situation that was present today. Chairman Ruffatto felt it would be difficult to add bollards but suggested having

the petitioner consider signage. He wants something to slow the customers down.

Commissioner Kalis mentioned the drawings illustrated sliding doors on the side but the petitioner stated they would be manual doors. He asked for the illustrations to be updated to reflect the correct type of doors.

Commissioner Kalis moved, seconded by Commissioner Blinova to continue Docket No. PC 19-6.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- C) [Docket No. 2019-7](#)
Spears Bourbon Burgers Beer
723 N. Milwaukee Avenue
Special Use to Permit Package Liquor Sales

See Findings of Fact and Recommendation for Docket No. 2019-7.

Commissioner Kalis moved, seconded by Commissioner Powers to recommend approval of Docket No. 2019-7 Special Use Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-05 Mixed use and Overlay Districts, Chapter 19-10 Use Regulations, and associated sections, in order to permit package liquor sales within an existing sit-down restaurant, Spears Bourbon Burgers Beers, located at 723 N. Milwaukee Avenue, and with the following condition of approval:

1. The package liquor sales shall be contingent upon approval of the associated liquor license.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Johnson moved, seconded by Commissioner Powers to close Docket No. 2019-7. The motion was approved by a voice vote.

- D)** [Docket No. 2019-8A&B](#)
Chicago Auto Center
309 N. Wolf Road
2019-8A Variation to Required Parking
2019-8B Special Use-Site Plan Approval for Light Motor Vehicle Repair Facility

See Findings of Fact and Recommendation for Docket No. 2019-8A&B.

Commissioner Yedinak moved, seconded by Commissioner Johnson to recommend approval of Docket No. 2019-8A, 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 36 to 25), which consists of an 18 parking stall variation, for Chicago Auto Center, to be located at 309 N. Wolf Road, Wheeling Illinois.

On the roll call, the vote was as follows:

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

There being six negative votes, the motion was denied.

Commissioner Powers moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2019-8B to grant special use-site plan approval for a light motor vehicle repair facility in accordance with the following exhibits submitted by Chicago Auto Center to be located at 309 N. Wolf Road, Wheeling, Illinois:

- Project Description Letter, February 1, 2019
- Site/floor plan, prepared by Community Development staff titled "Staff Floor Plan Exhibit"
- Plat of Survey, March 7, 2019

On the roll call, the vote was as follows:

AYES: Commissioners Kalis,
NAYS: Commissioners Powers, Yedinak, Johnson, Blinova, Ruffatto
ABSENT: Commissioner Creech

PRESENT: None
ABSTAIN: None

There being five negative votes, the motion was denied.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No. 2019-8A&B. The motion as approved by a voice vote.

8. APPROVAL OF MINUTES – [March 14, 2019](#)

Commissioner Johnson moved, seconded by Commissioner Kalis to approve the minutes dated March 14, 2019 as presented.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

9. OTHER BUSINESS

Commissioner Blinova explained the reason for her vote for the last petition was because she was not in favor of having the door by the residential window. It was not because of the parking.

Commissioner Kalis explained the reason for his vote was because of the huge variance and setting a precedent. He had no issue with the business. He felt every time a light duty auto repair shop comes before the Commission, there is a variation because it requires too much parking. He questioned if the Code needed to be reviewed. He doesn't like saying no to someone who wants to come into the Village.

Commissioner Powers agreed with Commissioner Kalis. His concern was if the special use would expire or remain with the property if the petitioner left. He felt it needed to be addressed and thought maybe the calculation was off.

Commissioner Kalis questioned if a similar size building with enough parking existed.

Chairman Ruffatto explained the Commission had the power to vote yes.

Chairman Ruffatto had an issue with a variation of 18.

Commissioner Johnson had voted in favor of the other auto repair shop because it was in a better

location and not in a residential area.

Commissioner Yedinak didn't like turning down a business that wanted to come into the Village but thought it was the wrong building. He felt most auto repair shops had a back lot for storage. He thought the petitioners needed to be more conscientious in choosing their sites before coming to the Plan Commission.

Chairman Ruffatto agreed with all the comments.

Chairman Ruffatto announced it was volunteer appreciation day at the April 1st Village Meeting. Chairman Ruffatto may not be able to attend.

10. ADJOURNMENT

Commissioner Powers moved, seconded by Commissioner Johnson to adjourn the meeting at 8:15 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

Steve Powers, Secretary
Wheeling Plan Commission

DRAFT
FINDINGS OF FACT
AND RECOMMENDATION

DOCKET NO. 2019-4A&B

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: [Docket No. 2019-4A&B](#)
City Works Eatery and Pour House
365 W. Dundee Road
2019-4A Sign Variation to Increase Wall Sign Area, North Façade
2019-4B Sign Variation to Increase Wall Sign Area, East Façade

Bright Light Sign Company, applicant, is seeking variations from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21-06 Signs in Commercial and Industrial Districts, and associated sections, to permit an increase in the permitted wall sign area for the north and east building elevations, for the City Works Eatery and Pour House sit-down restaurant located at 365 W. Dundee Road.

Chairman Ruffatto called Docket No. 2019-4A&B on March 28, 2019. Present were Commissioners Blinova, Johnson, Kalis, Powers, Ruffatto and Yedinak. Commissioner Creech was absent with prior notice. Also, present were Steve Robles, Assistant Director of Community Development and Mallory Milluzzi, Village Attorney.

Commissioner Powers moved, seconded by Commissioner Kalis to reopen Docket No. 2019-4A&B.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Mr. Robles reported the docket was initially presented at the February 28th Plan Commission meeting. At the initial hearing, there was significant discussion, however, the plans presented were incorrect. The plans illustrated signs were smaller than what the final intentions by City Works. The north elevation sign area remained the same, but it was the way the sign area was calculated. It didn't materially change the sign area, but the dimensions had changed. With the east elevation sign which is the rear that faces Village Hall had increased. The prior sign area at the February meeting was 71.25 square feet and the proposed sign area is 90.05 square feet. Staff feels they are still within the scale of the building and appropriately sized for the building.

Mr. Ron Glazer, 3220 Executive Ridge Drive, Vista, CA was present and sworn in.

Mr. Glazer apologized for miscalculating the square footage. He explained they usually only count the words, so his team misunderstood. Mr. Glazer confirmed the size of the signs on the east and west were the same size, so they were proportionally.

Commissioner Blinova had no questions.

Commissioner Kalis had no questions.

Commissioner Powers thanked the petitioner for clarifying.

Commissioner Johnson had no questions.

In reply to Commissioner Yedinak's question, Mr. Glazer confirmed the size of the sign on the west side that was already approved was the correct size.

Commissioner Powers moved, seconded by Commissioner Johnson to recommend approval of Docket No. 2019-4A, granting a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21-06 Signs in Commercial and Industrial Districts, Section 21.06.500(a)(3)(G) Sign Dimensions, to permit an increase in the permitted wall sign area on the north building elevation in accordance with the following exhibits dated December 7, 2017, and last revised March 4, 2019, for City Works Eatery and Pour House, located at 365 W. Dundee Road Wheeling, Illinois:

- Project description letter
- City Works Sign Plans (5 pages)

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Kalis moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2019-4B, granting a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21-06 Signs in Commercial and Industrial Districts, Section 21.06.500(a)(3)(G) Sign Dimensions, to permit an increase in the permitted wall sign area on the east building elevation in accordance with the following exhibits dated December 7, 2017, and last revised March 4, 2019, for City Works

Eatery and Pour House, located at 365 W. Dundee Road Wheeling, Illinois:

- Project description letter
- City Works Sign Plans (5 pages)

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No. 2019-4A&B. The motion was approved by a voice vote.

Respectfully submitted,

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

**DISTRIBUTED TO THE COMMISSION 4/5/2019
FOR APPROVAL ON 4/11/2019**

DRAFT

DOCKET NO. 2019-7

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: [Docket No. 2019-7](#)
Spears Bourbon Burgers Beer
723 N. Milwaukee Avenue
Special Use to Permit Package Liquor Sales

Spears Bourbon Burgers Beer, lessee, seeking a Special Use Permit under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-05 Mixed use and Overlay Districts, Chapter 19-10 Use Regulations, and associated sections, in order to permit package liquor sales within an existing sit-down restaurant located at 723 N. Milwaukee Avenue, which is zoned MXC Commercial-Residential Mixed Use District.

Chairman Ruffatto called Docket No. 2019-7 on March 28, 2019. Present were Commissioners Blinova, Johnson, Kalis, Powers, Ruffatto and Yedinak. Commissioner Creech was absent with prior notice. Also, present were Steve Robles, Assistant Director of Community Development, and Mallory Milluzzi, Village Attorney.

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. Ashley Klatecki and Sam Carter, Spears Bourbon Burgers Beer were preset and sworn in.

Mr. Carter explained the reason for the request was in response to numerous requests they have received from hotel guests asking to bring wine or beer back to the hotel. Guests order food to go and want to bring wine or beer back to their hotel room. Their request is not for the general public but to help the Westin and satisfy what they don't offer.

Commissioner Powers questioned the process. Mr. Carter explained they wouldn't necessarily advertise the service but would handle it upon requests. It would include sealed bottles of wine or

beer, no individual drinks. The bottles would be placed in bags.

In reply to Commissioner Kalis' question, Mr. Carter confirmed they would sell bottles of wine and beer but no liquor.

In reply to Commissioner Kalis' question, Mr. Carter confirmed the Westin did not have a bar in the hotel and the restaurant within the hotel closed very early.

Commissioner Kalis questioned if this would affect the percentage of food and drink that relates to the liquor license.

Commissioner Kalis thought it was a good idea.

Commissioner Blinova questioned if the sale of the bottles would be available until their closing time of 2:00 a.m. Mr. Carter confirmed the liquor license is to 2:00 a.m. She questioned the timing for retail sales. Ms. Milluzzi confirmed the time varied and the hours would be set by the Liquor Commission.

Commissioner Johnson had no issue with it but expressed concern with selling single bottles of beer. He didn't want people that were not staying at the Westin to be buying single bottles and then drinking them while driving. He mentioned that a previous petitioner had a request to sell single bottles of beer but was not allowed so they had to sell warm 6-packs if they were leaving the premise. Commissioner Johnson's only concern was for public safety but understood it was up to the Liquor Commission.

Commissioner Yedinak understood the reasoning after the explanation but would have preferred to have the explanation prior to the meeting. He had no issue with the request.

Chairman Ruffatto mentioned the petitioner's letter to the Village was completely different than what was presented. He questioned if the Westin was their targeted audience. Mr. Carter confirmed their audience was Westin.

Chairman Ruffatto didn't have any problem with it. He referred to Commissioner Johnson's comment about a previous petitioner and thought it was Superdawg's desire to sell warm 6-packs. He didn't think it was something the Liquor Commission requested. Commissioner Johnson thought it was to limit parties on their property.

Commissioner Kalis moved, seconded by Commissioner Powers to recommend approval of Docket No. 2019-7 Special Use Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-05 Mixed use and Overlay Districts, Chapter 19-10 Use Regulations, and associated sections, in order to permit package liquor sales within an existing sit-down restaurant, Spears Bourbon Burgers Beers, located at 723 N. Milwaukee Avenue, and with the following condition of approval:

1. The package liquor sales shall be contingent upon approval of the associated liquor license.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Johnson moved, seconded by Commissioner Powers to close Docket No. 2019-7.
The motion was approved by a voice vote.

Respectfully submitted,

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

**DISTRIBUTED TO THE COMMISSION 4/5/2019
FOR APPROVAL ON 4/11/2019**

DRAFT

DOCKET NO. 2019-8A&B

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: [Docket No. 2019-8A&B](#)
Chicago Auto Center
309 N. Wolf Road
2019-8A Variation to Required Parking
2019-8B Special Use-Site Plan Approval for Light Motor Vehicle Repair Facility

Chicago Auto Center, Ltd., contract purchaser, seeking 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; and Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-05 Mixed use and Overlay Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, for a light motor vehicle repair facility for the property located at 309 N. Wolf Road, which is zoned MXC Commercial-Residential Mixed Use District.

Chairman Ruffatto called Docket No. 2019-8A&B on March 28, 2019. Present were Commissioners Blinova, Johnson, Kalis, Powers, Ruffatto and Yedinak. Commissioner Creech was absent with prior notice. Also, present were Steve Robles, Assistant Director of Community Development and Mallory Milluzzi, Village Attorney.

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.

Mr. Robles explained Staff had prepared an exhibit that was included in the packet that compares the petitioner's proposed site plan and floorplan and utilizes the dimensions provided by the petitioner but utilizes the scale of the site to illustrate how the parking could be accommodated inside the

building. He explained this was unique, there have been similar conversations in the past with similar uses where there was great discussion about whether or not indoor parking could be counted toward the overall parking. It was determined that the Plan Commission did not want to count the interior parking in the last project. In this case, Staff is supportive of counting the interior parking spaces because based on the dimensions provided, Staff feels there is sufficient space to provide Code required parking stalls as well as more than sufficient lane to allow cars to get in and out of the building. The motion included in the variation for the parking includes the Staff exhibit rather than the petitioner's floorplan because Staff feels it demonstrates more accurately how the site floorplan can be utilized. The decision to determine whether or not the indoor parking can be applied toward the variance is ultimately the decision of the Plan Commission.

Dimitrios Rizos, Adam Rizos, 309 North Wolf Road and Helen Rizos were present and sworn in.

The petitioner's proposal is for a light automotive repair shop in the building.

Chairman Ruffatto referred to the petitioner's drawing which was different than Staff's drawing. Mr. Robles confirmed it utilized the same dimensions but the reason for the slight subtleties is because there are parking areas shown on the petitioner's plan that are located in the front of entry and exit doors which need to remain open. The dimensions of the office and bathroom areas are utilizing the same overall dimensions but in this case the areas blocking the doors could not be counted toward the parking.

Chairman Ruffatto asked about the parking variation. Mr. Robles stated 36 parking spaces were required by Code for the use. There are 13 exterior spaces, 5 car lifts and 5 standard spaces for a total of 10 interior spaces which results in 23 available parking stalls. The difference of 13 spaces is the parking variation.

No one was in the audience.

In reply to Commissioner Kalis' question, the petitioner confirmed the maximum number of employees as 4.

Commissioner Kalis referred to their current location in Chicago. He questioned the number of customers they service per day. The petitioner confirmed their monthly count was between 100 and 130. They are open six days a week. They are currently located in an indoor building with no parking lot or street parking. They work on the cars, get them done on the same day and are picked up on the same day. In the morning, they figure out the number of cars they can take in based on if there are any cars left overnight. They have cars scheduled for service but always leave room for an emergency job. They manage the car counts, so they are never overloaded. They've been opened downtown for 25 years and he's worked with his dad for 17 years.

Commissioner Kalis questioned what prompted the move to Wheeling. The petitioner explained they live in Mt. Prospect so it's much closer. Commissioner Kalis questioned if the petitioner thought a lot of their customers would move with them. The petitioner thought they would lose a lot but hopefully 20-50% would remain with them since a lot of them lived in the northwest suburbs.

Commissioner Kalis questioned if they thought it would be the same amount of business. The petitioner felt it would be less and doesn't expect it to be as busy as it was in the city. They currently have 5 lifts and could fit a total of approximately 25 cars. They currently have less space. Commissioner Kalis questioned how they would handle any growth. The petitioner explained they would schedule more appointments. The goal is for the shop to not be able to take any new customers. They will designate a tech to work on a car that needs to be kept overnight and won't overload the space.

Commissioner Kalis questioned their plans for landscaping. The petitioner confirmed the bushes were existing and they had no other plans.

Chairman Ruffatto mentioned that Wolf Road will be under construction. Mr. Robles confirmed there is a plan to rehabilitate the road and enlarge it certain areas. All of the parking is on private property so there shouldn't be any issue with it.

Commissioner Kalis questioned if there were plans to recoat and restripe it. The petitioner confirmed they would be doing both.

In reply to Commissioner Kalis' question, the petitioner confirmed the trash would be located inside. Mr. Robles explained if it was located inside the building, an enclosure was not required. The petitioner confirmed the trash would kept indoors and wheeled outside.

Commissioner Kalis questioned if they were doing anything with the lighting. Mr. Robles explained there was a maximum required. Staff would review any additional lighting. Staff could approve one light but if they wanted to add a lot more lights, a lighting plan would be required. Commissioner Kalis expressed concern for the residential homes surrounding the site.

Commissioner Kalis questioned if there would be any noise coming from the building. The petitioner explained they would be working in a tighter space inside so they will try to keep it more climate controlled and will try and keep the doors closed in the summer with a cooling system. He confirmed 80% of their tools were electric.

Commissioner Kalis questioned if they were planning to treat the brick. The petitioner confirmed they would clean the brick.

Commissioner Powers questioned if the petitioner would have any loaner cars for their customers. The petitioner confirmed they currently do not have any loaner cars and don't plan to offer any in the Wheeling location.

Commissioner Powers questioned if they would be storing parts in the facility. The petitioner confirmed they would not be storing a lot of parts in the break storage area since it will be used more for shop towels and uniforms.

Commissioner Powers questioned if any of the outdoor parking would be used overnight. The petitioner's goal is to keep everything inside to avoid any damage to the cars. He explained there

could be cars that might be dropped off or being picked up late. They will have a key drop off box. The only vehicle access to the building is on the northwest corner.

Commissioner Johnson had an issue between this petitioner and the other petition where the indoor stalls could not be counted. Ms. Milluzzi explained the additional parking inside could be considered to see if they meet the standards of the variation. Whether or not they are counted as physical numbers for the variation either way the parking would be considered. The difference here is they have clearly delineated and defined stalls that meet Code where last time it was a narrow hallway where the numbers kept changing. Commissioner Johnson noted that this time Staff did the drawing where last time Staff did not get into that detail. Mr. Robles explained it was a detail Staff continued to ask for but didn't receive.

Commissioner Johnson questioned where old tires would be stored? The petitioner confirmed they would be stored indoors and picked up weekly. He expects a maximum of maybe 8 tires per week.

In reply to Commissioner Johnson's question, the petitioner confirmed all of the neighbors within 250' were notified. None of the neighbors came to the meeting.

Commissioner Blinova expressed concern for the closest neighbor when a tow truck arrived in the middle of the night. The petitioner confirmed it might happen but was not a regular occurrence since most cars are towed during the day. She didn't have an issue with the operation itself or parking but wouldn't want to be the neighbor.

Commissioner Yedinak questioned the number of mechanics. The petitioner confirmed there were 4 mechanics and no clerical staff. Commissioner Yedinak figured it would be approximately 9-10 cars per day. He questioned how a disabled car arrived at the shop. The petitioner confirmed it would be towed to the shop. They do not own a tow truck.

In response to Commissioner Yedinak's question, the petitioner confirmed they would shuttle the customers using the employees own personal vehicles. There would be 3-4 employees cars with no company owned vehicles.

Commissioner Yedinak felt the layout was tight with no room for storage. He felt an automotive repair business generated a lot of scrap metal and discarded tires. He questioned where they would store the scrap metal and how often would it get picked up. The petitioner explained they had a bin for the scrap metal. Holly Irzos confirmed the size of the bin was 40' x 17' and would be included in the space between the office and break room/waiting area. She confirmed it would not be located near the customer area.

Commissioner Yedinak referred to the cars that were not turned around in a day. The petitioner explained they would finish the vehicles before bringing in new cars. They would reschedule appointments that were not critical.

Commissioner Yedinak referred to the large tire mounting machines and questioned what other large pieces of equipment were in their shop. The petitioner explained the mechanic's roll boxes fit in a 5'

area in front of the lifts against the wall. The tire changing equipment (2) would be stored along the north wall. Commissioner Yedinak pointed out the driveway was on the north wall. Commissioner Yedinak thought another space in the interior would need to be eliminated.

Commissioner Yedinak expressed concern that the only outdoor space to be used for the business was in front of the building on a residential street.

Commissioner Yedinak wanted to welcome them into the Village but felt it was not the right property for the business.

Chairman Ruffatto agreed it was better defined than the last auto repair review. He expressed concern that they were not being very consistent. He referred to the 10-parking space variation. Ms. Milluzzi explained for the last petition, the lift boxes were counted toward the variation. Chairman Ruffatto was not comfortable with counting the parking spaces inside even though they were well defined on Staff's drawing.

Chairman Ruffatto questioned what they would do with the driveway. The petitioner confirmed they would resurface and restripe it. Chairman Ruffatto questioned if they would regrind it. He was not in favor of just resealing it. The petitioner agreed it needed more than just resealing it.

Chairman Ruffatto referred to the existing sign and mentioned that the Village does not allow can signs. The petitioner confirmed they would use channel lettering on their sign.

Chairman Ruffatto mentioned bikes could be stored inside the building instead of using a bike rack.

Chairman Ruffatto questioned if the foliage was located on their property. The petitioner confirmed the shrubbery and fenced belonged to the lot behind them.

Chairman Ruffatto mentioned the lighting would need to return to Staff for review.

Chairman Ruffatto questioned using the 5 interior spaces in order to reduce the variation. He felt the 13-space variation for an auto repair shop was excessive.

Commissioner Blinova referred to the area under the sign. The petitioner confirmed it was a bracket that was holding the sign.

Commissioner Johnson questioned if the building was originally built with a variation. Mr. Robles explained it was most likely built with pre-existing building codes that were no longer in place.

Mr. Robles stated it was zoned MXC, which is a newer zoning district.

Ms. Milluzzi explained before the vote, the Commission needs to clarify if the ordinance would state a variation of 13 or 18. Commissioner Kalis felt they should be consistent with what was done last time. Ms. Milluzzi didn't know if they needed to be as concerned with the consistency given the distinction but should be determined on a case-by-case basis by the Commission.

Chairman Ruffatto took a poll if the variation should be 13 or 18.

Commissioner Blinova: 13

Commissioner Kalis: 18

Commissioner Powers: 18

Commissioner Johnson: 18

Commissioner Yedinak: 18 - He questioned if the intent of the Zoning Code was to include auto lifts. Mr. Robles confirmed that is how Staff had always interpreted the Code to include the lifts as parking since a lift could accommodate a vehicle.

Chairman Ruffatto: 18

The vote was 6:1 in favor of an 18-parking stall variation.

Commissioner Yedinak moved, seconded by Commissioner Johnson to recommend approval of Docket No. 2019-8A, 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 36 to 25), which consists of an 18 parking stall variation, for Chicago Auto Center, to be located at 309 N. Wolf Road, Wheeling Illinois.

On the roll call, the vote was as follows:

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

There being six negative votes, the motion was denied.

Commissioner Powers moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2019-8B to grant special use-site plan approval for a light motor vehicle repair facility in accordance with the following exhibits submitted by Chicago Auto Center to be located at 309 N. Wolf Road, Wheeling, Illinois:

- Project Description Letter, February 1, 2019
- Site/floor plan, prepared by Community Development staff titled “Staff Floor Plan Exhibit”

- Plat of Survey, March 7, 2019

On the roll call, the vote was as follows:

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

There being five negative votes, the motion was denied.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No. 2019-8A&B. The motion as approved by a voice vote.

Respectfully submitted,

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

**DISTRIBUTED TO THE COMMISSION 4/5/2019
FOR APPROVAL ON 4/11/2019**