

1. CALL TO ORDER

Chairman Pro Tem Johnson called the meeting to order at 6:30 p.m. on Thursday, January 10, 2019.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS

6. CONSENT ITEMS

- A) [Docket No. SCBA 19-1](#)
May's
280 E. Dundee Road
Appearance Approval of a Wall Sign

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

Approve Docket No. SCBA 19-1 to grant appearance approval for the wall sign in accordance with the sign plan submitted December 14, 2018 by Corporate Sign Systems, on behalf of May's, located at 280 E. Dundee Road, Wheeling, Illinois, and subject to the following condition of approval:

1. Prior to sign installation, the façade shall be repaired, power-washed and painted.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Johnson, Kalis, Powers
NAYS: None

**Wheeling Plan Commission
Regular Meeting**

January 10, 2019

ABSENT: Commissioner Ruffatto
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) [Docket No. 2018-31](#) (Continued from December 20, 2018 hearing)
Kelly's Café
30 W. Dundee Road
Special Use-Site Plan Approval of a Sit-Down Restaurant

See Findings of Fact and Recommendation for Docket No. 2018-31.

Commissioner Creech moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2018-31, to grant Special Use-Site Plan Approval as required under Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit a Sit-Down Restaurant in accordance with the following exhibits by Kelly's Café, to be located at 30 W. Dundee Road, Wheeling Illinois:

- Cover letter, dated October 18, 2018; and
- Revised Floor plan, received January 3, 2019.

On the roll call, the vote was as follows:

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

There being one affirmative vote, the motion was denied.

THIS DOCKET WAS NOT CLOSED.

The Plan Commission took a recess at 6:38 p.m. to fix an audio visual problem and reconvened at 6:42 p.m.

- B) [Docket No. 2019-2](#)
Eggspierience
419 W. Dundee Road
Special Use Approval of a Sit-Down Restaurant

See Findings of Fact and Recommendation for Docket No. 2019-2.

Commissioner Powers moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2019-2, to grant Special Use Approval as required under Chapter 19-05 Mixed use and Overlay Districts, Chapter 19-10 Use Regulations, and associated sections, in order to establish a sit-down restaurant in accordance with the following exhibits received December 11, 2018 to be located at 419 W. Dundee Road (Building F), Wheeling Illinois:

- Cover letter, and
- Floor plan

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Kalis to close Docket No. 2019-2. The motion was approved by a voice vote.

- C) [Docket No. 2019-3](#)
Meat & Potato Eatery
403 W. Dundee Road
Special Use Approval of a Sit-Down Restaurant

See Findings of Fact and Recommendation for Docket No. 2019-3.

Commissioner Powers moved, seconded by Commissioner Creech to recommend approval of Docket No. 2019-3, to grant Special Use Approval as required under Chapter 19-05 Mixed use and Overlay Districts, Chapter 19-10 Use Regulations, and associated sections, in order to establish a sit-down restaurant in accordance with the following exhibits received December 11, 2018 to be located at 403 W. Dundee Road (Building F), Wheeling Illinois:

- Cover letter, and
- Floor plan.

And with the following condition of approval:

1. Prior to the Village Board meeting, the floorplan shall be revised so the number of video gaming machines does not exceed a total of 5;

2. Prior to the installation, operation of any video gaming machines in this tenant space the petitioner needs to obtain a license from the Village's Liquor Commission, and
3. The location of the entry door shall be updated prior to the Village Board meeting

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Blinova moved, seconded by Commissioner Powers to close Docket No. 2019-3. The motion was approved by a voice vote.

8. APPROVAL OF MINUTES - [December 20, 2018](#) (including Findings for Docket Nos. 2018-30, 2018-29, and SCBA 18-57)

Commissioner Kalis moved, seconded by Commissioner Powers to approve the minutes dated December 20, 2018 as presented.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

9. OTHER BUSINESS

Mr. Robles followed up with Commissioner Blinova's previous comment about the window signage at Jimenez's grocery store. He reported that the Village's property maintenance team looked at it and they now meet the window sign requirement. Ms. Blinova noted it now had less signage.

Commissioner Kalis mentioned the Dundee Dog signs were gone from the light pole and was looking better.

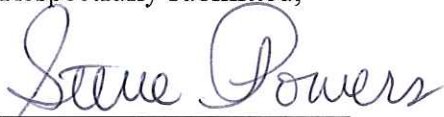
Mr. Robles announced the owner of the La Raza Dollar store power washed the storefront which significantly cleaned up the façade. Staff did a field inspection and found out the three tenant spaces had varying colors of the façade and gives the appearance that it isn't clean. There is additional patching and painting that needs to be done to the La Raza tenant space to fully comply, but the current weather conditions do not allow patching and painting. There is a provision in the Sign Code during winter conditions that allows the business owner to have up until June 1st to make the repairs and paint. Staff has informed the owner and will work with them to make sure they comply prior to the deadline.

Commissioner Powers was pleasantly surprised to see the landscaping at the monument sign at the Gulf station.

10. ADJOURNMENT

Commissioner Kalis moved, seconded by Commissioner Powers to adjourn the meeting at 8:13 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,



Steve Powers, Secretary
Wheeling Plan Commission