

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on Thursday, July 11, 2019.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Johnson, Kalis and Yedinak. Also present were Steve Robles, Assistant Director of Community Development, Mallory Milluzzi, Village Attorney, Kyle Goetzelmann, Civil Engineer and Ron Antor, Fire Inspector.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A) [Docket No. SCBA 19-16](#)
Gorditas La Milpa
48 W. 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 19-16 to permit the installation of a wall sign in accordance with the sign plan prepared by Signs Now Mundelein (4 sheet total), for Gorditas La Milpa, located at 48 W. Dundee Road.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) [Docket No. 2019-15](#)
Gorditas La Milpa
48 W. Dundee Road
Special Use for Sit-Down Restaurant

See Findings of Fact and Recommendation for Docket No. 2019-15.

Commissioner Kalis moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2019-15, granting Special Use, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, and Chapter 19-10 Use Regulations, and associated sections, in order to establish a sit-down restaurant located at 48 W. Dundee Road, and with the following condition of approval:

1. The total number of seating shall not exceed 18 seats.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

The docket was not closed.

- B) [Docket No. 2019-19](#)
415 Walnut Avenue Setback Variation
415 Walnut Avenue
Variance to Permit a Reduction in Side Yard Setback

See Findings of Fact and Recommendation for Docket No. 2019-19.

Commissioner Creech moved, seconded by Commissioner Yedinak to recommend approval of Docket No. 2019-19, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-04, Residential Districts, and associated sections, to permit a reduction of the side setback for detached accessory buildings from the minimum required six (6) feet to three (3) feet to construct a detached garage, for the property located at 415 Walnut Avenue, in accordance

with the following exhibit:

- Site plan

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

The docket was not closed.

- C) [Docket No. 2019-17A&B](#)
Hutton
1048 S. Milwaukee Avenue
2019-17A Special Use-Site Plan & Appearance Approval to Establish a Gas
Station with Convenience Store
2019-17B Special Use to Establish a Sit-Down Restaurant with Drive-Through

See Findings of Fact and Recommendation for Docket No. 2019-17A&B.

Commissioner Creech moved, seconded by Commissioner Yedinak to recommend approval of Docket No. 2019-17A, granting Special Use-site plan and appearance 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 gas station with convenience store located at 1048 S. Milwaukee Avenue, in accordance with the following exhibits:

- Project description letter, prepared by Advantage Consulting Engineers, dated July 3, 2019
- Geometric Site Plan, prepared by Advantage Consulting Engineers, dated May 13, 2019 and last revised July 3, 2019
- Landscape Plans, prepared by Gary R. Weber Associates Inc., dated May 10, 2019, and last revised July 3, 2019
- Photometric Plan, received June 18, 2019
- Building Elevations, prepared by WT Group, received July 3, 2019
- Fuel Canopy and Trash Enclosure Elevations, prepared by WT Group, received July 3, 2019
- Rooftop Equipment Screening Views, prepared by WT Group, received June 18, 2019
- Rooftop Equipment Screening (Viewpoint Reference Plan), prepared by Advantage Consulting Engineers, dated May 13, 2019 and last revised June 17, 2019

And subject to the following conditions:

**Wheeling Plan Commission
Regular Meeting**

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1. Pavement markings shall be added to the eastern driveway (Sumac Road) to include an arrow (pointing into the site) and text (“Enter Only” or similar) to the acceptance of the Engineering Division.
2. For a looped water main, a plat of easement shall be required and provided prior to (engineering) permit issuance.
3. The sidewalk proposed in the private Sumac Road limits will need to be added to the plat of easement, with language stating the walk is to be owned and maintained by the easement owner.
4. Prior to the issuance of a building permit, an irrigation plan shall be included for staff review.
5. A bike rack shall be added to the site plan.
6. Prior to Village Board consideration the traffic study shall be submitted.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Creech moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2019-17B, granting Special Use approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, and associated sections, in order to establish a sit-down restaurant with drive-through located at 1048 S. Milwaukee Avenue, in accordance with the following exhibits:

- Project description letter, prepared by Advantage Consulting Engineers, dated July 3, 2019

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Kalis moved, seconded by Commissioner Creech to close Docket No. 2019-17A&B. The motion was approved by a voice vote.

8. **APPROVAL OF MINUTES** – [June 27, 2019](#) (including Findings for Docket No’s. 2019-14 and 2019-18)

Commissioner Kalis moved, seconded by Commissioner Creech to approve the minutes dated June 27, 2019 as presented. All were in favor on a unanimous voice vote and the motion was approved.

9. OTHER BUSINESS

Mr. Robles introduced and welcomed Marcy Knysz as the new Village Planner.

The Commission welcomed Mrs. Knysz.

Commissioner Kalis mentioned his family enjoyed the new park at Heritage Park.

10. ADJOURNMENT

Commissioner Kalis moved, seconded by Commissioner Creech to adjourn the meeting at 8:06 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,



Joe Kalis, Secretary
Wheeling Plan Commission