

**WHEELING PLAN COMMISSION  
THURSDAY, JUNE 9, 2016 6:30 P.M.**

**AGENDA FOR A REGULAR MEETING OF THE PLAN COMMISSION  
to be held in the Board Room of the Village Hall  
2 Community Boulevard, Wheeling, Illinois**

**This meeting will stream live and be televised on Wheeling's Cable Channels 17 & 99**

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- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. CHANGES TO THE AGENDA**
- 5. CITIZEN CONCERNS AND COMMENTS**
- 6. CONSENT ITEMS - none**
- 7. ITEMS FOR REVIEW**
  - A) [Docket No. 2016-9](#) (Continued from May 26, 2016 Hearing)  
Medtec Healthcare  
43 W. Dundee Road  
Special Use-Site Plan Approval for Adult Day Service
  - B) [Docket No. 2016-14](#)  
Orange Crush  
571 Wheeling Road  
Concept Review of a Zoning Code Text Amendment, Rezoning, Zoning Variations, and a Special Use for an Asphalt Plant in the I-2 Limited Industrial District
  - C) [Docket No. 2016-15](#)  
Dundee Commons  
430 W. Dundee Road  
Concept Review of a PUD for Retail Use in the MXT Transit Oriented Mixed Use District
- 8. APPROVAL OF MINUTES – [May 26, 2016](#) (includes findings for Docket No. 2016-11 and partial findings for Docket No. 2016-12)**
- 9. OTHER BUSINESS**
- 10. ADJOURNMENT**

**IF YOU WOULD LIKE TO ATTEND A VILLAGE MEETING BUT REQUIRE AUXILIARY AID SUCH AS A SIGN LANGUAGE INTERPRETER, PLEASE CALL (847) 459-2600 AT LEAST 72 HOURS PRIOR TO THE MEETING.**

**Public Hearing Information  
Wheeling Plan Commission Meeting  
June 9, 2016  
(Attachment to Agenda)**

**Docket No. 2016-9**

John Kim, property owner, is seeking Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish an Adult Day Service at 43 W. Dundee Road, which is zoned B-3 General Commercial and Office District.

**REQUEST FOR PLAN COMMISSION ACTION**  
**STAFF PROJECT REVIEW**

**TO:** Chairperson Ruffatto and Members of the  
Wheeling Plan Commission

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

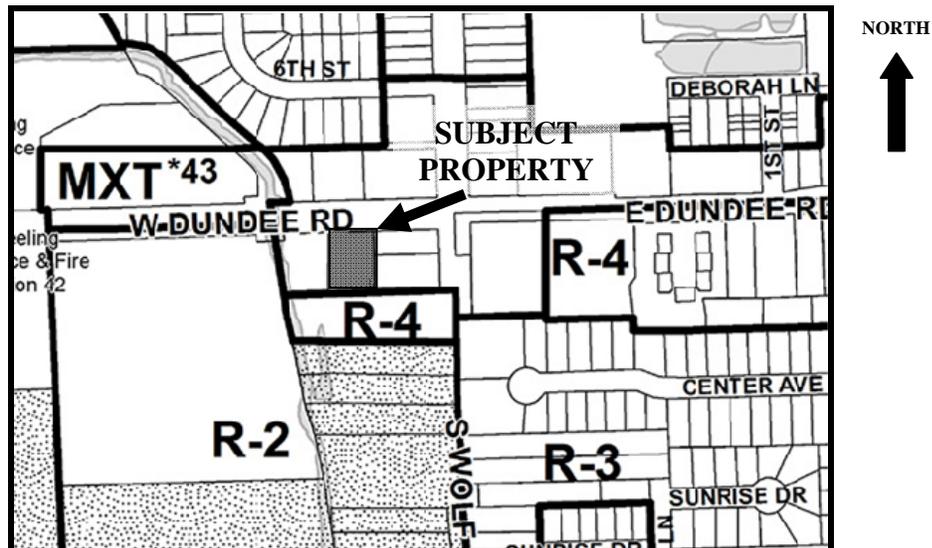
**RE:** **Docket No. 2016-9**  
**Medtec Healthcare**  
**43 W. Dundee Road**  
**Special Use-Site Plan Approval for Adult Day Service**

**DATE OF REPORT:** June 3, 2016

**DATE OF MEETING:** June 9, 2016

**PROJECT OVERVIEW:** The petitioner is seeking special use-site plan approval to establish an adult day service in a vacant commercial property at 43 W. Dundee Road.

**LOCATION MAP:**



**GENERAL PROPERTY INFORMATION**

**Applicant Name:** Paul Kolpack, attorney

**Property Owner:** John Kim

**Common Property Address:** Located on the south side of Dundee, between Wolf Road and Buffalo Creek

**Neighboring Property Land Use(s):** North: Commercial

**Wheeling Plan Commission**

**Meeting date: June 9, 2016**

**RE: Docket No. 2016-9**

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South: Multi-Family Residential

West: Commercial

East: Commercial

**Comprehensive Plan Designation:**

Commercial

**Property size:**

26,722 sq. ft. (total lot)

4,500 sq. ft. (building)

**Existing Use of Property:**

Vacant

**Proposed Use of Property:**

Adult day service

**Existing Property Zoning:**

B-3 General Commercial & Office District

**Previous Zoning Action on Property:**

1994-32 Ord. No. 2997, passed 11.07.1994, granted special use-site plan approval for a restaurant (expired).

2006-36 Ord. No. 4152, passed 12.11.2006, granted special use-site plan approval for a drive-thru bank (expired).

**UPDATE SINCE APRIL 28, 2016 HEARING**

At the May 12, 2016 Plan Commission hearing, Docket No. 2016-11 was continued to May 26, 2016 so that the petitioner could address the following suggestions made by the Plan Commission (**staff update provided in bold**). On May 26<sup>th</sup>, the hearing with continued to June 9<sup>th</sup> with no discussion:

1. Parking for two bicycles shall be provided onsite; **A bike rack that does not meet the Zoning Code requirements has been installed.**
2. The site lighting shall comply with the photometric plan approved by ordinance 41.52; **A photometric plan has been provided.**
3. The southeast corner of the building shall be posted as a fire lane; **A sign has been added to the east wall.**
4. No food shall be served at this facility; **A revised floor plan has been provided with a kitchen.**
5. Bus parking shall not be allowed; **The petitioner requests van parking.**
6. The existing trash enclosure and gate shall be rebuilt; **The revised landscape plan shows the location of the trash enclosure and provides an enclosure detail.**
7. A detailed landscape plan shall be provided indicating asphalt removal as needed, re-grading, additional soil installation, seeding, foundation plantings and consideration for raised beds; **A revised landscape plan has been provided.**
8. If the monument sign is not installed within one year of occupancy then the monument sign base shall be removed; **The petitioner indicates the sign will be installed within the year.**
9. Plantings shall be irrigated per Code; **The petitioner will comply.**
10. Parking lot shall be resurfaced and restriped; **The petitioner will comply.**
11. The awnings shall be replaced. **No response provided.**

**DESCRIPTION OF PROPOSAL**

The petitioner is proposing to establish an adult day service facility under the Medtec Healthcare & Private Duty Corporation in a vacant commercial building that was previously used as a restaurant and approved (but never occupied) as a bank. The proposed facility requires a special use. The facility will provide social and health related services to elderly people. The petitioner indicates there will be approximately 10 to 15 clients each day. There will also be two full-time employees and two volunteers. The facility will be open Monday through Friday 8AM to 2PM.

**SITE PLAN REVIEW**

**Scale of Site Plan:** 1" = 20"

**Proposed General Site Layout:** No changes are proposed to the existing site layout.

**Floor Plan:** The floor plan has been revised to now include a kitchen. The floor plan also consists of a large multi-purpose room, meeting rooms, offices, storage and toilets. A new kitchen floor plan (5.31.2016) and the original floor plan (3.24.2016) are provided. The kitchen has replaced a manger office on the original floor plan. Staff has added a condition of approval that the floor plan shall reflect the kitchen plan dated 5.31.2016.

**Total Number of Parking Spaces:** The site plan shows that there are 19 parking stalls located entirely on the subject property. There is also a row of nine parking spaces that straddles the eastern property line. There is no parking requirement in the parking table of the Zoning Code for adult day service. Therefore, the parking requirement is based upon the operations and is approved by the Plan Commission. The required parking for the most recently approved adult day service, Center for Seniors at 8900 Capitol Drive, was based upon the number of employees and bus/van parking. Based upon the low number of expected clients and a maximum of four employees (including volunteers), it appears that 19 spaces will be adequate. In the May 31<sup>st</sup> response letter, the petitioner acknowledges that buses will not be allowed to park onsite. They now request that vans be allowed to park. Based upon the configuration of the property, it seems appropriate that vans could be parked at the rear of the property. Staff has added a condition of approval to the motion that addresses van parking.

**Bicycle parking:** The site (landscape) plan shows a bike rack in a parking stall on the west side of the building. The May 31<sup>st</sup> response letter indicates a bike rack has been installed onsite. Staff has observed that a bike rack has been installed at the northeast corner of the site in a parking stall adjacent to the proposed trash enclosure. The location and style of the installed bike rack does not meet the Zoning Code. The Code requires a minimum parking requirement of two. The Plan Commission may wish to discuss the requirement with the petitioner and determine an adequate location for the bicycle parking. Staff has added a condition of approval that parking for two bicycles shall be provided.

**Wheeling Plan Commission**

**Meeting date: June 9, 2016**

**RE: Docket No. 2016-9**

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**Site Lighting:** A photometric plan has now been provided. In addition to the existing pole lights at the front of the property and the existing wall packs on the east and south facades, three new wall packs are proposed for the west façade. It appears that the plan meets the lighting requirements of the Zoning Code.

**Trash enclosure:** A proposed trash enclosure is located at the northeast corner of the property. A detail has been provided on the landscape plan.

**Ownership:** The subject property is owned by the applicant.

**Sidewalks:** There is an existing 5-foot sidewalk along the Dundee Road right-of-way.

**LANDSCAPING PLAN REVIEW**

**Landscape Plan:** A landscape plan has been provided. The plan includes a note that the “grass area will be improved with adequate soil and seed.” New planting areas are proposed along the front the property. This area includes seasonal flowers, honeysuckle bush (flowering shrub), two existing Skyline honeylocust trees and a new Skyline honeylocust tree. At the rear of the building, two swamp white oak trees and five Anthony Waterer Spirea (flowering shrub) are proposed.

**Landscape Irrigation:** The response letter indicates that they will comply with the Code. Staff has added a condition of approval that “the plantings shall be irrigated per Code.”

**BUILDING APPEARANCE REVIEW**

**Elevation Plan Review:** No modifications to the exterior of the building area proposed. Since the April 28<sup>th</sup> hearing, the rusted glass wall in the front yard and rusted rear door have been painted. The petitioner has not acknowledged the Plan Commission’s request that the awnings shall be replaced. The Plan Commission may wish to discuss the awnings with the petitioner.

**SIGN PLAN REVIEW**

**Sign Location:** An existing monument-style brick sign base appears in the front yard. No plan is provided for the sign. The petitioner indicates a sign for the base will be installed by the end of the year.

**STANDARDS FOR SPECIAL USE**

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

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

*“Medtec Healthcare and Private Duty is applying for a business license as a senior center/lounge. We believe that our senior center will benefit the elderly in the neighborhood and community. They will come to enjoy social/group activities such as line dancing, games, educational seminars, and group exercise. Above activities will benefit seniors physically and mentally.”*

**The proposed use will offer services for seniors throughout wheeling and nearby communities.**

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

*“Medtec Healthcare will not alter the essential character of the area in any ways. Our building was an existing building which was previously a bank. It’s a single building which can accommodate enough people and parking will be enough for people coming and going. Medtec senior center will be appropriate for the neighborhood and will not affect the nearby area.”*

**Provided the site and building maintenance issues have been addressed, the proposed use will be complementary to the adjacent commercial uses.**

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

*“The 43 W. Dundee building is an existing single building that is located where it would not interfere with traffic on Dundee Road. This building has its own parking stalls and is not adjacent to any properties. Our building will not create noise, odor, smoke or light. All activities will be held inside the building. The building space will be enough to accommodate people in and out on a daily basis. We will operation Monday-Friday 8am to 2pm.”*

**The proposed adult day service will operate in harmony with the developed parcels in the vicinity and will not impede additional development.**

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

*“The Medtec building existed when purchased, which met the code previously. The nature of the building including height, walls/fences does not hinder or discourage adjacent land or buildings in any way. The building does not have any negative impact on existing adjacent land uses whatsoever.”*

**The existing landscaping is tired and the lawn is in very poor condition. Some minor maintenance issues should also be addressed with the building. The Plan Commission should discuss options for improvement.**

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

*“The 43 W. Dundee building has 50+ parking stalls which will be more than enough for our business purpose. Only 10-20 people the most are expected on a daily basis and the attendees are seniors and will most likely be picked up by our buses. Therefore, not a lot of parking spaces will be needed. Entrance and exit drives are clear to drivers and will not create traffic hazards and nuisances. Parking areas are visible from adjacent homes and safe access is available to the site. We will not cause congestion. The building is off of a big street so access to our site would not have any issues.”*

**The petitioner now acknowledges that no buses will be parked onsite. They will park vans. Plan Commission should discuss with the petitioner the location and number of vans.**

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

*“N/A”*

**The property has remained vacant for over 10 years. Without approval of the proposed special use, it will likely remain vacant.**

**Wheeling Plan Commission**

**Meeting date: June 9, 2016**

**RE: Docket No. 2016-9**

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**STAFF REVIEW**

**Fire Department Review:** The Fire Department has submitted comments dated 6.03.2016. Most comments will be addressed during permit review. At the Fire Department's direction, staff has added a condition of approval to address the fire lane.

**Engineering Division Review:** The Engineering Division has reviewed the submittal and has no comments at this time.

**Health Division Review:** The Health Division has reviewed the revised plans (including the kitchen) and has found that they meet the Health Code.

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

**Staff Recommended Action:** Staff recommends that the Plan Commission review the following list of items with the petitioner. If the petitioner is able to provide enough detail to address these issues, then staff suggests the Plan Commission recommend approval of the special use:

- Discuss if the awnings shall be replaced;
- Determine how many vans will be parked on site and where; and
- Determine where bicycle parking will be provided.

**PROPOSED MOTION**

If the Plan Commission approves of the requested special use for an adult day service, an appropriate motion would be to:

**Recommend approval of Docket No. 2016-9** to grant special use approval for an adult day service in accordance with the following exhibits submitted May 31, 2016 (except as noted), by Medtec Healthcare, to be located at 43 W. Dundee Road, Wheeling, Illinois.

- Cover letter, 3.24.2016
- Response letter
- Plat of survey, 3.24.2016
- Landscape plan,
- Overall floor plan, 3.24.2016
- Kitchen plan, and
- Photometric plan.

And with the following conditions of approval:

1. That the floor plan shall reflect the kitchen plan dated 5.31.2016.
2. Commercial vans owned by Medtec should be parked at the rear of the property;
3. Parking for two bicycles shall be provided;

**Wheeling Plan Commission**

**Meeting date: June 9, 2016**

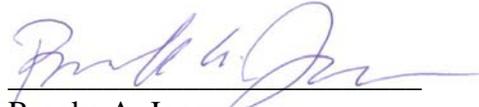
**RE: Docket No. 2016-9**

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4. The southeast corner of the building shall be posted as a Fire Lane; and
5. The plantings shall be irrigated per Code.



Andrew C. Jennings, AICP  
Director of Community Development



Brooke A. Jones  
Senior Planner

**Attachments:**      [Fire Department comments, dated 6.03.2016](#)

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

[Cover letter, 3.24.2016](#)

[Response letter, 5.31.2016](#)

[Plat of survey, 3.24.2016](#)

[Landscape plan, 5.31.2016](#)

[Overall floor plan, 3.24.2016](#)

[Kitchen plan, 5.31.2016](#)

[Photometric plan, 5.31.2016](#)



## MEMO – Fire Prevention Bureau

**TO:** Brooke Jones, Village Planner  
**FROM:** Ronald S. Antor, Fire Inspector  
**CC:** Andrew Jennings, Director of Community Development  
Keith Maclsaac, Fire Chief  
FPB File  
**DATE:** June 3, 2016  
**SUBJECT:** Proposed Senior Center (Revised Petitioner Submittal) – 43 West Dundee Road - Plans received for review by the Fire Department, June 1, 2016

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

### **Site Plan**

1. The current submittal does not contain any changes to the site plan from the plans previously reviewed by the Fire Department.
2. The prior conditions for approval included a provision that the east side of the building be posted as a “Fire Lane”. Signage has been provided for the “Fire Lane” in this area. Although currently in compliance, the previously approved condition of approval should remain as a historical requirement for the property and this Special Use.

### **Medtec Healthcare & Private Duty Corporation Senior Center For – 43 West Dundee Road – Revision to Previous Submittal to Include a “Warming Kitchen”**

1. The current submittal provides for the change of an existing office space in the Petitioner’s building to a “Warming Kitchen”.
2. All construction related to the remodeling of the office space into a “Warming Kitchen” will need to comply with the Village’s Building and Fire Prevention Codes (2012 Editions of the International Building Code & International Fire Code – with amendments). The current submittal documents would appear to comply with the sections relating to fire protection requirements as there are no provisions for cooking shown on the submittal.

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

# Medtec Healthcare – 43 W. Dundee Road

Docket No. 2016-9 (Special Use-Site Plan Approval of an Adult Day Service)  
Plan Commission Meeting – April 28, 2016 and June 9, 2016



Existing conditions of front of facility – looking southwest

# **Medtec Healthcare – 43 W. Dundee Road**

**Docket No. 2016-9 (Special Use-Site Plan Approval of an Adult Day Service)  
Plan Commission Meeting – April 28, 2016 and June 9, 2016**



**Existing conditions of front of facility – looking southeast**

## **Medtec Healthcare – 43 W. Dundee Road**

**Docket No. 2016-9 (Special Use-Site Plan Approval of an Adult Day Service)**  
Plan Commission Meeting – April 28, 2016 and June 9, 2016



**Existing conditions of rear of facility – looking northeast**

# Medtec Healthcare – 43 W. Dundee Road

Docket No. 2016-9 (Special Use-Site Plan Approval of an Adult Day Service)  
Plan Commission Meeting – April 28, 2016 and June 9, 2016



Existing conditions of rear of facility – looking north

Law Offices Of  
*Jay Hwan Chie*

2454 E. Dempster St., Suite 310, Des Plaines, IL 60016  
Tel. (847) 257-0411 | Fax (847) 257-0313

Jay H. Chie  
Katherine F. Lambrose  
Paralegal: Janet Lee

March 24, 2016

To Whom It May Concern:

I am writing with regard to the proposed senior center use of the property located at 43 W. Dundee Rd. by Medtec Healthcare & Private Duty Corporation for which the special use application has been submitted. I am an attorney representing the owner of the property and business.

The senior center will be a source of pride for the Village of Wheeling because of its important benefits to local seniors. The center will provide the seniors and other community members with a gathering place to discuss ideas, meet friends, and promote social interaction between neighbors. This will be a place where seniors can participate in group social activities such as line dancing, playing games, taking educational seminars, and participating in group exercise. These activities will greatly benefit senior citizens of Wheeling both physically and mentally.

The center will operate Monday through Friday 8:00 a.m. to 2:00 p.m. It will employ approximately 2 people full time and will have 2 volunteers, to run the center and assist with the center's activities. At this time, the center expects approximately 10-15 seniors and community members each day, serving their physical, mental, and social needs and well beings.

I appreciate your time and consideration in this matter.

Very Truly Yours,



Katherine F. Lambrose

Exhibit received March 24, 2016

## Brooke Jones

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**From:** Andi Bartha <andi@klgesq.com>  
**Sent:** Tuesday, May 31, 2016 2:54 PM  
**To:** Brooke Jones  
**Cc:** 'medtecagency@gmail.com'; 'Junyeoung Jeon'; Sk  
**Subject:** 43 W Dundee - Special Use  
**Attachments:** 43-47 W Dundee - L2 1 L1.pdf; 43-47 W Dundee - PHTOMETRIC2.pdf

Dear Ms. Jones:

Below are responses to the comments from the April hearing. Plans are also attached.

Please let me know if you need anything else.

1. Bicycle rack is already installed on site.
2. Photometric plan is attached.
3. The owner already complies.
4. The owner will apply for kitchen permit. Construction document is done.
5. The owner understands that buses will not be allowed to park, however, they request that van parking be allowed.
6. Landscape plan is attached that include new trash enclosure detail.
7. Landscape plan is attached that need to be reviewed by the Village.
8. The owner will install the sign this year.
9. The owner will comply.
10. The owner will comply.

Regards,

Andi Bartha  
Assistant to Paul A. Kolpak

KOLPAK, LERNER & GRCIC  
6767 N. Milwaukee Ave Suite 202  
Niles, IL 60714  
847-647-0336 (ph)  
847-647-8107 (fax)

This message is intended only for the use of the individual to whom it is addressed, and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately, our office number is (847) 647-0336.

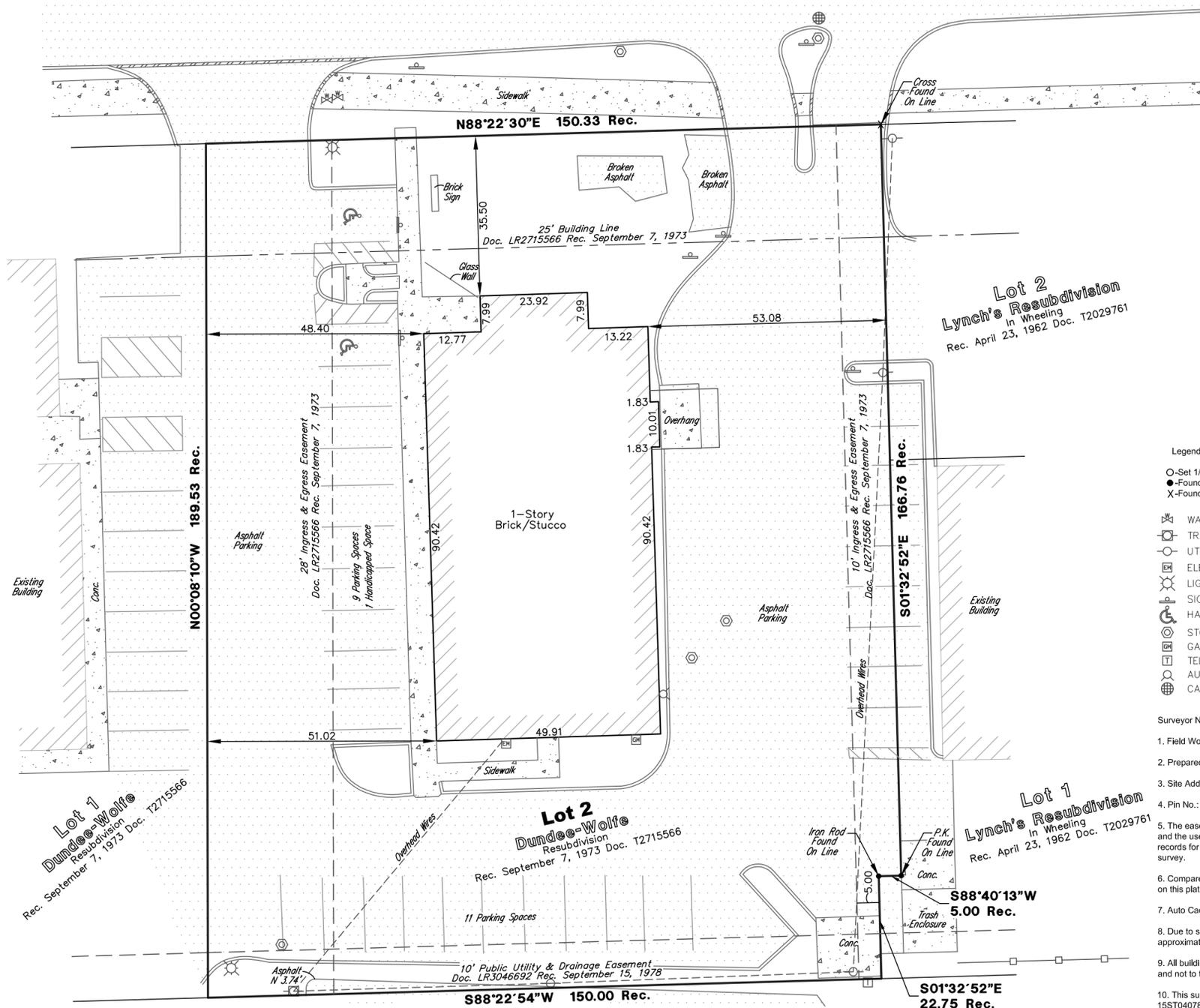


# ALTA/NSPS Land Title Survey

LOT 2 IN DUNDEE-WOLF SUBDIVISION OF LOT 3 AND 4 IN LYNCH'S RESUBDIVISION IN WHEELING, IN SECTIONS 1, 2, 11 AND 12, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## Dundee Road

100' Right of Way



### Legend:

- - Set 1/2" Iron Pipe
- - Found Iron Pipe
- X - Found Cross
- ⊗ - WATER VALVE
- ⊕ - TRANS. POLE
- - UTILITY POLE
- ⊖ - ELEC. METER
- ⊙ - LIGHT POLE
- ⊛ - SIGN
- ♿ - HANDICAPPED PARKING
- ⊙ - STORM MANHOLE
- ⊖ - GAS METER
- ⊙ - TELEPHONE PED
- ⊙ - AUTOMATED SPRINKLER SYSTEM
- ⊙ - CATCH BASIN

### Surveyor Notes:

1. Field Work Completed on 03-18-16
2. Prepared for Survey Services, for real estate transaction.
3. Site Address: 43 w. Dundee Road, Wheeling IL 60090
4. Pin No.: 03-02-416-006
5. The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
6. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
7. Auto Cad Files will not be released under this contract.
8. Due to snow and unplowed areas, some information is approximated and may not have been located and should be verified.
9. All building dimensions and ties are to the current siding material and not to the foundation.
10. This survey was completed with the aid of title commitment 15ST04078PK recorded October 14, 2015.
11. Item 7 in Schedule B not shown on plat, item is past 5 years.

**Lot 1**  
Dundee-Wolf  
Resubdivision  
Rec. September 7, 1973 Doc. T2715566

**Lot 2**  
Dundee-Wolf  
Resubdivision  
Rec. September 7, 1973 Doc. T2715566

**Lot 1**  
Lynch's Resubdivision  
In Wheeling  
Rec. April 23, 1962 Doc. T2029761

**Lot A**  
White's Consolidation  
of Land  
Rec. January 2, 1924 Doc. T203799

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF COOK )  
  
TO: Hyunsook Kim  
TC: Village of Wheeling

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES NO ITEMS FROM TABLE A HEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 8, 2016.

GIVEN UNDER MY HAND AND SEAL THIS 21ST DAY OF MARCH, A.D. 2016,  
AT PALATINE, ILLINOIS.  
  
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3323



ADOPTED BY THE BOARD OF GOVERNORS, AMERICAN LAND TITLE ASSOCIATION, ON OCTOBER 9, 2015.  
AMERICAN LAND TITLE ASSOCIATION, 1800 M ST., N.W., SUITE 3005, WASHINGTON, D.C. 20036-8828.  
  
ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, ON OCTOBER 9, 2015. NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, INC., 5119 PEGASUS COURT, SUITE Q, FREDERICK, MD 21704.

Exhibit received March 24, 2016

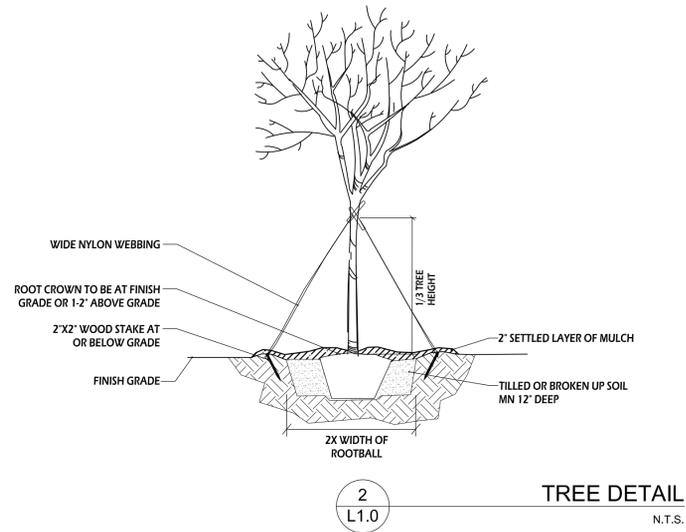
Drawn:	KD	Date:	03-21-16
Revision	Date	Drawn	Checked

**LSI Land Surveying Services, Inc.**  
574 W. Colfax Street Palatine, Illinois 60067  
Ph. (847)991-7700 Fax. (847)991-7707  
Professional Design Firm License No. 184-003632

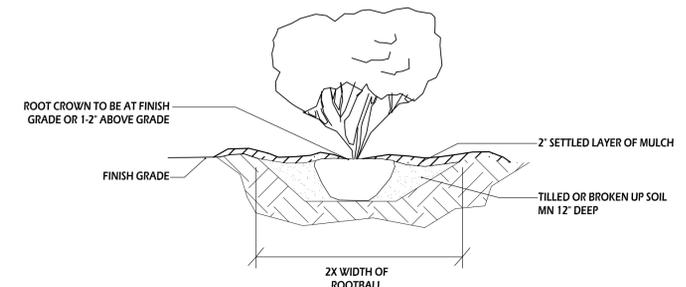
Field Work Completed: 03-18-16    Scale: 1" = 20'    Date: 03-21-16  
Site Address:  
**43 W. Dundee Road**  
**Wheeling, Illinois**

Job Number <b>LS160152</b>	Sheet Name <b>ALTA/NSPS SURVEY</b>
Sheet Number <b>ALTA/NSPS</b>	

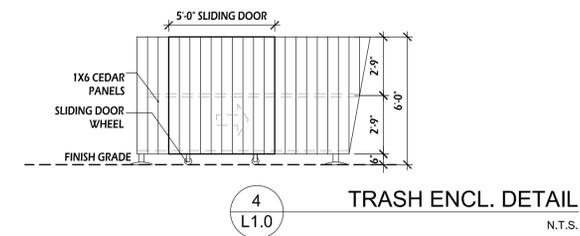
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2  
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TREE DETAIL  
N.T.S.

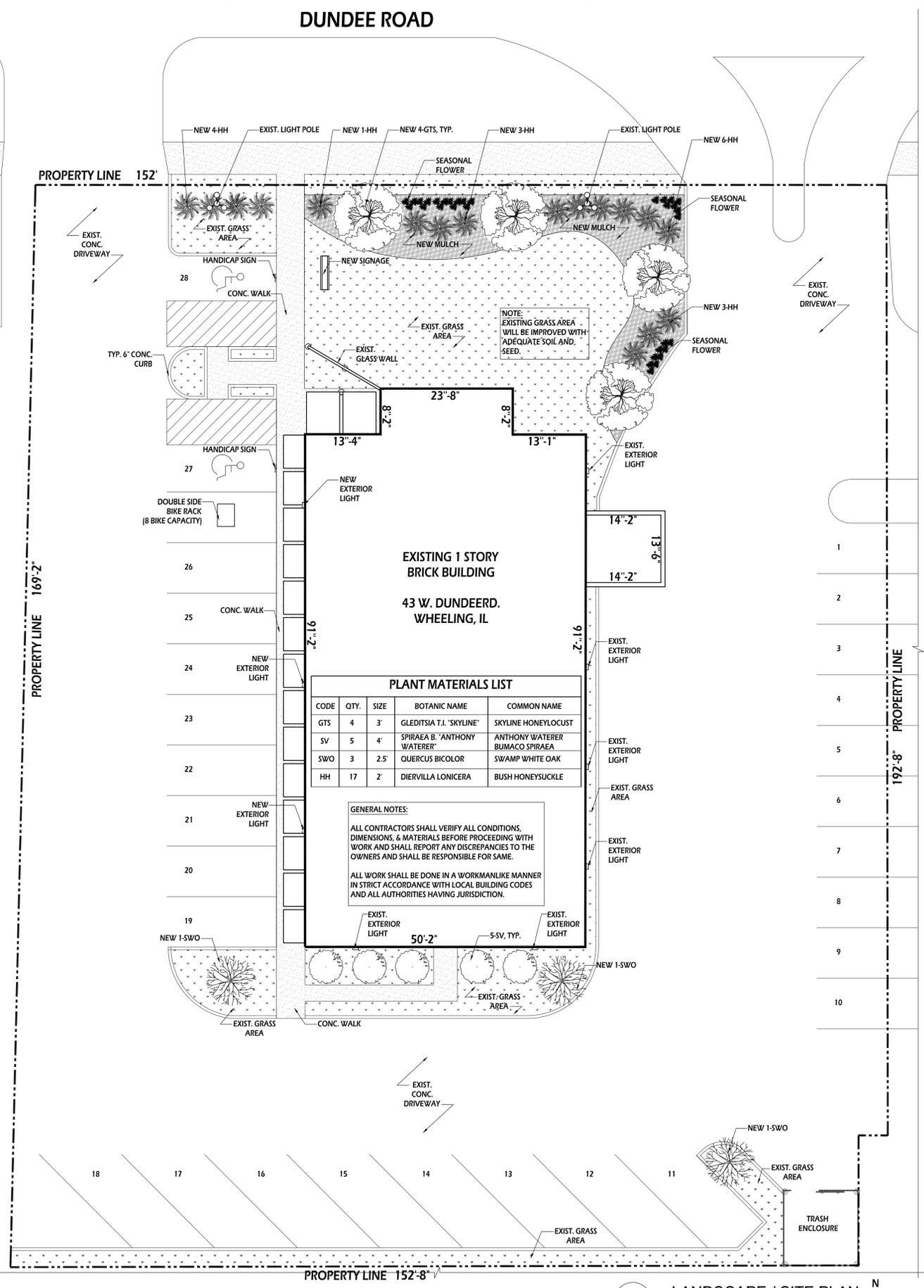


3  
L1.0  
TYP. SCHRUB PIT DETAIL  
N.T.S.



4  
L1.0  
TRASH ENCL. DETAIL  
N.T.S.

**GENERAL NOTES:**  
 1. ALL PLANT MATERIAL TO BE FULLY GUARANTEED AS TO TYPE AND SIZE AT NO COST TO OWNER FOR ONE YEAR FOLLOWING INSTALLATION.  
 2. SUBSTITUTIONS TO BE APPROVED BY ARCHITECT.  
 3. ALL PLANTING TO FOLLOW STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.  
 4. MAINTENANCE TO INCLUDE CONTINUING OPERATIONS OF WEED REMOVAL, NON-TOXIC CONTROL OF INSECTS, PESTS, & RODENTS, LAWN MOWING & FERTILIZATION IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION.  
 5. ALL PLANTINGS TO WATERED WITH A MINIMUM OF 2" OF WATER PER WEEK DURING DAY PERIODS FOR A PERIOD OF ONE YEARS FOLLOWING INSTALLATION.



**PLANT MATERIALS LIST**

CODE	QTY.	SIZE	BOTANIC NAME	COMMON NAME
GTS	4	3'	GLEDITSIA T.I. 'SKYLINE'	SKYLINE HONEYLOCUST
SV	5	4'	SPIRAEA B. 'ANTHONY WATERER'	ANTHONY WATERER BUMACO SPIRAEA
SWO	3	2.5'	QUERCUS BICOLOR	SWAMP WHITE OAK
HH	17	2'	DIERVILLA LONICERA	BUSH HONEYSUCKLE

**GENERAL NOTES:**  
 ALL CONTRACTORS SHALL VERIFY ALL CONDITIONS, DIMENSIONS, & MATERIALS BEFORE PROCEEDING WITH WORK AND SHALL REPORT ANY DISCREPANCIES TO THE OWNERS AND SHALL BE RESPONSIBLE FOR SAME.  
 ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER IN STRICT ACCORDANCE WITH LOCAL BUILDING CODES AND ALL AUTHORITIES HAVING JURISDICTION.

1  
L1.0  
LANDSCAPE / SITE PLAN  
3/32"=1'-0"

**D.S.C.**  
 ARCHITECTURE  
 CONSTRUCTION  
 1901 RAYMOND DR.  
 SUITE 113  
 NORTHBROOK, ILLINOIS 60062  
 608.886.5700 PHONE

**SANG inc**  
 ARCHITECTS  
 DESIGNERS  
 PLANNERS  
 1901 RAYMOND DR. # 15  
 NORTHBROOK, ILLINOIS 60062  
 312.704.8800 PHONE  
 312.704.8800 FAX

**CERTIFICATION**  
 I hereby certify that these documents have been prepared and drawn under my supervision and to the best of my knowledge meet and comply with all building and life safety code requirements for: WHEELING, IL  
 EXPIRES: 11/30/2016  
  
 HUNTSANG LEE  
 05/19/2016  
 SIGNATURE DATE  
 SEAL

**MEDTEC HEALTHCARE**  
**PROP. LANDSCAPE/SITE PLAN**  
 43 W. DUNDEERD.  
 WHEELING, IL 60090  
 Exhibit received May 31, 2016

**ISSUE RECORD:**

ISSUE	DATE	REV.	DESCRIPTION
1	05/19/16		ISSUE FOR ZONING REVIEW

**SHEET TITLE:**  
 LANDSCAPE / SITE PLAN, NOTES, PLANT SCHEDULE, AND DETAILS

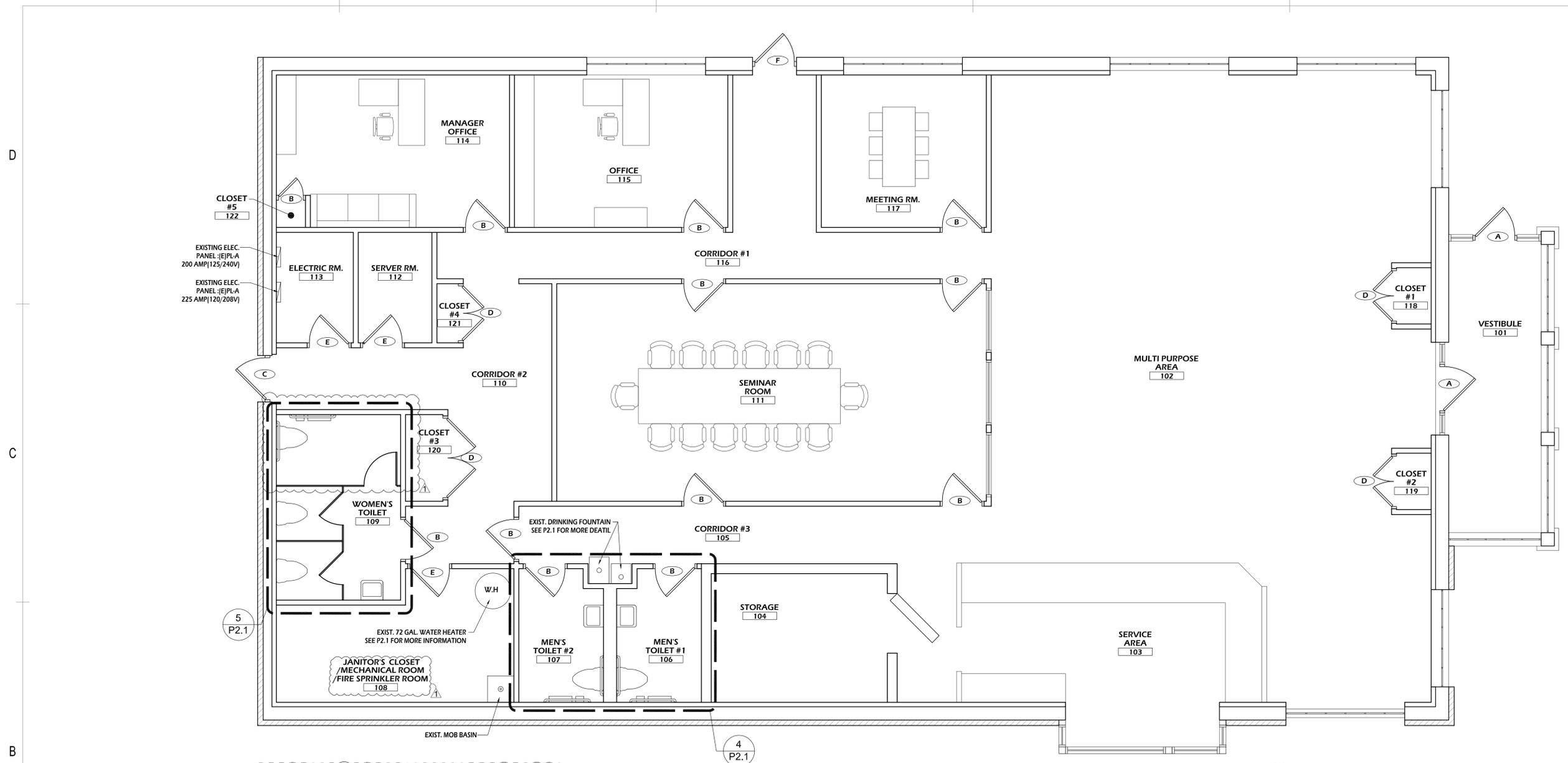
**PROJECT NUMBER:** 16-001  
**DRAWN BY:** SK  
**CHECKED BY:** HL  
**SHEET NUMBER:**  
**L1.0**  
**DATE:** 05/19/2016

Exhibit received March 24, 2016

ISSUE	DATE	REV.	DESCRIPTION
2	02/10/16		ISSUE FOR REVISION
1	01/20/16		ISSUE FOR OCCUPANCY REVIEW

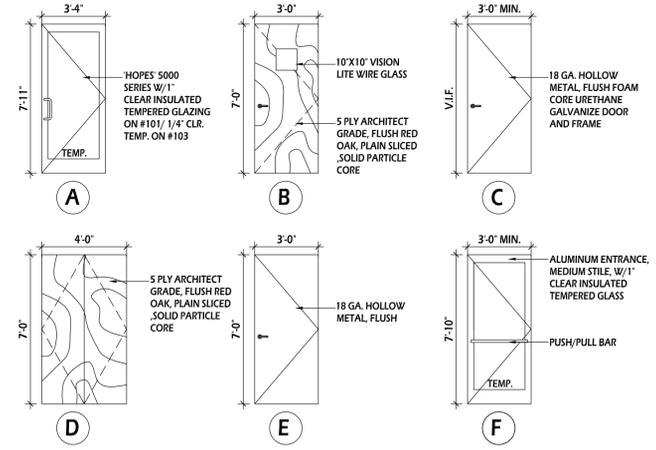
**SHEET TITLE:**  
**EXIST. FLOOR PLAN, DOOR TYPES & SCHEDULE**

**PROJECT NUMBER:** 16-001  
**DRAWN BY:** SK  
**CHECKED BY:** HL  
**SHEET NUMBER:**  
**A2.1**  
**DATE:** 02/10/2016



**NOTES:**  
 1. ALL DOOR HARDWARE AT THE THREE EXITS FROM THE BUILDING SHALL BE PANIC OR FIRE EXIT HARDWARE IN ACCORDANCE WITH SECTION 1008.1.10 OF THE BUILDING CODE.  
 2. THE USE OF THE OFFICES MAY REQUIRE ADDITIONAL EMERGENCY HARDWARE (STROBES/BEACONS).

**DOOR TYPES**



DOOR NUM.	DOOR				FRAME MATERIALS	LABEL
	SIZE	MATERIALS	TYPE	MATERIALS		
A	3'-4"x7'-11"x1-3/4"	STEEL	(A)	STEEL	-	
B	3'-0"x7'-0"x1-3/4"	WOOD S.C.	(B)	H.M.	-	
C	3'-0"x7'-0"x1-3/4"	H.M. F.C.	(C)	H.M.	-	
D	4'-0"x7'-0"x1-3/4"	WOOD S.C.	(D)	H.M.	-	
E	3'-0"x7'-0"x1-3/4"	H.M.	(E)	H.M.	-	
F	3'-0"x7'-10"x1-3/4"	ALUMINUM	(F)	ALUMINUM	-	
EX	-	-	-	-	-	

**NOTES:** ALL EXIST. DOOR TO COMPLY WITH CURRENT CODES

MATERIALS	RATINGS	MATERIALS	RATINGS
QUARRY TILE	UNDER 20	GYPSUM BOARD	0 - 15
VINYL COMP. TILE	UNDER 20	PAINT	16
GLASS & ALUM.	UNDER 20	CARPET W/ PAD	20 - 25

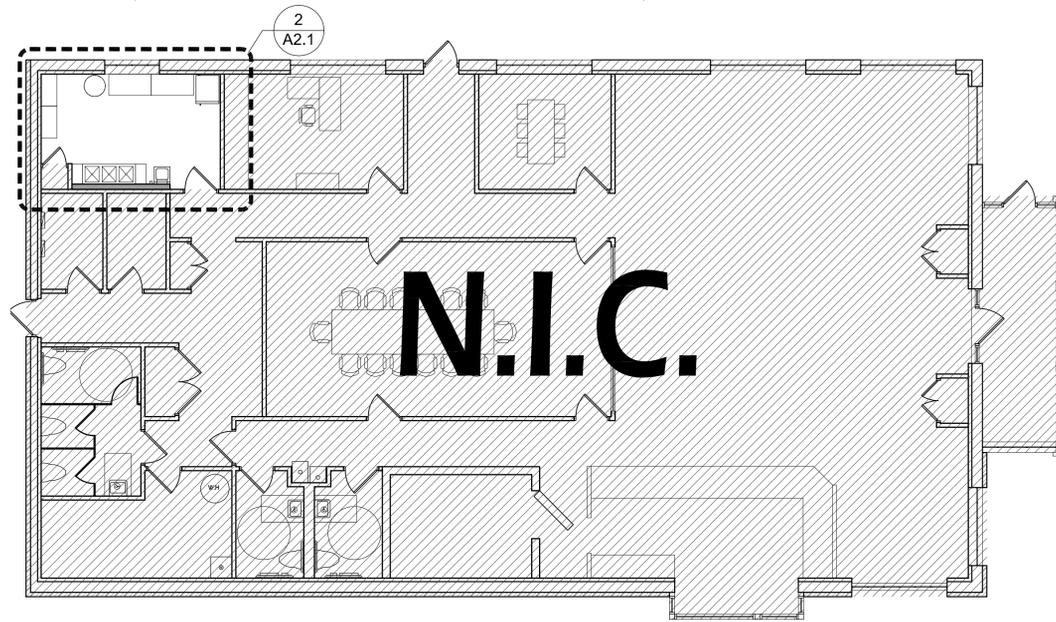
**NOTE:** PROVIDE 10 LB. ABC PORTABLE FIRE EXTINGUISHER W/ WALL BRACKET IN ACCORDANCE WITH NFPA 10.

**NOTES:**  
 1. ALL TRANSACTION COUNTERS, CASH-WRAP COUNTERS AND PASS-THRU COUNTERS SHALL MEET PORTION OF COUNTER TO BE SET AT 34" A.F.F., MAX. BY 36" IN LENGTH PER CBC CHAPTER 18-11-1101.3.1

ROOM NO.	ROOM NAME	ROOM FINISH SCHEDULE												REMARKS		
		FLOOR				BASE				WALL					CEILING	
		VINYL TILE	CARPET	CER. TILE	EXIST. TO REMAIN	VINYL BASE	CER. TILE	EXIST. TO REMAIN	3/8" GYPSUM BOARD	CER. TILE	FRP	PAINT	2x2 ACoustIC CEILING TILE		VINYL CLAD TILE	DRY WALL
101	VESTIBULE															
102	MULTI PURPOSE AREA															
103	SERVICE AREA															
104	STORAGE															
105	CORRIDOR #3															
106	MEN'S TOILET #1															
107	MEN'S TOILET #2															
108	JANI./FIRE/MECH. RM.															
109	WOMEN'S TOILET															
110	CORRIDOR #2															
111	SEMINAR ROOM															
112	SERVER ROOM															
113	ELECTRIC ROOM															
114	MANAGER OFFICE															

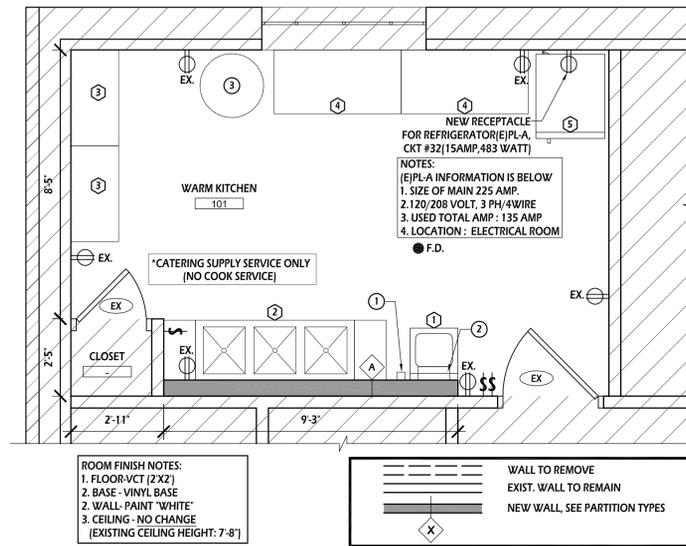
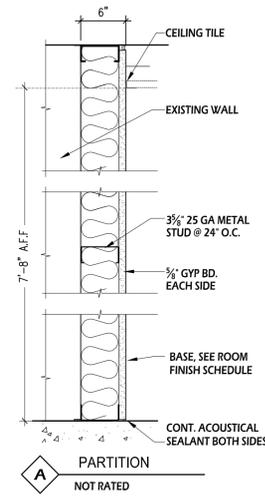
ROOM NO.	ROOM NAME	ROOM FINISH SCHEDULE												REMARKS		
		FLOOR				BASE				WALL					CEILING	
		VINYL TILE	CARPET	CER. TILE	EXIST. TO REMAIN	VINYL BASE	CER. TILE	EXIST. TO REMAIN	3/8" GYPSUM BOARD	CER. TILE	FRP	PAINT	2x2 ACoustIC CEILING TILE		VINYL CLAD TILE	DRY WALL
115	OFFICE															
116	CORRIDOR #1															
117	MEETING ROOM															
118	CLOSET #1															
119	CLOSET #2															
120	CLOSET #3															
121	CLOSET #4															
122	CLOSET #5															

**NOTES:**  
 1. ALL FLOOR IN CORRIDORS OR IN MEANS OF EGRESS ARE TO HAVE SLIP RESISTANT SURFACE  
 2. INTERIOR WALL AND CEILING FINISHES SHALL HAVE A FRAME SPREAD RATING NOT TO EXCEED 75 AND A SMOKE DEVELOPED RATING NOT GREATER THAN 450.  
 3. INSULATING MATERIAL, WHERE CONCEALED (ABOVE FINISHED CEILING), SHALL HAVE A FLAME SPREAD NOT TO EXCEED 75 AND A SMOKE DEVELOPED RATING NOT GREATER THAN 450.  
 4. WALL PAINT COLOR IS SELECTED BY OWNER OR ARCHITECT.

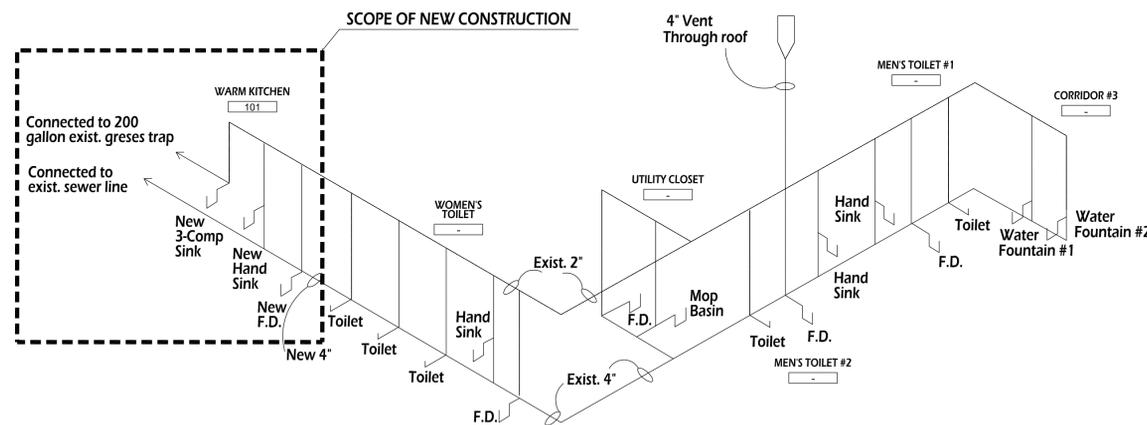


1 A2.1 KEY PLAN 1/8"=1'-0"

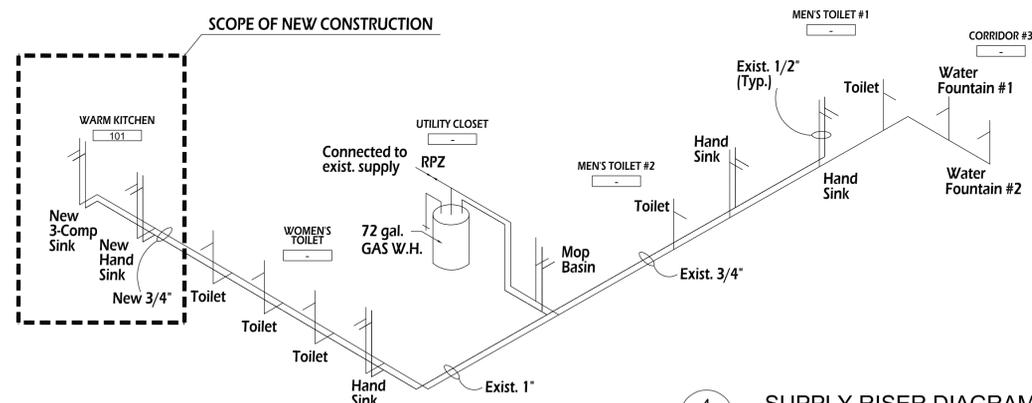
PARTITION TYPE (SCALE: 1 1/2"=1'-0")



2 A2.1 EQUIPMENT PLAN 3/8"=1'-0"



3 P2.1 WASTE & VENT DIAGRAM N.T.S.



4 P2.1 SUPPLY RISER DIAGRAM N.T.S.

EQUIPMENT SCHEDULE													
MARK	DESCRIPTION	Qty.	PLUMBING				ELECTRICAL			Extra Parts	REMARKS	MODEL NO.	NSF
			Water	Gas	Ph.	Load	Y/N	Drain	Btu				
①	HAND SINK	1	Yes	Yes	N/A	N/A	N/A	N/A	N/A		Need a Water Supply Pipe & Drain	Advance Tabco 7-PS-66-NF	YES
②	Std. 84" 3-comp. sink w/2 drainboards	1	Yes	Yes	N/A	N/A	N/A	N/A	N/A		Need a Water Supply Pipe & Drain		YES
③	SHELVING UNITS	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A			RGENCY #460EC2436	YES
④	WORKING TABLE (2' X 4')	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Casters			YES
⑤	DOOR REFRIGERATOR	1	N/A	N/A	N/A	N/A	115	1	4.2			TURBO AIR M3R19-1	YES

GENERAL NOTES

- A. THIS PLAN IS FOR INFORMATION ONLY AND NOT FOR CONSTRUCTION PURPOSES. INFORMATION ON THIS SHEET IS TO BE REVIEWED BY THE OWNER AND INCORPORATED INTO THE BUILDING'S MECHANICAL PLANS IN ACCORDANCE WITH LOCAL CODES.
- B. THE OWNER SHOULD SUBMIT THESE PLANS TO LOCAL BUILDING, HEALTH AND FIRE DEPARTMENT OFFICIALS FOR APPROVAL.
- C. ALL ROUGH IN WORK AND FINAL MECHANICAL CONNECTIONS (I.E. PLUMBING, ELECTRICAL, VENTILATION AND CONSTRUCTION) ARE TO BE BY OTHERS.
- D. K.E.C. WILL NOT BE RESPONSIBLE FOR DISCREPANCIES IN THE CONNECTIONS SHOWN FOR EQUIPMENT NOT SUPPLIED BY K.E.C. CONTRACTORS SHOULD VERIFY THESE CONNECTIONS WITH OWNER.
- E. CONTRACTORS TO MAKE USE OF ANY CONNECTIONS ALREADY INSTALLED IN EXISTING BUILDING WHENEVER POSSIBLE.
- F. CONTRACTORS TO PROVIDE AND INSTALL WALL BACKING FOR WALL SHELVES, WALL MOUNTED HANDSINKS, WALL MOUNTED COOKING EQUIPMENT, ETC. VERIFY THESE CONNECTIONS WITH OWNER.
- G. FLOOR DRAINS AND/OR FLOOR SINKS SHOWN ARE RECOMMENDED LOCATIONS, MECHANICAL ENGINEER TO VERIFY CODE REQUIREMENTS

ELECTRICAL REMARKS

- A. WIRE TO JUNCTION BOX OR ON EQUIPMENT.
- B. ATTACH RECEPTACLE OR J.B. TO COUNTER OR EQUIPMENT.
- C. WIRE TO EQUIPMENT. PROVIDE DISCONNECT OR CORD AND PLUG AS REQUIRED BY LOCAL CODE.
- D. PROVIDE RECEPTACLE FLUSH IN WALL.
- E. EQUIPMENT NOT SUPPLIED BY K.E.C. VERIFY REQUIREMENTS WITH SUPPLIER.
- F. DEDICATED CIRCUIT, ISOLATED GROUND. PROVIDE ELECTRICAL OUTLET. PROVIDE CONDUIT ACCESS FOR COMMUNICATION CABLE. VERIFY WITH OWNER.
- G. EQUIPMENT SUPPLIED WITH CORD & PLUG.
- H. WIRE FROM SWITCH ON PANEL TO LIGHTS IN ALL HOODS.
- I. CONNECTION INSIDE WALK-IN FROM CEILING. E.G. TO CAULK ALL CONDUIT PENETRATIONS INSIDE AND OUTSIDE. RUN ALL HORIZONTAL CONDUIT ABOVE WALK-IN WHERE POSSIBLE.
- J. PROVIDE CIRCUIT FOR ALARM, SHUNT TRIP BREAKERS & FAN SHUT-OFF AS REQUIRED BY LOCAL CODE. MICROSWITCH PROVIDED IN UTILITY CABINET. WIRE TO J.B. ON FIRE SYSTEM.
- K. ELECTRICIAN TO INSTALL LIGHT FIXTURES SUPPLIED WITH EQUIPMENT.

PLUMBING REMARKS

- A. INSTALL FAUCET PROVIDED BY A.D.E., PROVIDE SHUT-OFF
- B. CONNECT TO EQUIPMENT. PROVIDE SHUT-OFF.
- C. MANIFOLD MULTIPLE DRAINS AND RUN TO O.S.D. (OPEN SITTE DRAIN)
- D. RUN INDIRECT WASTE DRAIN LINE TO FLOOR SINK (10' X 10' W/ 1/2 GRATE)
- E. EQUIPMENT NOT SUPPLIED BY A.D.E. VERIFY REQUIREMENTS WITH OWNER.

PLUMBING PIPE TABLE (SCOPE OF NEW CONSTRUCTION)				
FIXTURE	TOTAL NUMBER	TYPE	SIZE	LOCATION
NEW HAND SINK	1	SUPPLY (L)	1/2"	WARM KITCHEN
		WASTE (SCH 40 PVC PIPE)	2"	
NEW FLOOR DRAIN	1	-	-	WARM KITCHEN
		WASTE (SCH 40 PVC PIPE)	4"	
NEW 3-COMP. SINK	1	SUPPLY (L)	1/2"	WARM KITCHEN
		WASTE (SCH 40 PVC PIPE)	2"	

NOTES:  
1. THE SIZE OF THE EXISTING WATER SUPPLY: 1"

SMALLWARES EQUIPMENT SCHEDULE		
MARK	DESCRIPTION	Qty.
①	SOAP DISPENSER	1
②	PAPER DISPENSER	1
③	WASTE CONTAINER	1

**CORNER STONE**  
ARCHITECTURE  
INTERIOR DESIGN  
PLANNING  
1901 RAYMOND DR.  
SUITE 13  
NORTHBROOK, ILLINOIS 60062  
609.886.5700 PHONE

**SAANG inc**  
ARCHITECTS  
DESIGNERS  
PLANNERS  
1901 RAYMOND DR. # 15  
NORTHBROOK, ILLINOIS 60062  
312.704.8800 PHONE  
312.704.8800 FAX

CERTIFICATION  
I hereby certify that these documents have been prepared and drawn under my supervision and to the best of my knowledge meet and comply with all building and life safety code requirements for:  
WHEELING, IL

EXPIRES: 11/30/2016  
STATE OF ILLINOIS  
HUNSANG LEE  
001-020959  
LICENSED ARCHITECT  
A.D.E. 05/12/2016  
SIGNATURE DATE  
SEAL

**MEDTEC HEALTHCARE  
INTERIOR ALTERATION**  
43 W. DUNDEE RD.  
WHEELING, IL 60090  
Exhibit received May 31, 2016

ISSUE	DATE	REV.	DESCRIPTION
1	05/12/16		ISSUE FOR REVIEW

ISSUE RECORD:

SHEET TITLE:  
**KEY PLAN,  
EQUIP. SCHE. AND  
PLUMB. DIAGRAM**

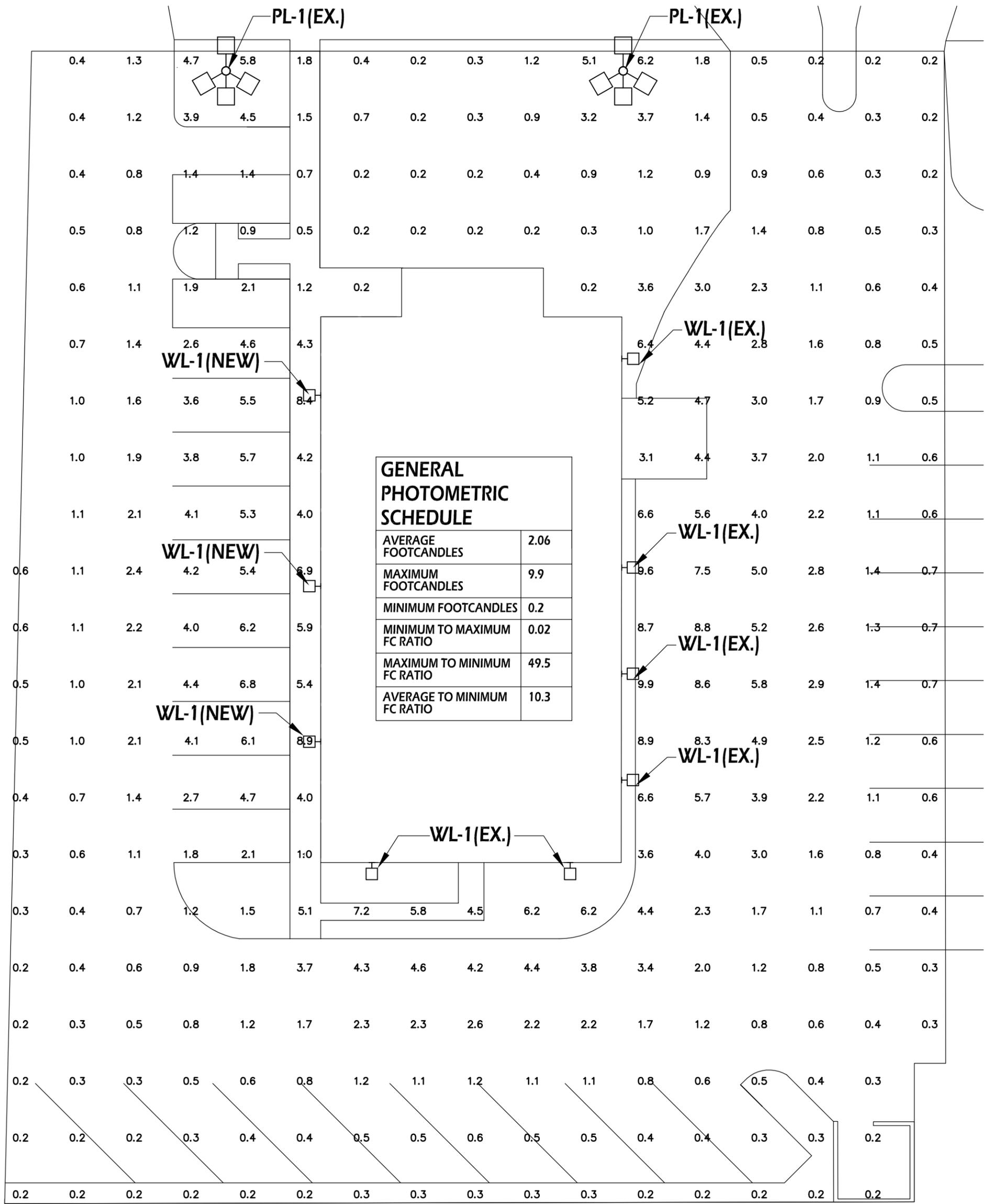
PROJECT NUMBER: 16-027  
DRAWN BY: SK  
CHECKED BY: HL  
SHEET NUMBER:  
**A2.1**  
DATE: 05/12/2016

D

C

B

A



1  
P 1.0

**PHOTOMETRIC PLAN** 1/16"=1'-0"

LUMINARIES SCHEDULE									
LABEL	SYMBOL	QUANTITY	DESCRIPTION	LUMENS	MOUNTING	BALLAST	MODEL	WATT	VOLT
PL-1		2	Trans Globe Lighting 4080 SWI 4 Light Pole Lantern in Swedish Iron	4200	POLE/POST	ELECTRIC	4080-SWI /PLT 81553	400	130
WL-1		9	RAB Metal Halide Midsize HID Wallpack with Glass Lens quad tap Bronze	13500	WALL	ELECTRIC	WP2H175QT	175	120

NOTE:  
1. EX.- EXISTING TO REMAIN

Exhibit received May 31, 2016

**PHOTOMETRIC PLAN**  
43 W. DUNDEE RD.  
WHEELING, IL, 60090

MAY. 19, 2016



**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. Jones, Senior Planner

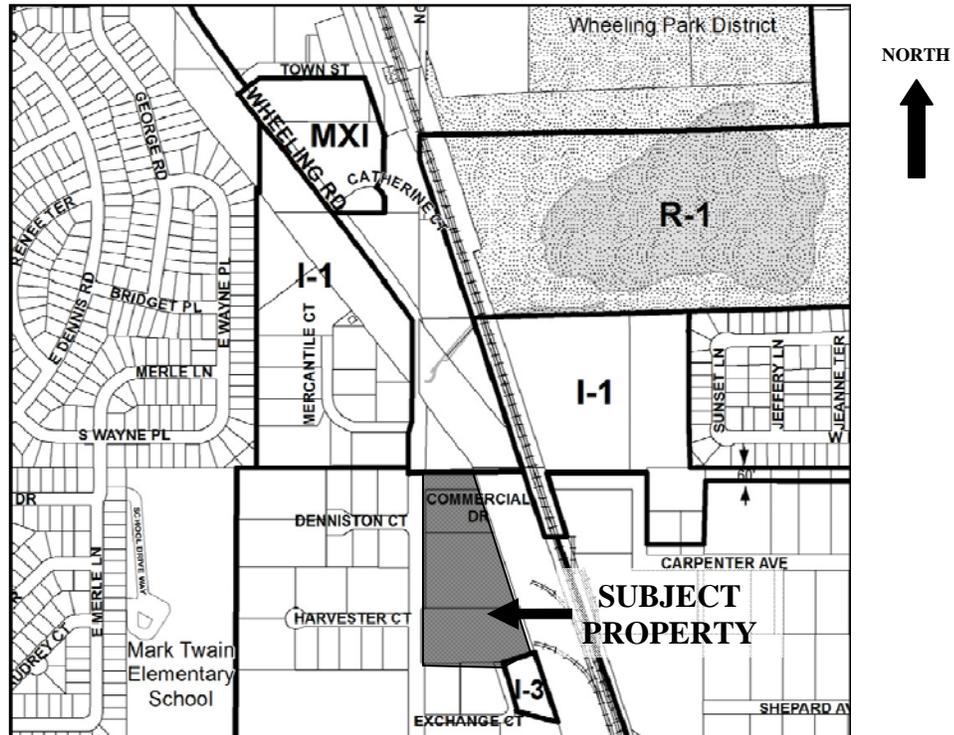
**RE:** **Docket No. 2016-14**  
**Orange Crush**  
**571 Wheeling Road**  
**Concept Review of a Text Amendment, Rezoning, Zoning**  
**Variations, and a Special Use for an Asphalt Plant**

**DATE OF REPORT:** June 3, 2016

**DATE OF MEETING:** June 9, 2016

**PROJECT OVERVIEW:** The petitioner is seeking concept review feedback to relocate an asphalt plant to 571 Wheeling Road, which is currently zoned I-2 Limited District.

**LOCATION MAP:**



**GENERAL PROPERTY INFORMATION**

**Applicant Name:** Orange Crush LLC

**Property Owner:** Orange Crush LLC

**Wheeling Plan Commission**

**Meeting date: June 9, 2016**

**RE: Docket No. 2016-14**

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<b><u>Common Property Address:</u></b>	571 Wheeling Road
<b><u>Common Property Location:</u></b>	Located on the east side of S. Wheeling Road, across from Dennison Court and Harvester Court.
<b><u>Neighboring Property Land Use(s):</u></b>	North: Industrial South: Industrial West: Industrial East: Industrial
<b><u>Comprehensive Plan Designation:</u></b>	Industrial
<b><u>Property size:</u></b>	7.27 acres (total lot)
<b><u>Existing Use of Property:</u></b>	Industrial (some vacant)
<b><u>Proposed Use of Property:</u></b>	Asphalt plant
<b><u>Existing Property Zoning:</u></b>	I-2 Limited Industrial District
<b><u>Previous Zoning Action on Property:</u></b>	None.

**BACKGROUND INFORMATION**

The asphalt plant at 231 S. Wheeling Road has been in operation for approximately fifty (50) years, with Orange Crush LLC has operating the plant for approximately thirty (30) years. The company is now proposing to relocate the plant roughly 650' south to an assemblage of parcels also on Wheeling Road. In conjunction with the relocation, the majority of the plant equipment would be replaced.

The subject property, once assembled, would total 7.27 acres in total area, roughly twice the size of the existing plant. The assemblage includes 571 S. Wheeling Road (formerly Main Steel), the unimproved right-of-way of Commercial Drive (Village parcel), an adjacent industrial/office building at 581 S. Wheeling Road, and a strip of land owned by ComEd that would serve as a circulation drive.

**Objectives of Relocation Plan**

According to attached letter (dated February 15, 2016), the relocation is proposed in order to achieve the following objectives for the company:

1. Increase energy efficiency of the plant
2. Reduce environmental impacts
3. Increase traffic efficiency
4. Reduce plant operation time by increasing production rate and mixed product storage capacity
5. Modernize the plant to comply with IDOT requirements, such as on-site storage of specific aggregate types and an on-site lab to perform tests to verify that the products meet IDOT specifications
6. Add an on-site asphalt recycler to comply with IDOT requirements for use of recycled material without trucking the material to/from a separate facility with a recycler

**Wheeling Plan Commission**

**Meeting date: June 9, 2016**

**RE: Docket No. 2016-14**

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**Potential Benefits to the Community**

The letter also identifies potential benefits to the community:

1. Facilitate development of the town center area by removing the aging plant from the immediate vicinity of the train station;
2. Reduced traffic due to increased efficiency, on-site recycling, and additional material storage; and
3. Reduce plant operation time.

**Zoning Consideration for the Plan Commission**

The formal petition is expected to include a zoning code text amendment, a rezoning, a special use application, and zoning variations. In order to better prepare for the formal submittal the plant operator is requesting feedback from the Plan Commission on several of the unique aspects of the relocation plan. The following is a summary of items for the Board's consideration, as compiled by Staff upon an initial review of the attached materials:

1. Location. Is the location proposed likely to significantly reduce the impacts of the plant on the town center area and the area in general?
2. Text amendment: Asphalt plants are not currently defined by the Zoning Code. The petitioner would need to define it, based upon its proposed operations. Due to the intensity of the use, an asphalt plant should be approved through special use only. The petitioner should also propose if such use would be allowed as a special use in the I-3 General Industrial District and/or the I-4 Heavy Industrial District.
3. Rezoning: Based upon the cover letter, it appears that the petitioner is requesting a rezoning from I-2 Limited Industrial District to I-4 Heavy Industrial District. However, the site plan provides a zoning analysis based upon the I-3 zoning requirements. Rezoning to I-3 General Industrial District may also be considered and is much more widely found throughout the Village than the I-4 District.
4. Silo quantity and height. The new silos are twenty feet (20') taller than the existing silos, and there up to eight (8) silos in close proximity to Wheeling Road. The proposed 85-foot accessory structures will require zoning variations for height. The maximum allowed building height for an accessory structure is 20 feet. The maximum allowed building height for a principal building is 40 feet.
5. Green space: A zoning variation is also required because the proposal does not meet the minimum requirement of 25%. The proposal has only 9% green space.

**Wheeling Plan Commission**

**Meeting date: June 9, 2016**

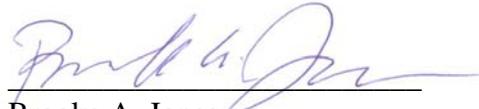
**RE: Docket No. 2016-14**

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Andrew C. Jennings, AICP  
Director of Community Development



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Brooke A. Jones  
Senior Planner

- Attachments:**
- [Aerial photo of existing conditions \(staff\)](#)
  - [Cover letter, dated 6.03.2016](#)
  - [Preliminary Site Plan](#)
  - [Preliminary Landscape Plan](#)
  - [Proposed Site Perspective Views and Plan](#)
  - [Existing Site Street Views](#)

# Orange Crush – 571 Wheeling Road

Docket No. 2016-14 (Concept Review of a Text Amendment, Rezoning, Zoning Variations, and Special Use for an Asphalt Plant)  
Plan Commission Meeting – June 9, 2016



Aerial of subject property

# Pal Group, Inc.

321 Center Street, Hillside, IL 60162

Tel: (708) 544-9440 Email: [twinter@orangecrushllc.com](mailto:twinter@orangecrushllc.com)

---

## Via: Electronic Mail

Village of Wheeling  
Community Development Department  
Attn: Andrew Jennings, AICP  
2 Community Boulevard  
Wheeling, IL 60090

February 15, 2016

RE: 571 S. Wheeling Road  
Wheeling, IL

Dear Mr. Jennings,

Orange Crush, LLC currently operates the asphalt plant located at 231 S. Wheeling Road and has operated the plant since the mid 1980's. The plant has been in operation at this location since 1960's. For the past few years we have been in discussion with the Village of Wheeling to relocate our operations to help facilitate the Village with the redevelopment of the property around the Metra station.

A few months ago we acquired the property located at 571 S. Wheeling Road as a target relocation property. The property is roughly 650' south of the current facility. After acquiring the property we started discussions with the owners at 581 S. Wheeling Road, which is directly to the south of 571 S. Wheeling Road, to purchase their property. Directly north of 571 S. Wheeling Road is village R.O.W. which is not being used for roadway and which we have discussed with the Village staff the possibility of acquiring in order to incorporate into our site. The last portion of the assemblage would be to obtain an easement from ComEd to allow for our internal traffic under the high tension wires just east of and adjacent to the properties.

This assemblage of property would double our size of the existing facility and would allow for a more efficient layout. It does not mean that the intensity of the facility will double. The additional land will help the facility be more energy, environmentally, and traffic efficient.

The current asphalt plant is 50 years old and does not meet the current demands or the requirements of Illinois Department of Transportation (IDOT). With the proposed relocation we would upgrade the equipment to meet current technology along with IDOT's current specification for asphalt production.

The current asphalt plant can only store two different asphalt products at any one time. If a different 'mix' of asphalt is required it has to be made at time of pick up. The current production rate is limited to 200 tons per hour. The upgraded equipment would increase the production rate to 400 tons per hour which would reduce the number of hours the plant would have to operate. This is both a benefit to the village and neighbors and a fiscal benefit to PAL.

As part of the equipment upgrade we would increase the quantity and size of the silos from 2 – 200 ton silos to 8 – 300 ton silos. We would also increase the height of the silos from 65' to 85'.

# Pal Group, Inc.

321 Center Street, Hillside, IL 60162

Tel: (708) 544-9440 Email: twinter@orangecrushllc.com

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With the more efficient equipment and additional silos we would be able to make the daily orders in less time and store more products during the day. This would allow us to further reduce the time we are operating batch plant.

To go along with additional asphalt products that IDOT specifics we will need to have additional aggregates on property to meet IDOT's specifications. The need for additional types fo roadway aggregate is a further reason for the need to increase the total site area.

The remaining additional land is required for a road material recycler. Per IDOT specifications recycled asphalt is required to be used in all asphalt production. At the current location we have broken asphalt delivered from construction sites to the Wheeling facility. The broken asphalt then has to be hauled to a facility with an asphalt recycler. After processing the material is then hauled back to the Wheeling facility to be incorporated into the new asphalt mixes. Allowing for the asphalt recycling facility to be located on the new enlarged site with having the recycler at the proposed facility we will eliminate the double truck traffic required for hauling material in and off the facility. The recycler will also recycle concrete from road material to aggregate for the road base, all recycle material will meet the requirements of the IDOT. Since the upgraded asphalt plant will meet IDOT's requirements we will have lab on site in order to test the material verifying it does meets IDOT's specification.

As part of the redevelopment of the assembled sites, we will provide storm water detention in conformance with MWRD rules and regulations. Currently this area is in the process of being remapped as to location of the flood plain. If it is shown that all or substantially all of the property is no longer in the flood plain, storm water detention will be provided on site. If the remapping is not completed by the time PAL is in for permits or if the remapping retains a significant portion of the site within the flood plain, PAL would then intend to purchase storm water detention credits from the Village of Wheeling. Since we are early in the design stage this determination will be made at the time of final engineering. Between either on site detention or on site detention and purchase of credits, the required storm water detention will be provided.

While this is considered relocation of our existing facility, in proposing this program we are upgrading the equipment we use, making the overall site more efficient, and reducing truck traffic on the surrounding road network. We will still be able to supply our customers in and around Wheeling.

Thank you for your consideration of the equipment upgrade and relocation of the asphalt plant at 231 S. Wheeling Road to 571 S. Wheeling Road.

Sincerely,  
**Pal Group, Inc.**



Tim Winter





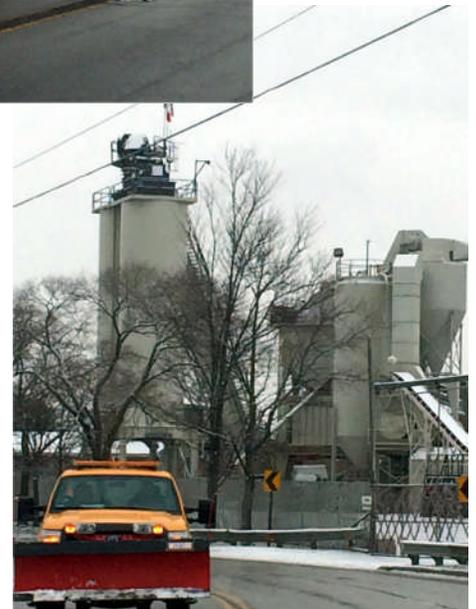




Northward View



Southward View



Northward View


**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. Jones, Senior Planner

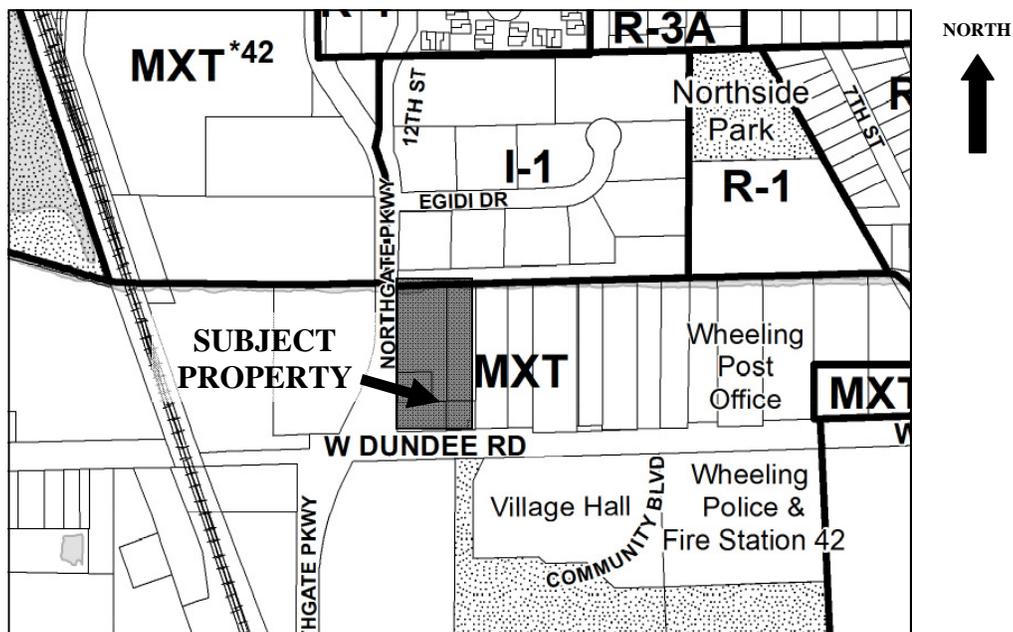
**RE:** **Docket No. 2016-15**  
**Dundee Commons**  
**430 W. Dundee Road**  
**Concept Review of a PUD for Retail Use in the MXT District**

**DATE OF REPORT:** June 3, 2016

**DATE OF MEETING:** June 9, 2016

**PROJECT OVERVIEW:** The petitioner is seeking concept review feedback to construct speculative retail at the vacant northeast corner of Dundee Road and Northgate Parkway, which is zoned MXT Transit Oriented Mixed Use District.

**LOCATION MAP:**



**Applicant Name:** Bill Hein & Associates

**Property Owner:** Bill Hein & Associates

**Common Property Address:** Located on the northeast corner of Dundee Road  
and Northgate Parkway.

**Wheeling Plan Commission**

**Meeting date: June 9, 2016**

**RE: Docket No. 2016-15**

---

**Neighboring Property Land Use(s):** North: Industrial  
South: Institutional (Village Hall and vacant)  
West: Vacant  
East: Commercial

**Comprehensive Plan Designation:** Transit Oriented Mixed Use

**Property size:** 2.96 acres (total lot)  
6,382 sq. ft. (Phase One building)  
9,000 sq. ft. (Phase Two building)

**Existing Use of Property:** Vacant

**Proposed Use of Property:** Speculative retail and restaurant uses

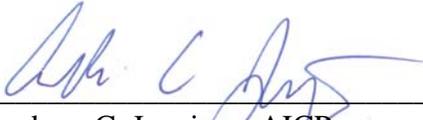
**Existing Property Zoning:** MXT Transit Oriented Mixed Use District

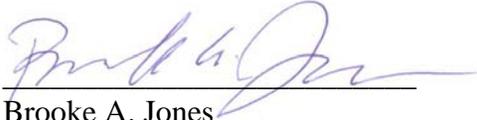
**Previous Zoning Action on Property:**  
None.

**BACKGROUND INFORMATION**

On Monday, June 6<sup>th</sup> the Village Board will review this project on a conceptual basis. The Plan Commission may wish to watch the video prior to the Plan Commission concept review on June 9<sup>th</sup>.

The attached memo and exhibits were provided to the Village Board. Prior to the June 9<sup>th</sup> Plan Commission Meeting, an updated staff memo will be provided to the Plan Commission following the Monday night Village Board Meeting.

  
\_\_\_\_\_  
Andrew C. Jennings, AICP  
Director of Community Development

  
\_\_\_\_\_  
Brooke A. Jones  
Senior Planner

**Attachments:** [Photo of existing conditions \(staff\)](#)  
[Staff memo to Village Manager, dated 6.06.2016](#)  
[Excerpts from 2015 plan presentation to the Village Board](#)  
[Revised PUD Concept submitted 5.25 2016](#)

## **Dundee Commons – 430 W. Dundee Road**

**Docket No. 2016-15 (Concept Review of a PUD for Retail Use in the MXT District)  
Plan Commission Meeting – June 9, 2016**



**Existing conditions of the vacant property (looking north)**



**MEMORANDUM**

**TO:** Jon Sfondilis, Village Manager

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

**DATE:** June 6, 2016

**SUBJECT:** Concept Review (Revised Concept)  
Dundee Commons Planned Unit Development  
430 W. Dundee Road (removing 370-382 W. Dundee Road)

---

Bill Hein & Associates, on behalf of the property owner and previous applicant, Neder Capital, is proposing a revision to the Planned Unit Development known as Dundee Commons at the northeast corner of Dundee Road and Northgate Parkway. The previous plan included town homes on 370-382 W. Dundee and referenced possible future expansion of town homes on 298-350 W. Dundee.

**Comparison of 2015 and 2016 Plans**

The 2015 plan called for forty (40) town homes on the first phase along with a corner retail element consisting of a stand-alone drive-through restaurant in front of a multi-unit building. The second phase of the 2015 plan was intended to be an eastern expansion of the town home development. However, as the acquisition of the expansion area is proving to be extremely challenging, the development team has elected to focus on the retail portion rather than start a town home development that might not be completed as planned.

In the current (2016) Concept Plan, the developer is proposing a two-phase retail development in the area shown as the retail portion of Phase I in the 2015 plan. The retail area had previously been designed as a stand-alone drive-through restaurant near Dundee Road with a multi-unit commercial building to the north. The 2016 plan calls for the drive-through use to be incorporated into a multi-unit building near Dundee Road. The second phase would consist of a multi-unit building to the north which would face Northgate Parkway.

**Staff Comments and Suggested Discussion Points**

Staff has reviewed the concept plans for the development and suggests that the Board may wish to discuss the following with the developer:

1. Traffic flow. The flow of vehicles within the site is confusing. The parking area for the Phase I building is a single-loaded two-way dead end lot. If a vehicle does not park as it drives west, it runs into the vehicles existing the drive-through and there is no area to turn around. The traffic flow is also complicated by the likelihood that left turns will not be permitted and there is a sharp turn from the Northgate traffic entering the drive-through.
2. Parking. The first phase appears to be under-parked based on the plan provided. The speculative retail requirement of 5.5 stalls per 1000 sq ft would require 35 stalls while 26 stalls are shown on the plan. With two restaurant units occupying approximately 3,500 sq ft it is possible that the development could ultimately require more than 35 stalls.
3. Village incentives. The financial analysis submitted with the 2015 concept indicated low to negative profit the retail portion of the development. The site plan does not lend itself to onsite compensatory storage – especially if the second phase is to be developed. While Sheet 4 of the engineering plan includes calculations for compensatory storage, it is not clear where the storage will be provided. The Board may wish to confirm whether the development plans to request the use of compensatory storage credits.

### **Next Steps**

The Plan Commission is scheduled to complete a concept review on June 9<sup>th</sup>. The development team is currently working to prepare for a formal preliminary PUD hearing as soon as possible. The comments from the two concept discussions (June 6<sup>th</sup> and June 9<sup>th</sup>) will be incorporated into revised submittals for the Preliminary PUD hearing if needed.

**Attachments:** Excerpts from 2015 plan presentation  
Revised PUD Concept submitted May 25, 2016

# Site View



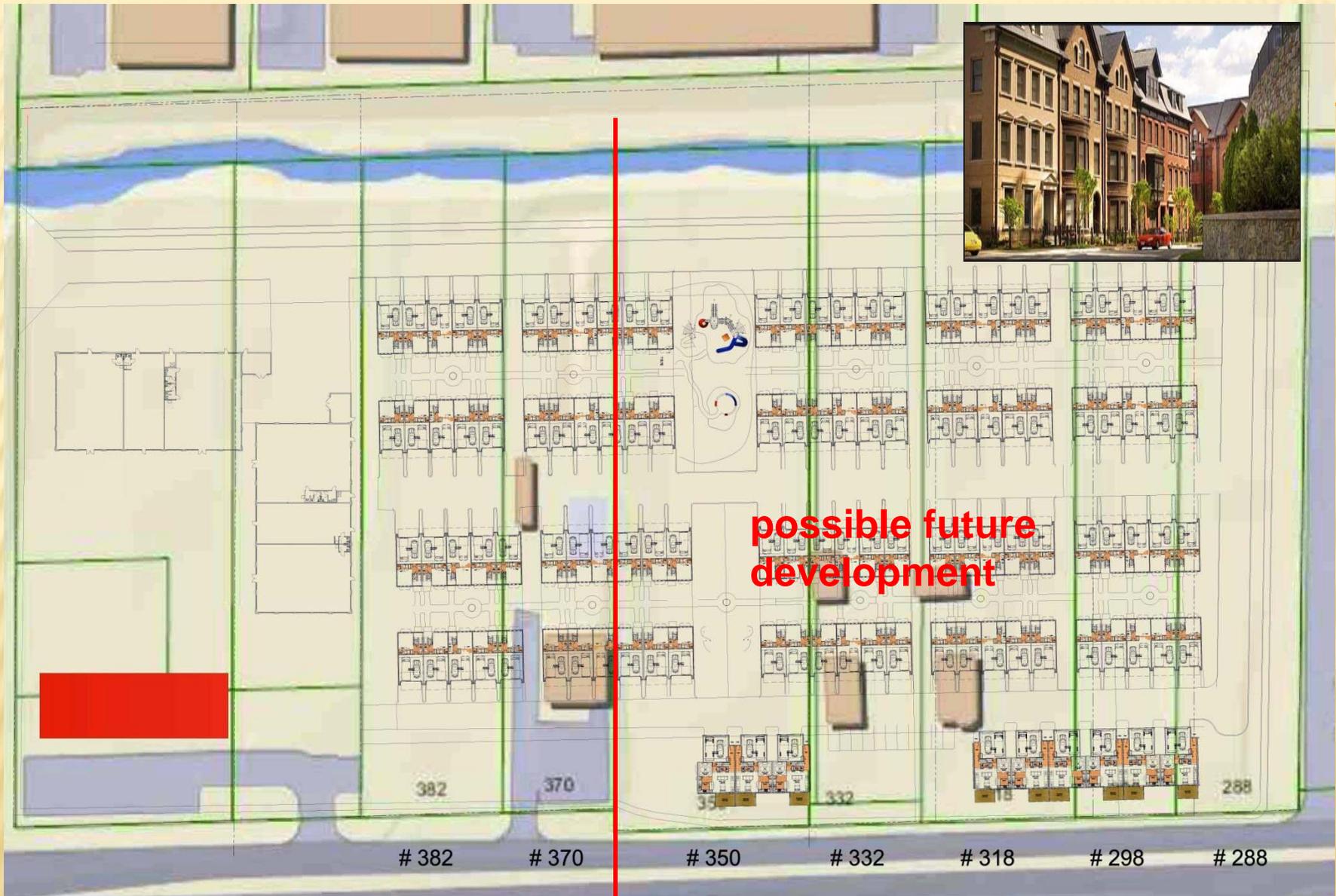
the new urbanism movement was the inspiration for the overall design concept at Dundee Road in Wheeling. new urbanism is about creating livable streets arranged in compact walkable blocks, offering a range of housing types to serve diverse ages and income levels. the communities are located near schools, stores, transit and civic places to promote neighborly living and a sense of community.

## PREVIOUS PLAN - JULY 2015

*The Development will offer open space format with city like sidewalks and street lights. A pool and Club house, along with a playground are considered as part of the amenities*



PREVIOUS PLAN - JULY 2015



**PREVIOUS PLAN - JULY 2015**



*Open Layout Surrounded Green Usable Space*

*City Like Convenience Plaza Serving The Needs Of The Neighborhood*



**PREVIOUS PLAN - JULY 2015**

*Civic Drive Extension Dundee  
Road At Wheeling Post Office  
West Bound*



**PREVIOUS PLAN - JULY 2015**

Civic Drive Road Extension, Helping To Facilitate Congestion On Dundee Road



*Accommodate Drive Thru Facility To Modern Commuter*



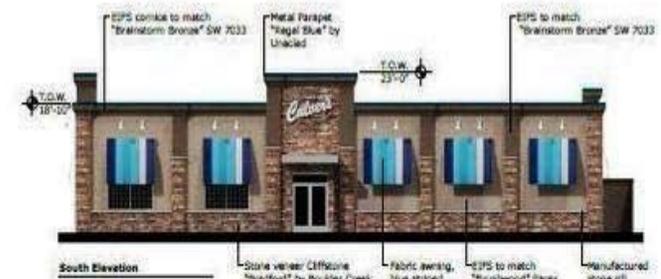
# PREVIOUS PLAN - JULY 2015



*Possible Layout and Exterior Elevations, Restaurant*



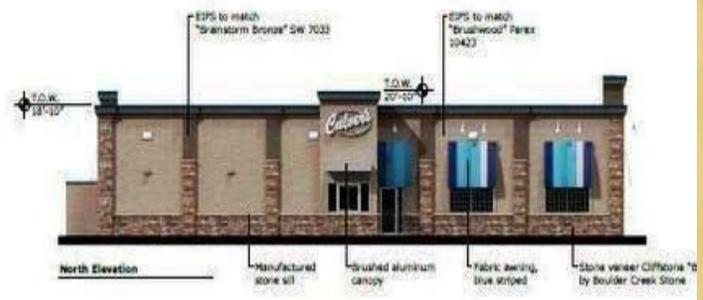
West Elevation



South Elevation



East Elevation



North Elevation

PREVIOUS PLAN - JULY 2015



*Retail Portion of  
Convenience Plaza  
Elevations*



## WHAT IS SPECIAL ABOUT WHEELING, ILLINOIS?

- Wheeling is an international gateway with Chicago Executive Airport and is only 8 miles from Chicago O'Hare International Airport.
- The Korean Cultural Center of Chicago is headquartered in Wheeling.
- The tenth congressional district including Wheeling is the fourth largest manufacturing concentration in the United States.
- Wheeling contains nearly 14 million square feet of manufacturing space.
- Wheeling is a restaurant destination with world-class dining with an eclectic mix of 22 restaurants from casual to fine dining.
- The finest dining in the northern suburbs is found on Wheeling's Restaurant Row located along the Des Plaines River.
- The Westin Chicago North Shore Hotel & Convention Center in Wheeling contains 412 rooms and 30,000 square feet of banquet space.





Wheeling's new Town Center, Flex Brewing 8 screen movie theater & restaurant. Many fine Retailers.



## Dundee Commons - Wheeling

### New Retail Development



Join the redevelopment of Wheeling as a new Town Center develops directly across the street with a new retail and entertainment district. This is the opportunity to enter this exciting new corridor in a visible ready to develop project

### Address:

Dundee Rd. &  
Northgate Pkwy.  
Wheeling, IL. 60090

### Location:

Between Milwaukee  
Ave. & Rt. 83 at  
Northgate Pkwy. –  
NEC Dundee Rd. &  
Northgate Pkwy.

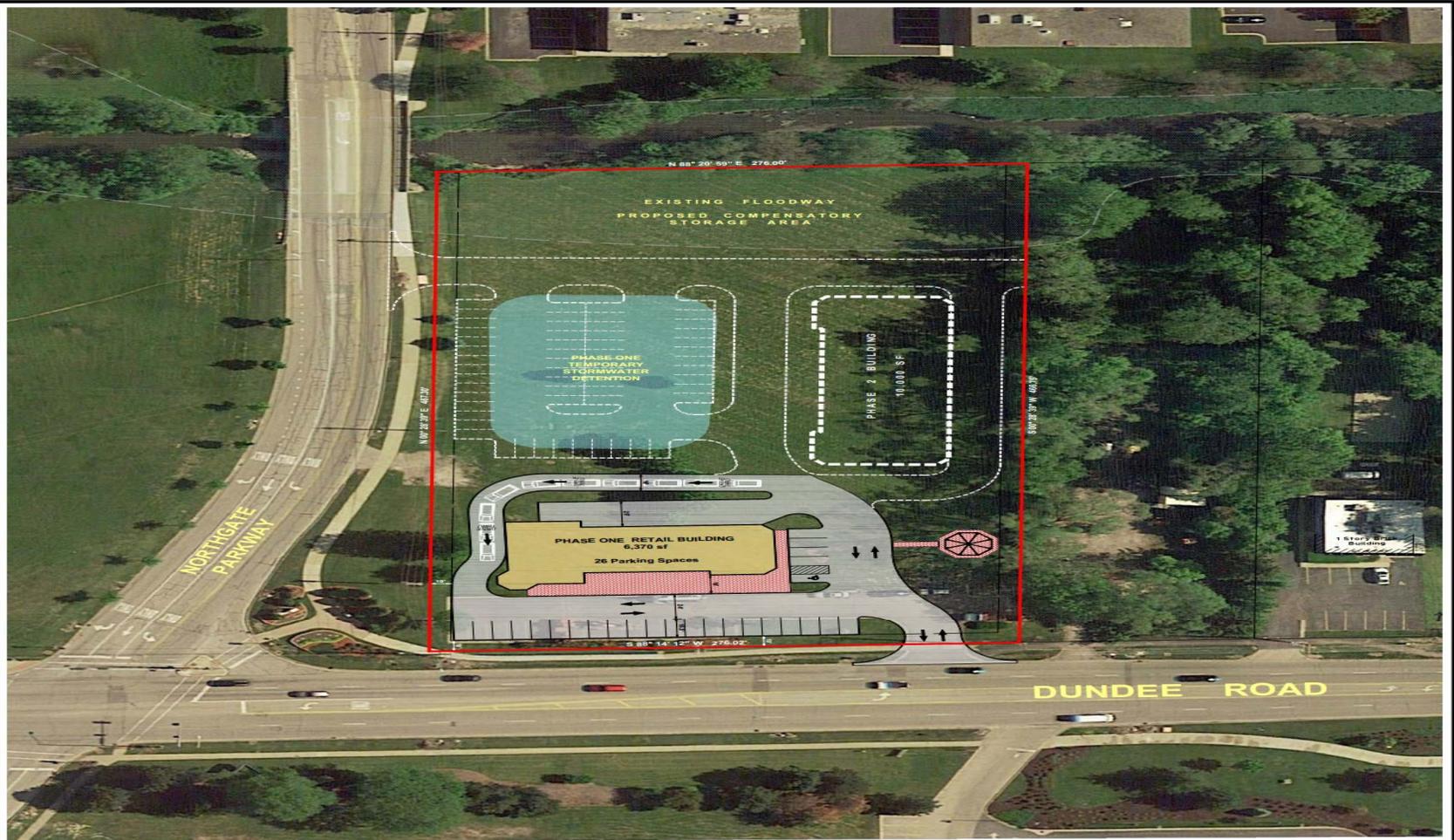
### Available:

QSR Drive though  
10,000 S.F. of Retail  
5,500 S.F. Free  
Standing Restaurant

### Parking:

At least 80 with  
potential for more.

Map of the site showing the proposed development and surrounding area.



Prepared by: **HAEGER ENGINEERING**  
 Date: 10/20/15  
 Project: DUNDEE COMMONS  
 Scale: 1" = 40'

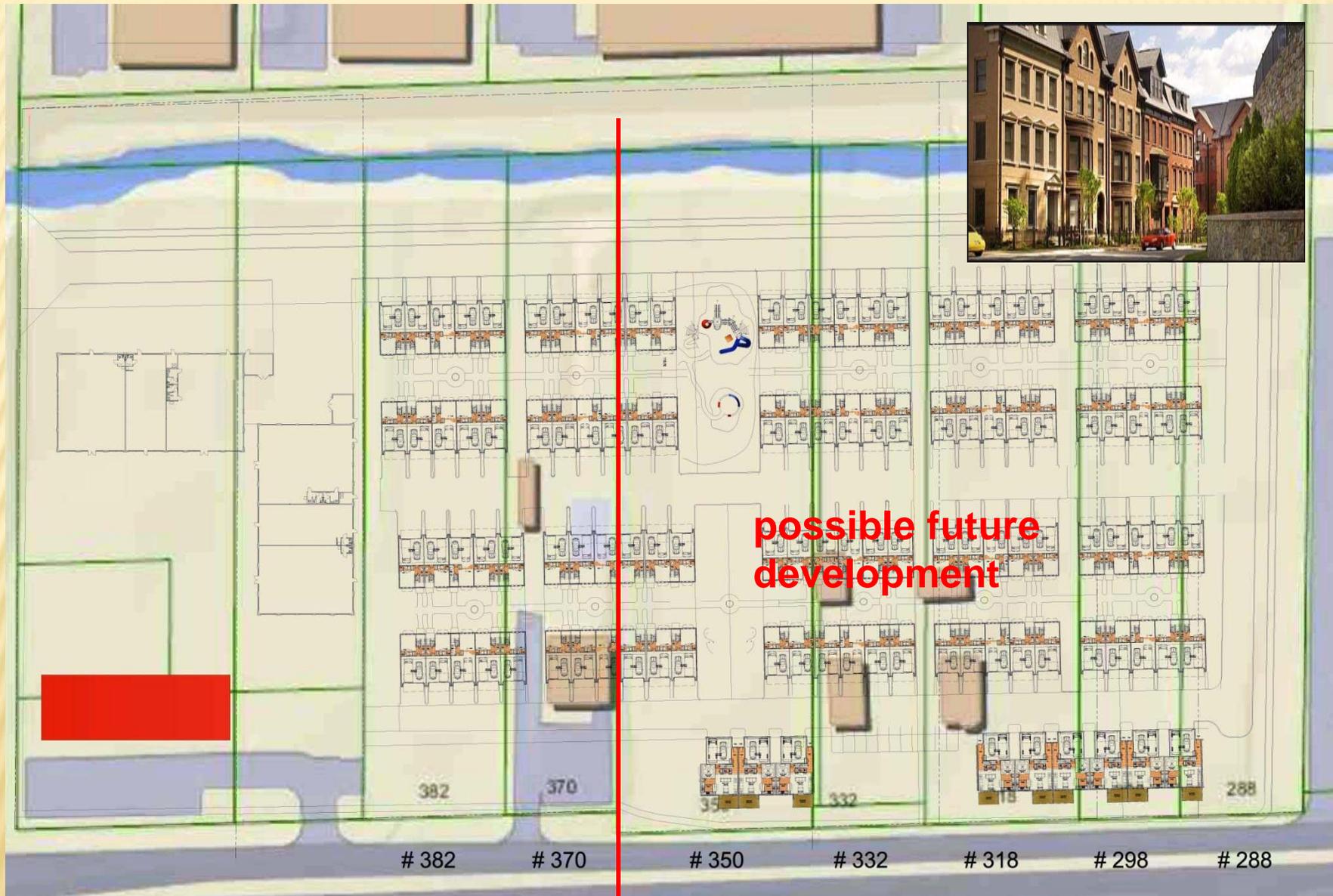
**PRELIMINARY  
SITE PLAN**  
**DUNDEE COMMONS**  
**WHEELING, IL**  
 NIDER CAPITAL SERVICES LLC

**HAEGER ENGINEERING**  
 consulting engineers • land surveyors  
 1300 W. North Dearborn Street, Schaumburg, IL 60196 • Tel: 815.399.6000 Fax: 815.399.6008  
 Illinois Professional Design Firm License No. 184-003152  
 www.haegerengineering.com

No.	Date	Revision

  
 Scale: 1" = 40'

PREVIOUS PLAN - JULY 2015



possible future development

# 382    # 370    # 350    # 332    # 318    # 298    # 288



# Dundee Commons

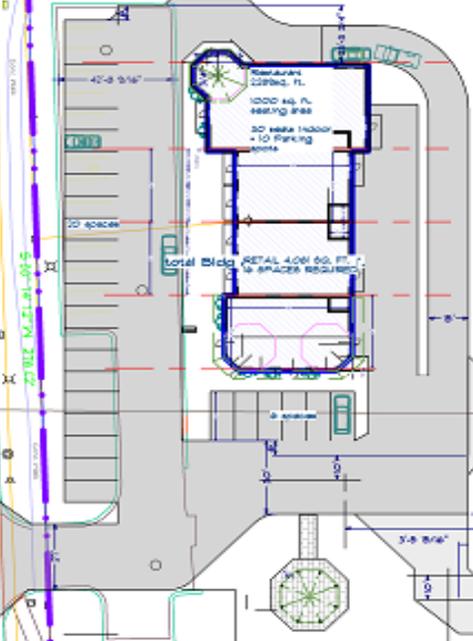
CHICAGO-WORKSHOP@SBCGLOBAL.NET  
WWW.CHICAGO-WORKSHOP.COM

NORTHGATE  
PARKWAY

DUNDEE DUNKIN B X 10 2/15/2016 12:07:47 PM

IL RTE 68

DUNDEE ROAD



WHEELING  
LOT  
HEIGHTS

PARCEL 1  
Area = 82,161 sq. ft.  
1,895,146

PARCEL 2  
Area = 46,687 sq. ft.  
1,070,004

1"=60'  
DUNDEE RD

INDUSTRY BUSINESS CENTER  
1000 W. NORTH W. STREET  
CHICAGO, IL 60642  
312.467.1000

DESIGN/BUILD  
CHICAGO  
WORKSHOP  
ARCHITECTS  
224 766 6654



**CHICAGO WORKSHOP ARCHITECTS**

27740 N HICKORY ST  
ISLAND LAKE, IL 60060 P:  
224 766 8654  
F: 866 757 8965  
[www.chicago-workshop.com](http://www.chicago-workshop.com)  
[chicago-workshop@sbcdglobal.net](mailto:chicago-workshop@sbcdglobal.net)



**SITE INFO**

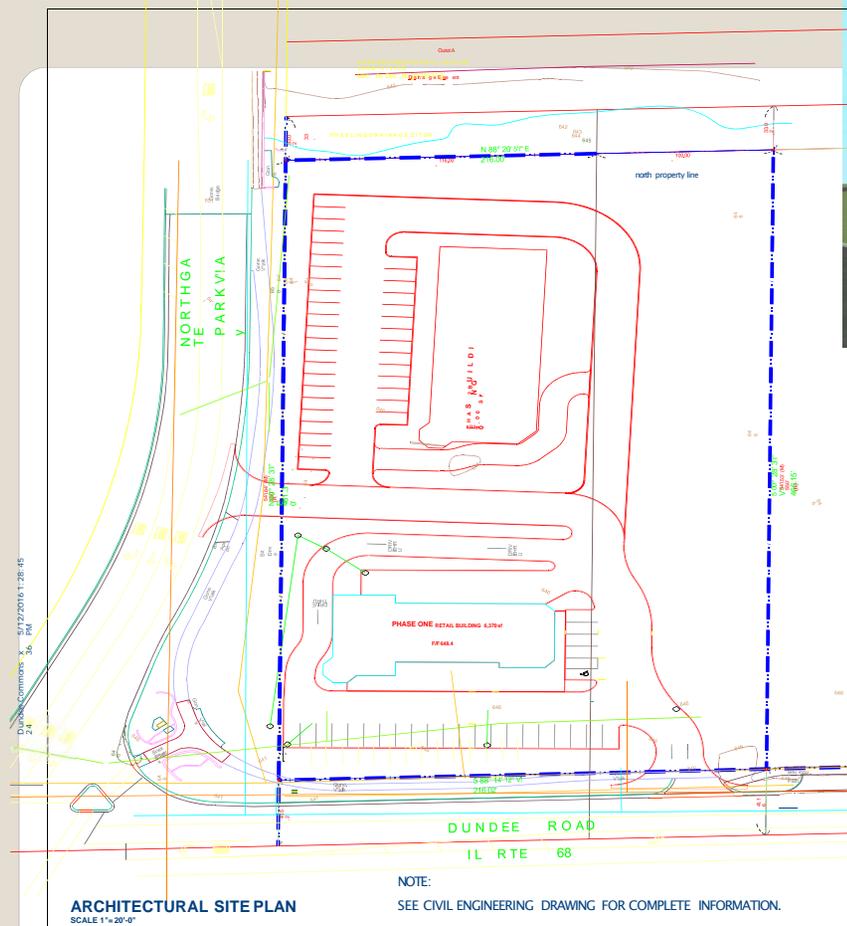
LOT SIZE = 128814 SQ.FT.  
BUILDING ONE SIZE = 6,370  
UNIT A = 2,290 SQ.FT.  
UNIT B = 1,163 SQ.FT.  
UNIT C = 1,163 SQ.FT.  
UNIT D = 1,462 SQ.FT.  
UNIT A SEATING IS 26 SEATS  
PARKING PROVIDED = 30  
PARKING REQUIRED = 30

**BUILDING CODES**

VILLAGE OF WHEELING CONSTRUCTION CODES  
INTERNATIONAL BUILDING CODE 2012  
(With Local Amendments)  
INTERNATIONAL MECHANICAL CODE 2012  
(With Local Amendments)  
INTERNATIONAL FUEL GAS CODE 2012  
(With Local Amendments)  
INTERNATIONAL PROPERTY MAINTENANCE CODE 2012  
(With Local Amendments)  
INTERNATIONAL ENERGY CONSERVATION CODE 2012  
(With Local Amendments)  
INTERNATIONAL FIRE CODE 2012  
(With Local Amendments)  
INTERNATIONAL RESIDENTIAL CODE 2012  
(With Local Amendments)  
N.E.C. NATIONAL ELECTRIC CODE 2011  
(With Local Amendments)  
INTERNATIONAL PLUMBING CODE 2012 and  
ILLINOIS STATE PLUMBING CODE,  
LATEST EDITION  
(With Local Amendments)  
Handicap Accessibility in Amendments  
Provisions of the latest edition of  
IL Accessibility Code,  
April 1997.

**DRAWING INDEX**

- A1 SITE
  - A2 EAST AND SOUTH ELEVATIONS
  - A3 NORTH AND WEST ELEVATIONS
  - A4 FLOOR PLAN
  - A5 FOUNDATION PLAN & ROOF PLAN
  - A6 BUILDING SECTIONS & WALL SECTION
  - E0 ELECTRICAL NOTES
  - E1 ELECTRICAL PLANS
  - E2 ELECTRICAL SCHEDULES
  - E3 SITE ELECTRICAL
  - M0 MECHANICAL NOTES
  - M1 MECHANICAL PLANS
  - M2 MECHANICAL SCHEDULES
  - P0 PLUMBING NOTES & SYMBOLS
  - P1 PLUMBING PLANS
  - C1 EXISTING SITE CONDITIONS
  - C2 SITE ENGINEERING PLAN
- PHOTOMETRIC SITE PLAN
- L1 LANDSCAPE PLAN
  - L2 LANDSCAPE DETAILS



**ARCHITECTURAL SITE PLAN**

SCALE 1" = 20'-0"

NOTE:  
SEE CIVIL ENGINEERING DRAWING FOR COMPLETE INFORMATION.



400 DUNDEE RD  
WHEELING IL

**DUNDEE COMMONS**

ISSUE / REVISIONS:  
DESIGN DEVELOPMENT 4 28 2016

DATE	04/28/2016
PROJECT NO.	6603
DRAWN BY:	JHW & MS

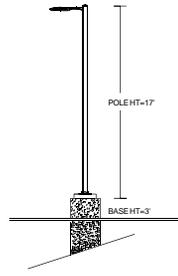
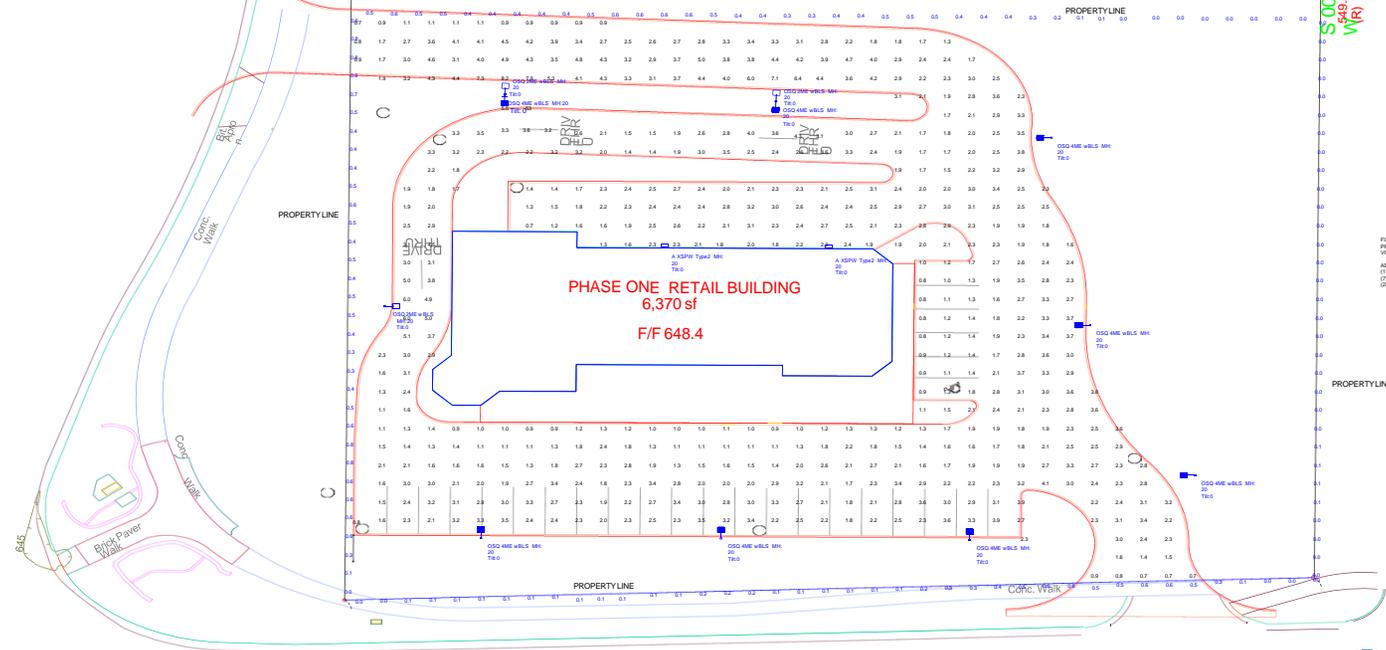
**A1**  
SHEET OF 1

Qty	Label	Arrangement	Luminaire	Lot	Description	Lum. Watt
1	OSQ-ME-WLS	SINGLE	SP7	1.000	OSQ-A-10-ME-A-076-XX-XX (W) OSQ-BLIMP BACKLIGHT SHIELD	112
3	OSQ-ME-WLS	TRIPLE	SP6	1.000	OSQ-A-10-ME-A-076-XX-XX (W) OSQ-BLIMP BACKLIGHT SHIELD	112
2	X-SP7P Type	Forming	OSQ-ME-WLS	1.000	Forming	25

Label	Pos	Min	Max	Agmt	Notes
PROPERTYLINE		0.27	0.8	0.0	N.A.
SITE		2.45	8.2	0.7	3.00

S 100° 28' 30" 466.7  
 W 89° 53' (N) 550' 5"



FUTURE MOUNTING HEIGHT AS SHOWN  
 PROPOSED POLES MEET 10 MPH SUSTAINED WINDS CUSTOMER TO VERIFY  
 VOLTAGE & COLOR BEFORE ORDERING  
 ADDITIONAL REQUIRED EQUIPMENT  
 (1) OSQ-DAY DIRECT MOUNT ARM  
 (2) P-54517C1X (17" X 4" SQUARE STEEL POLES SINGLE MOUNT)  
 (3) P-54517C2X (17" X 4" SQUARE STEEL POLES TRIP MOUNT)



**CRE**

1300 5th Street, Suite 101, York, PA 17403  
 Phone: 717.853.0000 Fax: 717.853.0001  
 Email: info@cre.com Website: www.cre.com

Project: 17-00000000000000000000  
 Date: 11/15/2017  
 Author: [Name]  
 Designer: [Name]  
 Checker: [Name]  
 Approver: [Name]

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ALUMINUM CLAD COMMERCIAL WINDOWS AND DOORS BY  
"TELLY" OR EQUAL.  
W/ INSULATED LOW E GLASS .55 U-FACTOR OR  
BETTER  
40 SHGC OR BETTER (TEMPERED GLASS #LOW PANES  
AND ADJACENT TO DOORS) - PPC  
"SOLARBAN 60" OR APPROVED EQUAL (TYPICAL)

**EAST ELEVATION**  
SCALE 3/16"=1'-0"



400 DUNDEE RD  
WHEELING IL

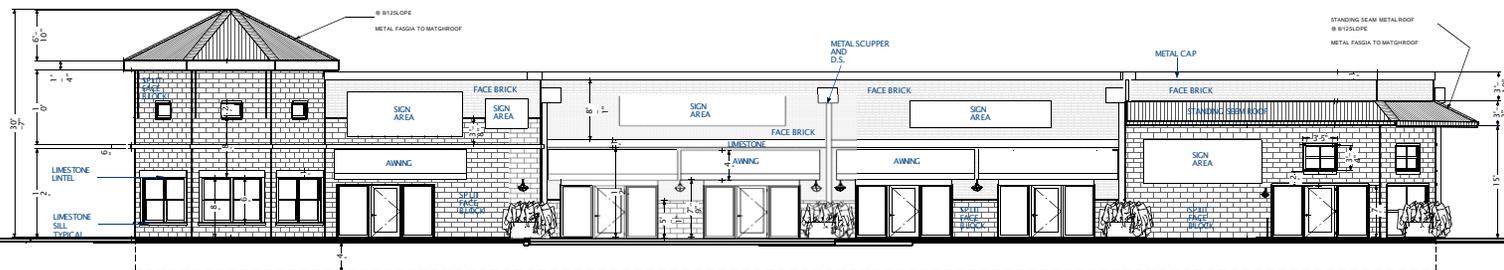
**DUNDEE  
COMMONS**

ISSUE / REVISIONS:  
DESIGN DEVELOPMENT 4.28.2016

DATE  
04/28/2016  
PROJECT NO.  
6000  
DRAWN BY:  
JHW & MS

**A2**  
SHEET OF 4

Dundee Commons 15-01-15/27/2016 11:28:46  
JHW



**SOUTH ELEVATION**  
SCALE 3/16"=1'-0"



Phase I at the North East corner of Dundee Rd and Northgate Parkway, will consist of approximately a 1,5 acres. The 1,5 acre lot will house a convenience plaza with a projected foot print of approximately 6,000 sq.ft., complemented with outdoor seating and a drive thru facilities at end caps..

Add your Restaurant to the List .

<httpwww.wheelingil.gov/WheelingRestaurantCateringGuide.pdf>

**For more information contact:**

Bill Hein

847-650-8985

[bhein1402@att.net](mailto:bhein1402@att.net)

Description:

With the most desirable venue to serve this exciting development. Will also include drive through capability and a residential development

Zoning:

Retail/Office – Residential potential

**Traffic Counts:**

40,000 Vehicles/day

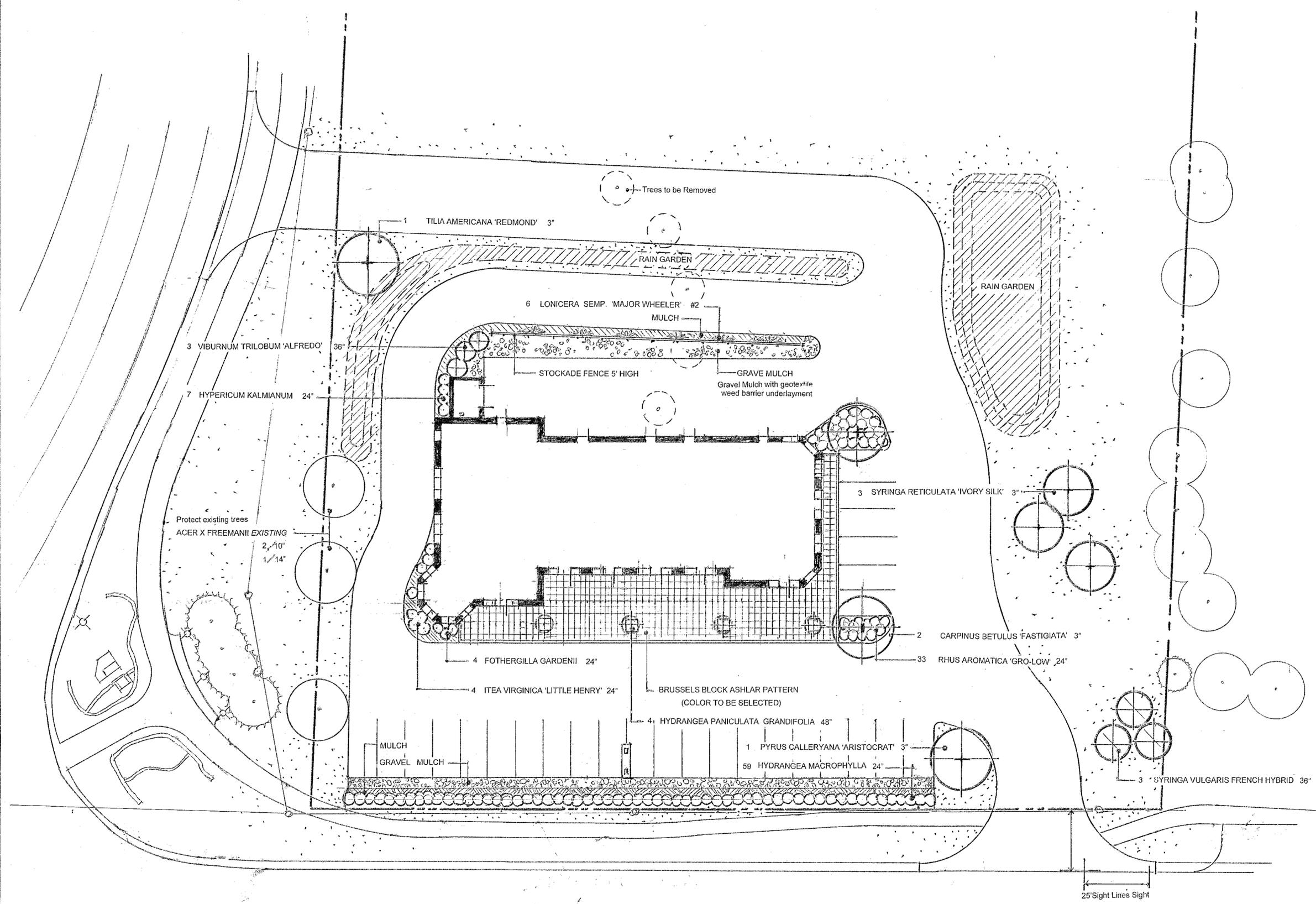
Comments:

Join the exciting redevelopment of the Wheeling Dundee Rd. corridor. This new development with Dundee Rd. access and full visibility.



North

Scale: 1" = 20'



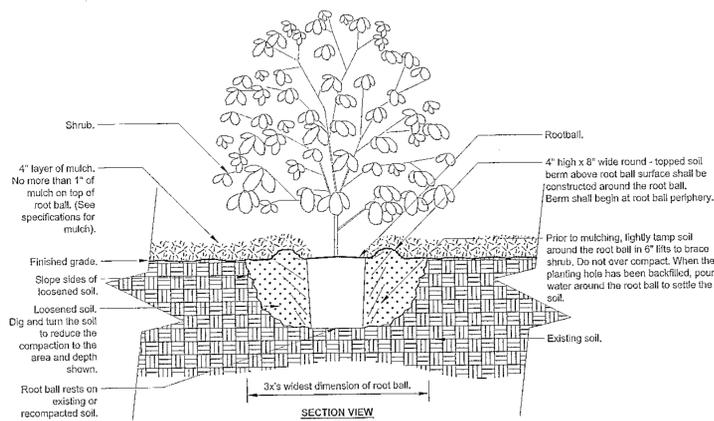
**1 LANDSCAPE PLAN**  
 Scale: 1" = 20'

**EXTERIOR DIMENSIONS**  
 landscape architecture

**LANDSCAPE PLAN**  
**DUNDEE COMMONS**  
**WHEELING, ILLINOIS**

765 Old Mill Grove Road, Lake Zurich, IL 60476-852-0193

Landscape Architect: **WE**  
 Date: 5-12-2016  
 Project No.:  
 Sheet **1/2**



## 2 SHRUB PLANTING

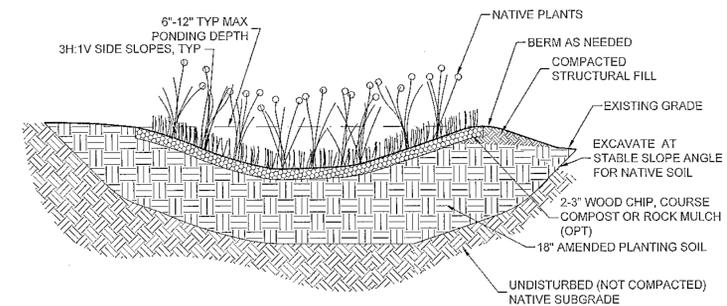
TREES

QTY.	BOTANIC NAME	COMMON NAME	SIZE
2	CARPINUS BETULUS 'FASTIGIATA'	Columnar European Hornbeam	3"
1	TILIA AMERICANA 'REDMOND'	Redmond American Linden	3"
3	SYRINGA RETICULATA 'IVORY SILK'	Ivory Silk Japanese Tree Lilac	3"
1	PYRUS CALLERYANA 'ARISTOCRAT'	Aristocrat Callery Pear	3"
1	ACER X FREEMANII EXISTING	Freemanii Red Maple var.	14"
2	ACER X FREEMANII EXISTING	Freemanii Red Maple var.	10"

SHRUBS

3	VIBURNUM TRILOBUM 'ALFREDO'	Compact American Cranberry	36"
7	HYPERICUM KALMIANUM	St. Johnswort	24"
4	FOTHERGILLA GARDENII	Dwarf Fothergilla	24"
4	ITEA VIRGINICA 'LITTLE HENRY'	Little Henry Virginia Sweetspire	24"
4	HYDRANGEA PANICULATA GRANDIFOLIA	P. G. Hydrangea on standard	48"
59	BIGLEAF HYDRANGEA 'FOREVER PINK'	Hydrangea macrophylla Cultivar	24"
3	SYRINGA VULGARIS FRENCH HYBRID	French Hybrid Lilac	36"
6	LONICERA -SEMP. 'MAJOR WHEELER'	Maj. Wheeler Honeysuckle Vine	#2
33	RHUS AROMATICA 'GRO-LOW'	Gro-Low Sumac	18"-24"

## 3 PLANTS



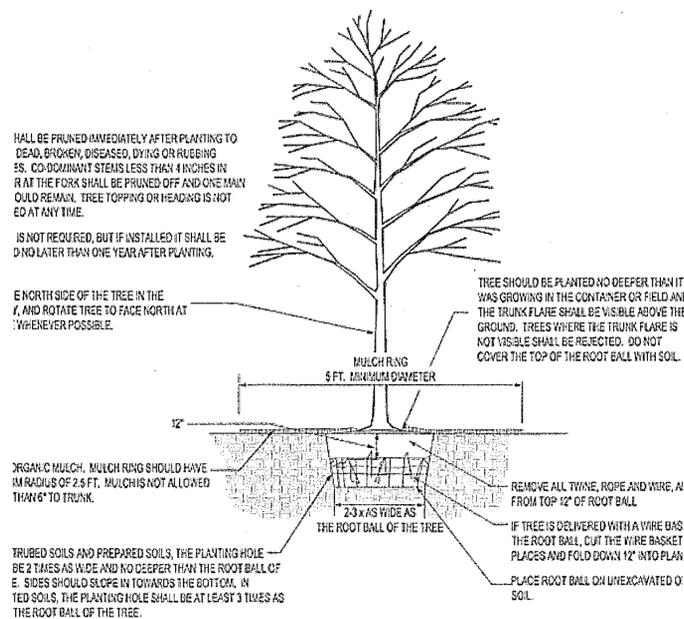
## 4 RAIN GARDEN

Common Name	Height	Bloom Time	Color
SUN			
Prairie Violet	6'	Apr-Jun	Blue
Bee Balm	2'-3'	May-Jul	Pink
Spiderwort	2'	May-Jul	Purple
Purple Prairie Clover	1'-2'	Jun-Jul	Purple
Yellow Coneflower	4'	Jun-Aug	Yellow
Butterfly Milkweed	2'	Jul-Aug	Orange
Nodding Onion	2'	Jul-Aug	Pink/White
Black-Eyed Susan	2'	Jul-Sep	Yellow Orange
Purple Coneflower	3'-4'	Jul-Oct	Purple
Little Bluestem	2'-3'	Aug-Oct	Red/Brown
New England Aster	3'-4'	Fall	Purple

## 6 Native Rain Garden Plants

- DESIGN NOTES:
1. PLANT WITH PLANTS PER LANDSCAPE ARCHITECT DWGS. NATIVE PLANTS ARE PREFERRED, BECAUSE NON-NATIVE AND INVASIVE SPECIES CAN REPRODUCE DOWNSTREAM AND DAMAGE HABITAT. IF NON-NATIVES ARE CHOSEN, BE SURE THAT THEY WILL NOT DAMAGE DOWNSTREAM HABITAT.
  2. BUILD AND VEGETATE RAIN GARDEN AS EARLY AS POSSIBLE TO ESTABLISH PLANTINGS BEFORE DIRECTING STORMWATER RUNOFF TO IT OR DIVERT STORMWATER AROUND FACILITY. PREFERABLY, THIS PERIOD WOULD LAST A MINIMUM OF 3 MONTHS OR PER LANDSCAPE ARCHITECT/DESIGNER GUIDELINES.
  3. INFILTRATION AREAS (THE AREA OF THE RAIN GARDEN AS DEFINED BY THE TOP ELEVATION OF THE FACILITY) SHALL BE FENCED OFF FROM THE FIRST DAY OF EARTH MOVING UNTIL PROJECT COMPLETION TO PREVENT COMPACTION OF THE SUBGRADE, DIRT TRACKING ONTO ANY LAYER OF THE FACILITY AND STOCKPILING OF CONSTRUCTION MATERIALS THAT MAY CLOG THE SURFACE.
  4. DURING EXCAVATION OF NATIVE SOILS TO THE BOTTOM OF THE FACILITY, RAINFALL MAY CAUSE FINES TO CLOG THE SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
  5. CALL THE (CIVIL ENGINEER OR LANDSCAPE ARCHITECT), [ENTER NAME HERE] AT [ENTER PHONE NUMBER HERE] 24 HOURS IN ADVANCE OF CONSTRUCTING THIS FACILITY SO CONSTRUCTION OBSERVATION MAY BE PERFORMED TO IDENTIFY VARIATIONS IN THE FIELD THAT MAY AFFECT DESIGN AND VERIFY PROPER CONSTRUCTION.

## 7 INFILTRATION RAIN GARDEN WITH PLANTING SOIL NOTES



## 5 TREE PLANTING

- SOIL PREPARATION NOTES:
1. SOIL WITHIN THE OPEN SOIL SURFACE AREA SHALL BE WELL AERATED TO A DEPTH OF EIGHT INCHES, EXCEPT THAT IN TREE PLANTING ISLANDS SURROUNDED BY PAVEMENT, IT SHALL BE WELL AERATED TO A DEPTH OF 18 INCHES.
  2. THE SOIL SHALL CONTAIN AT LEAST 5% ORGANIC MATTER.
  3. SOIL PH SHALL BE WITHIN THE RANGE OF 5.0 TO 7.0.

**EXTERIOR DIMENSIONS**  
 landscape architecture

**DUNDEE COMMONS**  
**WHEELING, ILLINOIS**

765 Old Mill Grove Road, Lake Zurich, IL 847-862-0193

Landscape Architect: WE  
 Date: 5-2-2016  
 Project No.  
 Sheet 2/2



### Preliminary PUD Plan

DUNDEE COMMONS  
 400 West Dundee Road  
 Wheeling, IL 60090

The proposed development is a phased project consisting of a convenience Plaza Retail center with a Restaurant and Drive Thru as Phase 1. The plaza will have outdoor seating for the restaurant. Phase 2 will consist of additional retail. This development will be part of the “entrance” to the Wheeling Commercial district. As such much attention to the aesthetics and character of the project were carefully considered. Walkability is encouraged by the tie in to the sidewalk and the plaza area. Bike parking is featured in the plaza. Existing City of Wheeling Amenities such as the Pocket Park at the corner of Northgate and Dundee are featured. The wrap around windows of the restaurant face the park. The Octagon shape of the Standing Seam metal roof are a response to the prominent corner so that the form becomes a visual gateway. Dundee Commons will meet the standards established in the Wheeling Municipal Code. Particulary Title 17 and Chapters 9,11, and 12 of Title 19, Zoning.

Bill Hein

Project Manager

## DUNDEE COMMONS PRELIMINARY PUD REVIEW

## EXHIBITS

1. Preliminary Pud Plan
2. Vicinity Map
3. Existing Conditions Plan
4. Site Plan
5. Landscape Plan
6. Typical Building Elevation
7. Rear Elevation -Utility Screening

for additional detail information the project Construction Documents are available for review.

## SITE STATISTICS

SITE AREA=128,853 sq. ft.

Phase one building Special use Restaurant with Drive Thru and Retail= 6,382 sq. ft.

Restaurant Unit A= 2,290 sq. ft.

Unit B = 1,163 sq. ft

Unit C = 1,163 sq. ft.

Unit D = 1,462 sq. ft.

parking required =25 (7 spaces for seating + 2 employees+16 retail)

parking provided=27

Phase two building Retail= 9,000 sq.ft.

parking required =36

parking provided=37

see site plan page 4  
 for coverage statistics



**PROPOSED SITE  
VICINITY PLAN**

**DUNDEE COMMONS  
WHEELING, IL**  
NEDER CAPITAL SERVICES

Project Manager: M.L.A.  
Engineer: M.L.A.  
Date: 05.03.2016  
Project: 15-211  
Sheet: **2**



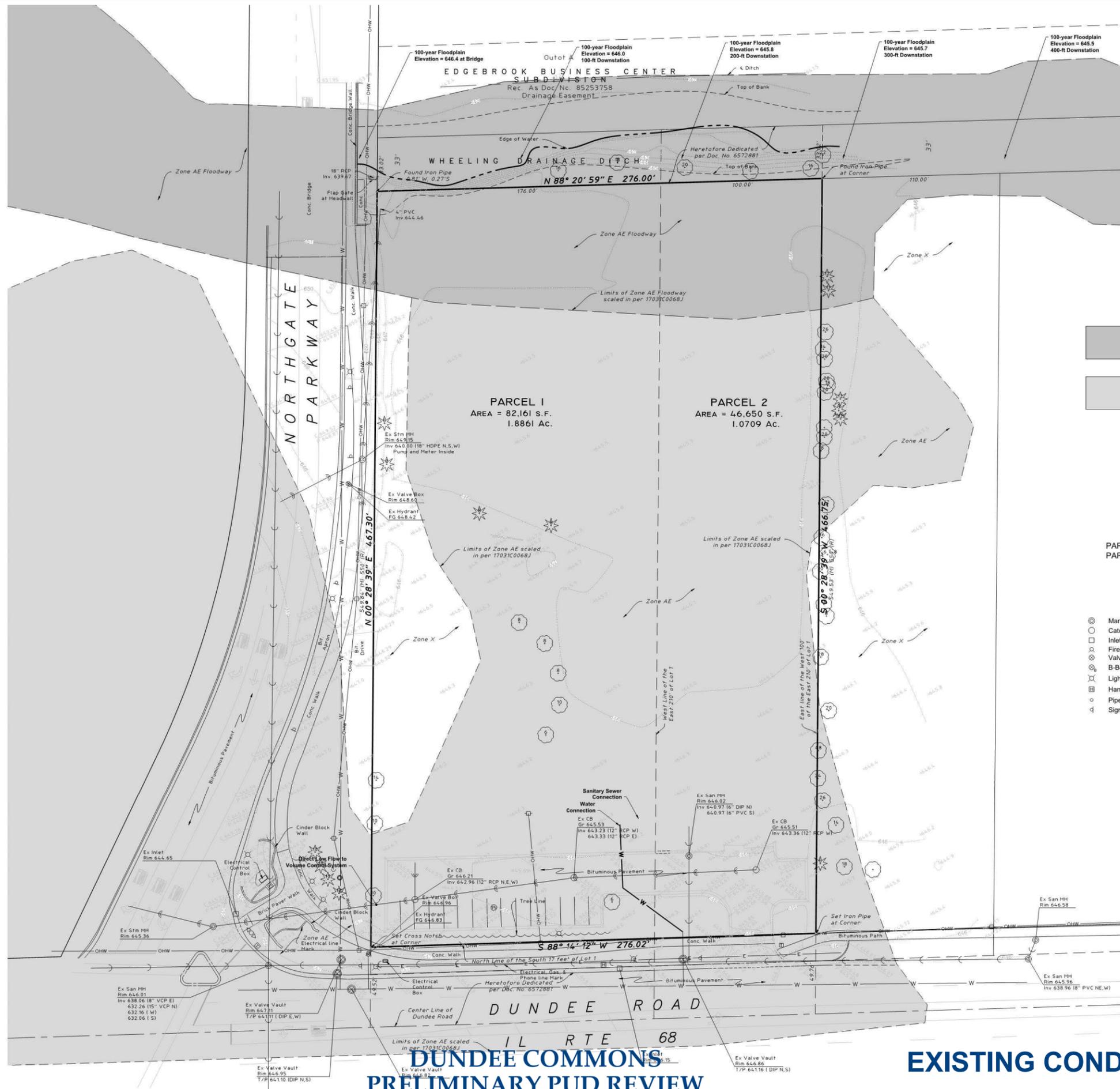
**HAEGER ENGINEERING**  
consulting engineers • land surveyors  
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www.haegerengineering.com



**NORTH**  
0 130  
Scale: 1" = 130'

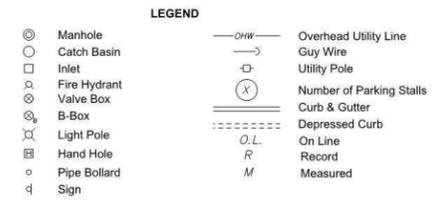
**DUNDEE COMMONS  
PRELIMINARY PUD REVIEW**

**VICINITY MAP**



**AREA SUMMARY**

PARCEL 1	82,161 S.F.	1.8861 AC.
PARCEL 2	46,650 S.F.	1.0709 AC.
	128,811 S.F.	2.9570 AC.



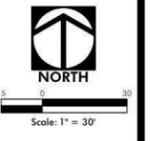
**Benchmark**

**Source Benchmark**

Description: Wheeling BM # 8  
 Brass Disk on Head Wall  
 Location: West Side Northgate Parkway 160  
 Feet North of Dundee Rd.  
 Elevation: 652.118 NAVD 88

**Site Benchmark**

CP # 12010 (See Survey)  
 Description: Mag Nail  
 Elevation: 645.97 NAVD 88



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 consulting engineers and surveyors  
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**EXISTING CONDITIONS PLAN**  
**DUNDEE COMMONS**  
**WHEELING, ILLINOIS**  
 NEEDE CAPITAL SERVICES LLC

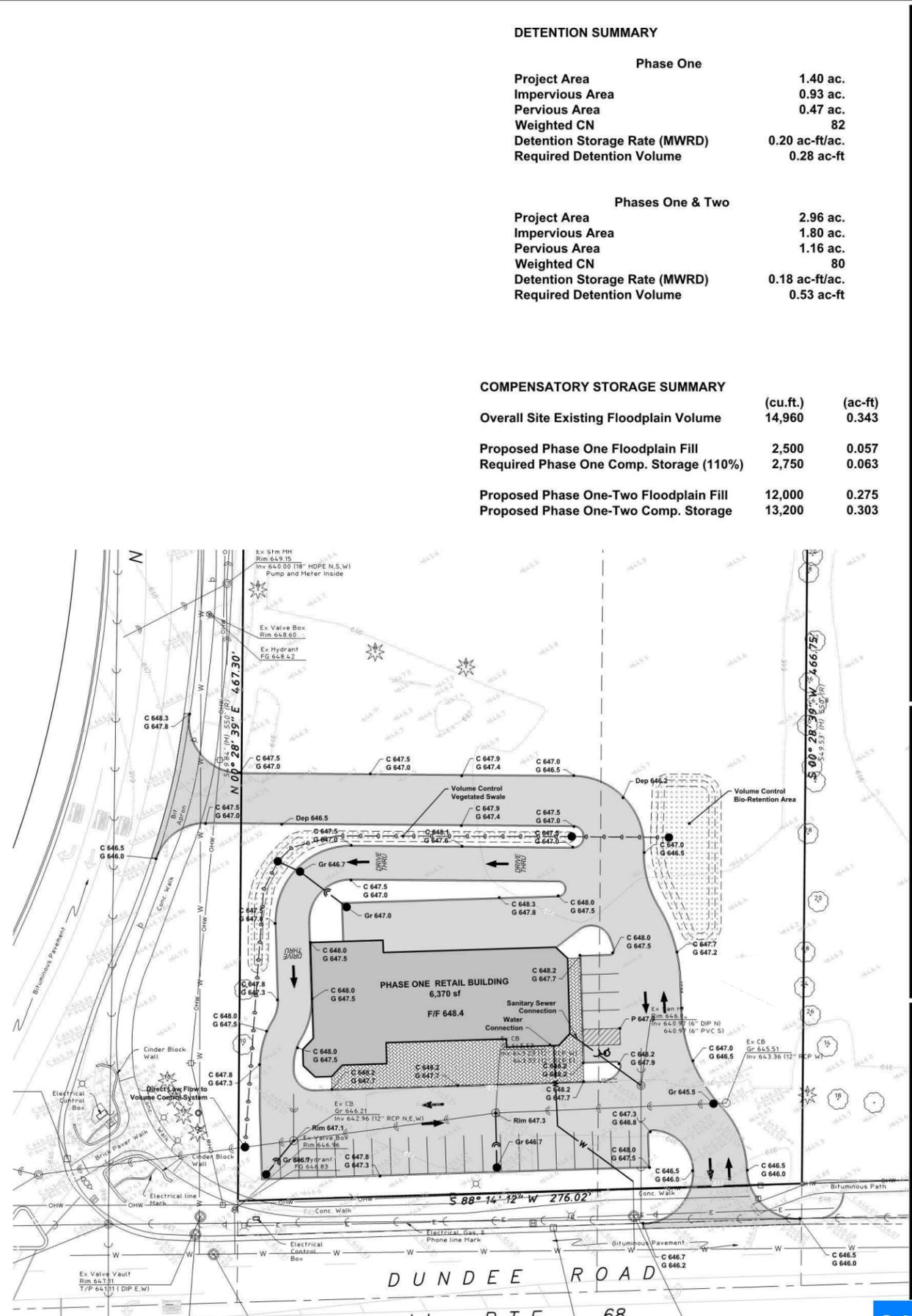
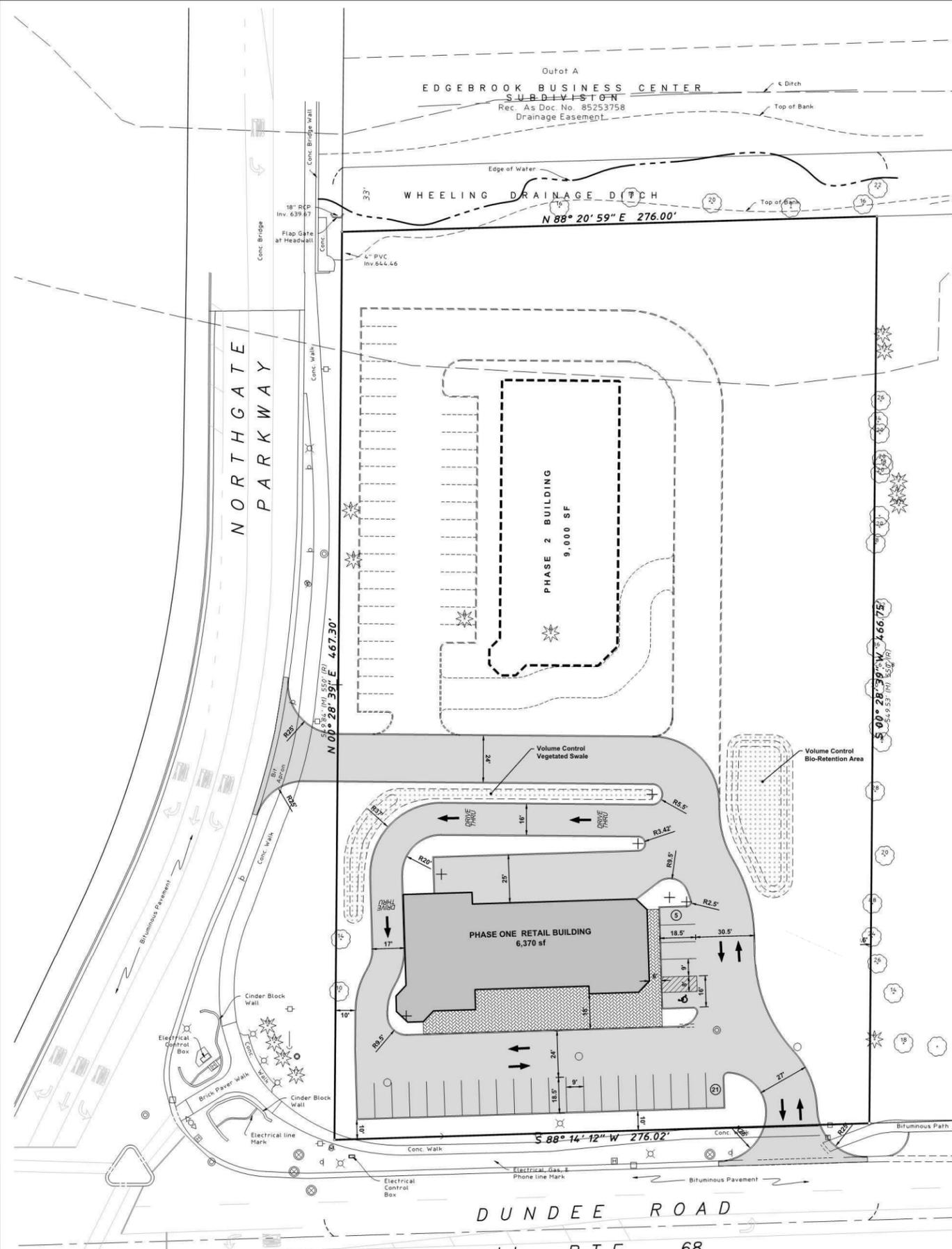
**3**

**CHICAGO WORKSHOP ARCHITECTS**

**DUNDEE COMMONS**  
**PRELIMINARY PUD REVIEW**

**EXISTING CONDITIONS PLAN**

Revision Date No. Date



**DETENTION SUMMARY**

Phase One	
Project Area	1.40 ac.
Impervious Area	0.93 ac.
Pervious Area	0.47 ac.
Weighted CN	82
Detention Storage Rate (MWRD)	0.20 ac-ft/ac.
Required Detention Volume	0.28 ac-ft

Phases One & Two	
Project Area	2.96 ac.
Impervious Area	1.80 ac.
Pervious Area	1.16 ac.
Weighted CN	80
Detention Storage Rate (MWRD)	0.18 ac-ft/ac.
Required Detention Volume	0.53 ac-ft

**COMPENSATORY STORAGE SUMMARY**

	(cu.ft.)	(ac-ft.)
Overall Site Existing Floodplain Volume	14,960	0.343
Proposed Phase One Floodplain Fill	2,500	0.057
Required Phase One Comp. Storage (110%)	2,750	0.063
Proposed Phase One-Two Floodplain Fill	12,000	0.275
Proposed Phase One-Two Comp. Storage	13,200	0.303



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**PRELIMINARY SITE AND ENGINEERING PLAN**  
**DUNDEE COMMONS**  
**WHEELING, ILLINOIS**  
 NEDER CAPITAL SERVICES LLC

**4**

**CHICAGO WORKSHOP ARCHITECTS**

**DUNDEE COMMONS PRELIMINARY PUD REVIEW**

**Preliminary SITE and Engineering PLAN**

**PREVIOUS PLAN - JULY 2015**

Civic Drive Road Extension, Helping To Facilitate Congestion On Dundee Road



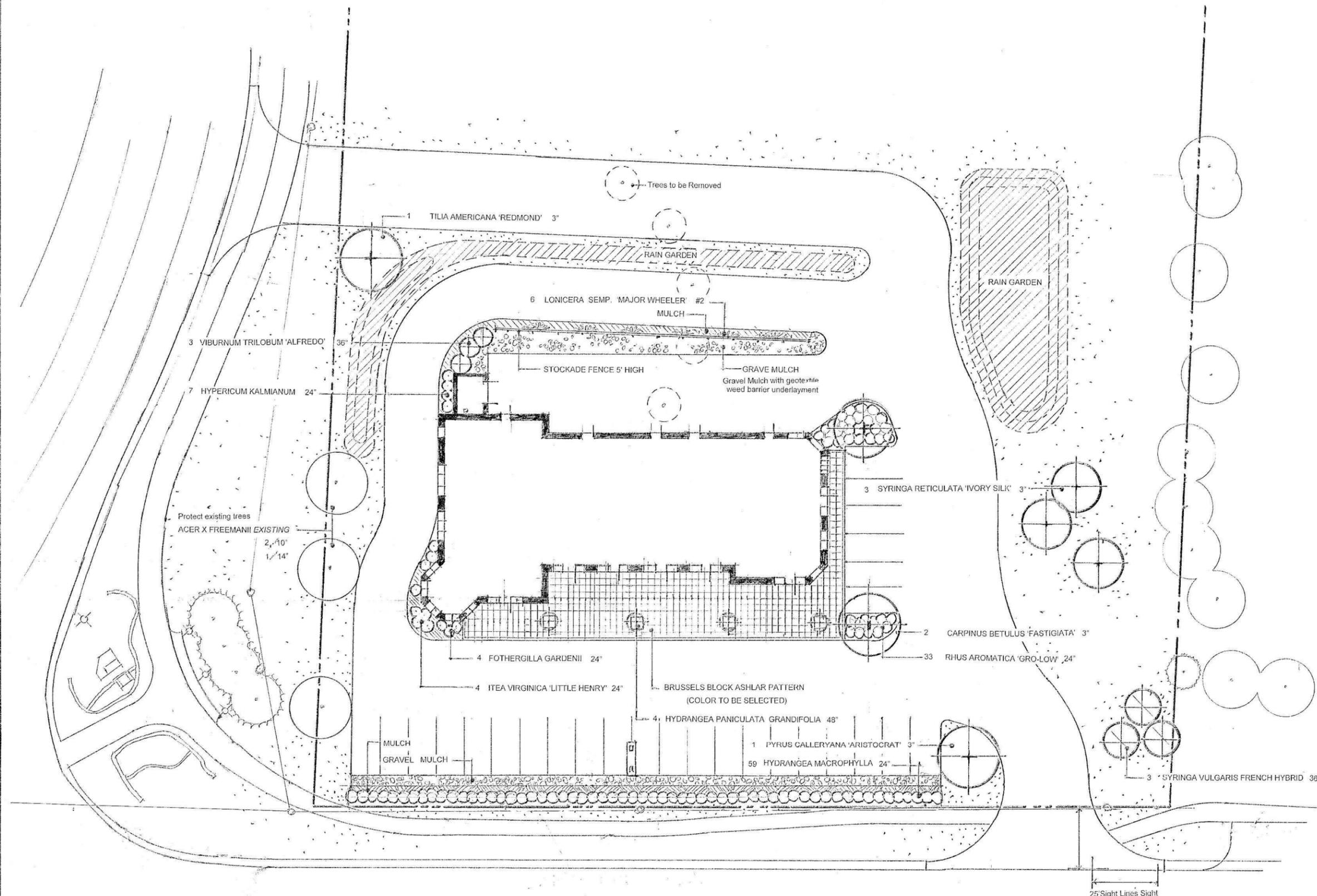
*Accommodate Drive Thru Facility To Modern Commuter*





North

Scale: 1" = 20'



LANDSCAPE PLAN EXTERIOR DIMENSIONS

DUNDEE COMMONS landscape architecture

765 Old Mill Grove Road, Lake Zurich, IL 60189-0193

LANDSCAPE PLAN

DUNDEE COMMONS WHEELING, ILLINOIS

1 LANDSCAPE PLAN Scale: 1" = 20'

DUNDEE COMMONS PRELIMINARY PUD REVIEW

Preliminary LANDSCAPE PLAN

Landscape Architect: WE

Date: 5-12-2011

Project No.:

Sheet 1/2

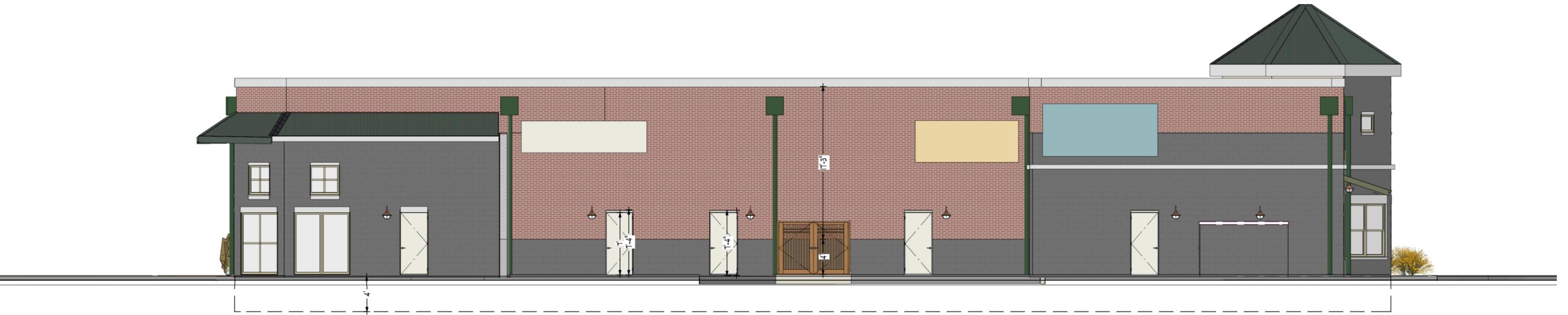
CHICAGO WORKSHOP ARCHITECTS

5



**TYPICAL BUILDING ELEVATION (South Shown)**





**PHASE 1 NORTH ELEVATION**



**1.      CALL TO ORDER**

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, May 26, 2016.

**2.      PLEDGE OF ALLEGIANCE**

**3.      ROLL CALL**

Present were Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto and Zangara. Commissioner Sianis was absent with prior notice. Also present were Brooke Jones, Senior Planner and Mallory Milluzzi, Village Attorney.

**4.      CHANGES TO THE AGENDA**

Ms. Jones noted the petitioner from Blooming Minds Academy was not yet present so she suggested moving it back until the petitioner arrived.

**5.      CITIZEN CONCERNS AND COMMENTS - None**

**6.      CONSENT ITEMS**

- A)      [Docket No. SCBA 16-11](#)  
Go Grooming  
501 N. Wolf Road  
Appearance Approval of a Wall Sign

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

**Approve Docket No. SCBA 06-11** to permit installation of the wall sign in accordance with the sign drawing submitted May 16, 2016 by Go Grooming, located at 501 N. Wolf Road, Wheeling, Illinois;

On the roll call, the vote was as follows:

AYES:            Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara  
NAYS:            None  
ABSENT:        Commissioner Sianis  
PRESENT:        None

ABSTAIN: None

There being six affirmative votes, the motion was approved.

**7. ITEMS FOR REVIEW**

- A) [Docket No. PC 16-7](#)  
Richelieu Foods  
120 W. Dundee Road  
Minor Site Plan & Appearance Approval of Outdoor Nitrogen Tanks

Mr. Joe Blanchard, Meridian Design Build LLC, 790 Estate Drive, Deerfield, Mr. Tom Lipon, Richelieu Foods, Plant Manager, 120 Palatine Road, Wheeling and Mr. Ed Schmitt, Richelieu Foods, Engineering Manager, 120 West Palatine Road, Wheeling were present.

Mr. Blanchard explained two nitrogen tanks were required for the renovation project. The nitrogen tanks are being proposed on the west elevation of the building. They are both the same size and roughly 42' 2" tall and 10' in diameter. They will also install a 6' tall perimeter security fence which also includes vinyl privacy slats. The fence will be lockable.

Mr. Lipon reported their plant in Wheeling will make frozen pizza. One line is being installed this year with plans for additional lines in the near future. They are expecting to have 150 employees by the end of the year growing to about 500 employees. He explained the nitrogen was needed to freeze the pizza. The pizza is made in an assembly line. Their business model is private label.

Commissioner Zangara thought there were tanks at the building in the past but Ms. Jones was not certain.

Commissioner Zangara had no issues with the proposal. He was glad they were using the building and bringing employment into Wheeling.

Commissioner Johnson had no questions.

Commissioner Dorband was thrilled they were bringing employees into the Village.

Commissioner Issakoo echoed the same sentiments. He questioned if barbed wire was also needed on top of the proposed fence. Mr. Blanchard explained they typically did not install barbed wire. He explained it was to keep the tanks hidden from public view.

In reply to Commissioner Powers' question, Mr. Blanchard confirmed the tanks would be elevated 6'. He questioned if they were adding bollards in front of the fencing. Mr. Blanchard confirmed they were adding bollards on all sides and was shown on the site plan.

**Wheeling Plan Commission  
Regular Meeting**

**May 26, 2016**

Chairman Ruffatto questioned if they were removing a door. Mr. Blanchard confirmed they were removing the white back door. Chairman Ruffatto questioned if they were removing the existing fence. Mr. Blanchard confirmed the fence would remain. The fenced area would remain vacant space.

Chairman Ruffatto questioned the reason the proposed location was chosen for the tanks. He questioned why they didn't put them in the back to the north. Mr. Blanchard explained the back was considered but the reason it wasn't being used was because it was the location of the current ammonia system, ComEd transformer and the fire pump room. They want to maintain the open clearance and space requirement for the Fire Department.

In reply to Chairman Ruffatto's question, Mr. Blanchard confirmed the tanks would be above the building and would be about the same height as the air handler units on the roof.

Chairman Ruffatto referred to the two train cars on the roof. Mr. Blanchard confirmed they were the air handlers and still would be in use. Mr. Lipon confirmed they were in the process of being stripped and painted. Chairman Ruffatto asked that it be added as a condition to make sure it was completed. Village Attorney Milluzzi explained it was beyond the scope of the plan regarding the tanks. Chairman Ruffatto was uncertain on the reason it couldn't be added. Ms. Jones questioned the color of the paint. Mr. Lipon confirmed the current color brown was being painted silver. Ms. Jones was uncomfortable since she was not familiar with the cars being painted and was uncertain silver was the correct color. She explained it needed to come back as a minor site plan change. Mr. Lipon explained they were stripping it down to the original color. Chairman Ruffatto explained the petitioner needed to discuss with Staff during regular business hours.

Commissioner Powers moved, seconded by Commissioner Johnson to approve Docket No. PC 16-7 granting Minor Site Plan and Appearance Approval to construct two nitrogen tanks at the subject property in accordance with the following exhibits submitted May 18, 2016 (except as noted), on behalf of Richelieu Foods, located at 120 W. Palatine Road, Wheeling, Illinois:

- Overall site plan, dated 5.19.2016,
- Partial site plan and details (3 sheets),
- Elevation plan, dated 5.19.2016,
- Fencing details (4 sheets),
- Privacy slat details, and
- Photograph of similar project.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara  
NAYS: None  
ABSENT: Commissioner Sianis  
PRESENT: None  
ABSTAIN: None

There being six affirmative votes, the motion was approved.

- B) [Docket No. 2016-9](#) (Continued from April 28, 2016; To be continued without discussion to a future date)  
Medtec Healthcare  
43 W. Dundee Road  
Special Use-Site Plan Approval for Adult Day Service

See Findings of Fact and Recommendation for Docket No. 2016-9.

Commissioner Dorband moved, seconded by Commissioner Johnson to continue Docket No. 2016-9 to June 9, 2016. The motion was approved by a voice vote.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara  
NAYS: None  
ABSENT: Commissioner Sianis  
PRESENT: None  
ABSTAIN: None

There being six affirmative votes, the motion was approved.

- C) [Docket Nos. 2016-11 and PC 16-6](#)  
Northgate Crossing  
100-600 Burlington Circle, 100-300 Hudson Court, 100 Wabash Way, and 267  
Northgate Parkway  
(2016-11) Approval of an Amendment to a Planned Unit Development for a  
Multi-Family Residential Development  
(PC 16-6) Approval of Final Plat of Subdivision

See Findings of Fact and Recommendation for Docket No. 2016-11 and PC 16-6.

Commissioner Johnson moved, seconded by Commissioner Zangara to recommend approval of Docket No. 2016-11 to grant an amendment to Planned Unit Development Ordinance No. 4876 in accordance with the following exhibits submitted April 14, 2016 (except as noted) by Reva Development Partners for Northgate Crossing, located at 100-600 Burlington Circle, 100-300 Hudson Court, 100 Wabash Way, and 267 Northgate Parkway, Wheeling, Illinois:

- Cover letter, 4.14.2016
- Cover letter, 5.17.2016
- Unit mix exhibit
- Engineering plans (13 sheets), 5.17.2016
- Townhome elevations (4 sheets)
- Townhome floor plans (5 sheets)
- Townhome landscape plan (7 sheets), 5.17.2016
- Photometric plan

- Lighting cut sheets (10 sheets)
- Dog park partial site plan
- Crushed granite island photograph, 5.17.2016
- Plats of survey (2 sheets)

Including the following relief from the Wheeling Municipal Code:

1. Reduce total parking for the entire development from 601 stalls to 595 stalls (Section 19.11.010 E1C);
2. Allow 12 principal buildings on a single lot while the zoning code states that no more than one principal building may be constructed on a given lot (Section 19.13.070);
3. Reduce the minimum required building setback (interior side) for the townhomes from 30 feet to 15 feet (Section 19.04.060 F);
4. Reduce the minimum required building setback (front) for the townhomes from 30 feet to 7.76 feet (Section 19.04.060 F);
5. Reduce the minimum required distance between two 2-story buildings from 30 feet to 24.75 feet (Section 19.04.060 F);
6. Increase the maximum number of units per townhome building from six to seven (Section 19.04.060 H); and
7. Permit the rear facades of the townhomes to have garage doors without adjacent exit doors.

And with the following conditions:

1. Provided that the design and plant pallet is maintained in substantial compliance with the landscape plans submitted May 17, 2016, the landscape plan may be adjusted as needed for final storm water system approval which is granted by MWRD;
2. That the proposed crosswalk shall be located on the north side of Burlington Circle and shall be installed with proper advance warning signage;
3. To address the location of the public walk on private property, the following conditions shall be shown on a revised site plan prior to Board review.
  - a) The front property line shall be revised to depict a uniform 80' width right-of-way for Northgate Parkway;
  - b) The new front building setback for building 1 shall be dimensioned;
  - c) All steps shall be removed from the right-of-way;
  - d) The proposed sidewalk easement that is currently being depicted shall be removed.
4. If possible, a stroller parking pad near the dog park may be installed.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara  
NAYS: None  
ABSENT: Commissioner Sianis

**Wheeling Plan Commission  
Regular Meeting**

**May 26, 2016**

PRESENT: None  
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Johnson to recommend approval of Docket No. PC 16-6 waiving the preliminary plat requirement and approving the Final Plat Subdivision under Title 17, Planning Subdivisions and Developments as shown on the Final Plat prepared by Manhard Consulting LTD, dated May 17, 2016, prepared by Eric R. Vesley, Illinois Professional Land Surveyor No. 3855, on behalf of Reva Development Partners, for Northgate Crossing Phase 3, located at 267 Northgate Parkway, Wheeling, Illinois,

With the following conditions:

1. Prior to Board approval, the plan shall be revised so that the front property line depicts a uniform 80' width right-of-way for Northgate Parkway;
2. Prior to Board approval, the plan shall be revised to remove the sidewalk easement.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara  
NAYS: None  
ABSENT: Commissioner Sianis  
PRESENT: None  
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Johnson to close Docket No. 2016-11. The motion was approved by a voice vote.

- D)** Blooming Minds Academy  
581 N. Wolf Road  
Minor Site Plan & Appearance Approval of an Outdoor Play Space

Ms. Olga Khamichonak, Program Director, Russian Enrichment Center, 581 N. Wolf Road, Wheeling was present.

Ms. Khamichonak referred to the previous concern using a see-thru gate. She changed the material to PVC which will look nice, require less maintenance and be more private. They will use a latch (similar to the ones used by a pool) for all of the gates.

Ms. Khamichonak mentioned they separated the infant/toddler playground from the pre-school playground with a fence. There will be a fence within a fence.

Commissioner Dorband was in favor of the PVC fence and the proposed lock.

Commissioner Issakoo was in favor of the new material. He questioned the color of the fence. Ms. Khamichonak confirmed the color as white.

Commissioner Powers questioned if the interior fence would be the same height as the outer fence. Ms. Khamichonak confirmed the height would be the same.

Commissioner Johnson referred to the Fire Department's comment about bollards on the west side. Ms. Jones confirmed the petitioner would need to meet the conditions at building permit.

In reply to Commissioner Zangara's question, Ms. Khamichonak confirmed they moved into the new space.

Commissioner Zangara moved, seconded by Commissioner Issakoo to approve Docket No. PC 16-02 granting minor site plan and appearance approval for an outdoor play space in accordance with the following exhibits submitted May 16, 2016 (except as noted) by Blooming Minds Academy, located at 581 N. Wolf Road, Wheeling, Illinois:

- Cover letter
- Site plan, dated, 5.11.2016; and
- Fencing details (6 sheets).

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara  
NAYS: None  
ABSENT: Commissioner Sianis  
PRESENT: None  
ABSTAIN: None

There being six affirmative votes, the motion was approved.

**D) [Docket Nos. 2016-12AB&C](#)**

The Vape Room

516 N. Milwaukee Avenue

(2016-12A) Title 19, Zoning, Variation to Allow Two Principal Buildings on a Single Zoning Lot

(2016-12B) Special Use-Site Plan Approval to Establish a Tavern

(2016-12C) Special Use-Site Plan Approval to Establish a Medical Research Laboratory

See Findings of Fact and Recommendation for Docket No. 2016-12AB&C.

Commissioner Johnson moved, seconded by Commissioner Issakoo to continue Docket No. 2016-

**Wheeling Plan Commission  
Regular Meeting**

**May 26, 2016**

12C to July 14<sup>th</sup>.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara  
NAYS: None  
ABSENT: Commissioner Sianis  
PRESENT: None  
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Zangara to continue Docket No. 2016-12B to July 14<sup>th</sup>.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara  
NAYS: None  
ABSENT: Commissioner Sianis  
PRESENT: None  
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Zangara to continue Docket No. 2016-12A to July 14<sup>th</sup>.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara  
NAYS: None  
ABSENT: Commissioner Sianis  
PRESENT: None  
ABSTAIN: None

There being six affirmative votes, the motion was approved.

**8. APPROVAL OF MINUTES – May 12, 2016 (includes Findings of Fact for Docket No. 2016-11 and findings for Docket No. 2016-10)**

Commissioner Johnson moved, seconded by Commissioner Powers to approve the minutes dated May 12, 2016 as proposed. The motion was approved by a voice vote.

**FINDINGS OF FACT  
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: Docket No. 2016-11  
Northgate Crossing  
100-600 Burlington Circle, 100-300 Hudson Court, 100 Wabash Way, and 267  
Northgate Parkway  
Approval of an Amendment to a Planned Unit Development for a Multi-Family  
Residential Development

REVA Development Partners, LLC, applicant, is seeking an amendment to Ordinance No. 4876, which granted Final Planned Unit Development Approval for the Northgate Crossing Multi-Family Residential Development, for the purposes to amending the site plan and unit mix among the existing development and to expand the development to include 12 additional townhome units.

Chairman Ruffatto called Docket No. 2016-11 on May 12, 2016. Present were Commissioners Issakoo, Johnson, Powers, Ruffatto, Sianis and Zangara. Commissioner Dorband was absent with prior notice. Also present were Brooke Jones, Senior Planner and Mallory Milluzzi, Village Attorney.

Ms. Jones noted there was an update since the Staff Report was written regarding storm water engineering. Staff now feels more confident that the plans being presented tonight would be consistent with the engineering plans that are under review for approval by MWRD. If anything, Staff thinks there could be minor changes to the landscape plan due to final engineering plans. As such, Staff has drafted a condition of approval that would allow landscape plan adjustments provided that the general design and plant pallet is maintained in substantial compliance with the landscape plans presented tonight. If the Plan Commission is comfortable with the overall site plan and details provided tonight, then Staff feels confident that the engineering plans will be consistent with the site configuration and layout and Staff believes it was ready for public review and approval.

Mr. Matt Nix, Reva Development Partners and Mr. Blake Lunt, Real Estate Director, Reva Development Partners were present and sworn in.

Mr. Nix reported they were going into phase three. Phase one and two included the Kenney property and the church property with 288 units. They are presenting the third and final phase for twelve townhome units. They have been working with Village Staff, architects and planners to come up with a complimentary third phase to the Northgate Crossing project. Three of the nine apartment buildings for phase one and two were complete which include roughly 96 units. There are currently about 60 leases with approximately 40 people already moved in. They have started going vertical on the last building and expect to be completely under roof in about 60 days. They expect to be complete with the phase 1 and 2 project of 288 units by yearend. They are very pleased with the response from the marketplace.

Mr. Nix provided an image of the townhome product being proposed in phase three. It is a single family three-story attached product with the front doors facing the street and the garages in the rear with access from an alley. He provided photographs from a similar finished project in Vernon Hills. They are proposing similar finishes to what was being used in phase one and two with open floor plans, granite countertops, stainless steel appliances, large bedrooms with walk-in closets and all of the finishes and amenities you would find in a "for sale" product. They will be rental townhomes and part of the overall project. The residents moving into the townhomes will have full access to the club house, fitness center, 24-hour maintenance and all other amenities that go with the apartments.

The townhomes consist of a seven-unit building and a five-unit building with front doors along Northgate Parkway and the buildings oriented to have nice views of the pond and also to frame the center green space. They think it will really compliment the gateway entrance as you head south down Northgate Parkway and approach the Village Center. They will grade up toward the front doors with three to five steps. You enter on a landing and go half a flight down to a lower den area and garage or a half a flight up to the main living area with the kitchen, living room, dining room and then up a full flight of stairs to the three bedrooms. The units are designed to have the master bedroom looking forward with views across Northgate Parkway to the green space and pond and then two smaller bedrooms in the rear with a two-car attached garage. They are basically all the same unit type. The interior units are 1,971 square feet and 2,029 square feet for the end units including a bump out bay window. Each townhome has three bedrooms and two baths on the upper level, a powder room on the main living level and a two-car garage. Elevations were provided. Mr. Nix confirmed the materials would be identical to the current buildings with a mix of masonry, hardy shake siding and hardy siding. They are proposing the green olive pallet. The rear includes the brick element raised in the center. There is a balcony off the kitchen with sliding glass doors to provide an outdoor area for the residents.

Mr. Nix mentioned there was a waiting list at the similar Vernon Hills project.

Mr. Nix reported they were adding a dog park in the southeast corner of the site immediately east of building nine. It will be gated with a separate areas for small and large dogs. It is consistent with what has been done at the other projects. The fire hydrant will remain on the outside of the fence. He felt the dog park would be a nice stopping point to gather on the way to Heritage Park and a community building element.

Mr. Nix noted they have requested a modification to the Georgian unit plan. It was originally a one-bedroom with den unit and comments from the marketplace added a closet and door to the den to add more flexibility in how they use the room. It may have triggered a modest change in the parking requirement. He felt the den could be used for a small child so they don't really see it generating any additional parking demand.

Mr. Nix referred to the landscape plan. He explained the foundation plantings were consistent with what has been done throughout the project. In some cases they have added some enhancement where they can. It is their intent to install irrigation in the landscaped areas. They are using heavy landscaping and berming to minimize any headlights that would impact the end units.

Chairman Ruffatto opened the discussion to the public.

From the audience, Ms. Emilie Reynolds, 1099 North King Charles, Palatine was sworn in. She has a rental property adjacent to the proposed location. Her inquiries related to the impact the project would have on her rental property. She asked the following questions.

- Who would monitor the dog park for lighting, repair and clean-up?
- Is there a limit to the number of dogs in each rental unit?
- Are there any designated handicapped parking spaces on the property?
- Snow removal/storage plan?
- Will there be adequate room for emergency vehicles to enter the property?
- How many guest parking spaces?
- Is there an intention or a desire to turn the townhomes into “for sale” units in the future? She felt there were already a lot of rentals in the area.

No one else from the audience came forward with questions or comments.

Mr. Nix addressed Ms. Reynolds’ questions. Mr. Nix explained there were limitations on the pets at their projects. The pets have to be registered and there were restrictions on certain breeds. The limit is two dogs and a total pound restriction. They also mandate cleanup throughout the site and have doggy pickup stations. He explained if there ever was a problem, they have the right to do DNA testing for the dogs. The dog park would be maintained by their staff. There is a full-time, on-site maintenance staff and would be consistent with the maintenance of the rest of the property.

Mr. Nix confirmed they met the required handicap parking on the site. Ms. Jones confirmed the existing site on the west side met the Illinois accessibility code for handicapped parking. She was uncertain about the code for the townhome use. Mr. Nix stated to the best of his knowledge they were meeting all the requirements. Chairman Ruffatto asked Staff to check the Village’s ordinance. Ms. Jones stated the petitioner would have to comply with the code to receive the building permit.

Chairman Ruffatto referred to the snow removal and storage. Mr. Nix explained they contract with a snow removal company. They have designated areas in phase one and two for snow removal and storage. He thought it was in the southern portion of the site. He confirmed if there was extensive snow they would haul it off using bucket trucks.

Chairman Ruffatto referred to emergency vehicles. He explained the Fire Department reviews the plans and any issues would be noted. There were no issues included in the Staff Report. Mr. Nix stated that they had met with Chief MacIssac a couple of times and added hydrants in the rear and fronts of the buildings.

Chairman Ruffatto referred to guest parking. Mr. Nix confirmed there were two spaces in the garage and two on the full apron and referred to perpendicular and parallel parking on the plans. There are four head in spaces behind the building two and four parallel spaces. Ms. Jones stated the new 12 townhome area exceeds the guest parking requirements. The guest parking requirement is .4 spaces per unit so they are required 5 spaces for guests and they are providing 8 spaces. Mr. Nix explained

it was part of the overall development so there was parking immediately across the street if someone was having a big party there would be access to parking throughout the site.

Chairman Ruffatto questioned if it was a possibility to sell the townhomes in the future. Mr. Nix explained the product they were building was a “for sale” product. They come from a long history of building “for sale” product and this is what they would have built to sell 10 years ago. He explained the market had changed and people now prefer to rent versus own. Typically, they would plat the building and then go in and do a plat of re-subdivision if they were to ever re-subdivide. They don’t have any current plans to do it but it could make sense in the future.

Chairman Ruffatto explained Ms. Jones had explained the reason the 12 unit development wasn’t separate from the changes to the bedroom was because it was part of the PUD and changes were being made to the overall PUD. Ms. Jones explained the townhome development shares the amenities with the apartments across the street and shares storm water detention so that is the reason it was one large development. They are amending it all at one time to address the existing site and the proposal for the townhomes at the same time.

Commissioner Johnson was hesitant because of all the relief they were requesting from Village Code. He expressed a concern that there was only one exit from the units. Mr. Nix mentioned the Fire Chief signed off on the plan. The townhomes were fully sprinklered and was a standard product. He noted the garage door was also an alternate exit.

Chairman Ruffatto asked the petitioner to explain the variations being requested. Ms. Jones read the following variations.

1. Reduce the total parking for the entire development (east and west sides) from the required 601 stalls to 595 stalls. Mr. Nix explained it relates to the modification to the one bedroom den. Ms. Jones noted there were three surplus spaces with the 12 unit townhomes that were counted towards the total. The current PUD for Northgate Crossing allowed a parking variation for one stall. Now they are proposing a variation of six stalls.
2. Allow 12 principle buildings on a single lot while the Code states that no more than one principle building per zoning lot. There was a variation for 10 principle buildings but now there is a variation for a total of 12. Ms. Jones confirmed it was considered one zoning lot/one PUD.
3. Reduce the minimum required building setback on the interior side for the townhomes from 30’ to 15’ (building one).
4. Reduce the minimum required building setback for the front of the townhomes from 30’ to 7.76’ (building two).
5. Reduce the minimum required distance between the two-story buildings from 30’ to 24.75’.
6. Increase the maximum number of units per townhome building from six to seven.
7. Permit the rear facades of the townhomes to have garage doors without adjacent exit doors.
8. The plan as proposed would require Code relief to permit the use of steps in the Northgate Parkway right-of-way. The Village Engineer recommended pushing them back on to the private property. Mr. Nix agreed to shift them out of the right-of-way.

Commissioner Johnson felt it would be difficult to move the steps out of the right-of-way. Mr. Nix explained they would push the grade back towards the building, have continuous steps and add a handrail.

Mr. Nix referred to the sidewalk in the right-of-way and explained he spoke with Ms. Jones and they could either grant a sidewalk easement or dedicate a little more right-of-way to follow the boundary of the sidewalk.

Commissioner Johnson questioned the parking demand at Northgate Crossing per unit. Mr. Nix felt it was a little early to tell but referred to the discussion when they started the project and they found the actual usage was between 1.3 – 1.5 cars per unit. They are now at almost 2. The townhomes specifically are 4.5. He mentioned the Vernon Hills project has more than enough parking with a similar configuration.

Commissioner Johnson questioned why they didn't change the seven unit building to six units for a total of 11 units in order to eliminate some of the setback issues and variations. Mr. Nix explained it was an incredibly small scale project for them to undertake. They would not be doing this project if they were not building 288 units across the street. He explained they had run into tremendous complications in developing the site and extensive infrastructure costs. He explained it related to scale and economics. He felt the more frontage, the more of a streetscape they could create along Northgate Parkway, the better it would look. Commissioner Johnson questioned if there was room for two 6 unit buildings. Mr. Nix felt there was probably room but explained they were looking for variations in the architectural appeal. He felt 6 and 7 unit buildings were more interesting.

Commissioner Johnson referred to the mention of using pavers in the rear for the drive. Mr. Nix explained pavers were the most economical detention solution. After a conversation with their engineer this morning, they have decided not to include pavers in the alley.

Commissioner Zangara referred to the access to the west. He questioned if they were proposing crosswalks or signals especially for use during rush hour. Mr. Nix explained they were open to installing a crosswalk with yield signs with the Village's permission. He noted there were currently a crosswalk and a stop sign at Strong and Northgate (about 150' north).

Commissioner Zangara questioned the location for the air conditioning units for the townhomes. Mr. Nix explained they could put the air conditioning units in the front by the steps with a screen of heavy landscaping or put them in between the driveways under the balconies with bollards. They prefer to put them in the front because of the noise.

Commissioner Zangara referred to the lighting plan and the representation of curbs in between each driveway. Mr. Nix explained they usually terminate the asphalt and then use hard packed granite along with plants. He mentioned curbs usually get damaged.

Commissioner Zangara questioned the depths of the decks. Mr. Nix stated they were between 4.5 - 5' deep and were large enough for a couple of chairs and small table. He confirmed grills were not allowed on the decks.

Commissioner Zangara questioned the reason they wouldn't add a staircase in the back for guest use. Mr. Nix explained they had looked at the idea but explained it was a totally different floor plan and fundamentally didn't work for the proposed square footage.

Mr. Nix reported they were not allowing grills but were offering three or four grilling stations throughout the community. They are trying to create a community gathering area around the clubhouse and pool area.

Commissioner Zangara referred to the guest parking and noticed there weren't any sidewalks from the back to the front doors. Mr. Nix confirmed there would be a walkway between the two buildings.

In reply to Commissioner Zangara's question, Mr. Nix explained each unit would have a trash container on wheels and rolled out on trash day. He was unsure about the mail service but thought there would be a mounted box in the island that would serve all 12 units.

Commissioner Zangara referred to the fence at the dog park. He referred to a previous concern that kids could put their hands through the fence. He questioned if it was possible to add some type of screening as a preventative measure. Mr. Nix explained they typically use a split rail fence with a thin gauge mesh below so the little dogs can't climb under. He mentioned it was consistent with dog parks in Chicago but agreed to look into the idea.

Commissioner Zangara questioned if there was any opportunity to create a small parking lot in the area with 6 parking stalls to solve the parking issue. Mr. Nix stated that west and south of the dog park was all floodplain.

In reply to Commissioner Zangara's question, Mr. Nix confirmed it was grass in the dog park.

Commissioner Zangara referred to the landscaping by the townhomes and questioned if there was enough visibility to pull out. Mr. Nix explained the landscaping was more concentrated on the berm to block out the headlights for the end units. He could revisit it with Staff if it was a concern.

In reply to Commissioner Powers' question, Mr. Nix explained there were three storm water plans being finalized for phase three. The primary retention pond was oversized so there is excessive capacity beyond what was required in phase three. He believes the Village Engineers and MWRD were finalizing plans that relates to the first flush and storing some of the water on site and then conveying some of the water through either a ten year or 100 year flood lift station into the pond on the west side of the street. Ms. Jones confirmed phase three was being treated as part of the whole Northgate Crossing site. They can use the capacity in the pond across the street or the use of the townhome area.

Commissioner Powers requested details regarding the infiltration trench behind the building. Mr. Nix explained it related to the storm water strategy.

Commissioner Powers referred to the front porch light on the photometric plan. He didn't think the walks going up to the front porch had any light. He questioned if the front porch lighting could be increased to illuminate the front walkway. Mr. Nix confirmed the proposed lighting package was very typical of other projects.

Commissioner Powers preferred 6 unit and 5 unit buildings. In reply to Commissioner Powers' question, Ms. Jones confirmed the width between the buildings was 25'.

Commissioner Sianis referred to light escaping the site on the north site near an apartment complex. He expressed concern for the residents to the north.

Commissioner Sianis mentioned the units were not ADA accessible. He was unsure it would be easy accessible for a disabled guest. Mr. Nix explained that a three-story townhome was typically not for the disabled.

Commissioner Sianis agreed that the north building should be reduced to a six unit building but understands the PUD allows some freedom.

In reply to Commissioner Sianis' question, Ms. Jones confirmed the proposed colors were previously approved.

Commissioner Sianis questioned the sanitary service. Mr. Nix confirmed each unit would have their own sanitary service and would run in the rear of the building.

Commissioner Issakoo agrees with two six unit buildings. He asked for an explanation of the PUD. Ms. Jones explained a PUD allows for variations a little more readily than a normal site plan public hearing review. It is expected there would be multiple variations. Ms. Jones agreed it was a variation for seven units in one building, but wasn't a concern of Staff. Village Attorney Milluzzi stated the statement of intent in the Code for PUDs was to promote maximum benefit from the area site providing opportunities to maximize economical and efficient use of the land in ways that may not be possible under conventional zoning regulations.

Commissioner Issakoo asked for details regarding the parking. Mr. Nix explained each apartment building had 10 individual garages and a surface parking space in front of the garage.

Commissioner Issakoo questioned if there were school impact fees. Ms. Jones confirmed there were impact fees for the school district, park district and library district. The Naperville Model is used based on a bedroom count.

Chairman Ruffatto questioned the type of screening to be used to the north and east of building one. Mr. Nix didn't think it was listed on the landscape plan but stated it was their intent and desire to put a board on board fence along the eastern boundary similar to what was used along the western boundary of phase one and two. He was open to using a fence along the north to the end of the parking lot. Chairman Ruffatto wants it added to the landscape plan along with the materials. Mr. Nix stated that it would be similar to the board on board fence on the western boundary.

Chairman Ruffatto explained he wants to see complete updated plans before voting on it and prior to going to the Village Board including the following:

- Plans for the parking show pavers but should state asphalt;
- Details for the space in between the garages;
- Sidewalk details;
- Mailbox location; and
- Steps for the first unit in the south building still shown in the right-of-way.

Chairman Ruffatto was in agreement with the seven and five buildings but felt the general consensus from the Plan Commission was six and five. He asked the petitioner to consider making building one six units instead of seven units. Ms. Jones requested further explanation. Chairman Ruffatto explained he wants to see more economics as to why seven made more sense. He asked for the thought process behind it. Mr. Nix stated that they own the triangle piece that came with the land they originally purchased. If they didn't have the triangle they would not be in front of the Commission. Because they are currently developing across the street they can efficiently execute the plan. They would not start this plan if the crews were gone. He explained the timing to get started in the ground was critical and the unit count to make it economically viable. He stated the land development cost alone was three times the cost of the land. They really want to do the project because they think it fits and completes the parcel and cleans up their front door. He asked if the 12 units were really an issue, he needed to know tonight.

Mr. Nix preferred to document the changes to the plan as conditions to the final approval versus coming back before the Plan Commission. Chairman Ruffatto was not in favor of making them conditions.

Ms. Jones stated the next meeting was on May 26.

Commissioner Powers asked about the location of the air conditioning units. Mr. Nix prefers the units to be in the fronts and sides with screening. The Commission was in agreement.

Commissioner Powers questioned if there would be any handicapped parking. Chairman Ruffatto explained Staff would look at the ADA requirements for this type of development.

Chairman Ruffatto took a poll regarding the proposed seven and five unit buildings. He asked if it was a deal breaker.

Chairman Ruffatto: OK with it.

Commissioner Johnson: Deal breaker – concerned with fencing and how it relates to the Fire Department.

Commissioner Issakoo: Not a deal breaker.

Commissioner Sianis: Not a deal breaker.

Commissioner Zangara: Not a deal breaker.

Commissioner Powers: Not a deal breaker.

Village Attorney Milluzzi asked if there was a consensus for the crosswalk across the street. Chairman Ruffatto felt everyone would want a crosswalk. He suggested between buildings one and two. Mr. Nix felt the curve of the street might be an issue. Ms. Jones reported that Staff had looked at it preliminarily and there were some concerns for safety due to the curve and grading. They would not necessarily want a midblock crosswalk. Chairman Ruffatto suggested to the north of the building. Ms. Jones felt it would be the most logical place but they would need to study it to see if it was safe enough to install a crosswalk. Ms. Jones confirmed there wasn't an existing crosswalk at Egidi but there was a depressed curb on the east side of Northgate Parkway. Ms. Jones explained a condition could be added later.

Chairman Ruffatto mentioned he had seen yellow posts in the middle of the streets in Chicago. He suggested looking into it for this location. Commissioner Johnson mentioned Park Ridge also had them.

Commissioner Johnson questioned how a visitor would access the townhomes. Chairman Ruffatto explained a sidewalk would be added between buildings one and two.

Chairman Ruffatto questioned if they would use directional signage for the visitor parking. Mr. Nix agreed to add it.

Ms. Jones questioned if the Commission wants the petitioner to finalize the issue with the public walk on private property. Chairman Ruffatto questioned if the petitioner would dedicate it or grant an easement. Mr. Nix agreed to grant an easement.

Chairman Ruffatto asked for an explanation of the MWRD plans. Mr. Nix reported there were three solutions but as of this morning they have narrowed it down to two solutions. He thinks they'll know which direction within two weeks. Ms. Jones explained it usually happened at final engineering prior to building permit. She mentioned the MWRD review and discussions were happening much sooner than normal for a similar development. She explained the reason was because they were tying into the existing development on the west side of the street.

Ms. Jones read the following conditions aloud.

1. Provided that the design and plant pallet is maintained in substantial compliance with the landscape plans submitted April 14, the landscape plan may be adjusted as needed for final storm water system approval which is granted by MWRD.
2. Irrigation shall be provided per Code.
3. The A/C condenser on the front of the buildings shall be heavily screened from view with landscaping and shown on the plans.
4. Steps shall be removed from the public right-of-way and the plans shall be revised.
5. To address the location of the public walk on the private property, either the sidewalk shall

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be dedicated to the Village for public right of way or an easement for public use shall be placed on the private property.

6. Allow for the placement of a sidewalk through the green space between the townhome buildings connecting the public walk to the rear of the units.
7. A board on board wood fence shall be installed on the northern and eastern property lines to screen the parking.
8. Address the following: parking pavers vs. asphalt, islands on the lighting plan, mailboxes, trash and snow removal, railing locations/design/materials and feasibility of unit configuration (6/6 vs 5/7).
9. If Staff determines that an additional crosswalk is feasible and safe then it shall be installed.

Mr. Nix questioned if they should show a fence on the northern boundary. Chairman Ruffatto preferred a partial fence from the parking to the end of building. Commissioner Johnson suggested tying it back to the building. The Commission was in agreement.

Commissioner Issakoo questioned the alternative if the addition of a crosswalk was deemed unsafe. Chairman Ruffatto explained they would have to go to Strong Street. Commissioner Issakoo felt someone would just cross the street in the middle. Commissioner Issakoo was less OK with the townhomes if there wasn't a feasible way for people to cross the street safely. He explained that it was more of a deal breaker to him than seven and five.

Commissioner Johnson wanted to see a crosswalk but didn't know if there was a good spot for it.

Commissioner Powers could go with or without the crosswalk.

Commissioner Sianis was OK without the crosswalk.

Commissioner Zangara was interested in getting Staff's comments.

Chairman Ruffatto was interested in getting Staff's comments.

In reply to Commissioner Powers' question, Mr. Nix stated the depth of each building was about 37'. Commissioner Powers questioned if lighting was needed. Mr. Nix agreed to look into it.

Staff needs to receive the information by Tuesday, May 17.

Commissioner Powers moved, seconded by Commissioner Johnson to continue Docket No. 2016-11 to May 26, 2016. The motion was approved by a voice vote.

On the roll call, the vote was as follows:

AYES: Commissioners Issakoo, Johnson, Powers, Ruffatto, Sianis, Zangara  
NAYS: None  
ABSENT: Commissioner Dorband  
PRESENT: None

ABSTAIN: None

There being six affirmative votes, the motion was approved.

**May 26, 2016 Public Hearing**

Chairman Ruffatto called Docket No. 2016-11 on May 26, 2016. Present were Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto and Zangara. Commissioner Sianas was absent with prior notice. Also present were Brooke Jones, Senior Planner and Mallory Milluzzi, Village Attorney.

Ms. Jones distributed a copy of the Village Engineer's comments that came in today regarding the most current engineering plans. The Village Engineer is very comfortable with the current plan and doesn't believe there will be any substantial changes to the site plan or landscaping plan.

Ms. Jones referred to the Staff Report and discussion of the final plat of subdivision. Staff has worked with the petitioner on finalizing it so it could be approved tonight. There are some conditions of approval. If the Commission is comfortable with it, the petitioner would very much appreciate if they would make a recommendation on the plat this evening based on the proposed conditions to address the location of the public walk on the private property;

The following conditions shall be shown on a revised site plan prior to Board review.

- That the front property line be revised to depict a uniform 80' width right-of-way for Northgate Parkway. The petitioner had suggested an easement for public use but Village Staff would still like to see it as a dedicated area to become the right-of-way. The new property line would create for a consistent 80' width right-of-way.
- That the proposed stairs be pushed back toward the homes.
- That the pedestrian crosswalk in Northgate Parkway be moved from the south side of Burlington Circle to the north side.

Mr. Matt Nix, Reva Development Partners, 116 West Illinois Street, Chicago, IL was present and previously sworn in.

Chairman Ruffatto suggested reviewing the items that needed to be addressed from the last meeting.

Mr. Nix stated they had submitted a letter to Staff on May 17<sup>th</sup> that identified the bullet points that needed to be investigated.

- 1) Addition of a sidewalk from the parking lot to the front walk along Northgate Parkway.
- 2) Fence shown on the northern boundary and the eastern boundary of the property to screen the surface lot to the east and the north.
- 3) Changed the note on the landscape plan going from a paver in the rear as part of the detention solution to a paved lot.
- 4) Show the detailed materials in between the garages. They are showing crushed gravel since

- it was difficult to grow any plants.
- 5) Show the location of the mailbox in a single box to serve both townhomes.
  - 6) Show the changes to the front steps to move them off the right-of-way.
  - 7) Showed the air conditioner location on the fronts of the buildings to be heavily screened by landscaping. The air conditioner location on the end units will be on the side with heavy landscaping.
  - 8) Irrigation to be provided along the fronts of the buildings.
  - 9) Show potential crosswalk location. They are in agreement with Staff's recommendation for the location.
  - 10) Dedicate additional right-of-way.

From the audience, Mr. Terry Steilen, 473 Briarwood Drive, Wheeling, IL was present and sworn in.

Mr. Steilen referred to the 20+ pages in the packet of complex engineering drawings that were changed. He mentioned that most of them did not have any revision notes or change notes on them. He wants to be assured that in the 20+ pages that were changed that there were no additional changes than the 8 small points.

Mr. Steilen referred to the question from last week regarding the location of a crosswalk. He referred to a mid-block crosswalk near the high school and mentioned the speed limit was 40 mph and was also a 4-lane highway and probably had a lot more traffic during the day than Northgate. He thinks real consideration should be given to a complex that was sharing facilities across Northgate Avenue. He thinks a crosswalk was needed for this location.

No one else came forward with questions or comments.

Mr. Nix addressed Commissioner Steilen's question regarding changes to the engineering plans. He stated that to his knowledge no additional changes were made.

Ms. Jones reported that all of the plans in the packet were dated and stamped.

In reply to Commissioner Johnson's question, Ms. Jones confirmed if the crosswalk moved to the north it would line up with a sidewalk on the west side. Ms. Jones reported that Staff studied it and believes it was the safest location because it was the furthest from the curve. Commissioner Johnson agreed it was the best location for it and wanted to make sure there was signage.

Chairman Ruffatto questioned who was responsible for the signage. Ms. Jones explained it depended on the ownership of the road. She stated that Northgate Parkway was owned by the Village and would be responsible for the type of sign and placement. Chairman Ruffatto questioned if it was possible to put a sign in the middle of the road for cars to stop when there was a pedestrian in the crosswalk. Ms. Jones explained the Village Engineer would need to review it to determine if it was safe. Chairman Ruffatto asked to note it. Ms. Jones proposed a condition that "The proposed sidewalk shall be looked at on the north side of Burlington Circle and shall be installed with proper advance warning signage." Chairman Ruffatto wanted more. He wanted the sign in the middle of

the road.

Commissioner Johnson referred to his concern from the last meeting regarding his dislike of a lot of variations. He mentioned since the Fire Department and Engineering were okay with it, he withdrew his previous complaints/concerns.

Chairman Ruffatto asked if Commissioner Johnson was in agreement with the proposed change regarding the right-of-way. Commissioner Johnson was in agreement.

Commissioner Zangara questioned if the residents would wheel the garbage out to the driveway or to another location. Mr. Nix believed the pickup service was in the rear. Commissioner Zangara suggested adding a sidewalk to put the containers on. Mr. Nix didn't have the specific trash plan but agreed to work it out with waste management. He mentioned there were also conditions listed in the lease.

Commissioner Zangara questioned if there was signage at the dog park listing the hours. Mr. Nix explained it hadn't been a requirement to maintain hours. He will leave it up to management to control if it became a problem.

Commissioner Zangara suggested adding a small pad for a bike rack or strollers near the trash cans at the dog park. Mr. Nix was unsure since it was located close to the floodway. Commissioner Zangara asked him to look into it. He didn't want to see bikes and/or strollers left on the sidewalk. Mr. Nix agreed to research.

Commissioner Zangara was in agreement with the condition regarding the proposed change to the right-of-way.

Commissioner Issakoo was glad to see the crosswalk. He was also in favor of having signage in the street.

Commissioner Issakoo asked what the benefit was by dedicating the right-of-way. Ms. Jones explained it was for uniformity in the street. It was the Village Engineer's preference.

Commissioner Issakoo was in agreement with the condition regarding the proposed change to the right-of-way.

Commissioner Powers thanked the petitioner for making the changes. He was in favor of adding a sign in the middle of the road. He felt it was crucial.

Commissioner Powers questioned if there was a snow removal plan document for the entire PUD. Mr. Nix explained the southern area was identified as a storage area. He was unsure if there was an official snow management plan on file. Commissioner Powers hoped there was something documented.

Commissioner Powers was in agreement with the condition regarding the proposed change to the

right-of-way. He didn't want it to go to the Board until it was finalized.

Commissioner Dorband expressed concern with the gravel in the areas between the garages. She mentioned she lives in a subdivision that had grass between the garages. She agreed it was a problem but felt gravel would also be a problem for the snow plow. She questioned if they considered another option such as stamped pavement. Mr. Nix explained the gravel was a fine compressed granite. He agreed it was always a problem area for snow plowing but it was a system they had worked out in numerous projects. It was the best, cleanest maintenance solution. Commissioner Dorband disagreed. She thinks they need more green space.

In reply to Commissioner Dorband's question, Mr. Nix stated the starting price point would be \$2,800/month.

Commissioner Dorband was in agreement with the condition regarding the proposed change to the right-of-way.

Chairman Ruffatto requested that the petitioner look into Commissioner Zangara's suggestion for the dog park. Mr. Nix explained their objective was not to add more pavement or hardscape since it was a dog park. Their expectation was that people would walk their dogs to use it.

Chairman Ruffatto took a poll regarding adding a pad or bike rack at the dog park.

Commissioner Johnson – pad without bike rack  
Commissioner Issakoo – not necessary  
Commissioner Powers – pad without bike rack  
Commissioner Dorband – pad without bike rack

The petitioner agreed to investigate it.

Chairman Powers took a poll regarding using crushed gravel in the area in between the garages.

Commissioner Zangara – OK  
Commissioner Powers – OK  
Commissioner Issakoo – OK  
Commissioner Johnson – OK  
Commissioner Ruffatto - OK

Commissioner Johnson moved, seconded by Commissioner Zangara to recommend approval of Docket No. 2016-11 to grant an amendment to Planned Unit Development Ordinance No. 4876 in accordance with the following exhibits submitted April 14, 2016 (except as noted) by Reva Development Partners for Northgate Crossing, located at 100-600 Burlington Circle, 100-300 Hudson Court, 100 Wabash Way, and 267 Northgate Parkway, Wheeling, Illinois:

- Cover letter
- Cover letter, 5.17.2016

- Unit mix exhibit
- Engineering plans (13 sheets), 5.17.2016
- Townhome elevations (4 sheets)
- Townhome floor plans (5 sheets)
- Townhome landscape plan (7 sheets), 5.17.2016
- Photometric plan
- Lighting cut sheets (10 sheets)
- Dog park partial site plan
- Crushed granite island photograph, 5.17.2016
- Plats of survey (2 sheets)

Including the following relief from the Wheeling Municipal Code:

1. Reduce total parking for the entire development from 601 stalls to 595 stalls (Section 19.11.010 E1C);
2. Allow 12 principal buildings on a single lot while the zoning code states that no more than one principal building may be constructed on a given lot (Section 19.13.070);
3. Reduce the minimum required building setback (interior side) for the townhomes from 30 feet to 15 feet (Section 19.04.060 F);
4. Reduce the minimum required building setback (front) for the townhomes from 30 feet to 7.76 feet (Section 19.04.060 F);
5. Reduce the minimum required distance between two 2-story buildings from 30 feet to 24.75 feet (Section 19.04.060 F);
6. Increase the maximum number of units per townhome building from six to seven (Section 19.04.060 H); and
7. Permit the rear facades of the townhomes to have garage doors without adjacent exit doors.

And with the following conditions:

1. Provided that the design and plant pallet is maintained in substantial compliance with the landscape plans submitted May 17, 2016, the landscape plan may be adjusted as needed for final storm water system approval which is granted by MWRD;
2. That the proposed crosswalk shall be located on the north side of Burlington Circle and shall be installed with proper advance warning signage;
3. To address the location of the public walk on private property, the following conditions shall be shown on a revised site plan prior to Board review.
  - a) The front property line shall be revised to depict a uniform 80' width right-of-way for Northgate Parkway;
  - b) The new front building setback for building 1 shall be dimensioned;
  - c) All steps shall be removed from the right-of-way;
  - d) The proposed sidewalk easement that is currently being depicted shall be removed.
4. If possible, a stroller parking pad near the dog park may be installed.

On the roll call, the vote was as follows:

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Recommendation**

**DOCKET NO. 2016-11**

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara  
NAYS: None  
ABSENT: Commissioner Sianis  
PRESENT: None  
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Johnson to recommend approval of Docket No. PC 16-6 waiving the preliminary plat requirement and approving the Final Plat Subdivision under Title 17, Planning Subdivisions and Developments as shown on the Final Plat prepared by Manhard Consulting LTD, dated May 17, 2016, prepared by Eric R. Vesley, Illinois Professional Land Surveyor No. 3855, on behalf of Reva Development Partners, for Northgate Crossing Phase 3, located at 267 Northgate Parkway, Wheeling, Illinois,

With the following conditions:

1. Prior to Board approval, the plan shall be revised so that the front property line depicts a uniform 80' width right-of-way for Northgate Parkway;
2. Prior to Board approval, the plan shall be revised to remove the sidewalk easement.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara  
NAYS: None  
ABSENT: Commissioner Sianis  
PRESENT: None  
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Johnson to close Docket No. 2016-11. The motion was approved by a voice vote.

Respectfully submitted,

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

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FOR APPROVAL ON 6.09.2016**

**9. OTHER BUSINESS**

Commissioner Issakoo referred to President Argiris' comment at the Board Meeting about potentially looking at the Comp Plan. He questioned the process. Ms. Jones explained Staff's done ongoing Comprehensive Plan updates through the years. They are considering a deep look at the entire document. She believes it was suggested that they may need some outside consultant help. Chairman Ruffatto thought a consultant last reviewed it in 2003 or 2004. He remembered the process taking many, many months.

Commissioner Powers announced he would not be present at the June 9<sup>th</sup> meeting.

Commissioner Zangara questioned if there could be another planned field trip to benefit the new Commissioners. Commissioner Issakoo stated he would appreciate and enjoy a tour. Ms. Jones will discuss scheduling with Mr. Jennings.

Chairman Ruffatto felt the meeting with the Village Board went very well. He thinks those types of meetings were helpful to ensure the Plan Commission was in sync with the Village Board's plans and goals.

Chairman Ruffatto felt a more solid snow plan should be a requirement for future development submittals. He asked Staff to explore the idea.

**10. ADJOURNMENT**

Commissioner Dorband moved, seconded by Commissioner Issakoo to adjourn the meeting at 8:34 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

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Steve Powers, Secretary  
Wheeling Plan Commission

**DISTRIBUTED TO THE COMMISSION 6.03.2016  
FOR APPROVAL ON 6.09.2016**

**FINDINGS OF FACT  
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: Docket No. 2016-12AB&C  
The Vape Room  
516 N. Milwaukee Avenue  
(2016-12A) Title 19, Zoning, Variation to Allow Two Principal Buildings on a Single Zoning Lot  
(2016-12B) Special Use-Site Plan Approval to Establish a Tavern  
(2016-12C) Special Use-Site Plan Approval to Establish a Medical Research Laboratory

Gary Levitas, owner, is seeking the following for the property at 516 N. Milwaukee Avenue, which is zoned B-3 General Commercial and Office District, in order to establish alcohol and food service at the existing retail business for the Vape Room and to establish a medical research lab at the existing rear warehouse building:

- 2016-12(A)** Variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.03 General Provisions, Section 19.03.070 Number of Buildings per Lot, Subsection A, Principal Buildings in All Districts, to allow more than one principal building on a zoning lot; and
- 2016-12(B)** 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 tavern in the existing commercial building at the front of the property; and
- 2016-12(C)** 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 medical research laboratory at the rear building of the property.

Chairman Ruffatto called Docket No. 2016-12AB&C on May 26, 2016. Present were Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto and Zangara. Commissioner Sianas was absent with prior notice. Also present were Brooke Jones, Senior Planner and Mallory Milluzzi, Village Attorney.

Commissioner Powers read the following statements aloud.

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.

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.

Mr. Gary Levitas, owner, 516 N. Milwaukee Avenue, Wheeling and Mr. Steve Liker, The Vape Room, 516 N. Milwaukee Avenue, Wheeling were present and sworn in.

Mr. Levitas referred to The Vape Room which is a lounge setting where people buy their e juice and devices. The business is doing well but in order to increase the revenue they want to get a liquor license. Mr. Levitas is the property owner and Mr. Liker runs the business.

Mr. Levitas stated he would add additional lighting in the back of the building near the patio and add bollards around the patio. He felt the concerns could be addressed while he applies for a building permit. Mr. Levitas referred to the parking. He did not think the liquor license would increase the amount of patrons since he felt it would mostly be the same patrons.

Chairman Ruffatto asked for the status of the back building. Mr. Levitas explained Mr. Liker will also run the business. He currently owns and operates a blood testing facility in Buffalo Grove. He is looking to relocate his business to the rear building of the property. When Mr. Levitas originally purchased the property there were multiple existing businesses. Some of the buildings were demolished and some were remodeled. The rear building is currently being used for storage for his construction company. Part of the building will remain as a storage facility and half will be turned

into a blood testing facility. There will no customers visiting the facility. They will add a couple of windows in front.

Mr. Liker stated he was the owner of The Vape Room and operates a business called New Century Diagnostics which is a clinical laboratory currently located in Buffalo Grove. He was looking for a new location for his lab and felt 516 N. Milwaukee Avenue was a great opportunity. The clinical laboratory processes the samples. A courier picks up the blood from the physician's office and brings the blood to the lab which performs the testing. The laboratory is regulated by State and CLIA. The lab is operated by two employees, a technician and receptionist.

Mr. Levitas stated they also wanted to offer food in addition to the liquor license at the Vape Room. They would offer finger food and sandwiches in addition to offering a delivery service to the local restaurants for a wider choice of menu options.

Chairman Ruffatto questioned if the proposed changes to the back building were detailed on the plans in the packet. Mr. Levitas provided the east elevation.

Chairman Ruffatto opened the discussion to the public.

From the audience, Mr. Terry Steilen, 473 Briarwood Drive, Wheeling came forward and was previously sworn in. He questioned if the petitioner was going to offer gaming. Mr. Levitas confirmed they would offer gaming to help bring in more customers to increase the revenue at The Vape Room. He mentioned the property taxes were almost \$40,000/year.

Chairman Ruffatto asked Staff to provide an explanation of the proposed variation. Ms. Jones explained the variation was for having two buildings on a single lot. She mentioned the previous PUD amendment for Northgate Crossing also needed this variation since they have so many multiple buildings on a single zoning lot. Chairman Ruffatto questioned if the variation would remain if the ownership changed. Ms. Jones explained if it remained a single lot and not subdivided it would remain.

Commissioner Issakoo referred to the lab in the back. He questioned if The Vape Room used the parking lot in the back. Mr. Liker confirmed they did not use the back lot. Mr. Levitas felt the customer base would stay the same but could increase. The main business would remain as a vape room. They are not looking to change it to a bar. He mentioned their existing customers are asking for liquor and food.

In reply to Commissioner Issakoo's question, Mr. Levitas confirmed the access to the back lot was on the south side of the building. He confirmed it was wide enough for two cars.

In reply to Commissioner Zangara's question, Mr. Liker confirmed the current hours of The Vape Room were from 11:00 a.m. to 8:00 p.m. The hours might be extended if they get a liquor license.

Commissioner Zangara questioned if there were plans to add televisions or music on the patio. Mr. Liker explained the use of the patio was to sit outside in the nice weather and vape. They may have

background music but it would not disturb the neighbors.

Commissioner Zangara wanted a planting bed added to The Vape Room parking lot and curbs and landscaping added to the second building.

Commissioner Zangara was not opposed to two buildings on one lot since they were both existing buildings.

Commissioner Zangara was in favor of the patio but wanted better landscaping. He also wanted the back building dressed up.

In reply to Commissioner Zangara's question, Mr. Levitas confirmed there was an existing fence between the property and townhomes. The townhomes own the fence.

Commissioner Zangara referred to the dumpster in the middle of the parking lot. Mr. Levitas confirmed the dumpster would be moved to the north side with an enclosure.

Commissioner Powers questioned if it was a deal breaker for the medical lab if the tavern wasn't approved. Mr. Levitas was hoping to get both but he confirmed one was not dependent on the other.

In reply to Commissioner Powers' question, Ms. Jones confirmed the back building had always been considered an accessory building. Now the building was changing from an accessory use to a principle use.

Commissioner Powers wanted curbing in the lot with landscaping for the second building. He felt the parking lot on the south side of the rear building needed to be resurfaced.

Commissioner Powers questioned if there was a landscaping plan for the sign in the front. He mentioned there was currently no landscaping around the sign. Ms. Jones confirmed there was a landscaping plan and there should be landscaping. Mr. Levitas explained the reason there wasn't landscaping was because of the time of year. He confirmed landscaping would be planted within the next month.

Commissioner Powers questioned the maximum hours for a business with a liquor license. Ms. Jones stated it was generally 2:00 a.m. for a liquor license.

Commissioner Powers felt there needed to be a trash enclosure to serve the tavern and second building. He did not see it on the site plan.

In reply to Commissioner Powers' question, Ms. Jones confirmed there wasn't an approved lighting/photometric plan for the site. Commissioner Powers wanted a photometric plan to make sure the current lighting was acceptable.

Commissioner Powers mentioned a bike rack would be needed for the rear building and documented on the site plan. Mr. Levitas was in agreement to installing a bike rack even though he didn't see a

use for it. Ms. Jones explained that the bike parking could also be located inside the rear building based on the number of parking stalls. However, The Vape Room should have outside bike parking. Commissioner Johnson questioned if the two businesses could share a bike rack between the two businesses. Chairman Ruffatto explained if the back business could accommodate the bike parking inside the building then a bike rack would only be needed in the front.

Commissioner Powers referred to the possibility of adding gaming to The Vape Room and explained a separate area would need to be shown on the site plan. Village Attorney Milluzzi stated that the State regulates gaming and not the Village.

Commissioner Dorband wanted to review the Staff's recommendations. She didn't think the Commission addressed the scale and dimension of the plan to indicate the proposed parking layout. Mr. Levitas stated it would be addressed at the time of permit. Chairman Ruffatto explained it needed to be on the plans.

Commissioner Dorband referred to the requirement for the accessible bathroom at The Vape Room and the sprinkler requirement. Mr. Levitas was unaware there needed to be a second bathroom at The Vape Room. Ms. Jones explained it was related to the change of use and size of the facility. Mr. Levitas stated the sprinklers were not an issue.

Commissioner Johnson referred to the Health Department's comments. Mr. Levitas confirmed he had met with the Health Department and they were in agreement. Commissioner Johnson explained the Health Department needed to know the menu. The sink and other requirements also needed to be on the plan. Commissioner Issakoo questioned if the health requirements would change if there wasn't going to be a cook. Ms. Jones explained it was up to the Health Officer.

Commissioner Johnson questioned if the medical lab generated biohazard waste. Mr. Liker confirmed it was removed by a special company and not dumped into the trash enclosure.

Commissioner Johnson questioned the purpose of The Vape Room waiting area. Mr. Liker explained it was an open space with some retail displays.

Commissioner Johnson wanted to see the same detail on The Vape Room floor plan as on the lab floor plan.

Commissioner Johnson mentioned the parking lot needed surfacing.

Chairman Ruffatto asked for details on the materials for the fence. Ms. Jones mentioned it was listed as a 6' tall wood fence. Chairman Ruffatto questioned the type of wood and fence style.

Chairman Ruffatto referred to the listed requirements for the rear patio. Mr. Levitas confirmed he would add bollards.

Chairman Ruffatto questioned what would be done to the rear building. Mr. Levitas stated he was adding windows and an entry door. Chairman Ruffatto noted there were areas that needed to be

repainted. Mr. Levitas agreed to patch and touch up any areas that needed to be painted.

Chairman Ruffatto explained the petitioner would need to return.

Chairman Ruffatto questioned if there were one or two trash enclosures on the property. Mr. Levitas explained there would be one trash enclosure for both buildings. Chairman Ruffatto explained the location needed to be shown on the plan.

Chairman Ruffatto questioned how they would make the rear parking area ADA compliant. Mr. Levitas confirmed there would not be an entrance to the patio except from the building. Ms. Jones explained if they were elevating the parking lot then they would need a ramp. If the patio was at the same grade then bollards shall be installed. Commissioner Johnson mentioned a ramp may be needed by the back door.

Ms. Jones reviewed the list of requirements for the next meeting.

- Provide a scaled and dimension site plan for parking and curbing;
- Indicate the location and materials of the trash enclosure;
- A photometric plan is required;
- A bike rack for two bikes shall be shown on the site plan;
- Provide a landscape plan;
- Provide an accurate floor plan for The Vape Room that addresses seats, bathrooms, kitchen modifications and gaming;
- Address Engineering comments on the plan;
- For the lab, provide details regarding the exterior repair to the existing building;

Commissioner Powers questioned if there needed to be curbing on the south elevation of the rear building. Commissioner Zangara wanted something to dress it up.

Chairman Ruffatto questioned if there was fencing on the north and south sides of the building. Mr. Levitas confirmed there was partial fencing on the north side by Ricks and the side by Snow Systems.

Commissioner Johnson requested that the details of the hours of operation also be included.

Commissioner Johnson moved, seconded by Commissioner Issakoo to continue Docket No. 2016-12C to July 14<sup>th</sup>.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara  
NAYS: None  
ABSENT: Commissioner Sianis  
PRESENT: None  
ABSTAIN: None

**Findings of Fact and  
Recommendation**

**DOCKET NO. 2016-12AB&C**

There being six affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Zangara to continue Docket No. 2016-12B to July 14<sup>th</sup>.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara  
NAYS: None  
ABSENT: Commissioner Sianis  
PRESENT: None  
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Zangara to continue Docket No. 2016-12A to July 14<sup>th</sup>.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara  
NAYS: None  
ABSENT: Commissioner Sianis  
PRESENT: None  
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Respectfully submitted,

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

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