

**WHEELING PLAN COMMISSION  
THURSDAY, JUNE 23, 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**
  - A) [Docket No. SCBA 16-13](#)  
Metro PCS  
538 W. Dundee Road  
Appearance Approval of a Wall Sign**
- 7. ITEMS FOR REVIEW**
  - A) [Docket No. 2016-9](#) (Continued from June 9, 2016 Hearing)  
Medtec Healthcare  
43 W. Dundee Road  
Special Use-Site Plan Approval for Adult Day Service**
  - B) [Docket No. PC 16-9](#)  
Law Office  
199 N. Milwaukee Avenue  
Minor Site Plan & Appearance Approval of Façade Modifications**
  - C) Strategic Plan Updates
    - i. Neighborhood Streetscape Initiative
    - ii. Village Entrance Signs
    - iii. Neighborhood Identification Map
    - iv. Neighborhood Identification Signs**
- 8. APPROVAL OF MINUTES – [June 9, 2016](#) (includes partial findings for Docket No. 2016-9)**
- 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 23, 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

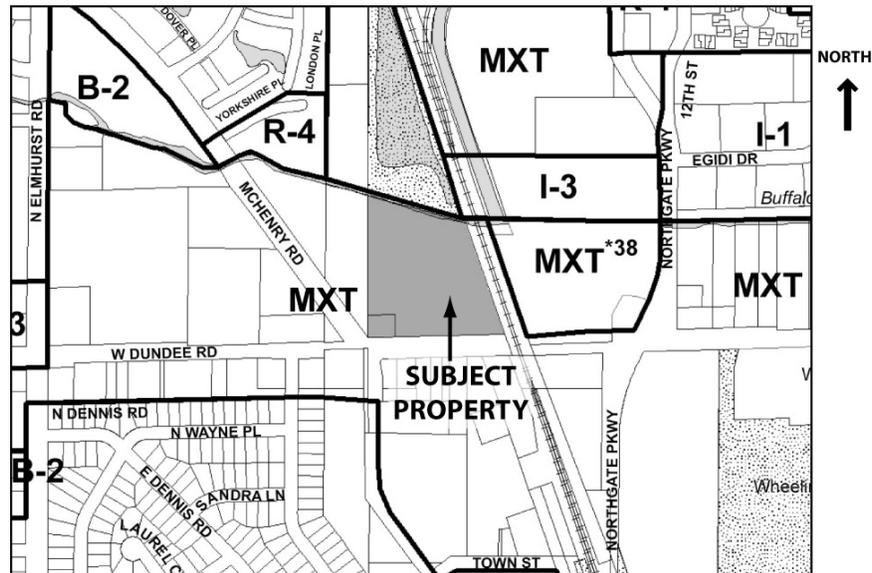
**RE:** **Docket No. SCBA 16-13**  
**Metro PCS**  
**538 W. Dundee Road**  
**Appearance Approval of a Wall Sign**

**DATE OF REPORT:** June 14, 2016

**DATE OF MEETING:** June 23, 2016

**PROJECT OVERVIEW:** The petitioner is seeking appearance approval for a wall sign for new cell phone retail and service store.

**LOCATION MAP:**



**GENERAL PROPERTY INFORMATION**

|   |   |
|---|---|
| <b><u>Applicant Name:</u></b>                   | SM Deluxe Sign                            |
| <b><u>Property Owner Name:</u></b>              | Lynn Plaza, LLC                           |
| <b><u>Common Property Address:</u></b>          | 538 W. Dundee Road                        |
| <b><u>Common Location:</u></b>                  | Located in the Lynn Plaza Shopping Center |
| <b><u>Neighboring Property Land Use(s):</u></b> | North: Open Space                         |

West: Commercial  
South: Commercial  
East: Railroad tracks

**Comprehensive Plan Designation:** Commercial  
**Existing Use of Property:** Commercial – retail  
**Existing Property Zoning:** B-3 General Commercial & Office District  
**Relevant Previous Zoning Action at Subject Unit:**  
None.

### **PROJECT DESCRIPTION**

The petitioner is requesting appearance approval to install one internally-illuminated business identification wall sign for a new cell phone retail and service store.

### **SIGNAGE PLAN REVIEW**

**Sign Location:** The proposed business identification sign will be located on the front façade, facing west into the parking lot of Lynn Plaza.

**Sign Type and Size:** An internally illuminated channel letter raceway sign with a cabinet sign below is proposed. The proposed sign is a total of 27.58 sq. ft. in size. The raceway sign is the business name in stylized letters that are deep purple and dark orange. The tagline, “Authorized Dealer,” is dark orange letters in located in the cabinet sign. The tagline is 5.62 sq. ft., which is 20% of the total sign area. The store has a frontage of 29 feet. Due to the use of the tagline, the sign is award the graphic bonus of up to 50%. With the graphic bonus, the sign is allowed to be up to 43.5 sq. ft. Therefore, the proposed sign meets the size requirements of the Sign Code.

The plan states the raceway will match the building fascia color.

### **STAFF REVIEW**

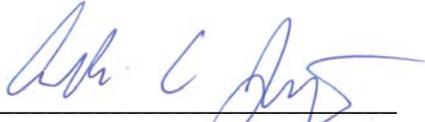
**Impact on Adjacent Uses:** No impact on adjacent uses is expected.

**Staff Recommended Action:** Staff recommends approval of the proposed wall sign.

### **PROPOSED MOTION**

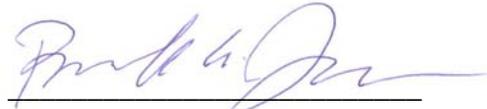
If the Plan Commission finds that the petitioner has satisfied the requirements for appearance approval of the rear wall sign, an appropriate motion would be to:

**Approve Docket No. SCBA 16-13** to permit the installation of a business identification wall sign in accordance with the sign drawings submitted June 13, 2016 by Metro PCS, located at 538 W. Dundee Road, Wheeling, Illinois.



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Andrew C. Jennings, AICP  
Director of Community Development



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Brooke A. Jones  
Senior Planner

**Attachments:**      [Wall sign plan](#)



- 1) metroPCS : 1' 10" x 12' 0" = 1.83' x 12' = 21.96 sq. ft
- 2) Authorized Dealer : 9" x 7' 6" = .75' x 7.5' = 5.62 sq. ft
- 3) total sig area: 21.96 + 5.62 = 27.58 sq. ft.

INDIVIDUALLY ILLUMINATED CHANNEL LETTER  
WITH WIREWAY ( TO BE MATCHED WITH FASCIA)  
LOCATION : FRONT OF THE STORE

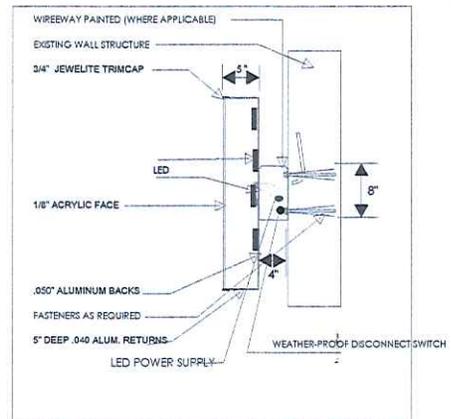
|              | metro                  | PCS                    | Authorized Dealer                               |
|--------------|------------------------|------------------------|---|
| SIGN TYPE    | IND. CHANNEL LETTER    | IND. CHANNEL LETTER    | INDI. CHANNEL BOX                               |
| FACE         | ARLON #5590-3412 VINYL | ARLON #5590-3441 VINYL | WHITE BACK WITH ARLON #2500-3411 ORANGE LETTERS |
| RETURNS      | WHITE                  | WHITE                  | WHITE   |
| TRIM CAP     | WHITE                  | WHITE                  | WHITE   |
| ILLUMINATION | WHITE LED              | WHITE LED              | WHITE LED                                       |

Customer: metroPCS  
Project: metroPCS  
Address: 538 W. Dundee Wheeling, IL

Revision:  
Date revised:  
Sales contact:



750 BONNIE LN ELK GROVE VILLAGE IL 60007  
847-806-7740 FAX 847-806-7741 SMDLUXESIGN@SBCGLOBAL.NET



After



Before



Exhibit received June 13, 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

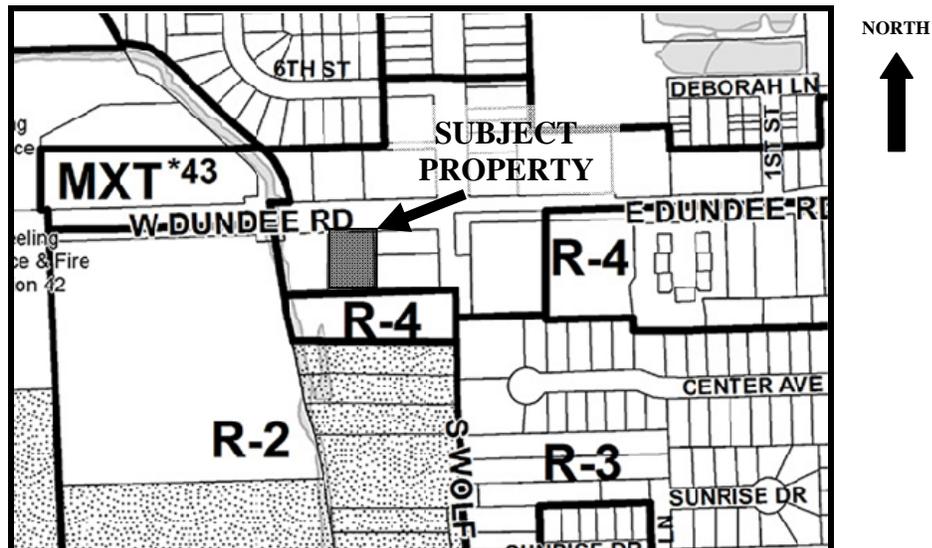
**RE:** **Docket No. 2016-9**  
**Medtec Healthcare**  
**43 W. Dundee Road**  
**Special Use-Site Plan Approval for Adult Day Service**

**DATE OF REPORT:** June 16, 2016

**DATE OF MEETING:** June 23, 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

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 JUNE 9, 2016 HEARING**

At the June 9, 2016 Plan Commission hearing, Docket No. 2016-9 was continued to June 23, 2016 so that the petitioner could address the following suggestions made by the Plan Commission (**staff update provided in bold**):

1. That the floor plan shall be updated to reflect the proposed layout including the kitchen; **A cohesive floor plan is provided.**
2. Commercial vans owned by Medtec shall be parked at the rear of the property; **The petitioner will comply.**
3. Parking for two bicycles shall be provided onsite; **The site plan shows a bike rack at the rear of the property. The petitioner acknowledges that it will meet the Code.**
4. The southeast corner of the building shall be posted as a fire lane; **A sign has been added to the east wall.**
5. Plantings shall be irrigated per Code; **The site plan indicates “plantings shall be irrigated per Code.”**
6. That the awnings shall be replaced by December 1, 2016. If a different material, color or design is proposed, the petitioner shall return to the Plan Commission for minor appearance approval; **The petitioner will comply.**
7. Foundation plantings showing year round interest shall be added to the landscape plan; **The landscape plan has been updated.**
8. The light poles shall be painted. **The petitioner will comply.**

#### **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 overall 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.

**Total Number of Parking Spaces:** The site plan shows that there are 18 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 18 spaces will be adequate. The petitioner acknowledges that vans will be used to transport clients and that they will 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 revised site (landscape) plan shows a bike rack in a parking stall at the southeast corner of the property. Staff has observed that an installed bike rack does not meet the Zoning Code. The petitioner acknowledges that the new bike rack will meet code. Staff has added a condition of approval that parking for two bicycles shall be provided.

**Site Lighting:** A photometric plan has 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. Per the Plan Commission's request, the petitioner indicates that the light poles will be painted. Staff has added a condition of approval to the motion to address the painting of the poles.

**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 revised landscape plan has been provided. The plan includes a note that the “grass area will be improved with adequate soil and seed.” New mulched planting areas are proposed along the front property line and moving back towards the building. Per the Plan Commission’s request, foundation plantings have been added to the plan. The landscaped areas include Anthony Waterer Spirea (flowering shrub), honeysuckle bush (flowering shrub), boxwoods, coneflowers, Lenten Rose and Skyline Honeylocust trees. At the rear of the building, two swamp white oak trees and five Anthony Waterer Spirea (flowering shrub) are proposed. The Plan Commission should discuss the revisions to the landscape plan.

**Landscape Irrigation:** The landscape plan has been revised to include the following note: “the plantings shall be irrigated per Code.” Staff has added a condition of approval that “the plantings shall be irrigated per Code.”

### **BUILDING APPEARANCE REVIEW**

**Elevation Plan Review:** At the Plan Commission’s request, the petitioner acknowledges the following: “the awnings shall be replaced by December 1, 2016. If a different material, color, or design is proposed, the petitioner shall return to the PC for minor site plan and appearance approval.” Staff has added this condition to the motion for approval.

### **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.

**Sign Landscaping:** The proposed landscaping at the base of the sign does not meet the requirements of the Sign Code. Staff suggests a condition of approval that the sign landscaping shall meet the requirements of the Sign Code upon issuance of a sign permit for the freestanding sign.

### **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.**

### **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 the following comments, which may be addressed at building permit:

1. The ware washing area including the hand wash sink has been moved to a separate room leaving the warming kitchen room without a hand wash sink. An additional hand wash sink shall be installed in the preparation area.
2. Cabinets shall be provided in the kitchen for storage. If not, a separate storage room will be required. It is suggested that cabinets with counter space as their work surface be installed.

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

**Staff Recommended Action:** Prior to making a motion, staff recommends that the Plan Commission review the following list of items with the petitioner:

- Discuss that the landscaping surrounding the freestanding sign does not meet the Sign Code. and
- Determine if the landscape plan revisions are adequate.

### **PROPOSED MOTION**

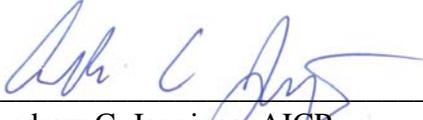
If the Plan Commission approves of the requested special use for an adult day service, an appropriate motion would be to:

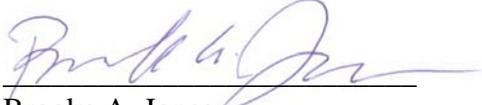
**Recommend approval of Docket No. 2016-9** to grant special use approval for an adult day service in accordance with the following exhibits submitted June 15, 2016 (except as noted), by Medtec Healthcare, to be located at 43 W. Dundee Road, Wheeling, Illinois.

- Cover letter, 3.24.2016
- Response letter
- Plat of survey, 3.24.2016
- Landscape plan,
- Floor plan, and
- Photometric plan, 5.31.2016

And with the following conditions of approval:

1. Commercial vans owned by Medtec should be parked at the rear of the property;
2. Parking for two bicycles shall be provided;
3. That the light poles shall be painted;
4. That the awnings shall be replaced by December 1, 2016. If a different material, color, or design is proposed, the petitioner shall return to the PC for minor site plan and appearance approval.
5. That the sign landscaping shall meet the requirements of the Sign Code upon issuance of a sign permit for the freestanding sign.
6. The southeast corner of the building shall be posted as a Fire Lane; and
7. 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, 6.15.2016](#)  
  
[Plat of survey, 3.24.2016](#)  
  
[Landscape plan, 6.15.2016](#)  
  
[Floor plan, 6.15.2016](#)  
  
[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 Meetings – April 28, 2016, June 9, 2016, and June 23, 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 Meetings – April 28, 2016, June 9, 2016, and June 23, 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 Meetings – April 28, 2016, June 9, 2016, and June 23, 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 Meetings – April 28, 2016, June 9, 2016, and June 23, 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:** Junyeoung Jeon <jj@ds-cornerstone.com>  
**Sent:** Wednesday, June 15, 2016 11:07 AM  
**To:** Brooke Jones  
**Cc:** paul@klgesq.com; Sk; dehanjjkim@hotmail.com  
**Subject:** REVISED FLOOR PLAN AND LANDSCAPE/SITE PLAN. REGARDING 43 W. DUNDEE RD.  
(MR.KIM'S PROJECT)  
**Attachments:** plan.pdf; L2.1 L2-3.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello. This is Junyeoung Jeon from DSC architecture firm.

Here is revised plans for Medtec project.

1. That the floor plan shall be updated to reflect the proposed layout including the kitchen.  
-PLEASE SEE ATTACHED PLAN DRAWING.
2. Commercial vans owned by Medtec shall be parked at the rear of the property.  
-THE OWNER WILL COMPLY.
3. Parking for two bicycles shall be provided and noted on the site plan.  
-PLEASE SEE ATTACHED LANDSCAPE/SITE PLAN DRAWING.  
(The owner will install bicycle rack that meet the Code)
4. The southeast corner of the building shall be posted as a Fire Lane.  
-PLEASE SEE ATTACHED LANDSCAPE/SITE PLAN DRAWING.  
(The sign is already existed on southeast wall of the building)
5. The planting shall be irrigated per Code and noted on the landscape plan.  
-PLEASE SEE ATTACHED LANDSCAPE/SITE PLAN DRAWING.
6. That the awnings shall be replaced by December 1,2016. If a different material, color, or design is proposed, the petitioner shall return to the PC  
for minor appearance approval.  
-THE OWNER WILL COMPLY.(NO DIFFERENT COLORS, MATERIALS OR DESIGN)
- 7.Foundation plantings showing year-round interest shall be added to the landscape plan.  
-PLEASE SEE ATTACHED LANDSCAPE/SITE PLAN DRAWING.
- 8.The light poles shall be painted.  
-THE OWNER WILL COMPLY.

Thank you.

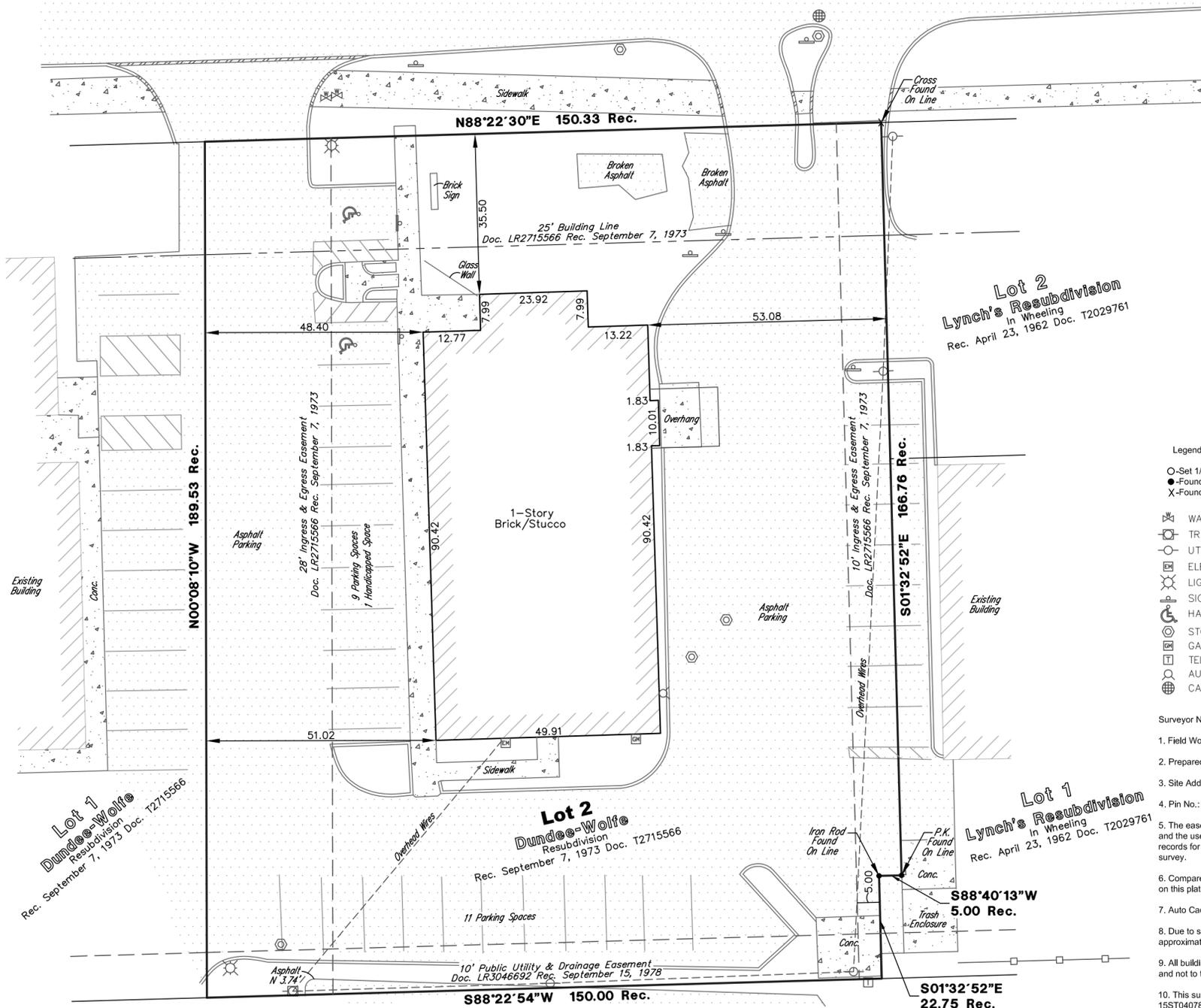


# ALTA/NSPS Land Title Survey

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
- ✕ - 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.

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  |
|          |    |       |          |
|          |    |       |          |

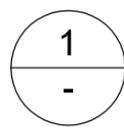
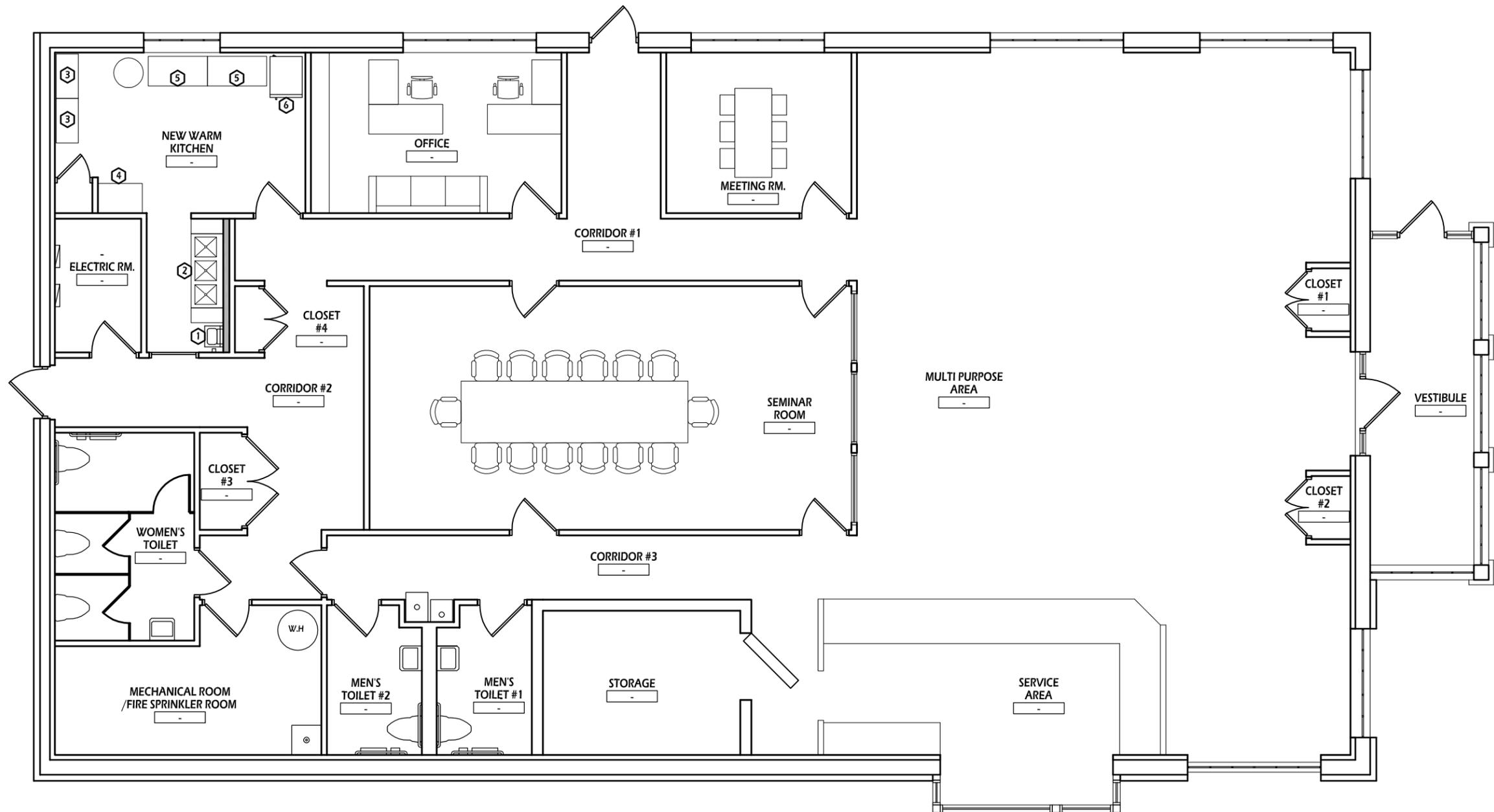
**LSI** Land Surveying Services, Inc.  
574 W. Colfax Street Palatine, Illinois 60067  
Ph. (847)991-7700 Fax. (847)991-7707  
Professional Design Firm License No. 184-003632

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

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



| EQUIPMENT TABLE |                                       |      |
|-----------------|---------------------------------------|------|
| MARK            | DESCRIPTION                           | Qty. |
| ①               | HAND SINK                             | 1    |
| ②               | Std. 84" 3-comp. sink w/2 drainboards | 1    |
| ③               | SHELVING UNITS                        | 2    |
| ④               | WORKING TABLE(24X36)                  | 1    |
| ⑤               | WORKING TABLE(24X48)                  | 2    |
| ⑥               | DOOR REFRIGERATOR                     | 1    |



**PROPOSED PLAN**

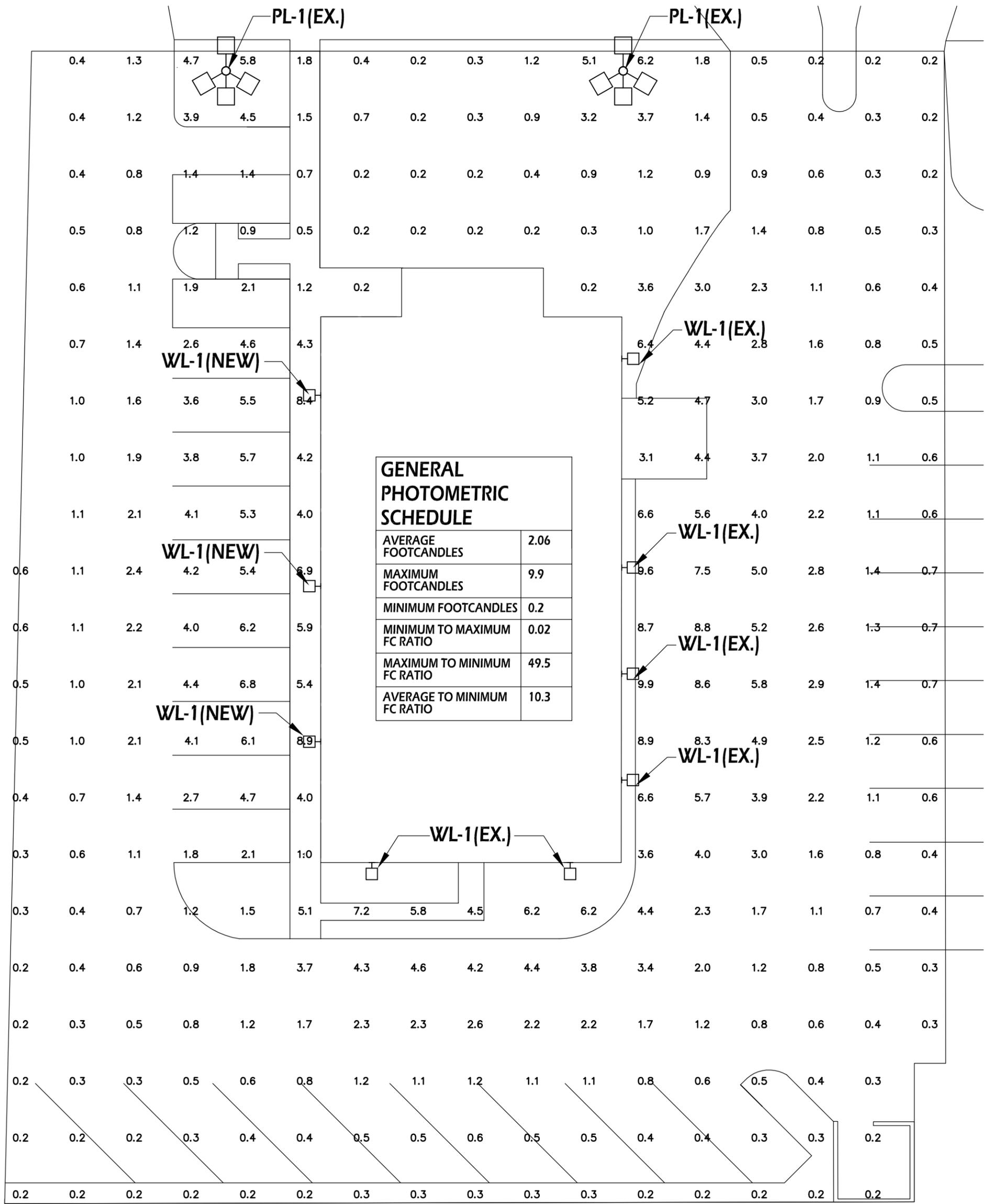
1/8" = 1'-0"

**MEDTEC HEALTHCARE**  
 43 W DUNDEE RD.,  
 WHEELING, IL 60090

**Exhibit received June 15, 2016**

JUN.15, 2016





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

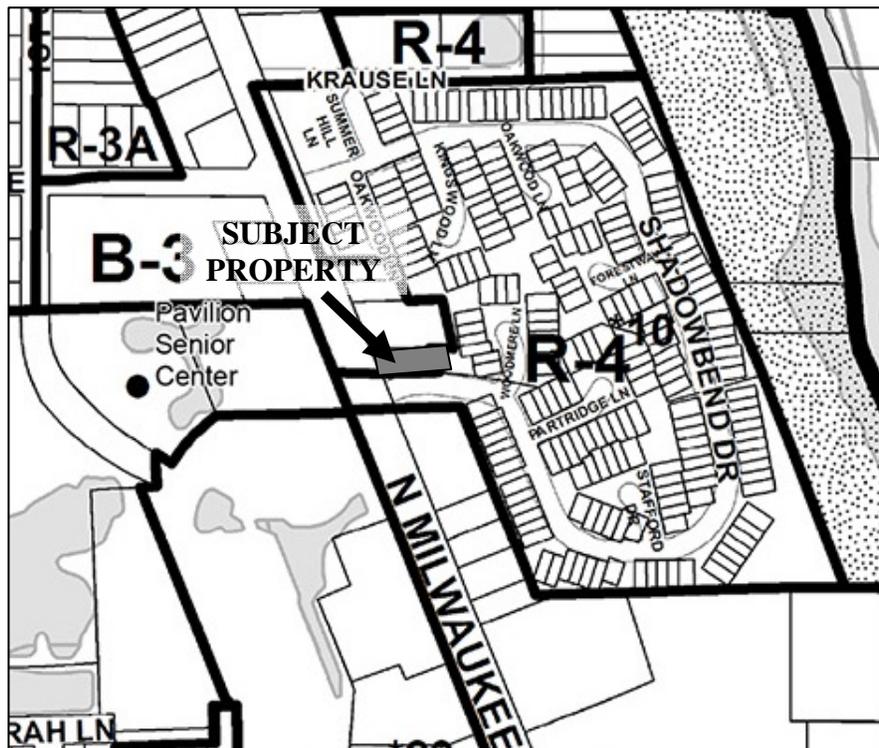
**RE:** Docket No. PC 16-9  
Law Office  
199 N. Milwaukee Avenue  
Minor Site Plan & Appearance Approval of Facade Modifications

**DATE OF REPORT:** June 13, 2016

**DATE OF MEETING:** June 23, 2016

**PROJECT OVERVIEW:** The petitioner is requesting minor site plan and appearance approval for front façade modifications to an existing commercial building.

**LOCATION MAP:**



**GENERAL PROPERTY INFORMATION**

**Applicant Name:** Jay Jung, construction manager

**Property Owner Name:** Itak Seo

**Common Property Address:** 199 N. Milwaukee Avenue

**Common Location:** Located at the northeast corner of Milwaukee Avenue and Shadowbend Drive

**Neighboring Property Land Use(s):** North: Commercial  
West: Multi-Family Residential  
South: Commercial  
East: Multi-Family Residential

**Comprehensive Plan Designation:** Industrial

**Property size:** 7,772 sq. ft.

**Existing Use of Property:** Vacant commercial

**Proposed Use of Property:** Office

**Existing Property Zoning:** B-3 General Commercial and Office District

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

### **DESCRIPTION OF PROPOSAL**

The petitioner is requesting minor site plan and appearance approval to modify the front (west) façade of the building to accommodate a new law office. No changes to the site are proposed.

### **BUILDING APPEARANCE REVIEW**

**Building Elevation and Materials:** The elevation plan indicates that the front door and four windows (directly adjacent to the door) will be replaced with aluminum doors and windows. The color is not provided. An existing door to the north of the main entrance will also be removed. The existing awning will be removed. The entire front façade will be sided in a horizontal wood panel. A photograph of a similar siding product is provided. The Plan Commission may wish to inquire about the new window and door colors and about the color/finish of the proposed siding.

The existing sides and rear of the building are painted white. The petitioner plans to repaint those facades.

While allowed by the Building Code, staff has concerns with the application of the proposed siding over the existing brick. Staff has concerns with the maintenance of the exposed brick façade and that the siding may provide a nesting place for birds and other animals. The Plan Commission may wish to discuss the maintenance of this façade with the petitioner.

**STAFF REVIEW**

**Impact on adjacent uses:** No impact on adjacent uses is expected.

**Staff Recommended Action:** Prior to making a motion, staff suggests the Plan Commission discuss the following with the petitioner:

1. Window and door colors;
2. Color and finish of the proposed siding; and
3. Maintenance of the proposed façade.

**PROPOSED MOTION**

If the Plan Commission approves of the requested building modifications for 199 N. Milwaukee Avenue, an appropriate motion would be to:

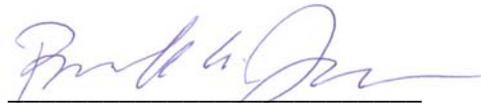
**Approve Docket No. PC 16-9** to grant minor site plan and appearance approval for façade modifications in accordance with the following exhibits submitted June 9, 2016 by PNK Design Build for 199 N. Milwaukee Avenue, Wheeling, Illinois:

- Cover letter,
- West elevation plan, and
- Photograph of proposed cedar siding.



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Andrew C. Jennings, AICP  
Director of Community Development



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Brooke A. Jones  
Senior Planner

- Attachments:**
- [Photos of existing conditions \(staff\)](#)
  - [Cover letter](#)
  - [West elevation plan](#)
  - [Photograph of proposed siding](#)

## **Law Office – 199 N. Milwaukee Avenue**

**Docket No. PC 16-9 (Minor Site Plan and Appearance Approval of Building Modifications)**  
Plan Commission Meeting – June 23, 2016



**Existing conditions of front (west) façade**

## **Law Office – 199 N. Milwaukee Avenue**

**Docket No. PC 16-9 (Minor Site Plan and Appearance Approval of Building Modifications)**  
Plan Commission Meeting – June 23, 2016



**Existing conditions of front (west) façade**

June 9, 2016

Village of Wheeling  
Planning Division, Community Development  
2 Community Blvd.  
Wheeling, IL 60090

Re: 199 N. Milwaukee Avenue  
Wheeling, IL

Enclosed are:

1. Applications A1 and A2
2. Plan A
3. Plan B

This project is an exterior remodeling of the site. On the current red brick wall, we will add hat channels and painted cedar boards. These drawings (plans) show the intended scope of the work.

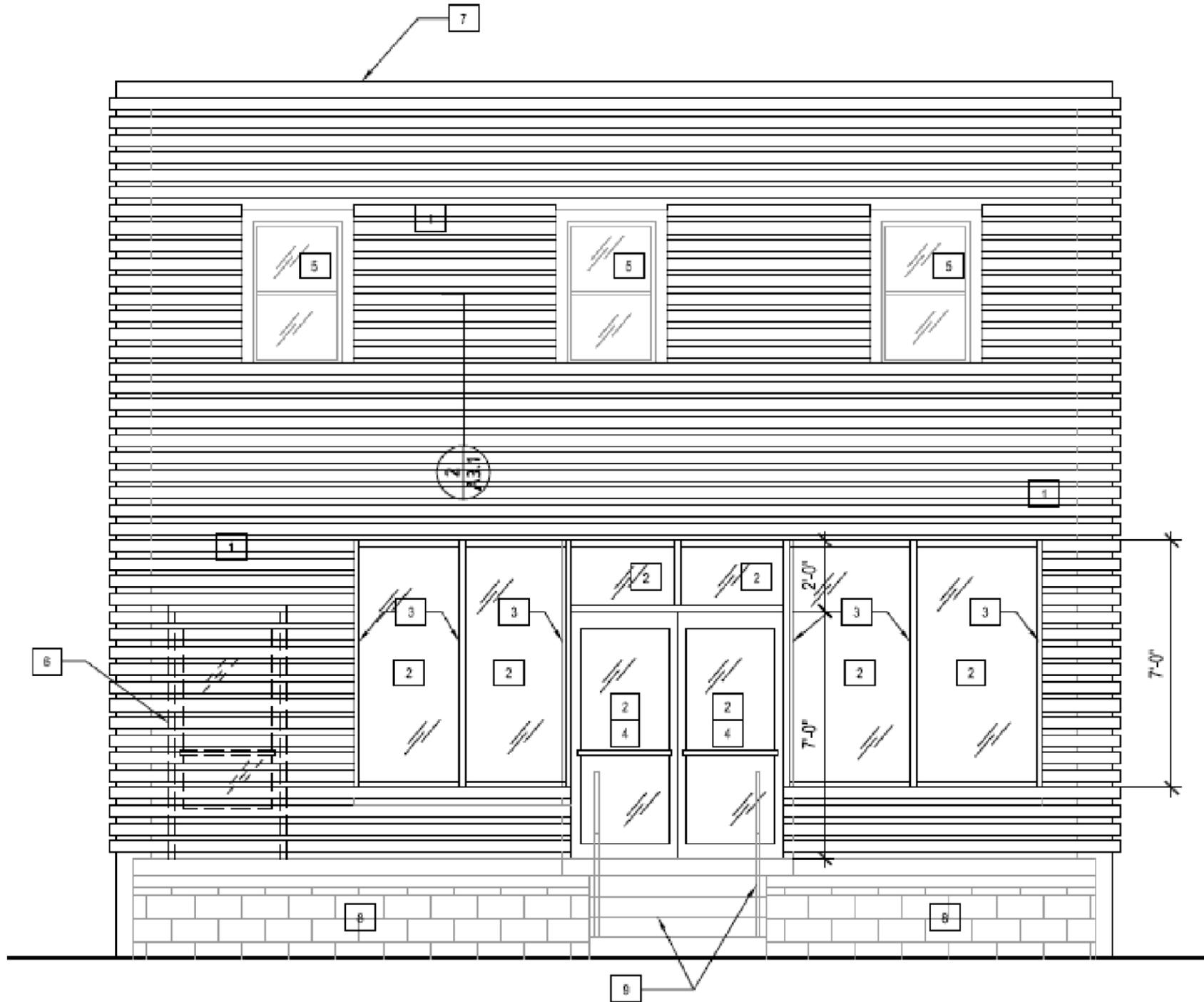
Please review these documents. Should you require additional information or should there be the need for corrections, please bring this to our attention as soon as possible so as not to delay construction.

Thank you for your assistance.

Sincerely,

Seung Hoon Jung, construction manager

Exhibit received June 9, 2016



1  
A

PROPOSED WEST ELEVATION

NTS

| EXTERIOR FINISH AND COLOR SCHEDULE |                                  |                           |              |                                   |
|------------------------------------|----------------------------------|---------------------------|--------------|-----------------------------------|
| TAG NO.                            | MATERIAL                         | COLOR                     | MANUFACTURER | REMARKS                           |
| 1                                  | WOOD PANEL                       | TO BE DETERMINED BY OWNER | T.B.D.       |                                   |
| 2                                  | 1/4" INSUL. GLASS                | TO BE DETERMINED BY OWNER | T.B.D.       | INSULATION GLASS                  |
| 3                                  | ALUM. FRAME                      | TO BE DETERMINED BY OWNER | T.B.D.       | 1 3/4"x4 1/2" EXTRUDE ALUM. FRAME |
| 4                                  | ALUM. DOOR                       | TO BE DETERMINED BY OWNER | T.B.D.       |                                   |
| 5                                  | EXISTING WINDOW TO REMAIN        |                           |              |                                   |
| 6                                  | REMOVE EXISTING DOOR             |                           |              |                                   |
| 7                                  | EXISTING COPING TO REMAIN        |                           |              |                                   |
| 8                                  | EXISTING MASONRY TO REMAIN       |                           |              |                                   |
| 9                                  | EXISTING STAIR/RAILING TO REMAIN |                           |              |                                   |

**INTERIOR ALTERATIONS**

199 MILWAUKEE AVE  
WHEELING, IL 60090

Exhibit received June 9, 2016

JUNE 9 2016





wellness nail spa



wellness nail spa

MANI - PEDI - WAXING

**1. CALL TO ORDER**

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, June 9, 2016.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

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

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

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

**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

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

Commissioner Dorband moved, seconded by Commissioner Zangara to continue Docket No. 2016-9 to June 23, 2016. The motion was approved by a voice vote.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- 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

Mr. Tim Winter, Pal Group and Mr. Ray Packnozi, Orange Crush, Mr. Bernard Citron, lawyer, Thompson Coburn were present.

Mr. Winter stated the existing asphalt plant located at 231 South Wheeling Road had been there for over 50 years. They currently have operated the plant for the last 25 years. It is an outdated, inefficient plant that has inefficiencies including environmental, energy and operational. Even with these inefficiencies they have no known complaints or violations and they meet all the requirements of the Village of Wheeling and IEPA. For the last 10 years, they have been talking with Village Staff about relocating their facility within the Village of Wheeling to help with the redevelopment of the downtown Metra area. Within the last year they have increased their conversations with Staff to move the plant roughly a ¼ mile south to a larger site located at 571 and 871 South Wheeling Road. The site is 7 acres compared to their existing site at about 3.5 acres. He provided the proposed preliminary layout. They tried to keep the operation of the plant in a similar fashion as the existing with having the aggregate material on the east side of the property and the plant along the west side of the property near Wheeling Road. They will not move the asphalt silos any closer to the road than what is on their current site. The road material and recycler will be at the south end of the property.

Mr. Winter referred to the inefficiencies with the current operation because of the age. A lot of it has to do with IDOT's requirements with the increased specifications. When the existing plant was installed there were only a couple of asphalt mix designs. Now there are over a dozen of mix designs. Part of the inefficiencies is that they don't have the storage to make all of the asphalt. They can only have two silos now and can't store all of their production. They have to make the asphalt and then load it directly onto a truck. The truck will sit for up to five minutes while it is being loaded and has a longer queue sitting in the parking lot idling. With the upgraded equipment, they will be able to have additional silos, four 300 ton silos with a possible expansion for an additional four silos. This would give them an opportunity to make the asphalt, store it in the silos and be ready for when the customers come to load the trucks. They would save the idling time for the trucks. There is also the opportunity because of the additional storage that they could store it early in the morning and not have to have the plant operating throughout the day.

Mr. Winter referred to the inefficiency of not having a road material recycler at the current property. All of IDOT's specifications have recycle to asphalt in the mix design. Currently, they have to take the raw material to another facility to recycle down to the gradation that IDOT requires and then bring it back to the property. He explained just bringing the material off the property and back on

takes an average of about 30 truck trips a day. During peak times, it can get up to 50 trucks a day. The updated equipment would help reduce traffic.

Mr. Winter referred to the trees along Wheeling Road that they want to maintain as part of the screening. They will also add additional trees. They will have a solid 10' fence across the entire property line for screening and additional landscaping plants/bushes between the fence and trees.

Mr. Winter referred to a Village Board workshop session and have met with the Park District, School District and neighborhood meeting to listen to the questions/concerns from the neighbors about the property. They want to get the Plan Commission's questions/concerns so they can address them during the formal application which will come later this summer.

Chairman Ruffatto questioned if the Village was aware of the neighborhood meeting. Ms. Jones confirmed Staff was aware that they were meeting but were not invited.

Chairman Ruffatto asked about the questions/concerns from the neighbors. He asked if the meeting was documented. Mr. Winter confirmed they had notes from the meeting. Mr. Winter stated there was an unknown about an asphalt plant. There were concerns about trucks, environmental issue of the property and the appearance.

Commissioner Zangara questioned if the dead end street would be used for truck access. Mr. Winter stated they do not plan to use it for access. They plan to use all the entrances off Wheeling Road. They were in agreement to keep it as an emergency access if the Fire Department wanted but it would be gated off.

Commissioner Zangara questioned the number of trucks that could be staged in the site at one time. Mr. Winter will provide the number during the formal application. Commissioner Zangara questioned where the trucks were staged on the existing site. Mr. Winter explained they create a couple of rows going up to the silos on their existing site when it gets busy. Mr. Packnozi explained they pull into the property, get in line and were loaded. He stated the process took less than 3 minutes.

Chairman Ruffatto requested details about the special use, text amendment, variations and rezoning. Mr. Citron believes they were preexisting legal, non-conforming use in the Village of Wheeling. He stated that nowhere in the ordinance does it allow for an asphalt plant but the plant had been in the Village for 50 years. He explained they it was needed since most of the streets in Wheeling and nearby villages were asphalt. They supply asphalt to the Village of Wheeling and most of the other municipalities for the road paving projects. Because of the nature of the asphalt, you can't truck it in from miles away. These plants need to be located near to where they were needed. There is a need to keep the plant within the general location but expand the number of acres to be more efficient. The first step is a text amendment that would allow an asphalt plant including outdoor storage as a Special Use within the Village of Wheeling. They are not suggesting that this should be an allowed permitted use because of the potential impacts from an asphalt plant. They were suggesting the heaviest industrial district in the Village. The next step was to rezone the property to the appropriate district and then the special use.

Mr. Citron stated there was no odor from the plant. There has never been a complaint during the 25 years of being in Wheeling.

Mr. Citron referred to the variations needed because of the height of the silos. The efficiencies in the new location included being able to put more in the silos.

Mr. Citron referred to the previous hearing on this that was unsuccessful so they didn't go forward with it. They have finally been able to put together a site that worked that was more efficient and would enable them to continue supplying asphalt to Wheeling and nearby communities.

Chairman Ruffatto referred to the green space variation. Mr. Citron explained the site should be paved and anything that would be landscaped (except for along Wheeling Road) would probably not survive. Also, the site would need to be cleaned up every day to keep the site dust down. It worked better to have a paved surface. The variation was all practical based. They are adding landscaping along Wheeling Road which would also provide a buffer along the property.

Commissioner Zangara referred to the potential additional four 85' tall silos. He questioned if they would need to return to the Plan Commission. Mr. Winter confirmed the proposal was for four initially with a possible expansion to eight. They would like to seek approval for all eight at this time.

Commissioner Sianis questioned if they would maintain ownership of the existing property. Mr. Winter confirmed they would maintain ownership and work with the Village for future redevelopment. Commissioner Sianis mentioned the site would be barren with a large concrete pad.

Commissioner Sianis questioned if there would be higher truck traffic on the proposed site with the increased efficiency. Mr. Winter confirmed they were not anticipating additional truck traffic. The truck traffic went up and down depending on the construction projects. The only thing that would impact the truck traffic was the road material recycler since they won't need to haul off the broken road material and bring in the recycle material which they do now.

In reply to Commissioner Sianis' question, Mr. Winter confirmed they would maintain the current hours of operation.

Commissioner Sianis referred to the storm water management. Mr. Winter stated the southeast corner of the site was an existing detention basin for the property at 581 South Wheeling Road. They would provide underground storage.

Commissioner Sianis questioned what mixed designs they would produce. Mr. Winter explained it was all asphalt mixed designs with different courses. He didn't have the specifics but agreed to have it available at the next meeting.

Commissioner Dorband questioned if there was an issue with the height of the silos. Ms. Jones explained they would need a variation because of the maximum 20' allowed height of an accessory structure. They are asking for 85'. Chairman Ruffatto mentioned it was a 31% increase from their current 65'.

Commissioner Dorband referred to the height and questioned if it would visually impact the Town Center. Ms. Jones referred to the largest structure, residential building with the parking deck at the Town Center at 5 or 6 stories for a comparison. Commissioner Dorband questioned if the back side parking structure would camouflage the 85' silos. Ms. Jones was unsure since she hasn't seen a rendering that would show the perspectives. Chairman Ruffatto mentioned that 85' was 8.5 stories. Ms. Jones was uncertain about the elevation.

Commissioner Dorband referred to the green space requirement of 25% and the proposed was only 9%. She had an issue with it.

Commissioner Dorband was on the Commission the last time the petitioner came before the Commission. She questioned if they would be bringing in material from old roads and regrinding it and sending it back out. She questioned the difference between the current plan and the previous plan. Mr. Winter confirmed they would bring in existing roads, grind it and bring it out. He explained the difference was the recycle facility. He further explained that large chunks of roads would be brought into the facility by trucks and then it would be put through the recycler and then put into the asphalt mix as small rocks.

Commissioner Dorband referred to the long hours stated at their last proposal. Mr. Winter confirmed they would keep their same hours from 6:00 a.m. to 6:00 p.m. Commissioner Dorband thought it was 24 hours.

Commissioner Dorband wanted to hear from some of the neighbors. She questioned if they had been notified. Ms. Milluzzi confirmed they would be notified for the Public Hearing. Commissioner Dorband questioned how the petitioner notified the neighbors for their meeting. Mr. Winter explained they had a neighborhood meeting at the Park District building. They sent notification to all of the property owners inviting them to an informal meeting about the proposed relocation. The meeting lasted two hours. Commissioner Dorband was disappointed she wasn't aware of the meeting since she would have wanted to attend.

Commissioner Issakoo requested copies of the notes from the neighborhood meeting. He felt it would be helpful to know about the questions and concerns from the neighbors.

In reply to Commissioner Issakoo's question, Ms. Jones confirmed that Staff has no preference on the Zoning. The appropriate options are either I-3 or I-4.

Commissioner Issakoo expressed concern about the silos and heights. He questioned the reason for the proposed layout. Mr. Winter explained the main reason for the silos being close to Wheeling Road was because of the truck traffic. They want to keep all of the trucks being loaded with asphalt away from their operations and machines. They want to keep all the trucks to the west and their operation to the east.

Chairman Ruffatto asked for a description of the layout. Mr. Winter explained a truck enters the property and goes straight across to behind the aggregate bins to keep them away from their operations. The trucks would unload the aggregate and drive back out to Wheeling Road. The high

lifts would run in between the bins depending on the type of asphalt they were making. For the trucks coming in to load up with asphalt, they would come in the entrance and go directly underneath the silo to get loaded and then they would drive off the property.

In reply to Chairman Ruffatto's question, Mr. Winter confirmed the 85' included underneath the silos.

Commissioner Issakoo asked for details on how to mitigate any of the environmental impacts. Mr. Winter explained the asphalt plant is governed by the IEPA. They get tested to make sure that nothing else other than steam was going out. He mentioned the newer plant would have better technology to clean things up.

In reply to Commissioner Johnson's question, Mr. Winter confirmed the silos were filled with different types of an asphalt mix. He explained they first want to determine the demand to see if the additional silos were needed before putting them in. Commissioner Johnson questioned if the silos were heated. Mr. Winter confirmed they were heated and insulated. Commissioner Johnson had an issue with the height of the silos but no other concerns.

Chairman Ruffatto questioned if they would dismantle the existing site if they received approval. Mr. Winter confirmed they would take down the asphalt plant. Chairman Ruffatto wanted to see new fencing for the existing site when they moved out since it was in such poor shape.

Chairman Ruffatto wants to know the hours the recycler would be running and the size of the piles of broken concrete and asphalt.

Chairman Ruffatto asked if the 10' high fence would require a variation. Ms. Jones confirmed it would require a variation.

Chairman Ruffatto asked the reason for the piles of broken material. Mr. Winter explained the existing facility did not have a recycler so the material was brought in and then loaded out. They would be able to recycle at the new facility. Mr. Winter explained the broken material arrives on the site and is placed in the piles. They will then recycle what is needed for the design. Chairman Ruffatto wants to control the size of the piles.

Chairman Ruffatto noted there was no mention of the east side of the property that faces the train. He wants details regarding fencing, landscaping, etc. Mr. Winter explained they were currently trying to work with ComEd to have an easement on their property. Chairman Ruffatto referred to the train traffic and wants to see plans for the back. He wants it to look as good as possible from the back for the train traffic. He asked that they consider it the same as Wheeling Road.

Chairman Ruffatto wants to see the truck stacking included on the plans.

In reply to Chairman Ruffatto's question, Mr. Winter stated there would probably be one person in the office, one person in the control room and one person on the machine loading the asphalt plant. They will confirm the number of employees. The parking is located at the north end of the property. Ms. Jones explained the parking requirements would probably be determined based on the

operations and granted by the Plan Commission.

Chairman Ruffatto wanted the petitioner to investigate increasing the caliper of the trees. He does not want small trees that would take years to cover the silos. He wants the trees to be larger at the beginning to help shield the site. Chairman Ruffatto mentioned there were also some overhead wires.

Chairman Ruffatto questioned the reason they needed three entrances on the property. Mr. Winter explained they were all existing driveways. Chairman Ruffatto questioned if they needed them all since they could increase their greenery by closing one. Mr. Winter agreed to investigate.

Chairman Ruffatto referred to concerns from their neighbors the last time they came before the Plan Commission. He mentioned the concerns were odor and particulates that were emitted. Mr. Winter stated they would have someone at the next meeting that would address all the issues.

Chairman Ruffatto reiterated that landscaping was important to the Commission.

In reply to Commissioner Dorband's question, Mr. Winter confirmed the hours have always been 6:00 a.m. to 6:00 p.m.

In reply to Commissioner Dorband's question, Ms. Jones confirmed they would be working with the petitioner on the text amendment.

Commissioner Johnson questioned if they would still need the same hours with the improved efficiency. Mr. Winter confirmed the same hours would be needed because of the asphalt delivery through road construction projects.

Chairman Ruffatto referred to number 3, "reduce plant operation time" listed under the potential benefits to the community in the Staff Report. Mr. Winter explained the silos would be filled in the morning with 1,200 tons of asphalt and depending on how quickly the asphalt would go down, they would shut off the plant for a couple of hours. Currently, because they only have 400 tons available, they were constantly running at the current plant. Chairman Ruffatto questioned how it translated to a benefit to the community. Mr. Winter explained it was less energy being used and all the environmental impacts because they were not operating. The noise would also be decreased. He will have details at the next meeting. Chairman Ruffatto felt it was tough to quantify it.

Chairman Ruffatto wants to know how often the recycler would be used.

Commissioner Dorband wants to make sure that anybody that lives around the plant would be notified. Chairman Ruffatto explained it was standard operating procedures for a public hearing.

Chairman Ruffatto asked the Commission to submit any questions or comments to Ms. Jones.

Commissioner Sianis expressed a concern about storm water qualities. Mr. Winter agreed to address it.

Ms. Jones read the following:

- The trees along Wheeling Road should be greater than 3” caliper to provide greater screening immediately;
- Provide neighborhood meeting minutes;
- Provide screening on the east side;
- Provide a truck stacking plan;
- Consider closing one access drive to achieve more green space;
- Address air quality sediment issues, storm water quality and noise issue;
- Address silo height and placement;
- Address access to the ComEd right-of-way;
- Property beautification screening on the east side of property is encouraged and clarify timing of operation;
- Height of asphalt piles; and
- Variation needed for fences.

The Commission took a break at 7:56 p.m. and reconvened at 8:03 p.m.

- 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

Mr. Bill Hein and Mr. Anderson, Haeger Engineering were present.

Mr. Hein stated that Dundee Commons had previously been before the Village Board. Since that time, things had changed and they feel they were bringing a good concept into the Village.

Mr. Hein described phase one which includes a 6,382 square foot building. Phase two includes another retail building of 9,000 square feet. Mr. Hein explained the reason for the phases was because of the economic conditions and the amount of people interested coming into Wheeling. He stated that they were not building a spec building. The first building (6,382 square feet) has its first tenant, a jeweler that will be at a manufacturing and retail level. They will be located in the first phase building.

Mr. Hein explained the reason for the different engineering and site plans. As they were in the process of developing and looking at the site they were talking with Village Staff to determine what could be done with comp storage because it's located in the floodway. They were told they could use some of the comp storage offsite in Heritage Park through a 6' pipe going through Town Center. The pipe will not be in place for probably one year and they were trying to get the project going quicker. A site plan was included in the packet showing the building in a different spot. As they started to develop the engineering on the site, they came to the conclusion it was possible to use a different way to get into Heritage Park. It was determined that Buffalo Creek could be used to get into Heritage Park. They feel they can use the drainage ditch and be in compliance with all the different agencies. This gave them the opportunity to take the land that was going to be used for temporary storage and to move the building further east on the property toward Northgate Parkway.

Mr. Hein provided the preliminary PUD plans. There is an ingress/egress on Dundee and Northgate Parkway. There will be a restaurant in the first phase one building facing Dundee Road with a drive-thru facility. A suggestion was made to make it a two out and one in access on Dundee Road. The restaurant will be in unit A, 2,290 square feet, unit B is 1,163 square feet, unit C is 1,063 and the last unit is 1,462 square feet. They will provide the necessary parking to comply.

Chairman Ruffatto referred to the direction from the Village Board meeting was to go to the Plan Commission with a complete plan for the entire property. He mentioned the Village Board did not want phases because of the traffic flow, parking and comp storage issues that need to be addressed as a whole and not just in phases. He questioned if it was the petitioner's intention. He reiterated that the Commission wants to see the entire site when they return for approval. Ms. Jones further explained that the buildings don't need to be built immediately but there needs to be a long term plan for the site that is comprehensive and addresses storm water management, traffic flow, parking, etc. Mr. Hein referred to the site plan provided that includes both buildings. He mentioned there was a site plan that showed the buildings and elevations.

Chairman Ruffatto referred to the designation of phases. Mr. Hein agreed to refer to the plans as building one and building two. Chairman Ruffatto interpreted the use of the term "phases" as contrary to what was conveyed by the Village on Monday evening. For the record, Mr. Hein confirmed he was proposing two buildings on the site. He confirmed that building one would be built first. Commissioner Dorband was under the impression that the Village wanted the entire project done at the same time. Ms. Jones explained the Village wants the entire project to be engineered at the same time. Commissioners Johnson and Issakoo understood it similarly. Ms. Jones explained the approval was to build the two buildings but they did not need to be built at the same exact time. Mr. Hein confirmed they were building two buildings but they may not be built at the same time.

Chairman Ruffatto referred to the second building that was moved. Mr. Hein confirmed the location of the first building had not changed.

Ms. Jones noted that there was only a lighting and landscaping plan for the first building. Mr. Anderson confirmed the architecture on the second building would be very similar to the first building.

Ms. Jones explained that engineering plans meant including existing conditions, storm water calculations, utilities, paving, etc. Mr. Anderson confirmed both buildings would be combined on the next presentation.

Commissioner Issakoo referred to the access from Dundee going through to Northgate Parkway. He asked for details about the connection. Mr. Anderson explained the ingress/egress to Northgate Parkway was just planned as one in the middle. There is further talk about moving it. The complete engineering will be included in the whole packet. Mr. Hein confirmed there was ingress/egress on Northgate Parkway.

Commissioner Issakoo referred to the letters of intent and asked for an explanation about the

process. Mr. Hein explained they were not a destination center but were developing a retail area for a convenience center for all of the people. They want to provide different types of services.

Commissioner Johnson referred to the flow across the front of the buildings coming from Dundee Road and driving west in the parking area into a dead end. Mr. Anderson agreed it was a valid point and will discuss with Village Staff to address it.

Commissioner Johnson felt the plan was short on parking for four stores. He didn't think 26 spaces was a lot. Mr. Anderson explained they misread the ordinance and used the wrong multiplier but explained there was a lot of room on the site and could easily meet the parking requirements.

Commissioner Johnson's concern was if another strip mall was needed in the Village. He mentioned there were over 35 empty storefronts in the Village not including the empty Garden Fresh center. He questioned what would make people want to stay in the center. Mr. Hein explained it was not a destination center but a neighborhood type setting. Commissioner Johnson questioned why the retailers would want to be in the center since there were plenty of other places in town. Mr. Hein explained the retailers were looking for a newer type building. Certain retailers want to be in certain places in town. He explained market conditions were based on the needs of the people and where they were for that particular service. He felt the Town Center would be a big boost for them and would help. Town Center is considered a destination center because of the retail and amenities. The proposed center is designed to be more of a convenience center for the people that live in the Crossings and Town Center.

Commissioner Johnson liked their previous proposal with a major restaurant on the corner.

Commissioner Sianis referred to the Deer Park shopping center. He mentioned there were two sides (east and west sides of Rand Road) and one side seemed to do better than the other side. He expressed concern that something similar could happen when Town Center was developed. Mr. Hein explained the conditions of the marketing of Wheeling changed with Town Center. More national type businesses will be returning to Dundee Road. The properties along Dundee Road will get filled and have a lot more interest. Commissioner Sianis questioned if he thought they would compete with the Town Center. Mr. Anderson felt both sides of Dundee Road would have options of businesses. He did not believe everyone would flock to Town Center.

Commissioner Sianis expressed concern that their site would become a cut-thru since Dundee and Northgate backup because of the railroad crossing. He questioned if it could be designed to help alleviate it. Mr. Hein felt it was the Village's issue and could be a good thing. Chairman Ruffatto thought IDOT was considering a right turn lane at Northgate.

Commissioner Sianis mentioned that people fly down the center medium on Northgate. He thought this could be another way to bypass sitting trying to turn right on Dundee Road. He felt there were some traffic concerns with the site plan.

Commissioner Dorband questioned if they had any other letters of intent. Mr. Hein confirmed they have one other letter of intent. He confirmed they both were in the 6,000 square foot building.

Commissioner Dorband questioned if the petitioner had an existing list of potential tenants. Mr. Hein stated they had a large list of potential tenants with a good response from businesses not currently in the Midwest. They are coming from the south, west and east coasts.

Commissioner Dorband questioned if they were considering a restaurant use. Mr. Hein confirmed they have one site for a restaurant and was close to getting a letter of intent from them.

Commissioner Zangara referred to the drive-thru lane. He questioned if two cars could fit. Mr. Anderson confirmed it was shown as 16' so it would be wide enough for two cars.

Commissioner Zangara questioned when they planned to break ground. Mr. Hein stated they would start building in the fall.

Commissioner Zangara questioned if they could use a centralized trash enclosure to eliminate some of the asphalt in the back and maybe bring the drive-thru closer to the building. Mr. Anderson explained it was a small building with not a lot of trash needs. He feels the trash needs could be handled with the trash enclosure next to the restaurant. They will create a landscape screen through the drive-thru and a fence around the dumpster. Mr. Anderson felt each building should have their own trash enclosure.

Commissioner Zangara wanted to see the entrance on Northgate Parkway on the northern side. He also requested that the petitioner work on the parking. He was not in favor of having parking signage for specific businesses like at the Westin.

In reply to Commissioner Zangara's question, Mr. Anderson confirmed the previously proposed gazebo was no longer included in the current plan.

Chairman Ruffatto referred to access to the property from the northeast corner at Northgate and Dundee Road. He suggested working with Staff to ensure there was walking access to the proposed development.

Chairman Ruffatto felt it seemed like a good plan but wants to be sure material samples were provided at the next meeting. He referred to the proposed building to the north facing the building along Dundee. He wanted extra consideration given to the back of the building as to how it will look. Mr. Anderson referred to Exhibit 7 that shows the elevation in the back which would be seen from the center. He explained most of that building would have a lot of architectural features and would not be a plain blank wall. Chairman Ruffatto suggested having the doors and trash enclosures fade into the building. Mr. Anderson suggested adding awnings.

Chairman Ruffatto wants a traffic study included. He suggested that the petitioner avoid using the word "phase" since they were engineering the entire property.

Ms. Jones suggested the petitioner look at Staff's memo dated June 7 to make sure they were meeting all of the points.

In reply to Commissioner Dorband's question, Chairman Ruffatto confirmed a traffic study was

required along with lighting plans, photometrics, landscaping for the total property.

Chairman Ruffatto wanted the following details for the next meeting.

- Provide a list of zoning variations, if necessary;
- Provide labels and dimensions;
- Everything shall be properly scaled;
- Everything shall be consistent among all plans, written statements, and images.

Ms. Jones read the following list.

1. The plan should be fully engineered for both retail buildings and shall include cohesive engineering, traffic flow, lighting, landscaping and architecture;
2. Consider site design that prevents cut-thru traffic;
3. Consider a centralized trash enclosure;
4. Provide pedestrian access to the Village owned plaza on the corner; and
5. Design the buildings to be viewed from multiple sides.

**8. APPROVAL OF MINUTES – [May 26, 2016](#) (includes findings for Docket No. 2016-11 and partial findings for Docket No. 2016-12)**

Commissioner Issakoo moved, seconded by Commissioner Zangara to approve the minutes dated May 26, 2016 as proposed. The motion was approved by a voice vote.

**9. OTHER BUSINESS**

Commissioner Johnson commented on the number of vacant storefronts in the Village. He counted 40 empty units. He thinks something better could be done with the property.

Commissioner Zangara requested an update on the Town Center. Ms. Milluzzi reported they were still working with the Park District to get approval for the easements.

Chairman Ruffatto reported that the parking lot at the Gaslight Shopping Center was in terrible shape with lots of potholes. Ms. Jones reported that the Property Maintenance inspectors were currently working with the business.

**10. ADJOURNMENT**

Commissioner Dorband moved, seconded by Commissioner Issakoo to adjourn the meeting at 9:00 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

**Wheeling Plan Commission  
Regular Meeting**

**June 9, 2016**

Respectfully submitted,

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Paul Zangara, Secretary Pro Tem  
Wheeling Plan Commission

**DISTRIBUTED TO THE COMMISSION 6.17.2016  
FOR APPROVAL ON 6.23.2016**

**DRAFT**

**FINDINGS OF FACT  
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

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

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.

Chairman Ruffatto called Docket No. 2016-9 on April 28, 2016. Present were Commissioners Dorband, Issakoo, Johnson, Powers and Ruffatto. Commissioners Sianas and Zangara were absent with prior notice. Also present were Brooke Jones, Senior Planner and Mallory Milluzzi, Village Attorney.

Ms. Katherine F. Lambrose, Attorney, 2454 E. Dempster St., Suite 310, Des Plaines, IL was present and sworn in.

Ms. Lambrose reported that the owner was very excited to expand the business already operating at the adjacent property at 47 W. Dundee Road. The property was purchased for this use with no foreseen increase in traffic. She clarified there would be no bus parking on this parcel. Some buses do service the adjacent property to drop off and pick up seniors but there will be no parking on this parcel.

Ms. Lambrose reported that Mr. Kim had been a fantastic neighbor and community member in the Village of Wheeling. He keeps his property well maintained. The owner understands that food service will not be allowed on the premises. There is a bike rack for eight bikes, new soil and grass seed and additional trees have been provided on the revised plans. She reported the maintenance for the glass in the front and for the rear door has been completed. The sign at the corner of the property for the fire lane had been completed.

Ms. Lambrose reported that Mr. Kim currently runs the Super Senior Center Adult Day Service located at 47 W. Dundee Road. There are individuals in the audience who were willing to speak in support of the petition. They are in need of additional space to keep providing their services and to open it up to additional people. They provide classes and other services such as providing community space, having celebrations for the attendees, take field trip, offer educational seminars, group exercises, dancing and etc.

From the audience, Andy from Wheeling was sworn in and came forward to provide comments.

She explained she was depressed after retiring and started going to the senior center and started feeling better. Andy stated that she exercises, dances, learned English and met friends at the center. She enjoys going and supports the new location. She has attended for one year and is very happy and feels much better. She has lived in Wheeling for 15 years and feels the center has changed her life.

From the audience, Mr. Young Lee, Wheeling was sworn in and came forward to provide comments. Mr. Lee has lived in Wheeling for 15 years. He explained he started going to the senior center after he retired and is now happy. He enjoys the center and is in support of the center.

Commissioner Powers questioned if they had other similar facilities in the area. Ms. Lambrose confirmed they have a location next door at 47 W. Dundee but were in need of a lot more space. The new location would be for overflow space. There is an additional seminar room and activity room. Commissioner Powers questioned if they were combining the buildings. Ms. Lambrose confirmed the 47 building next door was already in use and approved. She explained the 43 building was just acquired for the purpose of providing additional services and space.

Ms. Jones believed the Super Senior Center at 47 W. Dundee was approved with a cap of no more than 12 occupants and that is the reason it had not come before the Plan Commission for Special Use approval.

Commissioner Powers suggested adding conditions for no food or buses.

Commissioner Powers questioned the trash enclosure location for this facility. Ms. Lambrose explained it was located at the rear of the property. He questioned who was currently using the trash enclosure. Ms. Lambrose explained the property was currently vacant so no one was using it. It would only be used for this building. Commissioner Powers mentioned the fence was broken and the enclosure needed repair and the area cleaned up. Ms. Lambrose agreed to fix the enclosure and clean up the area.

Commissioner Powers requested details on the proposed landscaping. Ms. Lambrose explained the landscaping plan included keeping several existing trees in the front near the light poles and the addition of two trees on the side of the property. The grass area will be re-soiled and reseeded. Commissioner Powers felt the entire landscaping including the parking islands was in bad shape and needed to be fixed. He walked the property and noticed asphalt in the grass and wanted to make sure all of it was removed before reseeding. Ms. Lambrose was in agreement to do whatever re-soiling was necessary to make sure that the grass has the best chance of surviving and looking nice. Commissioner Powers mentioned he didn't see a landscaping plan that showed new plantings. He suggested removing the front landscaping and moving it by the glass wall. Ms. Lambrose referred to the two trees on the landscape plan and suggested adding lower shrubs in front of the glass wall to complement the existing landscaping in front by the sidewalk.

Commissioner Powers questioned if they were keeping the monument sign. Ms. Lambrose confirmed the monument would remain and they would add a new sign to it in the future once

the use was approved. He suggested adding a condition to remove the monument sign if it wasn't going to be used. Mr. Lambrose agreed to the proposed condition.

Commissioner Powers questioned if the building was eligible for a façade improvement grant. Ms. Jones confirmed it wasn't since it wasn't located in a TIF district.

Commissioner Powers referred to the parcel designation of commercial in the Comp Plan, he questioned if the proposed use was consistent with the Comp Plan classification. Ms. Jones agreed the proposed use was considered commercial.

Commissioner Dorband suggested having the seniors plant and tend to the flowers as a summer project. Ms. Lambrose was open to exploring the suggestion. Commissioner Dorband questioned if they were planning to irrigate the area. Ms. Lambrose was in agreement to add irrigation.

Commissioner Dorband mentioned the driveway needed repaving. Ms. Lambrose stated it wasn't in the original plan but agreed to add it. She mentioned the owners were very willing to make the improvements that were recommended since they want to make the building beautiful so the seniors would want to feel welcome.

Commissioner Dorband questioned if there was enough lighting proposed. Ms. Lambrose confirmed there were no evening programs. She explained the owner had upgraded the lighting since the original photometric plan from Ordinance 41.52 that was attached to the Staff Report. The new lights will provide a total of 120,000 lumens lighting the area and included motion sensors for security.

Commissioner Dorband questioned how they would keep people from 8:00 a.m. to 2:00 p.m. without serving them. Ms. Lambrose explained any of the food service would be done in the adjacent building. Commissioner Dorband expressed concern for the people walking between the buildings especially during winter. Ms. Lambrose explained there were employees and volunteers to assist similar to going on field trips during the winter months.

Commissioner Dorband questioned if they were adding a bike rack. Ms. Lambrose confirmed that a new double sided bike rack had been installed next to the handicapped parking space.

Commissioner Dorband questioned if the awnings would remain. Ms. Lambrose explained the existing awnings would be cleaned and remain on the building.

Commissioner Dorband was happy to see the building being used.

In reply to Commissioner Dorband's question, Ms. Lambrose stated there would be 10-15 people using the facility per day and no more than 12 at the other building.

Commissioner Issakoo thanked the community members who had spoken on behalf of the

proposed use. He is proud to be their neighbor.

Commissioner Issakoo echoed Commissioner Dorband's idea about the flowers.

Commissioner Issakoo expressed concern about the rusty pole on the signage. He questioned if the future sign would cover it. Ms. Lambrose confirmed it would cover it and any parts that weren't covered would be sanded and painted.

Commissioner Issakoo was not a favor of the awnings but was in agreement to clean them.

Commissioner Issakoo questioned if there were any future plans for the drive-thru overhang on the east side of the building. Ms. Lambrose confirmed there were no plans for the area since it would change the character of the building and would be a major undertaking.

Commissioner Johnson noticed there wasn't an outdoor area for the seniors. He suggested in the future maybe removing the driveway and overhang area and making it an outdoor area with a fence. Ms. Lambrose agreed it was a great idea.

In reply to Commissioner Johnson's question, Ms. Lambrose confirmed they can serve food at the 47 W. Dundee building.

Commissioner Johnson questioned the difference between the two buildings. Ms. Lambrose explained the 43 W. Dundee building allows extra room for other uses.

Commissioner Johnson questioned how the business was funded. From the audience, Ms. Janice Kim, co-owner came forward and was previously sworn in. She explained they were certified by the Department of Aging for the State of Illinois. This was part of the Department of Aging's community program for the elderly. The funding comes from the State of Illinois and Medicaid. Anyone over the age of 65 and eligible for Medicaid can use the facility but needs to be assisted by a case manager under the State. Ms. Kim mentioned their facility was open for everyone not only the Korean population.

In reply to Chairman Ruffatto's question, Ms. Lambrose confirmed the elderly could drive to the facility. If they can't drive, bus service will provide transportation. Chairman Ruffatto questioned the percentage of people that drove. Ms. Kim stated that less than 5% drive to the center.

In reply to Chairman Ruffatto's question, Ms. Lambrose confirmed they provide light type of healthcare services. Ms. Kim explained a registered nurse was at the center and could check vital signs along with physical and mental condition checkups. Ms. Jones confirmed it was acceptable for this type of use.

Chairman Ruffatto expressed confusion regarding the facility located at 47 W. Dundee Road. Ms. Lambrose confirmed both locations would share the same name of Super Senior Center. Chairman Ruffatto felt there could conceivably be 27 people at the 47 W. Dundee Road facility

when serving food. Ms. Lambrose disagreed. She explained the maximum number of occupancy was 12 so they would not eat their meals/snacks all at the same time. She confirmed it would not be an issue. Chairman Ruffatto expressed his concern and was not previously aware of the relationship between the two buildings. He also expressed concern that there wasn't any outdoor space.

Chairman Ruffatto questioned if the seniors were at the center for the entire time from 8:00 a.m. to 2:00 p.m. He asked about the flow. Ms. Kim explained the hours were flexible. Some people left before lunch and some came late. Everyone's schedule was flexible. The Department of Aging did not require outdoor activity. Ms. Lambrose explained they provided field trips and local outings. Chairman Ruffatto questioned how often they went on a field trip. Ms. Kim stated field trips were scheduled 2-3 times a year. Chairman Ruffatto expressed concern that there was no outdoor facility even though it wasn't required. Ms. Lambrose explained the center was not meant to be a residential facility. Not all of the people attend for the entire six hours so there were plenty of hours of sunlight before and after they attend. The center is meant to keep them mentally engaged. Ms. Kim mentioned they could walk to the nearby park.

Chairman Ruffatto expressed concern about the relationship between both buildings since the number of people in the 47 W. Dundee facility could increase. Ms. Jones mentioned that Staff was unaware that the two facilities were going to co-exist. There was nothing in the application that suggested it. She explained it could change the scope of the Special Use. They have some concerns and could not complete the review. Ms. Lambrose was happy to answer any other questions since everyone was present at the meeting. She felt it was pure speculation at this point that allowing this Special Use at this particular property would increase the likelihood of someone violating the Code at the adjacent building. Ms. Jones explained they were told that both properties would have the same name. Ms. Lambrose stated that the maximum allowable occupancy at 47 W. Dundee would not be exceeded. Ms. Jones explained that it appeared that both properties would exist as one zoning unit. Ms. Milluzzi explained if they were both going to be the same entity then they would be coexisting as one corporation and one entity. She questioned if they could be two separate buildings and have two different occupancy requirements under the Code or was it one use that happened to have two separate buildings on two separate lots. Staff had not looked at this consideration since they did not realize they were going to be the same commercial use under the same name and same ownership. She explained that Staff was unsure on how it would impact the other use and how they work together. Ms. Lambrose explained it was not the only use in 47 W. Dundee. There were other uses and tenants in the building. Chairman Ruffatto explained there needs to be more investigation by the Village Attorney and Staff before voting.

Chairman Ruffatto felt the awnings needed to be replaced since they were about 15 years old. He felt the landscape plan was lacking and wanted to see the plans for the grass/asphalt area. He wants specifics on the types of plantings around the building.

Chairman Ruffatto referred to the glass wall that protrudes out with the concrete standards. He asked that it get incorporated into the landscape plan to make sure they were covered. Ms. Jones referred to it as foundation plantings.

Chairman Ruffatto felt the parking lot was in terrible shape and needed to be resurfaced and re-striped.

Chairman Ruffatto referred to the lighting. Ms. Jones was unsure if the lighting was now consistent with the previously approved plan. Ms. Lambrose confirmed they exceeded the approved plan by providing a lot more light. Chairman Ruffatto requested photometrics. Ms. Jones wants details for Staff to review to make sure it wasn't too bright.

Chairman Ruffatto wants to see the details regarding the trash enclosure.

Chairman Ruffatto suggested considering the types of plantings for around the sign.

Commissioner Dorband referred to the landscaping. She suggested enlarging the area around the sign and raising the bed to make it more comfortable for the seniors to plant the flowers.

Commissioner Dorband questioned if it could be arranged to bring box lunches to 43 W. Dundee. Ms. Jones explained they were currently not allowed to have food including box lunches since they don't have a three compartment sink and other Code requirements. Ms. Lambrose agreed to look into adding the sink to see if it was reasonable. Commissioner Dorband expressed concern for the safety of the folks walking between the buildings.

Commissioner Powers questioned the purpose of the vertical lines in the brick on the building. Ms. Jones didn't have an explanation.

Chairman Ruffatto asked if all the Commissioners were in agreement with the direction of a continuation. All Commissioners were in agreement.

Ms. Jones read the following conditions:

- Parking for two bicycles shall be provided onsite;
- The site lighting shall comply with the photometric plan approved by ordinance 41.52;
- The southeast corner of the building shall be posted as a fire lane;
- No food shall be served at this facility;
- Bus parking shall not be allowed;
- The existing trash enclosure and gate shall be rebuilt;
- 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;
- If the monument sign is not installed within one year of occupancy then the monument sign base shall be removed;
- Plantings shall be irrigated per Code;
- Parking lot shall be resurfaced and restriped; and
- The awnings shall be replaced.

Commissioner Powers questioned if there was a photometric plan on file. Ms. Jones confirmed there was one on file that was previously approved 10 years ago. The Staff Reported indicated that they could come into compliance with it but they also have the option of providing a new photometric plan.

Ms. Jones will draft a condition for Staff to review to determine if this use will be tied to the adjacent 47 W. Dundee use. Staff is thinking that it will need to be re-noticed with a new public notice in the paper since 47 W. Dundee wasn't noticed. It will take Staff at least three weeks in order to meet the deadlines.

Commissioner Johnson moved, seconded by Commissioner Powers to continue Docket No. 2016-9 to May 26, 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  
NAYS: None  
ABSENT: Commissioner Sianis, Zangara  
PRESENT: None  
ABSTAIN: None

There being five affirmative votes, the motion was approved.

### **June 9, 2016 Public Hearing**

Chairman Ruffatto called Docket No. 2016-9 on June 9, 2016. Present were Commissioners Dorband, Issakoo, Johnson, Ruffatto, Sianis and Zangara. Commissioner Powers was absent with prior notice. Also present were Brooke Jones, Senior Planner and Mallory Milluzzi, Village Attorney.

Mr. Paul Kolpack, Attorney, 6767 North Milwaukee Avenue, Niles, IL was present and sworn in.

Chairman Ruffatto asked the petitioner to detail the items that were reviewed at the last meeting.

Mr. Kolpack referred to the confusion at the last meeting regarding the service of food on the premises. They have submitted plans for a warming kitchen at this site. The food would be processed off premises, brought in and warmed up in the kitchen.

Mr. Kolpack referred to the lighting. They have submitted a lighting plan that is in compliance with the Code.

Mr. Kolpack referred to the parking. They do not have any buses but they do require the use of a van. Their staff needs the ability to pick up the seniors if the families don't provide the transportation to and from home. The hours of operation are from 8:00 a.m. to 2:00 p.m. They

would agree to park the vans in the rear of the property so they would not be visible from the road.

Mr. Kolpack confirmed they have space for eight bike racks.

Mr. Kolpack submitted a landscape plan for approval. They agree to have the irrigation meet the Village Code.

Commissioner Sianis questioned if the awnings were going to be replaced. Mr. Kolpack agreed to look into replacing the awnings on the building. They want some time to make a decision but could get them done by the end of the season if needed. Commissioner Sianis suggested adding a condition.

Commissioner Johnson referred to the previous concern about the two sites being one. Ms. Jones explained the petitioner has added a kitchen to the plan so now they plan on serving food in this building only. The other building will be used separately. It is currently approved as a use that is different than this and has some restrictions on its use including occupancy, food service and other restrictions. These two sites will function independently and they don't anticipate that there would be clients walking between the buildings.

In reply to Commission Johnson's question, Mr. Kolpack confirmed there would be two vans.

Commissioner Dorband referred to Staff's comment about the landscaping looking tired and the condition of the lawn. She personally believes the landscaping needs to be beefed up more since it was in bad shape. She thinks a lot could be done with it.

Commissioner Dorband wants a condition added that the vans should be parked in the back.

Commissioner Dorband wants to set a time limit on how long they would have before replacing the awnings. She requested taking a poll.

Commissioner Dorband was disappointed in the amount of landscaping since the building was located in a prominent area.

Commissioner Issakoo questioned which room was being converted into the kitchen. Mr. Kolpack explained it was the room to the rear of the property. It will take the entire width.

Commissioner Zangara referred to the landscaping in front. He suggested adding some tables and chairs in the front of the building. Mr. Kolpack agreed to discuss with his clients.

Commissioner Zangara questioned if the new signage would come separate with landscaping. Ms. Jones explained if they were proposing to add a sign to the sign base they will return with a landscaping plan that meets the Sign Code. Mr. Kolpack stated they would be submitting their plans within the next 10 days.

Commissioner Zangara referred to the two handicapped parking stalls. He suggested adding wheel

bumpers so the cars don't hit the signs or moving the signs to the grassy area.

Chairman Ruffatto agreed that the landscaping needed to be improved. He questioned if all of the existing landscaping was being removed.

Mr. Sanyan Kahn, Landscape Architect, 1901 Raymond Drive, Suite 13, Northbrook was present and sworn in. Mr. Kahn confirmed they were changing all of the grass area with new grass. He explained there were three different layers in the landscaping. The first layer is seasonal flowers, the second layer is bushes and the third layers is trees. Chairman Ruffatto questioned if the asphalt in the grassy area on the east side was being removed. Mr. Kahn confirmed it was being removed and replaced with new dirt and seed. Chairman Ruffatto didn't see the irrigation included on the plan. Mr. Kolpack agreed to add it. Ms. Jones suggested adding a condition of approval. Chairman Ruffatto explained sometimes it's a problem when the plans don't include it and then the inspector goes to the property without the conditions. Ms. Jones stated that she personally reviews plans for irrigation when there is a Special Use Ordinance. She always ensures that the properties are irrigated if it is included as a condition of approval.

Chairman Ruffatto referred to the three pylons located in the landscape area. He thought the Commission had previously asked to add flowers around it but he didn't see anything included on the landscape plan. Mr. Kolpack confirmed they would be adding flowers into the landscaping area by the pylons. Chairman Ruffatto did not see them listed on the plans. Mr. Kahn agreed to add seasonal flowers. Chairman Ruffatto explained the Commission wants year round plantings. Mr. Kolpack agreed to amend and resubmit their landscaping plan. Chairman Ruffatto requested also adding the irrigation to the plan.

Chairman Ruffatto referred to the double-sided bike rack. He mentioned the Staff Report indicated it wasn't up to Code. He questioned if the bike rack had already been installed. Ms. Jones stated she had been to the site and there was a bike rack installed next to the trash enclosure but the bike rack was shown on the plan in a different location. The bike rack that was installed does not meet the Code. Mr. Kolpack agreed it would meet the Code. Ms. Jones requested that the location be determined. She does not think the location shown on the plans was the best location. She wants to determine an exact location. Mr. Kolpack agreed to work with Staff on the location and confirmed it would meet the Village Code.

Chairman Ruffatto referred to the floor plan labeled A2-1 with an overlay also labeled A2-1 but was a different diagram. He wants to see a proposed floor plan that shows the kitchen location and layout. He wants the plans to be correct and to show a complete floor plan.

Chairman Ruffatto asked that the petitioner to return with updated plans. The next meeting is scheduled on June 23 so Village Staff would need the revised plans (complete floor plan, landscape with irrigation designated, new plantings, location of bike rack) by June 15. Chairman Ruffatto asked the Commissioners if they were in agreement with continuing the Docket. Commissioner Dorband was in agreement but wanted to figure out the condition on how long they could postpone replacing the awnings. Chairman Ruffatto suggested November 1. Mr. Kolpack was in agreement to the end of November. Chairman Ruffatto explained if they replaced it with the existing color,

material and design they would not need to return for approval of the awnings but they would need to return if they were changing any part of it.

Commissioner Johnson suggested that the petitioner may also want to consider the sign as part of the updated landscaping since they would need to know about the landscaping around the sign for the irrigation. Mr. Kolpack confirmed they would also be submitting their proposed sign.

Ms. Jones reviewed the following:

1. That the floor plan shall be updated to reflect the proposed layout including the kitchen;
2. Commercial vans owned by Medtec shall be parked at the rear of the property;
3. Parking for two bicycles shall be provided and noted on the site plan;
4. The southeast corner of the building shall be posted as a fire lane;
5. The plantings shall be irrigated per Code and noted on the landscape plan;
6. That the awnings shall be replaced by December 1, 2016. If a different material, color or design is proposed, the petitioner shall return to the Plan Commission for minor appearance approval;
7. Foundation plantings showing year round interest shall be added to the landscape plan; and
8. The light poles shall be painted.

Commissioner Dorband moved, seconded by Commissioner Zangara to continue Docket No. 2016-9 to June 23, 2016. The motion was approved by a voice vote.

On the roll call, the vote was as follows:

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

**DISTRIBUTED TO THE COMMISSION 6.17.2016  
FOR APPROVAL ON 6.23.2016**