

**WHEELING PLAN COMMISSION  
THURSDAY, AUGUST 25, 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**

---

- 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 16-18](#)  
Hamilton Partners  
800 Northgate Parkway  
Appearance Approval of a Development Sign
  - B) [Docket No. SCBA 16-19](#)  
Centro Medico  
52 N. Wolf Road  
Appearance Approval of a Wall Sign
- 7. ITEMS FOR REVIEW**
  - A) [Docket No. 2016-16](#) (Continued from July 28, 2016 hearing)  
OMNI Youth Services  
210-212 N. Wolf Road  
Special Use-Site Plan Approval of a Social Service Facility
  - B) [Docket No. 2016-15](#) (Continued from July 28, 2016 hearing; to be continued to  
September 22, 2016 hearing without discussion)  
Dundee Commons  
430 W. Dundee Road  
Special Use-Site Plan Approval of a Preliminary Planned Unit Development for  
Retail Use
- 8. APPROVAL OF MINUTES – [July 28, 2016 \(includes Findings of Fact for Docket Nos. 2016-15, 2016-16, and 2016-17\)](#)**
- 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  
August 25, 2016  
(Attachment to Agenda)**

**Docket No. 2016-15** Bill Hein & Associates, applicant, on behalf of 400 W Dundee Wheeling LLC, owner, is seeking Special Use-Site Plan Approval of a Preliminary Planned Unit Development for a retail development in the MXT Transit Oriented Mixed Use District, as required under Chapter 19-05 Mixed Use and Overlay Districts, Chapter 19-09 Planned Unit Developments; Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, and associated sections. The subject property consists of the vacant parcel at 430 W. Dundee Road, which is approximately 2.96 acres at the northeast corner of Dundee Road and Northgate Parkway.

**Docket No. 2016-16** OMNI Youth Services, Inc., owner, is seeking Special Use-Site Plan Approval as required under Chapter 19-05 Mixed Use and Overlay Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, to establish a Social Service Facility at 210-212 N. Wolf Road, Wheeling, Illinois, which is zoned MXC Commercial Residential Mixed Use Area.

**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

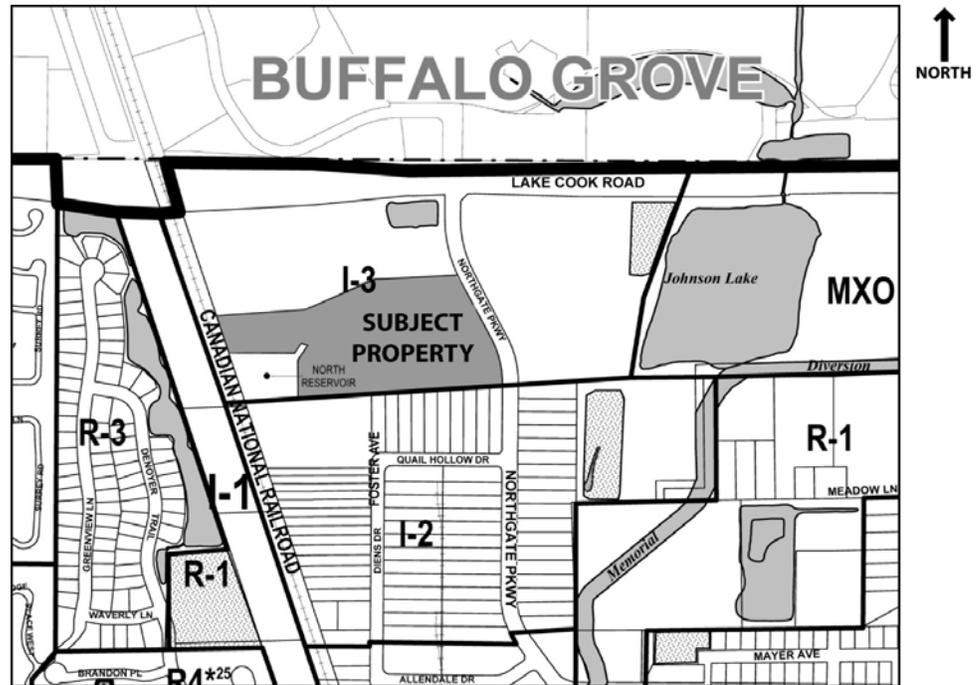
**RE:** **Docket No. SCBA 16-18**  
**Hamilton Partners Speculative Development**  
**800 Northgate Parkway**  
**Appearance Approval of a Development Sign**

**DATE OF REPORT:** August 17, 2016

**DATE OF MEETING:** August 25, 2016

**PROJECT OVERVIEW:** The petitioner is requesting appearance approval of a development sign for a speculative industrial development.

**LOCATION MAP:**



**GENERAL PROPERTY INFORMATION**

<b><u>Applicant Name:</u></b>	CNC Graphics
<b><u>Property Owner Name:</u></b>	Hamilton Partners
<b><u>Common Property Address:</u></b>	800 Northgate Parkway
<b><u>Common Location:</u></b>	Located on the west side of Northgate Parkway, between Lake Cook Road and Quail Hollow Drive.

**Existing Use of Property:** Vacant

**Existing Property Zoning:** I-3 General Industrial District

**DESCRIPTION OF PROPOSAL**

The property owner of a proposed speculative industrial development is requesting appearance approval of a development sign. At minimum, site plan and appearance approval will be required for the proposed development. It is anticipated that the Plan Commission will review this project in October 2016.

**SIGN PLAN REVIEW**

**Sign Location:** The petitioner is requesting appearance approval for one development sign. The sign will be placed along Northgate Parkway with a 10-foot setback.

**Proposed Signage Size, Type and Materials:** A 64 sq. ft. (8' x 8') v-type development sign is proposed. A 200 sq. ft. sign is permitted by the sign code.

**Landscaping:** No landscaping is proposed. There are existing street trees along Northgate Parkway and some mature trees on site.

**STAFF REVIEW**

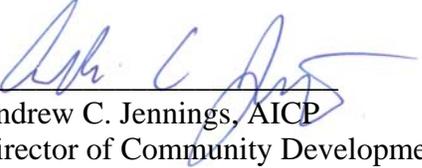
**Impact on adjacent uses:** No impact on adjacent uses is expected.

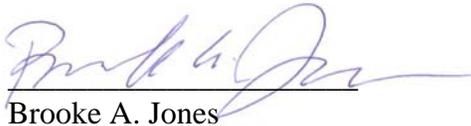
**Staff Recommended Action:** Staff recommends approval of the development sign.

**PROPOSED MOTION**

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

**Approve SCBA 16-18**, granting appearance approval for a development sign as indicated in the sign plans submitted August 12, 2016, by CNC Graphics, for 800 Northgate Parkway, Wheeling, Illinois.

  
Andrew C. Jennings, AICP  
Director of Community Development

  
Brooke A. Jones  
Senior Planner

**Attachments:** [Photo of existing conditions \(staff\)](#)  
[Sign plans \(2 sheets\), received 8.12.2016](#)

**Hamilton Partners – 800 Northgate Parkway**  
**Docket No. SCBA 16-18 (Appearance Approval of a Development Sign)**  
Plan Commission Meeting – August 25, 2016



**Existing conditions of vacant property – looking west**



**APPROVAL** \_\_\_\_\_

**DATE** \_\_\_\_\_

COLOR ON ACTUAL SIGN MAY VARY SLIGHTLY FROM PRINTED COPY

**CNC Graphics**  
COMMERCIAL SIGNAGE SPECIALISTS

575 N. EDGEWOOD AVE. WOOD DALE, IL 60191  
MAIN 630.766.6308 FAX 630.766.6349  
EMAIL CNC.SOLUTION@CNC.SOLUTION.COM  
WWW.CNC.SOLUTION.COM

**CUSTOMER:** \_\_\_\_\_

**CBRE**

**JOB LOCATION:** \_\_\_\_\_

800 Northgate Pkwy,  
Wheeling, IL

**PROJECT:** \_\_\_\_\_

(1) 8x8' V Sign - MDO

**DATE:** \_\_\_\_\_

06.28.2016

**FILE ID:** \_\_\_\_\_

CBB062716A

**REVISIONS:** \_\_\_\_\_

1. 7/25
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

**SCALE:** \_\_\_\_\_

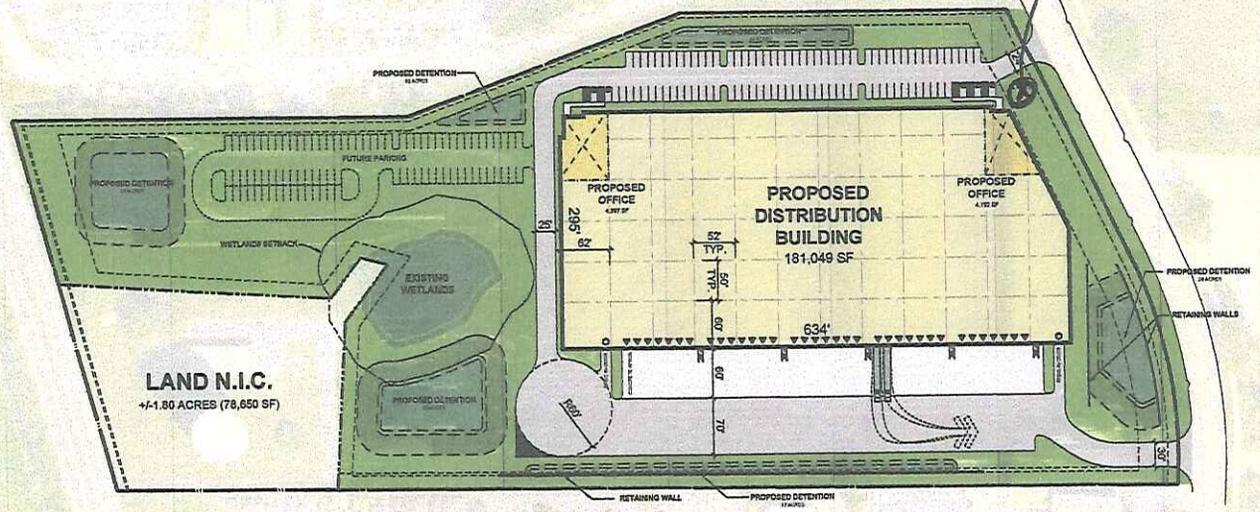
THIS DOCUMENT IS OWNED BY CNC GRAPHICS SIGN COMPANY  
©Copyright 2005 CNC Graphics Sign Co. 348876

Exhibit received August 12, 2016

**SIGN HERE TO OBSERVE 10' SETBACK**

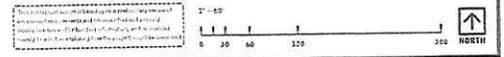
**PROJECT DATA:**

<b>SITE AREA:</b>	
GROSS:	13.95 AC (607,585 SF)
DETENTION:	1.57 AC (68,431 SF) @11%
NET:	12.4 AC (539,154 SF)
	(LESS WETLANDS, DETENTION & AREA N.I.C.)
<b>TOTAL BUILDING AREA:</b>	181,049 SF
<b>COVERAGE:</b>	33.58% (NET)
<b>AUTO PARKING:</b>	
PROPOSED:	97 STALLS
FUTURE:	90 STALLS
FUTURE TOTAL:	187 STALLS
<b>DRIVE-IN DOORS:</b>	2 POSITIONS
<b>DOCK DOORS:</b>	35 POSITIONS



**SITE LEGEND:**

- ◀ DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR



**HAMILTON PARTNERS**

scheme: 08

Conceptual Site Plan

750 Northgate Parkway  
Wheeling, Illinois

**WARE MALCOMB**

CH16-0026-00  
08.22.2016

SHEET  
#1

**Exhibit received August 12, 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

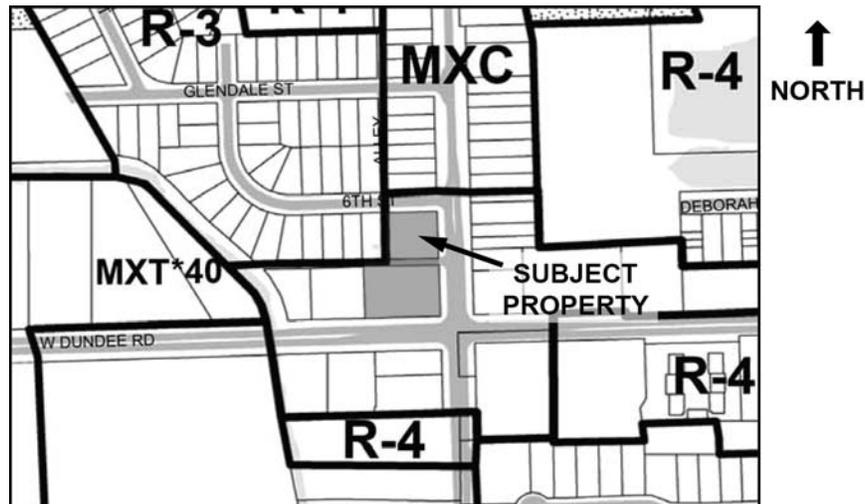
**RE:** **Docket No. SCBA 16-19**  
**Centro Medico**  
**52 N. Wolf Road**  
**Appearance Approval of a Wall Sign**

**DATE OF REPORT:** August 18, 2016

**DATE OF MEETING:** August 25, 2016

**PROJECT OVERVIEW:** The petitioner is requesting appearance approval of a business identification wall sign for a medical office.

**LOCATION MAP:**



**GENERAL PROPERTY INFORMATION**

<b><u>Applicant Name:</u></b>	Only Signs, Inc.
<b><u>Property Owner Name:</u></b>	Gust Tourlis
<b><u>Common Property Address:</u></b>	52 N. Wolf Road
<b><u>Common Location:</u></b>	Located at the southwest corner of Wolf Road and 6 <sup>th</sup> Street
<b><u>Neighboring Property Land Use(s):</u></b>	North: Multi-Family Residential West: Single-Family Residential South: Commercial East: Commercial

**Comprehensive Plan Designation:** Commercial  
**Existing Use of Property:** Medical office  
**Existing Property Zoning:** B-3 General Commercial and Office District

**DESCRIPTION OF PROPOSAL**

A new medical office is requesting appearance approval of a business identification wall sign.

**SIGN PLAN REVIEW**

**Sign Location:** The wall sign will be located in the sign band above the storefront windows and door. The façade faces east into the parking lot and Wolf Road.

**Proposed Signage Type and Materials:** The proposed wall sign is comprised of internally illuminated, raceway-mounted channel letters. The block letter sign has white faces and red trim caps.

**Proposed Signage Size:** The unit has a frontage of 20 feet. The proposed sign has 18” high letters. The total sign area is 20 sq. ft. Therefore, the proposed wall sign meets the size requirements of the Sign Code.

**STAFF REVIEW**

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

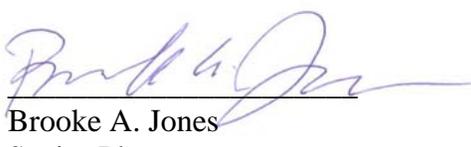
**Staff Recommended Action:** Staff recommends approval of the proposed wall sign.

**PROPOSED MOTION**

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

**Approve SCBA 16-18**, granting appearance approval for a wall sign as indicated in the sign plan submitted by August 12, 2016, by Centro Medico located at 52 N. Wolf Road, Wheeling, Illinois.

  
Andrew C. Jennings, AICP  
Director of Community Development

  
Brooke A. Jones  
Senior Planner

**Attachments:** [Photo of existing conditions \(staff\)](#)  
[Sign Plan, received 8.12.2016](#)

**Centro Medico – 52 N. Wolf Road**  
**Docket No. SCBA 16-19 (Appearance Approval of a Wall Sign)**  
Plan Commission Meeting – August 25, 2016

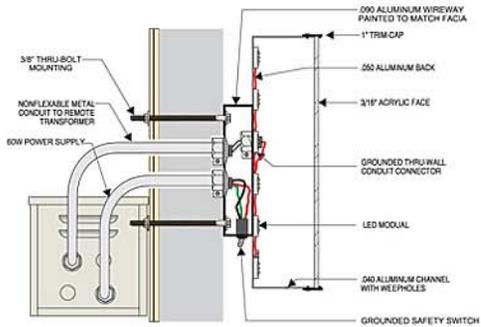


Existing conditions of front façade – looking west

This design is the original and unpublished work of FBS SIGNS and may not be reproduced, copied, or exhibited in any fashion with the express writing from an authorized personnel of the company. Charges will apply if this print is misused. Electric voltage of 120 must be available to connect sign. If not a qualified electrician needs to be hired.

Front store: 20 ft  
Sign Sq/Ft 20

Channel letters:  
white side  
red trim cap  
white plexi  
wireway match color wall



Typical U.L. Channel Letter Set Mounted on Wireway  
Not to scale



**CUSTOMER SIGNATURE:**

*[Handwritten signature]*

Date: 7-26-16

Exhibit received August 12, 2016

**LANDLORD SIGNATURE:**

*[Handwritten signature]*

Date: 7-27-2016

**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

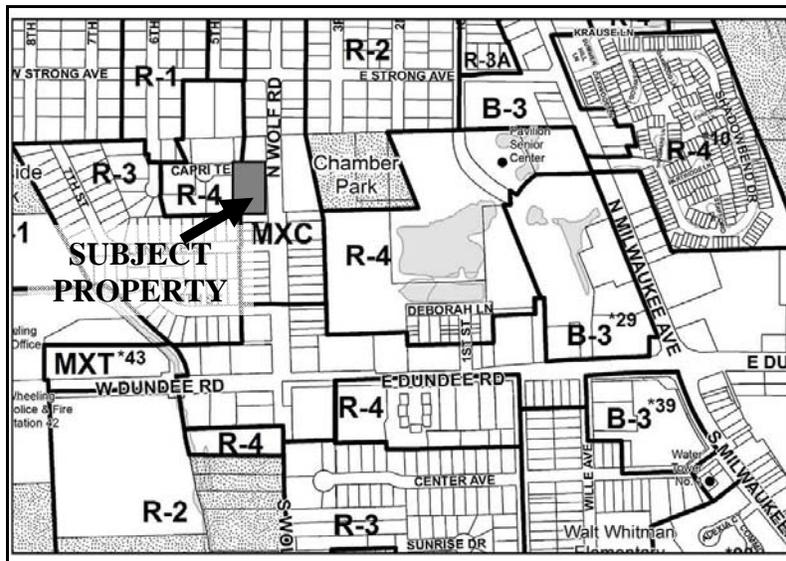
**RE:** **Docket No. 2016-16**  
**OMNI Youth Services**  
**210-212 N. Wolf Road**  
**Special Use-Site Plan Approval for a Social Service Facility**

**DATE OF REPORT:** August 19, 2016

**DATE OF MEETING:** August 25, 2016

**PROJECT OVERVIEW:** The petitioner is seeking special use-site plan approval to establish a social service facility at an existing commercial property at 210 N. Wolf Road. On July 28, 2016, the Plan Commission continued Docket No. 2016-16 to August 25, 2016.

**LOCATION MAP:**



**GENERAL PROPERTY INFORMATION**

<b><u>Applicant Name:</u></b>	Jay Meyer, Executive Director
<b><u>Property Owner:</u></b>	OMNI Youth Services
<b><u>Common Property Address:</u></b>	Located at the northwest corner of Wolf Road and Capri Terrace.

<b><u>Neighboring Property Land Use(s):</u></b>	North: Commercial South: Commercial West: Multi-Family Residential East: Institutional / Open Space
<b><u>Comprehensive Plan Designation:</u></b>	Commercial Residential Mixed Use
<b><u>Property size:</u></b>	24,220 sq. ft. (total lot) 7,740 sq. ft. (building)
<b><u>Existing Use of Property:</u></b>	Vacant
<b><u>Proposed Use of Property:</u></b>	Social Service Facility
<b><u>Existing Property Zoning:</u></b>	MXC Commercial Residential Mixed Use District
<b><u>Previous Zoning Action on Property:</u></b>	
PC 173	Site plan approval granted by Ordinance No. 2341.
AC 87-9	Architectural, landscaping, and lighting approval.

**UPDATE SINCE JULY 28, 2016 HEARING**

At the July 28, 2016 Plan Commission hearing, Docket No. 2016-16 was continued to August 25, 2016 so that the petitioner could address the following suggestions made by the Plan Commission (**staff update provided in bold**):

1. Parking for at least 4 bicycles shall be provided and noted on the site plan. **The site plan indicates the location of a rack for 7 bicycles. The bicycle rack specs have also been provided.**
2. One-way signage/pavement markings shall be installed to accommodate the new site flow through the side parking area. **The site plan provides signage/pavement markings.**
3. The unit shall be retrofitted with an automatic fire sprinkler system at such time as required by the Code, and subject to a review of the occupant load associated with the building permits for each phase of the improvements to the unit. **This is subject to the Fire Department review.**
4. Rusted doors shall be repainted. **No petitioner response provided. A condition of approval has been added to the motion to address this issue.**
5. Provide a dimensioned site plan (including parking striping). **This has been provided.**
6. Identify the proposed tree species and sizes. **A proposed landscape plan has been provided.**
7. The labeling of "phases" shall be removed from the floor plan if the intent is to build out all at once. **Phasing has been removed from the submittal.**
8. The fence design and color/stain shall be identified. **Six pages of fencing specs have been provided. The site plan indicates a stockade-style fence.**
9. The proposed rain garden species shall be limited to the plant list (2 pages) provided. **The proposed landscape plan indicates the rain garden species.**
10. Consider upgrading the landscaping along Wolf Road. Provide a landscape plan to identify existing and proposed plants (species, quantities, and sizes). **Existing and proposed landscape plans have been provided.**

**DESCRIPTION OF PROPOSAL**

The petitioner is requesting special use approval to establish a social service facility at the existing one story-stand-alone building at 210-212 N. Wolf Road. The proposed facility will offer out-patient counseling, substance abuse and pregnancy prevention, and community resource programs to local youth aged 12 to 18.

The proposed office hours are:

- 9am-9pm Monday through Thursday,
- 9am-4pm Friday, and
- 10am-3pm Saturday.

The proposed maximum capacity (youth, parents, and staff combined) is 26. The proposed average capacity is 12.

No exterior building modifications are proposed.

Minor site work includes some landscaping and fencing. The parking lot will be grinded, repaved, and restriped.

**SITE PLAN REVIEW**

**Scale of Site Plan:** 1" = 10' reduced for reproduction.

**Proposed General Site Layout:** No changes are proposed to the existing site layout. At the July 28<sup>th</sup> hearing, the plans for the side (south) parking lot were reconfigured to accommodate one-way traffic from west to east. Based upon testimony at the July 28<sup>th</sup> hearing, the revised plans propose no changes to the traffic or parking configuration of the south lot.

**Floor Plan:** The revised floor plans indicate seating and occupancy. There are many small meeting rooms, some larger meeting rooms, a reception, employee areas, offices, storage and toilets.

**Total Number of Parking Spaces:** The site plan shows that there are 29 parking stalls located on the subject property. 22 stalls are in the rear lot and 7 are located in the angled parking on the south side of the building. There is no parking requirement in the parking table of the Zoning Code for social service facility. Therefore, the parking requirement is based upon the operations and is approved by the Plan Commission. The applicant indicates the facility will have a maximum occupancy (clients and staff) of 26 and an average occupancy of 12. It appears that the existing parking is more than adequate for the proposed use.

**Bicycle parking:** The site plan shows a rack for 7 bicycles. The rack is placed at the north end of the rear parking lot, adjacent to the building.

**Site Lighting:** There are four existing wall-mounted lights for the parking areas. A photometric plan has been provided.

**Fencing and Trash enclosure:** The site plan indicates the existing fence (along the west and north parking areas), trash enclosure (at northwest corner of site) and utilities enclosure (along the rear of the building) will be reconstructed with a 6-foot tall stockade-style cedar fence with metal posts. The existing fencing is stained brown. The Plan Commission may wish to discuss if the proposed fence will be natural wood or stained.

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

**Sidewalks:** There is an existing 5-foot sidewalk along the Wolf Road and Capri Terrace right-of-ways.

### **LANDSCAPING PLAN REVIEW**

**Existing Landscaping:** There are existing mature shrubs and trees along the front (east) façade of the building. The dead tree along the east façade of the building will be removed. An existing landscaping plan has been provided.

**Proposed Landscape Plan:** The landscape plan indicates a small rain garden will be constructed south of the south parking area. All plant species and sizes have been identified. Additional perennial flowers will be added to the yews in front of the building along Wolf Road. New serviceberry trees are proposed for each side of the building entrance on Wolf Road.

**Landscape Irrigation:** Irrigation is not addressed in the submittal. The new landscaped area, the rain garden, should be not irrigated due to its function. The Plan Commission may wish to discuss if the existing landscaped areas are irrigated.

### **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.)

*"It is anticipated that the largest concentration of village residents utilizing this facility will come from residences within one square mile of the location. This reflects the geographic demographic of Wheeling residents that most frequently seek our services, and is consistent with our historic counseling and Resource Center service sites that were located in that geographic area from 1990 thru 2015.*

*Access in terms of proximity of services to residence, affordability, and the positive identification of an organization as being a part of the community are often important factors/barriers for the families seeking services that are offered by OMNI. Establishing our services in this location should reduce/eliminate travel barriers or hardships, and encourage more families who would benefit from such services to proactivity would seek assistance before the challenges they are encountering become more severe and problematic:*

- a) Improved/convenient geographic accessibility for Wheeling residents to sliding fee scale subsidized counseling services for adolescents and parents.*
- b) Services offered in English and Spanish language.*
- c) Improved/convenient access to after school services for Wheeling middle school students.*
- d) Improved/convenient access to fully subsidized referral and linkage services to low income families in Wheeling through our Wheeling Resource Center.*
- e) Allows OMNI to more effectively attract county/state/local/private funding that can be directed towards services for Wheeling residents.*

*In addition to the above, OMNI would be providing services that have a meaningful impact on quality of life for youth, families, and ultimately the community. Based upon county, state and federal measures and outcomes for youth and families that engage in our programs, OMNI demonstrates:*

- 1) Improved school success for at-risk populations.*
- 2) Reduction in family conflict that otherwise results in runaway youth and abuse.*
- 3) Reducing the initiation alcohol and drug use among teens.*
- 4) Reducing/eliminating existing alcohol and other drug use for teens.*
- 5) Reducing teen pregnancy rates.*
- 6) Reduction in need for state supported institutional/residential/correctional care for teens.*
- 7) Reduction in re-occurring child abuse or neglect.”*

**The applicant has identified the targeted location and demographic of its clients and believes a significant segment of its clients live within a square mile of the proposed use. The applicant has provided a long list of services that OMNI would provide that would have a meaningful impact on the quality of life for youth, families, and the community.**

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.)

*“This location is an office building, and a portion of the building was a rental space for OMNI’s counseling and Resource Center services from the mid-1990’s to 2008. Our occupancy would maintain the characteristics of a commercial office.*

*Proposed changes to the facility would be to the inside to meet code requirements and improve space functionality. On the exterior, there will be minor cosmetic upgrades to the building appearance, along with replacement of the surrounding fencing and complete parking lot repaving.*

*We do not anticipate any current adverse impact on the overall character of the neighborhood and believe we would be viewed as positive addition. OMNI occupied a part of this building as rental tenants from the mid-1990's – 2008, and there were no adverse results."*

**OMNI occupied a portion of the property for approximately ten years without any negative effects on the character of the neighborhood. At this time the applicant will reoccupy the entire property. The proposed use will look similar to an office user, which is consistent with the original site plan approval of the building and property.**

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?)

*"No changes are anticipated to square footage or the footprint of the existing structure.*

*Proposed office hours will be 9 am – 9 pm Monday thru Thursday, Friday 9 am – 4 pm, Saturday 10 am – 3 pm. The most significant usage will occur between the hours of 4-9 pm, M-TH, and Saturdays 10 am - 3 pm, when families are typically more available for services. At peak times, we would anticipate a maximum of 26 persons in the facility at any one time, (youth, parents, staff), in the facility, with a typical average of 12 persons. Wolf Road is the main thoroughfare, and the parking lot is accessed off of Capri Ct. There is noticeable foot traffic that is currently evidenced by those residents in proximity to the location.*

*There is no noise, odor, smoke, or light issues affecting adjacent properties that is anticipated.*

*Our current operations are located in Buffalo Grove, on a site which is about double the size of the proposed site and serves about three times as many people as anticipated at this location, is immediately adjacent to a residential area on two sides, a high-end jewelry store and bank on another side, and is fronted by a major thoroughfare. Same type of services, same service population, and over 25 years we have not had any problems, complaints, concerns, or adverse impacts on the neighbors."*

**The proposed social service facility use 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?)

*“There are no changes to building size in any manner, and the fence will be replaced with one of similar design and height to maintain privacy and appearance.*

*No adverse effects on surrounding properties is anticipated, and it is be believed that cosmetic improvements and ongoing maintenance should improve attractiveness of the location.”*

**The applicant proposes improvements to the property, as needed. The existing fencing and trash enclosure will be replaced. A dead tree will be replaced. A rain garden will be added to improve stormwater management and add visual interest to the landscape.**

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 parking lot currently accommodates 29 parking spots, which would be changed to 25 slots and two handicapped slots.*

*Currently the parking lot has two combined entrances/exits, which would be changed to one entrance/exit and one solely dedicated exit.*

*The building screens the main parking from the east and north, and six foot high stockade style fencing provides screening west and northeast.*

*Given past history, we anticipate a minimal impact due to auto traffic, as the proximity of housing and neighborhoods that are likely to include our service population allow for/promote foot traffic.*

*The parking lot will be completely repaved and restriped.”*

**Based upon the proposed maximum occupancy of 26, the parking is more than adequate for the proposed use. The parking lots are adequately screened by a 6-foot stockade fence. The side parking area has been reconfigured to safely accommodate traffic.**

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.)

*“It is our understanding that the issue in question as related to requiring a Special Use classification is our request to provide outpatient substance abuse counseling services for youth ages 12-18 years. These services are different from other counseling services only in the focus of problem remediation.*

*The substance abuse treatment services OMNI provides are classified as either: ‘Early Intervention’, which are for youth who have used alcohol or other drugs at some point in the past six months but are nor regular users nor do they have an identified consequence in conjunction with their use; or ‘Substance Abuse’, which are for youth who have used more regularly and are having an identified consequence as a result of their usage, but do not meet the severity criteria for ‘addiction’.*

*For most youth who are presented for services, their alcohol or other drug use is often only identified through engagement in counseling. Failure to secure a Special Use classification that would allow for the provision of related substance abuse services would have the following consequences:*

- a) Families that have a substance using youth would have to locate another youth serving provider, and in many cases a provider that would accept Medicaid payment, or that would provide a subsidized service.*
- b) If the substance use by the teen was not recognized until after services were initiated, as is frequently the situation, a referral would have to be made to another site or organization, limiting ease of access for service recipients and increasing the chance of non-compliance with service attendance.*
- c) OMNI would not be able to receive financial reimbursement for services through Medicaid, health insurance policies, or state funding that subsidizes services for many families for services rendered past or future.”*

**No other zoning relief is requested besides the proposed special use.**

**STAFF REVIEW**

**Fire Department Review:** The Fire Department has reviewed the plans and provided a comment memo, dated August 18, 2016. Based on the information provided in the revised floor plans, the installation of a fire suppression system is not anticipated at this time.

**Engineering Division Review:** The Engineering Division has provided a comment memo on August 19, 2016. With the exception of comment #5, these comments will be addressed at permit. Regarding comment #5, which states the parking space and aisle dimensions for the south (side) lot, planning staff believes this code requirement can be waived because these conditions are existing and the parking aisle is one-way only.

**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:

- Determine if the proposed fence will be natural wood or stained; and
- Discuss if there will be landscape irrigation.

**PROPOSED MOTION**

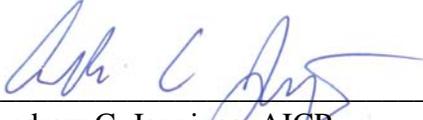
If the Plan Commission approves of the requested special use for a social service facility, an appropriate motion would be to:

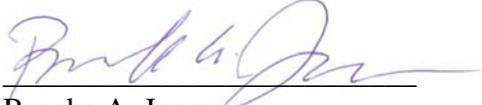
**Recommend approval of Docket No. 2016-16** to grant special use approval for a social service facility in accordance with the following exhibits submitted August 15, 2016 (except as noted), by OMNI Youth Services, to be located at 210-212 N. Wolf Road, Wheeling, Illinois.

- Project description (2 sheets), received 6.23.2016;
- Response letter;
- Existing floor plan;
- Proposed floor plans (2 sheets);
- Site plan,
- Photometric plan;
- Existing landscape plan;
- Proposed landscape plan;
- Bicycle rack specs (4 sheets) and
- Fence specs (6 sheets).

And with the following condition of approval:

1. Rusted doors shall be repainted.

  
Andrew C. Jennings, AICP  
Director of Community Development

  
Brooke A. Jones  
Senior Planner

**Attachments:**      [Fire Department comments, dated 8.18.2016](#)

[Engineering Division comments, dated 8.19.2016](#)

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

[Project description](#)

[Response letter](#)

[Existing floor plan](#)

[Proposed floor plans](#)

[Site plan](#)

[Photometric plan](#)

[Existing landscape plan](#)

[Proposed landscape plan](#)

[Bicycle rack specs](#)

[Fence specs](#)

[Plat of survey](#)



## 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:** August 18, 2016  
**SUBJECT:** Proposed Youth Services Office Building – 210-212 North Wolf Road – Revised plans received for review by the Fire Department, August 16, 2016.

---

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

### **Site Plan**

1. There petitioner's plans do not show any significant changes to the existing site plan.

### **210-212 North Wolf Road - Proposed Youth Services Office Building**

1. The petitioner is proposing to remodel and occupy an existing one-story with partial second floor multi-tenant office building as a single tenant occupancy. There would be no change in Use Group from the existing (B) Business Use Group occupancy as defined in the 2012 Edition of the International Building (IBC) and Fire Prevention Codes (IFC) for the new occupant.
2. All construction/remodeling within the building would need to comply with the Village's Building and Fire Prevention Codes (2012 Editions of the International Building Code & International Fire Code – with amendments).
3. As noted in Comment #2, the proposed tenant buildout will need to comply with the Village's Building and Fire Prevention Codes. One of the items that was previously identified included the potential addition of a fire sprinkler system. Based on the current submittals the following comments are provided:
  - a. The petitioner has provided additional documentation with the current submittal to clarify the proposed occupant load for the building compared to the prior use. Based on the information provided, there would be no increase in the building's occupancy load when compared to the prior use. Therefore, the previously referenced addition of a fire sprinkler system would not be required under the Village's Fire Prevention Code.
  - b. Based on the current submittal the Fire Department recommends that the following Condition of Approval be included for the Special Use:

The design occupancy load for the building shall be 90 total occupants. Any future building changes or remodeling that leads to a design occupancy load of greater than 90 occupants shall require the installation of an automatic fire sprinkler system.

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



## MEMORANDUM

**TO:** Brooke Jones, Senior Planner

**FROM:** Kyle Goetzelmann, Civil Engineer I

**COPY:** Jon Tack, Village Engineer

**DATE:** August 19th, 2016

**SUBJECT:** OMNI Youth Services – Special Use  
210-212 N. Wolf Road - Review Comments

---

The Engineering Division received a Project Description, Plat of Survey, Site Plan with Notes, Floor Plan, Demolition Plan, Ceiling Plan, Room Finishing Schedule, and Plant List for the subject project on June 29th, 2016. The Engineering Division has completed a review of the above referenced submittal and offers the following comments at this time:

1. Positive drainage towards Capri Terrace curb line must be maintained when the parking lot is repaved.
2. Locations of (4) 9"x9" catch basins must be included on the site plan.
3. Underdrain must be installed according to the Village's "Underdrain Trench Standard" detail which can be found on the Village website.
4. Must adhere to the Village "Parking Lot Pavement" standard detail in areas where there is trenching through the parking lot.
5. Although the parking configuration in the front (south) lot appears to be functional, it does not adhere to the parking stall/aisle dimensions for 60 degree angled parking as stated in the Village Code which can be seen below.
  - a. Parking stall length: 17.5'
  - b. Parking stall width: 9.5'
  - c. Single row + aisle total width: 40.0'
6. Overland flow route must be shown for when rain garden underdrain system fills with water. The concern is standing water on the sidewalk and possible ice.
7. Engineering permits must be obtained before any work is done on site.

# OMNI Youth Services – 210-212 N. Wolf Road

Docket No. PC 2016-16 (Special Use-Site Plan Approval for a Social Service Facility)  
Plan Commission Meetings – July 28, 2016 and August 25, 2016



Existing conditions of front entrance along Wolf Road – looking west

**OMNI Youth Services – 210-212 N. Wolf Road**  
**Docket No. PC 2016-16 (Special Use-Site Plan Approval for a Social Service Facility)**  
Plan Commission Meetings – July 28, 2016 and August 25, 2016



**Existing conditions of rear of property – looking north**

**OMNI Youth Services – 210-212 N. Wolf Road**  
**Docket No. PC 2016-16 (Special Use-Site Plan Approval for a Social Service Facility)**  
Plan Commission Meetings – July 28, 2016 and August 25, 2016



**Existing conditions along Capri Terrace using panoramic view – looking north**



OMNI Youth Services is submitting a Special Use Application to the Village of Wheeling for the property at 210 – 212 N. Wolf Road. The application and supporting documentation completed by the Executive Director is attached. Below is a brief description of the program.

**OMNI Youth Services**

OMNI Youth Services has been providing unparalleled services to youth since 1972. OMNI has developed comprehensive, innovative programming for youth and has become one of the leading youth service agencies in Illinois incorporating experiential therapy and a positive youth development approach into its every day functioning. The mission of OMNI Youth Services is partnering with parents and the community to provide innovative transformational behavioral and educational support services to children, adolescents, and young adults that create pathways to successful and healthy behaviors throughout life.

OMNI Youth Services is proposing to use the facility in Wheeling to provide three programs: Out-patient Counseling, Substance Abuse and Pregnancy Prevention, and Community Resource Programs.

*Out-Patient Counseling Program*

OMNI will provide counseling and early intervention services to local youth ages 12 – 18. Youth are referred by local community sources including: school staff, police, courts, other families, and other youth themselves. Youth are referred for a variety of reasons. During the past fiscal year youth were referred for mood and anxiety issues, substance use and experimentation, youth development, and legal issues. OMNI's service delivery system is unique in its comprehensiveness, providing a broad range of intervention, crisis, and aftercare services. The multiple services that are available to all community adolescents and their families at OMNI include the following: family counseling, individual counseling, group counseling, substance abuse assessment, early intervention and counseling, 24-hour crisis intervention, youth development, and parent education.

Service recipients from the Village of Wheeling make up the largest portion of the clients that receive counseling services at OMNI. It is anticipated that the largest concentration of Wheeling village residents utilizing this facility will come from residences within one square mile of the location.

*Prevention and Development*

Our prevention efforts focus on community coalition building, education, awareness and policy development which promote and support the prevention of alcohol, tobacco, and other drugs use by youth. Examples of our prevention efforts include: Linked Together Coalition and Social Norms Campaign. A newly secured will grant focus on reducing rates of teen pregnancy and replicating an evidence-based teen pregnancy prevention program in the Wheeling community. OMNI continues to offer youth development opportunities that facilitate the acquisition of leadership skills, encourage connections to the community, promote the development of personal assets and increase the likelihood

that youth will become healthy and successful adults. Examples of opportunities includes: Student Advisory Board, MYLE Youth Leadership, and Peer Juries.

*Community Outreach and Resource Programs*

OMNI does effective community outreach to immigrants and low-income community members through programs from CHiL, an innovative approach to after-school services in a middle school, to the provision of emergency assistance to families in need. Services include: information and referral, resource assistance, parenting education classes, and social emotional learning events. These services are provided in English and Spanish through relationships that respect the culture and dignity of all by promoting self-sufficiency.

Proposed office hours will be 9 am – 9 pm Monday thru Thursday, Friday 9 am – 4 pm, Saturday 10 am – 3 pm. The most significant usage will occur between the hours of 4-9 pm, M-TH, and Saturdays 10 am - 3 pm, when families are typically more available for services. At peak times, we would anticipate a maximum of 26 persons in the facility at any one time, (youth, parents, staff), in the facility, with a typical average of 12 persons. The parking lot is designed to accommodate 27 cars at any given time.



August 15, 2016

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

Dear Brooke,

OMNI Youth Services has updated all of our documents on the website in anticipation of the August 25, 2016 meeting.

We have uploaded new drawings of both the interior and exterior which should address the questions that remained after the initial hearing:

- We have increased the capacity for bicycle parking to 7;
- Returned the signage/pavement markings to the prior configuration in order to accommodate the site flow through the side parking area;
- We have had discussions with the fire inspector after providing him the revised drawings and believe we will not be required to add a fire sprinkler system;
- A dimensioned site plan including parking striping has been included;
- A landscape plan has been submitted which includes the proposed tree species and sizes;
  - This plan also includes the rain garden species;
- The labeling of phases has been removed from the floor plan.

Developing youth,  
strengthening  
families and serving  
communities  
through innovative  
programs and  
partnerships.

Please let me know if you have additional questions or require additional documentation.

Sincerely,

A handwritten signature in black ink that reads "Doryce McCarthy".

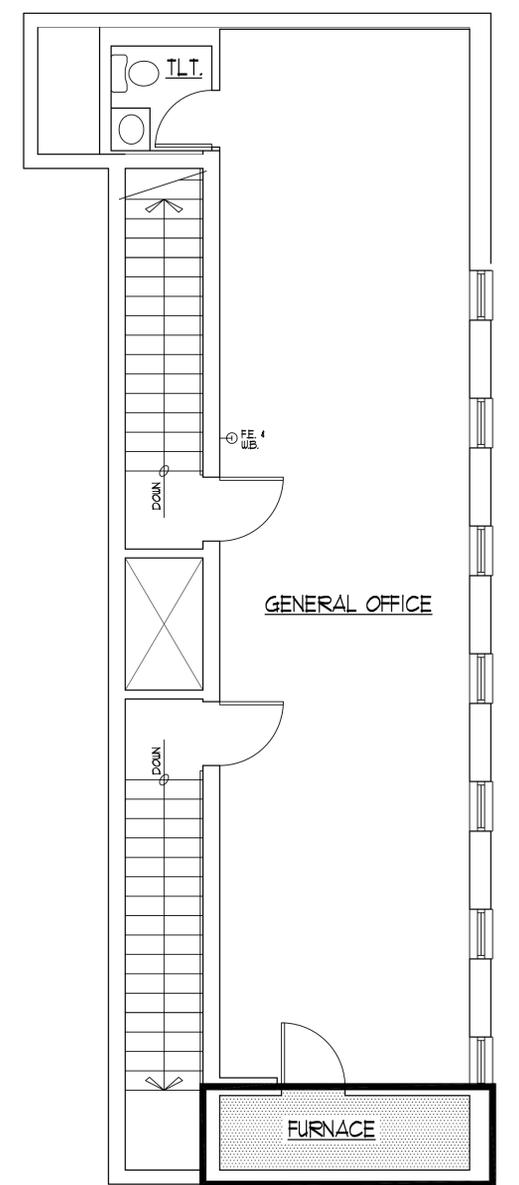
Doryce McCarthy, LCSW  
Chief Operating Officer

1111 W Lake Cook Rd  
Buffalo Grove, IL 60089  
847.353.1500  
[www.omniyouth.org](http://www.omniyouth.org)



Exhibit received August 15, 2016



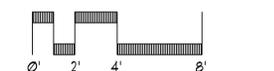


**EXISTING SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0"  
 BUSINESS AREAS (2ND FLOOR)  
 1,021 SF. / 100 SF. PER OCC. = 10 OCCUPANTS

**AREA ANALYSIS BY SPECIFIC OCCUPANCY CLASSIFICATION**

- BUSINESS AREAS  
 7,506 SF. / 100 SF. PER OCC. = 75 OCCUPANTS
  - ASSEMBLY - UNCONCENTRATED (TABLE & CHAIRS)  
 1,021 SF. / 15 SF. PER OCC. = 68 OCCUPANTS
  - ACCESSORY STORAGE AREAS / MECHANICAL EQUIP. RMS.  
 109 SF. / 300 SF. PER OCC. = 0 OCCUPANTS
- TOTAL OCCUPANTS = 143



**EXISTING FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"  
 BUSINESS AREAS (1ST FLOOR)  
 7,621 SF. / 100 SF. PER OCC. = 76 OCCUPANTS

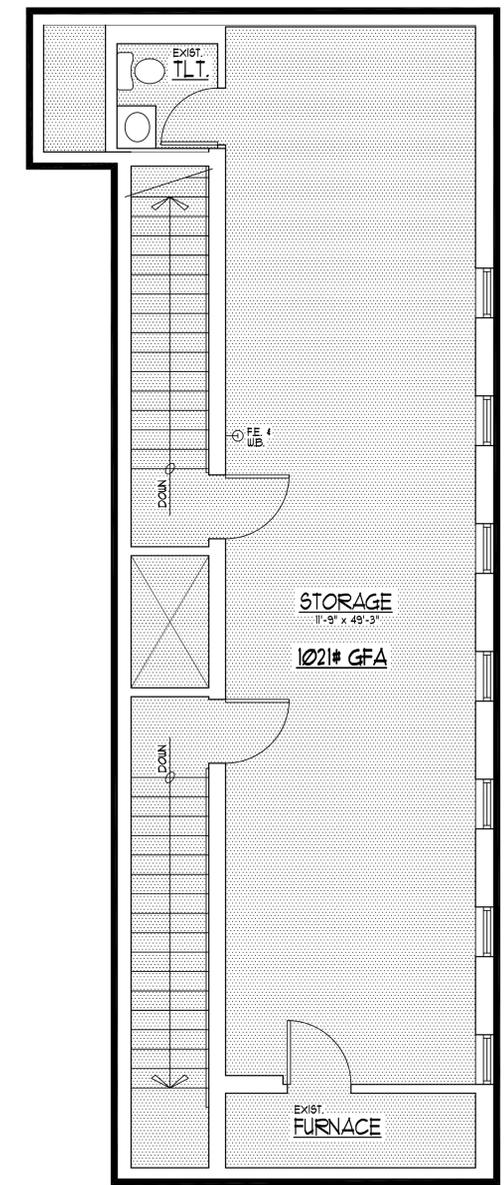
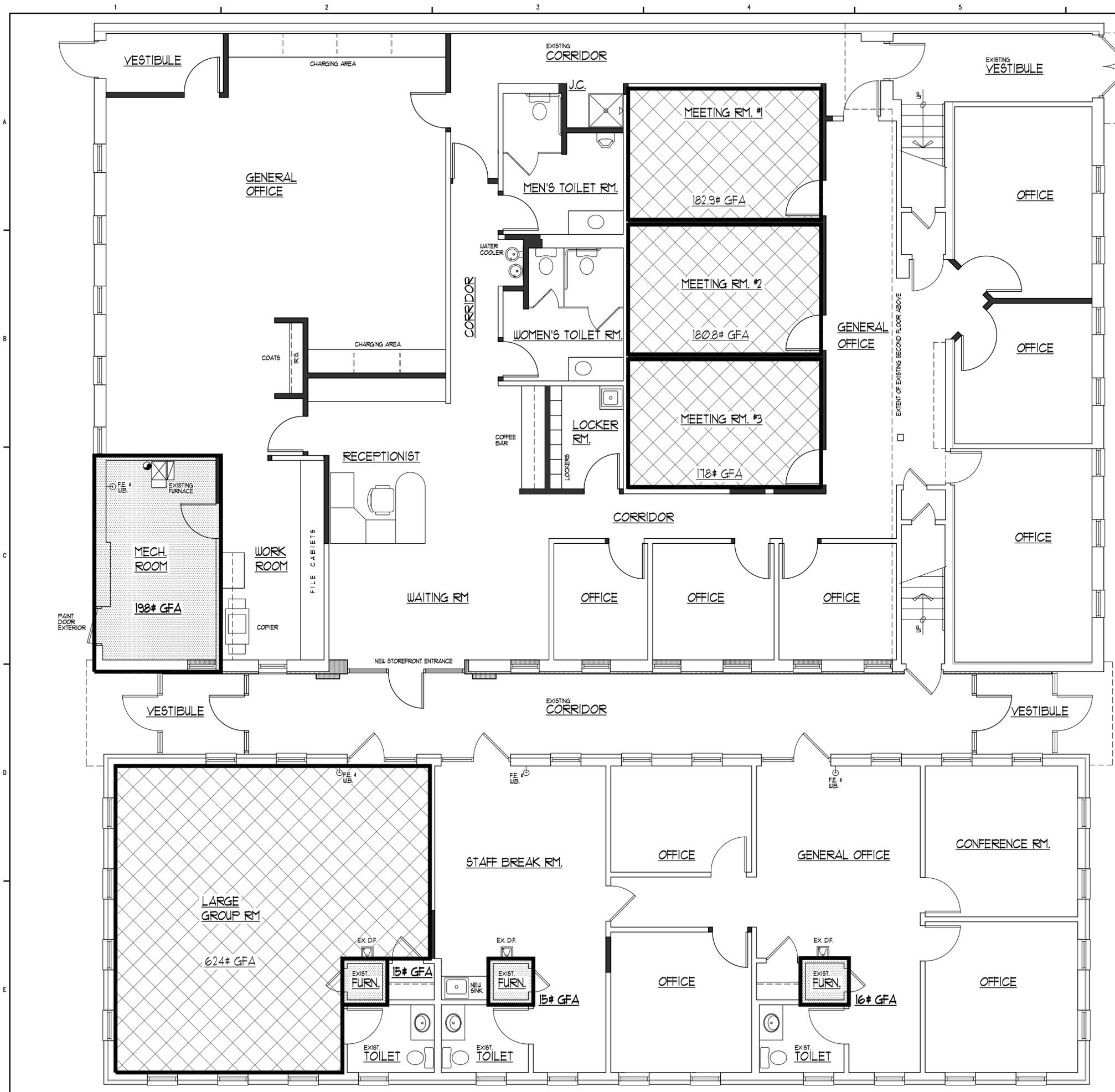
**OMNI YOUTH SERVICES**

210 - 212 N. WOLF ROAD  
 WHEELING, ILLINOIS

REVISION DATE


8/12/2016

SHEET TITLE:  
 EXISTING FLOOR PLANS



**PROPOSED SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0"

NORTH

**AREA ANALYSIS BY SPECIFIC OCCUPANCY CLASSIFICATION**

BUSINESS AREAS	6,211 SF. / 100 SF. PER OCC. = 62 OCCUPANTS
ASSEMBLY - UNCONCENTRATED (TABLE & CHAIRS)	1,166 SF. / 15 SF. PER OCC. = 78 OCCUPANTS
ACCESSORY STORAGE AREAS / MECHANICAL EQUIP. RMs.	1,265 SF. / 300 SF. PER OCC. = 4 OCCUPANTS
<b>TOTAL OCCUPANTS</b>	<b>= 144</b>

**PROPOSED FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"

NORTH

Exhibit received August 15, 2016

**OMNI YOUTH SERVICES**

210 - 212 N. WOLF ROAD  
 WHEELING, ILLINOIS

REVISION: DATE:

8/12/2016

SHEET TITLE:  
 PROPOSED FLOOR PLANS



Exhibit received August 15, 2016

**OMNI YOUTH  
SERVICES**

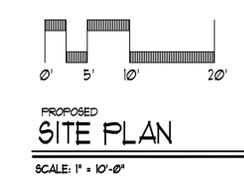
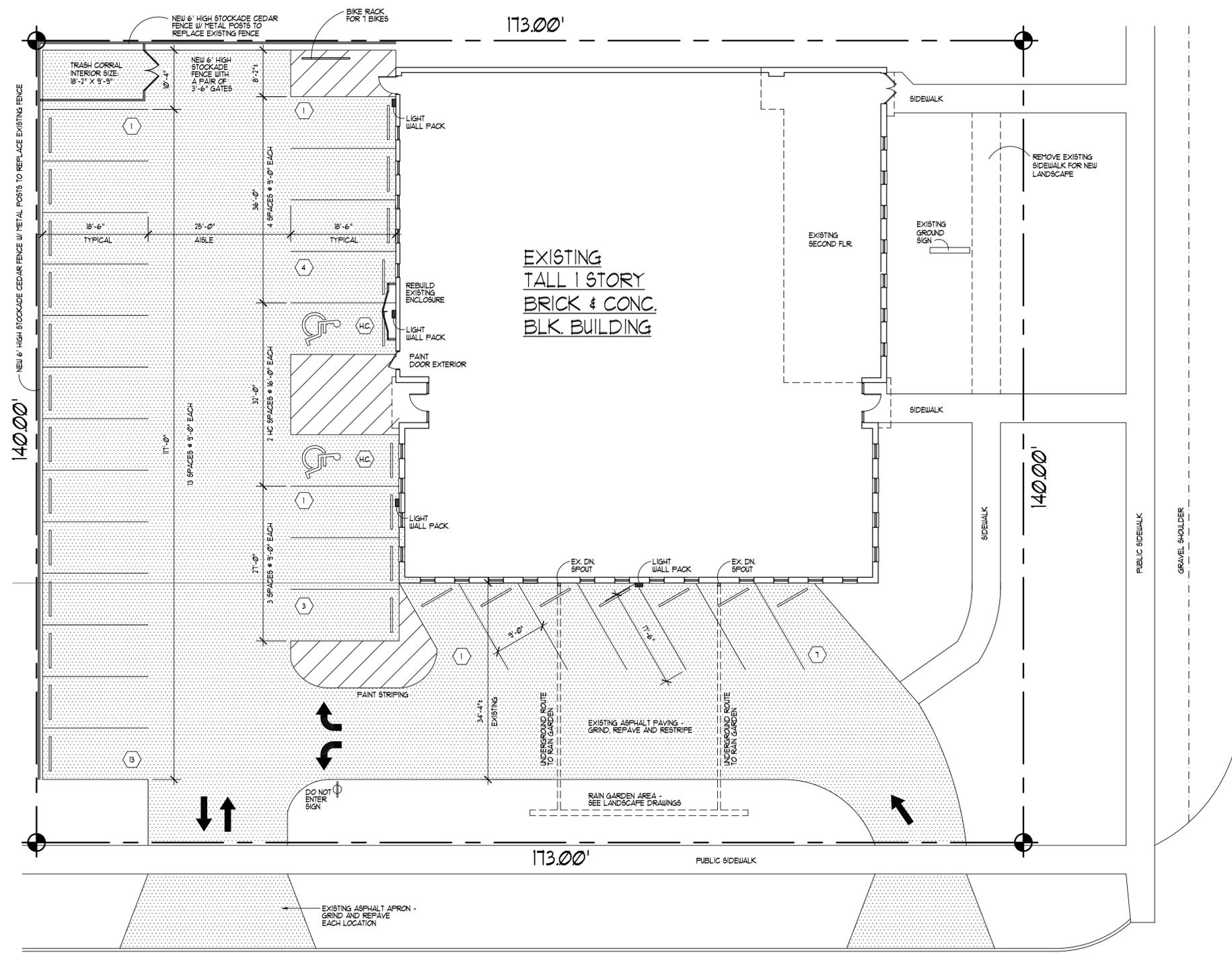
210 - 212 N. WOLF ROAD  
WHEELING, ILLINOIS

REVISION:	DATE:
▲	
▲	
▲	
▲	

8/12/2016

**PROPOSED  
SITE PLAN**

PROJECT NO. 16-005	SHEET NO. A001
DRAWN BY: MGL	
CHECKED BY: SJE	



**CAPRI TERRACE**

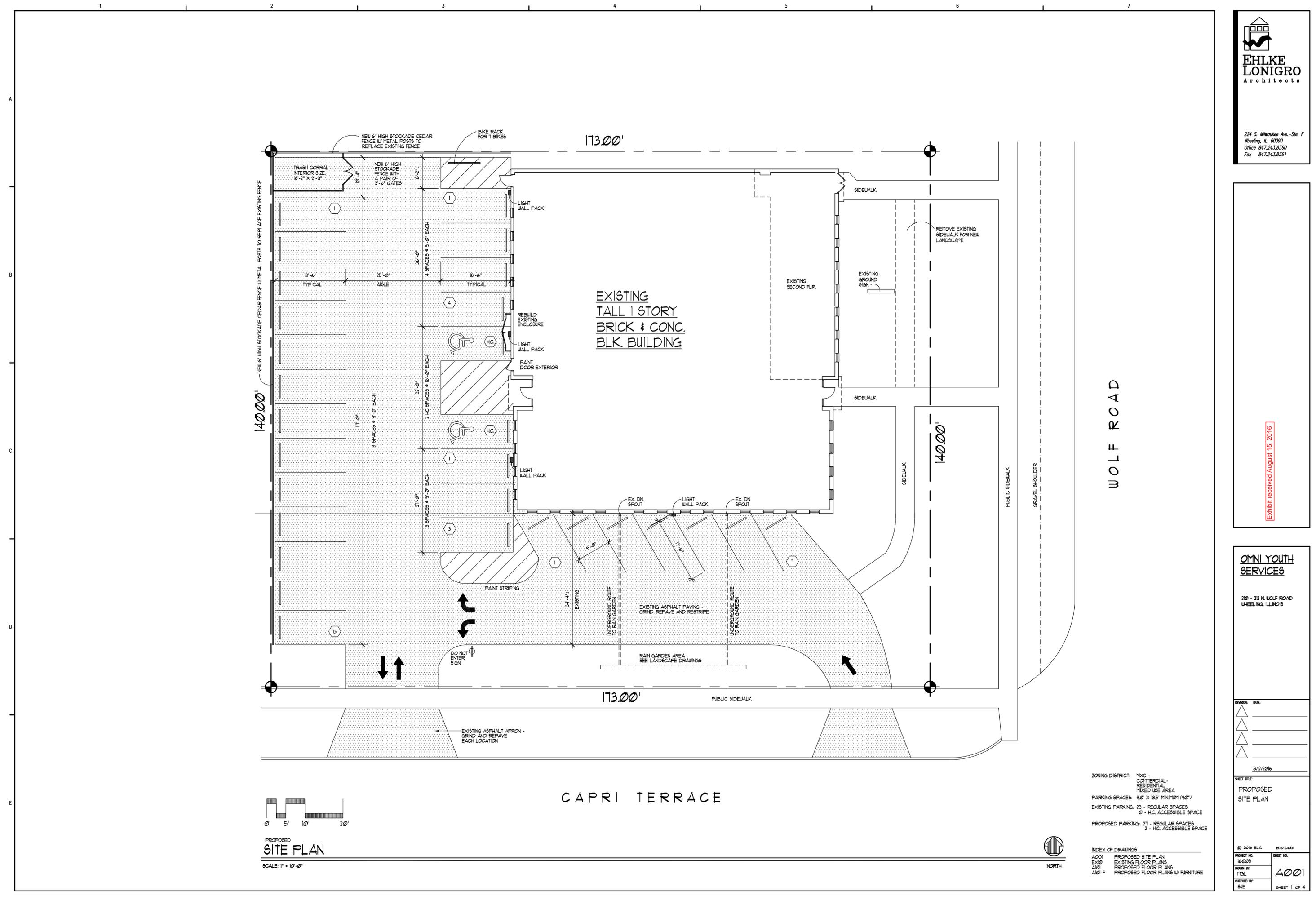
ZONING DISTRICT: MXC - COMMERCIAL-RESIDENTIAL MIXED USE AREA  
 PARKING SPACES: 9'0" X 18'5" MINIMUM (90')  
 EXISTING PARKING: 29 - REGULAR SPACES  
 0 - H.C. ACCESSIBLE SPACE  
 PROPOSED PARKING: 21 - REGULAR SPACES  
 2 - H.C. ACCESSIBLE SPACE

INDEX OF DRAWINGS

A001	PROPOSED SITE PLAN
EX101	EXISTING FLOOR PLANS
A101	PROPOSED FLOOR PLANS
A101-F	PROPOSED FLOOR PLANS W/ FURNITURE



WOLF ROAD



Luminaire Schedule / *Did you know that utility rebates can cover 25% or more of a product's cost? Email rebates@cree.com to get help on your project*						
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Total Watts
1	1	4M-E1	SINGLE	3796	0.960	50
1	1	4M-E14	SINGLE	7311	0.960	93
2	2	4M-E16	SINGLE	10842	0.960	268
Description: SEC-EDG-4M-WM-02-E-UL-SV-700 20 LED 700mA						
Description: SEC-EDG-4M-WM-04-E-UL-SV-700 40 LED 700mA						
Description: SEC-EDG-4M-WM-06-E-UL-SV-700 60 LED 700mA						

Footcandles calculated using predicted lumen values after 50K hours of operation					
Label	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	1.58	9.5	0.0	N.A.	N.A.

Luminaire Location Summary		
LumNo	Z	Tilt
1	14	0
2	14	0
3	11	0
4	9.5	0

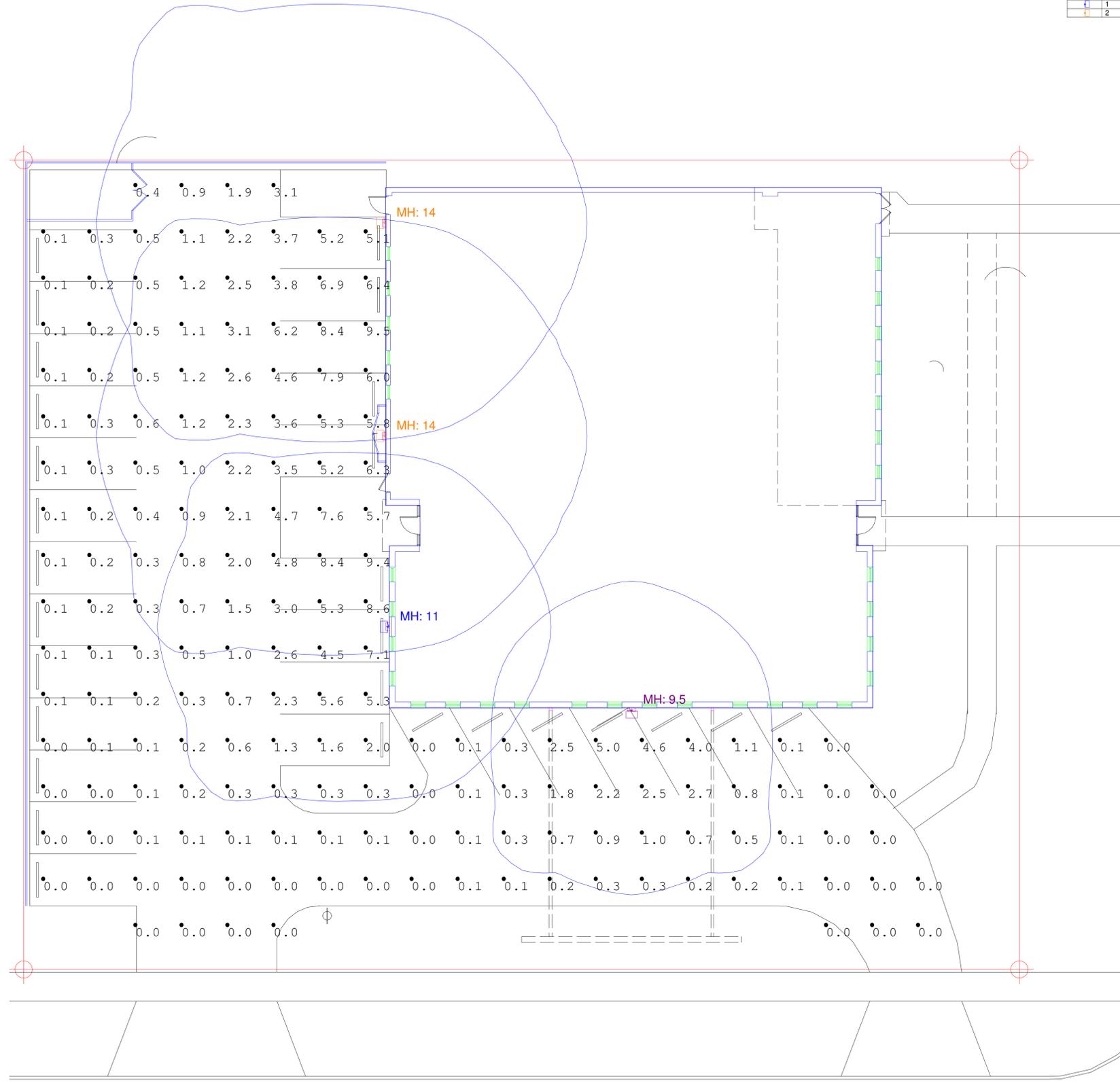
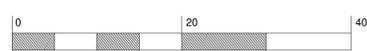


Exhibit received August 15, 2016



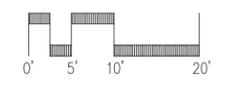
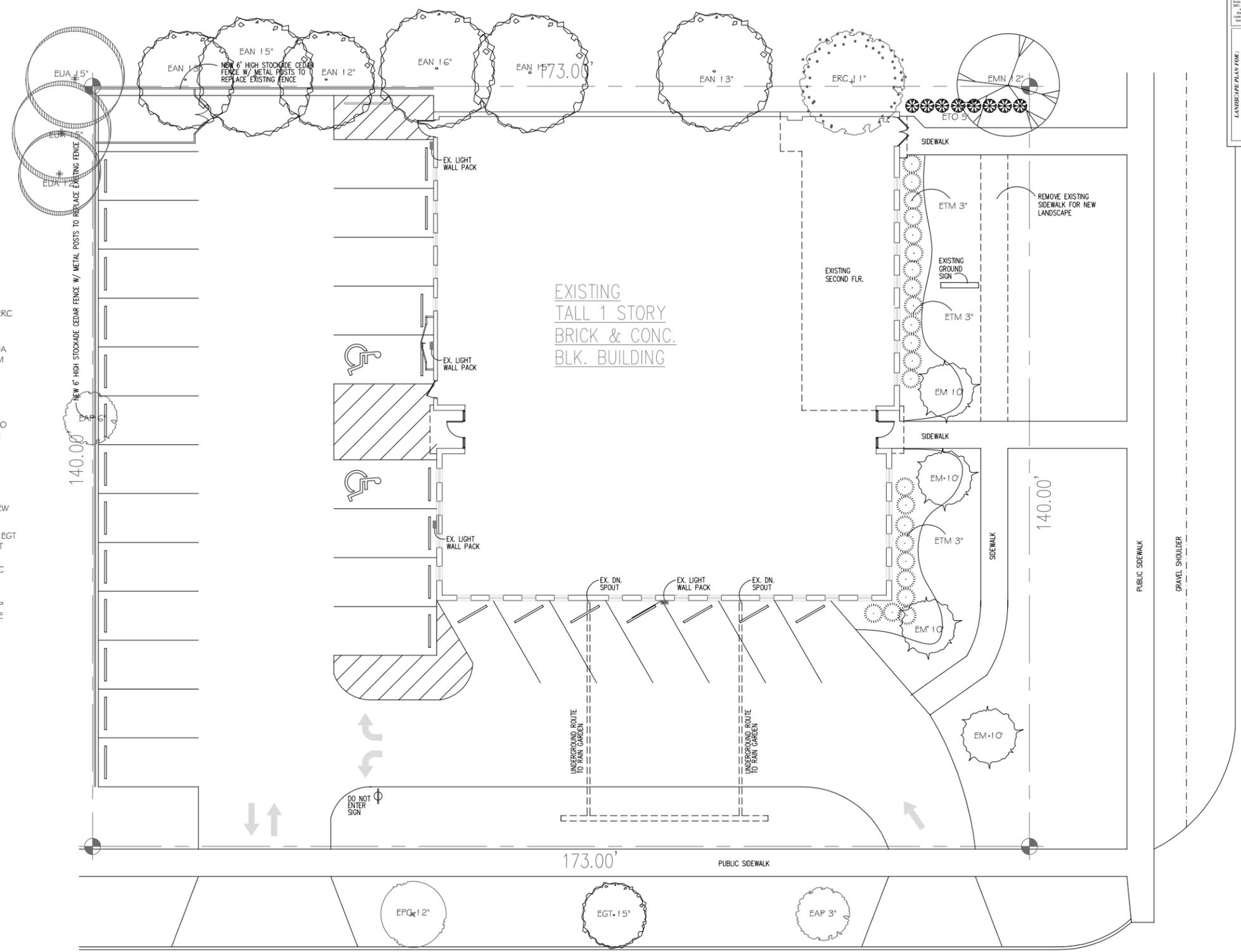
**CREE** 

1200 92nd Street - Sturtevant, WI 53177  
www.cree.com - (800) 236-6800

Project Name: OMNI SITE SR-16834  
Date: 8/15/2016 Scale: 1"=10' Footcandles calculated at grade  
Filename: V:\Common\AppEng\OUT\160810LT1LJSR1.AGI Layout by: LINDA SCHALLER

Illumination results shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

-  MORUS NIGRA - EMN  
EXISTING MULBERRY
-  RHAMNUS CATHARTICA - ERC  
EXISTING BUCKTHORN
-  ULMUS AMERICANA - EUA  
EXISTING AMERICAN ELM
-  MALUS CULTIVAR- EM  
EXISTING CRABAPPLE
-  THUJA OCCIDENTALIS- ETO  
EXISTING ARBOR VITAE
-  ACER NEGUNDO - EAN  
EXISTING BOX ELDER
-  TAXUS MEDIA - ETM  
EXISTING INTERMEDIATE YEW
-  GLEDITSIA TRIACANTHOS - EGT  
EXISTING HONEY LOCUST
-  PYRUS CALLERYANA - EPC  
EXISTING CALLERY PEAR
-  ACER PLATANOIDES - EAP  
EXISTING NORWAY MAPLE



EXISTING  
LANDSCAPE PLAN  
SCALE: 1" = 10'-0"



Exhibit received August 15, 2016

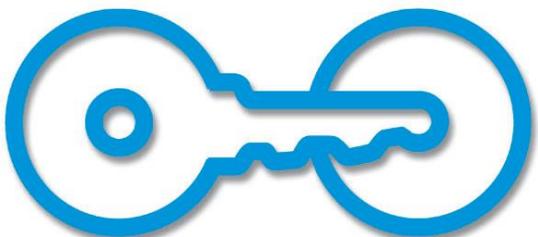




# Broadway Rack



The Broadway Rack is a great fit on Broadway or in areas where maximum security is a top priority. Made of thick, two inch square steel, the Broadway Rack renders pipe-cutters useless. The Broadway Rack also offers the aesthetic simplicity of a wave-style rack with generous spacing for easy access to bikes. Break-away nuts or concrete spike anti-theft hardware options are included with the Broadway Rack.



**American Bicycle Security Company**

P.O. Box 7359

Ventura, CA 93006

Ph: (800) 245-3723 or (805) 933-3688

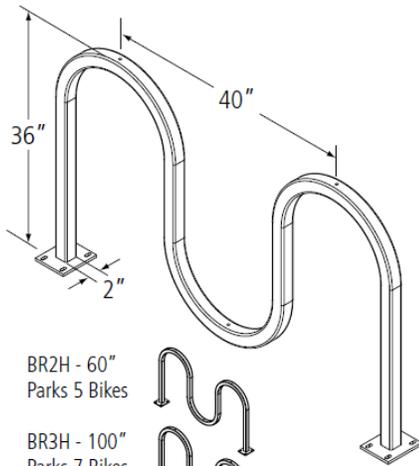
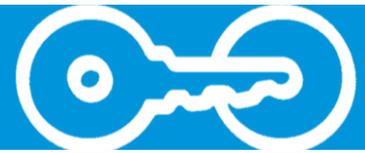
Fax: (805) 933-1865

[www.ameribike.com](http://www.ameribike.com)

Email: [turtle@ameribike.com](mailto:turtle@ameribike.com)

Exhibit received August 15, 2016

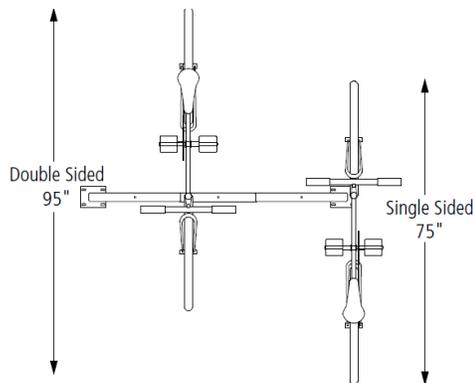
# Broadway Rack



BR2H - 60"  
Parks 5 Bikes

BR3H - 100"  
Parks 7 Bikes

BR4H - 139"  
Parks 9 Bikes



Example of rack in use

Product Broadway Rack

Capacity BR2H: 5 Bikes  
BR3H: 7 Bikes  
BR4H: 9 Bikes

Materials 2" OD steel square tube

Finishes Standard options: Galvanized Or Powder Coated



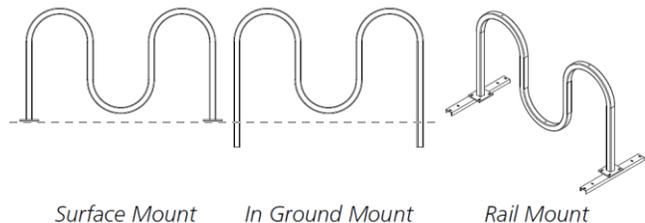
RAL 9005	Flat Black	RAL 9003	RAL 2004	RAL 1023	Bright Yellow
RAL 6016	RAL 6018	RAL 6005	RAL 5005	RAL 5015	Purple
RAL 7011	RAL 7042	RAL 9007	RAL 1001	RAL 8014	Bronze
RAL 3003	RAL 3005				

Also available in Thermoplastic.

Installation Methods **In ground mount** is embedded into concrete base. Specify in ground mount for this option.

**Surface mount** has two 5.25" x 5.5" foot plates with 4 anchors per foot. Specify foot mount for this option.

**A rail mounted** (freestanding) option is also available.



Space Use & Setbacks

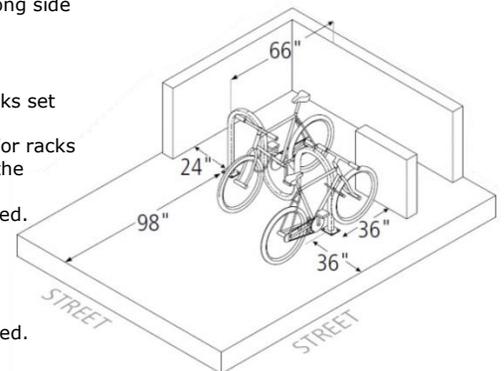
**Wall Setback:**

A minimum of 27" should be left between the wall and the long side of the rack. 36" is the recommended setback.

**Street Setback:** For racks set parallel to the street, a 98" setback is recommended. For racks installed perpendicular to the street, 24" is the minimum setback. 36" is recommended.

**Between Racks:**

For racks set next to each other, 24" is the minimum setback. 36" is recommended.



**American Bicycle Security Company**

P.O. Box 7359

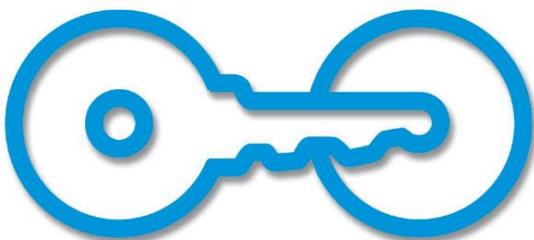
Ventura, CA 93006

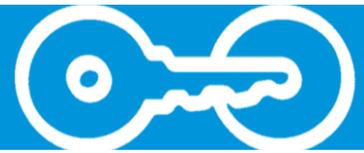
Ph: (800) 245-3723 or (805) 933-3688

Fax: (805) 933-1865

[www.ameribike.com](http://www.ameribike.com)

Email: [turtle@ameribike.com](mailto:turtle@ameribike.com)





### \*Tools Needed for Installation

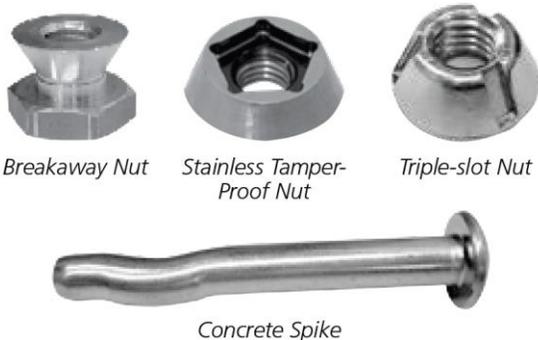
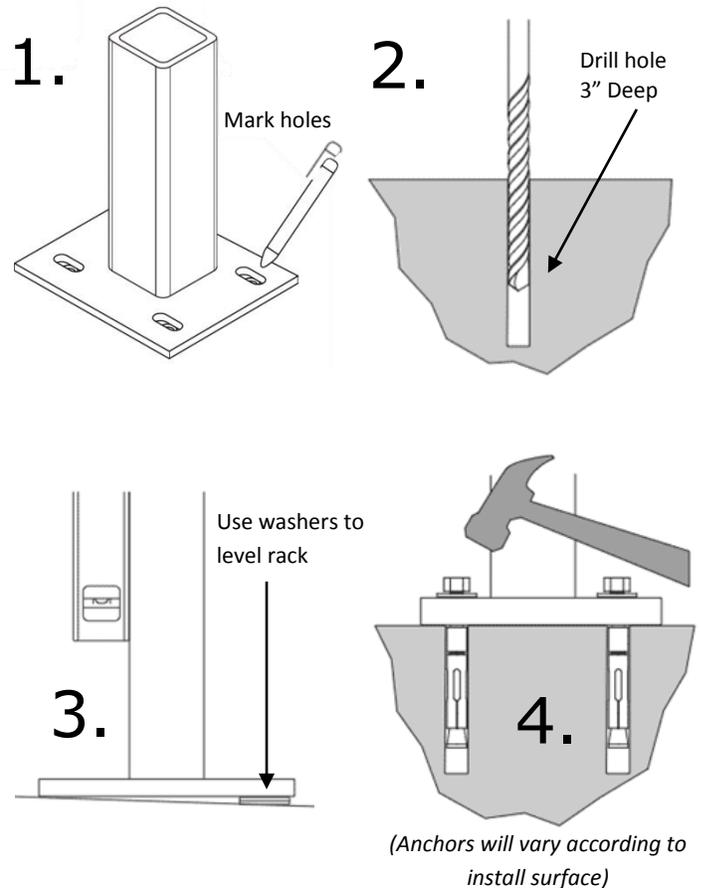
- Tape Measure
- Marker or Pencil
- Masonry Drill Bit
- Drill (*Hammer drill recommended*)
- Hammer
- Wrench 9/16"
- Level

### Recommended Base materials:

Solid concrete is the best base material for installation. Ask your American Bicycle Security representative which anchor is appropriate for your application to ensure the proper anchors are shipped with your rack. Be sure nothing is underneath the base material that could be damaged by drilling.

### Installation:

3/8" anchors are shipped with the rack. Place the rack in the desired location. Use a marker or pencil to outline the holes of the flange onto the base material. Drill the holes in accordance with the specifications shipped with the anchors. Make sure the holes are at least 6" away from any cracks in the base material.



### Tamper Resistant Hardware

The concrete spike is a permanent anchor. The top of the wedge anchor can also be pounded sideways after installation so that it cannot be removed. Other tamper resistant fasteners are also available for purchase.

When using the special tamper resistant nuts, always set and first tighten the anchors. Once the rack is installed, replace two nuts from the bracket (opposite sides from each other) with the tamper resistant fastener.

**DO NOT OVERTIGHTEN** the tamper resistant nut.

### American Bicycle Security Company

P.O. Box 7359

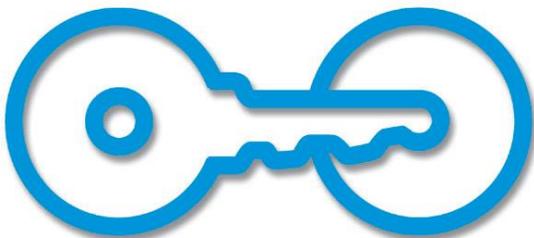
Ventura, CA 93006

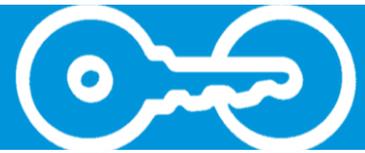
Ph: (800) 245-3723 or (805) 933-3688

Fax: (805) 933-1865

[www.ameribike.com](http://www.ameribike.com)

Email: [turtle@ameribike.com](mailto:turtle@ameribike.com)



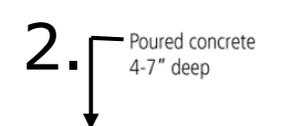


## \*Tools Needed for Installation

- Level
- Cement mixing tub
- Shovel
- Trowel
- Hole coring machine with 4" bit
- Access to water hose
- Materials to build brace

## Installing into New Concrete

**1.**  Place corrosion resistant sleeve (min. 3" inside diameter) in sand pour bed in exact location where rack will be installed. Make sure top of sleeve is at same level as desired finished concrete surface. Fill sleeve with sand to keep it in place and prevent it from filling with concrete.

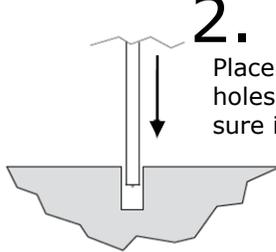
**2.**  Pour concrete & allow to cure.

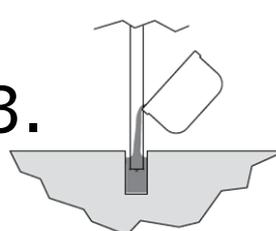
**3.**  After curing, dig out sand from sleeves & insert racks, making sure they are level & at the appropriate height.

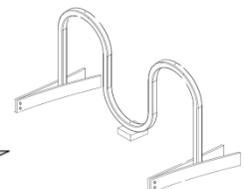
**4.**  Place racks in holes, making sure it is level.

## Installing into Existing Concrete

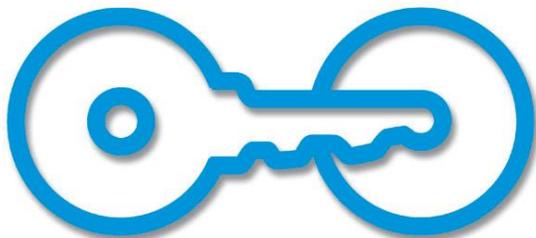
**1.**  Core holes no less than 3" diameter (4" recommended) & no less than 10" deep into surface

**2.**  Place rack into holes, making sure it is level

**3.**  Fill holes with epoxy grout. 32" of the bike rack should remain above surface.

**4.**  Make sure rack is level & held in place until the grout has completely set.

\*An easy way to brace the rack while the grout sets is to bolt two 1x4" boards together at one end and clamp them onto the legs of the rack like a clothes pin.





A Tradition of Fencing Solutions

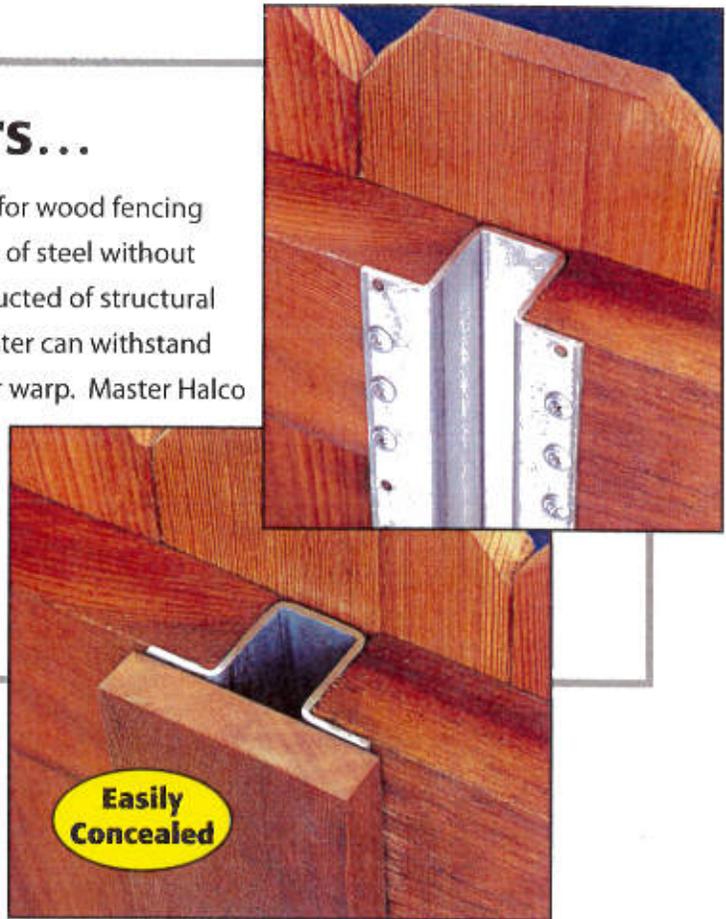
# PostMaster® Steel Posts



Exhibit received August 15, 2016

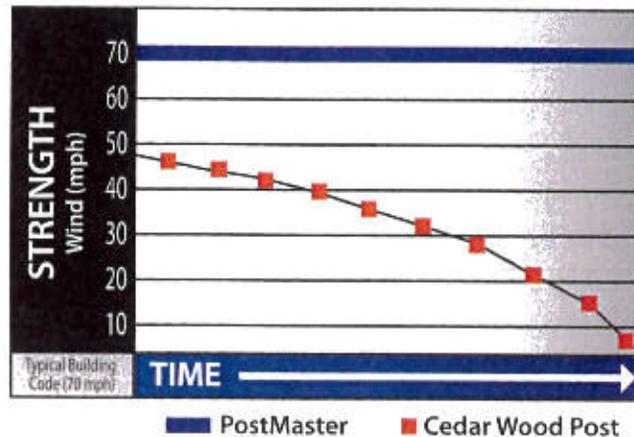
## PostMaster® Delivers...

Master Halco's patented PostMaster steel post for wood fencing is engineered to provide you with the strength of steel without sacrificing the natural beauty of wood. Constructed of structural steel with a heavy galvanized coating, PostMaster can withstand high winds and heavy rain and will never rot or warp. Master Halco guarantees it - every PostMaster steel post is backed by a 15-year limited warranty.\* PostMaster provides longevity and performance in a wood fence system which results in uncompromised value.



## Why use a steel post when I could use wood?

Wood posts rot over time and can warp or twist due to rain, wind or extreme temperatures. The integrity and appearance of a wood fence is lost after the wood posts begin to rot from exposure or termite infestation. This deterioration weakens the post, sometimes to the point where it can no longer hold the fence up. PostMaster gives an ordinary wood fence the strength of steel.



A Tradition of Fencing Solutions

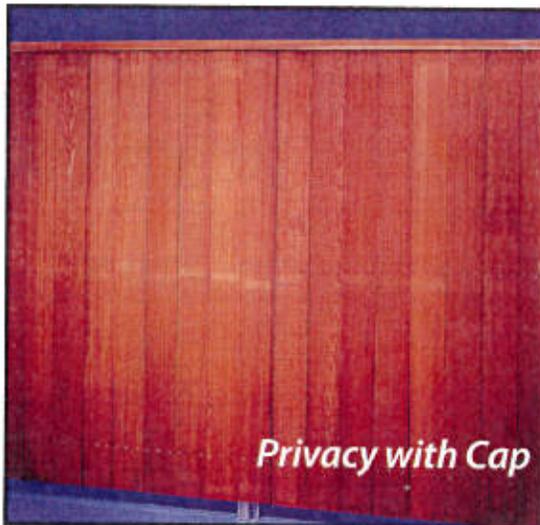
MasterHalco.com | 888-MH-Fence

\*See actual warranty for details

# PostMaster® Works With Most Styles

## Will PostMaster limit my design options?

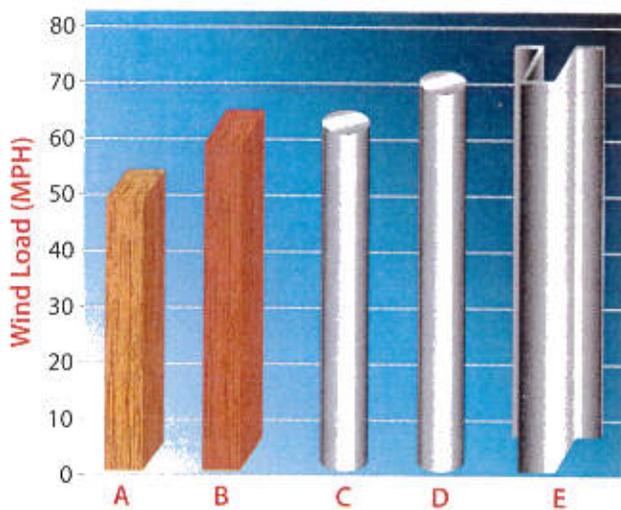
No. You are only limited by your imagination. PostMaster can be incorporated with most wood fence styles, adding natural beauty and warmth that only a wood fence can provide. Your professional fence contractor can help you with a design that is right for you and can assure proper installation practices for your local conditions.



# The Strength of Steel and the Beauty of Wood

## Will steel posts withstand high winds?

Yes, if properly engineered. Steel posts are available in a wide range of weights (gauges) and strengths. PostMaster® posts are designed to withstand a 70-mph wind load (6' Privacy fence with posts spaced every 8') determined in accordance with the requirements of the 1994 Uniform Building Code for exposure "B". This is the requirement for building departments in many cities. Be sure to check your local requirements and space your posts accordingly.



- A - Cedar (4 x 4) / 49 MPH
- B - Redwood (4 x 4) / 59 MPH
- C - Tube (2-3/8 x .065) / 61 MPH
- D - Pipe (2-3/8, Sch 40) / 68 MPH
- E - PostMaster / 70 MPH

## Will PostMaster rust?

PostMaster's open design keeps moisture from collecting and the heavy galvanized (zinc) coating helps prevent premature rusting. PostMaster is manufactured using a steel base material conforming to the requirements of ASTM A 653, coating designation G90 galvanized (zinc) coating.



## Is PostMaster more expensive than wood posts?

Only slightly. Good quality materials, like good workmanship, always cost a little more. While the initial cost of PostMaster may be slightly more than a wood post, and often less expensive than heavy pipe posts with brackets, the cost of future maintenance outweighs the benefits of a lower initial price.



**Will a steel post cause any adverse affects to the environment?**

No. PostMaster is made from recycled steel. Chemically treated wood fence posts raise concerns about safety and suitability for residential use, and some warranties for chemically treated posts have exclusions for ground contact.



## Do I have to sacrifice the look of wood?

No. PostMaster's in-line design can be easily covered or concealed with matching wood, retaining the esthetics of a wood fence. It can be finished with both sides identical - a true good neighbor fence.

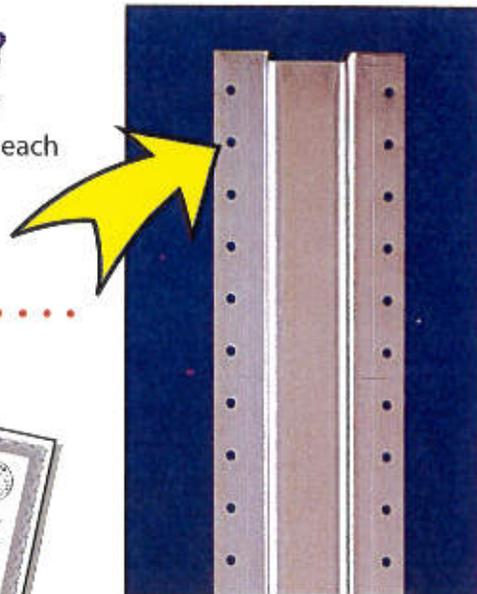
*Wood fences built with steel pipe posts and brackets are unsightly because they protrude from the line of fence.*



**Patented**

## Is PostMaster hard to install?

No. Unlike most other steel posts which require brackets and/or fittings, PostMaster has pre-punched holes on each flange for attaching rails, eliminating the need for expensive brackets for most designs.



## Are all product warranties the same?

A warranty is only as good as the company that stands behind it. You should understand the reputation of the company behind the warranty.

PostMaster's 15-year limited warranty is as strong as the company that stands behind it.

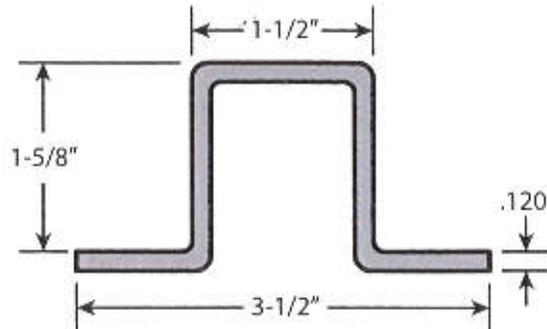


A Tradition of Fencing Solutions

MasterHalco.com | 888-MH-Fence

# Technical Information

**The Original!**



<b>Dimensions:</b>	3-1/2" x 1-3/4"	88.90mm x 44.45mm
<b>Dimensions (hole):</b>	Dia. .200" @ 1" O.C.	Dia. 5.08mm @ 25.40mm O.C.
<b>Thickness:</b>	.120"	3.05mm
<b>Weight:</b>	2.64 lbs/ft	3.93 kg/m
<b>Material:</b>	Galvanized (Zinc) Coated Steel	
<b>Coating Designation:</b>	G90	

US Patents 6,173,945 and 6,530,561

## For all your fencing needs, you can trust **MASTER HALCO.**

As North America's leading manufacturer and wholesale distributor of perimeter security and fencing, we are the provider of choice for thousands of professional fence and security contractors and quality building material retailers. Since 1961, we have been the industries' premier fencing provider.

We offer a complete line of high quality fence systems in both traditional and unique styles. Our full line of products include vinyl, wood, ornamental, and chain-link fences and automated gates for residential, commercial, industrial, and high security applications.

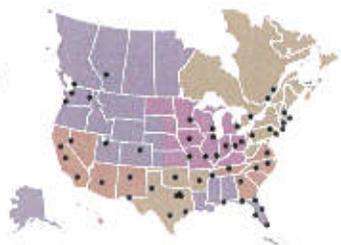


A Tradition of Fencing Solutions

**MasterHalco.com | 888-MH-Fence**

Branch service centers are located throughout North America.

MH 046145 © 07/09



Available from:

# PLAT OF SURVEY

LOT 1 IN CAPRI TERRACE, A SUBDIVISION OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

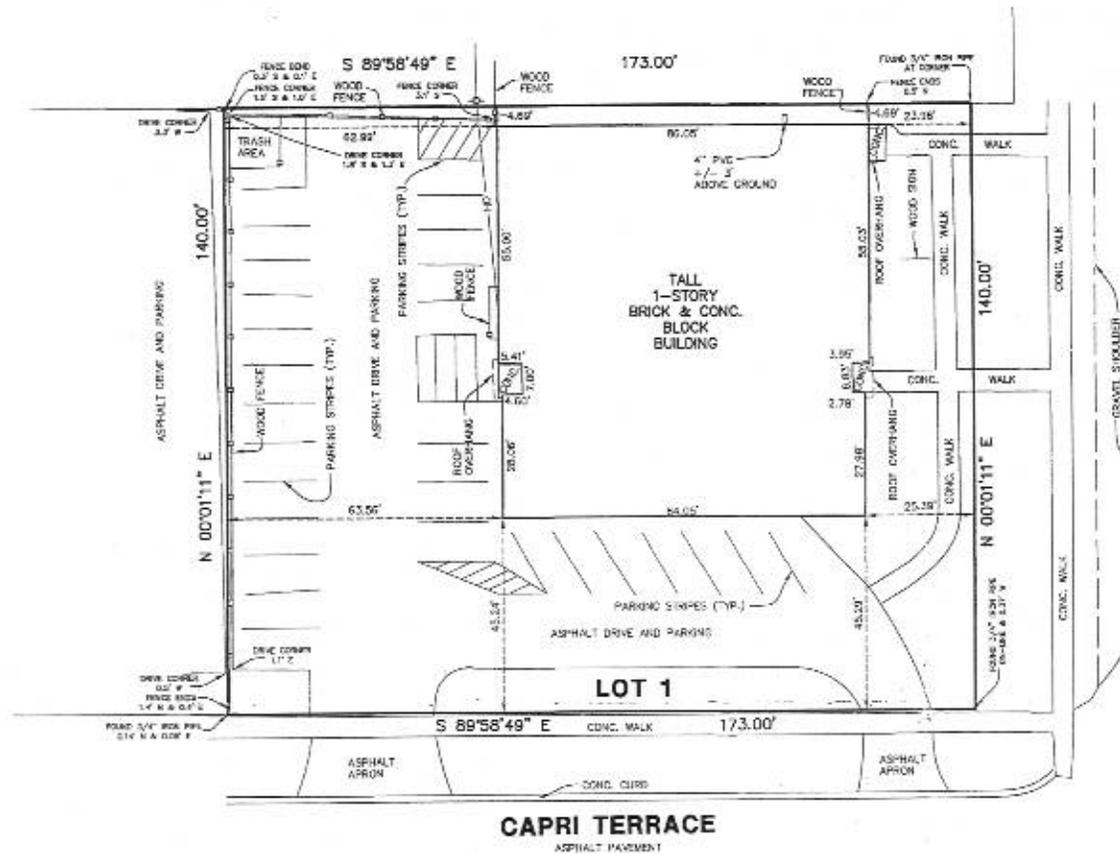
SITE



LOCATION MAP  
NOT TO SCALE



WOLF ROAD  
ASPHALT PAVEMENT



## LEGEND

- POWER POLE
- OH — OVERHEAD LINES

## SURVEYORS NOTES:

1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. ( ) DENOTES RECORDED DIMENSION.
3. BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
4. ORIGINAL CLIENT—SORDEN
5. ORIGINAL FIELD WORK COMPLETED—09-02-13

## GENERAL NOTES:

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREON.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. ONLY THOSE BUILDING LINES, TRACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SURVEYING ARE SHOWN HEREON. THERE MAY BE ADDITIONAL, TRAILS, FENCES, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT, DEED, LEASE, COVENANTS, EASES, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
4. COMPARE DEED DESCRIPTION AND ALL CONDITIONS WITH THE DATA SHOWN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

## AREA

24,220 Sq. Ft. OR 0.55 ACRES (MORE OR LESS)

STATE OF ILLINOIS } 55  
COUNTY OF LAKE }

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 10th DAY OF SEPTEMBER, A.D., 2015

*Joseph R. Sadowski*

GREENGARD, INC.  
111 BARCLAY BOULEVARD, SUITE 310  
LINCOLNSHIRE, ILLINOIS 60069

JOSEPH R. SADOWSKI  
ILLINOIS  
PROFESSIONAL LAND SURVEYOR NO. 3318  
MY RENEWABLE LICENSE EXPIRES 11/30/18.



SCALE 1"=20'

DRAWING NO. 61199

SHEET 1 OF 1

212 N. WOLF ROAD - WHEELING, ILLINOIS

PLAT OF SURVEY

**GREENGARD, INC.**  
Engineers • Surveyors • Planners  
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615  
PHONE 847-634-5883 FAX 847-634-0887  
E-MAIL: 3318@GREENGARDINC.COM  
ILL. REGISTRATION NO. 184-020962

DESIGNED BY AN	DATE 09-09-15
CHECKED BY JSD	DATE 09-10-15
APPROVED BY DAN	DATE



**1. CALL TO ORDER**

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, July 28, 2016.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present were Commissioners Issakoo, Johnson, Powers, Ruffatto and Zangara. Commissioners Dorband and Sianis were absent with prior notice. Also present were Brooke Jones, Senior Planner, Mallory Milluzzi, Village Attorney, Ron Antor, Fire Inspector and Kyle Goetzelmann, Civil Engineer.

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

**5. CITIZEN CONCERNS AND COMMENTS**

From the audience, Terry Steilen referred to a dangerous traffic situation occurring at Dundee Road and Schoenbeck Road. The northbound lane on Schoenbeck Road has been closed leaving the two right hand lanes to handle the northbound and southbound traffic. He mentioned there were several occasions when he had turned onto southbound Schoenbeck Road from Dundee Road when there were cars in the lane going northbound. Today, traffic cones were put on the dividing line but he noticed a car was on the other side of the line trying to make a left hand turn. He asked the Village to look at the situation in order to prevent a collision.

Mr. Steilen reminded the Commission that the Taste of the Town is on September 14<sup>th</sup> from 5:00 – 8:00 p.m. at the Westin. The Wheeling Public Library will be one of the benefactors. The library will use the money to provide additional facilities for the children of the library. Tickets are available through the Chamber of Commerce or Library Members – Terry Steilen, 847-537-7287.

**6. CONSENT ITEMS – None**

**7. ITEMS FOR REVIEW**

- A) [Docket No. 2016-16](#)  
OMNI Youth Services  
210-212 N. Wolf Road

Special Use-Site Plan Approval of a Social Service Facility

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

Commissioner Powers moved, seconded by Commissioner Johnson to continue Docket No. 2016-16 to August 25, 2016.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- B)** [Docket No. 2016-17](#)  
Blooming Minds Academy  
581-583 N. Wolf Road  
Special Use-Site Plan Approval of a Daycare Center

See Findings of Fact and Recommendation for Docket No. 2016-17.

Commissioner Zangara moved, seconded by Commissioner Issakoo to approve Docket No. 2016-17 granting special use-site plan approval for a daycare facility in accordance with the following exhibits submitted July 20, 2016 (except as noted) by Blooming Minds Academy, located at 581-583 N. Wolf Road, Wheeling, Illinois:

- Cover letter (2 pages), received 6.29.2016;
- A1, Existing floor plan;
- A2, Proposed floor plan;
- T1, Site plan and fence elevation; and
- A3, Window and door schedule.

And with the following conditions of approval:

1. That the exact location of the fence may be adjusted to avoid utility conflicts provided there is a minimum drive aisle clearance of 12-feet;
2. Additional insulation shall be added to reduce noise from neighboring tenants;
3. The fence shall not extend beyond the rear wall of Unit 583.
4. The fence shall be white.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No. 2016-17.  
The motion was approved by a voice vote.

- C) [Docket No. 2016-15](#)  
Dundee Commons  
430 W. Dundee Road  
Special Use-Site Plan Approval of a Preliminary Planned Unit Development for  
Retail Use

See Findings of Fact and Recommendation for Docket No. 2016-15.

Commissioner Issakoo moved, seconded by Commissioner Powers to continue Docket No. 2016-15  
to August 25, 2016.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

**8. APPROVAL OF MINUTES – [July 14 2016](#) (includes findings for Docket No. 2016-13)**

Commissioner Johnson moved, seconded by Commissioner Powers to approve the minutes dated  
July 14, 2016 as corrected.

- Page 159 – Commissioner Dorband made the motion and not Commissioner Powers;
- Page 161 – No one seconded the motion;
- Page 162 – Commissioner Powers read the statement and not Chairman Ruffatto;
- Page 6 of Findings of Fact – Second paragraph – Health Clinic

The motion was approved by a voice vote.

**9. OTHER BUSINESS**

Chairman Ruffatto mentioned Phillips 66 had to take down their sign because of the road construction on Dundee and 83. He questioned if they would need to return to the Plan Commission when it went back up. Ms. Jones explained they may need to return if they need a variation or need a substantially different landscape plan. Ms. Jones confirmed Staff had been in discussions with them but the business needs to come to Staff with the actual proposal.

Chairman Ruffatto mentioned that Walgreens at Schoenbeck and Dundee had changed the face of their signs. Commissioner Johnson mentioned that the face had also changed on Milwaukee Avenue.

Commissioner Issakoo questioned the status of the Tire Boss/Chief sign. He noticed the lights were different on the sign. Ms. Jones will look into it.

**10. ADJOURNMENT**

Commissioner Issakoo moved, seconded by Commissioner Powers to adjourn the meeting at 9:56 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

---

Steve Powers, Secretary  
Wheeling Plan Commission

**DISTRIBUTED TO THE COMMISSION 8.19.2016  
FOR APPROVAL ON 8.25.2016**

**FINDINGS OF FACT  
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: Docket No. 2016-15  
Dundee Commons  
430 W. Dundee Road  
Special Use-Site Plan Approval of a Preliminary Planned Unit Development for  
Retail Use

Bill Hein & Associates, applicant, on behalf of 400 W Dundee Wheeling LLC, owner, is seeking Special Use-Site Plan Approval of a Preliminary Planned Unit Development for a retail development in the MXT Transit Oriented Mixed Use District, as required under Chapter 19-05 Mixed Use and Overlay Districts, Chapter 19-09 Planned Unit Developments; Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, and associated sections. The subject property consists of the vacant parcel at 430 W. Dundee Road, which is approximately 2.96 acres at the northeast corner of Dundee Road and Northgate Parkway.

Chairman Ruffatto called Docket No. 2016-15 on July 28, 2016. Present were Commissioners Issakoo, Johnson, Powers, Ruffatto and Zangara. Commissioners Dorband and Sianis were absent with prior notice. Also present were Brooke Jones, Senior Planner, Mallory Milluzzi, Village Attorney, Fire Inspector Ron Antor and Kyle Goetzelmann, Civil Engineer.

Ms. Jones provided Staff comments and an overview of the project. Staff wants to ensure its viability and success especially because of its proximity to the Wheeling Town Center, the new Northgate Crossing apartment development and Village Hall. Similar to the Town Center project review process, Staff has some initial concerns with traffic flow that need to be addressed before the review can move forward. Staff hasn't had a chance to review the plan with the petitioner's traffic engineer, engineering or land use consultants. Staff must ensure that the consultants are reviewing the same plans as the Plan Commission. As it stands, the site plan that was used for the basis of the traffic study was not consistent with the other plans Staff received. The petitioner's consultants need to address Staff's concerns from the Staff Report and make adjustments to the plans as necessary. It is expected that they will not be able to completely address Staff's concerns this evening. Staff assumes the petitioner will need to go back and do some heavy analysis, make some adjustments to the plans and return to fully address the concerns of Staff and the Plan Commission.

Ms. Jones referred to Staff's concerns regarding the functionality of the traffic flow. She provided an exhibit that highlights Staff's major concerns.

- The access at the Southern end of the site is a dead end lot. Anyone who accesses the parking area and finds no available space would need to backup and would not be able to

sufficiently turnaround.

- The second concern is that the drive-through exits into a parking stall so there could be a conflict with someone backing out of a parking stall and hitting someone in the drive-through lane.
- The jog from the main access drive from Dundee Road. It causes a little confusion when someone enters the site and tries to find a viable route.
- A lot going on in the T intersection of the lot. Everyone goes through the intersection to enter either drive-through and also enters coming from Northgate Parkway or Dundee Road. There will be a lot of congestion and it may cause backups onto Dundee Road, or for people trying to access the drive-through lanes or just circulating the lot to find parking.
- Pedestrians would not be able to access the site very easily. You can't park your car in one parking spot and go to both buildings safely.
- The onsite collectors are prone to congestion. The full analysis is unknown but the assumption is that there would be a lot of congestion. Staff wants to see a full traffic study that is based upon the current site plan that reflects the conditions.

There are other Staff concerns that were highlighted in the Staff Report especially regarding parking. Staff thinks traffic is what is driving the functionality of the site so they want a workable site so there will be repeat customers. Staff is concerned if the site is built as proposed, the customers would be confused and not return to the site. Staff wants a successful development.

Mr. Bill Hein, Mr. Anderson, Haeger Engineering, 100 E. State Parkway, Schaumburg, IL, Mr. Hernando Moreno, Architect, Chicago Workshop Architects, 27740 North Hickory, Island Lake, IL and Mr. William Elliott, Landscape Architect, 765 Old Mill Grove Road, Lake Zurich, IL were present and sworn in.

Chairman Ruffatto referred to Staff's concerns. Chairman Ruffatto referred to the list of 17 items in the Staff Review that require discussion and clarification. Mr. Hein mentioned he received the report at noon and didn't have enough time to review it. Ms. Jones stated she e-mailed the Staff Report to him on Friday as well. Mr. Hein wasn't sure if he had received the e-mail.

Mr. Hein reported that they had hired KLOA as their traffic consultant and supplied Staff with an 81 page study on July 14<sup>th</sup> along with an executive summary. Mr. Hein noticed that the traffic consultant had used the wrong traffic flow. He felt the traffic study that was being required was not the standardized study. He felt Staff was asking for more detail on the site. Chairman Ruffatto believes what happens inside the 2.96 acres impacts Dundee and Northgate. Ms. Jones confirmed Staff was not asking for anything different than what was normally required.

Chairman Ruffatto questioned if KLOA had ever approached Staff in the past regarding previous projects. Ms. Jones explained sometimes they have approached Staff but not in this specific case.

Mr. Hein referred to the previous concept review and the concern to alleviate the dead end in case all of the parking spots were filled. He referred to the dedicated turnaround which was currently shown.

Mr. Hein thinks the new plan addresses the concerns. He stated they were also concerned about the traffic flow on the site because if they don't get it right they won't have a viable product. They moved the ingress/egress off of Northgate as far north as possible as was previously suggested by the Plan Commission. They discussed the issue of putting the road in the floodway but can't because of the 5' drop from their property to the bridge. They have a contract to purchase the property next to them and have the 270 building so they are looking to keep the traffic flow in the entire complex and not brought onto Dundee Road. They have only one ingress/egress on the property at the corner of Dundee Road and Northgate Parkway. Mr. Hein explained the traffic study proved that anyone going eastbound in the morning had to be able to get back on Dundee Road. He agreed turning left on Dundee Road from the property without a traffic light was impossible.

Mr. Anderson from Haeger Engineering referred to the access throughout the site.

Mr. Anderson mentioned they were planning to keep the existing site access on Dundee Road. The access on Northgate Parkway is in the middle of the site. The proposed access on Northgate is as far north as it can be in order to make it work.

Mr. Anderson referred to the concerns in the Staff Report regarding the access location on Northgate Parkway and having left turns out from the site onto Northgate. He agreed to look at it with Staff. They will provide a site distance evaluation to determine the safety of any kind of turning movement.

Mr. Anderson referred to the traffic report provided by KLOA. It did have the access to Dundee and Northgate Parkway in the approximate same locations as currently shown. The KLOA report evaluated the proposed accesses onto Dundee and Northgate Parkway and found them to be of adequate level of service. The primary east/west street coming into the site is proposed to continue east to service additional property that may become available. He understands Staff has concerns regarding the north/south jog at Dundee and agreed to work on it.

Mr. Anderson referred to the multiple movement at the T intersection which would likely turn into a full intersection as the leg extends east. He thinks there are things that could be done with the drive-throughs.

Mr. Anderson referred to the dead end parking and the Fire Department's comment about a maximum dead end width of 150' for a parking area. He agreed to shorten the length of it or provide full circulation for a fire truck.

Mr. Anderson understands Staff's concerns about circulation but doesn't feel it is anything that they can't overcome.

Mr. Anderson referred to the ability to walk between the two buildings. He feels it could easily be addressed with some pedestrian walkways and traffic control through the site.

Mr. Anderson mentioned at the last meeting they hadn't shown the storm water management on the property. They are looking to get it via a credit through the Heritage Park system. In order for the

storm water detention to be feasible, the very large sewer would need to come up through the Wheeling Town Center site and the schedule for it is unknown at this time. It is not feasible for them connect to it until it's in the ground. Because it is not available, they are showing onsite detention with a bottom base along the east and north edge of the site. Because the site is within a shallow area, the detention requirements for the new MWRD ordinance were stricter. There is an additional 40% storage volume required than a normal site.

Mr. Anderson referred to the compensatory storage required. They are asking to be provided for within the Wheeling Drainage Ditch system that was part of Heritage Park. The site has access to Village water and sewer.

Mr. Anderson addressed some of the 17 items from the Staff Report.

2. Determine the purpose of the driving/parking lanes adjacent to the drive-through lanes. Mr. Anderson explained it was intended for off hours loading. It was not intended for parking or drive aisles. He suggested striping it as no parking.

3. Acknowledgement that a three-way stop will be required for the T-intersection. Mr. Anderson agreed and would do what they could to separate the drive-through lanes.

4. Discuss the left-turn restriction to Northgate Parkway. Mr. Anderson stated they would do a site distance analysis. If the results show a left turn was not a safe movement they would not incorporate it.

5. Discuss the reconfiguration of the Dundee Road access drive to three lanes. Mr. Anderson stated it was currently shown as two lanes. They don't have a problem with requesting from IDOT a third lane to accommodate safer movements.

6. Request that the parking lot drive aisles be increased from 24' to 25' in width. Mr. Anderson explained the 24' width was a mistake and could easily accommodate a 25' width.

7. Request a revised traffic study that references the correct site plan. Mr. Anderson agreed to update the traffic study. Chairman Ruffatto mentioned the traffic study provided in their packet was marked "draft".

15. Request a turning radius analysis for the fire apparatus access roads. Mr. Anderson agreed to provide.

16. Request the petitioner address the length of the fire access route along the south side of Building One. Mr. Anderson agreed to work with the Fire Department to address.

Mr. Hernando Moreno, Architect came forward to address the architectural issues.

1. Location of bicycle parking.

Mr. Moreno stated the bike rack would be located on Village of Wheeling property in the area of the pocket park. They will expand the paving area.

8. Discuss possible parking requirement frameworks to be agreed upon at Preliminary PUD.

Mr. Moreno explained since they don't have a tenant it was vague on how much restaurant and retail they would have in the center. He was in agreement that the parking could be calculated similar to the Westin property as a guide. He explained they could design around it once the framework was in place. Chairman Ruffatto referred to Staff's recommendations in the Staff Report. Ms. Jones explained they were trying to create some certainty. To ensure that the site would be functional and that there would be enough parking to make a successful development they were trying to come up with some ideas to create a framework that there was enough parking at the preliminary PUD stage so they don't have to go back later and give a parking variation when the special uses for the restaurants come in. Mr. Moreno agreed. Ms. Jones referred to the Westin's framework. Instead of using the parking requirements as outlined in the Zoning Code, a completely different requirement would be used which is 10 parking stalls for every 1,000 square feet of restaurant space. It would then be very easy to determine how many spaces would be required. It was not based upon the number of employees or number of seats. Ms. Jones reported that in Northbrook larger shopping centers were allowed to have up to 10% of the entire shopping center could be used for restaurant uses. At that small percentage, there would only be 4 parking stalls per 1,000 square feet since it was a larger development and could absorb the parking. If it goes beyond more than 10% of the space dedicated to restaurant uses then they would need to allow for a lot more parking for those restaurants. Ms. Jones further explained 10% would be the tipping point and then they apply a 14 parking stall per 1,000 square feet of restaurant area to the plan. It was something to think about for this development. She questioned if they wanted to limit the total percentage of restaurant space to create some certainty. She mentioned there could be other options in other communities. Mr. Moreno agreed to check.

13. Request material and color details of all trims and accent features.

Mr. Moreno confirmed they submitted complete floor plans and elevations of all sides of the buildings prior to the hearing but agreed to resubmit new plans and bring material samples to the next meeting.

14. Determine if rooftop units will be visible.

Mr. Moreno confirmed the rooftop units would not be seen. They have a 4' parapet wall and the site lines are such that the rooftops would never be seen. Ms. Jones asked that they provide site line drawings. Mr. Moreno stated they were originally provided but would resubmit them. Chairman Ruffatto mentioned there had been concerns of the height of the parapet wall.

Mr. Moreno agreed to work on the other items with the civil engineer.

Mr. William Elliott, Landscape Architect addressed the issues from the Staff Report. He provided some color renderings.

Mr. Elliott referred to the site plan. He stated there were 13 existing trees. They will remove 9 of the 13 trees leaving 4 trees. They will leave 2 of the conifers and 2 deciduous trees by the pocket park. There is a lot of debris on the east property line. There are some large evergreens on the south end that need to be removed.

Mr. Elliott stated there were approximately 30 trees on the site plan. They are adding a lot more than what is existing on the site.

Mr. Elliott referred to the access to the pocket park. They designed a small area with a winding path that goes around existing trees and daylilies into the public walk that would allow access to the park on the corner or continue north on Northgate. He indicated on the north end of the pocket park a small bike rack in the preliminary stage. Mr. Elliott mentioned his concern as the drive-through parking exit goes right by the space. He wanted to focus the entrance and exit at the pocket park into one place. He indicated a low railing along the drive on the pocket park with one opening. He referred to some understory plants that were indicated in the parking areas. He explained he was reluctant to use a lot of perennials since they were high maintenance but agreed to review. He referred to the daylilies in the pocket park that didn't require much work. Mr. Elliott stated they would define the flowering shrubs in the final plans. He expressed concern that they don't go higher than a vehicle.

Mr. Hein agreed it was a small site but mentioned the people hired for the project were familiar with the area and were hired for that reason. He stated they were not causing a problem by building the shopping center and were not creating an issue with the traffic flow. He referred to the existing issues on Northgate and felt something needed to be done with the Town Center.

Mr. Hein referred to the traffic study which mentions the following:

- The proposed development only increases the traffic traversing the intersection of Dundee and Northgate by approximately 2-3% during peak hours.
- The traffic from the development would not have a significant impact on the area roadways.
- Providing access off of Dundee Road and Northgate Parkway would be adequate and accommodate the development generated traffic and would ensure that an efficient and flexible access was provided for both phases of the development.
- The drive-through lanes will provide stacking for 8-9 vehicles.
- The development would provide a sufficient number of parking spaces to accommodate the projected parking demand.

Chairman Ruffatto wants to ensure the correct site plan is used for the traffic study and not in a draft form.

Commissioner Powers is interested in seeing the traffic study. He referred to the left turn onto Northgate Parkway and felt it would be OK if they restriped the street. He would not want to exit the Dundee Road Drive at peak time to go east. He felt the turn would be impossible.

Commissioner Powers questioned the location of the trash enclosure. Mr. Moreno noted the

location on the plan. He confirmed the height of the trash enclosure as 6'. Commissioner Powers questioned if there would be any site line issues with the potential development from the east. Mr. Moreno explained the Plan Commission had previously suggested the location.

Commissioner Powers referred to the landscape plan. He suggested adding some ornamental grasses. Mr. Elliott agreed it was an easy addition. He agreed a final landscape plan would be provided to the Commission with the final site plan. It will include grasses, ornamentals and perennials.

Commissioner Powers requested the irrigation also be included on the plan. Mr. Elliott explained the irrigation could be tricky on some of the islands. Mr. Elliott referred to a vault located in the pocket park on the southwest corner. Mr. Goetzelmann confirmed the Village currently irrigates the pocket park. He was unsure of the specifics of the vault. Mr. Elliott explained they had not yet discussed irrigation but would address it if it was a requirement.

Commissioner Powers referred to the storm water detention on the north and east sides of the property. Mr. Goetzelmann explained they needed to deal with the storm water detention and the compensatory storage for flood plain fill. They were asking for a Village credit for the compensatory storage that is available at Heritage Park. The floodplain occupies quite a bit of the site but was very shallow (average 4").

Commissioner Powers referred to Mr. Goetzelmann comment about maintaining the bank in the drainage ditch. He asked for an explanation. Mr. Goetzelmann explained the proposed development did not necessarily impact the stream bank stabilization but when water erodes the stream bank it could encroach onto their basin. Properties along the Buffalo Creek have suffered erosion and some stream bank stabilization needed to be done. He suggested doing it at the start to prevent future erosion. Commissioner Powers asked for an explanation. Mr. Anderson explained the compensatory storage for the floodplain fill is already provided in the Wheeling drainage ditch which has been expanded with Heritage Park. For the storm water detention, all of the service area of the site gets routed into the storm water basins that are proposed on the site. Once it is in there it is released into the Village's storm sewer system which goes into the creek.

Commissioner Powers referred to the comment about the design of the buildings to be viewed from multiple sides. He was looking for different elevations in the packet. He asked how the northern most building would look from Northgate Parkway. Mr. Moreno explained building number two would be very similar. It would have the same materials, spacing, base size but deeper and essentially the same. The fronts and backs of the buildings would appear the same.

Commissioner Powers expressed a concern about the amount of light for the drive-through lane on the north side of building two. He felt there was a lot of light at the property line at the end of the parking lots but the light seemed to go down when encroaching the building. He suggested that it be reviewed. Mr. Anderson agreed to add some building mounted lighting.

Commissioner Zangara referred to the paved area in front of both buildings. He suggested adding planter boxes within the paved area. Mr. Moreno agreed there would be four planter

boxes.

Commissioner Zangara felt the bike racks should be located closer to the buildings.

Commissioner Zangara questioned the objective. He asked if the greater concern was getting people from Dundee Road or from Northgate Parkway. Commissioner Zangara felt Northgate Parkway would be the featured entrance and would have better circulation. Mr. Hein explained they were looking to get most of the traffic from Dundee Road. He explained there was a sizeable amount of traffic going down Northgate Parkway but only during peak hours. He explained they need to get the eastbound traffic back onto Dundee Road or they would lose some of the bigger vendors. Mr. Hein felt the setup was very similar to the Market Square shopping center.

Commissioner Zangara questioned if the monument sign would be better served being located closer to the Dundee Road entrance. Chairman Ruffatto suggested adding another one.

Commissioner Zangara's biggest concern was if they needed to put the drive-throughs in immediately. He suggested landscaping the area right now knowing they could always put it in.

Commissioner Zangara referred to the visibility of the rooftop unit. He questioned if someone in a car could see the rooftop unit from the bridge.

Commissioner Issakoo referred to the trash enclosure. He questioned if there could be a centralized location that both buildings could use in the area where the Northgate Parkway entrance was going through.

Commissioner Issakoo expressed concern regarding the walkways and walking directly in front of the drive-through lane in order to get to a restaurant.

Commissioner Issakoo referred to the deep dead end that Staff identified in the south building. He questioned if someone turned right from Dundee Road and wanted to park immediately to the west of the south building and then all the lots were full and the people were going through the drive-through what would the person do. He felt it was a serious issue.

Commissioner Issakoo referred to the need of relief from the green space requirement. He was not sure what the 1% relief would amount to and how difficult it would be.

Commissioner Johnson thought they would need another bike rack near the north building.

Commissioner Johnson felt crosswalks would be needed across either or both drive-throughs.

Commissioner Johnson questioned if the change of the use of the property required IDOT to do anything about the entrance. Mr. Goetzelmann explained if any modifications were done in the IDOT right-of-way they would need to require an IDOT permit. He was unsure about a change of use.

Commissioner Johnson expressed a concern regarding the dead end in the south parking lot.

Commissioner Johnson questioned if the site plan took into consideration the changes being made on Dundee Road. Ms. Jones explained it was also a Staff concern. There were some modifications to the roadways in relation to the plans for the Town Center and Community Blvd. Mr. Goetzelmann explained they would widen both lanes from the current curb line and would be go back about 3' all the way to the Northgate Parkway intersection to the Fire Station. Ms. Jones thinks there were some changes on Dundee Road with regard to the Town Center. She will make sure the petitioner incorporates the plans into their site.

Commissioner Johnson referred to a left turn from west bound Dundee onto Northgate as part of the Town Center. He questioned if the left turn would be lengthened. Mr. Goetzelmann explained it was too early to tell.

Chairman Ruffatto did not agree that Wheeling and Dundee Roads were similar to Northgate and Dundee Roads. He felt they were vastly different because Northgate was the main road to get to Wheeling from Lake Cook Road.

Commissioner Johnson felt traffic varied from day to day so the two day traffic study could be vastly off. He also mentioned the construction project on Dundee and Elmhurst which may have diverted some traffic off of Dundee Road. He thought the traffic on Dundee Road had been lighter because of it. He mentioned the traffic study focused on a donut/coffee shop and didn't mention anything other business. He was unsure if they took a good look at how the site was actually going to be used. The railroad was listed on the wrong side.

Commissioner Johnson's concern was getting people out of the center and not into the center.

Chairman Ruffatto expressed a major concern with the left turn out on Dundee and Northgate Parkway.

Chairman Ruffatto felt the parking configuration needed to be done at this time.

Chairman Ruffatto questioned if the bike rack was going to be on Village property. The petitioner confirmed it was not on Village property.

Chairman Ruffatto referred to the parking along Dundee Road. He questioned if there would be shrubbery that would shield the lights from the parking lot. Chairman Ruffatto mentioned quantities and calipers were needed. Ms. Jones explained it could be provided at final PUD.

Chairman Ruffatto questioned if the Plan Commission was required to know about the compensatory storage credit at final. Ms. Jones explained it should be reflected in their plans.

Chairman Ruffatto referred to the back sides of the buildings. He suggested adding some architectural design to them. Mr. Moreno explained the backs were not that different from the

fronts. They have two different uses of material, limestone detailing, awnings, signage, gutters/downspouts and interested shapes as it wraps around the corner.

Ms. Jones reviewed the following list of suggestions from the Plan Commission.

- Demonstrate safe pedestrian circulation and access;
- Adjust the low light areas on the photometric plan;
- Incorporate Dundee Road and Northgate Parkway improvements from the Community Blvd. signalization and Wheeling Town Center plan into the proposal;
- Consider additional monument signs;
- Consider placing bike racks closer to the buildings;
- Dress up the rear of the buildings;
- Updated traffic study must reflect the proposed site plan and respond to all of Staff and Plan Commission's traffic concerns;
- Address all variations requested.

Chairman Ruffatto referred to Page 3 in the Staff Report concerning Code relief to 24% from 25%. He explained a variation would be needed if those were the correct numbers. He doesn't know if it could be adjusted so a variation wasn't needed.

Commissioner Issakoo moved, seconded by Commissioner Powers to continue Docket No. 2016-15 to August 25, 2016.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Respectfully submitted,

---

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

**DISTRIBUTED TO THE COMMISSION 8.19.2016  
FOR APPROVAL ON 8.25.2016**

**FINDINGS OF FACT  
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: **Docket No. 2016-16**  
OMNI Youth Services  
210-212 N. Wolf Road  
Special Use-Site Plan Approval of a Social Service Facility

OMNI Youth Services, Inc., owner, is seeking Special Use-Site Plan Approval as required under Chapter 19-05 Mixed Use and Overlay Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, to establish a Social Service Facility at 210-212 N. Wolf Road, Wheeling, Illinois, which is zoned MXC Commercial Residential Mixed Use Area.

Chairman Ruffatto called Docket No. 2016-16 on July 28, 2016. Present were Commissioners Issakoo, Johnson, Powers, Ruffatto and Zangara. Commissioners Dorband and Sianis were absent with prior notice. Also present were Brooke Jones, Senior Planner, Mallory Milluzzi, Village Attorney, Fire Inspector Ron Antor and Kyle Goetzelmann, Civil Engineer.

Commissioner Powers read the following statement aloud.

A zoning Special Use, as defined in Title 19, of the village of Wheeling (Zoning), is a use of parcel of land that requires review and consideration before approval due to circumstances or effects on the surrounding properties that may adversely affect them. In order to be considered for a special use the petitioner is required to demonstrate through testimony to the Plan Commission at the public hearing why their request meets the conditions of the village code including, but not limited to, how the proposed use will not damage the enjoyment or use of the surrounding properties. Prior to the public hearing the petitioner provides written statements meant to show that their request for a special use meets the standards established in Title 19. The Commission Chairperson will typically direct that these statements be entered into the record without a full reading of them at the hearing. Based upon the testimony and supporting materials submitted, the Plan Commission will make findings in support of, or against, the petitioner's testimony and report those findings to the Village Board.

Mr. Dan Shapiro, Attorney, 3661 Woodhead Drive, Northbrook and Ms. Doryce McCarthy, COO, OMNI Youth Services, 1111 W. Lake Cook Road, Buffalo Grover were present and sworn in.

Mr. Shapiro mentioned that OMNI Youth Services was previously located in the Village of Wheeling for many years.

Ms. McCarthy reported that OMNI had been around since 1972 and had started in the Village of Wheeling in a small house on Wolf Road and had remained there until 1985. They were then located in the current proposed building from 1992-2008 when they lost some funding and needed to downsize.

Ms. McCarthy explained their mission was to partner with parents in the community to provide innovative and transformational behavioral and educational support services to children, adolescents and young adults that create pathways to success and healthy behaviors. They want to partner with families and the community to make sure kids are successful. Their services are available to the residents of Wheeling and Wheeling Township in both English and Spanish. They provide services on a sliding fee scale and also accept Medicaid and MCO. She explained the majority of their service recipients reside in the area around the building. They will remove a huge transportation barrier by having the use of this building. They will maintain their Buffalo Grove facility located on Lake Cook and Arlington Heights Road that offer them very large group rooms and ability to hold big events. They also have a facility in the township building further down on Arlington Heights Road. Ms. McCarthy stated they serve youth who are 12-18 years old and a majority of them are coming from the Village of Wheeling and around the building. Youth are referred to them by schools, different community organizations, Police and other families. They are referred because of mood disorders, anxiety disorders, substance use experimentation, substance abuse, youth development, developing leadership skills in kids and legal issues. They provide it through a combination of family, individual, group and crisis intervention. Their staff are Masters Level and run programs that are proven to be effective. They don't just let the kids hang out in the building. The youth are greeted by staff in the lobby and escorted inside the building. Smoking is not permitted in their facility. Ms. McCarthy stated that 39% of their clients were Hispanic and 44% were white. 72% of their clients report an income of under \$22,000.

Ms. McCarthy announced they received a new grant that focuses on working on adolescent pregnancy prevention. Wheeling was identified as a high area for adolescent pregnancies. They work closely with the Wheeling Police Department. They have Police social workers in three Police Departments (Prospect Heights, Vernon Hills, Highland Park). They also have community outreach programs to serve low income families and connects them to emergency resources.

Mr. Sean Ehlke, Architect, Ehlke Lonigro Architects, 224 S. Milwaukee Avenue, Wheeling, IL was present and sworn in.

Mr. Ehlke provided photographs of the building. The main entrance to the building is located on the west side. The building is mostly face brick with aluminum framed windows and storefront. The site is being refreshed to use the building. The west side is adjacent to all of the parking provided on the site. There is fencing that hides the electrical panels. The south elevation includes windows and is all brick. The parking lot has suffered deterioration over time and is looking to be addressed.

Mr. Ehlke provided the proposed site plan. They are refreshing the existing. He will discuss the parking, fencing, trash enclosure and landscaping.

Mr. Ehlke stated all of the parking is located on the west and south sides of the building. The existing parking lot layout provided for 29 parking spaces but no handicapped spaces. They are proposing to grind and repave the existing lot and then restripe it. They will incorporate the two required handicap parking spaces. They are looking to change the direction of the angled parking to make it an exit only and not an entrance because of the proximity to Wolf Road. They will lose one

parking space from 29 spaces to 28 spaces. Additionally, they have painted striping for ingress and egress arrows as well as the exit egress at the corner. Staff wanted to see provisions for bicycle parking for two. OMNI confirmed bike parking would be provided onsite. Mr. Ehlke referred to the existing parking lot lights which illuminate the parking on the west and south.

Mr. Ehlke referred to the apartment building located to the west of the site. They are proposing a 6' high cedar wood stockade fence for screening. The fencing will include metal poles to provide support. The northwest corner has a trash enclosure. The screening will be addressed in a similar manner with fencing.

Mr. Ehlke referred to the landscaping. There are two existing trees at the main entrance to the building. One of the trees is dead and will be replaced. They are proposing a new tree in the northeast corner. He referred to the rain garden area. The roof on the existing building drains to two scuppers and downspouts located on the south wall. They currently spill onto the pavement and is a maintenance issue. They are proposing two underground lines to connect the two downspouts and bring it over to the lawn area along the south property line. Plant materials were provided for the rain garden area.

Mr. Shapiro reported OMNI has served 625,000 people over 45 years. There have been no complaints or problems in Buffalo Grove in 25 years. They have sent out notices in Wheeling to the neighbors and have not heard about any issues.

Mr. Shapiro stated that all of Staff's proposed conditions were acceptable to them. He stated the build out would take 6 months. They want to discuss and clarify the comments from the Fire Department. They are asking that the recommendation would be contingent upon working out some of the clarifications.

Chairman Ruffatto opened the discussion to the Public. No one from the audience came forward.

Chairman Ruffatto asked for a description of the floor plan. Ms. McCarthy confirmed they were not adding any space but were just changing the layout. They want to make flexible workspace so it can be used for many different things. The larger group room is not meant to host a large meeting but meant to give them the flexibility to do experiential intervention using wood planks and pedestals. Staff will not have a dedicated workspace except for supervisors. The labeled group meeting rooms would be used for a session including a supervisor and family of 3-5. The smaller rooms will be used for meetings between a couple staff or privacy for a phone call. She confirmed the layout was meant for the flexibility. They don't expect to have more than 25-28 people in the building at one time. They will keep the Buffalo Grove facility.

Chairman Ruffatto questioned if the projected 6 months was for the complete build out. He questioned the reason for phases. Mr. Shapiro confirmed 6 months was for the complete build out. Chairman Ruffatto suggested a discussion regarding the Fire Department's request for a sprinklered building. Mr. Shapiro wants more communication about the use and how it would not intensify the use. He mentioned the cost to retrofit it would be at least \$100,000. He wants to see if there was a way to avoid spending \$100,000 through a clarification and use of the space. He confirmed the

intensity of the use would not change. The interior will not intensify. He confirmed they were not adding a mezzanine. He apologized for the misuse of the word. He explained the “mezzanine” would only be used for storage. Mr. Shapiro explained the phasing could refer to the intensity of use that triggers sprinklers. He thought there could have been a discussion on phasing that would allow for a use without triggering sprinkling the entire building. Ms. Jones clarified that the phasing discussion only started because the floor plan states the build out was in phases. Mr. Shapiro would like to obtain a favorable recommendation contingent on further discussion with Staff and Fire Department. Ms. McCarthy further explained the phasing also related to finances. If things remain as they are they could move forward with all three phases. If things change, things may need to slow down. They receive about 60% of their funding from the State of Illinois. The phasing was to give them the options in case of financial issues. Chairman Ruffatto explained the floor plan needed to list everything correctly. The confusion with the Fire Department needs to be resolved before it goes to the Plan Commission. Mr. Shapiro agreed to make the facts clearer with revisions.

Commissioner Johnson agreed it would be great to have a clearer picture of what was going on with the interior build out.

Commissioner Johnson had an issue with changing the parking direction. The change would have the exit so close to Wolf Road and it could be difficult to exit if there was another car on Wolf Road. He suggested rethinking the change.

Commissioner Johnson thought bike racks for two bicycles was not enough considering the age group of the clients.

Commissioner Zangara suggested it might be easier to see the layout of the different rooms if furniture was added to the plans.

Commissioner Zangara questioned how long the check-in process was for the parents. Ms. McCarthy explained services occurred with parents dropping kids off and other sessions were for families. She mentioned that some of their services don't even occur in the building. They are located in 14 different schools within the area and they facilitate a lot of groups at school. Commissioner Zangara questioned the length of their sessions. Ms. McCarthy explained a family session lasted about 1 hour, a group session about 2 hours and one night there were consecutive groups so a youth could be there for 4 hours.

Commissioner Zangara questioned details regarding the mezzanine. Ms. McCarthy confirmed it was a floor and used for storage. She explained they offer an outdoor wilderness therapy program. Kids will go out in the wilderness for 3, 7 or 10 days. They need to store the camping equipment including tents, backpacks, mats, boots and etc. Commissioner Zangara questioned if they hired a bus service for the camping trips. Ms. McCarthy confirmed they have two vans and a trailer parked in Buffalo Grove.

Commissioner Zangara questioned if the building was currently sprinklered. Fire Inspector Antor confirmed the building was currently a non-sprinklered structure. He explained the issue with the retrofit was based on the review of the documents. They were increasing the occupancy load based

on what some of the rooms showed. Increasing the occupancy load in the building was one of the triggers for the retrofit provision. Commissioner Zangara questioned if it could be eliminated by capping the occupancy load. Fire Inspector Antor explained that capping an occupancy load was very difficult.

Commissioner Issakoo was excited that the services were coming back to Wheeling. He questioned what data supported that the clients were from a mile radius of the site. Ms. McCarthy explained they looked at the income levels at different parts of Wheeling. They serve a low income client.

Commissioner Issakoo shared the same concern about the bike rack. He questioned if the older teenagers came on their own. Ms. McCarthy explained sometimes they come on their own. They don't have a lot of bikes at their Lake Cook Road facility but could be because of the location on the high traffic road.

Commissioner Issakoo questioned if certain days of the week were busier. Ms. McCarthy explained during the summer they see kids during the day for a mix of therapy and activities. During most of the year it's administrative staff in the building during the day. They get busier after 3:30/4:00 p.m. and clients remain until 9:00 p.m. and staff remain to 10:00 or 10:30 p.m.

In reply to Commissioner Issakoo's question, Ms. McCarthy was unsure about the sign at this time. She thought they would just redo the sign in its current location but she will confirm at the next meeting.

In reply to Commissioner Powers' question, Ms. McCarthy confirmed the hours as 9:00 a.m. – 9:00 p.m. Monday through Thursday, 9:00 a.m. – 4:00 p.m. on Friday and 10:00 a.m. – 3:00 p.m. on Saturday. Sundays were for appointments only and were rear.

Commissioner Powers mentioned the rear door on the west side of the building was rusty. Ms. McCarthy confirmed it would be repainted.

Commissioner Powers agreed the number of bike racks needed to be increased. He wanted to make sure the bike rack location was noted on the site plan at the next meeting.

Commissioner Powers asked for details regarding the materials for the fence. Mr. Tony Kruschel, General Contractor, APK Operations, 2322 Magnolia Court East was sworn in. Mr. Kruschel confirmed the proposed fence is 6' high using flat raw cedar board. There will be wood horizontal supports with metal vertical supports. Commissioner Powers questioned if the metal would be blocked. Mr. Kruschel confirmed the metal would not be seen. Chairman Ruffatto explained the details needed to be included on the plans.

Commissioner Powers referred to Engineering's comment on the plan regarding parking lot striping/dimensions. Mr. Goetzelmann confirmed he wants to make sure the parking spaces and drive aisles were wide enough and needed to be included on the site plan.

Commissioner Powers referred to Staff's comment about heavy water causing standing water and

ice. He questioned if it related to the two downspouts on the south side. Mr. Goetzelmann explained he made some comments about the rain garden. Currently, there may not be any drainage issues but with the rain garden it will have four drains that were not shown on the site plan. They want to see the location included. Engineering's concern is when the water infiltrates the rain garden they don't want the water to flood the sidewalk. Depending on where the drains were located, it may negatively affect the way it drains.

Commissioner Powers wants a detailed landscaping plan of the proposed plants for the rain garden.

Commissioner Powers questioned if there was a photometric plan for the site. He questioned if there was concern regarding the lighting for the use. He wants to make sure the lighting is sufficient for the use since they have evening hours. Ms. Jones explained there was probably a light plan approved with the original site plan approval many years ago. There is no proposed photometric plan.

Commissioner Powers questioned the type of trees being added. He wants to know the species and caliper size documented.

Commissioner Powers referred to the phasing. He suggested color coding the site plan for the different phasing. Ms. Jones questioned if the intent was to construct all at once. Ms. McCarthy agreed it was their intent. Ms. Jones questioned if the petitioner would be in agreement to remove the label "phasing" from the plans. Mr. Shapiro was in agreement.

Chairman Ruffatto asked Fire Inspector to provide more details on the fire suppression that's needed. Fire Inspector Antor explained the building was previously an office occupancy and when the building was originally designed it was a B use group at roughly 100 square foot per person. The occupancy load would be about 100 people. When he originally met with OMNI's staff a few months ago they told him they would just have offices. Based on that information, they were essentially keeping the same character of the building so the building would not need to be sprinklered. When the plans were presented, there were 10 larger rooms that had different descriptions and those types of spaces were calculated differently as an assembly use and the occupancy load increases and would exceed the original use and would trigger the retrofit provision in the Village's sprinkler ordinance.

Fire Inspector Antor referred to the word "mezzanine" and explained it was a method to increase floor space for occupancy where you don't have to meet certain code requirements.

Mr. Shapiro would like take the opportunity to clean up the floor plan and return to the Plan Commission.

Chairman Ruffatto mentioned there wasn't a landscaping plan for the front with the existing bushes. He mentioned the landscaping looked old and tired. He explained upgrading the landscaping would make the building look a lot nicer. He felt a detailed landscaping plan would be very beneficial.

Chairman Ruffatto questioned if the site was irrigated. Mr. Shapiro agreed to look into it.

Chairman Ruffatto questioned if the fencing around the electrical would be replaced. Mr. Ehlke confirmed it would be replaced.

Chairman Ruffatto referred to Commissioner Johnson's comment about changing the angle parking. He felt having the exit there would cause more of an issue than keeping it as is. He asked for an explanation on the reasoning they were changing it. Mr. Ehlke confirmed they did not do a traffic study. They looked at the proximity of the apron to Wolf Road. Their feeling was any southbound traffic coming in would be a tight maneuver. Chairman Ruffatto mentioned he had driven into the parking lot and logically he went right into the lot. He felt people would use it since it was the first entrance. Chairman Ruffatto asked for Mr. Goetzelmann's thoughts on it. Mr. Goetzelmann mentioned the only concern that had been brought up was the tight turn from Wolf Road into the entrance but he felt the radius would not be too sharp to accommodate a vehicle. He personally felt it would be better as an entrance than an exit. Mr. Ehlke agreed to review the situation.

Chairman Ruffatto reviewed the following items that should be included on the site plan.

- Striping and dimensions;
- Location of four drains (final engineering);
- Floor plan revisions;
- Landscape plan;
- Detail on the fencing;
- Bicycle parking;
- Rusty door shall be repainted; and
- Identify the proposed tree species and sizes

Ms. Jones questioned if it was just a consideration of upgrading the landscaping along Dundee Road. She did not think a landscaping plan was necessary if they were not making changes. They could just provide the tree species and sizes. They have already provided a nice plant list so the rain garden species mix could be limited only to the identified plants. Chairman Ruffatto expressed a concern regarding the front of the building and not the rain garden. He felt the site should have a landscaping plan. Ms. Jones questioned if the petitioner needed to provide additional landscaping or was it adequate to just identify the existing. Chairman Ruffatto felt they should identify the existing but could add landscaping. Commissioner Powers agreed it looked tired. Chairman Ruffatto explained the landscape plan did not have to be professional but needed to include all of the information.

Commissioner Powers moved, seconded by Commissioner Johnson to continue Docket No. 2016-16 to August 25, 2016.

On the roll call, the vote was as follows:

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

**Findings of Fact and  
Recommendation**

**DOCKET NO. 2016-16**

PRESENT: None  
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Respectfully submitted,

---

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

**DISTRIBUTED TO THE COMMISSION 8.19.2016  
FOR APPROVAL ON 8.25.2016**

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. 2016-17  
Blooming Minds Academy  
581-583 N. Wolf Road  
Special Use-Site Plan Approval of a Daycare Center

Olga Khamichonak, President of Blooming Minds Academy, is seeking Special Use-Site Plan Approval as required under Chapter 19-05 Mixed Use and Overlay Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, to operate a Daycare Center and Recreational and Instructional Facility at 581-583 N. Wolf Road, Wheeling, Illinois.

Chairman Ruffatto called Docket No. 2016-17 on July 28, 2016. Present were Commissioners Issakoo, Johnson, Powers, Ruffatto and Zangara. Commissioners Dorband and Sianis were absent with prior notice. Also present were Brooke Jones, Senior Planner, Mallory Milluzzi, Village Attorney, Fire Inspector Ron Antor and Kyle Goetzelmann, Civil Engineer.

Ms. Olga Khamichonak, Blooming Minds Academy, 581 N. Wolf Road, Wheeling was present and sworn in.

Ms. Khamichonak explained she leased the adjacent space located at 583 N. Wolf Road. She explained she was adding a daycare service in response to requests from the parents of her students. She explained she could offer daycare services in three of her rooms. If the children have the opportunity to stay for more than three hours at the facility, she has to be licensed by DCFS. She felt if she needed to be licensed she might as well offer them three rooms for daycare services and use other rooms for tutoring services.

Ms. Khamichonak referred to a suggestion from Fire Inspector Antor to exclude the manhole from the playground. She agreed and has adjusted the playground to exclude the manhole. Ms. Jones confirmed they had placed the fencing outside of the manhole.

Ms. Khamichonak referred to the request for a bike rack for the teachers. She checked with the teachers and a majority of the teachers have kids in the program so they would not be riding bikes to work. The only teacher without a child in the program lives too far away to bike.

Chairman Ruffatto opened the discussion to the public. From the audience, Mr. Rob Cook, Biomist, neighbor to the west. Mr. Cook mentioned it was sometimes hard to conduct business because of the music and noise from the children. He asked for a sound barrier. Ms. Khamichonak apologized she was not aware of the noise. She agreed to add something to the wall.

Commissioner Zangara asked about the hours and referred to the proposed kitchenette. Ms. Jones

explained food was required for daycare services through DCFS. Ms. Khamichonak confirmed they would not be cooking. They will bring in food. Ms. Jones confirmed the Health Officer had reviewed the plan and found everything to be satisfactory.

Commissioner Johnson referred to the fencing for the playground. He would prefer that it not extend past the line of the south wall to reduce the chance of it getting hit. Ms. Khamichonak agreed. Mr. Goetzelmann mentioned the fence posts and bollards needed to be augered into the ground. They don't want the fence posts or bollards damaging the sanitary sewer. They want the spacing of the fence posts maximized over the sanitary sewer to provide the most clearance as possible or chop off the corner to avoid the sanitary sewer. They are OK with either configuration as long they provide them with all the details (bollards cross sectional that show the depth, fence spacing, etc.).

Commissioner Powers questioned if DCFS needed to see the plan. Ms. Khamichonak explained DCFS requires Village approval first before applying for a DCFS license.

In reply to Commissioner Powers' question, Ms. Jones explained both addresses would be combined into one unit with one address.

In reply to Commissioner Powers' question, Ms. Jones explained the petitioner was amending their current special use for the tutoring facility to expand the site plan and floor area but were also applying for an additional special use for child care.

In reply to Commissioner Issakoo's question, Ms. Jones explained the previous use was a ballroom dance studio. Commissioner Issakoo felt the new use may not be adding any noise.

Commissioner Issakoo questioned if they were going to combine the entrances. Ms. Khamichonak explained for security purposes they will have one door. The second door will remain for emergencies. Ms. Khamichonak confirmed she would be using a security system for the entrance. There will also be a staff member located at the front.

In reply to Chairman Ruffatto's question, Ms. Jones confirmed the fence could be adjusted to avoid utility conflict. A condition has been added.

Chairman Ruffatto questioned if the fence material had been documented. Ms. Jones explained there was a fence detail included. The color of the fence has not been documented on the plan. Ms. Khamichonak confirmed the color as white. The Commission was in agreement with the color.

Commissioner Zangara moved, seconded by Commissioner Issakoo to approve Docket No. 2016-17 granting special use-site plan approval for a daycare facility in accordance with the following exhibits submitted July 20, 2016 (except as noted) by Blooming Minds Academy, located at 581-583 N. Wolf Road, Wheeling, Illinois:

- Cover letter (2 pages), received 6.29.2016;
- A1, Existing floor plan;

**Findings of Fact and  
Recommendation**

**DOCKET NO. 2016-17**

- A2, Proposed floor plan;
- T1, Site plan and fence elevation; and
- A3, Window and door schedule.

And with the following conditions of approval:

1. That the exact location of the fence may be adjusted to avoid utility conflicts provided there is a minimum drive aisle clearance of 12-feet;
2. Additional insulation shall be added to reduce noise from neighboring tenants;
3. The fence shall not extend beyond the rear wall of Unit 583; and
4. The fence shall be white.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No. 2016-17. The motion was approved by a voice vote.

Respectfully submitted,

---

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

**DISTRIBUTED TO THE COMMISSION 8.19.2016  
FOR APPROVAL ON 8.25.2016**