

**WHEELING PLAN COMMISSION
THURSDAY, SEPTEMBER 8, 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 16-20](#)
Carnitas El Paisa Alegre
46 W. Dundee Road
Appearance Approval of a Wall Sign
 - B) [Docket No. SCBA 16-21](#)
ABC Supply
115 Messner Drive
Appearance Approval of Wall Signs
- 7. ITEMS FOR REVIEW**
 - A) [Docket No. 2016-18](#)
Promise and Fulfillment Community Church
5110-6360 Capitol Drive
Special Use-Site Plan Approval of a Religious Assembly Use
- 8. APPROVAL OF MINUTES – [August 25, 2016 \(includes findings for Docket No. 2016-15\)](#)**
- 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
September 8, 2016
(Attachment to Agenda)

Docket No. 2016-18 Promise and Fulfillment Community Church, contract purchaser, is seeking Special Use-Site Plan Approval as required under Chapter 19-07 Industrial Districts, Chapter 19-09 Planned Unit Developments; Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, and associated sections, to establish a Religious Assembly use at 5110-6360 Capitol Drive, Wheeling, Illinois, which is zoned I-1 Light Industrial and Office District.

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

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

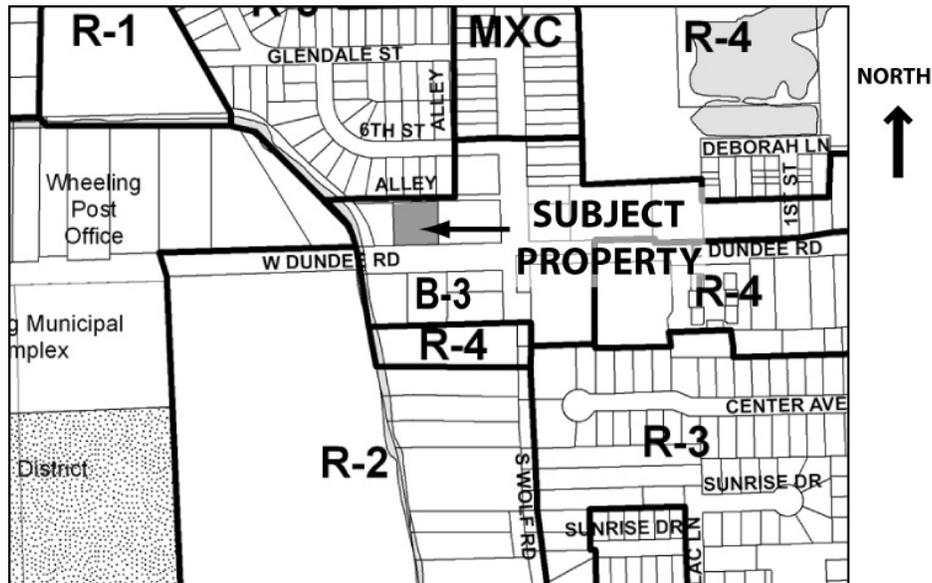
RE: **Docket No. SCBA 16-20**
Carnitas El Paisa Alegre
46 W. Dundee Road
Appearance Approval of a Wall Sign

DATE OF REPORT: August 29, 2016

DATE OF MEETING: September 8, 2016

PROJECT OVERVIEW: The petitioner is seeking appearance approval of a wall sign for a restaurant.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant Name: Discovery Awnings & Canopies

Property Owner: Demetrios Eliadis

Common Property Address: 30 W. Dundee Road

Common Location: Located on the northwest corner of the intersection of Dundee Road and Wolf Road within the Wolf Plaza Shopping Center.

Existing Use of Property: Restaurant
Existing Property Zoning: B-3 General Commercial and Office District

PROJECT DESCRIPTION

The petitioner, a restaurant, is requesting appearance approval for a new business identification wall sign.

SIGNAGE PLAN REVIEW

Sign Location: One wall sign is proposed above the storefront windows and door on the existing standing seam façade.

Sign Type and Size: The proposed sign is an internally illuminated channel letter sign on a raceway. The word “CARNITAS” is in all capital letters with alternating primary colors for each letter. Below the channel letters is a box sign that says “EL PAISA ALEGRE” black letters with a white background. The channel letters is 23.3 sq. ft. The box sign is 6.7 sq. ft. The unit frontage is 21 feet in length. Therefore, the proposed sign meets the size requirements of the Sign Code.

STAFF REVIEW

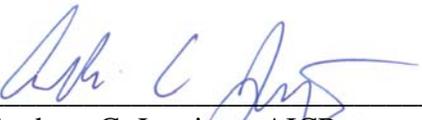
Impact on Adjacent Uses: No impact on adjacent uses is expected.

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

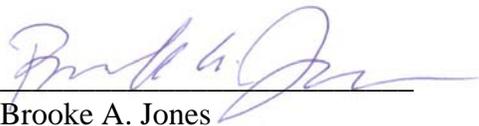
PROPOSED MOTION

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

Approve Docket No. SCBA 06-21 to permit installation of the wall sign in accordance with the sign drawing submitted August 23, 2016 by Discovery Awnings and Canopies, on behalf of Carnitas El Paisa Alegre located at 46 W. Dundee Road, Wheeling, Illinois;



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachment: [Photos of existing conditions \(staff\)](#)
[Wall sign plan](#)

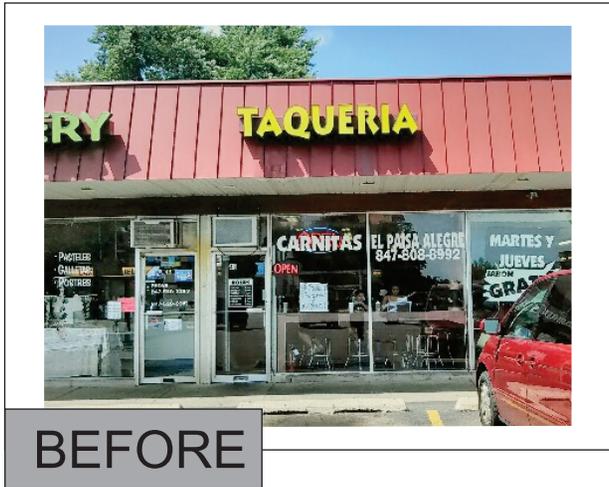
Carnitas El Paisa Alegre – 46 W. Dundee Road
Docket No. SCBA 16-20 (Appearance Approval of a Wall Sign)
Plan Commission Meeting – September 8, 2016



Existing conditions of front façade – looking north



AFTER



BEFORE



SIDE VIEW

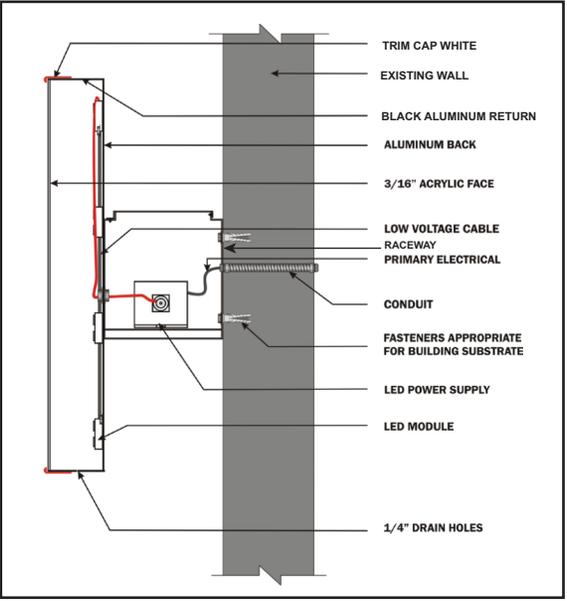


Exhibit received August 23, 2016

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

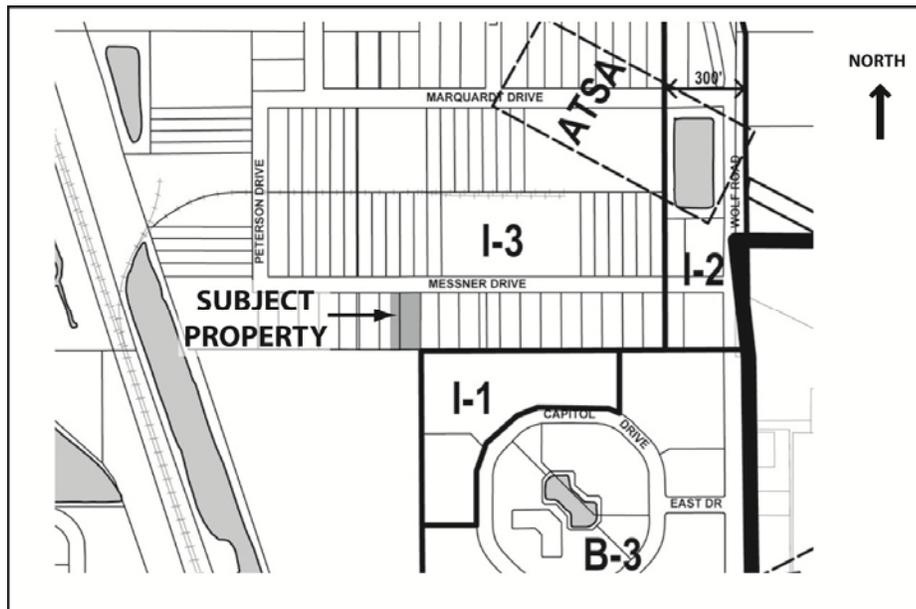
RE: **Docket No. SCBA 16-21**
ABC Supply
115 E. Messner Drive
Appearance Approval of Wall Signs

DATE OF REPORT: August 29, 2016

DATE OF MEETING: September 8, 2016

PROJECT OVERVIEW: The petitioner is seeking appearance approval of wall signs for a new industrial business.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Volkan Signs & Lighting
<u>Property Owner:</u>	Korman Lederer & Associates
<u>Common Property Address:</u>	115 E. Messner Drive
<u>Common Location:</u>	Located on the south side of Messner Drive, east of Peterson Drive

Existing Use of Property: Indoor wholesale and distribution facility
Existing Property Zoning: I-3 General Industrial District
Previous Zoning Action on Property:
None.

PROJECT DESCRIPTION

The petitioner, ABC Supply, a wholesale distribution business for building products, is requesting appearance approval to install wall signs.

SIGNAGE PLAN REVIEW

Sign Locations: Two wall signs are proposed. One sign will be located above the dock doors. The second will be located next to (east of) the customer entrance. Both signs face Messner.

Sign Type and Size: Each wall sign is non-illuminated. The business identification sign above the dock doors is a white polycarbonate panel with blue and red lettering and a logo. The sign will be placed in an existing 2-inch deep retainer that is 45.69 sq. ft. in size. The second sign is a directional sign for the customer entry. It states "SHOWROOM ENTRANCE" in blue lettering with a blue border. This white Econolite panel is 8.96 sq. ft. in size. The proposed signs meet the requirements of the Sign Code.

STAFF REVIEW

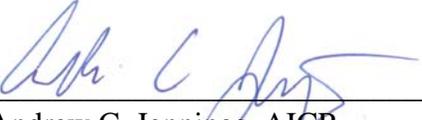
Impact on Adjacent Uses: No impact on adjacent uses is expected.

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

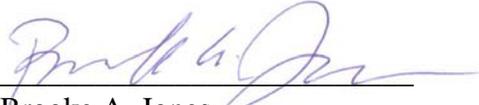
PROPOSED MOTION

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

Approve Docket No. SCBA 06-21 to permit installation of the wall signs in accordance with the sign drawings submitted August 29, 2016 by ABC Supply, located at 115 Messner Drive, Wheeling, Illinois;



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachment: [Photos of existing conditions \(staff\)](#)
[Wall sign plans \(2 sheets\)](#)

ABC Supply – 115 Messner Drive
Docket No. SCBA 16-21 (Appearance Approval of Wall Signs)
Plan Commission Meeting – September 8, 2016

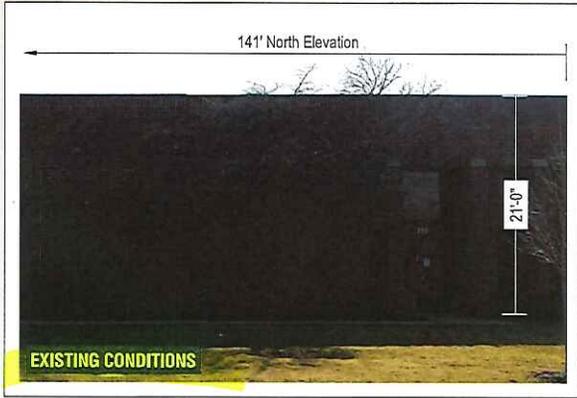
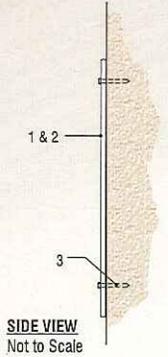


Existing conditions of front façade – looking south

SIGN # 1



1 WALL SIGN PANEL: ABC-WS-SHRM
Scale: 3/8" = 1'-0"



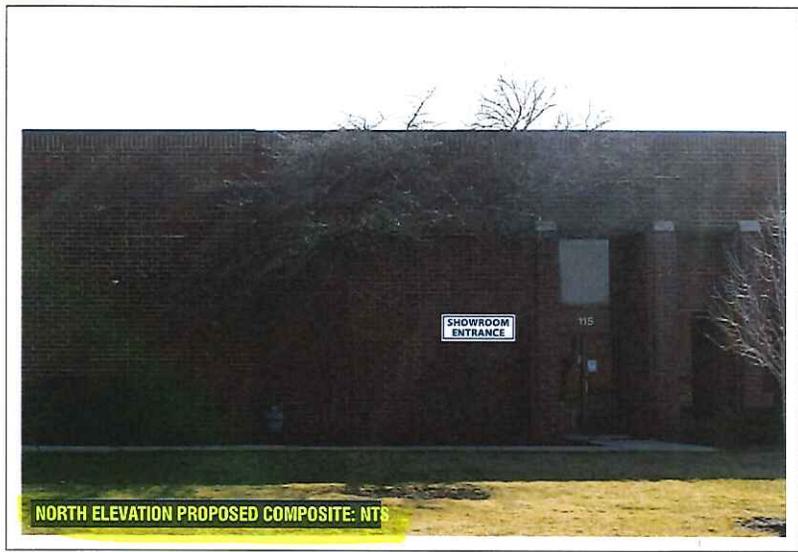
SCOPE OF WORK
Manufacture and Install Wall Sign Panels.

- SPECIFICATIONS | WALL SIGN PANELS**
1. Non-Illuminated 6MM Econolite Sign Panel.
 2. Border and Text Applied Vinyl On Exterior Surface.
 3. Mechanically fastened flush to fascia with screws.

COLOR & FINISH SCHEDULE:

□ Panel | Standard Econolite Panel | White
■ V1 | Avery SC 900-680-0 Sapphire Blue

SQUARE FOOTAGE:
Proposed Square Footage = 8.96 Sq Ft



CORPORATE HEADQUARTERS
1077 West Blue Heron Blvd., West Palm Beach, FLA 33404
Phone: (561)863-6699 / (800)772-7932 Fax: (561)863-4294

NORTHEAST DIVISION
787 Commerce Dr., Concord, NC 28025
Phone: (704)789-3733 / (800)772-7932 Fax: (704)788-3843
www.atlassignindustries.us



Revision 1	4/25/2016	by JS
Revision 2		
Revision 3		
Revision 4		
Revision 5		

Approved by: _____
Date: _____

APPROVED AS SHOWN
 APPROVED AS NOTED
 CORRECT & RESUBMIT

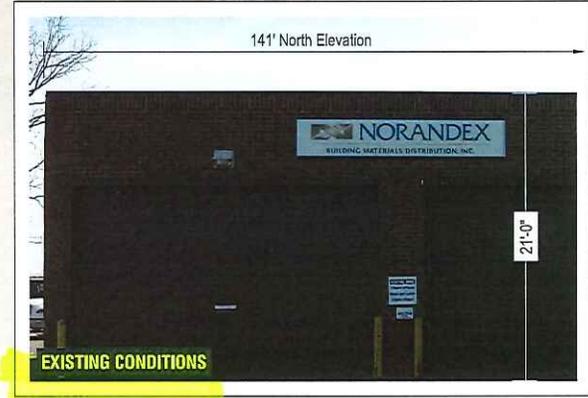
Drawing No. 66243-2 Sheet (2) of (4)
Drawn by T. DeNicholas Date 3/08/16
Scale As Shown Rep. Jim Adinolfi
Project Mgr. Ed Quales
Path ABC\JL\Wheeling\115 E. Messner Dr



ABC Supply
115 E. Messner Dr
Wheeling, IL

Exhibit received August 29, 2016

SIGN #2



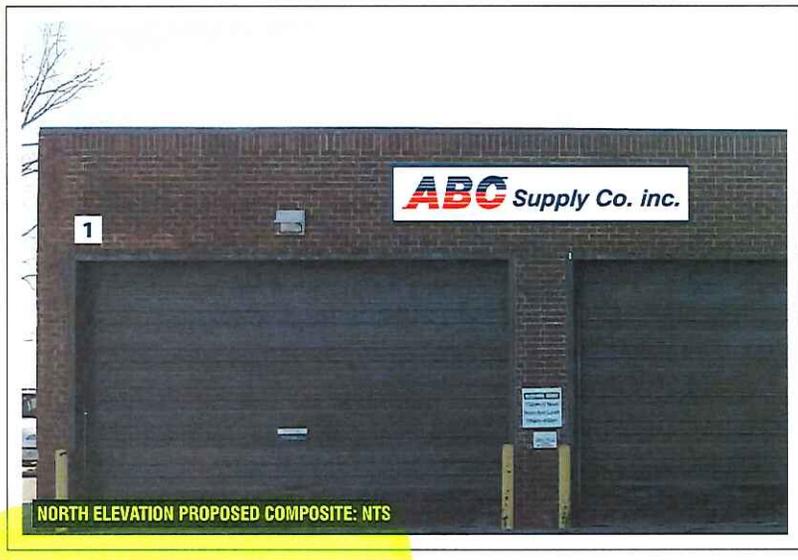
2 REPLACEMENT FACE FOR S/F WALL SIGN
Scale: 3/8" = 1'-0"

SCOPE OF WORK
Manufacture and install replacement flat face for existing S/F non-illuminated wall sign. Face will attach to existing retainer and mount to a 2" deep frame attached to wall (see photos).

SPECIFICATIONS | REPLACEMENT FACE
1. Replacement face is flat polycarbonate.
2. Graphics are first surface applied vinyl.

COLOR & FINISH SCHEDULE:
 □ Replacement Face = 7328 White Polycarbonate
 ■ Avery SC 900-680-0 Sapphire Blue
 ■ Avery SC 900-465-0 Red

SQUARE FOOTAGE:
Proposed = 10 Signs = 45.69 Sq Ft



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Revision 1	4/25/2016	by JS
Revision 2		
Revision 3		
Revision 4		
Revision 5		

Approved by: _____
Date: _____

APPROVED AS SHOWN
 APPROVED AS NOTED
 CORRECT & RESUBMIT

Drawing No. 66243-3 Sheet (3) of (4)
 Drawn by T. DeNicholas Date 3/08/16
 Scale As Shown Rep. Jim Adinolle
 Project Mgr. Ed Quales
 Path ABC\JL\Wheeling\115 E. Messner Dr



ABC Supply
115 E. Messner Dr
Wheeling, IL

Exhibit received August 29, 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

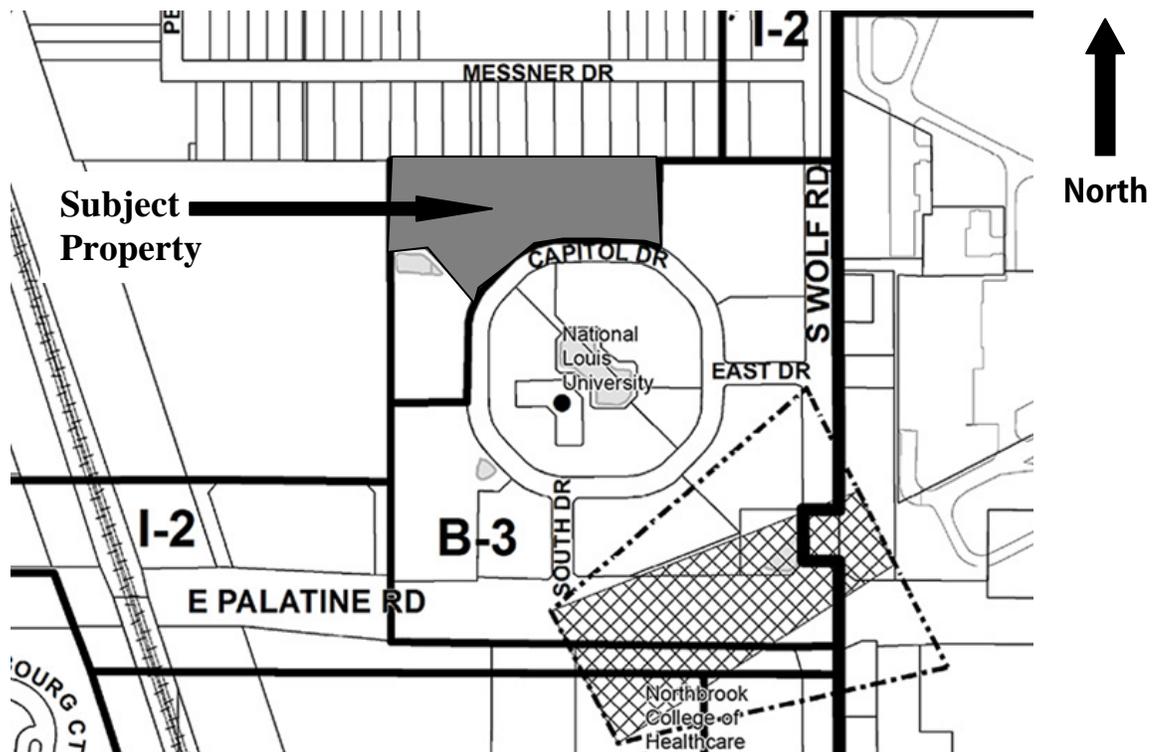
RE: **Docket No. 2016-18**
Promise and Fulfillment Community Church
5110-6360 Capitol Drive
Special Use and Site Plan Approval for a Religious Assembly

DATE OF REPORT: September 1, 2016

DATE OF MEETING: September 8, 2016

PROJECT OVERVIEW: The petitioner is seeking special use-site plan approval for a religious assembly use at a light industrial/commercial property that includes four principal structures. The petitioner plans to use one and a half of the existing buildings for religious assembly.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Proposed name of Development: Promise and Fulfillment Community Church

Applicant(s) Name: Jae Choi Kim

Property Owner Name: Charford, Inc.

Common Property Address: 5110-6360 Capitol Drive

Common Location: The property is located at the northwest corner of Capitol Drive

Neighboring Property Land Use(s): North: Industrial
West: Industrial
South: Industrial/Institutional
East: Religious assembly

Comprehensive Plan Designation: Industrial

Property size: Approximately 5.37 acres (total building space dedicated to religious assembly use 20,139 sq. ft.)

Existing Use of Property: Office/Commercial/Vacant

Proposed Use of Property: Religious assembly

Existing Property Zoning: I-1 Light Industrial and Office District

Previous Zoning Action on Property:

1994-12	Special Use and Site Plan Approval for a Therapeutic Day School (Ord. 2960, passed 6.06.1994)
2002-5	Special Use and Site Plan Approval for a Therapeutic Day School (Ord. 3619, passed 3.11.2002)

DESCRIPTION OF PROPOSAL

The petitioner, Promise and Fulfillment Community Church, has submitted a detailed project summary for review. In summary, the petitioner is requesting special use approval to allow religious assembly in one and a half of the existing four buildings on the property. Building A will be entirely occupied by the Church. Half of Building B will be occupied by the Church. The petitioner will be occupying space that is currently vacant. All the existing tenants in Buildings B, C, and D will remain.

There are presently approximately 230 members of this religious assembly, many of which are children. There are three full-time pastors and three part-time support staff.

Exhibit E of the project summary provides detailed hours of operation for the proposed use of the property. Small worship services (25 attendees) are planned in the early mornings and small bible studies (25-30) and moderate sized worship services (50 attendees) are planned for the evenings. During regular daytime business hours, when the commercial tenants would be in

operation, there will be no more than 6 Church staff working at the subject property. Larger worship services and other activities are planned from 9AM to 3PM on Sundays.

No exterior modifications are proposed to the buildings or site.

SITE PLAN REVIEW

Scale of Site Plan: Not to scale.

Proposed General Site Layout: There are no changes proposed. The Engineering Division noted the rear access drive is showing major signs of deterioration. Parking lot maintenance will be required. See more information under the Engineering Division comments.

Floor Plans / Proposed Uses: The building plans for Building A and Building B have been provided by the petitioner. Building A (100% religious assembly use) will include the main sanctuary, fellowship hall, preschool area, nursery, library, offices, choir room, and storage. Building B (28% religious assembly use) will include a chapel, classrooms, a library and office space.

Total Number of Parking Spaces: The site currently has 215 total parking stalls. The proposed religious assembly use and the existing office uses of the other tenants have different peak periods for parking. The peak parking use for the church will occur Sundays. The sanctuary has 238 seats, which necessitates 80 parking stalls. Even if the sanctuary and other offices or classrooms were occupied at the same time, there would be more than enough on-site parking during the peak religious assembly use. The remaining commercial space in Building C, Building D and portions of Building B total 39,899 sq. ft. If all of this commercial space is assumed to be office, which requires more parking than other permitted uses in the I-1 District, such as light manufacturing or warehouse, then 160 parking spaces are required. Assuming these office users have a peak period of weekdays from 7AM to 7PM, then there is ample parking for the commercial tenants. There is also ample on-site parking for future growth among the congregation.

Bicycle parking: The site plan does not show bike racks. Bicycle parking for ten shall be provided by Code. The Plan Commission may wish to discuss bicycle parking options for the petitioner, including consideration for indoor or outdoor parking. The Plan Commission may wish to require a revised site plan with the exact location of bicycle parking or simply add a condition of approval that “bicycle parking for ten shall be provided.”

Site Lighting: No change to the site lighting is proposed. There existing light poles are indicated on the site plan. Photographs of the light poles in use are provided. Since there are no exterior changes to the site, the existing lighting should be adequate for the proposed use.

Trash enclosure: No trash enclosure is noted on the site plan. The Plan Commission may wish to verify that the refuse will be stored indoors.

Ownership: The petitioner is under contract, pending zoning approval, to purchase the property.

Sidewalks: There is an existing sidewalk along Capitol Drive on the opposite side of the street from the subject property.

LANDSCAPING PLAN REVIEW

Existing Landscaping: The existing site/landscape plan identifies existing deciduous trees, evergreen trees, and shrubs. The site also includes other perennial plants. No additional plant material is proposed.

Landscape Irrigation: It appears that the site is irrigated.

STANDARDS FOR SPECIAL USE

Following are standards for a special use with the petitioner's responses in italics. (**Village Planner 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.*)

“For over eleven years, PNF Church did not have a permanent home for its congregation. As a tenant at various locations at public schools and other church owned properties, PNF Church had to accommodate other entities schedules and at times without a place of worship the Church resorted to outdoor services if weather permitted.

There is a substantial number of Korean American residents in the northwest suburbs, and a church location will be a public convenience. The proposed location will provide convenient space for worship with adequate onsite parking to make it easier for the community to travel to church and worship, and, will relieve parking irregularity and congestion. With adequate space to worship and ample parking, the Church will better serve its members and the community at large, as most of the members of the congregations reside in the northwest suburbs of Chicago. Over 70% of the 150 members reside in the northwest suburbs of Wheeling, Glenview, Niles, Northbrook, Vernon Hills, Long Grove, and Buffalo Grove.”

The proposed religious assembly use will occupy vacant commercial space. This vibrant use will bring over 200 congregants to Wheeling.

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.)

“The proposed Special Use will not generate a significant change in the character of the neighborhood as there are already religious and not for profit use on other properties in the area.

The Property is located on the northwest corner of Wolf and Palatine roads within a complex commonly known as “Capital Commerce Center.” PNF Church will join the Center’s current occupants that include a variety of businesses and institutions that will remain at the Center, including other, religious, not for profit and educational uses. Thus, once the Special Use is granted, the essential character of the Property the Center as well as the area will remain unchanged.

PNF church proposes to convert vacant office space in the Property to religious use as a church. The church will convert vacant office space to church use with no changes to the exterior of the buildings. The use of the other portions currently occupied by commercial office tenants will remain the same.”

Capitol Commerce Center is home to other religious assembly uses, cultural institutions and educational facilities. The proposed use will be complimentary to the existing uses of the surrounding area.

3. State how the location and size of the Special Use, the nature and intensity of the operation involved in or conducted 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 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?)

“As above noted, there will be no exterior changes to the Property that is within Capital Commerce Center, a large commercial complex. PNF Church will only remodel the interior portions for church use of the vacant portions of the Special Use Buildings which are the subject of this special use application with no displacement, change or effect on any existing tenants or occupants.

The Church will occupy a small portion of property within the complex known as Capital Commerce Center located at 5110-6330 Capital Drive, Wheeling, Illinois 60090, which consists of a structure of approximately 59,994 square feet on land of approximately 5.36568 acres and which includes multiple tenants who will remain, including National Lewis University, The Learning House, Snap Diagnostics, Korean Cultural Center of Chicago, Grace Church and Candlewood Suites and Hotels.

PNF Church will occupy and requests Special Use approval for only portions of the Property it has contracted to purchase. The Special Use areas include 6310 – 6360 Capitol Drive (designated as Building “A” on the attached Site Plan) and only a portion of 5210 – 5260 Capitol Drive (designated as Building “B” on the attached Site Plan) which is also occupied by Snap Diagnostics, LLC., whose use and occupancy will not be impacted.

PNF Church proposes to convert currently vacant areas of the Property for religious use which will result in 33% for Religious Use and 67% for the continuation of existing

commercial office use, A chart of Ratio of Religious and Commercial Use at the Property is attached as Exhibit C.

Building A: PNF Church intends modify the interior of this building which is currently configured for use as office space. PNF Church will build out a Main Sanctuary of 300 seats, a Fellowship Hall, and children's service and play area. There will be ancillary rooms such as a choir room, nursery, staff offices and a library, a small kitchen, and storage rooms. (Please refer to Floor Plan of Building "A" submitted as part of the Petition.)

Building B: Currently, Building B is also designed for office space use. PNF Church will occupy and use 4,387 sq. ft. of the space of the 15,572 sq. ft of in this building. The remaining space is occupied by and will continue to be occupied by Snap Diagnostics. Thus, PNF Church will use approximately 28% of the available space in Building B. PNF Church will modify the interior only to build out and for uses as a chapel, classrooms, offices, storage, and youth and English ministry. (Please refer to Floor Plan of Building "B" submitted as part of the Petition.)

There are commercial uses both to the north and west sides of the Property. There are religious, cultural and educational uses to the east and south sides of the Property.

Promise and Fulfillment Community Church believes that the proposed Special Use will be in harmony with the present use of the Center as there is already religious, cultural and educational land use of the existing properties.

There will be no impact on the ingress to or egress from the property."

The site is configured with four existing buildings, ample parking, and a network of sidewalks between buildings. The peak period of the religious assembly use will be opposite to the peak period of the commercial office users of the site. There should be no conflict of traffic patterns from the proposed use. The proposed use will not impact adjacent properties.

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?)

"As stated above, there will be no changes to the exterior of the buildings themselves. Thus, there will be no negative impact on the location, nature and height of the buildings.

When the Special Use is granted and PNF Church occupies the premises, there will be vibrant use and activities on the premises rather than its current vacant state. PNF Church plans to improve the existing landscaping by planting more perennial plants and

timely spring flower planting to improve the landscaping and aesthetics of the building. No other landscape plans are contemplated.”

See Staff response to #3.

5. State how the parking areas will be of adequate size for the particular use, properly located and suitably screened from adjacent 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?)*

*“There is sufficient parking for the Special Use requested. There are currently a total of 215 parking spaces on the Property, and the use of parking will be **complimentary** rather than conflicting as the hours of operations of a church and office buildings (portion of Building B, and all of Building C and D on the Site Plan) differ.*

The users of the office buildings will use the Property only during regular office hours from Monday to Friday, 7am to 6pm. PNF Church will use the Property on Friday night for worship service from 8pm to 9:30 pm, Saturday for worship preparation activities, and on Sunday from 8am – 3pm.

A usage chart of peak hours for the tenants of the Property and the church use is attached here as Exhibit E.”

As mentioned in the report above, there is ample parking provided for the mix of religious assembly use and commercial/office use for subject property. The parking configuration is not changing and is considered safe and efficient.

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.)

“The Property has remained vacant for a long period of time. Various portions of the Special Use Buildings have been vacant between 1.5 years and 4 years. PNF Church will occupy the space and beautify what is currently vacant property and one which has been vacant for some time which yielded no economic return for the owner or for the community and if the Special Use is not granted the property will continue to be vacant for an undeterminable period with negative impact on the Center and the community.”

If the special use is not approved, the vacant building space will likely remain empty in the near future.

STAFF REVIEW

Fire Department Review: The Fire Department has submitted a review memo, dated August 29, 2016.

Engineering Division Review: The Engineering Division has reviewed the plans and visited the property. In its memo, the Engineering Division has noted that the rear access road is showing major signs of deterioration and shall be repaved. It is also noted that some storm sewer structures are sinking and further evaluation is required to see what damage has been done and what repairs are necessary. A condition of approval has been drafted to address these comments.

Health Division Review: The Health Officer has reviewed the plans and noted that the determination of an interior vs. exterior grease basin will be made at the time of building permit.

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

Staff Recommended Action: Staff recommends that the Commission discuss the following prior to making a motion:

- Discuss bicycle parking options for the petitioner, including consideration for indoor or outdoor parking. The Plan Commission may wish to require a revised site plan with the exact location of bicycle parking or simply add a condition of approval that “bicycle parking for ten shall be provided.”
- Verify that the refuse will be stored indoors or determine if a trash enclosure shall be located outside.
- Reiterate the engineering comments regarding paving and storm sewer repairs.

PROPOSED MOTION

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of a special use and associated site plan approval, an appropriate motion would be to:

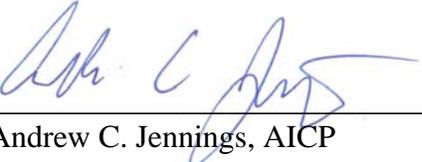
Recommend approval of Docket No. 2016-18 granting Special Use-Site Plan Approval as required under Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, in order to allow religious assembly at the existing developed property in the I-1 Light Industrial and Office District at 5110-6360 Capitol Drive, Wheeling, Illinois, in accordance with the following plans, submitted by Promise and Fulfillment Community Church on August 1, 2016:

- Project summary (21 pages);
- Aerial photo of site;
- Existing site/landscape plan;
- Demolition floor plan of Building A;
- Proposed floor plan of Building A;
- Demolition floor plan of Building B;
- Proposed floor plan of Building B;

- Photos of existing site lighting; and
- Photos of existing landscaping.

And with the following conditions:

1. The parking lot requires improvements including, at minimum, repaving of the rear access road. Storm sewers are also sinking. An engineering evaluation is required to determine the condition of the storm sewer structures. Repairs to the structures may be required based upon the evaluation. This work shall be complete prior to occupancy; and
2. To be determined at the hearing.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachments:

[Memo from Fire Department, dated 8.29.2016](#)

[Memo from Engineering Division, dated 9.01.2016](#)

[Photos of existing conditions](#)

[Project summary \(21 pages\)](#)

[Aerial photo of site](#)

[Existing site/landscape plan](#)

[Demolition floor plan of Building A](#)

[Proposed floor plan of Building A](#)

[Demolition floor plan of Building B](#)

[Proposed floor plan of Building B](#)

[Photos of existing site lighting](#)

[Photos of existing landscaping](#)



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 29, 2016
SUBJECT: Proposed Religious Facility – 5210-5260 and 6310-6360 Capitol Drive - Plans received for review by the Fire Department, August 2, 2016.

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

Site Plan

1. The site plan reviewed includes four existing 1-story buildings with associated driveways, parking lots and surrounding landscaping features for the site. The petitioner proposes to use one of the buildings (Building A, 6310-6360 Capitol Drive and a portion of a building (Building B, 5210-5260 Capitol) for religious occupancies.
2. Based on the documents reviewed there are no proposed changes to the site, including utilities (i.e. – water service and fire hydrants).
3. The existing fire service access route (fire lane) on the west side of the property as well as behind all four buildings is in extremely poor condition and requires repairs and/or reconstruction. In addition, there is no curbing installed along the drive on the far west side.
4. The following areas shall be posted as fire lanes:
 - a. Both sides of the entire drive along the rear of all four buildings.
 - b. Both sides of the fire access drive on the west side of the complex.

A Condition of Approval for the petitioner's Special Use should be included to show the fire lanes and that they are posted as a "Fire Lane".

Promise and Fulfillment Community Church - 5210-5260 and 6310-6360 Capitol Drive - New use of existing 1-story office buildings as religious assembly occupancy (Church)

1. The existing Building A (6310-6360 Capitol Drive) would be classified as an A-3 (Assembly) Use Group Occupancy as defined in the 2012 Edition of the International Building (IBC) and Fire Prevention Codes (IFC).

The building was originally classified as a B (Business) Use Group Occupancy as a multi-tenant office building.

Brooke Jones

SUBJECT: Proposed Religious Facility – 5210-5260 and 6310-6360 Capitol Drive - Plans received for review by the Fire Department, August 2, 2016.

August 29, 2016

Page 2

2. The existing Building B (5210-5260 Capitol Drive) would be classified as a mixed use occupancy consisting of the petitioners A-3 (Assembly) Use Group Occupancy for the chapel and accessory uses and a B (Business) Use Group for the remainder of the building that will be occupied by the existing business occupancies as defined in the 2012 Edition of the International Building (IBC) and Fire Prevention Codes (IFC).

The building was originally classified as an B (Business) Use Group Occupancy as multi-tenant office building.

3. The petitioner is proposing no changes to the following B (Business) Use Group occupancies at this time:
 - a. Building C, 5110-5150 Capitol Drive
 - b. Building D, 6210-6250 Capitol Drive
4. All construction/remodeling within the two buildings 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).

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 Goetzmann, Civil Engineer I

COPY: Jon Tack, Village Engineer

DATE: September 1st, 2016

SUBJECT: Promise and Fulfillment Church Special Use
5110-6360 Capitol Dr. - Review Comments

The Engineering Division received a project summary, plat of survey, existing landscape plan, site photos, demolition plan for buildings A and B, and floor plan for buildings A and B for the subject project on August 2nd, 2016. The Engineering Division has completed a review of the above referenced submittal and has the following comments:

1. It was noticed that the handicapped parking signs in front of building A do not conform to the Village of Wheeling standard detail. It is recommended that they be replaced/modified to meet the dimension criteria in the standard detail.
2. Rear access drive is showing major signs of deterioration. Storm sewer structures appear to be sinking causing localized failure in the asphalt. This rear access road will need to be repaved. An engineer will need to evaluate the condition of the structures to determine if they are structurally sound or if they need replacing to prevent future sinking and asphalt damage. If structures are deemed structurally sound, a maximum of three 4" adjusting rings can be used to make the frames flush with the new pavement.

Promise and Fulfillment Community Church – 5110-6330 Capitol Drive

Docket No. 2016-18 (Special Use-Site Plan Approval for Religious Assembly Use)

Plan Commission Meeting – September 8, 2016



Existing conditions – Looking north at Building A

Promise and Fulfillment Community Church – 5110-6330 Capitol Drive
Docket No. 2016-18 (Special Use-Site Plan Approval for Religious Assembly Use)
Plan Commission Meeting – September 8, 2016



Existing conditions – Looking east at entry of Building D

Promise and Fulfillment Community Church – 5110-6330 Capitol Drive
Docket No. 2016-18 (Special Use-Site Plan Approval for Religious Assembly Use)
Plan Commission Meeting – September 8, 2016



Existing conditions – Looking northwest at Buildings D and B

Promise and Fulfillment Community Church – 5110-6330 Capitol Drive

Docket No. 2016-18 (Special Use-Site Plan Approval for Religious Assembly Use)

Plan Commission Meeting – September 8, 2016



Existing conditions – Looking east at Buildings B and C

SPECIAL USE APPLICATION
OF
PROMISE AND FULFILLMENT COMMUNITY CHURCH
TO
VILLAGE OF WHEELING, ILLINOIS
JULY 28, 2016

Submitted on behalf of Applicant by:

Alexander R. Domanskis, Attorney
Boodell & Domanskis, LLC
One North Franklin, Suite 1200
Chicago, IL 60606
312.540.1075
domanskis@boodlaw.com

Applicant:

Promise and Fulfillment Community Church
470 Maple Street
Winnetka, IL 60093
Attn: Jae Choi Kim
773.725.5538
jaekimlaw@gmail.com

Exhibit Received August 1, 2016

PROMISE AND FULFILLMENT COMMUNITY CHURCH

**REQUEST FOR SPECIAL USE FOR RELIGIOUS USE
WITH THE VILLAGE OF WHEELING**

6310 – 6360 Capitol Drive and 5210 – 5260 Capitol Drive, Wheeling, IL 60090

July 28, 2016

SUMMARY

Promise and Fulfillment Community Church (“**PNF Church**”) has contracted to purchase property located at 5110-6330 Capital Drive in Wheeling, IL 60090 (“**Property**”) including structures totaling approximately 59,994 square feet on land of approximately 5.36568 acres, inclusive of 215 parking spaces and 4 buildings of which 2 are the subject of this Special Use application. PNF Church respectfully requests the Village of Wheeling to approve the Special Use of a religious assembly to be located in vacant space at 6310 – 6360 Capitol Drive and a portion of 5210 – 5260 Capitol Drive Wheeling, IL 60090 (“**Special Use Buildings**”). The Special Use Buildings are vacant and have been vacant for some time except for the occupancy of Snap Diagnostics, LLC, whose occupancy and use will remain unchanged as a result of the proposed use by PNF Church of space which is vacant in the Special Use Buildings, The remaining buildings that PNF Church proposes to purchase are not the subject of this Special Use application and include the occupancy of Rehabilitation Institute of Chicago, Learning House and National Lewis University whose operation and uses will remain unchanged.

The Special Use Buildings are located within a larger complex at the northwest corner of Wolf and Palatine roads and commonly known as Capital Commerce Center (“**Center**”) The Center is a mixed-use facility with many commercial uses and occupants that include National Lewis University as anchor. These portions of the Center and its current occupants and uses are not included in nor affected by this Special Use application. The portion of the Center that PNF Church will occupy consists only of vacant space in the Special Use Buildings which has been vacant for years and the remaining portions of the Special Use Buildings and the Property to be purchased by PNF Church will continue to be occupied without interruption or change.

Special Use Proposal

Attached as **Exhibit A** is the Site Plan. PNF Church requests Special Use approval for all of 6310 – 6360 Capitol Drive (designated as Building “A” on the attached Site Plan) and the portion of 5210 – 5260 Capitol Drive which will be occupied by PNF Church for a religious assembly (designated as Building “B” on the attached Site Plan) of the Center. PNF Church will occupy space that is currently vacant with portions that have been vacant for several years.

Once the Special Use approval is granted by the Village of Wheeling as requested, the Property will consist of 33% for Religious Use and 67% for commercial office use.

Attached as **Exhibit B** are photo (aerial and ground) the Survey for the Property.

Attached as **Exhibit C** is a chart showing the Ratio of Religious and Commercial Use at the Property.

Attached as **Exhibit D** (consisting of 4 pages) is the Floor Plan for the buildings which are the subject of this Special Use request. These buildings are identified as “Building A” and “Building B” on the attached Floor Plan. The following summarizes the proposed uses of Building A and Building B by PNF Church as a religious use.

Building A: Currently, Building A is laid out as office space use. PNF Church intends to modify the interior of the building only to build out a Main Sanctuary of 300 seats, a Fellowship Hall, and children’s service and play area. There will be ancillary rooms such as a choir room, nursery, staff offices and a library, a small kitchen, and storage rooms. (Please refer to Floor Plan of Building “A” submitted as part of the Petition.)

Building B: Currently, Building B is also designed for office space use. PNF Church will use 4,387 sq. ft. of the space of the total 15,572 sq. ft of the building (28%) for worship and classroom use. The remaining portion of Building B is currently leased for office use by Snap Diagnostics. PNF Church will modify the interior only to build out chapel and classrooms, office and storage rooms. The portion of Building B that will be occupied by PNF Church will be used primarily for youth ministry and English language enhancement related to PNF’s religious education ministry.

There are commercial uses both to the north and west sides of the Property. There are religious, cultural and educational uses to the east and south sides of the Property.

There is sufficient parking for the Special Use requested. There is currently a total of 215 parking spaces on the Property. As the office use of the parking spaces is during the week and the church use of the parking spaces is on weekends, there will be no conflicting hours of parking use. The users of the office buildings will use the parking lot only during regular office hours from Monday to Friday, 7am to 6pm. PNF Church will use the parking lot on Friday night for worship service from 8pm to 9:30 pm, Saturday for worship preparation activities and on Sunday from 8am – 3pm.

Attached as **Exhibit E** is a usage chart of peak hours for the tenants of the Property and the church use.

Promise and Fulfillment Community Church believes that the proposed Special Use will be in harmony with the present use of the Center and in harmony with the surrounding area as there are already religious, cultural and educational land uses of the Center and the surrounding properties.

Petitioner's Background Information

Promise and Fulfillment Community Church is a religious congregation currently located at 470 Maple St. Winnetka, Illinois, 60093. PNF Church was established as a church on December 26, 2004 and has been in continual operation since its founding. Since its inception, PNF Church has grown as a respected church in the Korean American community in the north suburbs and has held worship services at various rented space, among them located at Regina Dominican High School located in Wilmette, at various schools in Wilmette, and at the current location owned by Christ Church of Winnetka.

The senior pastor of PNF Church and several members reside in the Village of Wheeling. Members include approximately 150 members in the Korean Ministry, 50 children and approximately 30 members in the Youth and English Ministry. The senior pastor and two associate pastors work full time in ministry for PNF Church. There are three other part time support staff members.

Church Services are held on Sunday at 9am and 11am with concurrent children services. Please see Exhibit E for other detailed use of the space.

PNF Church has long dreamed of and prayed for its own church location. For over eleven years, the PNF Church did not have a permanent home for the congregations. As tenants at public schools and other church owned properties, PNF Church had to accommodate other entities schedules and at times without a place of worship – resorted to outdoor services if weather permitted.

By locating to the proposed Property as a religious community, the Church will not only have a permanent location but will restore to use property in the Village of Wheeling that has been long vacant. PNF Church will better serve its members and the community at large, as most of the members of the congregations reside in the northwest suburbs of Chicago, and, as stated above the pastor and other members of the Church now reside in the Village of Wheeling.

Promise and Fulfillment Community Church's vision in locating to Wheeling is to provide comfortable worship space for its members, to provide a solid Christian foundation for its Youth through worship and related activities, and to be members of a broader community by participating in activities and welcoming others to its church, and to help its members to be good Christians and to develop as thoughtful citizens in a diverse society.

PNF Church will benefit the Village of Wheeling by occupying and revitalizing vacant space in the Center and will actively seek opportunities to work and partner with several of the existing occupants of the Center, including National Louis University, Grace Church and the Korean Cultural Center of Chicago whose operations and interests are aligned with the mission of the Church and who will continue as occupants of the Center.

History of Promise and Fulfillment Community Church

PNF Church maintains a commitment to reach the community, teach the nation and inspire the world. PNF Church provides financial and spiritual support for missions throughout Illinois and beyond.

12/26/2004: Church Founded at Northfield Community Church at 400 Wagner Road Northfield, IL 60093.

3/2004: Registered with State of Illinois

3/5/2006: Started Sunday Service at Regina Dominican located at 701 Locust Road Wilmette, IL 60091

3/1/2009: Opened office at Winnetka Presbyterian Church at 1255 Willow Rd., Winnetka 60093 and started Friday Night Service

9/1/2011: Website started address at www.pnfchurch.org

1/4/2015: Moved to new location at 470 Maple Street in Winnetka hosted by Christ Church Winnetka

Attached also are the forms and submissions required by the Village of Wheeling in support of our request including the requirements to comply with the special use standards of Chapter 19, Zoning, of the Wheeling Municipal Code.

Thank you for your consideration of this Special Use request.

Attachments

Exhibit A Site Plan

Exhibit B Photos and Survey

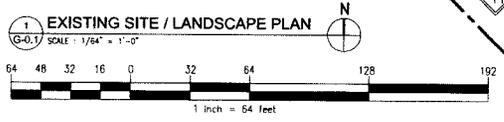
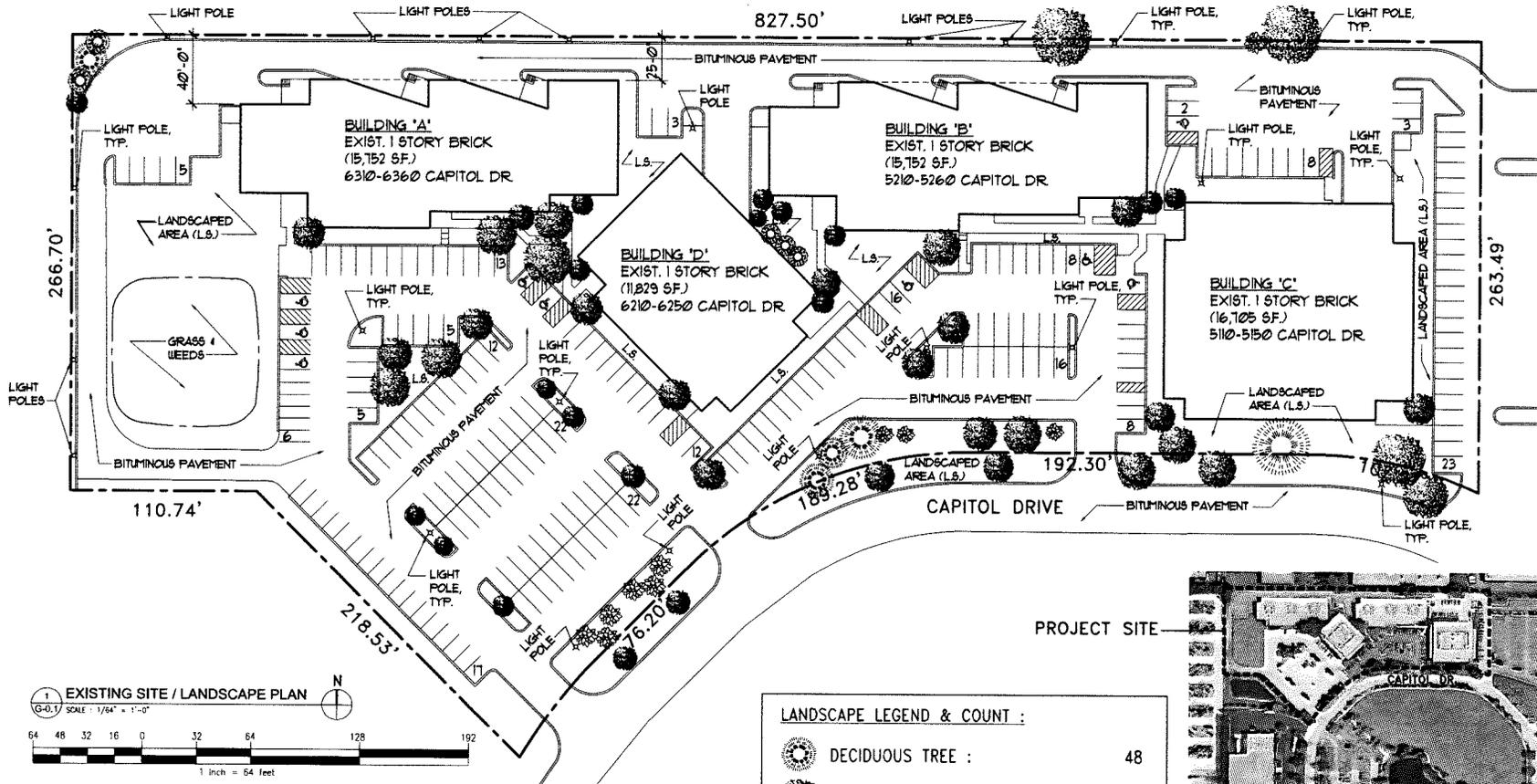
Exhibit C Chart of Ratio of Religious and Commercial Use

Exhibit D Floor Plan (4 pages)

Exhibit E Usage Chart for Peak Hours of Operation

A

Exhibit A



ZONING DATA:

ZONING	1-1 LIGHT INDUSTRIAL & OFFICE DISTRICT
LOT AREA	233,729 SF (5.36568 ACRES)
PARKING	206
PARKING H.C.	9
TOTAL PARKING	215

LANDSCAPE LEGEND & COUNT :

	DECIDUOUS TREE :	48
	EVERGREEN TREE :	10
	SHRUB :	10

REQUIRED PARKING :

CHURCH (TOTAL OF 19,959 SF) :	80 SPACES
LEASED AREA (TOTAL OF 40,035 SF) :	161 SPACES

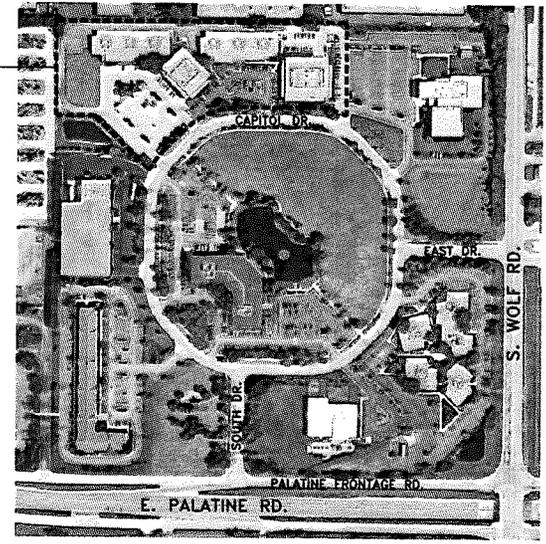


Exhibit Received August 1, 2016

This drawing indicates the general scope of the space in terms of its layout and is not intended to be used as a construction document. Verify dimensions prior to any construction. This drawing has been prepared by SAANG, INC. Architecture/Design 7320 N. Milwaukee Ave., Suite D, Niles, IL 60714. Tel: (312) 704-8800.

 SAANG Inc. Architects Designers Planners 7320 N. Milwaukee Ave., Suite D Niles, IL 60714 T: +1.312.704.8800 F: +1.312.704.8880 www.saanginc.com	 PNF CHURCH PIONEER & FUTURE-ORIENTED COMMUNITY CHURCH	EXISTING SITE / LANDSCAPE PLAN & VICINITY MAP		REVIEW 07-28-2016	PRICING	BID	PERMIT	CONST	G-0.1

B

Exhibit B
2 of 4

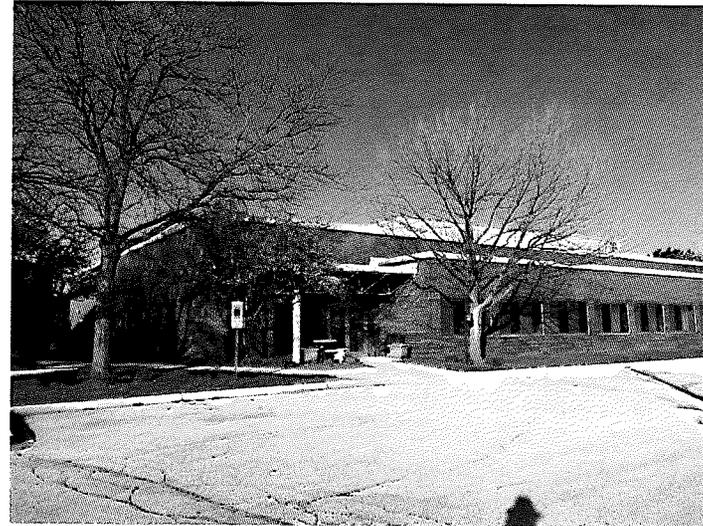
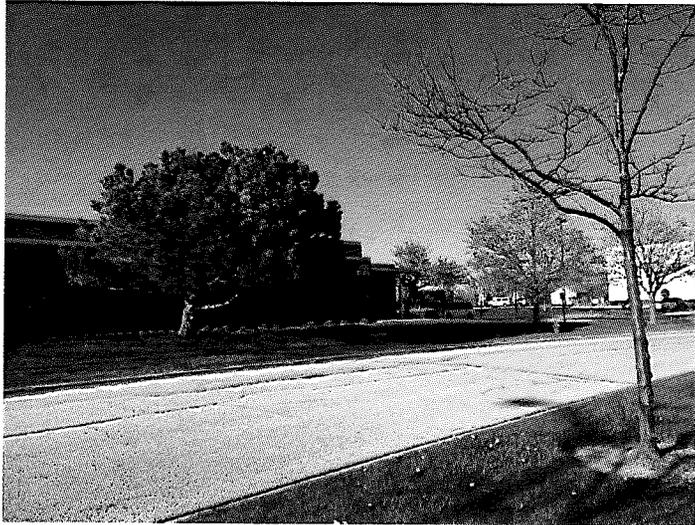


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약속의교회 PNF CHURCH
Promise & Fulfillment Community Church

SITE PHOTOS
EXIST. LANDSCAPING, TYPICAL

REVIEW
07-28-2016

PRICING

BID

PERMIT

CONST

PH-3

Exhibit B
3 of 4

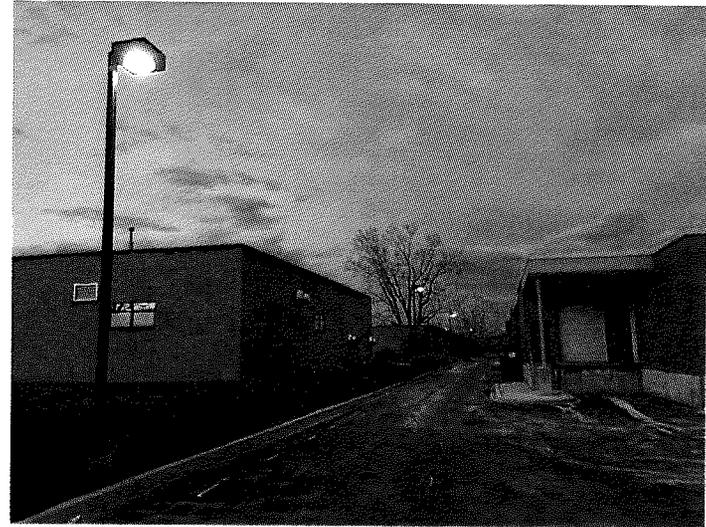


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약속의교회 PNF CHURCH
Promise & Fulfillment Community Church

SITE PHOTOS
EXIST. LIGHTING POLES, TYPICAL

REVIEW
07-28-2016

PRICING

BID

PERMIT

CONST

PH-2

Exhibit B
4 of 4

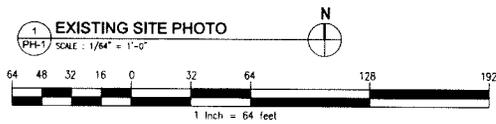
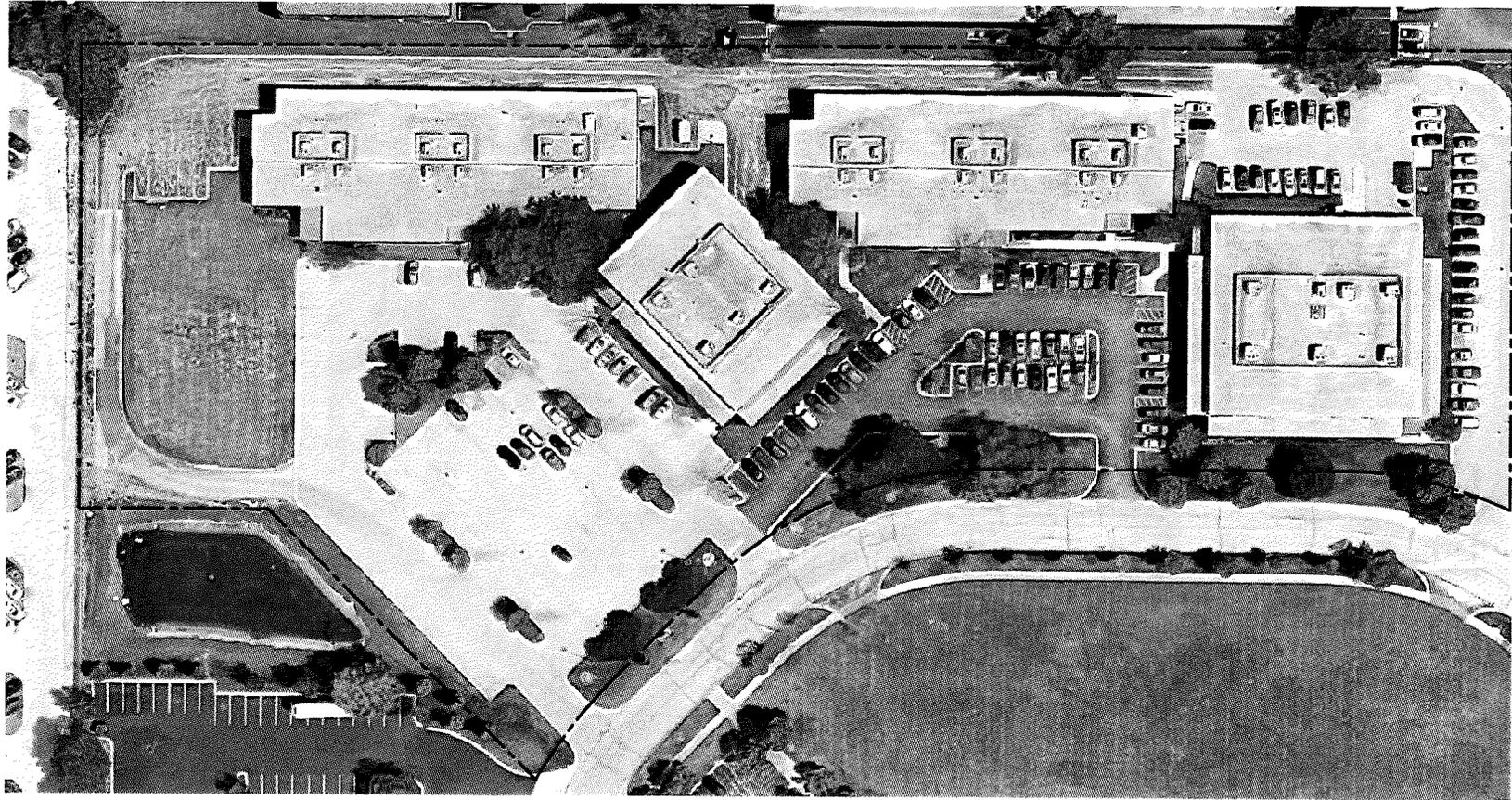


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Promise • Faith • Hope • Encouraging • Uplifting

PNF CHURCH

EXISTING SITE PHOTO

REVIEW
07-28-2016

PRICING

BID

PERMIT

CONST

PH-1

C

Ratio of Religious/Commerical use at 5110-6360 Capitol Drive, Wheeling

Building	A	B	C	D
Address Capitol Drive	6310-6360	5210-5260	5110-5150	6210-6250
total sq footage	15,572	15,572	16,705	11,829
Religious use	100%	28%	0%	0%
commercial tenant	0	72%	100%	100%*

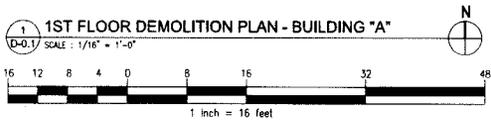
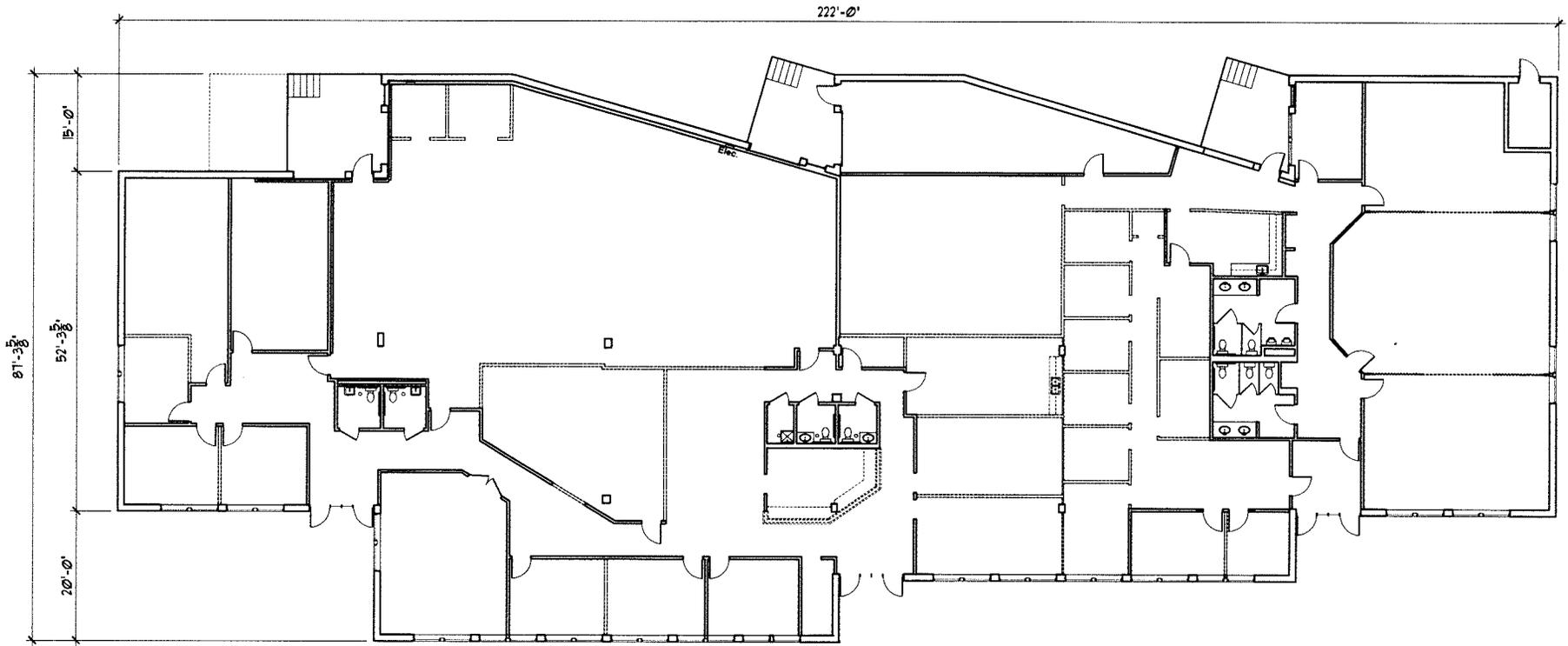
Recap:	sq ft	%
Religious use	19,959	33.00%
Commerical use	40,035	67.00%
Total	59,994	100%

Note: Occupied by National Lewis University

D

Exhibit D
184

Exhibit Received August 1, 2016



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<p>Architects Designers Planners 7320 N. Milwaukee Ave., Suite D Niles, IL 60714 United States of America</p>	<p>SAANG inc. T +1 312 704 8800 F +1 312 704 8880 www.saanginc.com</p>	 <p>약속의교회 PNF CHURCH Promise & Faithful Community Church</p>	<p>1ST FLOOR DEMOLITION PLAN BUILDING "A" 6310-6360 CAPITOL DRIVE WHEELING, IL 60090</p>	<p>REVIEW 07-28-2016</p>	<p>PRICING</p>	<p>BID</p>	<p>PERMIT</p>	<p>CONST</p>	<p>D-0.1</p>
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Exhibit D
2 of 4

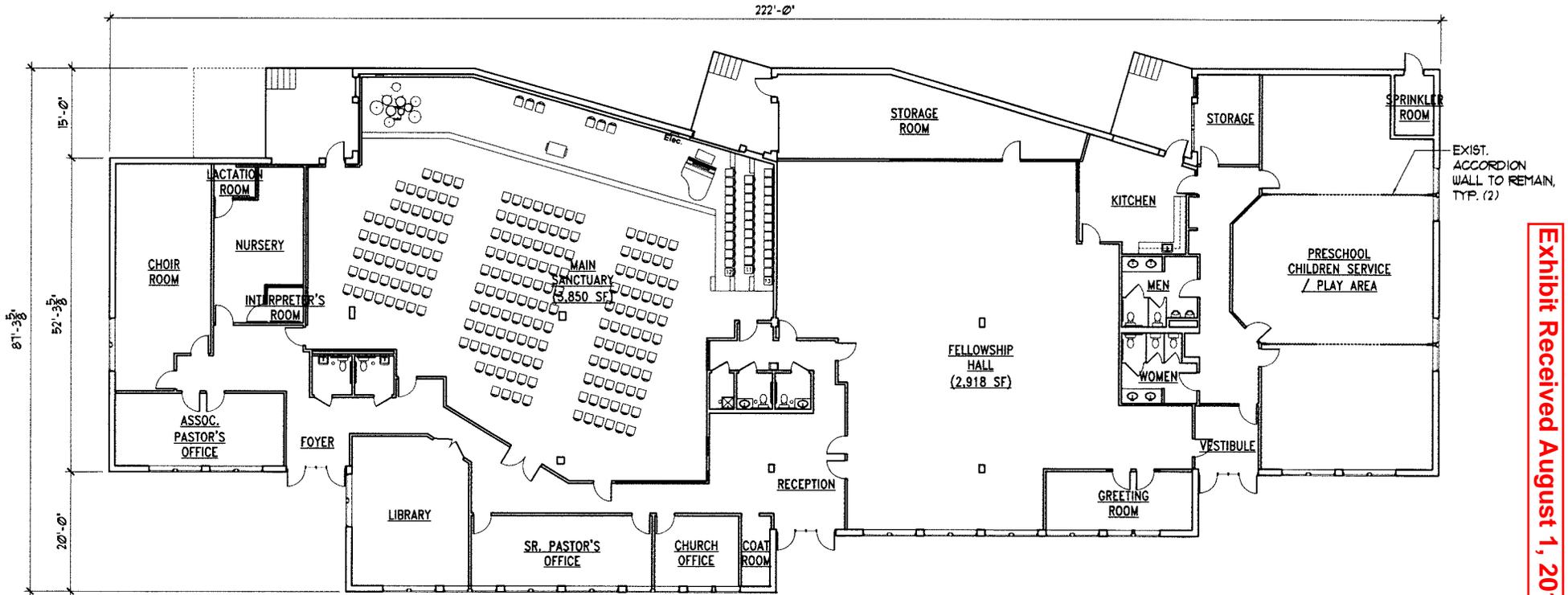
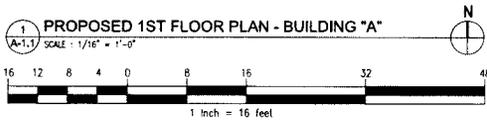


Exhibit Received August 1, 2016

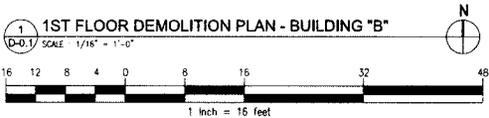
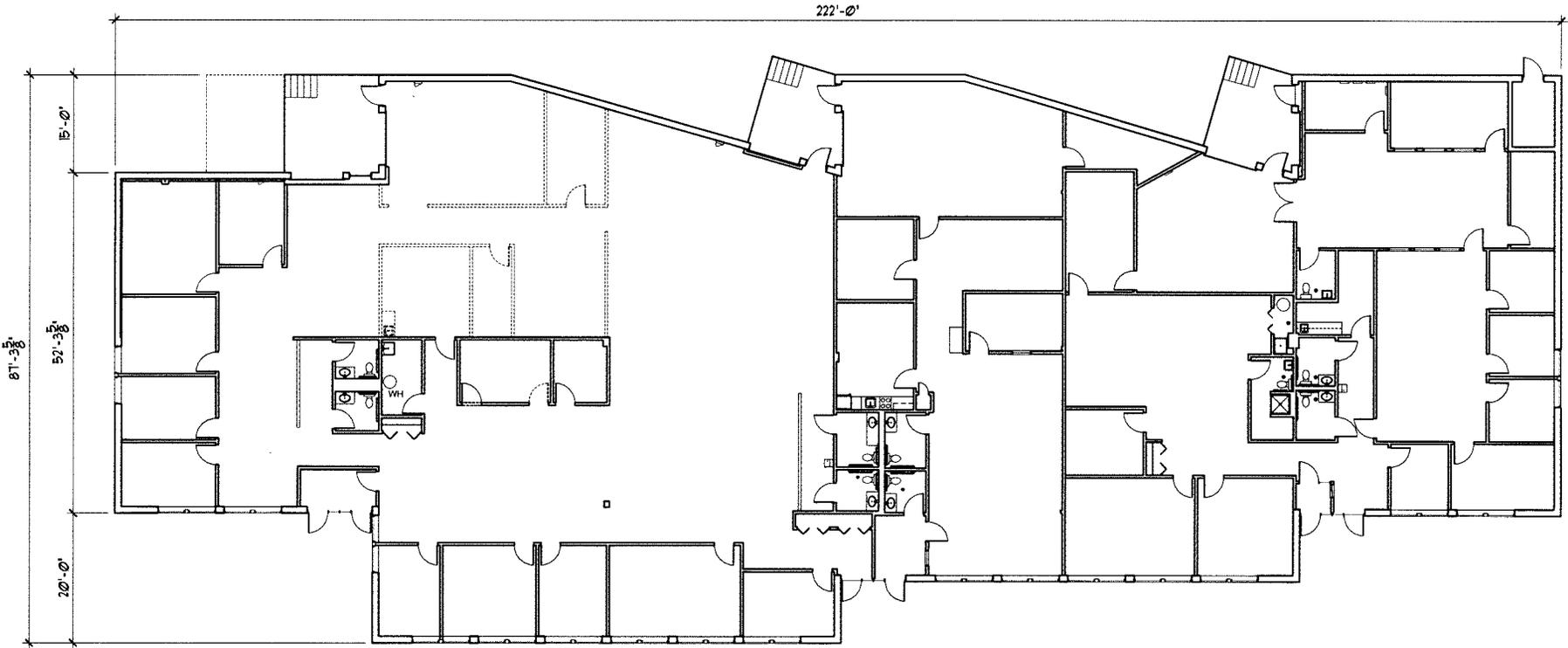


PROPOSED OCCUPANCY CLASSIFICATION : ASSEMBLY GROUP A-3
OCCUPANT LOAD AT SANCTUARY : 238 PERSONS (FIXED SEATING)

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		<p>6310-6360 CAPITOL DRIVE WHEELING, IL 60090</p>							

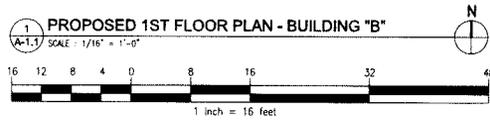
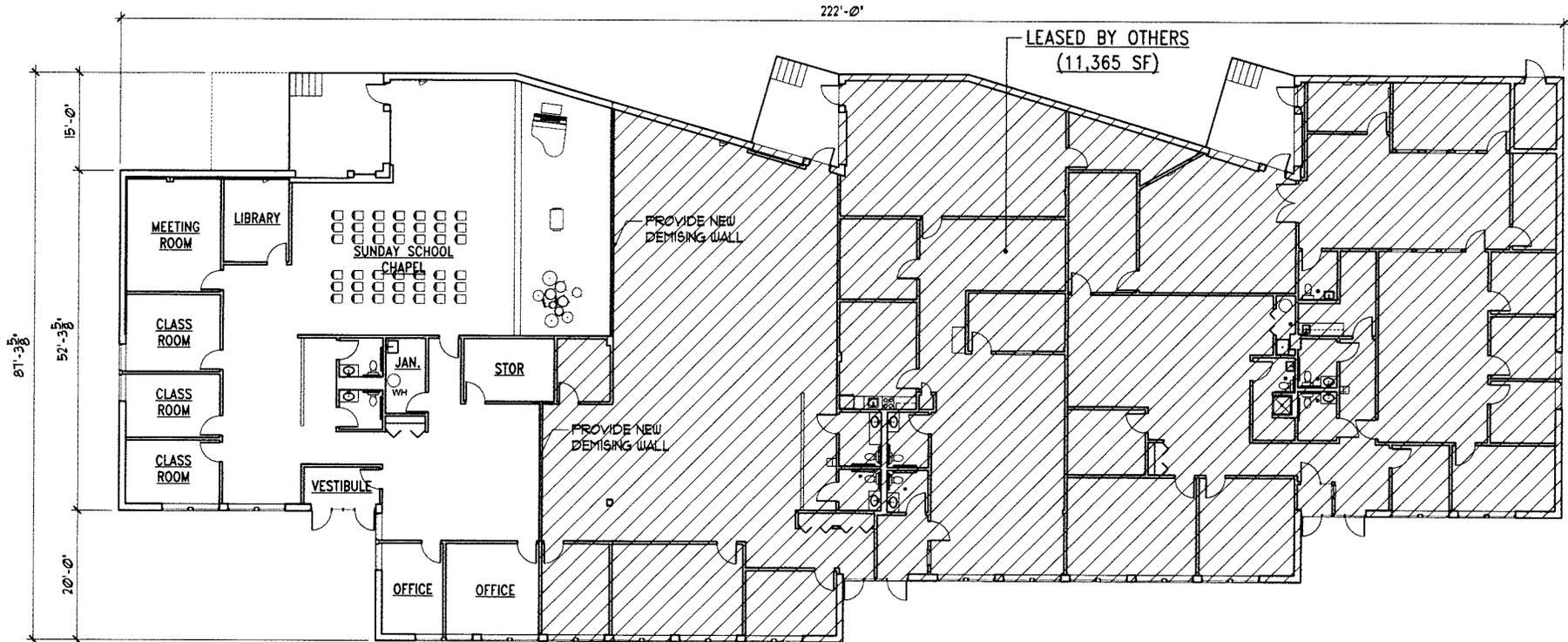
Exhibit D
3 of 4



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Exhibit D
4g4



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Exhibit Received August 1, 2016

E

27-Jul-16

PNF Church -Proposed Use - Based on current church members

Peak Church use highlighted
 Peak office hour use by tenants

	5:30 am to 7am	7am - 7pm	7pm -9:30 pm	Notes
Monday	None	None	None	
Tuesday	Morning Service 5:30 -6:30am *	3 full time / 3 part time staff	Bible Studies 7:30 pm***	
Wednesday	Morning Service 5:30 -6:30am *	3 full time / 3 part time staff		
Thursday	Morning Service 5:30 -6:30am *	3 full time / 3 part time staff	Bible Studies 7:30 pm***	
Friday	Morning Service 5:30 -6:30am *	3 full time / 3 part time staff	Service 8pm - 9:30 pm ****	
Saturday	Group Service 7am-9am**	3 full time / 3 part time staff	Various activities	Prepare for Sunday worship
Sunday	Service 9 am & 11 am/ English Ministry Service 9:30 am Activities end approximately 3pm			

notes: * Morning Service: 25 average attendance
 ** Group Prayers 25 average attendance
 *** 25-30 average attendance
 ****50 average attendance

Church membership as of 7.27.2016: Adults - Korean Ministry - 150
 Children - 50 |
 Youth and English Ministry - 30

Exhibit Received August 1, 2016

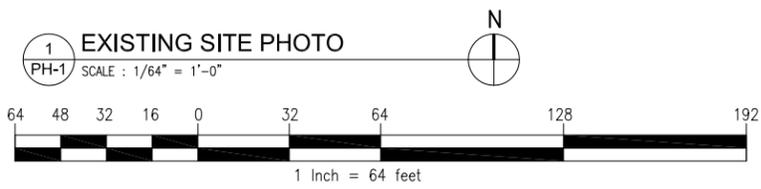
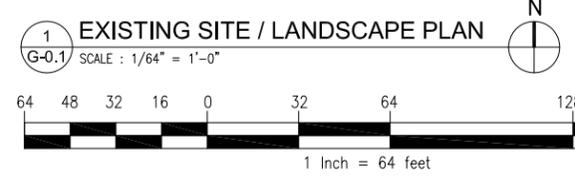
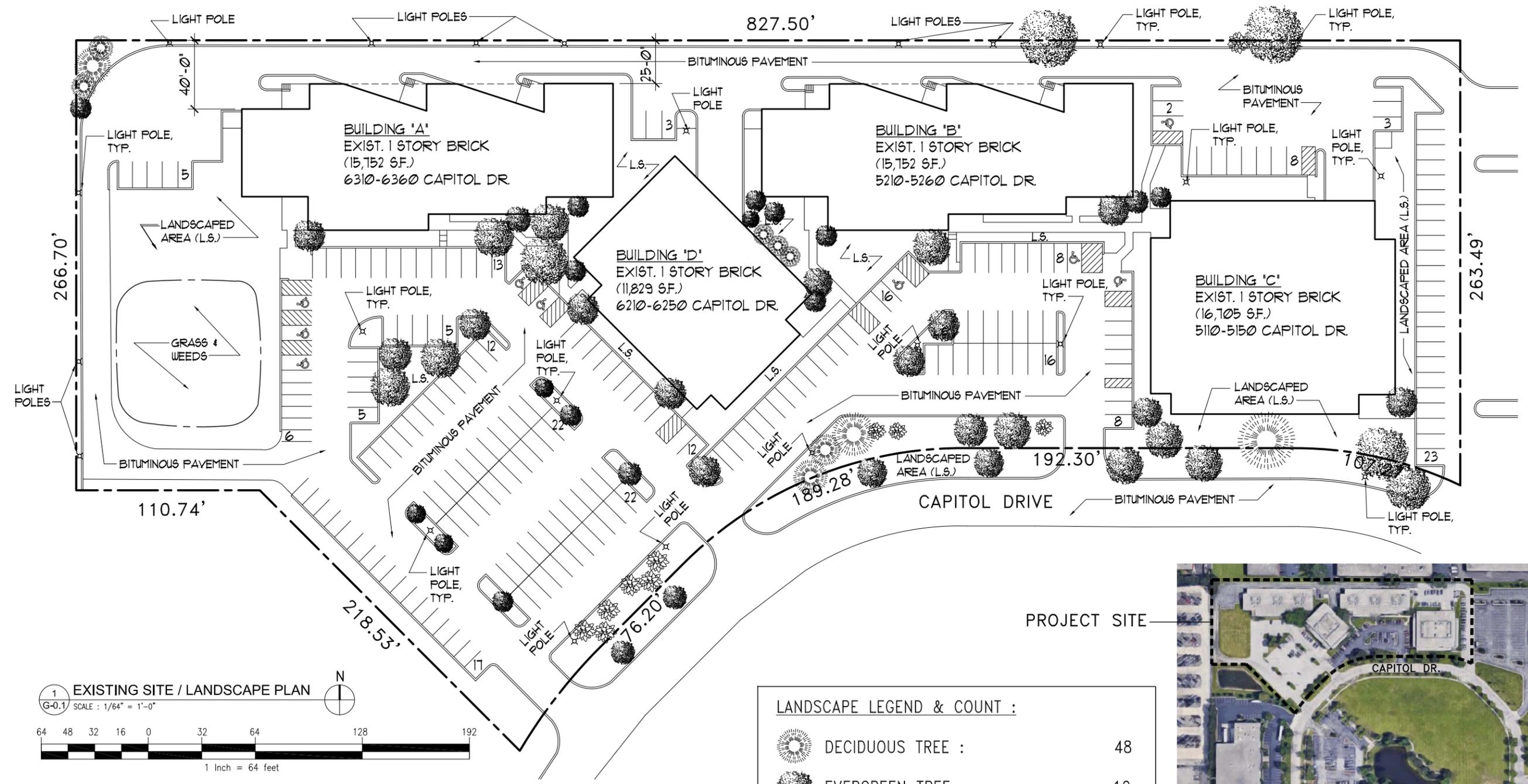


Exhibit Received August 1, 2016



ZONING DATA:

ZONING	I-1 LIGHT INDUSTRIAL & OFFICE DISTRICT
LOT AREA	233,729 SF (5.36568 ACRES)
PARKING	206
PARKING H.C.	9
TOTAL PARKING	215

LANDSCAPE LEGEND & COUNT :

	DECIDUOUS TREE :	48
	EVERGREEN TREE :	10
	SHRUB :	10

REQUIRED PARKING :

CHURCH (TOTAL OF 19,959 SF) :	80 SPACES
LEASED AREA (TOTAL OF 40,035 SF) :	161 SPACES



This drawing indicates the general scope of the space in terms of its layout and is not intended to be used as a construction document. Verify dimensions prior to any construction. This drawing has been prepared by SAANG, INC. Architecture/Design 7320 N. Milwaukee Ave., Suite D, Niles, IL 60714. Tel: (312) 704-8800.

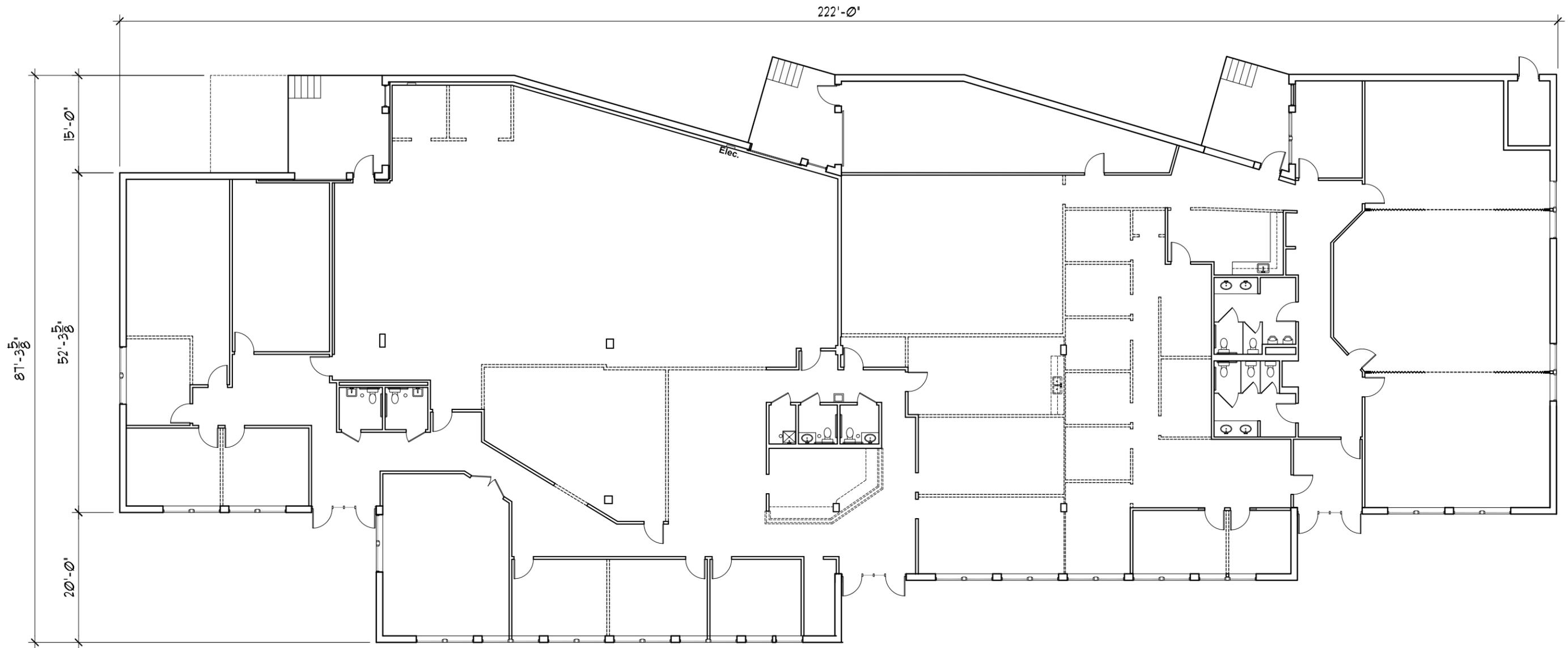


SAANG inc.



EXISTING SITE / LANDSCAPE PLAN & VICINITY MAP

REVIEW 07-28-2016	PRICING	BID	PERMIT	CONST	G-0.1
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 약속의 교회 PNF CHURCH
 Promise & Fulfillment Community Church

1ST FLOOR DEMOLITION PLAN
 BUILDING "A"
 6310-6360 CAPITOL DRIVE
 WHEELING, IL 60090

REVIEW 07-28-2016	PRICING	BID	PERMIT	CONST	D-0.1
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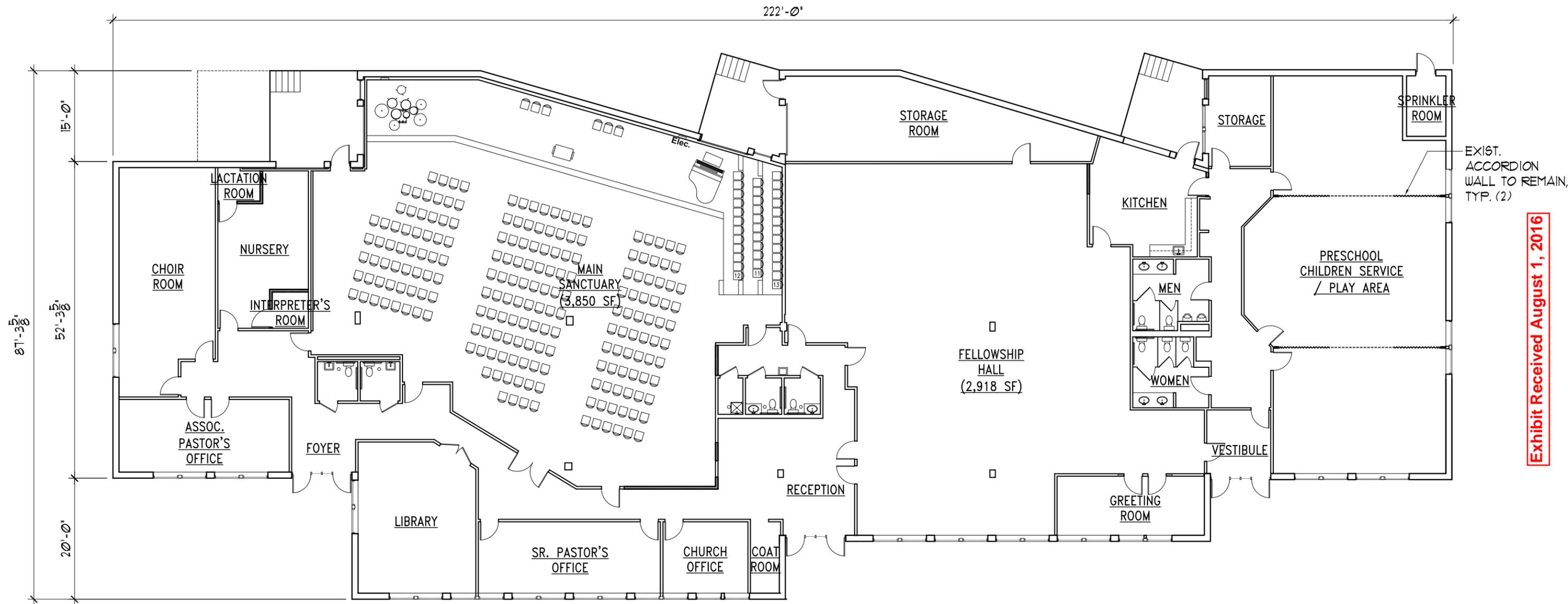


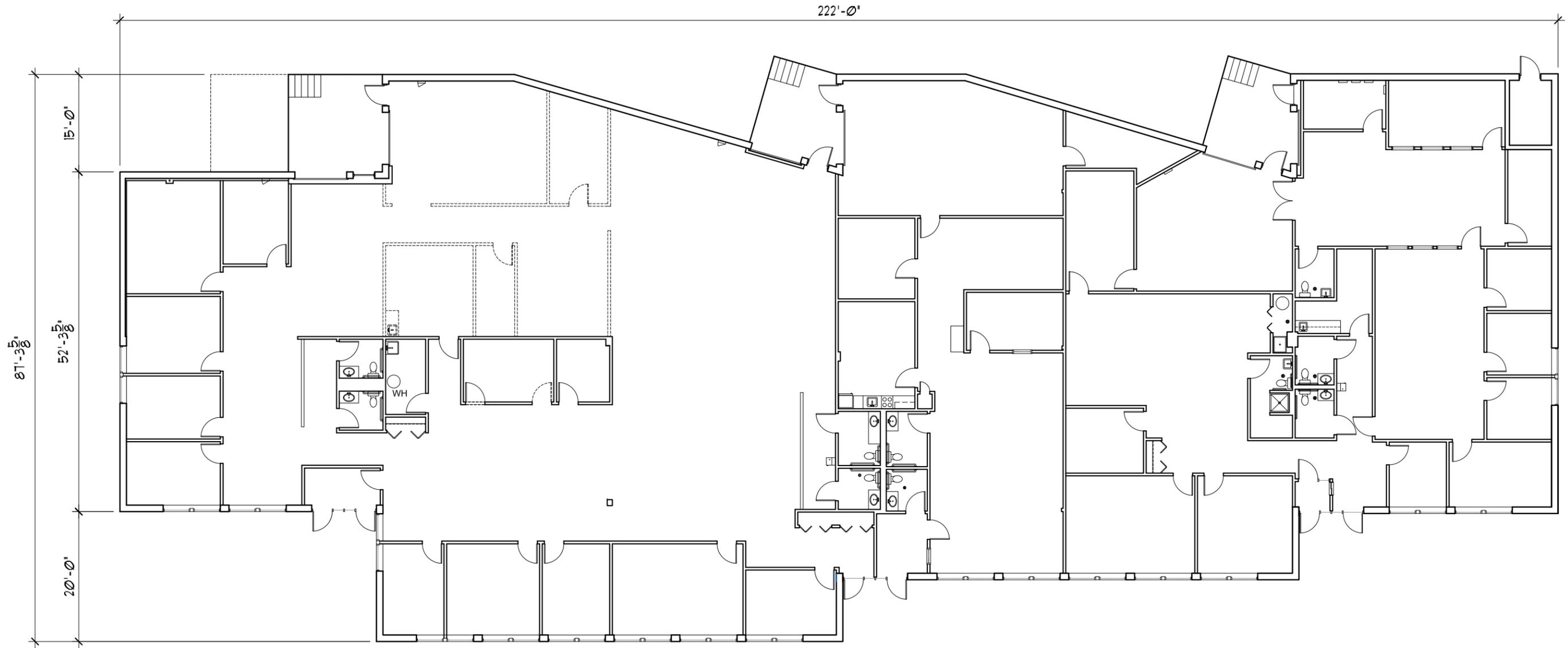
Exhibit Received August 1, 2016



PROPOSED OCCUPANCY CLASSIFICATION : ASSEMBLY GROUP A-3

OCCUPANT LOAD AT SANCTUARY : 238 PERSONS (FIXED SEATING)

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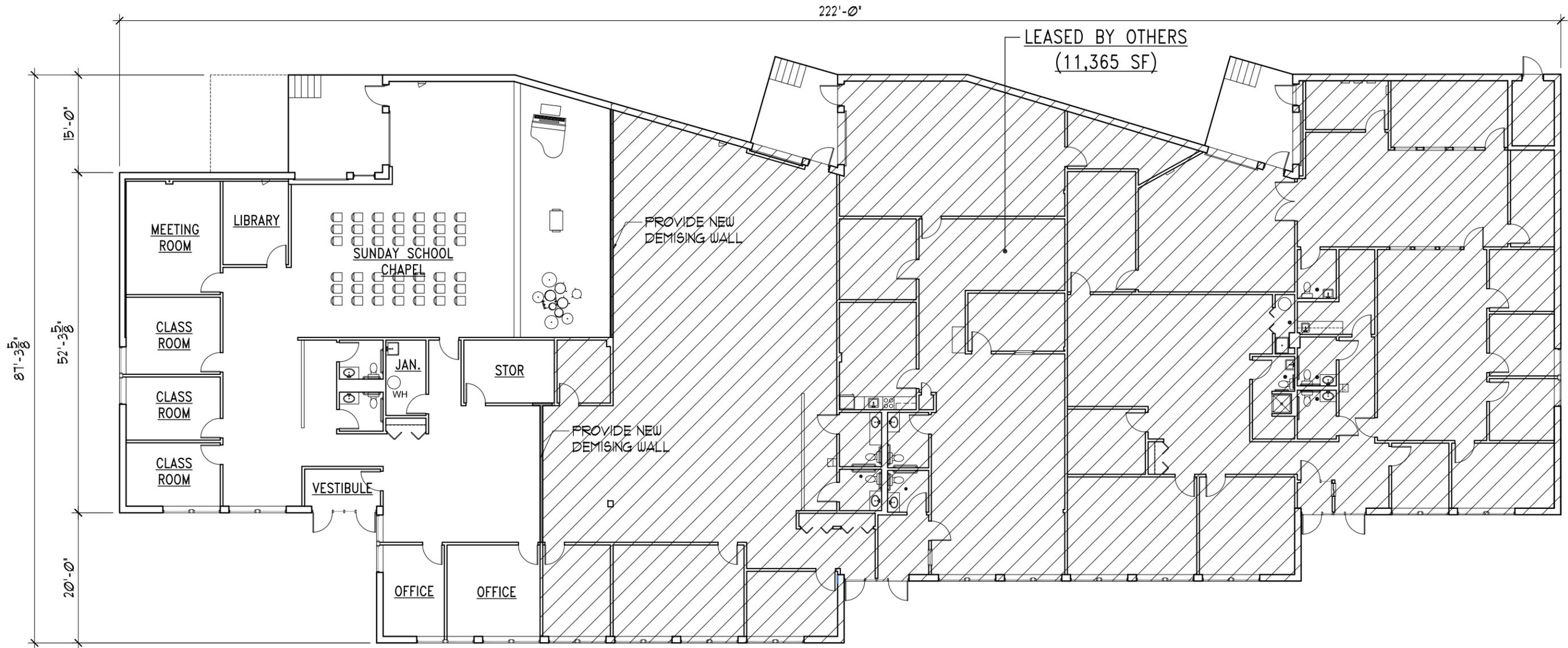


1 1ST FLOOR DEMOLITION PLAN - BUILDING "B"
 D-0.1 SCALE : 1/16" = 1'-0"

 1 Inch = 16 feet

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	Architects Designers Planners SAANG inc. 7320 N. Milwaukee Ave., Suite D Niles, IL 60714 United States of America T +1.312.704.8800 F +1.312.704.8880 www.saanginc.com	약속의 교회 PNF CHURCH Promise & Fulfillment Community Church	1ST FLOOR DEMOLITION PLAN BUILDING "B" 6210-6280 CAPITOL DRIVE WHEELING, IL 60090	REVIEW 07-28-2016	PRICING	BID	PERMIT	CONST	D-0.2
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1 PROPOSED 1ST FLOOR PLAN - BUILDING "B"
 A-1.1 SCALE : 1/16" = 1'-0"
 16 12 8 4 0 8 16 32 48
 1 Inch = 16 feet

Exhibit Received August 1, 2016

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 Promise & Fulfillment Community Church

**PROPOSED INTERIOR ALTERATION
 BUILDING "B" - 1ST FLOOR PLAN**

6210-6280 CAPITOL DRIVE

WHEELING, IL 60090

REVIEW 07-28-2016	PRICING	BID	PERMIT	CONST
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A-1.2



Exhibit Received August 1, 2016

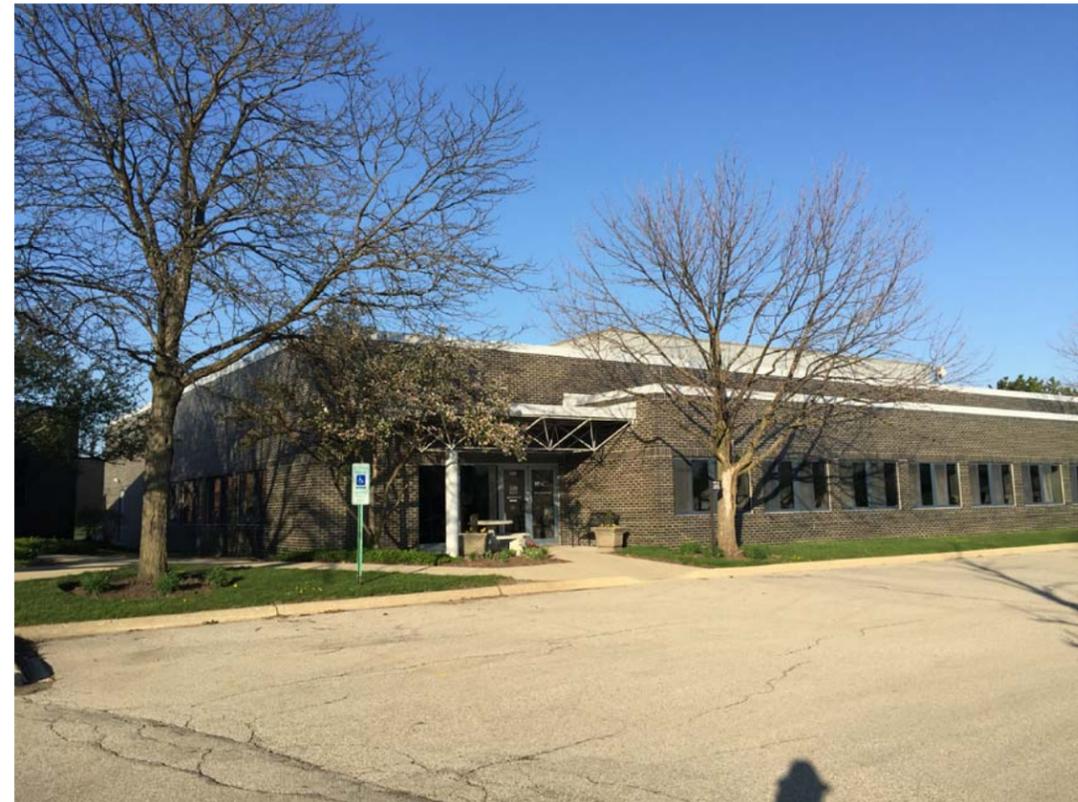
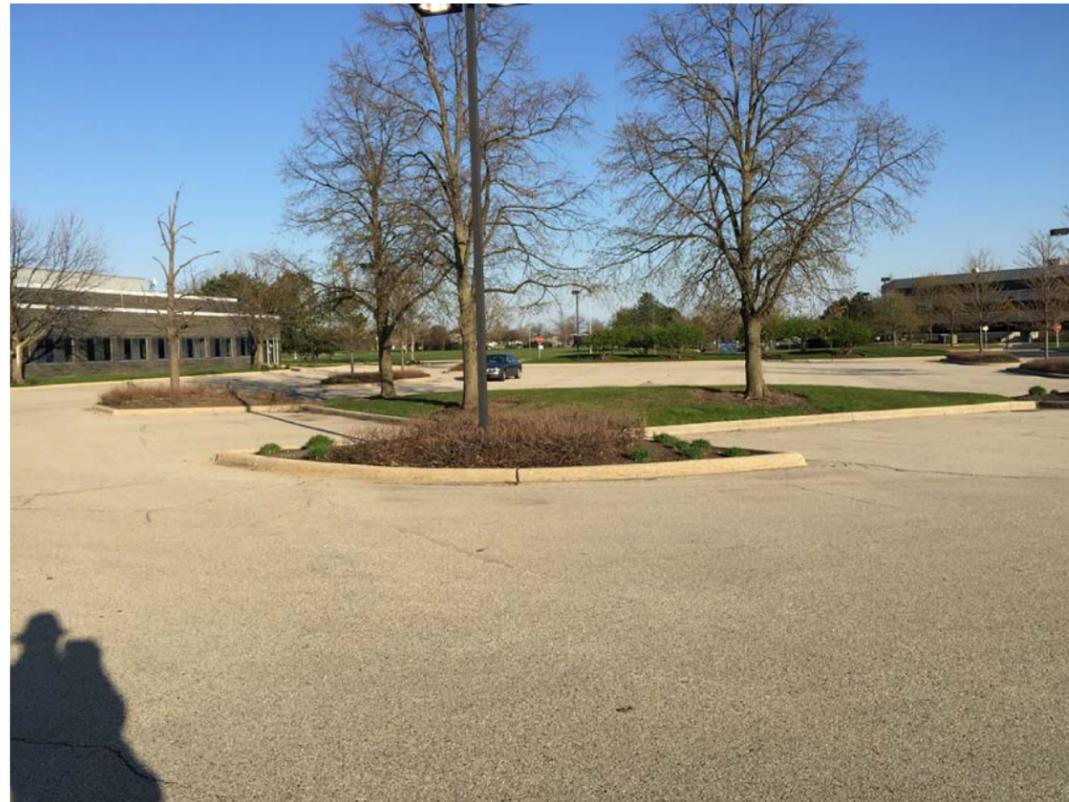


Exhibit Received August 1, 2016

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, August 25, 2016.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Sianis and Zangara. Also present were Brooke Jones, Associate Planner and Mallory Milluzzi, Village Attorney.

4. CHANGES TO THE AGENDA

Ms. Jones announced Docket No. SCBA 16-18, Hamilton Partners under the Consent Agenda was removed from the agenda per the petitioner's request. Staff received a comment from a Plan Commissioner concerning the lack of a landscape plan and asked that the petitioner be present for the meeting and to remove it from the Consent Agenda. Ms. Jones spoke with the petitioner and they asked that the item be removed from the agenda to give them time to think about how to proceed.

5. CITIZEN CONCERNS AND COMMENTS – None

6. CONSENT ITEMS

- A) [Docket No. 2016-19](#)
Centro Medico
52 N. Wolf Road
Appearance Approval of a Wall Sign

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

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

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

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

Commissioner Powers moved, seconded by Commissioner Johnson 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. The area where the sidewalk is removed shall be sodded.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Johnson to close Docket No. 2016-16. The motion was approved by a voice vote.

- 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

Commissioner Issakoo moved, seconded by Commissioner Dorband to continue Docket No. 2016-15 to September 22, 2016.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- 8. APPROVAL OF MINUTES – [July 28 2016](#)** (includes findings for Docket No. 2016-15, 2016-16 and 2016-17)

Commissioner Johnson moved, seconded by Commissioner Issakoo to approve the minutes dated July 28, 2016. The motion was approved by a voice vote.

9. OTHER BUSINESS

Commissioner Dorband referred to the Dundee Commons project and questioned how the Commission could ensure that everything gets done since there have been so many changes. Chairman Ruffatto referred to his comment made at the end of the last meeting regarding the variations. He clarified that there were no variations in a PUD. Ms. Milluzzi explained a PUD was a unique zoning configuration and the differences between the plans and the Code are noted in the plans. Commissioner Dorband questioned how the Commission can ensure the correct plans get implemented. Ms. Jones explained she will do a critical review and include all the updates in the Staff Report. She felt if the petitioner brought new plans to the meeting, the Commission should probably not approve them and should continue the docket for further review. Ms. Jones always dates the plans when they are received.

Commissioner Sianis announced tonight was his last night on the Plan Commission. He is moving out of the Village. He thanked the Commission.

Commissioner Zangara stated he was available on both dates for the possible special meeting.

Commissioner Johnson questioned if there was a landscape requirement for development signs. Ms. Jones explained the Code requires it but the Plan Commission has on certain occasions waived the requirement when there was mature landscaping in the vicinity. She further explained some signs might fall under a different definition of a sign as a temporary sign. A development sign is allowed for one year and can be renewed for an additional year for a total of two years. Other signs are much more temporary in nature and do not require Plan Commission approval.

Commissioner Powers referred to the Staff Report for the Omni packet and mentioned it was very helpful. He appreciated the work Staff does with the reports.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Powers to adjourn the meeting at 7:12 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 9.02.2016
FOR APPROVAL ON 9.08.2016**

DRAFT DOCKET NO. 2016-16

**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 Grove 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

PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

August 25, 2016 Public Hearing

Chairman Ruffatto called Docket No. 2016-16 on August 25, 2016. Present were Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Sianis and Zangara. Also present were Brooke Jones, Senior Planner and Mallory Milluzzi, Village Attorney.

Mr. Justin Silva, Associate, 3661 Woodhead Drive, Northbrook, was present and sworn in. Ms. Doryce McCarthy, COO, Omni Youth Services, 1111 W. Lake Cook Road, Buffalo Grove, IL and Mr. Sean Ehlke, Architect, Ehlke Lonigro Architects, 224 S. Milwaukee Avenue, Wheeling, IL were present and previously sworn in.

Mr. Silva reported that Mr. Shapiro appeared before the July 28th Plan Commission meeting. There were a number of requests and concerns that were raised from the Commission at the meeting. He referred to the following concerns:

- Clearer site plan that provided dimensions for parking and a floor plan showing individual furniture and office space;
- Concerns from the Fire Department and retrofitting the sprinkler system;
- Concern there was no landscape plan and no bike rack shown on the site plan;
- A request to provide cut sheets for the proposed cedar fence;
- Providing specific species of proposed plants for the front garden area and side area off Wolf Road;
- Request that the existing egress and parking layout remain the same for the parking lot on the south side of the building; and
- Repainting some of the rusted doors on the exterior of the facility.

Mr. Silva felt they addressed all the concerns and provided Staff with the plans. He introduced Mr. Sean Ehlke, Architect to review the changes.

Mr. Ehlke reviewed the plans. He provided the proposed site plan. They are looking to basically reuse the site as is. They provided the dimensioning for the proposed parking. There are currently 29 parking spaces and by repaving and restriping they also end up with 29 parking spaces including the two handicapped spaces. They are showing the angled parking as it exists along the south side of the building. There are seven spaces from corner to corner. The dimension from the building to the edge of pavement is shown on the plan as 34' 4". Additionally, on the west side of the building they will repaint the service door as shown. A bike rack for seven bikes is shown on the north end. A 6' high stockade fence around the trash enclosure area is shown. The existing fence along the west property line and a portion of the north property line will be replaced. A do-not-enter sign has been added at the end of the one way traffic.

Mr. Ehlke referred to the floor plan. He met with Fire Inspector Antor regarding the concerns the

Fire Department had about the occupancy count and the initial plans that were submitted. They did an analysis based on the overall building square footage based on a business classification that gets them to 86 occupants. Fire Inspector Antor asked them to analyze the current building and then with the proposed build out. When they analyzed the existing building they came up with 143 occupants. When they did the analysis based on the proposed interior changes they came up with 144 occupants. He felt they were basically keeping the building in a similar style as was originally constructed. They simplified the floor plan to show the intended use of all the spaces as well as to show the intended furniture layout of each area. They counted 90 occupants as the maximum number based on the layout. The Fire Department was in agreement with the proposed plans.

Mr. Ehlke confirmed a photometric plan was provided as requested. The fixtures are being changed to LED.

Mr. Ehlke reported the landscape plans had been submitted to provide additional details.

Ms. McCarthy thanked the Commission for the opportunity to return. She felt all of the concerns had been addressed and was now more excited about the building. She was available to answer any questions.

Commissioner Issakoo questioned if the angled parking had been changed. Chairman Ruffatto confirmed the parking was remaining as is.

Commissioner Issakoo questioned if an occupancy of 90 would be included as a condition. Ms. Jones explained the occupancy of 90 was based upon the Fire Department's review and their system of counting occupants. She explained when Staff discussed occupants they were looking at how the business operations would actually function. Based upon their submittal, it was stated there would be a maximum occupancy of 26. She preferred not to include the Fire Department's occupancy in the Special Use ordinance since it could be confusing from a zoning perspective. She feels comfortable that the Fire Department would ensure their requirement was met.

Commissioner Issakoo was happy with the changes.

Commissioner Sianis had no further comment.

Commissioner Johnson questioned if the utility enclosure would be upgraded along with the new fence. Ms. McCarthy confirmed it would be upgraded.

Commissioner Johnson questioned what the "X" area between the two stairways represented. Mr. Ehlke confirmed it was a void space with no access to it.

Commissioner Johnson felt the petitioner did a great job on responding to everything from the last meeting.

Commissioner Powers questioned if the walk on the northeast side would be removed. Ms. McCarthy confirmed it would remain.

Commissioner Powers was happy with the proposal.

Commissioner Zangara referred to the wheel stops by the angle parking. He suggested placing them parallel to the building since it was easier for the snowplowing.

Commissioner Dorband missed the previous meeting but watched the video and read the minutes. She questioned if the mezzanine area was still figured into the equation for a sprinkler system. Ms. Jones explained it wasn't a zoning issue so she did not go over it very closely with the Fire Department. Commissioner Dorband wanted to know the rationale for adding the sprinkler system even though the mezzanine was only being used for storage. Mr. Ehlke explained mezzanine was an inappropriate term to use for the area. He felt it was more of a partial second floor of the overall building footprint. It wasn't a mezzanine since it had walls on all four sides and wasn't open to the story below. They looked at it and the only access up to it was the two stairwells. It is not legal to use it as office space. It will be used as storage for their athletic equipment. Ms. Milluzzi confirmed the Fire Department had determined that sprinklers were not required after they received further clarification.

Commissioner Dorband suggested having the youth maintain the rain garden. Ms. McCarthy explained they had all kinds of youth who come to the agency and felt it could be an opportunity for the youths who need community service hours. However, she explained they try to be careful in not looking like they were working their youth. They do youth development so healthy kids who want to learn leadership skills could do it as a service project. She mentioned that in their Buffalo Grove facility they have companies that want to volunteer to do some of their annual plantings. Commissioner Dorband mentioned that in the school district she had worked at they used a lot of youth to help with their rain garden.

Ms. McCarthy stated she had misspoke earlier and confirmed that they would be removing part of their sidewalk.

In reply to Commissioner Dorband's question, Ms. McCarthy confirmed they were keeping the Lake Cook building.

Chairman Ruffatto mentioned he did not see any landscaping where the sidewalk was being removed. Ms. McCarthy confirmed it would be sod. She explained they want to just remove the temptation for people who want to enter there. Chairman Ruffatto suggested adding a condition to require sod.

Chairman Ruffatto questioned if the fence in the northeast corner of the parking lot would be attached to the wall. Ms. McCarthy confirmed it would be attached and people could not walk on the side of the building.

Mr. Silva requested a favorable recommendation for the Special Use and Site Plan Approval for the social service facility.

**Findings of Fact and
Recommendation**

DOCKET NO. 2016-16

Commissioner Powers moved, seconded by Commissioner Johnson 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. The area where the sidewalk is removed shall be sodded.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Sianis, Zangara

NAYS: None

ABSENT: None

PRESENT: None

ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Johnson to close Docket No. 2016-16. 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 9.02.2016
FOR APPROVAL ON 9.08.2016**