

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, September 8, 2016.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS – None

6. CONSENT ITEMS

- 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

Commissioner Dorband moved, seconded by Commissioner Zangara to approve the following consent items.

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;

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;

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

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
See Findings of Fact and Recommendation for Docket No. 2016-18.

See Findings of Fact and Recommendation for Docket No. 2016-18.

Commissioner Johnson moved, seconded by Commissioner Dorband 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;

2. Within 120 days of special use approval, the petitioner shall return to the Plan Commission for Minor Site Plan and Appearance Approval of a landscape plan that includes additional plantings;
3. The west parking lot shall be resealed and restriped;
4. The site shall include bicycle parking centrally located for five; and
5. The petitioner shall work with Staff to clean up the rear loading docks.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Dorband to close Docket No. 2016-18. The motion was approved by a voice vote.

8. APPROVAL OF MINUTES – August 25, 2016 (includes findings for Docket No. 2016-15)

Commissioner Dorband moved, seconded by Commissioner Powers to approve the minutes dated August 25, 2016. The motion was approved by a voice vote. Commissioner Blinova abstained.

9. OTHER BUSINESS

The Commission took a break at 7:34 p.m. and reconvened at 7:39 p.m.

- A) Workshop discussion of CMX and its relation to the Wheeling Town Center Development

Mr. Brad Friedman announced the new anchor tenant as CMX. He wanted to share the details with the Plan Commission and explain how it impacts the overall site plan. He explained they were fortunate because they had a lot of movie theaters expressing interest so they had their “pick of the litter”.

Mr. Friedman explained that CMX was a luxury dine-in cinema with high-end finishes and décor. They do the first run blockbuster movies and will have an upscale menu with a wide range of food and beverages. They’ll have a nice stylish lounge, a full bar with handcrafted cocktails. They offer oversize leather seating and pride themselves on offering a first class service. They are the sixth largest movie theater chain in the world so they are financially very strong which makes them stable. They have almost 300 theaters and are making a major investment into the US market. They

have signed eight leases for US locations in Miami, Old Orchard and Wrigleyville. They are partnering with Lettuce Entertain You.

Mr. Friedman reviewed the changes to the site plan. He noted it was pretty much the same. They gave CMX 40,000 square feet and their actual building footprint is 37,640 square feet. It is a little wider so there were changes to the back area (west area). There used to be a one-way aisle with diagonal parking. The area was reconfigured so there was now a nice wide drive lane with perpendicular parking. They picked up additional parking spaces and increased the landscaping. Mr. Friedman mentioned Flix Brewhouse had 980 seats and CMX has 780 seats since they have the extra wide seating. Because of it, the parking study benefited since there were less number of seats. Flix Brewhouse was also heavy on the employee count with 100 employees working on a Saturday night and CMX only has about 40 employees working on a Saturday night so an additional surplus of parking became available. The building is a little wider and a little shorter (north to south) so they added some walkways and landscaping to provide a little bit more of a buffer. In the north, a lot of extra space was gained. There is a carved out area where they plan to incorporate some outdoor seating. They put in some extra planter beds and also incorporated a new drop off area by the valet spot. CMX has a lounge area in the front with a market area. They plan to offer full meals including some exotic foods. They have a separate bar area. There are 10 screens. Flix Brewhouse had eight screens so some of the screening rooms are a little bit more intimate. All of them have the extra wide seating. Pictures, drawings and elevations were provided.

Mr. Friedman stated that CMX was designing their own building with their own internal architects. RTKL is not the architect of record but they have been working with the architects and are familiar with the materials. Anthony reported the majority of the material on all sides is a metal mesh that creates a diamond shape. It creates different shadows with a multi color panel. There is a light blue gray paint on the substructure behind it. The bottom portion is a metal panel and the main lobby is all glass with siding fittings. Sketches were provided with different views.

Commissioner Powers felt the plan was awesome and he appreciated everything the petitioner had done.

Commissioner Dorband liked the CMX architecture and felt it fit in nicely and better than the previous theater. Mr. Friedman explained CMX prides themselves in being an upscale theater experience.

Commissioner Dorband questioned if the landscape areas would be irrigated. Mr. Friedman confirmed the landscaping was irrigated.

Commissioner Johnson questioned the tightness of the mesh. He expressed concern about the maintenance with insects and etc. Anthony stated it was hard to tell since they just received the plans from the architects from Mexico City. Anthony explained there was a space between the mesh and wall that could probably be powered wash. He confirmed it was not glass.

Commissioner Zangara wanted to make sure they don't out price their menu items. Mr. Friedman explained they were working on a sample menu. CMX is relying on Lettuce Entertain You to select a menu appropriate for the venue and area. Chairman Ruffatto reminded the Commission the

Village wants to attract all neighbors and that the menu selection is not germane to the approval process. Commissioner Zangara is in favor of Wheeling doing something different than other communities. Mr. Friedman noted that CMX was just one retailer in the center and that there would be other restaurant choices.

In reply to Commissioner Zangara's questions, Mr. Friedman confirmed they had not changed the Burger King parking.

Commissioner Issakoo is excited about CMX.

Commissioner Blinova felt it was amazing and would change a lot of things.

Ms. Jones mentioned the petitioner was returning for a special meeting on September 29th for final PUD approval. Chairman Ruffatto questioned how the major change would be addressed. Ms. Jones explained it was final PUD and the details of engineering, landscaping, lighting, etc. would be finalized. The special use for CMX would also be reviewed in a new hearing. Ms. Milluzzi explained the final PUD is for the layout of the entire complex and the special use is specifically for CMX. The Public Hearing was being noticed since there were some substantial changes from preliminary. Mr. Friedman mentioned the amount of time that had elapsed between the preliminary PUD to final PUD would also require an additional public hearing since it was more than six months.

Chairman Ruffatto questioned if CMX would be present at the next meeting. Mr. Friedman wanted a CMX representative from the design team and architecture team at the workshop but unfortunately they were unable to come since it was a little more challenging coming from Mexico City. He is hoping someone will be at the September 29th meeting. Chairman Ruffatto felt someone would be needed from CMX in order to fully understand what was going on since Mr. Friedman's architect could not represent them. Mr. Friedman agreed that it was extremely important to have someone from CMX to be present for final PUD.

Chairman Ruffatto felt it would be a great addition and would generate a heightened awareness for the center and Village.

Commissioner Powers requested material samples for the next meeting. Mr. Friedman agreed.

Commissioner Zangara mentioned that Hersey High School installed a blinking crosswalk to go to the shopping center. Chairman Ruffatto felt it was also an enforcement issue.

Commissioner Zangara wanted to schedule a field trip with the Plan Commission to go around the Village to see the different project. Commissioner Dorband felt it would be very helpful for the new Commissioners. Commissioner Dorband mentioned that the Fire Department had taken the Commission around in the past to show the difficulty a fire truck has getting into a tight development.

Commissioner Issakoo had no comments.

**Wheeling Plan Commission
Regular Meeting**

September 8, 2016

Commissioner Dorband announced the September 14th Taste of the Town was being held at the Westin. Tickets are available through the Chamber's office.

Wheeling's Helping Hands dinner is being held on September 16th at Market Square for \$22/each and the Pig Roast at Market Square is on the 17th and \$10/each. Proceeds will go to Wheeling's Helping Hands.

Chairman Ruffatto mentioned all of the Plan Commissioners should have received a ticket to the Taste of the Town.

Commissioner Powers had no comments.

Commissioner Johnson had no comments.

Chairman Ruffatto announced he would not be present at the September 22nd meeting.

The Commission welcomed Commissioner Blinova to the Plan Commission.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Johnson to adjourn the meeting at 8:27 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,



Steve Powers, Secretary
Wheeling Plan Commission

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