

**1. CALL TO ORDER**

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, September 29, 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, Mallory Milluzzi, Village Attorney, Andrew Jennings, Director, Community Development, Ron Antor, Fire Inspector and Jon Tack, Village Engineer.

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

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

**6. CONSENT ITEMS**

- A) Docket No. SCBA 16-22  
PhilHaven  
2418 E. Hintz Road  
Appearance Approval of a Freestanding Sign

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

Commissioner Johnson moved, seconded by Commissioner Powers to approve Docket No. PC 16-9 to grant minor site plan and appearance approval for façade modifications in accordance with the following exhibits submitted September 20, 2016 by PNK Design Build for 199 N. Milwaukee Avenue, Wheeling, Illinois:

- West elevation plan, and
- Photograph of proposed storm door.

On the roll call, the vote was as follows:

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AYES: Commissioners Blinova, Dorband, Issakoo, Johnson, Powers, Ruffatto, 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. PC 16-9](#)  
Law Office  
199 N. Milwaukee Avenue  
Minor Site Plan & Appearance Approval of Façade Modifications

Mr. Seung Hoon Jung, 199 N. Milwaukee Avenue was present.

Mr. Jung reported they were replacing the storm door and making the windows flat.

Commissioner Johnson noted the picture of the storm door was brown. Mr. Jung confirmed the color of the storm door would be black.

Commissioner Issakoo asked for an update on the plans for a staircase in the back. Mr. Jung confirmed the stairs would be added by the patio but wasn't part of the appearance approval.

Commissioner Issakoo asked about the awnings. Mr. Jung explained the awnings were already removed.

Commissioner Powers had no questions.

In response to Commissioner Dorband's question, Mr. Jung confirmed they would power wash the brick after approval.

Commissioner Zangara had no questions.

Commissioner Blinova had no questions.

Chairman Ruffatto had no questions.

Commissioner Zangara moved, seconded by Commissioner Johnson to approve Docket No. PC 16-9 to grant minor site plan and appearance approval for façade modifications in accordance with the following exhibits submitted September 20, 2016 by PNK Design Build for 199 N. Milwaukee Avenue, Wheeling, Illinois:

- West elevation plan, and

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- Photograph of proposed storm door.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- B)** [Docket Nos. 2016-20A&B and PC 16-11](#)  
Wheeling Town Center  
351 W. Dundee Road  
(2016-20A) Special Use-Site Plan Approval of a Final Planned Unit  
Development for Retail and Multi-Family Residential Uses  
(2016-20B) Special Use-Site Plan Approval for an Indoor Theater  
(PC 16-11) Approval of Preliminary Plat of Subdivision

See Findings of Fact and Recommendation for Docket No. 2016-20A&B and PC 16-11.

Commissioner Powers moved, seconded by Commissioner Issakoo to recommend approval of Docket No. 2015-20A, Granting FINAL Approval of a Planned Unit Development, including Special Use-Site Plan-Building Appearance for the Wheeling Town Center Planned Unit Development, consisting of a master plan for a mixed-use transit-oriented development, as required under Chapter 19-05, Mixed-Use and Overlay Districts, Chapter 19-09 Planned Unit Developments, Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, as shown on the Final PUD Exhibit List for the Wheeling Town Center Planned Unit Development, to be located on the property consisting of approximately 16.25 acres described as the vacant parcel currently known as 351 W. Dundee Road, the commuter parking lot adjacent to the Wheeling Metra Station, and the right-of-way of Northgate Parkway, located in Wheeling, Illinois;

And with the following conditions of approval:

1. That all easement agreements necessary to support the FINAL PUD Plan are executed and recorded prior to land conveyance;
2. That the Final Plat of Subdivision and associated declaration are modified for consistency with the FINAL PUD Plans and various easement agreements and shall be submitted for approval as described in the Redevelopment Agreement prior to land conveyance.
3. Should Burger King agree to the temporary construction easement and sidewalk easement, the plans may be modified without further public review; and
4. Directional signage and/or striping shall be installed to alleviate traffic blockages and congestion from lack of northbound right turn lane on Northgate Parkway.

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On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Issakoo to recommend approval of Docket No. 2015-20B, Granting Special Use-Site Plan Approval for an Indoor Theater in the MXT Transit Oriented Mixed Use District, as required under Chapter 19-05 Mixed Use and Overlay Districts, Chapter 19-09 Planned Unit Developments; Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, and associated sections, as shown on the Final PUD Exhibit List for the Wheeling Town Center Planned Unit Development, to be located on the property consisting of approximately 16.25 acres described as the vacant parcel currently known as 351 W. Dundee Road, the commuter parking lot adjacent to the Wheeling Metra Station, and the right-of-way of Northgate Parkway, located in Wheeling, Illinois;

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Johnson moved, seconded by Commissioner Issakoo to recommend approval of Docket No. PC 16-11; Preliminary Plat of Subdivision for the Wheeling Town Center under Title 17, Planning Subdivisions and Developments as shown on the Preliminary Plat received September 1, 2016, prepared by Gremley & Biedermann, Illinois Professional Land Surveyor No. 184-005332, on behalf of WTC LLC, for the property consisting of approximately 16.25 acres described as the vacant parcel currently known as 351 W. Dundee Road, the commuter parking lot adjacent to the Wheeling Metra Station, and the right-of-way of Northgate Parkway, located in Wheeling, Illinois.

And with the following condition of approval:

1. That the comments in the Village Engineer's memo dated September 29, 2016 shall be addressed prior to approval of final plat of subdivision.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara  
NAYS: None

ABSENT: None  
PRESENT: None  
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Powers to close Docket No. 2016-20. The motion was approved by a voice vote.

**8. APPROVAL OF MINUTES** – September 8, 2016 (includes Findings of Fact for Docket No. 2016-18)

Commissioner Johnson moved, seconded by Commissioner Issakoo to approve the minutes dated August 25, 2016. The motion was approved by a voice vote.

**9. OTHER BUSINESS**

Commissioner Johnson questioned if Community Blvd. was meant to be a through street. He questioned if the Village would modify it to make it more functional. Mr. Jennings explained one of Staff's comments at preliminary PUD was if the traffic volume projected for the drive aisle warrants modifications to make it look and feel more like a street then it should be done in conjunction with this project. The traffic engineer for the development team provided testimony that it was not anticipated to be heavily traveled. The traffic consultant who had been retained by the Village to review the plans concurred with it. Staff had suggested that it probably should look more like a street. The street name is still somewhat up in the air. Community Blvd. is not a dedicated public road.

Commissioner Blinova had no comments.

Commissioner Powers appreciated Staff's pictorial about the right turn out and car stacking. It helped change his mind.

Commissioner Dorband announced that Friday, October 7 was manufacturing day. Keith's Manufacturing is holding an open house from 1:00 – 3:00 p.m. and 70 students from Wheeling High School will be bused to Keith's Manufacturing for a tour. The business is located at 350 Holbrook Drive.

Commissioner Issakoo thanked Staff for their hard work. The Commission echoed it.

Commissioner Zangara had no comments.

Chairman Ruffatto asked if Staff had talked to anyone about storing information in Good Reader. Mr. Jennings explained they hadn't had the opportunity but agreed to research it.

**10. ADJOURNMENT**

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Mr. Jennings explained they hadn't had the opportunity but agreed to research it.

**10. ADJOURNMENT**

Commissioner Dorband moved, seconded by Commissioner Issakoo to adjourn the meeting at 9:37 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,



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Steve Powers, Secretary  
Wheeling Plan Commission

**DISTRIBUTED TO THE COMMISSION 10.21.2016  
FOR APPROVAL ON 10.27.2016**