

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, November 3, 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

Ms. Lewandowski expressed concern about the closing of Staples. She doesn't want it to close. She wants to know if there will be another office supply store in the Village. She felt it was convenient for the citizens and a good asset for the Village.

Ms. Lewandowski referred to the condition of the sidewalks on Northgate Parkway and near Village Hall. She wants them repaired for safety reasons.

Ms. Lewandowski mentioned Heritage Park and the beauty and peacefulness of it.

6. CONSENT ITEMS

- A) Docket No. SCBA 16-26
Siri Restaurant
401 E. Dundee Road
Appearance Approval of Freestanding & Wall Signs

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

Approve SCBA 16-26, granting appearance approval for modifications to a freestanding sign and for a new wall sign as indicated in the sign plans submitted by DK Signs on October 26, 2016 on behalf of Siri Restaurant, located at 401 E. Dundee Road, 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.

7. ITEMS FOR REVIEW

- A) Docket Nos. 2016-22 and PC 16-12
Hamilton Partners
800 Northgate Parkway
(2016-22) Variations from Title 19, Zoning, Relating to Required Parking
(PC 16-12) Site Plan and Appearance Approval of a Spec Industrial Building

See Findings of Fact and Recommendation for Docket No. 2016-22 and PC 16-12.

Commissioner Dorband moved, seconded by Commissioner Johnson to recommend approval of Docket No. 2016-22, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11 General Development Standards, Chapter 19.11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading, Section E Parking Standards, Subsection 1 Minimum Required Parking per Land Use Category, and associated sections, to reduce the required parking for speculative industrial uses, from 272 to 198 in order to accommodate a plan for landbanked parking, in accordance with the site plan submitted September 21, 2016, for an industrial development, to be located at 800 Northgate Parkway, Wheeling Illinois, subject to the following condition:

1. That prior to building occupancy, a covenant shall be recorded against the property indicating that the landbanked parking will be constructed upon determination from the Village that the additional parking is necessary.

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 Powers moved, seconded by Commissioner Zangara to recommend approval of Docket No. PC 16-12 granting site plan and appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts and Chapter 19-12, Site Plan Approval Requirements, in order to construct a new speculative industrial development in accordance with the following exhibits submitted by Hamilton Partners on September 21, 2016 (except as noted), for the undeveloped property known as 800 Northgate Parkway, Wheeling, Illinois:

- Cover letter
- Site plan
- Northwest building perspective plan
- Northeast building perspective plan
- North and east building elevations plan
- South and west building elevations plan (10.31.2016)
- Landscape plans (3 sheets)
- Photometric plan
- Lighting specs (6 sheets)
- Engineering plans (22 sheets)
- Fire truck turning exhibit
- ALTA Survey
- Traffic study (56 sheets) (10.04.2016)

And with the following conditions:

1. The Village shall have continuous access to the water tower site throughout construction;
2. Prior to occupancy, the existing Village access easement shall be vacated;
3. Prior to occupancy, a new easement granting the Village access through the site to the Village water tower site, shall be executed;
4. That landscape irrigation shall be provided in accordance with the code;
5. That the truck turning radius exhibit may be adjusted at final engineering; and
6. The number of dock doors on the south elevation shall match the number of dock doors on the site plan.

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 Zangara to close Docket No. 2016-22.

**Wheeling Plan Commission
Regular Meeting**

November 3, 2016

The motion was approved by a voice vote.

Commissioner Powers moved, seconded by Commissioner Johnson to continue Docket No. 2016-21A&C to November 17.

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. PC 16-15 and SCBA16-27
Café Zupas
1590 E. Lake Cook Road
(PC 1615) Minor Site Plan & Appearance Approval of Landscape
Modifications
(SCBA 16-27) Appearance Approval of a Freestanding & Wall Sign

Mr. Edgar Cepuritis, Café Zupas, 460 Universal Circle, Sandy, Utah was present.

Mr. Cepuritis explained following the special use approval they were asked to prepare a landscape plan of the existing landscaping, a plan for the modifications and elevations including size identifications. The revisions were made and submitted to the Village. A landscape plan for the monument sign was also included.

Chairman Ruffatto referred to the landscape plan that was e-mailed separately.

Mr. Cepuritis referred to the columns around the perimeter and stated they were now going to be spandrel glass versus stucco.

Commissioner Powers felt everything looked in order. He thanked the petitioner for the landscape plan.

Commissioner Dorband was pleased with the sign. She asked about the opening date. Mr. Cepuritis stated they planned to open in December.

Commissioner Dorband referred to the address number above the front door on the old building. Mr. Cepuritis confirmed it would go back on.

Commissioner Johnson had no questions.

**Wheeling Plan Commission
Regular Meeting**

November 3, 2016

Commissioner Zangara questioned when they would add the landscaping. Mr. Cepuritis explained they would do some of the plantings at this time and others would wait until spring.

Commissioner Issakoo questioned why the Soup, Salad, Sandwich Kitchen was not included on the freestanding sign. Mr. Cepuritis explained they looked at doing it but the challenge was the font size would get too small and more difficult to read.

Commissioner Blinova had no questions.

Chairman Ruffatto referred to the landscaping around the building that was discussed at the last meeting. He mentioned the landscape plan showed the existing and what was being removed. He questioned if they were adding any new landscaping. Mr. Cepuritis explained they were replacing landscaping that wouldn't come back. Chairman Ruffatto expressed concern since he was expecting to see more landscaping. He questioned if they were adding additional landscaping to replace the grasses being removed. Mr. Cepuritis explained they very rarely get involved in the exterior of the buildings and normally do not handle the landscaping. He confirmed it would not be less landscaping. He wants the flexibility to add something without having to return. Chairman Ruffatto had mentioned at the last meeting that he wanted to see improvements in the landscape plan. Mr. Cepuritis asked for suggestions and mentioned they were flexible with the plan.

Chairman Ruffatto was OK with the proposed landscaping if the other Commissioners were OK with it. Chairman Ruffatto suggested adding annuals with color in the spring. None of the other Commissioners had any issues with the proposed landscaping. Mr. Cepuritis explained the building was self-maintained and the shopping center's landscapers didn't maintain the property. He felt the downside was if the landscaping didn't get maintained it would look worse. He wished the property was part of the shopping center.

In reply to Chairman Ruffatto's question, Mr. Cepuritis stated their other store was located at Golf and Meacham Roads in Schaumburg and had been opened for about a week.

Commissioner Powers moved, seconded by Commissioner Johnson to approve Docket No. PC 16-15, to grant minor site plan and appearance approval of the landscaping and façade modifications as shown on the landscape plan submitted September 14, 2016 and the building elevations (2 sheets) submitted October 31, 2016 for Café Zupas, located at 1590 Lake Cook Road, 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.

**Wheeling Plan Commission
Regular Meeting**

November 3, 2016

Commissioner Johnson moved, seconded by Commissioner Zangara to approve Docket No. SCBA 16-22 to grant appearance approval for the proposed freestanding and wall signs in accordance with the following exhibits submitted October 27, 2016 for Café Zupas, located at 1590 Lake Cook Road, Wheeling, Illinois:

- Elevation plans (3 sheets),
- Wall sign A plan,
- Wall sign B plan,
- Wall sign C plan,
- Monument sign plan, and
- Site plan.

And with the following conditions of approval:

1. That the monument sign shall not be approved without a landscape plan that is reviewed by the Plan Commission.

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.

- C) Docket No. PC 16-16
Harmony Village
(see attached list for exact addresses)
Minor Site Plan & Appearance Approval of Façade Modifications

Mr. John Kadlec, Site Maintenance, Inc., 1250 Larkin Avenue, Elgin, Ms. Becky Weber, Waltman Engineering, 1240 Iroquois Avenue, Naperville and Mr. Robert Rihtar, Vice President, Harmony Village HOA were present.

Mr. Kadlec reported they had applied for a building permit to replace the siding in Harmony Village. They are present to provide color and siding samples.

Ms. Weber explained they were hired to do a repair spec to replace the siding on all buildings. Currently the buildings have a vertical T1-11 siding that has deteriorated. They are proposing an insulated vinyl horizontal siding which will change the appearance. Their overall goal was to update the appearance with a less maintenance material. The goal is to do one building this year to show the owners and then continue next year. Chairman Ruffatto explained normally the petitioner provides

the color schemes and the buildings are identified by color prior to the meeting. The Commission wants variations in color between each building. Ms. Weber explained they would use two colors and alternate them. Two of the same colors would not be next to each other. The trim color would all be the same probably in an off white color. Chairman Ruffatto explained the Commission normally requests the exact colors that would be used versus a range of colors. Ms. Weber explained the petitioner is currently proposing 5 colors and then they want the owners to narrow it down to two colors.

Mr. Kadlec provided color samples. The current color of the buildings is a medium beige with a dark brown trim. There are five colors being proposed: Quiet Willow, Harbor Grey, Montana Suede, English Wedgewood and Vineyard Grove.

Ms. Weber confirmed the siding being proposed is a double six insulated siding.

In reply to Chairman Ruffatto's question, Mr. Kadlec confirmed the trim would be an almond or off white color.

Ms. Milluzzi explained the Commission could approve all five colors and then let the petitioner narrow down the colors.

Commissioner Issakoo questioned if the color of the dark brown garage doors was changing. Mr. Rihtar explained the garage doors and entry doors were currently remaining dark brown but were painted yearly.

Commissioner Issakoo agreed with giving the petitioner flexibility in selecting the colors.

Commissioner Dorband questioned how the other buildings would be staggered. Mr. Kadlec explained they would work out a schedule with the homeowner's association. They plan to start the project and continue until they are finished.

In reply to Commissioner Dorband's question, Mr. Kadlec confirmed they would use one color trim.

Commissioner Dorband asked to see how the different colors looked against each other.

Commissioner Dorband thought one of the proposed trim colors appeared pink.

Commissioner Zangara questioned if they were replacing the gutters as part of the trim. Mr. Kadlec confirmed they would replace them in the same color as the trim.

Commissioner Zangara questioned the color of the roofs. Mr. Rihtar was unsure on the color but stated they were about 6 or 7 years old and all the same color.

Commissioner Zangara wanted to see the colors chosen when they return. Ms. Milluzzi explained the Commission needs to determine if they want to approve all five colors at this time so they wouldn't need to return. Ms. Jones explained the Commission could also determine if they didn't

like a certain color. Commissioner Zangara didn't mind any of the colors but wasn't sure the green would match with the brown doors.

Commissioner Powers was OK with all of the colors except the Vineyard Grove.

Commissioner Blinova prefers the lighter colors to make the property brighter and appear larger. She wants to see the whole picture on how it would look.

Commissioner Johnson expressed concern if the homeowners chose both greens then there wouldn't be much variation between them. Mr. Kadlec explained the homeowners would select the pairing and not the individual color.

Chairman Johnson asked for a list of the pairings. Mr. Kadlec provided the following pairings:

- Harbor Grey & Quiet Willow
- Harbor Grey & English Wedgewood
- Montana Suede & Vineyard Grove

Commissioner Dorband expressed concern there wasn't much contrast. She wants more contrast. Chairman Ruffatto agreed. Commissioner Dorband questioned if there was another option.

Chairman Ruffatto questioned if the fencing was changing. Mr. Rihtar explained it was more of a trellis currently painted a dark brown. The color could be changed with the doors.

Chairman Ruffatto felt the Commission was not comfortable with any of the color pairings. He asked if it could be worded so they could do the test building and then after the decision was made by the owners they could return. Mr. Rihtar explained the test building would not be done before the color was chosen. They want the color choice done first and then the test building. Chairman Ruffatto suggested tabling until the decision had been made.

Mr. Kadlec explained his goal was to get a building permit so when the color was chosen he was set to go since they were running out of time with the weather. Chairman Ruffatto explained the Commission was not comfortable with any of the colors chosen especially the pairings.

Commissioner Dorband felt the trim was the issue.

Commissioner Powers felt the contrast was the issue. Ms. Milluzzi was confused with the concern about the contrast since it was building next to building. She explained the trim was much lighter and would give contrast. Chairman Ruffatto explained the colors looked too similar.

Chairman Ruffatto asked to see the pairings for the siding. Mr. Rihtar provided the following pairings.

- English Wedgewood and Harbor Grey
- Quiet Willow and Harbor Grey
- Montana Suede and Vineyard Grove

**Wheeling Plan Commission
Regular Meeting**

November 3, 2016

The Commission reviewed the color samples for the pairings up close and determined they liked the first two pairings (English Wedgewood/Harbor Grey and Quiet Willow/Harbor Grey)

Commissioner Dorband asked the petitioner to let Staff know when the prototype was painted so the Commission could view it.

Chairman Ruffatto questioned if there was a door on the second floor. Mr. Rihtar explained it was a fake picture window. He confirmed the wood around it was trimmed out.

In reply to Chairman Ruffatto's question, Mr. Rihtar confirmed the gutters and downspouts would be the same color as the trim.

In reply to Commissioner Dorband's question, Mr. Rihtar confirmed the fence would remain as is until they had chosen the color. It would match the almond trim color.

Chairman Ruffatto questioned if the three rectangles at the top of the garage would be trimmed out. Mr. Rihtar confirmed they would be replaced with solid siding.

In reply to Commissioner Johnson's question, Mr. Rihtar confirmed the horizontal siding would go to the top.

Commissioner Dorband moved, seconded by Commissioner Issakoo to approve of Docket No. PC 16-16 Minor Site Plan & Appearance Approval for modifications to the existing townhomes and clubhouse in accordance with the siding replacement plans (7 sheets) submitted October 27, 2016, by Waldman Engineering Consultants, Inc., on behalf of the Harmony Village Homeowners Association, for the properties located in the Harmony Village Subdivision, Wheeling, Illinois with the following conditions:

- Harbor Grey and English Wedgewood is an acceptable siding combination
- Harbor Grey and Quiet Willow is an acceptable siding combination
- Trim, gutters and downspouts shall be almond in color; and
- The faux windows may be removed and replaced with siding.

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.

8. APPROVAL OF MINUTES – None

9. OTHER BUSINESS

Chairman Ruffatto announced November 17th is the next meeting date. The first meeting in December is on December 1st.

Commissioner Dorband will not be present at the December 1st meeting.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Powers to adjourn the meeting at 7:40 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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