

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, January 11, 2018.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS

Commissioner Powers read the following statement.

Members of the general public may address the Plan Commission with concerns or comments regarding issues relevant to the Plan Commission's agenda or topics that the Plan Commission has the authority pursuant to the Village Code to address. The Chairperson or his or her designee shall strictly restrain comments to matters that are relevant to the Plan Commission's business and shall not permit repetitious comments or arguments. Members of the general public who wish to address the Plan Commission must sign the request to speak prior to the commencement of the public hearing. A personal submitting a petition, concern or other comment shall be allotted 5 minutes to present their points.

From the audience, Mr. Terry Steilen, 473 Briarwood Drive, Wheeling came forward. He mentioned as he drove around the Village, he was aware of a lot of dreck in the area. He noticed there was paint peeling from signs and parking lots and both were in disrepair. He thought they should be a property maintenance issue. He was unaware of the property maintenance ordinances. He suggested having the Plan Commission review the property maintenance ordinances to see if there might be tweaking that needed to be done. He mentioned that the value of his property was directly related to the value of the properties surrounding him.

From the audience, Ms. Wilson came forward. She wanted to address the behavior of Commissioner Powers at a recent meeting where she publicly spoke. As she spoke at the podium at a recent Village Board meeting, Commissioner Powers was sitting in the audience with Mr. Steilen when he heckled her to sit down. She mentioned that Village President Horcher had to use his hand and ask Commissioner Powers to please refrain. She felt it was unseemly behavior as a Commissioner and

what she does is important and a lot of people appreciate it. While Commissioner Powers may have his thoughts and feelings on her public efficacy she felt it was inappropriate as an appointed official in the Village of Wheeling to speak out of turn while being in the audience at a public board meeting. She asked in the future that he would respect her time at the microphone at future Board meetings.

6. CONSENT ITEMS - None

- A) Docket No. SCBA 18-1
Stay Fit 24
740 W. Hintz Road
Appearance Approval of Wall Signs

Ms. Jones reported there was an existing monument sign where they will be placing their tenant panel but it does not require a Plan Commission review. The Plan Commission has already reviewed the monument sign and it allows for swapping out of tenant signage.

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

Approve SCBA 18-1, granting appearance approval for two wall signs as indicated in the sign plan submitted December 14, 2017, for Stay Fit 24, located at 740 W. Hintz Road, Wheeling, Illinois.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Powers, Ruffatto
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 18-1
Meadowbrook Park
425 Nancy Lane
Minor Site Plan & Appearance Approval of Park Modifications

Mr. Larry Raffel, Superintendent of Planning, Wheeling Park District, Ms. Sue Stein, President, Board of Commissioners and Jan Buchs, Executive Director, Wheeling Park District.

Mr. Raffel explained they were present to make some improvements to Meadowbrook Park. The existing playground is a tot lot with one single structure and some tot swings. They have always

intended to make this neighborhood park a playground for all ages. There is currently a tot structure, bucket swings, benches, trash/recycle receptacles, bike rack and a small seat wall. They are proposing the improvements in the property they own and within the easements.

They've held two meetings with the neighborhood. The design expands the existing playground area to accommodate a 5-12 year old play structure, a tire swing, belt swings and an individual play spinning piece. They are not proposing any additional landscaping, any additional site improvements outside of the perimeter than a small trellis open air structure (approx. 100 square feet). They are not proposing any lighting, water fountains or any utilities on the site. They just want to meet the needs of the neighborhood and provide a neighborhood park. Additional benches are being provided around the playground area, out of the safety zone. The site has a lot of nice mature trees and an open feeling.

Commissioner Dorband liked the design and small climbing wall. She also liked the addition of the small trellis.

Commissioner Johnson liked the improvements to the park.

Commissioner Creech thanked the Park District for the great job and addition to the Village.

Commissioner Blinova can't wait to see the improvements since she uses the park.

Commissioner Kalis thought it looked great.

Commissioner Powers thought it was great.

Chairman Ruffatto questioned if the ground would be covered. Mr. Raffel confirmed the surface would be covered with an artificial turf (Smart Surface).

In response to Chairman Ruffatto's question, Mr. Raffel confirmed they were not including a zip line.

Chairman Ruffatto questioned if the equipment manufacturer was the same as Horizon. Mr. Raffel confirmed it was a different manufacturer but the same as Northside.

Chairman Ruffatto questioned if the neighborhood meetings were well attended. Mr. Raffel explained it depended but they sent out over 300 postcards to the neighbors. They like a lot of input.

Commissioner Johnson moved, seconded by Commissioner Dorband to approve Docket No. PC 18-1 to grant minor site plan and appearance approval for park modifications as shown on the following exhibits submitted December 11, 2018 (except as noted) by Wheeling Park District, for Meadowbrook Park located at 425 Nancy Lane, Wheeling, Illinois:

- Cover letter,
- Existing site conditions exhibit,
- FEMA topographic survey,

- Concept design plan,
- Playground equipment plan, and
- Playground equipment renderings (12.18.2017).

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Powers, Ruffatto
NAYS: None
ABSENT: None
PRESENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

- B)** Docket No. 2017-17 (Continued without discussion on 12/7/2017.)
Starbucks
Lot 2 (Building A) of the Wheeling Town Center Subdivision (address to be determined)
Special Use-Site Plan Approval for a Drive-Through Restaurant

See Findings of Fact and Recommendation for Docket No. 2017-17.

Commissioner Dorband moved, seconded by Commissioner Kalis, to recommend approval of Docket No. 2017-17, granting Special Use, Site Plan, and Building Appearance Approval, as required under Chapter 19-05, Mixed-Use and Overlay Districts, Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit a Sit-Down Restaurant in accordance with the following exhibits submitted January 2, 2018 to be located on Lot 2 (Building A) of the Wheeling Town Center Subdivision (exact address to be determined), located in Wheeling, Illinois:

- Cover letter,
- Eriksson Engineering traffic memo & data (3 sheets),
- Enlarged site plan,
- Floor plan,
- Site plan & roof plan,
- Exterior finish palette,
- Southeast corner rendering,
- Northwest corner rendering,
- North elevation plan,
- East elevation plan,
- South elevation plan,
- West elevation plan,
- Trash enclosure exhibit,
- Landscape plan, Sheet L1.2,
- Building A exhibits (3 sheets),

- Building B exhibits (3 sheets),
- Landscape plan, Sheet L1.2,
- Landscape plant list, Sheet L1.5.

And with the following conditions of approval:

1. That the patio fencing shall be black iron;
2. That the bike rack location will be inside the patio as shown on the floor plan. The location of bike racks on other plans is not approved.
3. The trash enclosure shall have a horizontal stripe using a contrasting CMU color.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Powers, Ruffatto
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. 2017-17. The motion was approved by a voice vote.

The Commission took a break at 8:01p and reconvened at 8:08p.

- C) Docket No. 2017-16 (Continued without discussion on 12/7/2017.)
City Works Eatery and Pour House
Lot 8 (Building H1) of the Wheeling Town Center Subdivision (address to be determined)
Special Use-Site Plan Approval for a Sit-Down Restaurant

See Findings of Fact and Recommendation for Docket No. 2017-16.

Commissioner Powers moved, seconded by Commissioner Johnson to recommend approval of Docket No. 2017-16, granting Special Use, Site Plan, and Building Appearance Approval, as required under Chapter 19-05, Mixed-Use and Overlay Districts, Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit a Sit-Down Restaurant in accordance with the following exhibits submitted January 2, 2018 (except as noted) to be located on Lot 8 (Building H1) of the Wheeling Town Center Subdivision (exact address to be determined), located in Wheeling, Illinois:

- Cover letter,
- Floor plan,
- Site plan & roof plan,
- Exterior finish palette,
- Northwest corner rendering,

- Southwest corner rendering,
- Northeast corner rendering,
- North elevation plan,
- East elevation plan,
- South elevation plan,
- West elevation plan,
- Landscape plan, Sheet L1.3,
- Landscape layout plan, Sheet L2.3,
- Buildings H.1 & H.2 exhibit
- Building H.1 exhibits (3 sheets)
- Building H.2 exhibits (3 sheets)
- Burnished masonry architectural guide (6 sheets) (11.29.2017).

And with the following conditions of approval:

1. As proposed, the windows adjacent to the patio are operable and are intended to open as weather permits; and
2. That the patio shall have seasonal landscaping.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Powers, Ruffatto
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. 2017-16. The motion was approved by a voice vote.

- D)** Docket No. PC 17-19 (Tabled without discussion on 12/7/2017.)
Wheeling Town Center
Various Lots within the Wheeling Town Center Subdivision (addresses to be determined)
Site Plan & Appearance Approval of Building and Site Modifications

Mr. Friedman explained the footprints of Starbucks and City Works had changed. There was a change to building H2 which was a direct result of the shift that was made for City Works. They have combined buildings F & G. They are not asking for appearance approval on building F & G. They are in negotiations with two tenants. One is a breakfast, lunch diner concept (5,000 square feet to the north) and the other is a meat and potato sandwich, salad fast casual eatery (3,500 square feet to the south). It no longer makes sense to separate the buildings. Combining the buildings makes it more efficient.

Mr. Friedman reported they made changes to outlot building B which was a direct result of the change that was made to the Starbucks. They have a 2,000 square foot bank that wants a drive-thru.

Chairman Ruffatto asked for details about the parking.

Mr. Cochran stated that they had provided an updated parking plan. There is less parking in the evening than originally projected so they can handle more restaurant space.

Commissioner Powers questioned the total length on the west side of combined building F. He asked about the north side of building F where it seemed narrow by Burger King. He questioned if there would be a wooden fence provided by Burger King. Mr. Friedman confirmed they had not changed the width of the walkway between the north side of building F and the property line. The sidewalk width had not changed. Both tenants have approved dual entrances.

In reply to Commissioner Kalis' question, Ms. Jones confirmed there was a fence by Burger King.

Commissioner Creech's concern was regarding the trash containers. Mr. Friedman confirmed there was a trash enclosure on the west side of building F & G and they made a slight modification to a hatched area that would be no parking.

Commissioner Creech questioned if they increased the retail space. Mr. Friedman stated it was possible it was increased but the actual footprint of the cinema was reduced.

Commissioner Dorband had no questions.

Commissioner Blinova had no questions.

Commissioner Johnson had no questions.

Commissioner Dorband moved, seconded by Commissioner Blinova to recommend approval of Docket No. PC 17-19 granting Site Plan & Appearance Approval of Building and Site Modifications to the Wheeling Town Center in accordance with the following exhibits submitted January 2, 2018 (except as noted) for the Wheeling Town Center Development (exact address to be determined), located in Wheeling, Illinois:

- Cover letter (2 sheets) 1.03.2018,
- Town Center Site Plan (noting changes since Final PUD),
- Building A site plan exhibits noting footprint changes (3 sheets),
- Building B site plan exhibits noting footprint changes (3 sheets),
- Landscape plan, Sheet L1.2
- Landscape plant list, Sheet L1.5
- Landscape plan, Sheet L1.3
- Landscape layout plan, Sheet L2.3
- Building H1 site plan exhibits noting footprint changes (3 sheets),
- Building H2 site plan exhibits noting footprint changes (3 sheets),

And subject to the following conditions of approval:

1. The consolidation of Building F and G is subject to appearance approval, special use approval (if needed), and all applicable construction codes; and

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Powers, Ruffatto
NAYS: None
ABSENT: None
PRESENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

- E)** Docket No. SCBA 18-2
Wheeling Town Center
351 W. Dundee Road
Appearance Approval of Freestanding Signs

Mr. Friedman explained that when they went through final PUD they received approval for the height and location of the pylon signs. They now have a design and they would like to finalize it.

Commissioner Johnson thought it looked nice. He questioned if the tenant panels would all be the same color. Mr. Friedman confirmed they would all be black and white.

Commissioner Blinova had no questions.

Commissioner Powers asked for the locations to be noted on the site plan. Mr. Friedman noted the locations.

Commissioner Powers questioned the significant of the number 210 below the sign. Mr. Friedman confirmed the 210 was not accurate and should have been removed. Each tenant will have its own address but not listed on the signs.

Commissioner Dorband liked the way it looked.

Commissioner Kalis liked it.

In reply to Commissioner Creech's question, Mr. Friedman confirmed the intention was for all of the tenant signs to be black and white.

Chairman Ruffatto agreed it was a nice sign.

Commissioner Creech moved, seconded by Commissioner Blinova to recommend approval of Docket No. SCBA 18-2 granting appearance approval of two freestanding shopping center signs in accordance with the following exhibits submitted January 2, 2018, for the Wheeling Town Center

**Wheeling Plan Commission
Regular Meeting**

January 11, 2018

Development, at 351 W. Dundee Road, Wheeling, Illinois:

- Sign plans (2 sheets), and
- Landscape plan and plant list (2 sheets).

With the following conditions:

1. Tenant panels are limited to the black and white color scheme; and
2. No building address shall be shown on the sign.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Powers, Ruffatto
NAYS: None
ABSENT: None
PRESENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES – December 21, 2017

Commissioner Powers moved, seconded by Commissioner Johnson to approve the minutes dated December 21, 2017 as presented. The motion was approved by a voice vote.

9. OTHER BUSINESS

Commissioner Kalis mentioned the Happy Noon Year party at the Park District was lovely.

Commissioner Creech announced he would not be present at the January 25th meeting. Commissioner Kalis will also not be present.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Powers to adjourn the meeting at 9:06 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,



Steve Powers, Secretary
Wheeling Plan Commission

**Wheeling Plan Commission
Regular Meeting**

January 11, 2018

**DISTRIBUTED TO THE COMMISSION 02.02.2018
FOR APPROVAL ON 02.08.2018**