

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, February 8, 2018.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Powers and Ruffatto. Also present were 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 came forward. Mr. Steilen provided an update on information regarding property maintenance. Village Hall has a copy of the 2012 Property Maintenance Manual as well as the Library. The Library's copy can be viewed but not checked out. He noticed the Village approved corrections/additions at the time they enacted the Property Maintenance Ordinance. The Library copy did not include any of the changes and/or additions that the Village made. He suggested that the Village add an insert in the Library copy.

Mr. Steilen mentioned in the past, a well-known person in the Village was cited a property maintenance violation because their hedges/trees were higher than the entrance to their complex. He looked through the Property Maintenance Manual and the Village Ordinances and he was unable to see any reference to the height of trees/shrubs. They were specifically excluded in the document from any height limitation. He will submit a FOIA request to find the area that particular property maintenance violation was taken against.

Mr. Steilen will continue to update the Commission. He hoped the Commission would review the manual. He also mentioned there was an on-line copy but wasn't legal to post since it was copyrighted. Another out-of-state town had included it in their public viewable records.

In response to Chairman Ruffatto's question, Ms. Jones confirmed that the Plan Commission was not responsible for the Property Maintenance Code. She explained there was an overlap in the Zoning Code that includes shrub heights and other aspects of landscaping that relates to the Property Maintenance Code. She reconfirmed that the Plan Commission does not review the Property Maintenance Code of the Municipal Code.

Ms. Milluzzi explained within the Village's Code, the IPMC (International Property Maintenance Code) specifically set forth any local amendments in which where the Village differs from it. The amendments are within the Property Code and not the Zoning Code.

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

- A) Docket No. PC 18-2
CMX
Building J of the Wheeling Town Center Development
Site Plan & Appearance Approval of Façade Modifications

Mr. Tom Rael, Architect for CMX, 17 Park Place, New York, NY was present.

Mr. Rael reported they were proposing a major appearance change of the cinema. The proposal includes comments and suggestions made during workshop sessions. CMX is now growing in the US market. Their first cinema is in Miami and the second at Old Orchard. They want to establish a brand standard of appearance to be the main driver for needing the appearance update. They wanted to create something that was unique to their specific location and setting.

They situated the entrance to the cinema but also designed an important corner in a way that would make a direct visual connection between the activity of the cinema and lounges and make a major statement for the Village Green and the Village of Wheeling. They located and articulated the lounges and created a tower of light that would also serve as a beacon for the cinema, village and development.

The broke up the visual height of the tall cinema walls with a 10' high band along the entire perimeter of the bottom with fiber cement panels. Above it, they are utilizing premium decorative CMU block. They are working with a regional Illinois based company. They are creating an articulated pattern with four color ways of the premium block with three different textures (polished, ground, texture) to create a rich and textural pattern appearance to the walls above the gray fiber cement base of the cinema.

Mr. Rael referred to the concern about the maintenance aspect of the CMU. He noted there was a sheen to the material which minimizes the adherence of airborne dust and makes it easier to

maintain.

Material samples were provided at the meeting. Mr. Rael noted where the different colors were used. The material for the light tower, marquee and all sides of the end wall to one of the lounges will be a charcoal gray metallic panel which is the same panel that was utilized for certain portions at Old Orchard. The fiber cement panel that breaks down the height of the auditorium walls is a different material. He explained the quality of the CMU material is the same throughout and not a coating. The third major material is a lighter charcoal gray sheet metal paneling. The upper portion of the auditorium walls is the varied striated pattern utilizing the four different colors of the CMU block.

Chairman Ruffatto asked for an explanation on the decrease in seating. Mr. Friedman confirmed there was a slight decrease in the seating and was reflected in the most recent updated parking study that was submitted to Village Staff. The reduction had a positive effect on the parking ratio.

Commissioner Johnson questioned if the material on the first 10' on the bottom was durable and salt resistant. He questioned the thickness. Mr. Rael confirmed they were using 1/4" thick panels. The product was originally used as a sub-straight for tiling and other masonry applications. It is also impervious to moisture penetration. It will be used on a rain screen and attached with Z clips or channels.

Commissioner Johnson thought the new design was great since he had some concerns with the original design. He felt the proposed design was much nicer.

Commissioner Johnson referred to the up lights shown around the perimeter of the building. Mr. Rael explained they wanted to visually break up the linearity of the base at night by creating backdrops to the trees.

Commissioner Creech also expressed concern with the cement fiber panels on the first 10' of the cinema. He questioned if it would be flush with the cement blocks located above. Mr. Rael confirmed they would detail it so it was flush.

Commissioner Creech expressed concern with the rear elevation over the west elevation that faced the train depot. On the previous design there was a sign. He wanted to see a CMX sign on the back in order to break it up. Mr. Rael explained they had not fully developed the signage program. They also want the light tower to be visible from all sides.

Commissioner Blinova questioned if the tower light was too bright for the airport. Mr. Rael explained on most nights very little light was visible. The light will be dimmable depending on the conditions. He agreed to study the flight patterns. Mr. Friedman stated they had a workshop meeting with the airport and the initial feedback was positive and beneficial for the airport.

Commissioner Kalis asked if they had considered using the deep red color that had been used at other CMX theaters. He felt it was a nice contrast and pleasing to the eye. Mr. Rael confirmed it would be used in the signage.

Commissioner Powers also expressed concern with the fiber cement panel base. He asked for the

manufacturer's name. Mr. Rael confirmed the manufacturer was Cembrit. He explained the product was smoother, more vinyl like and would take light during the daytime differently than CMU. Mr. Rael confirmed they had used it on other buildings. In addition to the 4 colors, 3 different textures, they are also using standard 8" x 16" coursing but also 4" x 16" coursing which will add to the richness of the pattern of the variation.

Commissioner Powers also felt the back of the building needed some signage for the commuters.

Commissioner Dorband liked the design and textures. She asked to make sure all of the verbiage indicated 8 instead of 10 theaters before it went to the Village Board. Mr. Rael agreed to make the correction.

Chairman Ruffatto questioned the construction of the cap. Mr. Rael confirmed it would be the same material.

Chairman Ruffatto questioned if the glass by the lounges could open. Mr. Rael confirmed the glass was fixed and could not be opened. The original proposal included glass doors that would open the lounges to the Village Green but after the Health Department's review it would need to be considered outdoor dining with another layer of restrictions needed. It would also adversely affect the service operation of the cinema.

Chairman Ruffatto referred to the reduction of theaters. He questioned the reason for the change in configuration. Mr. Rael explained it was part of the brand operation and service by the staff.

Chairman Ruffatto questioned if they had used the application in a cold weather climate. Mr. Rael confirmed they had used it in Brooklyn.

Chairman Ruffatto questioned the difference between the premium product and the others. Mr. Rael explained the main difference was in the formula mix.

Commissioner Kalis questioned if the kitchen was removed. Mr. Rael explained it remained but the location was now underneath the rear highest seating rows of Auditorium 1. The location was difficult to see on the plans. Commissioner Kalis suggested noting it more clearly on the plan before going to the Village Board.

Commissioner Creech questioned if they had a pattern for the concrete block. Mr. Rael explained there was an important distinction between arbitrary and random. Their process is to carefully select the colors and textures and then design the dynamic random pattern. The type of product will not change on the different bands.

Commissioner Dorband moved, seconded by Commissioner Johnson to recommend approval Docket No. PC 18-2 granting Site Plan & Appearance Approval of Facade Modifications to the indoor theater special use in accordance with the following exhibits submitted January 31, 2018 for CMX, which is located at Building J in the Wheeling Town Center development (exact address to be determined), located in Wheeling, Illinois:

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- Project summary
- Floor plan
- Site plan / roof plan
- Renderings (2 sheets)
- Elevation plans (2 sheets)
- Material pallet

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. 2018-1A&B**
Eagle Gourmet Cafe
1201B W. Dundee Road
(2018-1A) Zoning Variation to Reduce the Required Parking for a Restaurant
(2018-1B) Special Use-Site Plan Approval for a Sit-Down Restaurant

See Findings of Fact and Recommendation for Docket No. 2018-1A&B.

Commissioner Dorband moved, seconded by Commissioner Creech to recommend approval of Docket No. 2018-1A, 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 the proposed sit-down restaurant, from eighteen (18) to eleven (11), for Eagle Gourmet Cafe, to be located at 1201B W. Dundee Road, Wheeling Illinois.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Dorband to recommend approval of

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Docket No. 2018-1B to grant Special Use-Site Plan Approval as required under Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit a Sit-Down Restaurant in accordance with the project description and floor plan submitted January 10, 2018 by Eagle Gourmet Cafe, to be located at 1201B W. Dundee Road, Wheeling, Illinois:

And with the following conditions of approval:

1. That a bicycle rack shall be installed on the site in a location agreed upon by Staff and the owner; and
2. That the gaming aspect of the Special Use shall be subject to all Village and State licenses.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Powers to close Docket No. 2018-1. The motion was approved by a voice vote.

The Commission took a break at 8:35 p.m. and reconvened at 8:40 p.m.

- C) Docket No. 2018-2
Uptown 500
501 W. Dundee (address to be changed to 500 W. Dundee)
Amendment to the Planned Unit Development to Allow for an Additional Story
on the Mixed-Use Retail and Residential Building

See Findings of Fact and Recommendation for Docket No. 2018-2.

Commissioner Dorband moved, seconded by Commissioner Powers to continue Docket No. 2018-2 to February 22, 2018.

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 – January 11, 2018 (including findings for Docket Nos. 2017-16 and 2017-17)

Commissioner Powers moved, seconded by Commissioner Kalis to approve the minutes dated January 11, 2018 as presented.

9. OTHER BUSINESS

Commissioner Johnson mentioned the newly remodeled Burger King was opened.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Powers to adjourn the meeting at 9:42 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 02.16.2018
FOR APPROVAL ON 02.22.2018**