

**1. CALL TO ORDER**

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, February 22, 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, Mallory Milluzzi, Village Attorney, Ron Antor, Fire Inspector and Kyle Goetzelmann, Civil Engineer.

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

**5. CITIZEN CONCERNS AND COMMENTS**

**6. CONSENT ITEMS**

- A) Docket No. SCBA 18-5  
Mr. Roof & Remodeling  
529 N. Wolf Road  
Appearance Approval of a Wall Sign

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

**Approve Docket No. SCBA 18-5** to permit installation of the wall sign in accordance with the sign drawing submitted February 2, 2018 by Mr. Roof & Remodeling, located at 529 N. Wolf 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 18-3  
          Amm's Limousine Service  
          2160 S. Foster Avenue  
          Minor Site Plan & Appearance Approval of Landscaping

Mr. Tony Douvlis, 2160 Foster Avenue was present.

Mr. Douvlis provided a color rendering of the proposed landscaping.

In response to Commissioner Dorband's question, Mr. Douvlis confirmed he had already removed the existing landscaping. Commissioner Dorband thanked the petitioner for providing the color rendering.

Commissioner Johnson questioned the plans for landscaping on the sides. Mr. Douvlis confirmed the sides would be trimmed. One of the bushes had been removed per the Fire Department's request.

Commissioner Kalis thanked the petitioner for providing the color rendering.

Commissioner Dorband moved, seconded by Commissioner Johnson to approve Docket No. PC 18-3 granting minor site plan and appearance approval of the landscape plan and plant list submitted January 26, 2018 for the existing large ground transportation service use at 2160 S. Foster Avenue, 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.

- B)**     Docket Nos. 2017-18 and SCBA 18-4 (continued from January 25, 2018 hearing)  
          Shri Swaminarayan Temple  
          397 Northgate Parkway  
          (2017-18)     Special Use-Site Plan Amendment to Allow for a Building  
                          Addition  
          (SCBA 18-4)   Appearance Approval of a Freestanding Sign

See Findings of Fact and Recommendation for Docket No. 2017-18 and SCBA 18-4.

**Wheeling Plan Commission  
Regular Meeting**

**February 22, 2018**

Commissioner Johnson moved, second by Commissioner Kalis to recommend approval of Docket No. 2017-18 to grant an amendment to Special Use Ordinance No. 3880, in accordance with the following exhibits submitted February 8, 2018 (except as noted) by Haeger Engineering for Shri Swaminarayan Temple, located at 397 Northgate Parkway, Wheeling, Illinois:

- Project description, 1.10.2018
- Updated response letter
- Aerial parking exhibit, 1.10.2018
- Landscape plans (2 sheets), 2.12.2018
- Irrigation plan, 2.12.2018
- First floor plan, 2.12.2018
- Second floor plan, 2.12.2018
- Basement floor plan, 2.12.2018
- South/west elevations plan, 2.12.2018
- East/north elevations plan, 2.12.2018
- Typical detail elevation plan, 2.12.2018
- Trash enclosure/sign plan, 2.15.2018
- Engineering plans (5 sheets)
- Bike path extension plan
- Photometric plan, 2.9.2018
- Lighting fixtures details (4 sheets)
- Plat of survey (2 sheets), 1.10.2018.

And with the following conditions:

1. Prior to permit issuance, a plat of easement for the looping water main shall be approved by the Village and recorded by the County;
2. The drive aisle along the west boundary of the building is partially on Village property; An easement from the Village shall be provided prior to permit issuance;
3. The 14,500 square foot future building addition is subject to site plan and appearance approval by the Plan Commission. This submittal shall include elevation plans and floor plans.

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 Powers moved, seconded by Commissioner Johnson to Approve Docket No. SCBA 18-4, to grant appearance approval of the proposed freestanding sign as shown on the sign plan submitted February 15, 2018 for Shri Swaminarayan Temple, located at 397 Northgate Parkway,

**Wheeling Plan Commission  
Regular Meeting**

**February 22, 2018**

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.

Commissioner Dorband moved, seconded by Commissioner Powers to close Docket No. 2017-18. The motion was approved by a voice vote.

- C) Docket No. 2018-2 (continued from February 8, 2018 hearing)  
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 recommend approval of Docket No. 2018-2; Granting an Amendment to Final Planned Unit Development Ordinance No. 5126, 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, to allow for a sixth story and other development modifications as shown on the following plans/exhibits submitted on January 25, 2018 (except as noted) for the Uptown development to be located on the property to be known as 500 W. Dundee Road, Wheeling, Illinois:

- Project description (5 sheets),
- Unit mix chart,
- Zoning statistical summary (2 sheets) 1.26.2018,
- Parking data analysis 1.26.2018,
- Site plan with parking data 1.26.2018,
- Floor plans (7 sheets) 2.01.2018, and
- Dundee / Northgate elevation plan,
- North / west elevation plan, and
- Courtyard elevation plan, 2.15.2018.

Including the following amended relief from the Wheeling Municipal Code:

1. Increase the maximum allowed building height from four stories and 50 feet to six stories and 68'4" for the main building and 78'0" for the rooftop stair tower (Section 19.06.040 E);
2. Increase the maximum residential unit density from 20 units per net acre to 42 (Section 19.04.060 H); and

3. Reduce the required parking count for the residential use from 619 stalls to 474 stalls, including reduction of the unreserved guest parking from 62 stalls to 32 stalls (Section 19.11.010 E(1)c).

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Mr. Anthony Licata, Taft, Stettinious & Hollister came forward and was sworn in. Mr. Licata referred to item #1 on page 5 in the Staff Report that indicated "from 4 stories and 50' to 5 stories" he requested that it be corrected to 5 stories to 6 stories. Ms. Jones confirmed it had been corrected in the record.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No. 2018-2. The motion was approved by a voice vote.

8. **APPROVAL OF MINUTES** – January 25, 2018 (including partial findings for Docket No. 2017-18) & February 8, 2018 (including findings for Docket No. 2018-1 and partial findings for docket No. 2018-2)

Commissioner Johnson moved, seconded by Commissioner Powers to approve the minutes dated January 25, 2018 as presented. The motion was approved by a voice vote. Commissioners Kalis and Creech abstained.

Commissioner Johnson moved, seconded by Commissioner Blinova to approve the minutes dated February 8, 2018 as presented. The motion was approved by a voice vote.

## 9. **OTHER BUSINESS**

- A) Policy discussion regarding special use and site plan approvals

Ms. Milluzzi referred to the recent workshop and questions that had followed about appropriate conditions to place on Special Use approvals. She clarified the Village requires site plan and appearance approval for all new construction. Any revisions to approved plans in most circumstances, the site plan approval gets wrapped up with Special Use approval. When the Plan Commission approves a Special Use, it is both Special Use and site plan. Most of the conditions that the Plan Commission adds relate to the site plan itself and not to the actual Special Use. A handout was distributed.

Ms. Milluzzi explained when looking at a Special Use, conditions would be to mitigate any adverse affects of the use on public, health, safety and welfare. She explained if a condition was added to a Special Use, it should be if that condition didn't exist the standard would not be met. The condition is added to mitigate the affect of the Special Use on the Village or one of the standards.

Ms. Milluzzi re-confirmed that floor plans were not part of site plan approval. The Plan Commission normally does not get involved in the interior. Floor plans tend to be applicable when it impacts a Special Use (flow of restaurant, number of seats for parking requirements) but the Plan Commission does not usually get involved in the interior layout of a business unless it relates to the standards of a Special Use.

Ms. Milluzzi stated color renderings were only required for the front façade and not necessarily for all sides of the elevations.

Commissioner Kalis questioned why a consensus was able to be taken if the interior plan was not required. Ms. Milluzzi explained because the Plan Commission still has the discretion to ask for additional information if it will assist them further in reviewing the project. It was a specific case situation.

Commissioner Kalis questioned how it was determined that the second phase would not change the parking. Ms. Jones explained based on their testimony and the information provided, Staff determined that they would not be using the future addition for seating or any use at the same time as their maximum use of the banquet area.

Ms. Milluzzi explained if they came back in a few years with phase two and it was determined that it was drastically different and would impact the parking then they would be required to amend their Special Use or come in with an amended site plan.

Chairman Ruffatto questioned when color renderings were required. Ms. Milluzzi explained they just needed to provide material samples but petitioners usually provided the color renderings. There is discretion based on the type and the scale of the project that additional information may be required. Chairman Ruffatto was not in favor of having to make a petitioner return for another meeting in order to bring a color rendering. Ms. Milluzzi confirmed it was the Village Code. Ms. Jones explained there were different types of renderings and sometimes they were very expensive to produce.

Commissioner Creech felt the three dimensional renderings gave everyone a better idea about what the building would look like. He felt two dimensional drawings left out too many details and that was the reason floor plans were helpful. Ms. Milluzzi explained the details were on the actual exterior elevations. Commissioner Creech disagreed. Ms. Milluzzi explained elevations were required for all sides that were changing but it didn't need to be in color. There were a lot of small site plans that come before the Commission that do not have the money or capacity to give color renderings of all four sides of their small building.

Commissioner Creech felt the Commission needed more information on the larger projects. Ms. Milluzzi explained Staff and the Commission had the discretion depending on the unique nature of a

development to ask for additional information as needed.

Commissioner Ruffatto requested that the discussion be added to the next agenda for any additional questions.

Commissioner Johnson mentioned the Commission was used to seeing an interior layout and it had been helpful in certain situations. He wanted to see the interior layout as part of the required information. Ms. Jones agreed it was helpful for a lot of projects especially new construction and larger projects. She felt on other projects, it was over stepping the boundaries. Commissioner Johnson felt it was helpful for the general flow. Ms. Milluzzi cautioned the Commission on putting conditions that would make them alter their floor plan. She would be cautious on putting conditions on floor plans or requiring them to come back with a floor plan.

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Commissioner Johnson announced that the Deerfield Moving and Storage building was gone.

Commissioner Johnson announced the spec building on Chaddick was enclosed.

Commissioner Dorband announced President Horcher and Mayor Helmer from Prospect Heights were holding a State of the City on March 14<sup>th</sup>. It will be held at 8:00 a.m. at the Ramada on Milwaukee Avenue. The cost is \$30 for members and \$45 for non-members.

Chairman Ruffatto announced he would not be present at the March 8<sup>th</sup> meeting.

Commissioner Kalis asked for details regarding the 60% masonry requirement. Ms. Jones explained it was part of the design guidelines, which is part of the Zoning Code.

**10. ADJOURNMENT**

Commissioner Dorband moved, seconded by Commissioner Kalis to adjourn the meeting at 7:47 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 03.02.2018  
FOR APPROVAL ON 03.08.2018**