

**1. CALL TO ORDER**

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, May 10, 2018.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present were Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Powers and Ruffatto. Also present were Andrew Jennings, Director of Community Development, Mallory Milluzzi, Village Attorney and Ron Antor, Fire Inspector.

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

**5. CITIZEN CONCERNS AND COMMENTS - none**

**6. CONSENT ITEMS**

- A) Docket No. SCBA 18-20  
Platinum Pool  
300 Industrial Lane  
Appearance Approval of a Wall Sign

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

**Approve Docket No. SCBA 18-20** to permit installation of the wall sign in accordance with the sign drawings submitted April 27, 2018 for Platinum Pool, located at 300 Industrial Lane, 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 18-5  
Heritage Park  
100 Community Boulevard  
Minor Site Plan and Appearance Approval of a Playground

Mr. Jennings referred to a memo that had been placed on the dais prior to the meeting. The Fire Department completed a review of the updated plan. There were conditions of approval in the Staff recommendation related to the Fire Department memo.

Mr. Larry Raffel, Superintendent of Planning, Wheeling Park District, 100 Community Blvd. was present.

Mr. Raffel referred to the 2009 master plan of Heritage Park. Prior to the redevelopment of Heritage Park in 2012, the existing playground was removed and placed in Meadowbrook Park. The park was under construction for 3 years and has been open for 3 years without a playground. They are ready and comfortable to move forward.

The playground is going in the planting area. Staff did a very detailed analysis in the summer of 2016 and again in the summer of 2017 to find the best location for the playground. The master plan had it further north and west but based on what was going on with the CRC and needing the open space it was pushed further south and east. They believe it was the best location because it gives visibility from Dundee Road and ties in with the family aquatic center, sport complex and the CRC. It also allows them to do programming with both the sports complex and the family aquatic center. The restrooms, parking and a drinking fountain are located close by. The design and location are not impacting any utilities and it is out of the easements and most of the floodplain. They are aware they need to provide some type of comp storage.

The area east of the family aquatic slopes a little and is used to provide a change in the topography within the playground and is part of the play element. There is an 8,200 square foot playground that is separated by age group. There is a 2-5 year old play area and 5-12 year old play area with swings. The required safety zones are included. The 2-5 year old structure is in the southwest area and is farthest from the parking lot. The playground itself is about 150' from the parking area and adjacent to the shade shelter.

The pathway on the east side of the site was modified to provide the emergency access. It is now a lot wider. The 2-5 year old structure is located on the southern end and the 5-12 year old is in the northeast section. There are belt swings, tot swings and friendship swings. The center area is a peninsula that separates the age groups and has the change in elevation. It is about 6' higher than the play surface and it slopes down as you move further south. A portion of the playground is in the floodplain. The area out of the flood plain is primarily where the hill is located. The comp storage is provided southeast of the playground.

The bike rack is located up in elevation near the path. It is a 5% slope and provides the accessibility to the hill piece in the playground. They will meet and replace the existing asphalt

path piece on the south that leads into the CRC.

The amenities include benches (same as used in all the parks), bike rack, trash/recycle receptacles and seat walls. Part of the goal was to bring public art into the space. The seat walls were an opportunity to bring art into the park. They are in communication with the Chicago Art Group.

The proposed shelter is 20'x30' in size. The intention is to use the structure to tie into Heritage Park with the colors. It is small but will include lighting as well as the playground. The existing light poles will be relocated.

The playgrounds are completely inclusive. The same synthetic surface that is used at the other playgrounds will be used. The hill area will also have a safety surface with the same characteristics but a different material that identifies that it is a slope. There is a 16' long roller slide built into the hill. It is double the size of the roller slides in the other parks. There is a wave rail between the roller slide and climber. There is a hill scape climber on the far end of the hill. It is three bridge pieces made from recycled wood that kids can climb under or run over. It is a new innovative piece. There are a variety of musical play pieces included by the shelter. The largest piece is a global motion spinner that kids can spin around on.

The tops of the playgrounds provide an opportunity to bring a lot more color and theming into the playground. The renderings show the color as green, but Mr. Raffel explained their intention was to make the colors like the sky. There is a net climber located under the 5-12 year old structure.

Mr. Raffel stated another intention is to bring in the Heritage Park brand into the playground. They are doing it through the surface coloring and putting the Heritage Park logo on the panels on both play structures and on the welcome sign. The logo will also be on the roof of the 2-5 year old play structure.

Mr. Raffel referred to the landscape plan. Their intention is to keep it simple. They want the playground to be open and visible. The theme of the landscaping is open and natural. There are transitions from the path going around, lawn areas and perennials/shrub areas. They are working with heights, textures and colors throughout the landscaping. There is a lot of color in the landscape pallet. There are nine shade trees (Maple, Japanese Elm, Honey Locust, White Oak). The ornamental trees include Surface Berry and Pekin Lilac. All the shrubs are low and flowering with most of them have fall colors. They are providing a nice mix of perennials that will provide colors throughout the season. Pictures of the plant materials was provided.

Commissioner Johnson thanked the petitioner for the presentation. In reply to Commissioner Johnson's question, Mr. Raffel confirmed the pathways around the playground were concrete.

Commissioner Creech thanked the petitioner for the presentation. He is excited to see it finished.

Commissioner Blinova thought the plan was beautiful.

Commissioner Kalis is excited about the plan. He questioned the location of the nearest

restroom. Mr. Raffel stated it would be in the sports complex, recreation center or aquatic center. Commissioner Kalis expressed concern that the children would need to cross the parking lot. Mr. Raffel noted the bathrooms on the outside of the aquatic center could be used.

In reply to Commissioner Kalis' question, Mr. Raffel confirmed there would be no grills.

Commissioner Powers felt it was a wonderful plan. He questioned if the lighting was pole lighting. Mr. Raffel confirmed the pole lighting would be used and relocated.

Commissioner Powers questioned how the landscaping was watered. Mr. Raffel explained they use water trucks or meters from the hydrants.

Commissioner Dorband thought it was a wonderful design. She like the proposed landscaping. She thanked the petitioner for providing a complete packet.

Chairman Ruffatto questioned the definition of a roller slide. Mr. Raffel explained it was similar to a conveyor belt. He mentioned it was the most popular play element at every playground.

Chairman Ruffatto questioned the material for the pathways. Mr. Raffel confirmed the material was concrete. When the plans were originally submitted, they included potential deducts to reduce the cost.

Chairman Ruffatto questioned if there was an area for a dog station. Mr. Raffel confirmed they were located in areas throughout the park. He will look at the location closest to the park and add another one.

In reply to Chairman Ruffatto's question, Mr. Raffel confirmed there were 4 or 5 benches along with the sitting wall.

Commissioner Johnson moved, seconded by Commissioner Kalis to approve Docket No. PC 18-5 to grant minor site plan and appearance approval for installation of a playground as shown on the following exhibits submitted March 29, 2018 (except as noted) by Wheeling Park District, for Heritage Park located at 100 Community Boulevard, Wheeling, Illinois:

- Cover letter,
- Project description,
- Heritage Park site plan (5.04.2018),
- Playground site plan and site amenities (5.04.2018),
- Playground equipment plan (5.04.2018), and
- Landscaping plans (5 sheets).

And with the following conditions of approval:

1. That the trees, light poles and similar objects should not project over the pathway unless a clear height of 13' can be maintained; and
2. That boulders or similar obstruction should not be installed on the east pathway where they may impact emergency vehicle movement.

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. 2018-7 and PC 18-6  
Wieland Metals  
567 Northgate Parkway  
(2018-7) Variation from Title 19, Zoning, Related to Required Parking  
(PC 18-6) Site Plan and Appearance Approval of a Building Addition

See Findings of Fact and Recommendation for Docket No. 2018-7 and PC 18-6.

Commissioner Powers moved, seconded by Commissioner Dorband to recommend approval of Docket No. 2018-17, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, 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 industrial uses, and associated sections to construct a second building at the existing manufacturing facility in accordance with Site Plan A001, submitted by Grund & Riesterer Architects, on behalf of Wieland Metals, located at 567 Northgate Parkway, 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 Johnson moved, seconded by Commissioner Kalis to recommend approval of Docket No. PC 18-6 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 second building to the existing industrial facility in accordance with the following exhibits submitted by Wieland Metals March 23, 2018 (except as noted), for 567 Northgate Parkway, Wheeling, Illinois:

- Cover letter,
- Site plan, A001,
- Parking analysis, A001-P,
- Plan for possible future expansion,
- Floor plan, A101,
- Roof plan, A104,
- Elevation plans, A200,
- Wall section plans, A301,
- Landscape plan,
- Engineering plans (9 sheets),
- Photometric plan,
- Lighting specs (2 sheets), and
- Plat of survey.

And with the following conditions:

1. Landscape irrigation shall be provided in accordance with the code;
2. A loop water main is proposed, a plat of easement shall be provided prior to permit issuance;
3. Masonry material will extend north along the west elevation of the new building but may end at the northernmost window to facilitate the construction of additional bays; and
4. Landscaping plan may be adjusted to reduce landscaping within the footprint of the future phases while meeting the intent of screening the north elevation.

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. 2018-7. The motion was approved by a voice vote.

- C) Docket No. 2018-8A&B  
Mexcal Mexican Grill  
58 N. Wolf Road  
(2018-8A) Variation from Title 19, Zoning, Related to Required Parking  
(2018-8B) Special Use-Site Plan Approval for a Sit-Down Restaurant

See Findings of Fact and Recommendation for Docket No. 2018-8A&B.

Commissioner Johnson moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2018-8A, 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 twenty-three (23) to fifteen (15), for Mexcal Mexican Grill, to be located at 58 N. Wolf Road, Wheeling Illinois, which is within the Center Plaza Shopping Center.

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 recommend approval of Docket No. 2018-8B 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 following exhibits submitted March 20, 2018 by Mexcal Mexican Grill, to be located at 58 N. Wolf Road, Wheeling Illinois:

- Cover letter,
- Demolition plan,
- Floor plan, and
- Statement regarding trash enclosure.

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.

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 Johnson to close Docket No. 2018-8. The motion was approved by a voice vote.

**8. APPROVAL OF MINUTES – April 26, 2018**

Commissioner Creech moved, seconded by Commissioner Powers to approve the minutes dated April 26, 2018 as corrected. The motion was approved by a voice vote.

**9. OTHER BUSINESS**

Mr. Jennings reported that the Village of Wheeling's strategic plan calls for a project called the neighborhood open space project. The concept behind the program was to locate areas under Village control that were within locations off the major streets and further into the neighborhoods to provide access to open space and locations that were not so close to existing parks. The Village started the process by trying to locate the neighborhoods that weren't well served by parks. They did an overlay of it with properties that were either controlled by the Village or could be controlled by the Village. One of the properties is located along Valley Stream, west of Elmhurst Road. The Village has been maintaining the parcel for several years. The Village has worked with the Cook County Economic Development Department on the No Cash Bid Program. Municipalities can jump in line in the tax lean sale of a property by filling out an application with the County and then going through steps. The Village has been at it for some time. The County had made modifications to the program while the Village was in the middle of it, so it took significantly longer. The program is in the capital budget and the Village is pursuing it and were on the verge of owning a property. They want to confirm prior to ordering or installing anything for this location. Colonial is on the right and Valley Stream Drive is on the left. The concept is to have a location a little farther in from Elmhurst Road that is a little quieter and would be where someone could sit down, rest and speak with neighbors. The model Staff is looking at is a bench that is easily accessible from the sidewalk but would provide the best view of the area. It would include a concrete bench off the sidewalk with easy access to a natural area and away from the busy street.

In reply to Commissioner Kalis' question, Mr. Jennings confirmed the property was privately owned by an owner who had given it up by not paying taxes. Rather than paying all the back taxes, a municipality can apply to take over the ownership and assume responsibility of the property.

Commissioner Dorband mentioned including maintenance free plantings. Mr. Jennings explained they went through several different concepts. Staff is concerned about making sure the bench and concrete pad was low maintenance and easily accessible. If there is a desire to pursue landscaping around it, Staff will look at opportunities to landscape it.

From the audience, Mr. Steilen suggested including a dog station.

Commissioner Kalis questioned who would randomly want to sit next to Elmhurst Road. Mr. Jennings explained the idea was to move it from Elmhurst Road and further in. Commissioner Kalis liked the idea but questioned who would use it. He questioned if there was a requirement for fencing off the creek for safety reasons. Mr. Jennings explained it was not necessary at this



distance. Commissioner Kalis suggested including a duck feeding station to attract children.

Mr. Jennings will speak with Public Works.

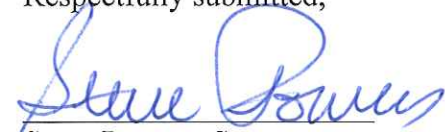
Commissioner Johnson questioned the rules about flags. He referred to the flags at Dundee Dogs. Mr. Jennings explained a flag was similar to a temporary sign and needed a permit. It has a duration associated with it and related to a special event. Flags are limited to 32 square feet and a total height of 10'.

Commissioner Johnson mentioned there were drop boxes showing up. Mr. Jennings explained there was a continuous effort to enforce them. Commissioner Creech mentioned there was one at the old Garden Fresh site. Mr. Jennings suggested calling the Code Hotline at 847.459.CODE.

**10. ADJOURNMENT**

Commissioner Dorband moved, seconded by Commissioner Powers to adjourn the meeting at 8:15 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 05.18.2018  
FOR APPROVAL ON 05.24.2018**