

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, May 24, 2018.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Dorband, Johnson, Kalis and Ruffatto. Commissioner Powers was absent with prior notice. Also present were Brooke Casolari, Senior Planner and Mallory Milluzzi, Village Attorney.

4. CHANGES TO THE AGENDA - none

5. CITIZEN CONCERNS AND COMMENTS - none

6. CONSENT ITEMS

- A) Docket No. SCBA 18-21
Virgo's Productions
262 McHenry Road
Appearance Approval of a Wall Sign

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

Approve Docket No. SCBA 18-21 to permit installation of the wall sign in accordance with the sign drawings dated May 2, 2018, and submitted May 17, 2018, by Signs of Distinction, Inc., on behalf of Virgo's Productions, located at 262 McHenry Road, Wheeling, Illinois.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) Docket No. PC 18-8
Taco Bell/KFC
150 E. Dundee Road
Minor Site Plan and Appearance Approval of Façade and Site Modifications

Mr. Alfred Teleron, 5105 Tollview Drive, Rolling Meadows and Mr. Mario Valentini, MRV Architects, Tollview Drive, Rolling Meadows were present.

Mr. Teleron explained they were pursuing the remodel because the brands required the franchisee to update their image to the current brand standards. There are very little changes to the site plan. The only changes are to the site lighting of the LED fixtures and the replacement of the current imagery on the moment sign. Most of the façade is paint. The entire building is EIFS so there is no introduction to new materials except for new metal louver awnings and a new aluminum panel where the tower is currently located. There are new parapet mounted lighting fixtures. Mr. Teleron referred to a previous concern about dimming the lighting. He confirmed there was an option.

A material board was provided at the meeting. The main colors for the building are black horizon, wedding veil and exotic red which will be used on the KFC side. The black horizon will be used more on the Taco Bell side. The colors for the signage will also be in the same shades.

Mr. Teleron referred to the downspouts. The KFC building guidelines specify that the downspouts should be colored and will follow the same building colors. Ms. Casolari clarified that the downspouts will match the color of the wall it is located on.

Commissioner Kalis questioned if there was a nearby location that had already been updated. Mr. Teleron confirmed the Elmhurst location had been updated. Commissioner Kalis felt the new branding was a lot to look at.

Mr. Valentini explained that historically Yum Brands itself had five brands within it. It included Taco Bell, KFC, Pizza Hut, A&W Root Beer and Long John's Silver. At the time this location was built, Yum Brands was rolling out multi-branded buildings. The combination of a Taco Bell and a KFC didn't happen too often. Commissioner Kalis liked the combination of the red and black colors.

Commissioner Johnson questioned if there were changes to the landscaping. Mr. Teleron confirmed there were no landscaping changes.

Commissioner Dorband questioned if the menu signs would be changed at a later date. Mr. Teleron thought they would remain the same.

Commissioner Blinova questioned if there were any other Taco Bells in the area that used the red color. Mr. Valentini confirmed it was a recent rollout for them. He confirmed there was a Taco

Bell in Buffalo Grove that used the same color.

Chairman Ruffatto felt the landscaping toned the colors down but agreed it was bold and a weird combination. Commissioner Johnson noted the stripes were located at the back end of the building.

Chairman Ruffatto noted the lighting by the townhomes was virtually zero.

Commissioner Dorband questioned if they would be eligible for a façade improvement grant. Ms. Casolari agreed to check. Chairman Ruffatto explained they needed to check first before doing any work.

Chairman Ruffatto thought toning down the lighting might help tone it down at night.

Commissioner Dorband moved, seconded by Commissioner Johnson to approve Docket No. PC 18-8 to grant minor site plan and appearance approval for modifications to the site plan and building elevations shown on the following exhibits submitted May 17, 2018, by MRV Architects, Inc., on behalf of Flynn Restaurant Group, for the KFC/ Taco Bell located at 150 E. Dundee Road, Wheeling, Illinois:

- Project description letter, dated 5.10.2018
- Sheet C1.0, Site Plan and Details
- Sheet A4.0, Exterior Elevation (west, black and white)
- Sheet 4.1, Exterior Elevations (east, south, north)
- Sheet A4.0, Exterior Elevations (color)
- Sheet D1.0, Demolition Floor Plan
- Sheet A2.0, Seating and Equipment Plan
- Sheet C2.0, Photometric Plan
- Building mounted light details (Varieta, by amerlux, 4 sheets)
- Parking lot light fixture details (Viper L, by Beacon, 4 sheets)

And with the following condition of approval:

1. That modifications to the kitchen shall be completed in conjunction with the remodeling project as required during the permit review;
2. The building mounted lights shall be adjusted to meet Code if necessary; and
3. The downspout colors shall match the color of the adjacent walls.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- B)** Docket Nos. PC 18-9, 18-10, and 18-11
Site Plan and Appearance Approval for Three Commercial Buildings within the
Wheeling Town Center development
(PC 18-9) Building B, 335-337 W. Dundee Road
(PC 18-10) Building F, 403-419 W. Dundee Road
(PC 18-11) Building H2, 371-373 W. Dundee Road

Mr. Brad Friedman, The Lynmark Group, 4 Executive Blvd., NY, Mr. Tom Arsovski, RTKL Architects, 200 South Michigan Avenue, IL were present.

Mr. Friedman referred to Building B. He confirmed they had a signed lease with a bank and another 2,500 square feet in the outlot building that had yet to be leased. The bank provided an interior floorplan and had signed off on the space. They have approval for the site plan but not for the building appearance. They are present to get approval on the appearance. The Special Use for the drive-through and building signage will come at a later date.

They have not made any changes to the site plan since the last meeting. A material board was provided. The building is designed to distinguish the Inland Bank location from the other 2,500 square feet location. Inland Bank wanted a red parapet for their branding. There are canopies and same brick colors/materials that had been previously approved for other buildings. The back of the building facing Dundee Road has been dressed up.

Chairman Ruffatto requested that the petitioner point out the locations of the different materials.

Mr. Friedman explained they used a lot of the ash blend and the QT for Inland Bank and the other 2,500 square feet used the brandy wine with the ash blend for the base. The material for the metal canopy was shown. Red is painted above the bank.

Mr. Friedman confirmed B2 was one tenant. They had been in conversations with the tenant who was going to take the entire space. They are still trying to work it out. The preference from ownership is to have one tenant.

Chairman Ruffatto felt the landscaping along Dundee Road would take care of any concern of the back of the building. He thanked the petitioner.

Commissioner Johnson questioned if regular glass would be used on the Dundee Road side. Mr. Friedman confirmed the Inland Bank side and the other side were shown as glass.

Mr. Friedman referred to Building F. They previously wanted to combine Buildings F and G. Building F is proposed to be occupied by four tenants. It will be a breakfast and lunch full service sit-down restaurant. 407 will be a nail salon and 405 has not yet been leased. The end cap location at 403 Dundee will be a fast, casual sandwich/salad concept with some outdoor seating. The materials have been used on other parts of the project. The harbor brick monument white (approved for residential building), the QT black which is also approved in the residential building and brandy wine. The other materials include awnings, metal coping, glass and the aluminum for store front windows. The gray stone will be used for some of the trim. Building F is a combination of some metal canopies, awnings and signage.

Mr. Friedman referred to the trash. They've had several meetings with Waste Management not only on the residential side, but they have also established a relationship with them. They have asked them for their design standards.

Mr. Friedman confirmed all of the stores have entrances on both sides of the building (east and west sides). They anticipate a lot of the patrons will park in the northwest quadrant to access the location on either side. They designed the project to have no backs on the building.

Commissioner Johnson questioned if the trash location was for all four units. Mr. Friedman confirmed they had two compactors and was very sufficient for the two restaurant uses and nail salon.

In response to Commissioner Creech's question, Mr. Friedman confirmed the restaurant at 403 would need to bring their trash across the back to the compactor. Commissioner Creech suggested having a steamer to clean the sidewalks. Mr. Friedman confirmed they would keep the sidewalks clean. He agreed it was a legitimate concern. He explained it didn't make sense to have interior hallways with the proposed building design. Commissioner Creech felt it was a maintenance issue.

Commissioner Kalis questioned if there was chemical on the proposed fabric awnings to keep them looking bright. Mr. Arsovski explained they were typically canvas materials and were chemically treated to be water repellent.

Chairman Ruffatto requested that the petitioner provide samples of the awning canvass in the future. Mr. Friedman confirmed fabric awnings were used for Buildings F and H2.

Commissioner Dorband had previously expressed concern regarding the distant trash location for the Starbucks and Salata at another location in Wheeling. She felt it had not been a problem and the proposed was a shorter distance. She didn't think it would be a concern. Chairman Ruffatto felt having the trash in one place was an advantage.

Commissioner Kalis questioned if they had contracts with the tenants. He questioned why the business names were not provided. Mr. Friedman was unsure if the tenants wanted an announcement at this time.

Mr. Friedman referred to Building H2. It will be occupied by two tenants. One of them is a Mexican eatery and cantina and is about 4,500 square feet. The other location is about 1,700 square feet and has not yet been leased. He thinks it is a very desirable location across from the theater and next to City Works and the Mexican restaurant.

The Mexican eatery has provided an interior floorplan. They have outdoor seating which will be part of the Special Use permit. The location is right up against the plaza. They are using the removable overhead door to promote the outdoor seating. They will break up the building to distinguish the two different tenants. The signage will be applied for separately. The tenant will face the residential building. They left it plain since there is a lot of landscaping in the landscape plan. They have not changed the landscaping. It is the same from the original PUD. They have used a lot of similar materials for this building. A sample of the light sconce was provided.

They are introducing some EIFS. He confirmed the 500,000 square foot residential building did not have any EIFS.

Commissioner Kalis liked the landscaping.

Commissioner Kalis questioned the choice of using red awnings on red brick. Mr. Friedman didn't have a problem if a tenant wanted to use a different color from a marketing/branding standpoint. Mr. Friedman explained the red awning stemmed from traditional Mexican colors. He would be agreeable to anything that was tasteful as long as the tenant agreed.

Chairman Ruffatto questioned if anyone had an issue with the proposed EIFS. He explained EIFS doesn't wear well when it is used below the proposed area. He explained it wasn't prohibited as proposed but it wasn't a top choice for a material. He expressed concern about keeping it cleaned. He mentioned that the Village Board would need to approve it, so he suggested that the petitioner be prepared. Chairman Ruffatto suggested using a cementitious material instead of EIFS. He referred to the material used at the movie theater. Mr. Friedman explained the burnish CMU had a higher cost premium than the EIFS. He noted that the proposed building did not have as much visibility and it wasn't as easy for them to get the level of rent needed. He knows the Village has used EIFS on other buildings in the Village but also understands it's last on the material list. He mentioned the Westin's buildings.

The petitioner explained using a darker tone of EIFS or synthetic stucco hides the dark better than using a lighter color.

Commissioner Creech has no issue with using EIFS.

Mr. Friedman referred to the landscape plan. Ms. Casolari noted Staff received the plan in the afternoon. Andrew Johnson had stated that the footprint of Building F was incorrect when it was initially submitted. The updated plan shows it correct.

Commissioner Johnson questioned the meaning of the blue hatched areas. Mr. Friedman explained the landscape plan was updated with more details that surround the pylon and monument signs. Mr. Friedman was unsure but agreed to confirm.

Chairman Ruffatto questioned if a landscape plan was currently being approved. Ms. Casolari noted the motions were written without the landscape plan. Chairman Ruffatto questioned if landscape plans needed to be seen prior to final approval. Mr. Friedman confirmed they would make modifications to the landscape plan again as they further refine and define the tenants, buildings, windows and entrances for the remaining pads (C, D and E). Chairman Ruffatto questioned if the changes to the landscape could be brought in with the Special Use approvals.

Commissioner Creech referred to the roofs. He mentioned the apartments would look on top of a lot of the buildings. He questioned the type of roofing material proposed. The petitioner confirmed the roofing was a single membrane. The color is typical a light color (white) with no stone. It will probably be glued down.

Chairman Ruffatto questioned if the building had space for on-line shopping deliveries. Mr.

Friedman confirmed there was a large storage room for parcel pickups. In addition, they are bringing in electrical to accommodate refrigerated grocery deliveries.

Commissioner Kalis moved, seconded by Commissioner Johnson to recommend approval Docket No. PC 18-9 granting Appearance Approval in accordance with the following exhibits submitted May 17, 2018, for the new commercial building to be located at 335-337 W. Dundee Road (Building B) within the Wheeling Town Center Development, located in Wheeling, Illinois:

- Project Narrative (2 sheets)
- Building B – Finish Palette (P5)
- Building B – Elevations (4 pages)
- Building B – Perspective views (4 pages)

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Johnson moved, seconded by Commissioner Kalis to recommend approval Docket No. PC 18-10 granting Appearance Approval in accordance with the following exhibits submitted May 17, 2018, for the new commercial building to be located at 403-419 W. Dundee Road (Building F) within the Wheeling Town Center Development, located in Wheeling, Illinois:

- Project Narrative (2 sheets)
- Building F – Finish Palette (P5)
- Building F – Elevations (4 pages)
- Building F – Perspective views (4 pages)

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Kalis to recommend approval Docket No. PC 18-11 granting Appearance Approval in accordance with the following exhibits

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submitted May 17, 2018, for the new commercial building to be located at 371-373 W. Dundee Road (Building H2) within the Wheeling Town Center Development, located in Wheeling, Illinois:

- Project Narrative (2 sheets)
- Building H2 – Finish Palette (P5)
- Building H2 – Elevations (6 pages)
- Building H2 – Perspective views (4 pages)

And subject to the following condition of approval:

1. The large “garage door” style windows on the west elevation are subject to review and approval in conjunction with the final floor plan for the tenant space.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- C) Docket No. 2018-9
May’s Wheeling
280 E. Dundee Road
Special Use-Site Plan Approval of a Sit-Down Restaurant

See Findings of Fact and Recommendation for Docket No. 2018-9.

Commissioner Creech moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2018-9 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 April 27, 2018 by May’s Wheeling, to be located at 288 E. Dundee Road, Wheeling, Illinois.

With the following condition:

1. That the use shall be consistent with the Class NV Liquor License with respect to food and beverage sales.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Dorband, Kalis, Ruffatto
NAYS: Commissioner Johnson
ABSENT: Commissioner Powers

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PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Johnson to close Docket No. 2018-9. The motion was approved by a voice vote.

- D)** Docket No. 2018-10 and SCBA 18-22
Copart
100 E. Palatine Road
(2018-10) Variation from Title 21, Signs, Related to an Off-Premises Sign
(SCBA 18-22) Appearance Approval for a Freestanding Sign

See Findings of Fact and Recommendation for Docket No. 2018-10 and SCBA 18-22.

Commissioner Dorband moved, seconded by Commissioner Johnson to recommend approval of Docket No. 2018-10, granting a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21-06 Signs in Commercial and Industrial Districts, Section 21.06.800 Prohibited Signs, and associated sections, to allow for an off-premises sign, as illustrated on the plat of survey date November 20, 2017, with sign location notes received February 27, 2018, to be located at 100 E. Palatine Road, Wheeling Illinois.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Johnson moved, seconded by Commissioner Kalis to approve Docket No. SCBA 18-22 to permit installation of the freestanding sign in accordance with the following sign drawings submitted February 27, 2018, Copart (business location 110 E. Palatine Road), for the sign to be located at 100 E. Palatine Road, Wheeling, Illinois:

- Site Plan
- Survey with sign location details
- Monument sign plan
- Monument sign engineering details
- Landscaping details
- Elevation views (2 pages, west and east)

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Kalis to close Docket No. 2018-10. The motion was approved by a voice vote.

- E)** Docket No. 2018-11 (to be continued to June 28, 2018 without discussion)
Holy Spirit Life Learning Center
111 N. Wolf Road
Special Use-Site Plan Approval of a Social Service Facility

Commissioner Dorband moved, seconded by Commissioner Johnson to continue Docket No. 2018-11 to June 28, 2018.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- 8. APPROVAL OF MINUTES** – May 10, 2018 (Including Findings of Fact for Docket Nos. 2018-7 and 2018-8)

Commissioner Dorband moved, seconded by Commissioner Kalis to approve the minutes dated May 10, 2018 as presented. The motion was approved by a voice vote.

9. OTHER BUSINESS

Ms. Casolari reported the next meeting scheduled on June 14th would be a special joint meeting/workshop with the Village Board. The meeting will start with a dinner at 5:30 p.m.

Commissioner Johnson didn't understand how a gaming establishment could be considered a convenience. He mentioned there were 15 locations in Wheeling, 64 machines as of April with

at least 3 more pending.

Commissioner Dorband reminded everyone that the Chamber of Commerce's Golf Outing is scheduled on July 12th. Check the Chamber's website to sign up.

Chairman Ruffatto referred to Commissioner Johnson's comment and felt it was valid. He explained from his view, if they weren't successful they'll be out of business. Chairman Ruffatto is OK with them as long as they were being good neighbors.

Commissioner Kalis questioned if it's the stigma or if there were crimes associated with the gaming establishments. Commissioner Johnson stated there were no crimes associated with them. He expressed concern there would be only one employee working. Chairman Ruffatto mentioned that Stella's also just had one employee.

Ms. Milluzzi reported that the cap of 3 was just lifted a month ago.

In reply to Commissioner Dorband's question, Ms. Casolari confirmed White Eagle was still coming into the Village. Commissioner Johnson mentioned they were waiting for gaming approval.

Commissioner Johnson questioned the status of Bellas. Ms. Casolari stated there was a building permit.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Kalis 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,



Tatiana Blinova, Secretary Pro temp
Wheeling Plan Commission

**DISTRIBUTED TO THE COMMISSION 6.22.2018
FOR APPROVAL ON 6.28.2018**