

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, January 26, 2017.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto and Zangara. Commissioner Blinova was absent with prior notice. Also present were Brooke Jones, Senior Planner, Mallory Milluzzi, Village Attorney, Ron Antor, Fire Inspector, Kyle Goetzelmann, Civil Engineer and Mark Janeck, Public Works Director.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS

Mr. Thomas Gloger, 104 Lynn Lane, Wheeling, IL came forward. He lives across the street from the east side of the 1075 Chaddick Drive property. He expressed concern about the amount of noise and truck exhaust a manufacturing plant might produce. He referred to the road that points on Dean and mentioned it was 15' wide and questioned if there would be enough room between the fence and Dean for snow plowing operations. He questioned who would maintain the area. He mentioned there were currently branches that overhang the pavement. He also expressed concern about any odor.

6. CONSENT ITEMS

- A) Docket No. SCBA 17-1
N-Jet
755 Sumac Road
Appearance Approval of a Wall Sign
- B) Docket No. SCBA 17-2
Medtec Senior Center
43 W. Dundee Road
Appearance Approval of Wall & Freestanding Signs
- C) Docket No. SCBA 17-3

Dehan Home Medical Equipment & Supplies
43 W. Dundee Road
Appearance Approval of a Wall Sign

- D)** Docket No. SCBA 17-4
Siding-1 Window-1 Exteriors
322 N. Milwaukee Avenue
Appearance Approval of a Freestanding Sign

- E)** Docket No. SCBA 17-5
Copart
110 E. Palatine Road
Appearance Approval of a Wall Sign

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

Approve Docket No. SCBA 17-1 to permit installation of the wall sign in accordance with the sign drawing submitted December 20, 2016 by NJet, located at 755 Sumac Road, Wheeling, Illinois;

Approve Docket No. SCBA 17-2 to grant appearance approval for the proposed freestanding and wall signs in accordance with the following exhibits submitted December 22, 2016 (except as noted) by Fastsigns of Northbrook on behalf of Medtec Senior Center, located at 43 W. Dundee Road, Wheeling, Illinois:

- Wall sign plans (2 sheets), and
- Freestanding sign plan (4 sheets), and
- Landscape Plan (1.06.2017).

And Approve Docket No. SCBA 17-3 to grant appearance approval for the proposed wall sign in accordance with the sign plan submitted December 22, 2016 by Fastsigns of Northbrook on behalf of Dehan Home Medical Equipment & Supplies, located at 43 W. Dundee Road, Wheeling, Illinois.

Approve Docket No. SCBA 17-4 to permit the modification to the existing freestanding sign in accordance with the following plans submitted by Saturn Signs on December 14, 2016 (except as noted), for Siding 1 Windows 1 at 322 N. Milwaukee Avenue, Wheeling, Illinois:

- Sign Plan
- Landscape Plans (2 sheets) January 11, 2017, and
- Approved site plan per Docket No. PC 15-9.

Approve Docket No. SCBA 17-5 to grant appearance approval for the proposed wall sign in accordance with the plans (2 sheets) submitted January 19, 2017 by Bright Light Signs on behalf of Copart, located at 110 E. Palatine Road, Wheeling, Illinois.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara
NAYS: None
ABSENT: Commissioner Blinova
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A)** Docket No. SCBA 17-6
 La Baguette
 20 W. Dundee Road
 Appearance Approval of a Wall Sign

The petitioner was not present at the meeting. The item was tabled.

- B)** Docket No. PC 17-2
 Boston Fish Market
 412 N. Milwaukee Avenue
 Minor Site Plan and Appearance Approval of Modifications to a Patio Wall

Mr. Simon Batistich, Architect, 475 South Frontage Road, Burr Ridge, IL was present.

Mr. Batistich mentioned the brick veneer on the exterior wall at the old Peter Miller property was coming apart. They are changing it to a stone veneer (Wisconsin Landing Stone). A sample was provided at the meeting. The stone will run throughout the courtyard walls and on the building. They are not changing the shape or size of the wall.

Mr. Batistich explained they would return at a later date with the changes to the building.

Commissioner Johnson questioned if the veneer would be used on the inside and outside. Mr. Batistich explained it was all being replaced.

Commissioner Powers thanked the petitioner for making the change.

Commissioner Issakoo thinks it will look nice. He questioned if it was the same Boston Fish Market as in Des Plaines. Mr. Batistich confirmed it was the same restaurant.

Commissioner Zangara thought it looked great.

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Commissioner Powers moved, seconded by Commissioner Issakoo to approve Docket No. PC 17-2 minor site plan and appearance approval of patio wall modifications as shown on the following exhibits submitted January 24, 2017 for Boston Fish Market, located at 412 N. Milwaukee Avenue, Wheeling Illinois:

- Photo of proposed stone veneer and
- Patio wall elevation plan.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara
NAYS: None
ABSENT: Commissioner Blinova
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

- C) Docket Nos. 2016-24A&B and PC 16-18 (Continued from December 1, 2016 hearing without discussion)
Parking Lot
300 S. Milwaukee Avenue
(2016-24A) Variation from Title 19, Zoning, Related to Parking Setback
(2016-24B) Variation from Title 19, Zoning, Related to Screening
(PC 16-18) Site Plan and Appearance Approval of a Parking Lot

See Findings of Fact and Recommendation for Docket No. 2016-24 A&B and PC 16-18.

Commissioner Powers moved, seconded by Commissioner Zangara to continue Docket No. 2016-24 & PC 16-18 to February 23, 2017. The motion was approved by a voice vote.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara
NAYS: None
ABSENT: Commissioner Blinova
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

The Commission took a break at 7:52 p.m. and reconvened at 7:58 p.m.

- D) Docket No. PC 17-1
Chaddick SG LLC

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1075 Chaddick Drive
Site Plan and Appearance Approval of a Warehouse Development

Mr. Patrick Kilmer, Attorney, 33 North LaSalle Street, Chicago, IL was present. He reported that Chaddick SG LLC was seeking site plan approval and building appearance approval to construct a brand new approximately 83,000 square foot building at 1075 Chaddick Drive. This would replace an existing building that had been vacant for more than six years. The existing building is 12,932 square feet, so it would be a substantial increase.

Cary Goldman, Sitex Group, 9525 West Bryn Mawr, Rosemont. Mr. Goldman reported that Sitex Group was founded in 2002 and they specialize in redeveloping industrial buildings and developing industrial buildings. They typically try to take underutilized and functionally obsolete properties and turn them into buildings that could be used as corporations typically for distribution assembly and manufacturing uses. They have done a couple of projects in Wheeling in the past. They redeveloped properties at 464 Northgate and 301 Holbrook. The proposed site was used in the past as a truck terminal. The existing truck terminal is functionally obsolete and completely dilapidated. The parking lot is cracked up with weeds and grass growing through it. It has been an abandoned unsightly property. Their goal is to buy the site from ABF. They are currently under contract to purchase the site subject to site plan approval. They designed an 83,755 square foot industrial building. Their goal is to build a modern industrial facility that is 30' clear in height for likely a distribution user. There are 10 exterior docks that would be in the rear of the building facing east. They believe the building divides easily into a two tenant building. They would probably not consider a three tenant building so the likelihood is that it would be a single user or two tenants in the building. They have chosen to use the precast design which is a common material used. There are some nice architectural features and reveal patterned glass and they made the building well lit. They will change the landscaping. They are trying to retain tenants that might already be in Wheeling. Since they feel the location is excellent based on where labor comes from and is still a very popular community to conduct this type of business. They think the project will be very successful and a very attractive building addition to the park.

Mr. Goldman referred to the public comment made earlier this evening and wanted to address some of the concerns. They want to be good strong corporate citizens so the residential adjacent to the property is a concern to them. They want to make it as easy for them as possible. They have looked at putting an 8' fence which is currently an unsightly slatted fence with scrub vegetation. Their goal is to put an 8' wood fence with steel posts. They also plan to remove all of the scrub vegetation and adding vegetation of some Maples, Elms and Spruce. They anticipate the trees would grow to about 25-30' and would be full in the summertime. With the 8' fence, the angle and site line standing along Dean would be mitigated. The building would be more attractive than any building on the street in the area. They are not asking for any variances. It most likely will be a distribution type tenant but there is a possibility it could be a manufacturing. The proposed type of building usually doesn't attract heavy manufacturers that might create smells or noise. It is a speculative development so they don't know who the tenant would be but they will market it widely. They may be able to accommodate a current Wheeling resident and keep their employees in town or could grab a company from a neighboring community and bring jobs to Wheeling.

Mr. Goldman referred to the concern of noise. He mentioned there were many industrial buildings

on the street and many will have significantly higher truck counts than a building with 10 docks. He met with a potential prospect that is currently located in Buffalo Grove and they would have usually 2-4 trucks per day using the entire building. Typically a building like the proposed is for companies who have significantly less truck traffic and just normal distribution.

Mr. Goldman referred to the snow removal. They will maintain the landscaping and fence on their property and anything off their property is out of their control. He is unsure how the snow removal currently works on Dean.

Mr. Goldman referred to the concern of exhaust and feels the truck counts would be kept at a reasonable number. The IEPA and emissions is regulated and they don't expect there to be an unusual amount of fumes or odors that would be dangerous to the public.

Mr. Goldman stated the street is zoned I-3 and he doesn't think anyone would develop the site in an industrial park and not build a modern industrial building. They are building within the codes and he thinks they are designing a very attractive building that should add to the neighborhood and would be a very minor nuisance to the residents that live nearby. They have been very thoughtful about their photometric plan and how much light bleeds over into Dean and then into the homes. It is very minimal lighting that's going to bleed over.

Mr. Harlan Stoa, Project Architect, Harris Architects, 4801 Emerson Avenue, Palatine, IL was present. Mr. Stoa explained the property was set up with parking and drives all around so there is Fire Department access around the building. The building is oriented toward Chaddick with two corners facing Chaddick that are set up to be offices if this becomes two tenants. Trucks will enter from the south side of the building and go around to the back of the building. All of the truck operations are on the east side and is screened off from Dean Avenue by the 8' fence. The building is insulated pre-cast concrete with 30' clear height. They used some color variations and casting reveals to put some interest and make it more attractive. Color samples were provided. The entrances are accentuated with the access colors of the dark blues, arches and higher glass curtain wall at the corners. The entrance areas are recessed back from the main face to provide more interest. There is an area in the middle of the west face that is a false entrance that breaks up the long wall on the west side. The area in the back between the dock doors allows for trash enclosures with cedar fencing around it. A detailed of the screen fence is included on the site plan. The number of parking stalls allows them to have up to 5,000 square feet of office which would be plenty of office. If a tenant needed more office and required more parking than showed there would be a possibility to add additional parking in the dock area. There are 99 parking stalls.

Mr. Brett Duffy, Spaceco Inc., 9575 W. Higgins Road, Rosemont was present. Mr. Duffy referred to the two points of access to the site, one on the north end and one on the south end. The trucks will primarily enter on the south end. The site was also designed to accommodate a fire truck. The truck turn movements were provided in the packet. The Fire Department's comments to the petitioner were that the access and maneuverability were adequate for the site. He confirmed they would be in compliance with the storm water management ordinance for the property. They will address the comments from the Village's Engineering and Fire Department when they return for final engineering and permitting.

Mr. Ryan Battistoni, Sitex Group, 9525 W. Bryn Mawr Avenue, Rosemont was present. He oversees the operations for Sitex Group. He reported that being good corporate citizens was a focal point of theirs from inception. They have gone through analysis and review as to how to best shield and block the property from the neighboring residents. He reported they were looking to install a board and batten cedar wooden fence. There are no holes that come with age of the wood with this type of fence. It will be a solid barrier. They are proposing steel galvanized piping for the structure component which will give it more of a long term structure. He referred to the southeast corner where they are proposing a variety of Maple trees that are fast growing. On the northeast side, they are planting Elm trees that are slower growing but will fill in nice and thick. Adjacent to the dock areas, they are proposing a Black Hill Spruce which is an evergreen that will provide at maturity a visible barrier to the site. They have provided the landscape plan including the plant list. Along Chaddick Drive, they proposed adding a variety of hardwood and softwood trees which will create somewhat of a barrier along Chaddick for the building but will also be aesthetically pleasing to the street. There are existing mature trees along the street which they will try and save but their architect has extreme concerns through the excavation and work done on site that they could be impacted by root compaction and the trees would die off in the future. They are planning to irrigate all of the turf areas around the building and all of the green space in between the building and parking lot. It will be a zoned irrigation system with a timer and will ensure that the green space around the building is adequately watered in drought situations. They had a photometric study done of the building. They are not looking to cast light all along the parking lot. They are using flat LED fixtures that would be building mounted with zero degree tilt so they will shine directly down. The fixtures also have a filter that casts the light to the left and right of the fixture and also back against the building that then reflects down. They are not proposing any pole mounted lighting along the east exposure. They have more than enough adequate light for security as well as operations within the yard. There is .1 foot candle at the street without the 8' fence.

Commissioner Powers asked for details about the trash enclosures. Mr. Stoa explained the dock doors were 24' on center and typically the dock space is about 12' which leaves a space of 12' of open space between the dock doors. The 12' is where they propose the trash enclosures. There are two spots on the site plan up against the building, one at the north and one at the south.

Commissioner Powers noticed the proposed trees were 2.5" caliper and referred to the Code which requires 3". Mr. Battistoni agreed to meet the minimum Code.

Commissioner Powers questioned if it would be possible to shade the landscape plan to show the irrigation. Mr. Goldman agreed to designate it on the landscape plan before the Village Board meeting.

In reply to Commissioner Powers' question, Mr. Stoa confirmed the downspouts would be internal. The scuppers would be external.

In reply to Commissioner Powers' question, Mr. Goldman confirmed the HVAC units would likely be above the office areas in the corners and closest to the west side of the property. He confirmed they would follow any screening guidelines required.

Commissioner Powers questioned the requirement for bike racks. Ms. Jones explained the parking

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could either be inside the building or they could add bike racks outside. Mr. Goldman suggested in the corner of the east elevation. He also mentioned it would be easy to also bring bikes inside.

Commissioner Powers felt it would be a very nice looking building.

Commissioner Dorband asked about the plans for a public sidewalk. Ms. Jones explained that a sidewalk was technically not required at this time. Sidewalks are required when a new subdivision is proposed but this is a redevelopment of an existing site so it is not required per code. It is up to the Plan Commission to make the determination if a sidewalk would be a beneficial addition to the project. Ms. Jones referred to the sidewalk plan that is part of the active transportation plan that was added to the Comprehensive Plan. There is a sidewalk plan that designates the west side of Chaddick across the street as a low priority sidewalk area. This side of the street is not designated. Commissioner Dorband is in favor of sidewalks throughout the area but noted it's not required. Chairman Ruffatto mentioned the capital plan for the Village to install sidewalks was on the west side but it didn't necessarily mean they can't have sidewalks on the east side. There is no priority for the Village to do it. Commissioner Dorband doesn't want to have a sidewalk that leads to nowhere. Mr. Goldman explained in his experience the sidewalks wouldn't be used very much. Chairman Ruffatto referred to a former Plan Commissioner that always said you had to start somewhere.

Commissioner Dorband thanked the petitioner for providing the irrigation for the landscaping and the consideration of the neighbors.

Commissioner Johnson felt it was a very attractive building. He questioned if all of the docks were exterior. Mr. Goldman confirmed all of the docks were exterior with dock shelters.

Commissioner Johnson questioned if they had a rendering of the east elevation. He asked if they could provide one before it went to the Board. Mr. Goldman confirmed they didn't have an east elevation but agreed to prepare one if necessary. Chairman Ruffatto agreed to take a poll.

Commissioner Johnson referred to the truck noise and referenced the Village Ordinance regarding idling trucks.

Commissioner Johnson questioned the boundaries of the 8' fence. Mr. Goldman explained they anticipate the fence to just be along Dean Avenue.

Commissioner Johnson referred to the HVAC units and questioned if they waited until they had the tenants. Mr. Goldman explained they will size it appropriately to the size of the office. They believe they would put the heat in the warehouse because it wouldn't change the heat units. They will install two, one on each side anticipating that the building would likely be divided. A condition will be added for the screening.

Commissioner Issakoo thanked the petitioner for a very thorough plan and great looking building. Commissioner Issakoo questioned why the truck docks weren't on the west instead of the east. Mr. Goldman explained typically people were more concerned what the image looked like on the street. Also, there are ingress and egress points on either side of the building so it would be difficult for trucks to turn into the site then take a hard 90 degree turn and then have room to back up into the

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dock area. The solution is an enormous truck apron that is wide open to the street and often is not attractive to municipalities.

Commissioner Zangara thinks the plans were great and everything was very thorough. He questioned if there was any concern about the Spruces growing big enough and hurting the fence. Mr. Goldman explained they would have an arborist taking care of the trees on a regular basis so the likelihood they would be trimmed higher so that the branches weren't pushing into the fence. He believes the trees should be maintained.

Commissioner Zangara questioned if they would build less dock doors if a company came in. Mr. Goldman explained building it speculatively they need to make the decision at some point even if they don't have a tenant. He explained docks could be put very close together but these are spread out for the distribution role. They chose to do that so it makes the maneuvering easier for them. The docks are pretty well spaced apart since it is more for mainstream distribution.

Chairman Ruffatto agreed with the other Commissioners that it was a great plan and is appreciated by the Plan Commission.

Chairman Ruffatto questioned if remediation was required prior to building. Mr. Goldman explained that they already had performed Phase I environmental survey on the property. They hired the same environmental company that had a history on the property. There once was a tank on the property and there had been a cleanup effort. He offered to submit the Phase I report to the Commission. There are no current existing environmental conditions that have been identified on the site.

Chairman Ruffatto questioned if the Fire Department had any questions or comments. Fire Inspector Antor reported there was a tank that was removed in the back of the property about six or seven years ago and was permitted by the Village and the State Fire Marshal's office.

Mr. Goetzelmann stated all of his comments were relatively minor and handled in final engineering.

Chairman Ruffatto took a poll regarding requiring a sidewalk on this property.

Commissioner Johnson: no
Commissioner Powers: no
Commissioner Dorband: no
Commissioner Issakoo: no
Commissioner Zangara: no
Chairman Ruffatto: yes

The vote was 5:1 in favor of not requiring a sidewalk.

Chairman Ruffatto took a poll regarding requiring a color rendering of the east side to give to the Village Board.

Commissioner Zangara: no
Commissioner Issakoo: no

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Commissioner Dorband: no
Commissioner Powers: yes
Commissioner Johnson: yes
Chairman Ruffatto: no

The vote was 4:2 in favor of not requiring a color rendering of the east side.

Chairman Ruffatto thanked the petitioner for the considerations of the neighbors. He felt they did a great job by providing a 0.1 candle foot at the street without the fence. Mr. Goldman referred to the concern about headlights from the trucks coming in at night. They studied it to make sure there was not any bleed from the headlights over the fence.

Chairman Ruffatto felt it was a beautiful building.

Commissioner Zangara moved, seconded by Commissioner Johnson to recommend approval of Docket No. PC 17-1 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 new warehouse development in accordance with the following exhibits submitted by Chaddick SG on January 12, 2017 for 1075 Chaddick Drive, Wheeling, Illinois:

- Cover letter
- Site plan
- Elevation plans
- Rendering
- Landscape plan
- Fence exhibit
- Photometric plan
- Lighting specs (7 sheets)
- Engineering plans (5 sheets)
- Truck turning radius (6 sheets)
- ALTA Survey

With the following conditions:

1. The proposed trees shall meet the minimum size requirements of the Zoning Code;
2. Prior to Village Board consideration of the proposal provide a shaded irrigation plan to indicate the location of proposed irrigated areas;
3. Two bicycle racks shall be added to the site; and
4. Rooftop mechanical units shall be screened and plans shall be provided at permit.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara
NAYS: None
ABSENT: Commissioner Blinova

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PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES – December 15, 2016 (includes Findings for 2016-26A&B),

Commissioner Dorband moved, seconded by Commissioner Powers to approve the minutes dated December 15, 2016. The motion was approved by a voice vote.

9. OTHER BUSINESS

Ms. Jones reported that the next Plan Commission meeting on February 9th will be canceled. The next meeting will take place on February 23rd. The February 9th meeting was canceled because of a conflict due to the State of the Community address that same evening. The State of the Community address will be held at 7:00 p.m. at Chevy Chase. Chairman Ruffatto stated it was very informative and asked everyone to keep it on their calendars.

Ms. Jones announced a joint meeting between the Plan Commission and Village Board on Monday, February 27th at 5:30 p.m. at Public Works. Commissioner Dorband will not be present.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Powers to adjourn the meeting at 8:53 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 2.17.2017
FOR APPROVAL ON 2.23.2017**