
1. CALL TO ORDER

Chairman Pro Tem Johnson called the meeting to order at 6:30 p.m. on Thursday, March 9, 2017.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Dorband, Johnson and Zangara. Commissioners Issakoo, Ruffatto and Powers were absent with prior notice. Also present were Brooke Jones, Senior Planner, Mallory Milluzzi, Village Attorney and Ron Antor, Fire Inspector.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

- A) Docket No. 2017-1
I Love Kickboxing
45 Huntington Lane
Special Use-Site Plan Approval of a Recreation and Instruction Facility

See Findings of Fact and Recommendation for Docket No. 2017-1.

Commissioner Dorband moved, seconded by Commissioner Zangara to recommend approval of Docket No. 2017-1, 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 Recreation and Instruction Facility in accordance with the project description and floor plan submitted on February 13, 2017 by I Love Kickboxing, to be located at 45 Huntington Lane, Wheeling, Illinois and with the following condition of approval:

1. A bicycle rack for two bikes shall be provided at building permit.

On the roll call, the vote was as follows:

**Wheeling Plan Commission
Regular Meeting**

March 9, 2017

AYES: Commissioners Blinova, Dorband, Johnson, Zangara

NAYS: None

ABSENT: Commissioner Issakoo, Powers, Ruffatto

PRESENT: None

ABSTAIN: None

There being four affirmative votes, the motion was approved.

Commissioner Zangara moved, seconded by Commissioner Dorband to close Docket No. 2017-1. The motion was approved by a voice vote.

- B) Docket Nos. 2017-2A&B**
Boston Fish Market
412 N. Milwaukee Avenue
Concept Review of a Planned Unit Development
(2017-2A) Variation from Title 19, Zoning, Regarding a Building Setback
(2017-2B) Special Use-Site Plan Approval of a Sit-Down Restaurant

See Findings of Fact and Recommendation for Docket No. 2017-2A&B.

Commissioner Dorband moved, seconded by Commissioner Zangara to recommend approval of Docket No. 2017-2B to grant special use approval for a sit-down restaurant in accordance with the following exhibits submitted February 16, 2017 (except as noted), for Boston Fish Market, located at 412 N. Milwaukee Avenue, Wheeling, Illinois:

- Project description (2 sheets) February 8, 2017,
- Site plan,
- Floor plan,
- Elevation plan, and
- Landscape plan, February 14, 2017.

And with the following conditions of approval:

1. That retail fish sales is allowed;
2. At permit provide a lighting plan that demonstrates the existing lights meet the illumination levels of the Zoning Code; and
3. That the refuse in the room addition shall only be accessible from the exterior. There shall be no entrance from the dry storage into the trash room.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Johnson, Zangara

NAYS: None

ABSENT: Commissioner Issakoo, Powers, Ruffatto

PRESENT: None

ABSTAIN: None

There being four affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Zangara to recommend approval of Docket No. 2017-2A, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-05 Section 19.05.010 Mixed Use Districts General Requirements, Subsection L Development Standards, regarding required building setbacks, and associated sections, to reduce the required side building setback, from twenty-three (23) feet to one foot, six inches, as shown on the site plan submitted February 16, 2017 for Boston Fish Market, located at 412 N. Milwaukee Avenue, Wheeling, Illinois;

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Zangara to close Docket No. 2017-2A&B. The motion was approved by a voice vote.

C) Docket No. 2017-3
Wheeling Station
501 W. Dundee Road
Concept Review of a Planned Unit Development

Mr. Eric Diamon, Atlas Residential, Mr. Joe Maschek, BSB Design, Architects & Planners, 1530 East Dundee Road, Palatine and Mr. Karl Camalluci, Taft Law Firm were present at the meeting.

Mr. Maschek represents the developer, Atlas this evening. He explained the proposed project is a 7.5 acre site on the northwest corner of Northgate and Dundee Roads. The project has 230 units including 1, 2 and 3 bedroom apartments, 25,000 square feet of retail and the ancillary parking recommended. Most of the team were present at the meeting.

Mr. Maschek explained they were currently gathering information from department heads, staff to start to compile everything and make revisions to the design. The site is on the northwest corner of Northgate Parkway and Dundee Road. It fits in with the approved Wheeling Town Center which is currently underway. He felt this would start to identify the importance of the corner as the Town Center by creating a new downtown and real vibrancy.

Mr. Maschek reviewed past projects they had been involved in. They want to create a building that minimizes the exposure of parking, maximizes the amenities and creates a look that fits in with the Town Center.

They were involved with a project in Glenview, next to the Marianos on the old Avon site. It has some of the same amenities that would also be included at Wheeling Station. The building is a wrapped concept with a parking structure in the center of the building with wings of apartments radiating out from the parking. This allows for parking at each level with direct parking on the level where you live. It also hides the parking from public view.

They were also involved in the Avant in Lisle along I-88. It is a four-story building and very similar. It has more masonry and more of a classic urban look. The amenities are located in the courtyard. There are a lot of amenities which is what they are seeing in almost all new apartment developments: clubhouses, swimming pools, pathways, picnic pavilions, barbeque pavilions. The Lisle project is about 8 acres which is a little larger and has quite a few more units than the proposed in Wheeling. It is also wrapped around a four-story parking structure.

They showed a building in Texas that was similar with the parking deck along one side of the building to screen and buffer the apartment units from the heavier uses across the street to the north. It has courtyards, a fitness center and other public uses that address the street.

Mr. Maschek referred to the Wheeling site which is a mixed use building with 25,000 square feet of retail along Dundee Road surrounded with 230 apartment units designed around two courtyards. One is a more passive use and one is a more active use, a four-story garage screening the residential units from the Metra tracks to the west. It also includes another small parking area that would serve the east half of the building and a clubhouse in the center of the building with residential above. There is an entry to the garage from the east through the center of the courtyard so residents could pick up or drop off things by driving right into the courtyard. The courtyard adds more light and air to the building and then the garage is accessed on the east and south sides. The entry to the first floor garage is from the north. Trash pickup parking access is away from the street.

Mr. Maschek stated the access points includes a right-in and right-out along Dundee Road which is similar to the previous proposal on this site from 2008. He reminded the Commission that the plans were still evolving and tweaking was still being done at this point. There is a fire lane along the north and west sides of the site to provide fire access. The access will be paved. The potential area along the west side could be a parking bank or additional amenities...dog walking or another green amenity between the railroad tracks and their building.

Mr. Maschek reported that the retail has approximately 110 parking stalls so it parks at 4.4 stalls per 1,000 which is about industry standards. The residential including two parking garages and surface parking parks at about 1.7 stalls per unit which is above transit oriented development and falls within industry standards.

Mr. Maschek reviewed the different uses on each floor. The first floor includes residential with the club in the center. The club would also include a leasing center, fitness area and other amenities such as business center, etc. Courtyard 1 is a more active use and courtyard 2 is more of a passive use with perhaps a picnic pavilion, a barbeque area or a walking path. The walking path could also be provided along the north and west to provide additional outdoor space or dog walking.

**Wheeling Plan Commission
Regular Meeting**

March 9, 2017

There is 25,000 square feet of retail along Dundee Road. Most of the retail is about 60' deep with a bumped out area on the prime corner to provide a space for a more prominent retailer.

The signage located along Dundee Road is at the corner and would include smaller directional signage along Northgate.

The second floor is mostly residential over the parking on the first floor on the east side. Retail is designed as two story space to accommodate the HVAC and potentially mezzanine office space. The floors are about 11' high so a total floor height of about 22'. The clubhouse in the center is also a two story and would accommodate any management offices.

The third and fourth floors are primarily residential. Each floor has direct access to the garage. The residential on the third and fourth floors would also overlap the top of the retail.

Mr. Maschek stated they were in the process of completing their market study. Traffic is a big concern. The traffic engineer, civil engineer and TIF specialist were both present.

Mr. Maschek opened the discussion to the Commission. They want to gather information in order to proceed.

Commissioner Dorband questioned if they were doing a marketing study. Mr. Maschek confirmed they were in the process and still waiting for the results.

Commissioner Dorband questioned if they had concerns with the amount of proposed retail being located across the street from the Town Center. She questioned the types of retail they were looking to bring in to the development. Mr. Maschek explained they were talking about a larger fitness center potentially or maybe a restaurant. He thinks the exposure to Dundee Road was excellent since there currently wasn't any place to stop. He thought retail space was a natural and desirable.

Commissioner Dorband expressed concern about the density, amount of units, parking and traffic. She felt there were already so many rental units in the area. She questioned why the petitioner felt it was a good idea. Mr. Maschek explained the market study would help him answer the question. He explained they have worked with Kinsey at Northgate Crossing who had been extremely successful. There is a huge investment in the Town Center with quite a few residential units. They have seen a huge need for rental housing in the market. The Glenview development has 300 units on 5 acres and were at 95% occupancy. They were bullish on the market and Wheeling because of the closeness to the train and future of the Town Center which all drives the need.

Commissioner Dorband expressed concern with the layout and turning radius for a fire truck. She is also concerned with the access to the roofs. She felt it seemed tight for a fire truck to get through. She referred to the complex she lives in which is pretty wide open but has difficulty with a fire truck getting through. Fire Inspector Antor explained it was one of the items the Chief brought up to the petitioner at the Village Board Meeting. They have not seen any definitive plans with the turning radius analysis. Commissioner Dorband expressed concern about the height of the building. Fire Inspector Antor explained there hadn't been a formal presentation except for the concept drawing. Staff is working on setting up a meeting with Community Development, the Fire Department and the

developer.

Commissioner Dorband questioned what other concerns the Fire Department had with the site. Fire Inspector Antor explained the Chief was the person who spoke with the petitioner but from looking at the proposal, he had the following concerns regarding the site access, ability to ladder, snow removal and how it impacts the available ground surface parking on the site and how it impacts fire apparatus access to the site. He referred to the parking garages and the issues with vehicle fires in the garage.

Commissioner Dorband referred to the previous petitioner for the site and noted that she had expressed the same concerns. She expressed concern for the access to the site and the amount of traffic on Northgate and Dundee Road.

Commissioner Dorband questioned if there would be an appraisal research on the project. Mr. Maschek explained the market study would determine the market for the proposed. He explained there was a lot of research done as part of the TIF process.

Commissioner Dorband questioned the size of the units. She felt the smallest unit seemed a little small. Mr. Maschek explained they were going a little larger than what was happening in the market. A lot of it was driven by millennials. There is a big push for smaller units and was driven by cost. He stated that a 1 bedroom unit was usually \$1,100-\$1,200 a month. They were currently seeing 1 bedroom units at 600-700 square feet but then the clubhouse would have a kitchen, rental rooms for parties, etc. The 1 bedroom units for this proposal are 800-850 square feet. He mentioned there were also junior apartments/studios. He explained the market study would tell them the target sizes. Their project includes a little larger unit than what is seen in other areas. A typical 2 bedroom unit is 1,050-1,100 square feet and a 3 bedroom would be 1,300 square feet.

Commissioner Dorband questioned if the rents would include garage parking and/or storage area or if they would be charged extra. Mr. Maschek explained that they were in the first step of the process and would be gathering information so he doesn't want to dwell on a number.

Commissioner Dorband didn't see a lot of walking or green space on the plans. She questioned where people would walk their dogs. She wanted to get a better feel for the space. She felt they were trying to put a whole lot into a small space. Mr. Maschek agreed they were but it was because it was at the crossroads of Wheeling. He explained sites closer to train stations become more complex. He referred to courtyards in their focus developments that have seating areas, small putting green and etc. In the proposed site, there is a lot of area around the outside of the site that could be used for a dog amenity. He suggested including maybe a small dog walking area on the west side of the site. The courtyards would then serve as a picnic/barbeque area on one side. Mr. Maschek explained their proximity to the train station was also important to the site.

Commissioner Dorband reiterated her concern about the density. She thinks it's a lot to put in the space.

Mr. Maschek stated the feedback is what they were looking for so they could incorporate what they can into the plans.

Wheeling Plan Commission
Regular Meeting

March 9, 2017

Mr. Camalluci reported they had met with Village Staff and Department Heads. They had not updated the current plans because they wanted feedback from the Board and Plan Commission before updating another round of designs.

Commissioner Blinova questioned if they had any idea who would be leasing their retail space. Mr. Diamond explained they would need a nice mix and maybe include a restaurant, fitness center and maybe some national retailers – hair, supplement store that would complement the fitness. It was too preliminary to have anything solid.

Commissioner Zangara stated he watched the presentation to the Village Board and would not repeat the same comments. He expressed concern regarding the density but also referred to the park across the street that could draw people. He would love to see a walkway across the street but understood it was not their responsibility.

Commissioner Zangara questioned if there would be storage in the parking garage since the apartment units were small.

Commissioner Zangara referred to adding parking stalls for electric cars at the Town Center garage.

Commissioner Zangara questioned if all of the deliveries to the retail would be done through the front door access. He questioned if there were rear door access for the retail. Mr. Maschek explained that they preliminary allowed an extra depth so they would have their own retail corridor so that service would happen on the west side. The service area could be screened. All of the retail would be handled through a separate internal hallway. Commissioner Zangara warned them to be conscious about the service area with a garbage truck.

Commissioner Zangara referred to bicycle parking and has seen a couple spaces provided in the garage.

Commissioner Zangara questioned if the picnic area would include grills. Mr. Maschek confirmed there would be a common barbeque area. They are still working through the details.

Commissioner Zangara suggested considering having an indoor pool instead of outdoor.

Commissioner Zangara questioned having condos instead of apartments. Mr. Maschek agreed to address. He explained there is a need for rentals since there had been so many decades of condos. Commissioner Zangara believes there were already so many rentals.

Commissioner Zangara loved the building and concept. He questioned if the garage would have permit parking to regulate the parking. Mr. Maschek explained the ideal was to assign parking for the same floor as the apartment. They have designed a few extra spots in the garage in case a valet service was necessary for one of the retail users if there was a restaurant. Mr. Maschek explained they could provide additional parking along the paved fire access. They are currently parked at 1.7 stalls per unit which includes the studios and 1 bedroom units.

**Wheeling Plan Commission
Regular Meeting**

March 9, 2017

Commissioner Zangara suggested including an outdoor seating area for a restaurant. Commissioner Zangara is interested in the study. He liked the project.

Mr. Maschek liked the electric car point. He explained that part of his team was looking at hopefully additional funding from other sources that would allow for alternative energy. He mentioned solar panels or something that would create a greener environment.

Chairman Pro Tem Johnson asked if the upper level in the four story parking garage would be covered. Mr. Maschek explained they have discussed solar panels that would provide some type of alternative energy and provide covered parking on the fourth floor. Their intention is to provide covered parking for every resident.

Chairman Pro Tem Johnson thinks a restaurant on the larger corner unit would be great but sees a challenge.

Chairman Pro Tem Johnson questioned if they were confident they could overcome the floodplain issue. Mr. Maschek explained it was all part of the negotiations. They are confident they can overcome it. They are still working through some of the details.

Chairman Pro Tem Johnson mentioned the Commission looks at the trash and snow removal during the preliminary review.

Chairman Pro Tem Johnson asked for details about the proposed materials. Mr. Maschek explained they want to intergrade it into the theme of the area using something similar but distinct from the Town Center. He thinks using a classic masonry façade would be most appropriate.

Chairman Pro Tem Johnson questioned if they had done any other similar residential retail developments. Mr. Maschek confirmed they were mostly strictly residential. He mentioned they did a project in Portage, IN currently being built that integrates retail on the first floor. They designed the residential units in the retail space so that when the retail, traffic and amount of residents were there to provide enough traffic for retail they could pull the residential fixtures out and create retail.

In reply to Commissioner Zangara's question, Mr. Maschek confirmed they were also doing a traffic study.

In reply to Commissioner Dorband's question, Mr. Maschek confirmed the apartments would include balconies. Commissioner Dorband asked that they be deep enough to accommodate a chair and small table.

Commissioner Dorband questioned if they considered incorporating a green roof on the parking garage. Mr. Maschek confirmed they had considered it and were still in discussions.

Mr. Maschek referred to Commissioner Dorband's concern about the roof height; he confirmed they always consider the roof a fifth façade.

8. APPROVAL OF MINUTES – February 23, 2017

Commissioner Zangara moved, seconded by Commissioner Dorband to approve the minutes dated February 23, 2017. The motion was approved by a voice vote.

9. OTHER BUSINESS

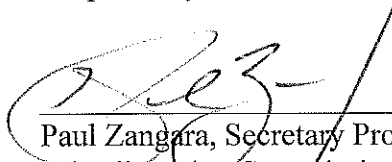
Commissioner Dorband mentioned the Chamber of Commerce's recent event at Purple Sprout had an excellent turnout.

Chairman Pro Tem Johnson thanked everyone for attending the blood drive.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Zangara to adjourn the meeting at 8:14 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,



Paul Zangara, Secretary Pro Tem
Wheeling Plan Commission

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