
1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, March 23, 2017.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Dorband, Issakoo, Johnson, Powers, Ruffatto and Zangara. Also present were Brooke Jones, 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 17-11
Domino's
12 W. Dundee Road
Appearance Approval of a Wall Sign
- B) Docket No. SCBA 17-13
Prime Storage
2500 E. Hintz Road
Appearance Approval of a Freestanding Sign
- C) Docket No. SCBA 17-15
Shadow Bend
175 Shadowbend Drive
Appearance Approval of Subdivision Signs

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

Approve Docket No. SCBA 17-11 to permit the installation of a business identification wall sign in accordance with the sign drawings submitted March 3, 2017 by Doyle Signs, on behalf of Domino's, located at 12 W. Dundee Road, Wheeling, Illinois

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Approve Docket No. SCBA 17-13 to permit the modification to the existing freestanding sign in accordance with the plan submitted by Bright Light Sign on March 2, 2017, for Prime Storage at 2500 E. Hintz Road, Wheeling, Illinois.

Approval of Docket No. SCBA 17-15 to permit the installation of the subdivision signs in accordance with the following plans submitted March 15, 2017 the Shadow Bend Homeowner's Association, Wheeling, Illinois:

- South (larger) sign rendering,
- South sign night view,
- South sign plan,
- North (smaller) sign rendering,
- North sign night view,
- North sign plan,
- Site plan for western edge of Shadow Bend Subdivision,
- North sign placement plan,
- South sign placement plan, and
- Landscape plan.
-

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara
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 17-4
Korean Cultural Center of Chicago
9930 Capitol Drive
Minor Site Plan and Appearance Approval of a Decorative Wall

Mr. Yoon Tae Kim, President of Korean Cultural Center of Chicago, 1901 Raymond Drive, Northbrook, IL was present.

Mr. Kim explained they were proposing a decorative wall made of tiles with a concrete foundation and masonry walls. The finishing materials will be shipped from Korea. Pictures were provided of a similar wall. He believes the Korean style project would improve the site and overall landscaping.

Mr. Kim stated the dimensions of the walls were 24' long by 5' high and 16' long by 5' high.

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Commissioner Zangara liked the picture provided of a similar wall. He questioned if the wall had a Korean significance. Mr. Kim explained it was a traditional style in Korea dating back to 1500. They want to keep the image to remind them of the history. Commissioner Zangara thinks it will look nice in the area. He mentioned the petitioner had done a great job in the complex.

Commissioner Issakoo agrees the pictures helped. He questioned if the proposed wall would be the same colors as depicted in the pictures. Mr. Kim confirmed the colors would match the pictures.

Commissioner Issakoo questioned the location. Ms. Jones explained the wall would be in the open space in front of the parking area and along the walkway. She noted the location on the drawing provided.

Commissioner Dorband questioned when they planned to start the construction. Mr. Kim stated they would begin in April and it would take months to complete. He stated the concrete and concrete block would be locally supplied and the wall and roofing tiles would be shipped from Korea.

In reply to Commissioner Dorband's question, Mr. Kim confirmed they would be bringing 3 people from Korea to build the wall.

Commissioner Powers wanted to confirm that the color rendering would match the proposed wall. Mr. Kim confirmed the colors would match.

Commissioner Powers believes the wall will look great.

Commissioner Blinova agrees the wall looks beautiful. She questioned the symbolism of the three boxes included in the design. Mr. Kim explained they were Ancient Korean labels but he didn't know the exact definition.

Commissioner Johnson agreed it looked great.

Chairman Ruffatto questioned the location of the wall depicted in the pictures provided. Mr. Kim explained the wall was located in a palace in Korea. Chairman Ruffatto expressed a concern that the cold weather would damage the materials but noticed snow in the picture so he had no further concern. Mr. Kim explained that Seoul's weather was similar to Chicago.

Chairman Ruffatto felt the wall would add to the complex. He had no issues.

Commissioner Powers moved, seconded by Commissioner Issakoo to approve Docket No. PC 17-4, to grant minor site plan and appearance approval of the decorative wall as shown on the Site Plan (A1.2) and Plan Elevation Detail (A1.1) submitted March 6, 2017, for the Korean Cultural Center of Chicago, located at 9930 Capitol Drive, Wheeling Illinois.

On the roll call, the vote was as follows:

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

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ABSENT: None
PRESENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

**B) Docket No. SCBA 17-3
Wheeling Town Center Development
351 W. Dundee Road
Approval of Final Plat of Subdivision**

Ms. Jones announced the petitioner was not present at the meeting since it was fairly simple without much of a review. The review had already been done with the Village Attorneys and Engineering Department. She presented the final plat.

Ms. Jones provided background on final plats. She explained when a property gets subdivided into smaller parcels, a plat of subdivision is generally required. The process is usually split into preliminary plat of subdivision and final plat of subdivision. Tonight's agenda includes the final plat for the Wheeling Town Center Development. The plat legally describes the boundaries of the subject property, public ways and utilities. It often includes easements, covenants, maintenance agreements and engineering specifications. Review by the Plan Commission and approval by the Village Board is required. With regard to this plat, Planning has been working with the Village Attorney and Engineering Division to satisfy the terms of the redevelopment agreement and final PUD ordinance in reviewing the plant. Several conditions of approval have been added to the motion to address consistency between all documents.

Ms. Jones reviewed the diagrams. There was one very large parcel but there were other pieces including the Northgate Parkway right-of-way that was being vacated and added to this development.

Ms. Jones explained the four pages were required to illustrate all the requirements of the plat.

Chairman Ruffatto questioned if each lot had separate real estate pins. Ms. Jones explained the table illustrated lot and boundary coordinates and not pins. Ms. Jones explained they were treating it as one development and was under a single plat. She was unaware of how the county assesses the property.

Ms. Jones read the proposed conditions of approval.

Commissioner Dorband moved, seconded by Commissioner Zangara to recommend approval of Docket No. PC 17-3; Final Plat of Subdivision for the Wheeling Town Center under Title 17, Planning Subdivisions and Developments as shown on the Preliminary Plat dated November 17, 2016, prepared by Gremley & Biedermann, Illinois Professional Land Surveyor No. 184-005332, on behalf of WTC LLC, for the property consisting of approximately 16.25 acres described as the vacant parcel currently known as 351 W. Dundee Road, the commuter parking lot adjacent to the Wheeling Metra Station, and the right-of-way of Northgate Parkway, located in Wheeling, Illinois,

With the following conditions:

1. The plat of vacation for Northgate Parkway shall be approved prior to Village Board approval of the Final Plat of Subdivision for the Wheeling Town Center;
2. Prior to recording the Final Plat, the remaining pre-conveyance conditions as defined in the redevelopment agreement must be met;
3. That prior to recording the Final Plat, associated documents shall be provided to staff in their final form, including but not limited to the Declaration of Covenants, Reciprocal Easements, and Operating Agreement for the Wheeling Town Center;
4. That prior to preparation of the execution copy of the plat, the developer agrees to insert language on the second page to indicate that the owner of Lot 10 shall own and maintain the water main serving the development. The developer further agrees that this modification to the terms of the Redevelopment Agreement shall be executed prior to the recording of the plat.
5. Prior to Village Board review, the plat shall be updated to reflect the easement language, notes, and signature blocks, as required by the Engineering Division.
6. That the Plan Commission Chair and Secretary sign the document and forward the recommendation to the corporate authorities for review and consideration.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES – March 9, 2017 (includes findings of fact for Docket No. 2017-1 and Docket No. 2017-2A&B)

Commissioner Zangara moved, seconded by Commissioner Dorband to approve the minutes dated March 9, 2017.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

9. OTHER BUSINESS

Commissioner Johnson reminded people to vote on April 4th.

Commissioner Powers mentioned early voting.

Commissioner Dorband mentioned that early voting was happening at the Korean Cultural Center.

Chairman Ruffatto reminded the public to watch for bicycles and walkers with the spring weather.

Chairman Ruffatto asked for the Plan Commission's Village tour take place during the summer.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Issakoo to adjourn the meeting at 6:55 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

A handwritten signature in cursive script that reads "Steve Powers". The signature is written in dark ink and is positioned above a horizontal line.

Steve Powers, Secretary
Wheeling Plan Commission

**DISTRIBUTED TO THE COMMISSION 4.07.2017
FOR APPROVAL ON 4.13.2017**