

**Plan Commission
Regular Meeting**

April 13, 2017

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, April 13, 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 17-17
Cricket
23 W Dundee Road
Appearance Approval of a Wall Sign
- B) Docket No. SCBA 17-18
Holy Spirit Life Learning Center
111 N. Wolf Road
Appearance Approval of a Wall Sign
- C) Docket No. SCBA 17-14
Lake House
333 Wood Creek Road
Appearance Approval of Freestanding Signs
- D) SCBA 17-12
Gulf
14 N. Elmhurst Road
Appearance Approval of a Freestanding Sign

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

Approve Docket No. SCBA 17-17 to permit the installation of a business identification wall sign in

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accordance with the sign drawings submitted March 27, 2017 by C.I.S., on behalf of Cricket, located at 23 W. Dundee Road, Wheeling, Illinois

Approve Docket No. SCBA 17-18 to grant appearance approval for the proposed wall sign in accordance with the plans (2 sheets) submitted March 17, 2017 by Holy Spirit Life Learning Center at 111 N. Wolf Road, Wheeling, Illinois.

Approval of Docket No. SCBA 17-14 to permit the installation of the freestanding signs in accordance with the following plans submitted March 10, 2017 (except as noted) for Lake House (formerly Woodland Creek) at 333 Wood Creek Road, Wheeling, Illinois:

- Sign Plan (Palatine and Wheeling Roads corner),
- Landscape Plan (Palatine and Wheeling Roads corner) (April 5, 2017),
- Sign Plan (Wheeling Road),
- Landscape Plan (Wheeling Road) (April 5, 2017),
- Directional Sign Plan (April 5, 2017),
- Subdivision Sign Plan (between two pillars), and
- Subdivision Sign Plan (attached to single pillar).

Approve Docket No. SCBA 17-12 to permit the installation of the freestanding sign in accordance with the sign plan and landscape plan submitted by Sign Studio on April 4, 2017 for Gulf at 14 N. Elmhurst Road, Wheeling, Illinois.

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 17-5
Addolorata Villa
555 McHenry Road
Minor Site Plan and Appearance Approval of Site Modifications

Mr. Paul Horcher, President, Horcher Construction, Inc., 113 Wedgewood Drive, Barrington and Mr. Ron Kilkber, Director, Plan Operations, Addolorata Villa, 555 McHenry Road were present.

Mr. Horcher explained their intent was to create a walking path for their residents. The path will help in their physical therapy. Currently, everything they have to walk on outside is a dead end.

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They are trying to create a loop and use more of their property. It is primarily an asphalt path but there will be certain sections as they are connecting to existing concrete sidewalks. There will be ramps down through the curbs where appropriate. There is a section that will run on the existing drive that ends into a fire lane.

Mr. Horcher reported there were some trees that needed to be removed in order to make this possible. The trees include 20 spruce trees that were well past their intended use with no branches for at least 25' high and were no longer a windbreak and did not provide any shade. There were also a few trees near the transformer that needed to be removed at the rear of the property in the northwest corner and a mulberry tree.

Commissioner Johnson had no questions.

Commissioner Zangara questioned if there was a future plan to replace some of the landscaping that was being removed. Mr. Kilkber explained they were funding this project through fundraisers so the next fundraiser would be for landscaping. Commissioner Zangara's only concern was that they would add some landscaping to replace the trees that were being removed.

Commissioner Issakoo agreed about the landscaping but also felt it was a great idea to add the sidewalk.

In reply to Commissioner Issakoo's question, Ms. Jones explained it was difficult for the Village to tell if the trees being removed should be removed since it was early in the season.

Commissioner Blinova had the same concern about the landscaping.

Commissioner Dorband thanked the petitioner for adding the path since she walks her dog in the area. Mr. Kilkber explained the proposed walk would also keep people off the drives that were currently be used.

Commissioner Powers had the same concern as Commissioner Zangara. He hopes landscaping is added back in with the removal of the trees. Mr. Kilkber explained their residents would insist on it too.

Chairman Ruffatto questioned if the proposed path would circle the entire complex. Mr. Horcher explained it was just on the western borderline of the complex and did not go all the way to the south end. Chairman Ruffatto referred to an existing sidewalk. Mr. Kilkber confirmed the sidewalk goes all around the northern property. They want to tie it all together but not take it up to McHenry Road. He explained it would be a loop including the fire lane. The loop consists of sidewalk or asphalt.

Chairman Ruffatto questioned the distance of the loop. Mr. Kilkber stated it was probably at least 1.0 mile. Chairman Ruffatto suggested marking the path at ¼ mile distances. Mr. Kilkber explained their rehab department insists on it. He also mentioned park benches would be included along the path.

Chairman Ruffatto questioned if the petitioner would return with a new landscaping plan. Ms. Jones

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felt it would be a good idea for the petitioner to submit the plan to Staff for review. She questioned if he wanted the Plan Commission to review it as well. Chairman Ruffatto thought it would be a good idea. Ms. Jones suggested she could bring it as an item under "Other Business". Chairman Ruffatto was in agreement and requested adding it as a condition.

Chairman Ruffatto referred to the picture of the transformer that was submitted. He suggested having it repainted since it was in poor condition. Mr. Kilkber confirmed it was ComEd's transformer. He agreed to have it painted.

In response to Commissioner Dorband's question, Mr. Horcher stated they planned to start the work as soon as they receive approval from the Village. She questioned if it would be finished in time for their anniversary. Mr. Kilkber confirmed they would like to have it finished by the anniversary.

Commissioner Powers questioned if the petitioner could indicate the locations of the park benches on the landscape plan they submit to Staff. Chairman Ruffatto agreed it was a good idea.

Commissioner Dorband moved, seconded by Commissioner Powers to approve Docket No. PC 17-5, to grant minor site plan and appearance approval of the walking path installation in accordance with the site plan and tree removal report submitted March 22, 2017, for Addolorata Villa, located at 555 McHenry Road, Wheeling Illinois,

And subject to the following conditions:

1. That signage and pavement markings be added to the section of the path located on the existing drive aisle;
2. A plan for additional plantings and benches shall be submitted for Staff review and brought to the Plan Commission for informational review under "Other Business"; and
3. That the existing transformer shall be painted.

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 23, 2017

Commissioner Powers moved, seconded by Commissioner Johnson to approve the minutes dated March 23, 2017. The motion was approved by a voice vote.

9. OTHER BUSINESS

Ms. Jones reported the petition for the parking lot variations, site plan and appearance approval at 300 South Milwaukee Avenue had been withdrawn by the petitioner.

Ms. Jones announced the tentatively scheduled joint meeting between the Plan Commission and Village Board on April 24th has been canceled. It is tentatively being rescheduled for May 22nd. She will let the Commission know as soon as it has been confirmed.

Staff wants to make sure everyone has a Plan Commission polo shirt and magnetic brass badge. Ms. Jones asked the Commissioners to contact her if they needed one. Commissioner Dorband needs a new badge and Commissioner Blinova needs a polo shirt.

Commissioner Issakoo announced his resignation. He is no longer able to commit the time the Commission and Village deserves. He thanked the Commission, Village Board and Village Staff. The Commission expressed their thanks for his service and best wishes for his future.

Chairman Ruffatto announced Mr. Jeff Creech as the new Plan Commissioner.

Chairman Ruffatto referred to the reopening of the Indian Trail Library. He suggested everyone visit the new building. The Commission commented how beautiful it was on the inside and outside.

Chairman Ruffatto announced the Gulf gas station will be the only one in the State of Illinois.

Commissioner Dorband commented on the library. She mentioned the life size Lite Bright that's in the library.

Commissioner Dorband mentioned a brick wall that was falling onto the sidewalk at Pine Hill on McHenry Road. Ms. Jones agreed to look into it.

Commissioner Powers referred to the recent petition for a bakery and Commissioner Dorband's suggestion to dress up the window. Commissioner Powers visited the bakery and felt they really did a nice job on the window and was well done.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Powers to adjourn the meeting at 6:56 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

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Respectfully submitted,



Steve Powers, Secretary
Wheeling Plan Commission

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