

**WHEELING PLAN COMMISSION
THURSDAY, MAY 11, 2017 6:30 P.M.**

**AGENDA FOR A REGULAR MEETING OF THE PLAN COMMISSION
to be held in the Board Room of the Village Hall
2 Community Boulevard, Wheeling, Illinois**

This meeting will stream live and be televised on Wheeling's Cable Channels 17 & 99

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. CHANGES TO THE AGENDA**
- 5. CITIZEN CONCERNS AND COMMENTS**
- 6. CONSENT ITEM**
 - A) [Docket No. SCBA 17-23](#)
Wheeling Town Center
351 W. Dundee Road
Appearance Approval of a Development Sign
- 7. ITEMS FOR REVIEW**
 - A) [Docket No. 2017-5](#)
Bella's Bistro
25 Huntington Lane
Special Use-Site Plan Approval of a Sit-Down Restaurant
 - B) [Docket No. 2017-6](#)
Wolf Crossing
415 N. Wolf Road
Concept Review of a Residential Planned Unit Development
- 8. APPROVAL OF MINUTES – [April 27, 2017 \(includes findings for Docket No. 2017-4\)](#)**
- 9. OTHER BUSINESS**
- 10. ADJOURNMENT**

**IF YOU WOULD LIKE TO ATTEND A VILLAGE MEETING BUT REQUIRE
AUXILIARY AID SUCH AS A SIGN LANGUAGE INTERPRETER, PLEASE CALL (847)
459-2600 AT LEAST 72 HOURS PRIOR TO THE MEETING.**

Public Hearing Information
Wheeling Plan Commission Meeting
May 11, 2017
(Attachment to Agenda)

2017-5 Hardeep Bhalla, contract lessee on behalf of Bella's Bistro, is seeking Special Use-Site Plan Approval as required under Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, and associated sections, to establish a sit-down restaurant at 25 Huntington Lane, Wheeling, Illinois, which is zoned B-2 Neighborhood Commercial District, and located in the Arlington Club Commons.

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

FROM: Andrew C. Jennings, Director of Community Development
Brooke A. Jones, Senior Planner

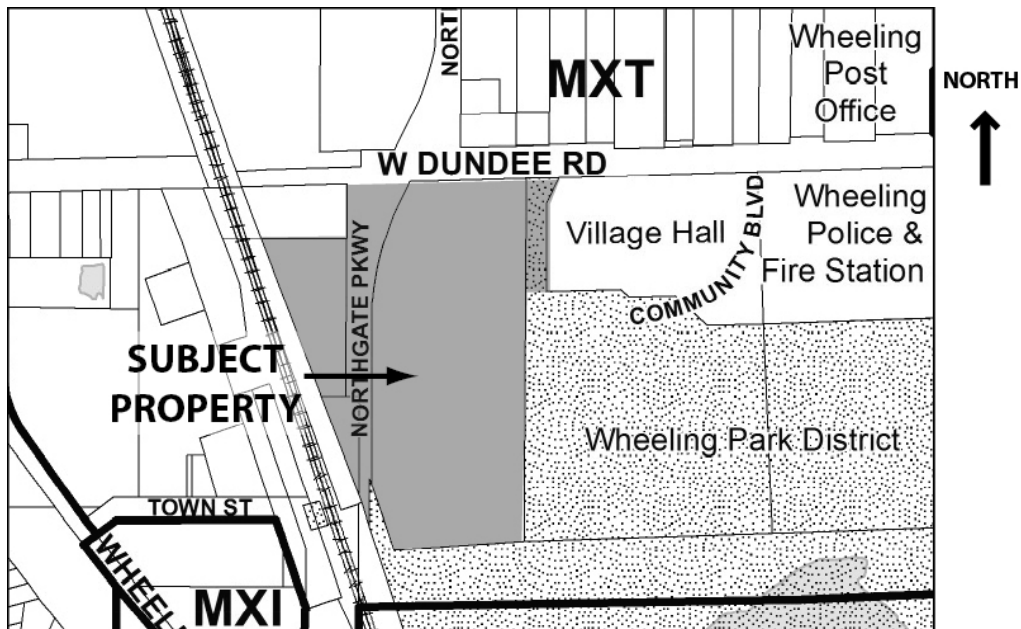
RE: **Docket No. SCBA 17-23**
Wheeling Town Center
351 W. Dundee Road
Appearance Approval of a Development Sign

DATE OF REPORT: May 4, 2017

DATE OF MEETING: May 11, 2017

PROJECT OVERVIEW: The petitioner is requesting appearance approval of a development sign for the Wheeling Town Center development. On April 27, 2017 the Plan Commission recommended approval of a setback variation associated with this sign.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Brad Friedman, WTC LLC
<u>Property Owner Name:</u>	Village of Wheeling
<u>Common Property Address:</u>	351 W. Dundee Road
<u>Common Location:</u>	Located on the south side of Dundee Road, at Northgate Parkway

Existing Use of Property:

Under construction for: Mixed-Use: apartments (295 units) and retail (100,000 sq. ft.).

Existing Property Zoning:

MXT Transit Oriented Mixed Use District

DESCRIPTION OF PROPOSAL

On April 27, 2017, the Plan Commission held a public hearing regarding a sign variation request (Docket No. 2017-4) for a development sign setback requirement. The Plan Commission recommended approval of the setback variation, 7-0. The variation will be considered by the Village Board on May 15, 2017.

Typically, the appearance approval of the sign is reviewed at the same hearing where the sign variation is reviewed. However, due to an oversight by staff, the motion for appearance approval of the sign was not included at the April 27th public hearing. Therefore, the sign is being placed on the consent agenda of the May 11th Plan Commission meeting for appearance approval.

The sign in Docket No. SCBA 17-23 is the same development sign that was reviewed through Docket No. 2017-4 on April 27th.

SIGN PLAN REVIEW

Sign Location: There is an existing 6-foot opaque construction fence surrounding the town center development site. The fence is located on the property line along Dundee Road. At the April 27th public hearing, the petitioner requested a variation to place the sign 1-foot from the property line, behind the construction fencing.

Proposed Signage Type, Size and Materials: The proposed development sign is a v-type sign with 10' x 16' panels (160 sq. ft. in area. The total height of the sign is 16 feet, including 6-foot posts. The panel material is MDO (medium density overlay), which is a paintable surface is made of plywood with a weather resistant resin overlay.

Landscaping: The entire site is under construction and surrounded by a 6-foot high opaque construction fence. Therefore, the petitioner is requesting that the landscape requirement be waived.

STAFF REVIEW

Impact on adjacent uses: No impact on adjacent uses is expected.

Staff Recommended Action: Staff recommends approval of the development sign, subject to approval of the sign variation associated with Docket No. 2017-4.

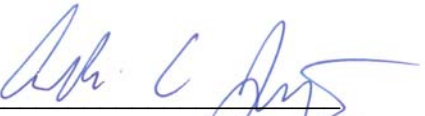
PROPOSED MOTION

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of appearance approval of the development sign, an appropriate motion would be to:

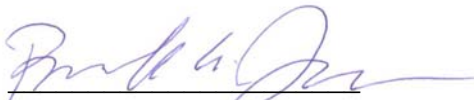
Approve SCBA 17-23, granting appearance approval for a development sign as indicated in the sign images submitted March 16, 2017, by Wheeling Town Center LLC, for 351 W. Dundee Road, Wheeling, Illinois,

With the following condition of approval:

1. That appearance approval is subject to approval of Docket No. 2017-4, a sign setback variation.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachments: [Vicinity map of existing conditions \(staff\)](#)

 [Cover letter](#)

 [Sign plan](#)

 [Site plan](#)

Wheeling Town Center – 351 W. Dundee Road

Docket No. SCBA 17-23 (Appearance Approval of a Development Sign)
Plan Commission Meeting – May 11, 2017





Friday March 24, 2017

Brooke Jones

Community Development

Village of Wheeling

Corporate Identification Signage

Brooke,

Directional/Wayfinding Systems

Construction Site Signage

Multi-tenant Office Signage

Office Interior/Room ID Signage

Commercial/Retail Center Signage

Special Event Signage

Fleet Graphics

Third Party Installation Services

National Account Programs

ADA Compliant Systems

Commercial Real Estate Advertising

We are seeking a variance from the 10' setback from the property line for the Wheeling Town Center development sign located at 351 W. Dundee Road. We would like to have the sign setback 1' from the property line. We are also asking you to waive the landscape requirement since the sign will be behind a construction fence at a construction site.

Thank you,

A handwritten signature in black ink that reads "Cristine A. Meyers".

Cristine A. Meyers

Vital Signs USA, Inc.

791 Industrial Dr.

Elmhurst, IL 60126

Exhibit received March 24, 2017



Job Details:

V-Shape Ground Sign
qty. 1

Exhibit received March 16, 2017

ATTENTION: This proof is provided for checking design, copy accuracy and general color scheme. **ANY ERRORS NOT NOTED WILL BE ON THE FINISHED PRODUCT.**

Vitalsigns
USA

BUSINESS SIGNS & BRANDING

791 INDUSTRIAL DR. ELMHURST, IL 60126
PH: 630-832-9600 FAX: 630-832-9669
www.vitalsignsusa.com

CLIENT: NGKF
JOB #: est57036
LOCATION: Wheeling Town Center

DATE: 2/13/2017 10:58:04 AM
DESIGNER: AF
Wheeling Town Center.fs

☐ **Approved as is** ☐ **Approved with changes noted**
☐ **Not Approved - Revise & Resubmit**

Date: _____ **Signed:** _____

Colors on this proof are for representation only. This drawing has been made available to the client to illustrate design or manufacturing details and are not to be distributed for bid without the written consent of Vital Signs USA.



Exhibit received March 24, 2017

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

FROM: Andrew C. Jennings, Director of Community Development
Brooke A. Jones, Senior Planner

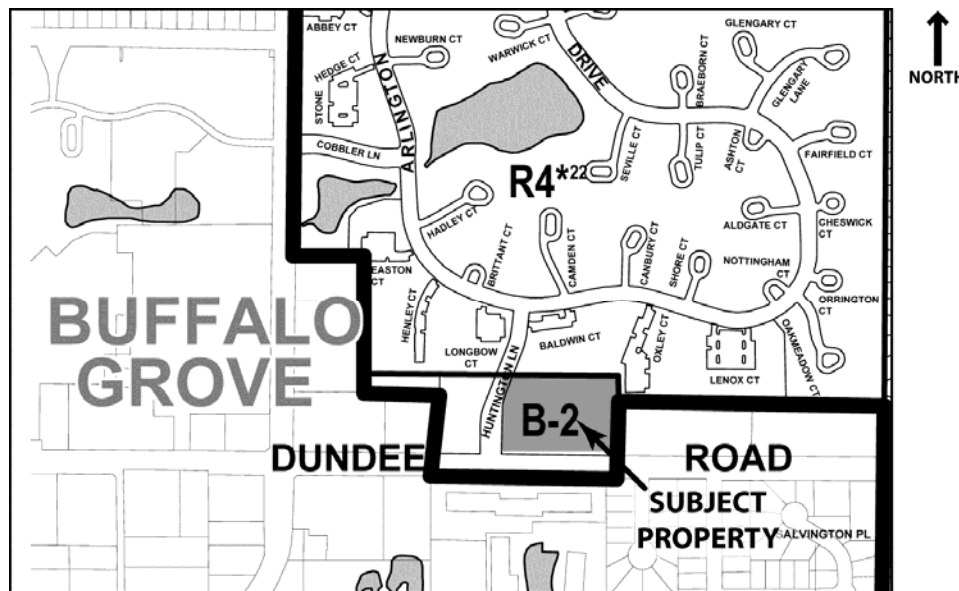
RE: **Docket No. 2017-5**
Bella's Bistro
25 Huntington Lane
Special Use-Site Plan Approval for a Sit-Down Restaurant

DATE OF REPORT: May 5, 2017

DATE OF MEETING: May 11, 2017

PROJECT OVERVIEW: The petitioner is seeking special use and associated site plan approval to establish a sit-down restaurant in the Arlington Club Commons. The project was reviewed by the Village Board as a concept review on January 16, 2017.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant Name: Rocky Bhalla, business owner

Property Owner Name: Richard M. Robey, Court Appointed Receiver

Common Property Address: 25 Huntington Lane

Common Location: Located on the north side of Dundee Road at
Huntington Lane in Arlington Club Commons

<u>Neighboring Property Land Use(s):</u>	North: Multi-family residential (R-4 District) West: Commercial (B-2 District) South: Multi-family residential (Buffalo Grove) East: Multi-family residential (Buffalo Grove)
<u>Comprehensive Plan Designation:</u>	Commercial
<u>Property size:</u>	3.69 acres for the property 1,977 sq. ft. for the unit
<u>Existing Use of Property:</u>	Vacant (a portion of the former Arcadia Deli)
<u>Proposed Use of Property:</u>	Sit-Down Restaurant
<u>Existing Property Zoning:</u>	B-2 Neighborhood Commercial District
<u>Previous Zoning Action on Property:</u>	
PC 194	Site Plan and Appearance Approval of a shopping center (Ord. No. 2429).
2017-1	Special Use-Site Plan Approval for a kickboxing studio (ord. No. 5077).

BACKGROUND INFORMATION

On January 16, 2017, the petitioner brought its plan to the Village Board for concept review. The concept included an Italian café with liquor (wine) licensing, retail sales of specialty groceries, and video gaming. It was stated at the Board Meeting that the business model would include the following revenue stream:

- On-site food and beverage sales: 40%,
- Off-premise grocery sales: 40%, and
- Video gaming: 20%.

Some Board members voiced concern regarding the impact of video gaming on the restaurant and retail uses. To reduce those concerns, the petitioner indicated they would first open without gaming to ensure they operate their bistro and market smoothly. Later they would establish gaming through the required Illinois gaming license. Based upon the proposed business model revenue stream, description of the Italian bistro and market concept, and willingness to first open without gaming, the Village Board had determined that the proposed concept was not a “gaming café” and should proceed through the special use review process.

DESCRIPTION OF PROPOSAL

At this time, the petitioner is requesting special use-site plan approval for a sit-down restaurant. The business concept includes an Italian bistro/café, a wine bar and lounge, a specialty grocery market, and video gaming.

According to the project description, the proposed hours of operation are 9am to midnight. It also states that there will be 5 or 6 full time employees and additional part-time employees.

No exterior changes are proposed to the building façade or site.

SITE PLAN REVIEW

Scale of Floor Plan: Unknown.

General site layout: No modifications to the site are proposed. Full vehicular access to the shopping center is provided at Dundee Road and at Huntington Lane via a signalized intersection at Dundee and Huntington Lane.

Floor Plan: The proposed floor plan includes various customer spaces. There is a café/bistro area with five tables that each seat four people. There is a retail space with displays of groceries to purchase for consumption off-site. There is a lounge area that includes a sofa with tables. At the center of the space is the open kitchen/bar area that seats three. At the rear of the business is an enclosed room with five video gaming terminals.

It should be noted on page 6 of the provided marketing piece that a “full kitchen” will operate. However, the kitchen floor plan does not include equipment indicative of a full-service restaurant.

Ownership: The property is currently in receivership. The business owner has a contract to lease the unit.

Total Number of Parking Spaces: The parking requirement for the proposed use is 1 stall per employee (during peak shift) plus 1 stall for every 3 seats. Based on a floor plan with 30 seats and 5 employees, the parking requirement for the business is 15 stalls. The shopping center has a total parking count of 179 stalls. The unit was last occupied by a deli, which required 13 parking spaces. There are several vacant units in the shopping center and the actual parking demand for the center is low. The proposed use meets the parking requirements of the Zoning Code.

Bicycle parking: The plans do not address bicycle parking. Bicycle parking for two will be added to the west end of the building, as a condition of approval for the recently approved kickboxing studio.

Trash: Existing trash enclosures are located at the rear of the site along the rear service drive.

Site Lighting: No changes are proposed. There are existing pole-mounted light fixtures in the parking lot that provide adequate lighting for pedestrians and vehicles.

Landscaping: No changes are proposed. The existing landscaping for the shopping center includes shrubs and some mature trees that line the perimeter of the parking lot and parking islands with shade trees.

STANDARDS FOR SPECIAL USE

Following are standards for special use with the petitioner's responses in italics. (**Village Planner comments are in bold.**)

1. State why the Special Use is necessary for the public convenience at the proposed location.

"The special use would allow customers to enjoy a relaxing atmosphere while enjoying a glass of Italian wine."

Access to the proposed restaurant will be convenient to customers along the Dundee Road corridor. The proposed business may also bring additional customers to the existing business in the half vacant Arlington Club Commons shopping center.

2. State how the Special Use will not alter the essential character of the area in which it is to be located.

"We will provide a quiet atmosphere for customers 21 years and older, no loud music or bright lights."

The proposed restaurant will be located in an existing shopping center, which allows for a mix of retail, restaurant, service, and office uses. The commercial uses of the center compliment the adjacent multi-family residential uses.

3. State how the location and size of the Special Use, the nature and intensity of the operation involved in or conducted with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it will be in harmony with and not impede the normal, appropriate and orderly development of the district in which it is to be located and the development of surrounding properties.

"We will not create any nuisance to the surrounding location."

The existing parking is adequate for the proposed restaurant. Due to the relatively low number of seats and employees, there will be very low impacts on traffic in the vicinity. Moreover, there is very good vehicular access to the parking lot.

4. State how the location, nature and height of buildings, walls and fences, and the nature and extent of the landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, or will not impair the value thereof.

"The landscaping will remain the same as we will be located in a strip mall."

No exterior modifications are proposed.

5. State how the parking areas will be of adequate size for the particular use, properly located and suitably screened from adjacent residential uses, entrance and exit drives shall be laid out so as to prevent traffic hazards and nuisances and the development will not cause traffic congestion.

“Our location is within a preexisting building. We will not create congestion as our goal is to provide a relaxing atmosphere for customers.”

No change to the existing parking lot is proposed. There is adequate parking for the proposed special use.

6. State how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulation in that zone.

“We are requesting the special use license so we can serve customers fine imported Italian wine.”

A special use permit is necessary for a restaurant to operate in the Village.

STAFF REVIEW

Fire Department Review: The Fire Department has submitted a comment memo on May 5, 2017. These comments will be addressed at building permit.

Engineering Division Review: The Engineering Division has no comments at this time.

Health Division Review: The Health Division has the following comments, which will be addressed at building permit:

1. An interior grease trap flush with the floor is required. Size will be determined by the size of the fixtures.
2. Dry storage space is lacking. Section 5.18.110(b) of the Municipal Code requires a dry storage area that is equal to 25 % of the total floor area of the preparation and ware washing area.
3. Utility sink is lacking. A mop/utility sink shall be provided in the establishment.

Impact on adjacent uses: No impact on adjacent uses is expected.

Staff Recommended Action: Prior to recommending approval of the proposed special use for a sit-down restaurant, staff suggests the Plan Commission discuss the business model with the petitioner to ensure it is consistent with the concept that was encouraged by the Village Board on January 16, 2017. Specifically, the Plan Commission should elicit for the record the following:

1. Proposed revenue split of on-site consumption of food/beverage, retail sales off-premise groceries sales, and video gaming;
2. Willingness to first open without video gaming; and
3. Food and beverage offerings for on-site and off-site consumption.

PROPOSED MOTION

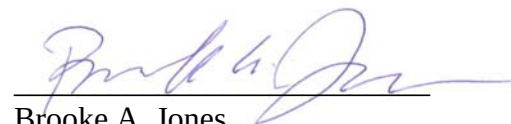
If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of special use and associated site plan approval, an appropriate motion would be to:

Recommend approval of Docket No. 2017-5, 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 following materials submitted April 13, 2017 by Bella's Bistro, to be located at 25 Huntington Lane, Wheeling, Illinois:

- Project description,
- Floor plans (5 sheets),
- Marketing materials (6 sheets).



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachments:

[Fire Department comments 5.05.2017](#)

[Photos of existing conditions \(staff\)](#)

[Project Description](#)

[Floor Plans \(5 sheets\)](#)

[Marketing materials \(6 sheets\)](#)

[Plat of survey](#)



MEMO – Fire Prevention Bureau

TO: Brooke Jones, Village Planner
FROM: Ronald S. Antor, Fire Inspector
CC: Andrew Jennings, Director of Community Development
Keith MacIsaac, Fire Chief
FPB File
DATE: May 4, 2017
SUBJECT: Proposed New Restaurant – 25 Huntington Lane – Bella's Bistro – Plans received for review by the Fire Department, April 17, 2017.

The Wheeling Fire Department has reviewed the submittals received related to the above referenced project and has the following comments:

Site Plan

1. The proposed plans show no changes to the existing Fire Department access to the site.

25 Huntington Lane – Remodeled Tenant Space

1. Based on the documents submitted for review, the proposed remodeled tenant space for the petitioner's proposed use would be a 1,977 square foot mixed use occupancy consisting of (M) Mercantile and (B) Business Use Groups as defined in the 2012 Editions of the International Building Code (IBC) and Fire Prevention Codes (IFC).
2. The proposed occupancy load for the occupancy will be verified during the remodeling process.
3. The building is an existing sprinklered building. The sprinkler system shall be modified as required during remodeling in accordance with the 2012 Editions of the International Building and Fire Prevention Codes as amended by the Village of Wheeling.
4. The building is equipped with an existing fire alarm system and the system shall be modified as needed in accordance with the 2012 Editions of the International Building and Fire Prevention Codes as amended by the Village of Wheeling.
5. Based on the items presented for review, there will be no cooking equipment in the proposed occupancy. If provided, all cooking equipment shall meet the requirements of the Village's Building, Mechanical and Fire Prevention Codes (2012 Editions).
6. All construction shall comply with the Village's Building and Fire Prevention Codes (2012 Editions of the International Building Code & International Fire Code – with amendments).

At this time there are no other Fire Department comments related to the project as presented in the documents reviewed.

Received May 5, 2017

Bella's Bistro– 25 Huntington Lane
Docket No. 2017-5 (Special Use-Site Plan Approval of a Sit-Down Restaurant)
Plan Commission Meeting – May 11, 2017



Existing conditions of subject property (looking northeast)

Bella's Bistro– 25 Huntington Lane
Docket No. 2017-5 (Special Use-Site Plan Approval of a Sit-Down Restaurant)
Plan Commission Meeting – May 11, 2017



Existing conditions of subject unit (looking north)

Bella's Bistro– 25 Huntington Lane
Docket No. 2017-5 (Special Use-Site Plan Approval of a Sit-Down Restaurant)
Plan Commission Meeting – May 11, 2017



Existing conditions of rear access drive and trash enclosures (looking west)

Bella's Bistro:

Our goal is to provide a relaxing atmosphere for our customers to enjoy imported wine, meats and cheeses. We will also have an Italian farmers market selection with imported noodles, sauces and pesto to allow our customers to take the experience home with them. We will be staffed by local residents who will assist our customers in choosing a type of wine to their liking. Our employees will be trained according to local and state health department regulations and will receive their Basset training certification to ensure the safety of our customers.

We will offer video gaming in a small, semi private area.

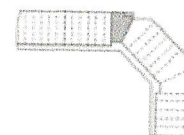
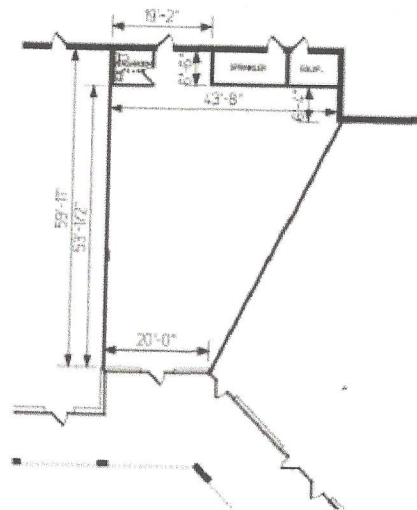
The hours of operation for Bella's Bistro will be 9am to midnight. We will maintain 5-6 full time employees with several part time employees to assist during peak hours.

Exhibit received April 13, 2017

1-45 Huntington Lane
Wheeling, IL 60090

// Unit #25 - 1977 RSF

ChicagoBroker.com



SUITE 25

3-12-12
JOB #9205-A

1,877 SF RENTABLE

ARLINGTON CLUB COMMONS
DUNDEE ROAD WHEELING, ILLINOIS



THIS PLAN IS PRELIMINARY AND NOT FOR CONSTRUCTION. IT IS THE PROPERTY OF FASTHERSTONE CONSULTING, INC. AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF FASTHERSTONE CONSULTING, INC.

Exhibit received April 13, 2017

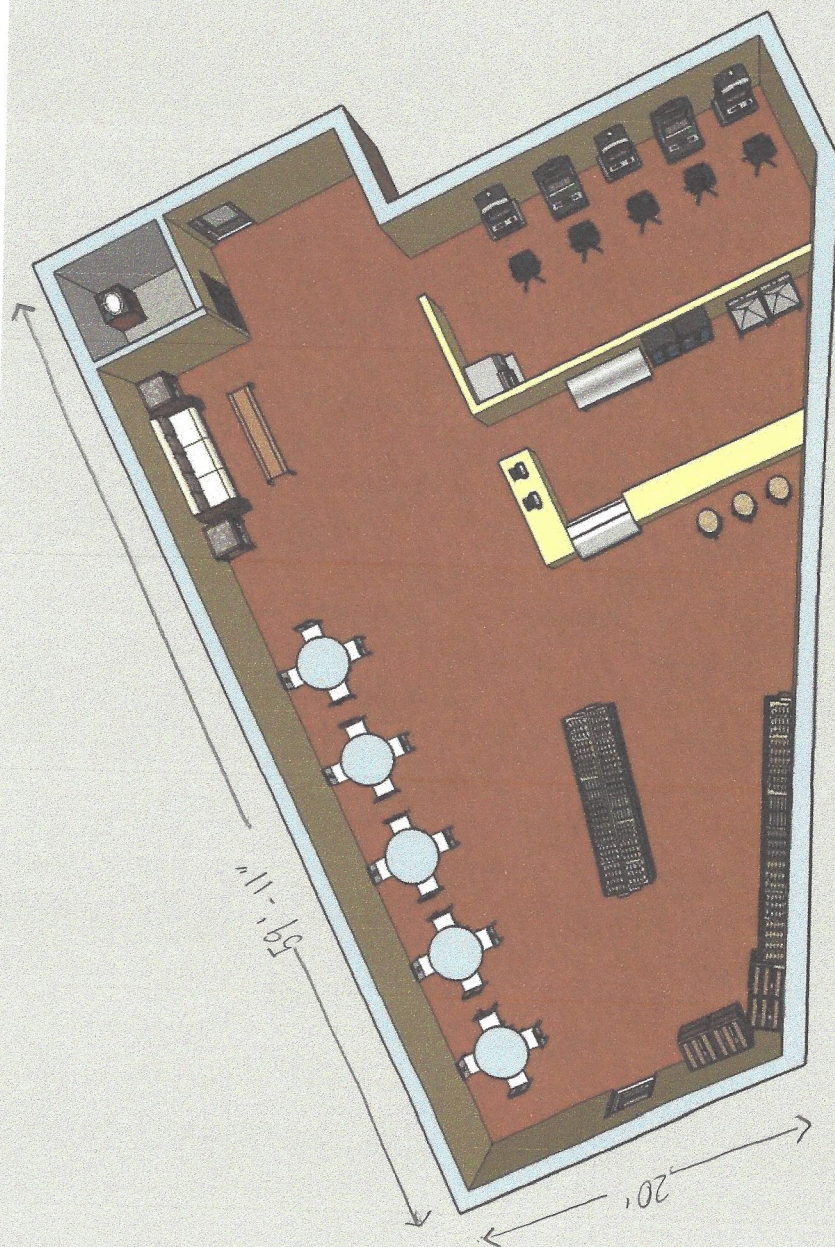


Exhibit received April 13, 2017

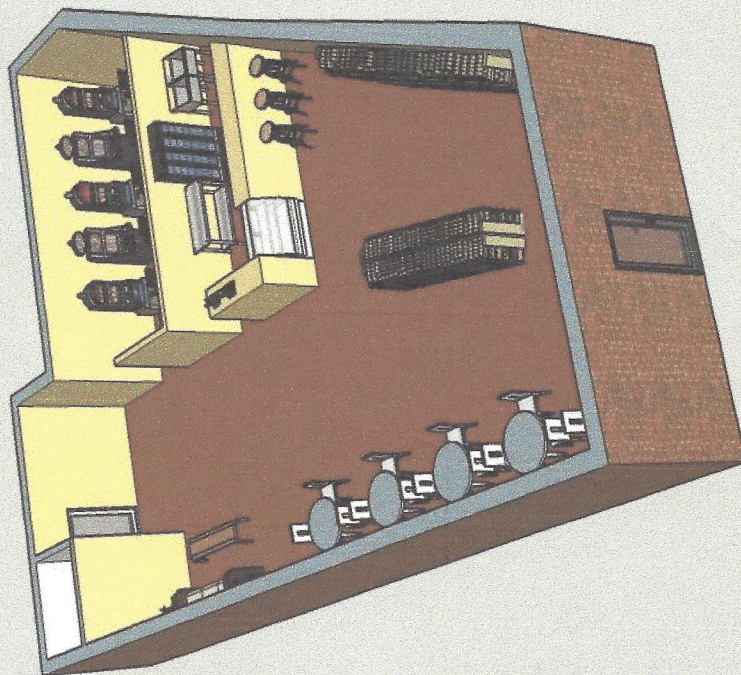


Exhibit received April 13, 2017

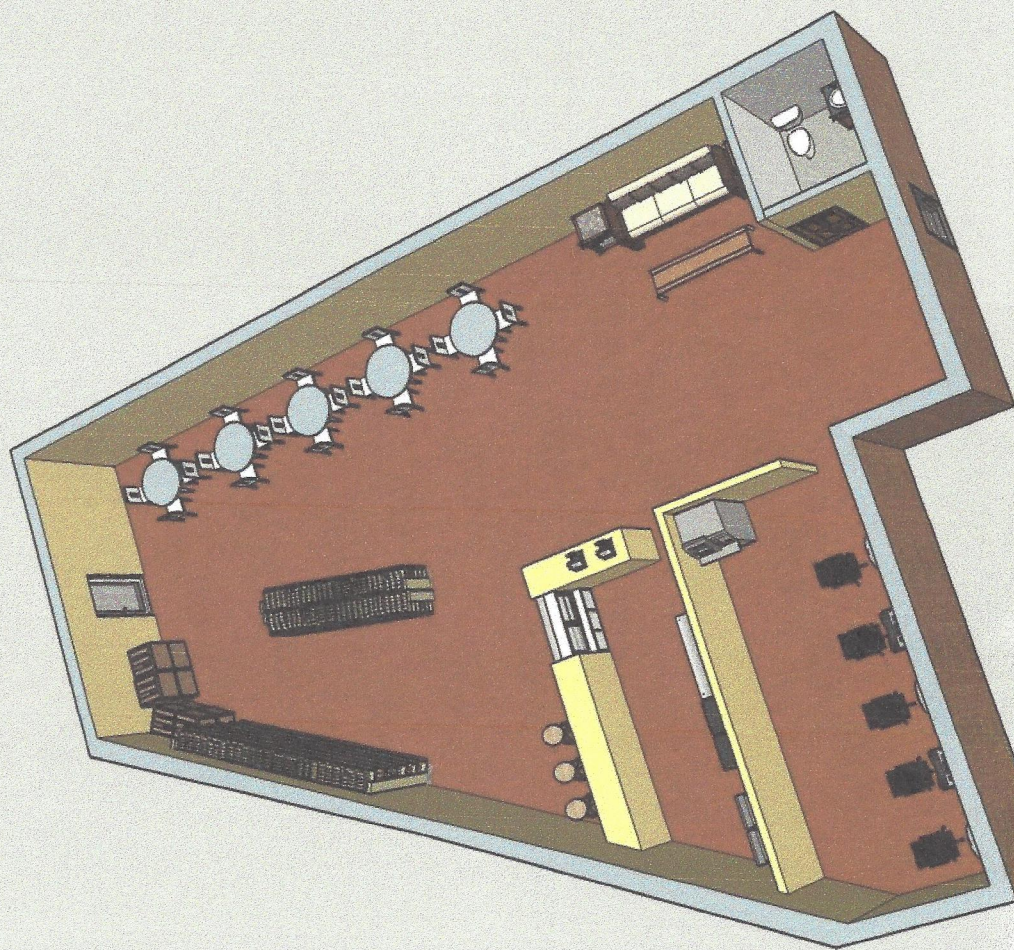
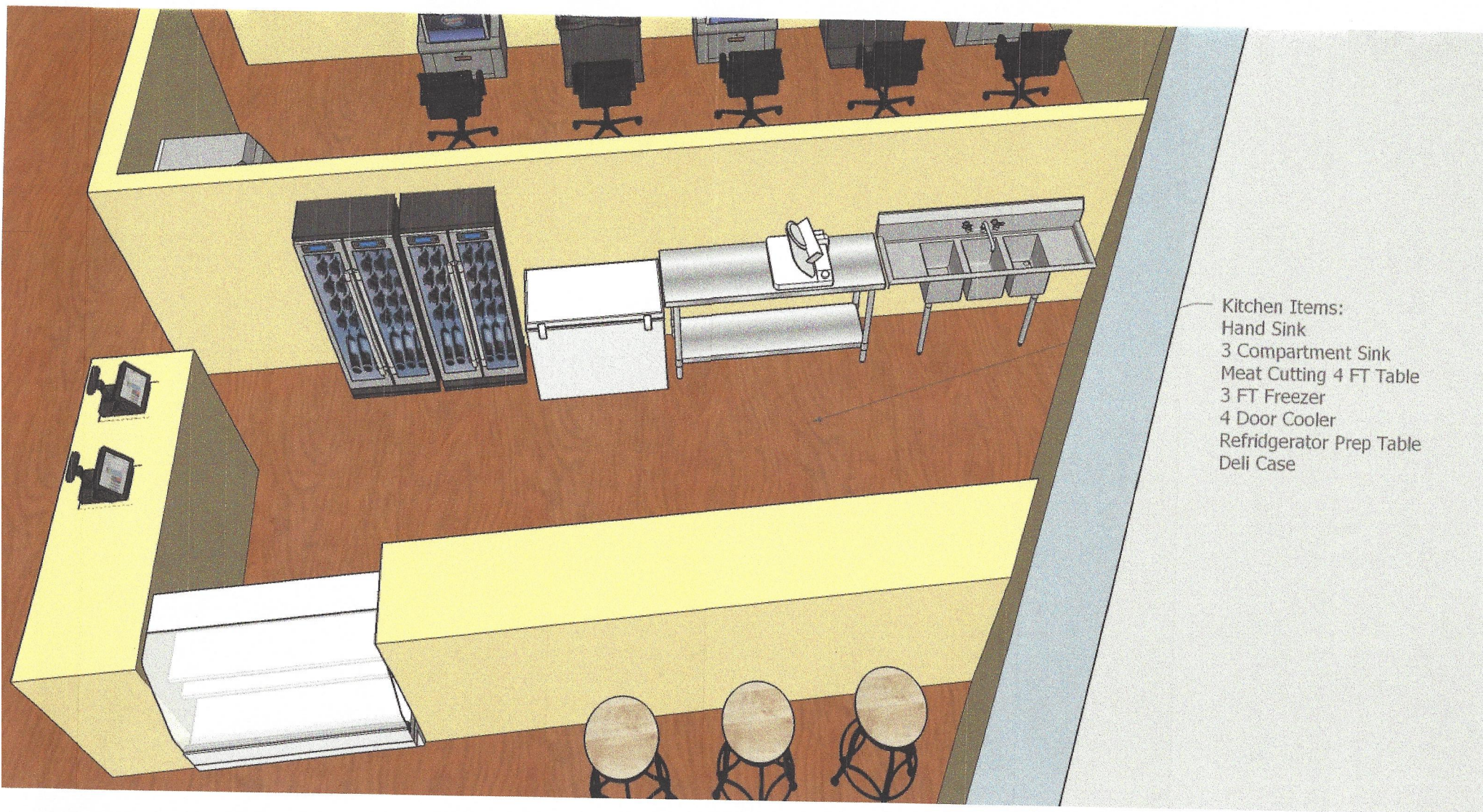


Exhibit received April 13, 2017



Kitchen Items:
Hand Sink
3 Compartment Sink
Meat Cutting 4 FT Table
3 FT Freezer
4 Door Cooler
Refridgerator Prep Table
Deli Case

Exhibit received April 13, 2017



COMPANY

GOAL & OBJECTIVES

Bella's plan to accomplish a very unique experience for our clientele with our wine bistro concept. Bella's Bistro will have small plate menu items which will pair with our various blends of Italian wines. We plan to start with one location per market and based on our company's sales performance we will look to expand in different surrounding markets. The audience is set for young middle-aged adults to seniors who enjoy our concept. We are intending to appeal to most of the town we will be opening our establishments in.



Exhibit received April 13, 2017

THE PRODUCT

We will create an ambiance of an exquisite wine bistro with soft music playing and also live entertainment from time-to-time. **Bella's Bistro Market** is a place for kicking back and unwinding from a days work or even a relaxed evening on the weekend for great wine and conversation with an appealing food menu.



Exhibit received April 13, 2017

OPERATION MARKET & MEATS

Our vision with Bella's Bistro Market is to take the best blends from around the world and offer them in a space that feels like a combination of Napa Valley winery and the finest city restaurant. We believe the worlds best restaurateurs are missing out by only focusing on large urban city centers. We plan to deliver an experience only currently available at the finest restaurants in the worlds largest markets. Focusing on authentic Italian Groceries, amazing anti pesto and a large selection of imported Italian wines like Tannazi.



Exhibit received April 13, 2017

OPERATION WINES

Our selections of wines will include **Tannazi Italian Wine**, Chardonnay, Pinot Noir, Pinot Grigio, Reisling, Cabernet Sauvignon, Malbec, Chianti and Sparkling Wines. (*Subject to Change*). We will also carry various blends of Italian wines imported from Italy.



Exhibit received April 13, 2017



OPERATION

Kitchen and Staff

Bella's will be hiring a locally trained member to run the day-to day operations of the Bistro and Market. They will be readily available and involved in all decision making. The trained member will be operating and running the full kitchen.

Suppliers

We will be working very closely with Battaglia Distributing Corp. out of Chicago, IL.

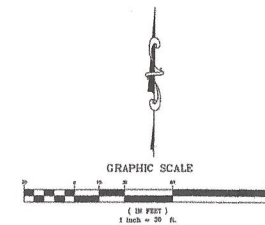
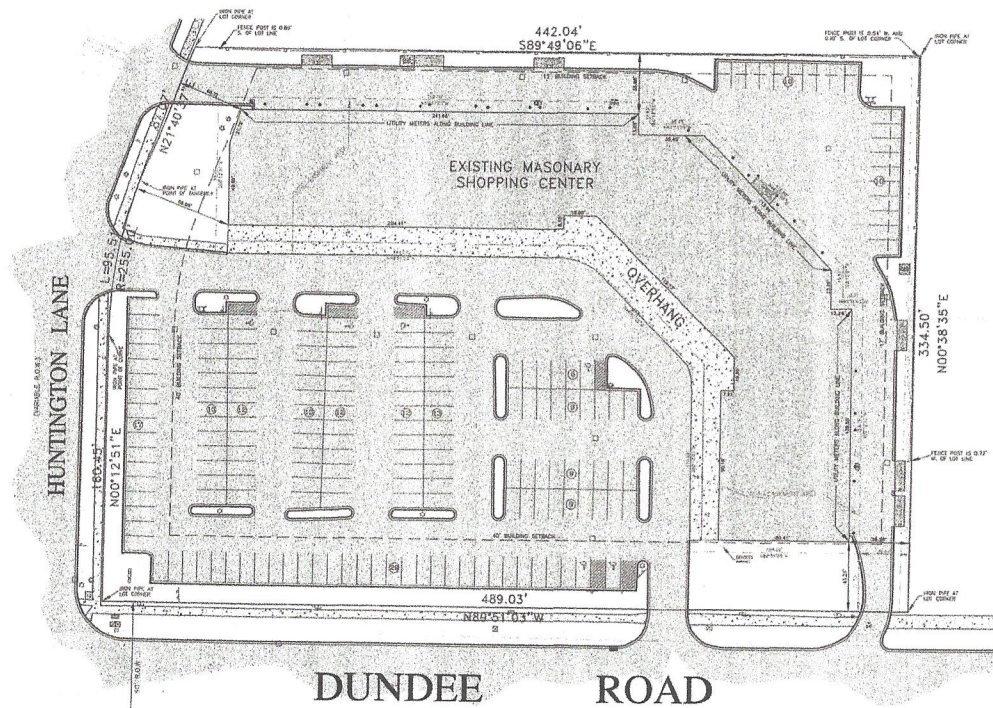


W.C. DOLAND ENGINEERING, INC.
-CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING-
509 EAST DUNDEE ROAD
PALATINE, ILLINOIS 60074
(847) 991-5088
(847) 834-3427 FAX

ALTA/ACSM LAND TITLE SURVEY

-OF-

LOT 2 IN FINAL PLAT OF ARLINGTON COMMONS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



- PARKING SUMMARY -

178 TOTAL PARKING SPACES
- 173 STANDARD PARKING SPACES
- 5 HANDICAPPED PARKING SPACES

- NOTES -

- 1) EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE OVER ALL AREA EXCEPT THOSE PORTIONS OF THE LAND DESIGNATED AS NON EASEMENT AREAS ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NO. 98557632.
- 2) PROPERTY AREA = 3.69 ACRES.

- LEGEND -

- TRANSFORMER
- VAULT
- PILET
- CATCH BASIN
- MANHOLE
- VALVE VAULT
- TRAFFIC SIGNAL
- UTILITY PERKAL
- UTILITY POLE
- LIGHT POST
- FIRE HYDRANT
- PIPE BOLLARD
- TRAFFIC SIGN
- BUSINESS SIGN
- WOOD FENCE
- BITUMINOUS PAVEMENT
- CONCRETE WALK

TO:
REPUBLIC BANK OF CHICAGO
FREEDOM TITLE CORPORATION
ARLINGTON CLUB COMMONS LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1993, AND INCLUDES ITEMS 4, 7, 9, 8, AND 10 OF "TABLE A" THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION.

I FURTHER CERTIFY THAT I HAVE PLOTTED HEREON ALL PLOTTABLE EASEMENTS MENTIONED IN TITLE COMMITMENT No. 1410 002115380 UL ISSUED BY CHICAGO TITLE INSURANCE COMPANY. DATE: FEBRUARY 8, 2002

W.C. Doland
ILLINOIS PROFESSIONAL LAND SURVEYOR

Exhibit received April 13, 2017



MEMORANDUM

TO: Chairperson Ruffatto and Members of the Wheeling Plan Commission

FROM: Andrew C. Jennings, Director of Community Development
Brooke A. Jones, Senior Planner

DATE: May 11, 2017

SUBJECT: Concept Review
DRH Cambridge Homes Residential Planned Unit Development
415 N. Wolf Road (Wolf Crossing)

On February 21, 2017, the developer, DRH Cambridge Homes, presented a concept to the Village Board for the Wolf Crossing residential project, which is located on the site currently occupied by Deerfield Moving & Storage at the northeast intersection of Wolf Road and Mayer Avenue. The proposal is to redevelop the property into a 39-unit townhome development. The purpose of this memo is to summarize the Board's comments to the developer and to provide direction to the Plan Commission for the May 11th concept review of Wolf Crossing.

Staff Comments and Suggested Discussion Points

Staff has reviewed the concept plans for the development and had provided discussion points for concept review. Comments from the Village Board are also provided below. Since the Board's review, the developer's team has had multiple meetings with staff (Planning, Fire, Engineering, and Economic Development) and has revised the plans to address numerous staff and Board suggestions. The Plan Commission may wish to discuss the following items with the developer to prepare for the next stage of the review process (Preliminary PUD):

- 1. Development Character.** The proposed townhome concept is consistent with the Comprehensive Plan and the existing uses in the vicinity. The Plan Commission may wish to provide direction as to whether the project (in terms of density, building appearance, and site amenities) is compatible with Village vision for this location. **Village Board comments:** The development is too dense. Provide more open space. Consider a focal point/site amenity. The plan has nice curb appeal. **Developer response:** Reduced total units from 40 to 39.
- 2. Residential Market Analysis.** The developer intends to construct a residential development which is similar in many respects adjacent Millbrook subdivision. At the Board Meeting, it was determined that the developer only produces for-sale products.

Staff has suggested that the development team provide residential market analysis to illustrate the absorption of the proposed dwelling units prior to Preliminary PUD. **Village Board comments:** Happy to see for-sale product. A market study is required.

3. **Coordination with Wolf Road improvements.** Since IDOT has plans for improvements to the Wolf Road frontage, staff suggested that these plans should be integrated into the proposed development. **Village Board comments:** Agreement with staff.
4. **Stormwater management.** Staff has suggested options for the developer to meet the detention requirements of the site, such as digging out the stormwater basin at the adjacent 412 N. Milwaukee (Boston Fish Market) property. **Village Board comments:** Continue to work with the adjacent property owner.
5. **Parking.** Staff has described the parking requirements for townhomes with the developer, especially the concerns for guest parking and meeting the parking pad depth in front of the garages. Plan Commission may wish to ask the developer how this is being addressed. **Village Board comments:** none. **Developer response:** Reconfigured guest parking to eliminate on-street parking.
6. **Density Impacts on Site Configuration.** The Fire Department review of the concept plan suggests that the developer will need to demonstrate that the site plan can accommodate snow removal and that the turning radius is adequate for emergency vehicles as the plan review progresses. **Village Board comments:** Agreement with staff. **Developer response:** Increased the turning radius to accommodate the fire code and created a snow storage plan.
7. **Vacation of Mayer Avenue.** When staff initially met with the developer, staff had suggested that the underutilized Mayer Avenue be vacated by the Village and be integrated into this project. It was also suggested that the Village retain ingress/egress for pedestrians and utility access. As such, the plan illustrates a sidewalk within this area. However, there was not agreement among staff and the developer as to who would maintain the walk. The Plan Commission may wish to discuss this opportunity, and provide direction as to whether the design of the connection east to Milwaukee Avenue should be pursued by Village staff or the developer. Staff suggests that at minimum a public access easement shall be granted for a future sidewalk. A contribution to the Village sidewalk fund may also be considered. **Village Board comments:** none.

Attachments: [Engineering Division comment memo, dated May 3, 2017](#)
[Fire Department comment memo, received May 5, 2017](#)
[Concept introduction letter, dated April 28, 2017](#)
[Vicinity maps](#)

[Site photos](#)

[Site plan](#)

[Truck turning radius plan](#)

[Fire hydrant coverage plan](#)

[Snow removal plan](#)

[Hydrant and street light layout plan](#)

[Presentation to Village Board on February 21, 2017 \(13 sheets\)](#)



MEMORANDUM

TO: Brooke Jones, Senior Planner

FROM: Kyle Goetzelmann, Civil Engineer I

COPY: Jon Tack, Village Engineer

DATE: May 3rd, 2016

SUBJECT: DH Horton Townhome Development – Concept Review
415 N. Wolf Rd - Review Comments

The Engineering Division received a concept submittal for the subject project on April 26th, 2017. The Engineering Division has completed a review of the above referenced submittal and offers the following comments at this time:

1. The submittal did not include detailed engineering drawings, with included infrastructure, for the proposed townhome development. Therefore, no comments can be made about this until more detailed plans are submitted.
2. Improvements within the Wolf Rd right-of-way will need to be coordinated with the IDOT Wolf Rd improvement plans.
3. New site plan appears to have addressed concerns of fire truck maneuverability and snow placement.



MEMO – Fire Prevention Bureau

TO: Brooke Jones, Village Planner
FROM: Ronald S. Antor, Fire Inspector
CC: Andrew Jennings, Director of Community Development
Keith MacIsaac, Fire Chief
FPB File
DATE: May 4, 2017
SUBJECT: Proposed PUD - Wolf Crossing Townhomes – 411-415 N. Wolf Road – Plans received for review by the Fire Department, April 25, 2016.

The Wheeling Fire Department has reviewed the submittals received related to the above referenced project and has the following comments:

Site Plan

1. The site plans submitted for review included:
 - a. Development plans for a 39 unit townhome residential project.
 - b. Conceptual fire hydrant locations to serve the property.
 - c. Conceptual snow storage plans.
 - d. Conceptual fire apparatus turning radius analysis for the site.
2. The documents submitted for review are a result of meetings between the petitioner and Village Staff, including the Fire Department to address concerns from prior concept plan submittals.
3. The petitioner's snow removal plan as shown may not be effective in providing sufficient storage of snow removed from the site. Two areas of storage in front of parking spaces number 1 through 16 may not be accessible for placing snow storage due to vehicles parked in those spaces during a snow event.
4. The fire apparatus access routes shall be capable of supporting fire apparatus with a gross vehicle weight of 85,000 pounds.
5. Fire lanes shall be posted as required by the Fire Department.
6. Site water main improvements shall comply with all Village of Wheeling Municipal Codes which includes, but is not limited to the "Manual of Practice for the Design of Public & Private Improvements" and the 2012 Edition of the International Fire Code. Water main improvements required would include:
 - a. A looped watermain shall be provided around the site serving the building's sprinkler system water supply and site hydrants.

Received May 5, 2017

Ms. Brooke Jones

SUBJECT: Proposed PUD - Wolf Crossing Townhomes – 411-415 N. Wolf Road – Plans received for review by the Fire Department, April 25, 2016.

May 4, 2017

Page 2

7. Trees and light fixtures along the drives that are fire access routes shall not hang over the drive in a manner that hinders Fire Department access. A minimum of 13'6" overhead clearance shall be provided over the fire apparatus access routes.
8. A clear space of at least 4-feet shall be maintained around the circumference of any fire hydrants. This includes light fixtures, transformers, and landscaping.

Wolf Crossing Townhomes - Proposed PUD Residential Units

1. The construction of the townhome units would be required to comply with the Village's Residential Building and Fire Prevention Codes (2012 Editions of the International Residential Code & International Fire Code – with amendments).
2. As noted in Comment #2, the proposed townhome buildings will need to comply with the Village's Building and Fire Prevention Codes. Some of the items that this would include are:
 - a. Complete automatic fire sprinkler protection throughout the individual townhome units.
 - b. A minimum of two exits from each unit (Sliding patio doors do not meet this requirement).

At this time there are no other Fire Department comments related to the project as presented in the documents reviewed.

April 28, 2017

Ms. Brooke Jones
Senior Planner
Village of Wheeling
2 Community Boulevard, Wheeling, IL 60090

**RE: D.R. Horton Cambridge Homes, Inc. ("DRH Cambridge Homes")
411 N. Wolf Road ("The Property") - Request for Concept Review for a
Planned Unit Development**

Dear Ms. Jones:

On behalf of DRH Cambridge Homes, Inc., Shapiro & Associates Law is pleased to submit the enclosed Concept Review Request application for a Planned Unit Development for the above referenced property.

Currently, DRH Cambridge Homes, Inc., is the contract purchaser for the property commonly referred to as 411 N. Wolf Road. DRH Cambridge Homes, Inc. was founded in 1999 and is a subsidiary of D.R. Horton, Inc., the largest home builder in the country. It is both proud and excited to bring this project to the Village of Wheeling and to redevelop a long-standing, underutilized parcel near the Milwaukee Avenue corridor.

The Property. is approximately 2.84 acres and is located south of Lake Cook Road between Wolf Road and Milwaukee Avenue. It is located in the Mixed Use Industrial ("MXI") District and is part of the Village's North TIF. Directly north of the Property is the Millbrook Pointe Townhome Subdivision while south of the Property is a 1,800 sq.ft. office building. To the west, across Wolf Road, are single-family homes. Currently, the Property is improved with a 40,000 sq.ft. building which operates as a moving and storage facility.

We appeared before the Village Board for a concept review on February 21, 2017, at which time the Board provided us with positive feedback and offered some suggestions to make the development even better. Since that time, we have met with staff and have revised our site plan in accordance with staff's suggestions. Specifically, we have:

- Reduced number of units from 40 to 39,
- Changed the configuration of units to accommodate wider private streets,
- Increased building separation to 13 ft. to accommodate fire code,
- Increased the turning radius on private streets to accommodate fire code,
- Created snow storage plan,
- Created fire hydrant plan,
- Created street light plan,
- Reconfigured guest parking to eliminate on street parking,
- Vacated all of unimproved Meyer Avenue right-of-way.

Please find attached our additional plans, consisting of the following:

- Revised Site Plan
- Snow Storage Plan
- Fire Hydrant Plan
- Street Light Plan
- Turning Plan

Also included with request are the following:

- Form CR
- Aerial photo of the Property and boundaries of the proposed PUD within 500'
- Pictures of the site and surrounding context.

We look forward to appearing before the Plan Commission on May 11, 2017 to further present our project. Thank you.

Sincerely,
SHAPIRO & ASSOCIATES LAW

By: _____
Daniel C. Shapiro

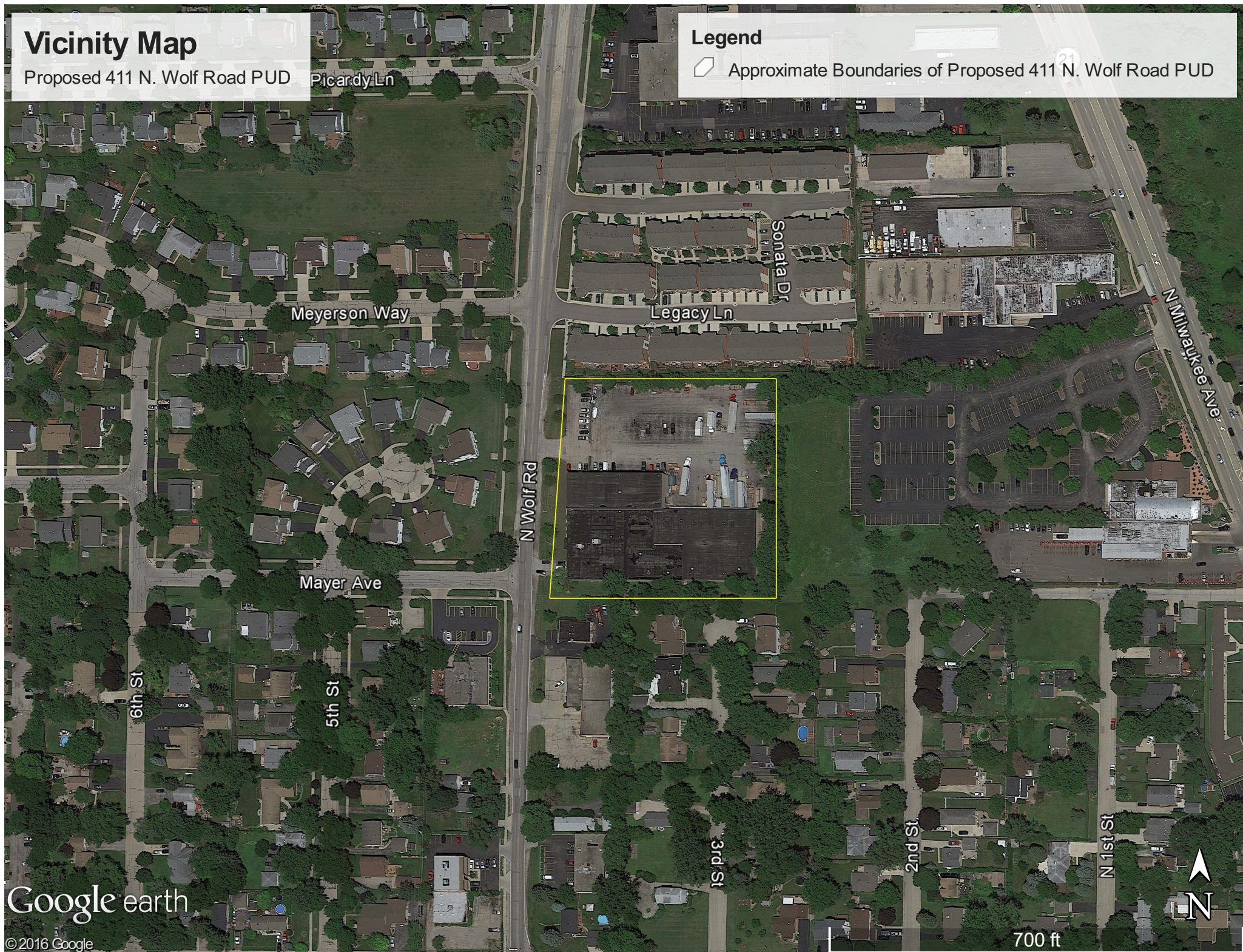
cc: Mark A. Fields
Derrick J. Hoffman
Andrew Jennings

Vicinity Map

Proposed 411 N. Wolf Road PUD

Legend

 Approximate Boundaries of Proposed 411 N. Wolf Road PUD



Google earth

© 2016 Google

411 N Wolf Rd

Concept Review Request November 2016

Legend

-  500 ft around property
-  Driveway
-  Parcel

Google Earth

700 ft









HYDRANT A COVERAGE

WOLF ROAD

MAYER AVENUE

3rd STREET

Michael's Manor

REG. DECEMBER 31, 1980 PER DOC. 25722692

HYDRANT B COVERAGE

WOLF ROAD

MAYER AVENUE

3rd STREET

1 2 3 4 5 6 7 8 9 10 11 12 13

14 15 16 17 18 19

20 21 22 23 24 25

26 27 28 29 30 31 32 33 34 35 36 37 38 39

OPEN AREA

REC. DECEMBER 31, 1980 PER DOC. 25722692

HYDRANT C COVERAGE

WOLF ROAD

OPEN AREA

OPEN AREA

26 27 28 29 30 31 32 33 34 35 36 37 38 39

3rd STREET

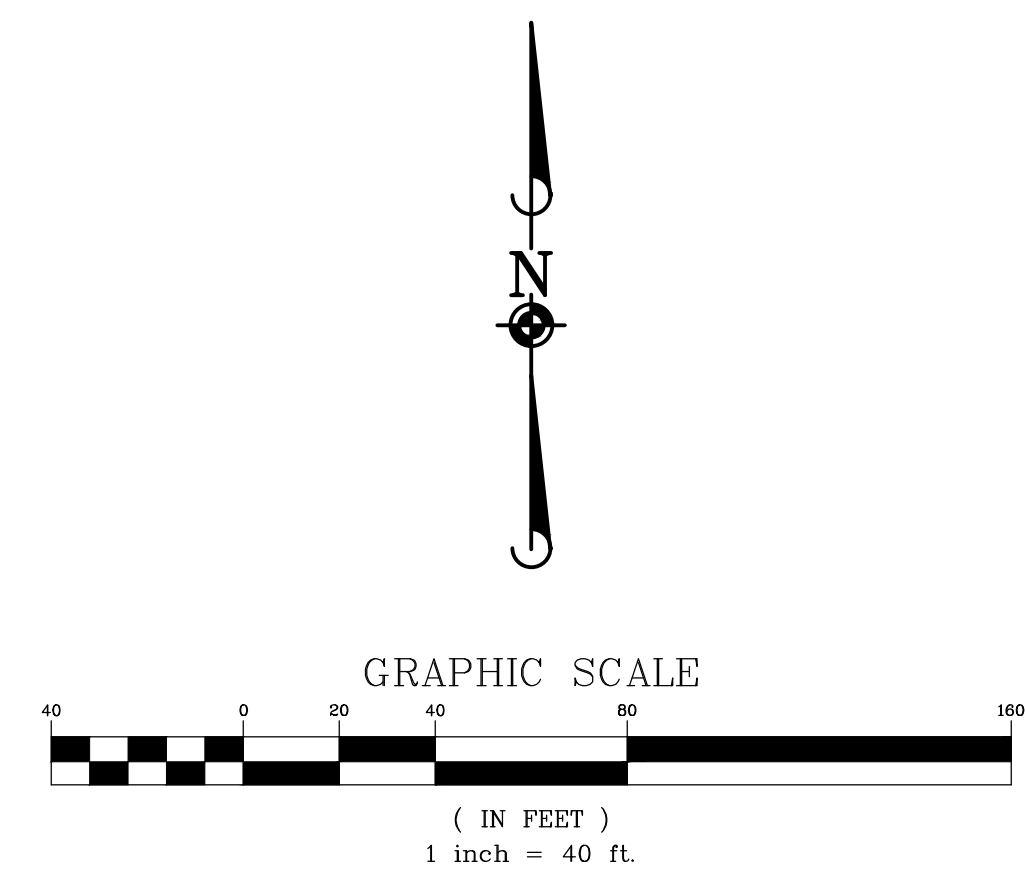
MICHAEL'S MANOR
REC. DECEMBER 31, 1980 PER DOC. 25722692

HYDRANT COVERAGE

FIRE HOSE LAYOUT

*300 FEET OR LESS

THE TWO EXISTING HYDRANTS ADJACENT TO THE PROJECT SITE, ALONG WOLF ROAD, PROVIDE ADDITIONAL COVERAGE NOT SHOWN ON THIS EXHIBIT





Wolf Crossing

Concept Plan & Information

Submitted to: The Village of Wheeling

Submitted by: DRH Cambridge Homes, Inc.

January 21, 2017



DERRICK HOFFMAN

Land Acquisition

MARK FIELDS

Land Acquisition

BRUCE MELLEN

Land Development

DANIEL SHAPIRO

JUSTIN SILVA

Land Use Counsel

MATT NELSON

Land Planner

JAMES D'ALEXANDER

Civil Engineer

THE TEAM



- ❖ Largest homebuilder by volume in the United States for 15 consecutive years
- ❖ Operations in 78 markets in 26 States
- ❖ Closed 40,309 homes during its fiscal year ended September 30, 2016.
- ❖ The Company has a diverse brand portfolio that includes D.R. Horton, Emerald Homes, Express Homes and Freedom Homes with sales prices ranging from \$100,000 to over \$1,000,000.

EMERALD
HOMES



Express
HOMES

THE NATIONAL BUILDER

D·R·HORTON®
America's Builder



- ❖ Building in the Chicagoland area for over 50 years
- ❖ Actively selling in 24 local communities throughout Chicagoland
- ❖ Sold over 600 homes in 2016, including in the communities of Deerfield, Lake Bluff, Arlington Heights, Gurnee, and Elmhurst.

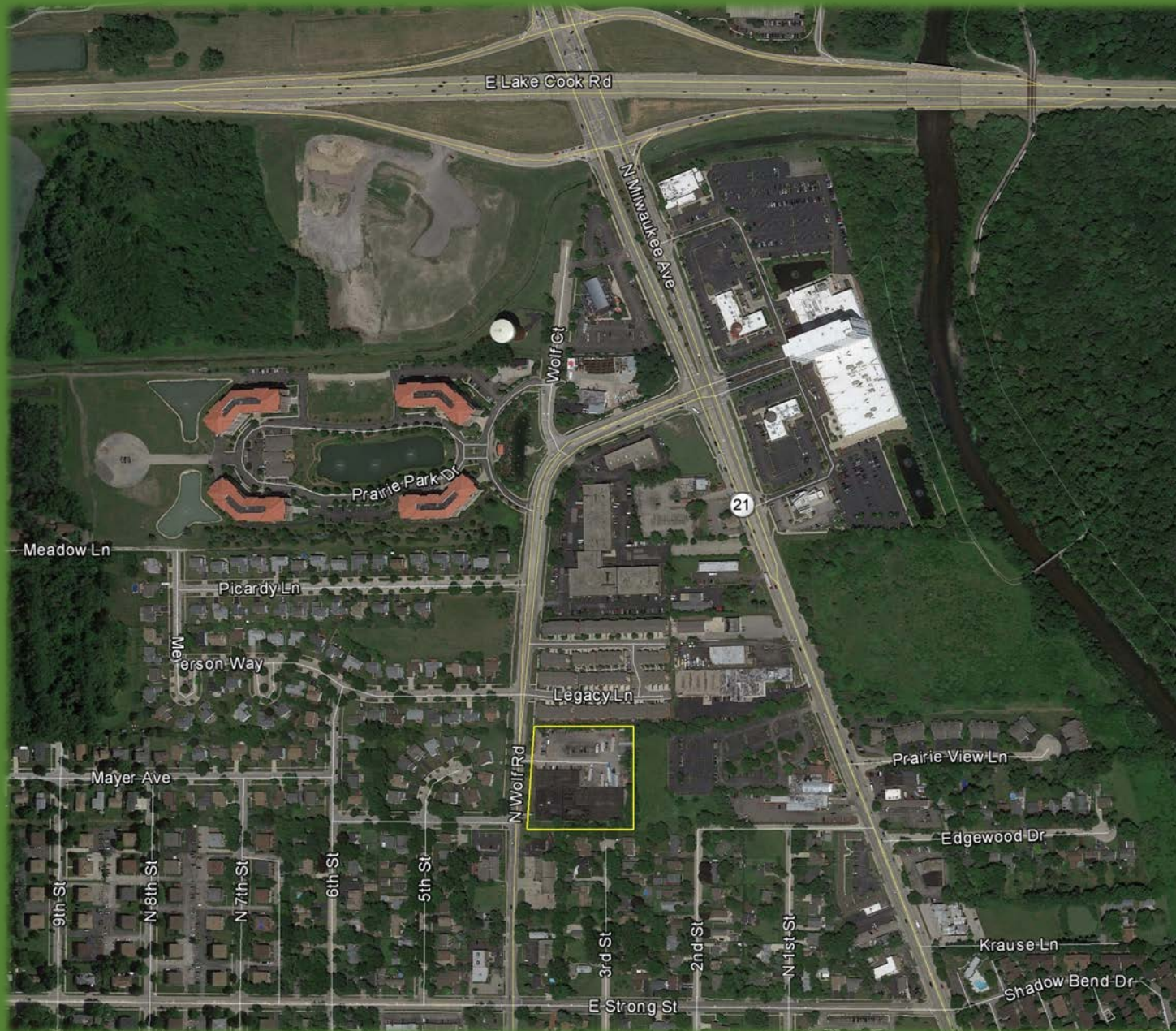


THE LOCAL BUILDER



- Location and access to I-294
- Metra Rail – North Central Line
- Wheeling Park District & Cook County Forest Preserve
- Convenient access to grocery stores and shopping centers
- Places of worship
- Health Care Facilities
- Range of housing types and prices
- Restaurant Row along Milwaukee Avenue

WHY
WHEELING?



SITE LOCATION

SURROUNDING
LAND USE



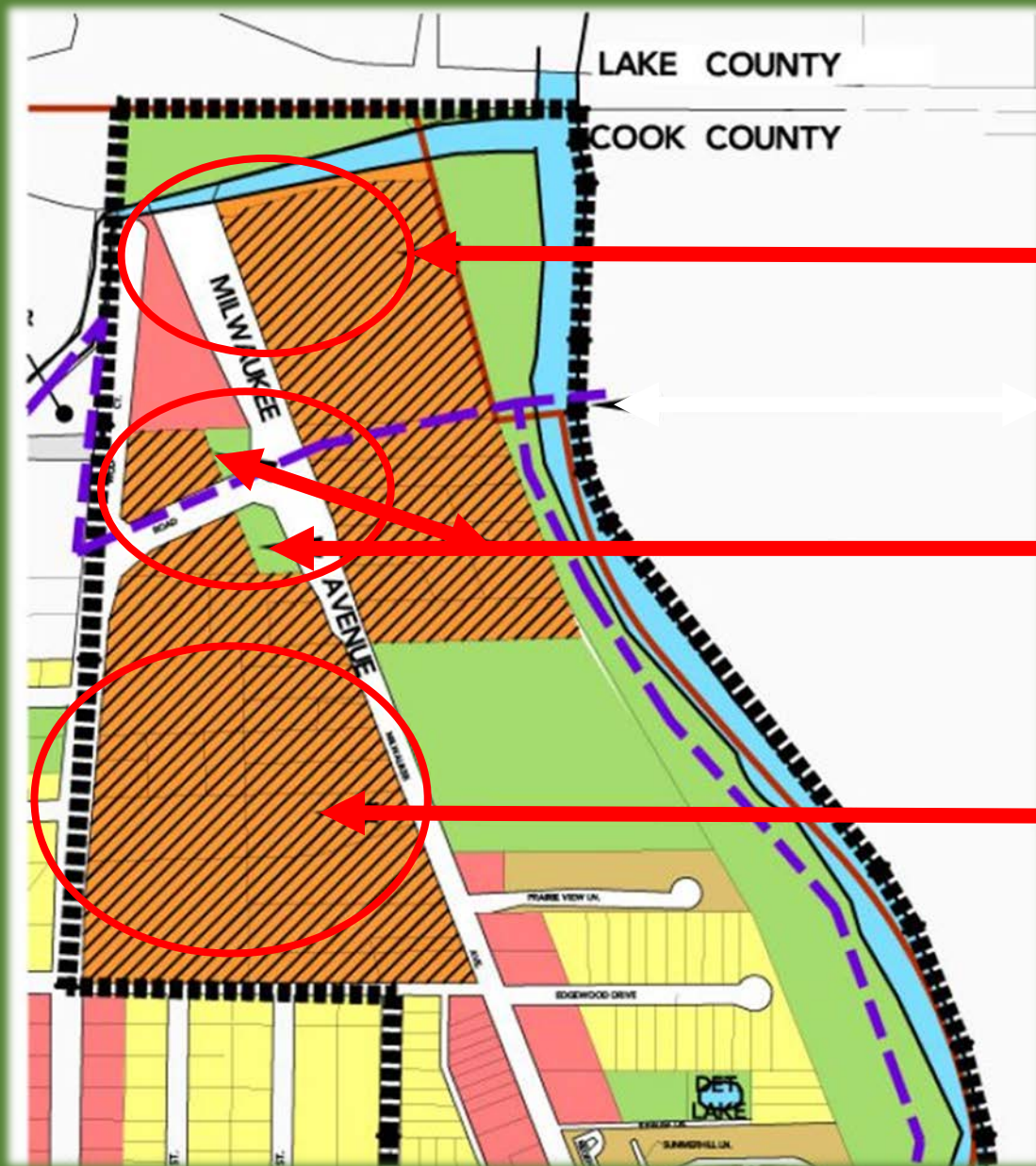
SITE LOCATION

PROPERTY
BOUNDARIES



- Re-Development consistent with Comprehensive Plan and Future Land Use Policy Plan
- The industrial uses along Wolf Road where it intersects with Milwaukee Avenue are not generally consistent with the emerging development pattern that emphasizes restaurants and high-end residential development.
(Page 37 of Wheeling Comprehensive Plan)
- Contiguous to the multifamily redevelopment area as designated on the Wolf Road Subarea Plan.
(Page 69 [Figure 19] of Wheeling Comprehensive Plan)
- Providing upscale architecture and building materials to increase value within the area
- Improving area by providing upscale housing in an area with pedestrian connectivity to the Milwaukee Restaurant Corridor

WHY RE-DEVELOP THIS SITE?



Proposed
commercial/residential
mixed use complex

Smaller parcels for
future open space and
corridor enhancement

Proposed
commercial/multi-family
residential
redevelopment of
existing older industrial
and commercial uses

MILWAUKEE
AVENUE LAND USE
POLICY PLAN

FUTURE LAND USE



Land Use Information

Total Acreage: 2.98 Acres (100.00%)

Area in Homesites: 0.85 Acres (28.50%)

Area in Open Space: 1.04 Acres (34.90%)

Area in Streets: 0.53 Acres (17.80%)

Area in Walks/Drives: 0.56 Acres (18.80%)

Total Homesites: 40 Homesites

Gross Density: 14.07 DU/Acre

Guest Parking: 18 Spaces

(Open space acreage includes parks, open space,
landscape buffers, common area, stormwater
management areas)

PROPOSED SITE PLAN



Architectural Standards

- Consistent design principles: All homes are designed to the same standard, creating a seamless community with higher architectural integrity.
- Increase architectural variety: Featuring unique elevations and color palates for the same floorplan with different massing, roof lines, front plane breaks, bay windows, entry details, window and grid patterns, trim details, and finish materials.
- Building Materials: Appropriate natural building materials will be utilized to create attractive low-maintenance homes, utilizing the latest in building technologies.

The Auburn

2,471 Square Feet
3 Bedrooms / 2.5 Bathrooms

The Royal

2,270 Square Feet
3 Bedrooms / 2.5 Bathrooms

THE
HOMES

THANK YOU!

We look forward to working with the community on this project and we believe that our proposal is:

- Consistent with the Village of Wheeling's Comprehensive Plan and Future Land Use Policy Plan
- Responsible land use to re-develop an existing older industrial and commercial area
- Improving area by providing upscale housing in an area with pedestrian connectivity to the Milwaukee Restaurant Corridor

THANK YOU!



Wolf Crossing

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, April 27, 2017.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Dorband, 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 17-21](#)
Kitamura Machinery
78 E. Century Drive
Appearance Approval of Wall Signs

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

Approve Docket No. SCBA 17-21 to grant appearance approval for the wall signs in accordance with the wall sign plans (3 sheets) submitted April 13, 2017 by Kitamura Machinery, located at 78 E. Century Drive, Wheeling, Illinois.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Dorband, 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. 2017-4](#)
Wheeling Town Center
351 W. Dundee Road
Variation from Title 21, Signs, Regarding Required Setback of a Development Sign

See Findings of Fact and Recommendation for Docket No. 2017-4.

Commissioner Johnson moved, seconded by Commissioner Zangara to recommend approval of Docket No. 2017-4, Granting a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21.06, Signs in Commercial and Industrial Districts, Section 21.06.500, Permitted Signs, Subsection (d) Development Signs, #4 Location, to reduce the required setback from ten (10) feet to one (1) foot at 351 W. Dundee Road, Wheeling, Illinois,

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Powers to close Docket No. 2017-4. The motion was approved by a voice vote.

- B)** [Docket No. PC 17-6](#)
Gulf
14 N. Elmhurst Road
Minor Site Plan & Appearance Approval of Façade Modifications

Mr. George Bedoya, Sign Studio USA, 3645 W. Irving Park Road, Chicago, IL was present.

Mr. Bedoya explained the colors on the existing canopies would be changed to blue, white and orange. The Gulf logo would be illuminated.

In reply to Chairman Ruffatto's question, Mr. Bedoya explained they would change the pumps from Phillips 66 to Gulf branding. He confirmed the gas station would be power washed, cleaned and repainted to white to look nice and clean.

Commissioner Zangara questioned if there were plans in the future for a corner sign. Mr. Bedoya confirmed the LED sign was already approved.

Commissioner Zangara questioned if the Gulf logo on the canopy was flat. Mr. Bedoya confirmed it was 3D.

Commissioner Zangara questioned if there would be branding on the car wash. Mr. Bedoya confirmed it would just be the blue and white.

Commissioner Zangara thought it looked nice.

In reply to Commissioner Johnson's question, Mr. Bedoya explained the Gulf logo came out about 4½ inches from the canopy.

Commissioner Johnson referred to the curbing changes around the pylon sign. He questioned if it was a site plan change. Ms. Jones confirmed no work had recently been done. He thought the curbing had to change. Ms. Jones sent the plans to Engineering and they had no issues. The Fire Department also reviewed the plans and had no issues.

Commissioner Powers questioned if the word Gulf was lit on the canopy. Mr. Bedoya confirmed it was lit by a pan case. LED lights are behind the three dimensional decal. Commissioner Powers questioned if it should be considered a sign. Mr. Bedoya explained the branding allowed it to be flat or raised. Ms. Jones confirmed the description in the plan and application indicated vinyl. It was considered decorative and not a sign. She explained if it was projecting and illuminated it should be considered a sign and would need further documentation. Mr. Bedoya explained it could be done flat and not illuminated and kept as vinyl.

Chairman Ruffatto suggested that Mr. Bedoya speak with the petitioner before making the decision. He explained the Commission could not approve anything tonight that was lit. A variation would not be needed. Mr. Bedoya asked for approval of just the decal and not illuminated since the pylon sign was illuminated.

Commissioner Powers questioned if the vinyl type of application had been used in other projects. Mr. Bedoya explained they use it all the time and it would not come down. He compared it to a large bumper sticker. He confirmed the existing canopy was not lit. The existing Phillips 66 was illuminated. Commissioner Powers was unsure if he wanted the canopy lit but realized the illuminated pylon sign was located nearby.

Commissioner Dorband noted the canopy in the packet was not illuminated. She questioned if the petitioner would need to return if they wanted it illuminated. Ms. Jones explained if the petitioner wanted to illuminate a sign they would need to return. She mentioned the proposed did not require a sign permit, just appearance approval since it was not illuminated. Ms. Milluzzi explained it could be approved tonight and if the petitioner decides they want it illuminated they would then need to submit a sign application.

In reply to Commissioner Dorband's question, Mr. Amed confirmed there was no change in the ownership. He explained the reason for changing from Phillips to Gulf was because Phillips did not

have a product in this market and it was very difficult to purchase the fuel. He stated that Gulf was coming into the Midwest and was currently heavy on the east coast.

In reply to Commissioner Blinova's question, Mr. Amed confirmed the pumps would remain since they were just replaced four years ago. She referred to the poor condition of the island. Mr. Amed confirmed they islands would be replaced.

Commissioner Creech questioned if Corporate had plans to upgrade the station. Mr. Amed explained once the changes had been made it would look nice.

Chairman Ruffatto referred to the existing illuminated Phillips 66 on the awning that faces east and mentioned the proposed Gulf would face south. He questioned what would be done with the area in back of the Phillips 66 sign. Mr. Bedoya confirmed it would be removed. Chairman Ruffatto asked if Mr. Bedoya would like to ask the petitioner about illuminating the Gulf logo. Mr. Bedoya explained they would return if they decide to illuminate it. Chairman Ruffatto wanted to make sure it would just be the wrapping and not illuminated. Ms. Jones explained the docket was for minor site plan and appearance only. If they were to put up a sign, it would require SCBA approval.

Commissioner Johnson questioned if they planned to have the Gulf logo on the east side too. Mr. Bedoya confirmed they did not.

Commissioner Johnson moved, seconded by Commissioner Zangara to approve Docket No. PC 17-6 to permit the façade modifications, as shown in the rendering submitted by Sign Studio on April 12, 2017 for Gulf at 14 N. Elmhurst Road, Wheeling, Illinois.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- C) [Docket No. PC 17-7](#)
Boston Fish Market
412 N. Milwaukee Avenue
Minor Site Plan and Appearance Approval of Façade Modifications

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

Mr. Batistich explained there were two changes. The first change was to a mechanical room toward Milwaukee Avenue. There is a rooftop unit with a couple of signs that hide it. They thought it was best to remove the two signs and then wrap with the stone and extend the parapet to hide the rooftop units. The intent is to put a sign on it. A drawing was provided.

The second change was on the dining room/porch expansion. They were originally going to keep the same roofline and extend out but when they got into developing it, the roof overwhelmed the building. They developed the drawing to bring the stone wrapping around it and put a little more glass to make it feel more like an inside/outside porch. They went with a flat roof which ties back to the bump out along Milwaukee.

Commissioner Dorband asked for material samples. Mr. Batistich explained the material was the same that was submitted last time. It is all stone veneer and the upper band would be stucco over the glass line.

Commissioner Dorband felt it would be a great improvement and looked very nice.

Commissioner Powers didn't have any questions.

Commissioner Johnson questioned if the windows were operational. Mr. Batistich explained they have been back and forth about it. The drawings show fixed windows but they may decide to change them so they can open and make it feel more like a porch. They are getting pricing.

Commissioner Johnson questioned if it changed anything on the interior plan. Mr. Batistich confirmed nothing changed except for the removal of all the doors. There is now a door on the north near the main entrance and an exit door on the west.

Commissioner Zangara liked the windows more than the doors. He questioned the material of the flat roof. Mr. Batistich confirmed it would be a singly play flat roof material.

Commissioner Blinova agreed with all of the comments.

Commissioner Creech referred to the fascia material over the new windows on the porch. He questioned what would be used. The plan has cement board siding. Mr. Batistich stated it was like a hardy board and the color would match the beige coolers on the outside.

Mr. Batistich explained the hardy board is only proposed on top of the windows. The top part would be stucco/EFIS. Commissioner Creech noted his drawing states cement board siding above for the fascia. Mr. Batistich clarified that it should all be EFIS. Chairman Ruffatto suggested correcting the drawing.

Ms. Jones questioned if everyone was comfortable with the EFIS (horizontal board, soffit, venting). Mr. Batistich confirmed it was the same material shown over the mechanical room.

Chairman Ruffatto asked for clarification. Mr. Batistich confirmed the lower board was hardy board and the top board was EFIS. Chairman Ruffatto noted the drawing stated cement board siding. Ms. Jones explained the plan as shown was not what they were proposing. They are proposing EFIS and not a hardy board. She explained it would be a condition of approval if the Plan Commission accepted the change. Chairman Ruffatto's opinion was that it was OK since it was off the ground. He asked if anyone had issues with it. Commissioner Creech felt it was a much more practical application. The two bands were EFIS and above the window was hardy board.

Chairman Ruffatto wants to be sure that the drawing reflected what was being approved.

Commissioner Johnson questioned if something needed to be added about their choice of window. Mr. Batistich noted the plans indicated fixed windows but they were getting pricing both ways. The windows would be the same size and look the same. Chairman Ruffatto wants a condition added to give them the option to make the windows operable.

Commissioner Dorband moved, seconded by Commissioner Johnson to approve Docket No. PC 17-7, to grant minor site plan and appearance approval of the façade modifications as shown elevation plans (2 sheets) submitted April 25, 2017 for Boston Fish Market, located at 412 N. Milwaukee Avenue, Wheeling, Illinois with the following conditions:

1. Horizontal boards above porch addition windows may be EFIS and not cement board as indicated on the plans; and
2. Porch windows may be fixed or operable.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Dorband, 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 – [April 13, 2017](#)

Commissioner Powers moved, seconded by Commissioner Dorband to approve the minutes dated April 13, 2017. The motion was approved by a voice vote.

9. OTHER BUSINESS

Chairman Ruffatto welcomed new Commissioner Creech.

Commissioner Zangara extended prayers to the 7th grader who was hit by a car. He felt this was a good example why crosswalks with flashing lights were needed. Chairman Ruffatto agreed something needed to be done and that the Village should do it when there was an opportunity.

Commissioner Dorband asked for a Plan Commission tour of the Village on past projects. Ms. Jones asked the Commission to let her know if there were any specific sites. Commissioner Dorband also wants to use a fire truck so the Commission can see how difficult it is to get in and out of different areas. Chairman Ruffatto felt there would need to be separate tours.

Chairman Ruffatto referred to the recently approved Dundee Hot Dogs sign. They were supposed to clean and repaint the façade before putting up the sign. He said the façade looked terrible and did nothing to the façade. Ms. Jones agreed to look into it.

Chairman Ruffatto reminded the Commission about the library open house on May 6th from 10:00 a.m. – 2:00 p.m.

Chairman Ruffatto referred to the park next to the library. He thought there was supposed to be a path from the park to the library. He also thought there were supposed to be distance markers on the path. He questioned what could be done since he thought it was approved as part of the plans. Ms. Jones agreed to look into it.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Powers to adjourn the meeting at 7:17 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 5.05.2017
FOR APPROVAL ON 5.11.2017**

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: [Docket No. 2017-4](#)
Wheeling Town Center
351 W. Dundee Road
Variation from Title 21, Signs, Regarding Required Setback of a Development Sign

WTC LLC, contract owner, is seeking a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21-06 Signs in Commercial and Industrial Districts, Section 21.06.500 Permitted Signs, Subsection (d) Development Signs, #4 Location, and associated sections, to reduce the required setback of a development sign for the Wheeling Town Center Development, at 351 W. Dundee Road, Wheeling Illinois.

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

Mr. Luke Sementa, Newmark Grubb Knight Frank, 500 W. Monroe Street, Suite 2900, Chicago was present and sworn in.

Mr. Sementa was present requesting a variance setback to move the leasing sign closer to the street to create maximum visibility for the leasing efforts for the project. The proposed sign is on Dundee and Northgate.

Commissioner Johnson had no issues.

Commissioner Blinova had no issues.

Commissioner Powers questioned if the approval was permanent. Ms. Jones explained the sign would remain if the fence was removed but further explained the type of sign was temporary in its nature. A development sign usually has a life as long as the construction project.

Commissioner Powers questioned how long the fence would remain. Mr. Sementa stated it would remain through the duration of the construction.

Commissioner Dorband had no questions.

Commissioner Zangara questioned if the sign would remain behind the fence. Mr. Sementa confirmed it was located behind the fence and was elevated to be visible above the fence. Commissioner Zangara suggested that it be braced correctly because of the strong winds.

Commissioner Creech had no problems with it.

Chairman Ruffatto had no issues.

Commissioner Johnson moved, seconded by Commissioner Zangara to recommend approval of Docket No. 2017-4, Granting a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21.06, Signs in Commercial and Industrial Districts, Section 21.06.500, Permitted Signs, Subsection (d) Development Signs, #4 Location, to reduce the required setback from ten (10) feet to one (1) foot at 351 W. Dundee Road, Wheeling, Illinois,

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Powers to close Docket No. 2017-4. The motion was approved by a voice vote.

Respectfully submitted,

Jim Ruffatto, Chairman
Wheeling Plan Commission/
Sign Code Board of Appeals

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