
1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, May 11, 2017.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS

From the audience, Mr. Terry Steilen came forward. He felt the library had done an outstanding addition. He also referred to the wonderful additions of the baseball diamonds from the Park District, Northgate, Town Center and Village Hall. He felt the Westin Hotel and Park Point Place had raised the bar in the development standards for the Village. He asked the Plan Commission to demand that everything that happens in the future be better than or equal to those developments.

Mr. Steilen referred to the Comprehensive Plan. He mentioned that most every comprehensive plan the Village had entered into in the past included the burying of the power lines along Dundee Road, the establishment of street lights on Dundee Road and upscale for sale move up housing. He asked the Commission to look at the comprehensive plan and try to complete some of the items in the future.

6. CONSENT ITEMS

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

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

Approve SCBA 17-23, granting appearance approval for a development sign as indicated in the sign

**Wheeling Plan Commission
Regular Meeting**

May 11, 2017

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.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

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

See Findings of Fact and Recommendation for Docket No. 2017-5.

Commissioner Powers moved, seconded by Commissioner Johnson to continue Docket No. 2017-5 to June 22, 2017.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

The Commission took a break at 7:28 p.m. and reconvened at 7:34 p.m.

- B) Docket No. 2017-6
 Wolf Crossing
 415 N. Wolf Road
 Concept Review of a Residential Planned Unit Development**

Mr. Derek Hoffman, DRH Cambridge Homes was present. They were in front of the Village Board in February for a concept review. They had since spent time with Staff making modifications to the plan incorporating a lot of comments from the Trustees. Mr. Hoffman proposed reviewing the same plan that was presented to the Village Board and then reviewing the modified plan.

DRH Cambridge Homes is a subsidiary of D. R. Horton. D. R. Horton is the largest homebuilder in the United States. Last year they constructed over 40,000 homes around the country. Their Freedom brand serves the H targeted buyers, the D. R. Horton and Emerald brands serve the move up buyers and the Express provides a platform for the first time homebuyers. They are currently building in 25 municipalities around Chicago. In 2016 they constructed around 600 new homes in the Chicago Metro area. They are excited to be in Wheeling. They were attracted to the site by the location, access, Wheeling Park District, Town Center development (less than 1 mile) and Restaurant Row.

The site is on Wolf Road, south of the intersection of Wolf Road and Milwaukee Avenue. The Prairie Park condos are to the north, single family homes to the west and south and Restaurant Row to the east. The property is currently home to Deerfield Moving and Storage with a 40,000 square foot warehouse/office and the rest covered with a parking lot. The site is 100% impervious surface. The property is zoned MXI which is the same zoning as the Millbrook Point townhome community directly to the north. To the south, there is a 33' wide unimproved right-of-way that was originally intended to connect Mayer with Milwaukee Avenue and Wolf Road. The connection was never made but the unimproved right-of-way still exists.

The comprehensive plan includes the redevelopment of industrial uses along Wolf Road in a manner consistent with the emerging trend of restaurants and high-end residential in the area. The Milwaukee Avenue Land Use Policy Plan indicates existing industrial and commercial uses being redeveloped as commercial or multi-family housing.

The proposed plan includes 40 townhome units with a width of 22 and 24' and 46' deep. The original plan included 35% open space with 16 guest parking stalls. The initial plan included a pedestrian walkway connecting Wolf Road and an improved Mayer Avenue to the east. Mr. Hoffman presented a color rendering of the front façade of the townhomes. It is the first time they were building this type of unit. The Auburn is 2, 471 square foot unit with 3 bedrooms and 2.5 baths. The Royal is 2,270 square foot unit with 3 bedrooms and 2.5 baths. They think a variety on the massing of the building was very important. They would include different color pallets, stepping units in and out, changes in roof lines and gable details, bay windows, entry details, window locations, size and direction of siding. They think all of it contributes to a sense of individuality in the units but would be aesthetically pleasing when viewed together in mass. They believe the units combined with an attractive landscape would create a wonderful home buying experience for young professionals seeking to live in the area.

Mr. Hoffman provided copies of the updated rendering incorporating the changes since the Village

Board presentation. The updated plan includes 39 units versus the original 40. The primary difference is to the orientation of the units in the middle of the plan. One of the primary comments from the meeting concerned the mobility and turning radiuses for fire apparatus on the site. Changing the configuration allowed them to provide more turning radius for those vehicles. They submitted a turning radius study. They also stepped up the separation between the buildings. The initial plan had 10' between buildings and they increased it to 13'. There is an 18' overhang on each side of the building.

A snow removal plan had been prepared and shared with Staff. Their plan to handle the Fire Department's concern about the storage behind the guest parking stalls was to put up signage similar to city streets. Each unit would have a 2-car garage with 2 guest parking stalls in their driveway behind the garage along with the guest parking. The original plan included street parking which had been removed on the modified plan.

They are now proposing to vacate the entire unimproved right-of-way to the south. There had been some conversations with Staff about the desire to have a pedestrian walkway to the south. Their plan is to leave an easement so if the connection was ever desired to be made it could be added. They want to plan for it but if it wasn't desired, it would not need to go in.

The site was originally 2.9 acres and is now 3.13 acres. The total open space had increased from 35% to 40%. The dwelling units for density per acre dropped from 14 to 12.5. The guest parking remained at 16 and met the requirement.

Mr. Hoffman asked the Plan Commission for their comments.

Commissioner Powers questioned how they would handle garbage pickup. Mr. Hoffman was unsure at this time. The streets were wide enough for a garbage vehicle. He agreed to work with Staff on the best solution. He suggested looking at Millbrook Point to see how they handle trash. Chairman Ruffatto noted it was a residential area so dumpsters would not be used.

Commissioner Powers asked about mailboxes. Mr. Hoffman thought ganged mailboxes would be the most sufficient. There was open space between the driveways for individual mailboxes. He mentioned there was an adamant demand from the U.S. Post Office to use community mailboxes versus individual mailboxes in their other developments.

Commissioner Powers questioned if the snow removal plan would impact the placement of the mailboxes. Mr. Hoffman agreed to work on the placement. Commissioner Powers expressed concern about the amount of snow removal space.

Commissioner Powers questioned if they had discussions with Boston Fish Market regarding the storm water retention area on the east side of property. He questioned if they needed to utilize the area. Mr. Hoffman stated that it was owned by a different property owner. They have had discussions with Boston Fish Market regarding an easement and cautionary agreement but have not received any commitment from them. The storm water would get handled one way or another by using the pond or dealing with it onsite with underground storage like at Millbrook Point. His preferred method was using the pond.

Commissioner Powers questioned the percentage of masonry on the buildings. Mr. Hoffman explained anything that wasn't brick or stone would be hardy board. He felt hardy board was a masonry product so the buildings would be 100% masonry. Commissioner Powers disagreed that hardy board should be considered masonry. Chairman Ruffatto suggested working with Ms. Jones on the preferred list of materials.

Commissioner Powers asked if there were handicapped spaces designated on the site plan. Commissioner Johnson noted there were two. Chairman Ruffatto reminded the Commission that it was a concept review and not necessary to document the spaces during this phase.

Commissioner Powers wanted to see the rear elevation for the units. He questioned if the plans included patios in the back. Mr. Hoffman explained all four elevations would be included in the preliminary review including what was happening in the rear of the buildings in terms of patios.

Commissioner Powers suggested dressing up the entryway doors. He suggested maybe adding a railing. Mr. Hoffman explained they did not address any architectural issues since the Village Board meeting.

Commissioner Powers expressed a concern about the density. Mr. Hoffman presented a zoomed out aerial slide of the area and his thoughts on density. He referred to the functionality of the site. He questioned if the site could function with the number of proposed units. He feels the unit count works from a functionality/density standpoint. Secondly, he referred to the context with the surrounding neighborhood. He felt it didn't feel dense compared to the surrounding area. Lastly, he referred to aesthetics. He questioned if it was aesthetically pleasing. He felt based on the rendering it created an aesthetically pleasing streetscape driving down Wolf Road.

In reply to Commissioner Powers' question, Mr. Hoffman explained that the decision about the sidewalk on the south side was up to the Commission. Commissioner Powers questioned if they were putting a sidewalk on the west side by Wolf Road. Mr. Hoffman confirmed there was a sidewalk to the north along Wolf Road.

In reply to Commissioner Johnson's question, Mr. Hoffman confirmed they planned to purchase the Mayer Road right-of-way from the Village.

Commissioner Johnson questioned if Staff knew about the plans for Wolf Road. Ms. Jones confirmed they would be improving Wolf Road. Staff is working with the applicant to ensure there was ample setback with the new road widening project. Mr. Hoffman has seen IDOT's plans for Wolf Road so they planned their right-of-way dedications according to their plans.

Commissioner Johnson questioned if all of the units were 3 bedrooms. Mr. Hoffman confirmed they were all 3 bedroom units and would all be for sale. They do not build any rental products.

Commissioner Johnson referred to the Village Board's request for a market analysis. He questioned if it had been done. Mr. Hoffman explained it would be done after concept review. They are very comfortable with the market and the price point would be very similar to the resales at Millbrook

Point and below some of the resales at Prairie Park.

Commissioner Powers questioned how the square footage of the units compared to Millbrook Point. Mr. Hoffman explained Millbrook had two different products. They have a 2-story frontloading garage product and then a courtyard product. He felt they were similar in square footage to their 2-story product. Some of the interior units and the courtyard units at Millbrook were smaller than theirs.

Commissioner Blinova likes how it looks. Her main concern was about the backyards and if there were any patios.

Commissioner Dorband felt it was way too dense. She thought the mailboxes could go on the inside of the guest parking. She agreed that the Post Office would not allow individual mailboxes.

Commissioner Dorband referred to the size of the property and how it dictates that it was too dense. She referred to Millbrook at 80 units on 4.33 acres and 18.48 units per acre which she felt was extremely dense and a mistake on the Plan Commission's part. She referred to her complex with 25 units on 3.4 acres with a density of 7.5 per acre. She referred to the proposed development of 40 units on 2.9 acres and was not in favor of the density. She expressed concern with snow removal and thinks it would be a real issue with the curve to the northeast. She thinks it is too dense. She suggested limiting the buildings to four units per building which would give more space for additional guest parking and more snow removal storage. She mentioned the Fire Department had a difficult time at her development with 25 units and a larger parcel. While Commissioner Dorband thinks it's a great idea, she reiterated her concerns with the Fire Department's turning radius, the fire trucks getting in and out and the overall density.

In reply to Commissioner Dorband's question, Mr. Hoffman confirmed there were no basements. The lower level living is behind the garage with a bonus room.

Commissioner Dorband was happy the units were for sale and not rentals. She felt the storm water issue was huge. Mr. Hoffman explained they would work on it during preliminary.

Commissioner Creech felt the development looked great. He likes the setbacks, agrees that it is dense but not in comparison to the neighbors. He looks forward to seeing the other elevations. He also wants to see more brick on the buildings.

Chairman Ruffatto expressed a concern with the density

He asked for the Commission's comments about the density.

Commissioner Johnson – He thinks it is less dense than the property to the north. He does not have a problem with it.

Commissioner Powers – A little concerned about it.

Commissioner Blinova – Agrees it is a little too dense but realizes it is more space than the neighboring complex.

Chairman Ruffatto felt half of the Commission had an issue with the density. He asked the petitioner to take a look at it and see what could be done.

Chairman Ruffatto asked the petitioner to review the masonry requirements. He felt the rendering showed too much siding. He explained the hardy board looked like siding and didn't fit what had been approved in the past.

Chairman Ruffatto agreed snow removal was a tough issue and had also been brought up with the Wheeling Town Center. He suggested that they also consider hauling it off the property.

Chairman Ruffatto referred to a concern from the initial plan that the pad in front of each unit was not deep enough. He asked if the petitioner had addressed the parking depth. Mr. Hoffman confirmed that each unit had 22' of parking from the garage door to the sidewalk which they felt was adequate to hold a vehicle.

Chairman Ruffatto asked the petitioner to consider where they would put the mechanical units. The Commission would like to see them shielded and not next to the neighbors.

In response to Chairman Ruffatto's question regarding the easement, Mr. Hoffman explained they would leave enough room for a sidewalk if it was decided to be installed.

Commissioner Powers asked if there would be fencing around the property. Mr. Hoffman mentioned the existing fence to the north and assumed it would remain in place. He did not believe there would be fencing to the south but would discuss it during their landscaping review.

8. APPROVAL OF MINUTES – April 27, 2017 (includes findings for Docket No. 2017-4)

Commissioner Powers moved, seconded by Commissioner Johnson to approve the minutes dated April 27, 2017. The motion was approved by a voice vote.

9. OTHER BUSINESS

Ms. Jones announced that the joint meeting between the Plan Commission and the Village Board was scheduled on May 22 at Public Works. Dinner is included at 6:00 p.m. and the meeting at 6:30 p.m.

Chairman Ruffatto announced the resignation of Commissioner Zangara. He thanked him for his service on the Plan Commission and wished him luck as a Park District board member.

Commissioner Johnson announced he would not be present at the June 22nd meeting.

Commissioner Blinova mentioned that the library addition was unbelievable.

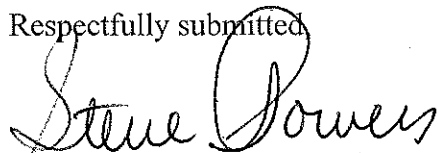
Commissioner Dorband asked Staff to look at the potholes on Sheppard Street.

The Commission wished Commissioner Zangara well.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Johnson to adjourn the meeting at 8:21 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 black ink and is positioned above a horizontal line.

Steve Powers, Secretary
Wheeling Plan Commission

**DISTRIBUTED TO THE COMMISSION 5.18.2017
FOR APPROVAL ON 5.25.2017**