

**WHEELING PLAN COMMISSION
THURSDAY, MAY 25, 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**

REVISED MAY 23, 2017

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 17-22](#)
First Colonial Commons
820 S. Wheeling Road
Appearance Approval of a Freestanding Sign
 - B) [Docket No. SCBA 17-24](#)
Sweet
1568 Lake Cook Road
Appearance Approval of a Wall Sign
 - C) [Docket No. SCBA 17-25](#)
Fox De Luxe Foods
275 E. Hintz Road
Appearance Approval of a Wall Sign
- 7. ITEMS FOR REVIEW**
 - A) [Docket No. PC 17-8](#)
Siding-1 Windows-1
322 N. Milwaukee Avenue
Minor Site Plan & Appearance Approval of Façade Modifications
 - B) [Docket No. PC 17-9](#)
Korean Christian Reformed Church
850 Jenkins Court
Minor Site Plan & Appearance Approval of Façade Modifications

- C) [Docket No. 2017-7](#)
Dunshire
370-400 W. Dundee Road
Concept Review of a Mixed Use Planned Unit Development

- 8. **APPROVAL OF MINUTES** – [May 11, 2017 \(includes partial findings for Docket No. 2017-5\)](#)
- 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.**

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

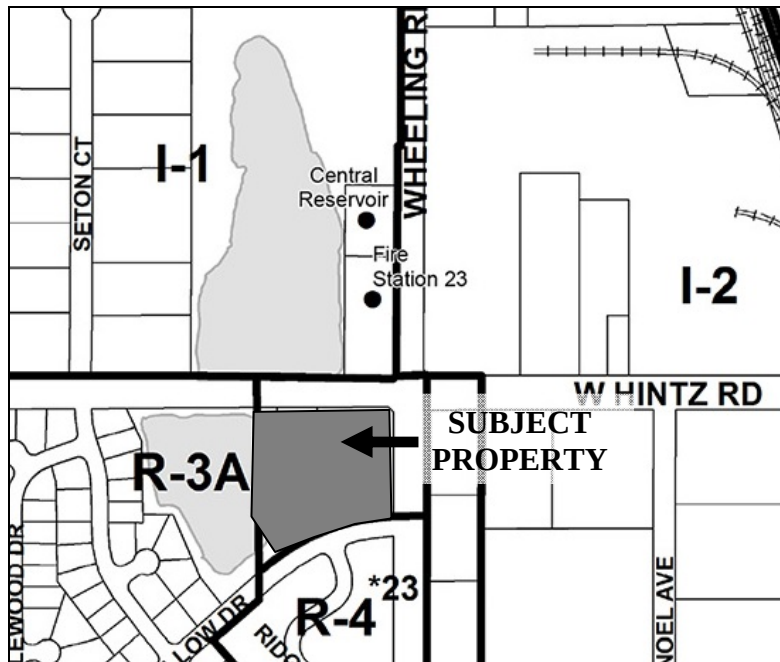
RE: **Docket No. SCBA 17-22**
First Colonial Commons
820 S. Wheeling Road
Appearance Approval of a Freestanding Sign

DATE OF REPORT: May 18, 2017

DATE OF MEETING: May 25, 2017

PROJECT OVERVIEW: The petitioner is seeking appearance approval of a multi-tenant freestanding sign for the First Colonial Commons shopping center.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Olympic Signs
<u>Property Owner Name:</u>	SBC II REO LLC
<u>Common Property Address:</u>	820 Wheeling Road
<u>Common Location:</u>	Located at the southwest corner of Wheeling Road and Hintz Road, within First Colonial Commons.

Existing Use of Property:

Commercial - Retail

Existing Property Zoning:

B-3 General Commercial and Office District

Previous Zoning Action for Property:

813 Ord. No. 2929, passed 12/6/1993, granted a parking variation

PROJECT DESCRIPTION

The petitioner is requesting appearance approval to install one shopping center multi-tenant sign for First Colonial Commons.

SIGNAGE PLAN REVIEW

Sign Location: The proposed business identification sign will be located in an existing grassy island perpendicular to Hintz Road. The sign is required to have a ten foot setback. A condition of approval has been added to the motion.

Sign Type, Materials and Size: A double-faced internally illuminated monument-style sign is proposed. The aluminum sign cabinet has a painted finish in a brown color. The base is made of a 24" high bricks. At the top of the cabinet is the shopping center name. The tenant panels will have white faces and black vinyl lettering. Twelve, 16" high tenant panels are proposed for each side. The total area of the tenant panels is 69.33 square feet per side. The total area of each sign face is 80 square feet. The sign has an overall height of 12'3". The plan meets the requirements of the Sign Code.

Landscaping: The proposed landscape plan includes an appropriate mix of dwarf evergreens (Bigleaf Evonymus), other winter interest (Karl Forester Grass), deciduous shrubs (Drift White Roses), flowering perennials (Happy Return Day Lilies, Russian Stone Crop Sedum) and other perennials (Walkers Low Catmint). The proposed landscaped area is approximately 180 square feet in area, which is more than twice the size of each sign face. The plan meets the requirements of the Sign Code.

It shall be noted that a small tree was just planted in the area of the new sign. The owner is aware of this and plans to relocate the tree to a more feasible location. A condition of approval has been added to the motion that the existing tree be relocated.

STAFF REVIEW

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

Staff Recommended Action: Staff recommends approval of the proposed freestanding sign subject to the conditions of approval noted in the motion.

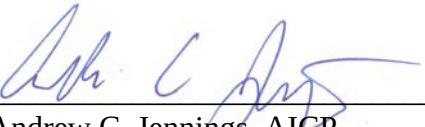
PROPOSED MOTION

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

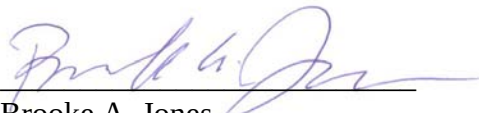
Approve Docket No. SCBA 17-22 to permit installation of the freestanding sign in accordance with the sign drawings submitted May 15, 2017 by Olympic Signs, on behalf of First Colonial Commons located at 820 Wheeling Road, Wheeling, Illinois,

Subject to the following conditions of approval:

1. That the sign be setback at least ten feet from the public right-of-way; and
2. That the existing tree be relocated.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

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

[Site plan](#)

[Sign plan](#)

First Colonial Commons – 820 S. Wheeling Road
Docket No. SCBA 17-22 (Appearance Approval of a Freestanding Sign)
Plan Commission Meeting – May 25, 2017



Existing conditions of north edge of property (along Hintz Road) – looking west



SIGN 1

W Hintz Rd

W Hintz Rd

Wheeling Rd

U.S. Bank

Pammy's Sub Contractors

ir Beauty Salon

820 Wheeling Road

Wheeling Rd

PROPOSED SITE PLAN

OLYMPIC
SIGNS

account representative

AS

client

First Colonial Commons

820 WHEELING RD. WHEELING, IL.

drawn by

DAN S.

• job#: 16-6484

• 9-21-16

• rev.# 5/5/17

1130 N. Garfield
Lombard, IL 60148

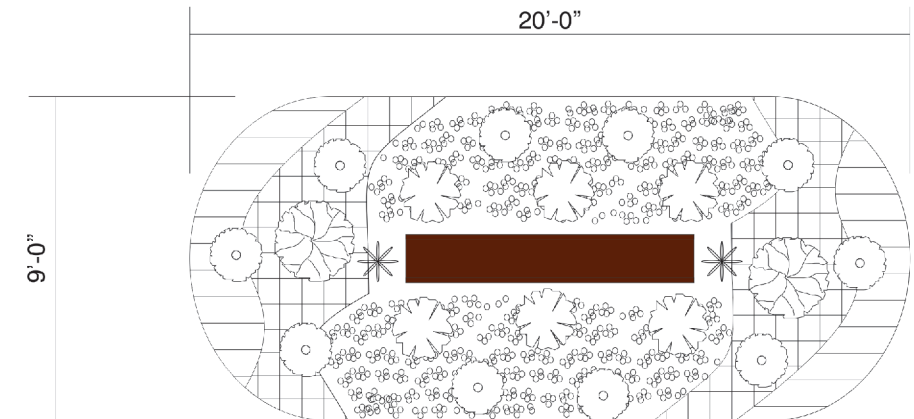
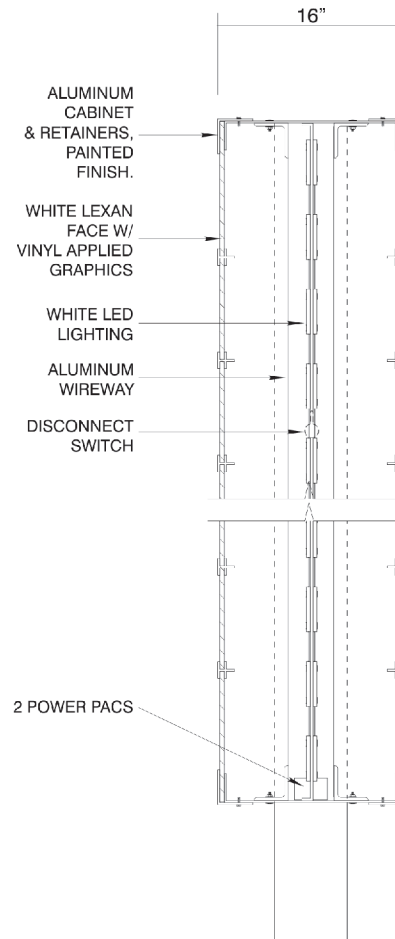
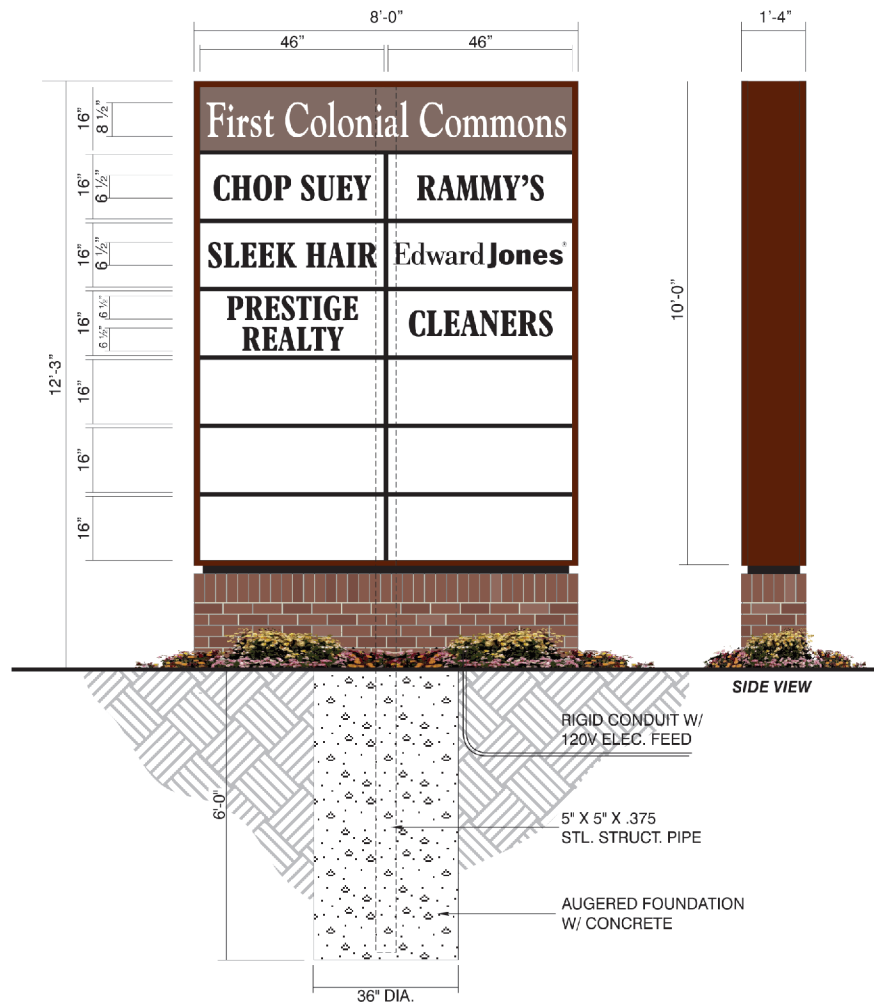
Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

THIS IS AN ORIGINAL, UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIC SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIC SIGN INC.

Customer's Signature: _____ Date: _____

Comments:

Exhibit received May 15, 2017



LANDSCAPING PLAN VIEW

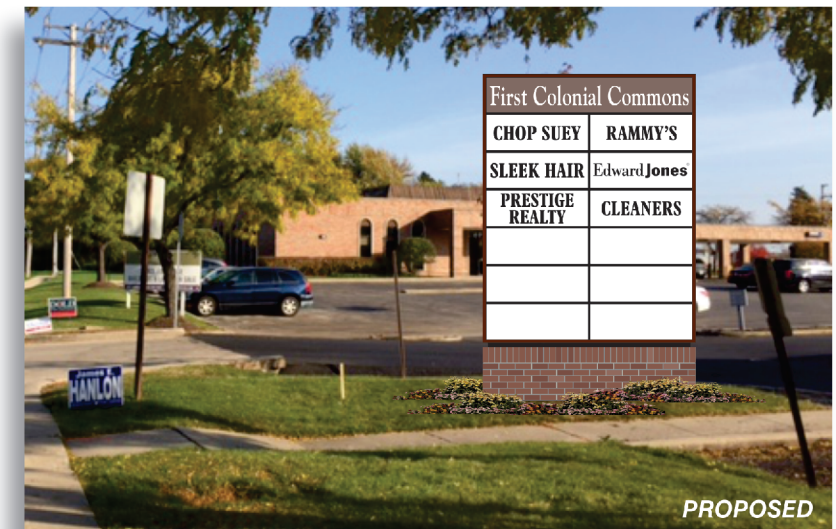
3/16" = 1'-0"

- 6 - EVORYMUS .F. "SARCOXIE", 5 GALLON BIGLEAF EVONYMUS
- 2 - CALAMOGRUSTIS AC. "KARL FORESTER," 1 FCATHER REED GRASS, 1 GALLON
- 10 - HEMEROCALIS "HAPPY RETURNS", LQ HAPPY RETURN DAY LILY, 1 GALLON (15 INCHES ON CENTER)
- 14 - NEPTA F. "WALLCEVS LOW", 1 GAL WALKERS LOW CATMINT, (15-18 INCHES O.C.)
- 48 - SEDUM KAMTCHATICUM, 2/3" RUSSIAN STONE CROP, 24/ FLAT SIZE 8-12" ON CENTER
- 10 - ROSA "DRIFT WHITE", FIVE GAL.
- 2 - ROSES

(1) ONE D/F LED ILLUMINATED MONUMENT SIGN 1/4" = 1'-0"

ALUMINUM CABINET, RETURNS, PAINTED PMS #483 BROWN REVEAL AND DIVIDER BARS TO BE BLACK.
SUMMITVILLE #15 PROVIDENCE THIN BRICK BASE. TOP PANEL TO BE WHITE POLYCARBONATE FACES W/ 3M 230-63 BROWN VINYL.
TENANT PANELS TO BE WHITE POLYCARBONATE FACES W/ BLACK VINYL GRAPHICS.

SECTION THRU DETAIL



Customer's Signature: _____ Date: _____

Comments:

OLYMPIC
SIGNS

account representative / client First Colonial Commons
AS 820 WHEELING RD. WHEELING, IL.
1130 N. Garfield Ph.# 630.424.6100 Fx.# 630.424.6120 **WWW.OLYSIGNS.COM**
Lombard, IL 60148

drawn by
DAN S.
• job#: 16-6484
• 9-21-16
• rev.# 5-15-17

Exhibit received May 15, 2017

THIS IS AN ORIGINAL, UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIC SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIC SIGN INC.

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

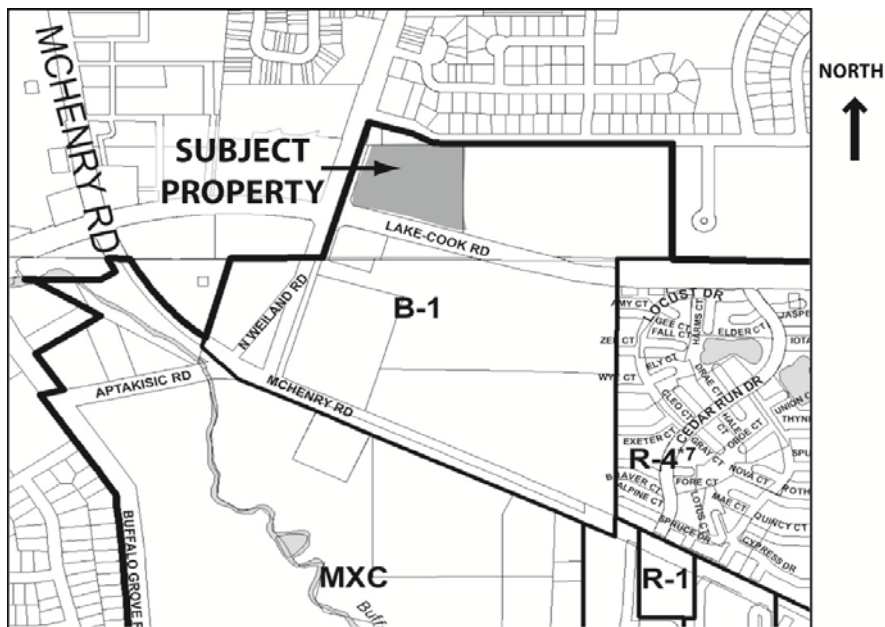
RE: **Docket No. SCBA 17-24**
Sweet
1568 Lake Cook Road
Appearance Approval of a Wall Sign

DATE OF REPORT: May 18, 2017

DATE OF MEETING: May 25, 2017

PROJECT OVERVIEW: The petitioner is requesting appearance approval of a wall sign for a new frozen yogurt and candy store.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Signs Plus
<u>Property Owner:</u>	Elizabeth Schwind
<u>Common Property Address:</u>	Schwind Crossing
<u>Existing Use of Property:</u>	Restaurant
<u>Existing Property Zoning:</u>	B-1 Planned Shopping District

DESCRIPTION OF PROPOSAL

The petitioner is requesting appearance approval to install a wall sign for a new frozen yogurt and candy store. The restaurant was previously known as Yogurtland.

SIGN REVIEW

Sign Locations: The petitioner is proposing to install a wall sign on the façade above the front door and windows.

Sign Type, Material and Size: The sign is comprised of two sign types: The business name is comprised of internally illuminated pink letters on a raceway and the tagline is displayed in a backlit cabinet with green die-cut letters applied to a white acrylic panel. The total area of the sign is 27 sq. ft., of which approximately 8 sq. ft. is the tagline. The unit has a frontage of 22 feet. Due to the use of a tagline and/or graphic, the sign is allowed a 50 percent bonus for its size. Therefore, the proposed sign meet the size requirements of the Sign Code.

STAFF REVIEW

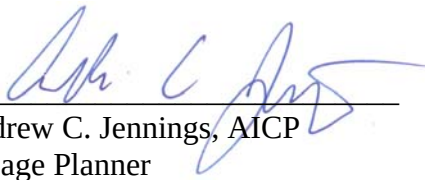
Impact on adjacent uses: No impact on adjacent uses is expected.

Staff Recommended Action: Staff recommends approval of the wall signs.

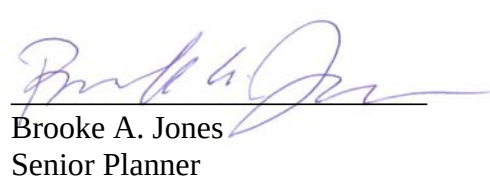
PROPOSED MOTION

If the Plan Commission approves of the requested wall signs, an appropriate motion would be to:

Approve Docket No. SCBA 17-24 to grant appearance approval for the wall sign in accordance with the sign plan submitted May 17, 2017 by Sweet, located at 1568 Lake Cook Road, Wheeling, Illinois.



Andrew C. Jennings, AICP
Village Planner



Brooke A. Jones
Senior Planner

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

 [Wall sign plan](#)

Sweet – 1568 Lake Cook Road
Docket No. SCBA 17-24 (Appearance Approval of a Wall Sign)
Plan Commission Meeting – May 25, 2017



Existing conditions of front façade – looking north

Sweet! Wheeling - Exterior Sign 1568 E. Lake Cook Rd.

Pantone 228c

Pantone 376c

Artwork: DW
Version: 2
05.16.17

Existing Sign:

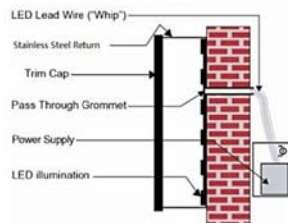
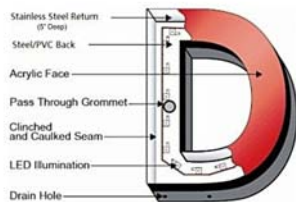


Proposed Sign



Front View: Letter Construction:

Side View:



Production Notes:

Stock #:

LED illuminated letters on raceway
-Lower capsule to be backlit cabinet/die-cut letters applied to face of acrylic panel

Raceway and capsule to be mechanically attached to facade with threaded bolts, fender washers and nylon nuts.

This rendering was created by Signs Plus and is for your organization only.
This print is not to be reproduced, copied, or exhibited in any fashion.
This print is the sole property of Signs Plus.

Exhibit received May 17, 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

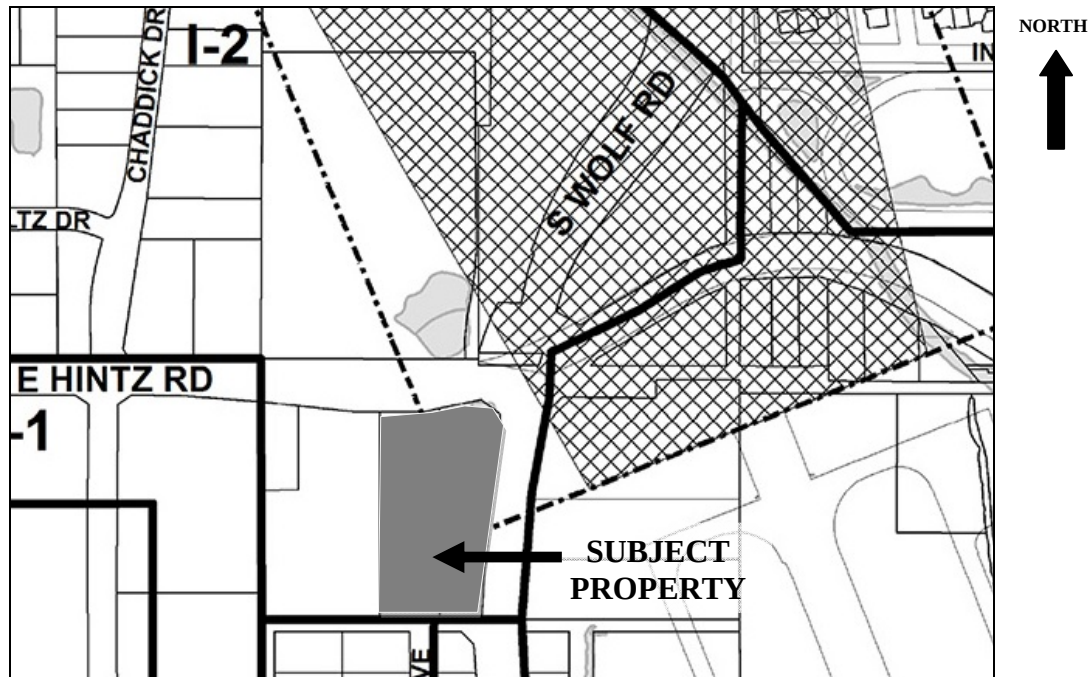
RE: **Docket No. SCBA 17-21**
Fox De Luxe Foods
275 E. Hintz Road
Appearance Approval of a Wall Sign

DATE OF REPORT: May 18, 2017

DATE OF MEETING: May 25, 2017

PROJECT OVERVIEW: The petitioner is requesting appearance approval of a wall sign for a new industrial business.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	SignTec Services
<u>Property Owner:</u>	Sam Samano
<u>Common Property Address:</u>	Located at the southwest corner of Wolf Road and Hintz Road

Existing Use of Property:

Light Industrial

Existing Property Zoning:

I-2 Limited Industrial District

DESCRIPTION OF PROPOSAL

The petitioner is requesting appearance approval to install a wall sign for a new indoor wholesale and distribution facility of foods.

SIGN REVIEW

Sign Location: A sign is proposed for the east façade (facing Wolf Road). It will be located near the loading docks.

Sign Types, Materials and Sizes: A non-illuminated, stud-mounted, individual lettered sign is proposed. The sign will be comprised of the business name in red block letters. The letters are 24" in height. The overall sign size is 84 sq. ft. The building has an east frontage of 300 feet. The proposed sign meets the size requirements of the Sign Code.

STAFF REVIEW

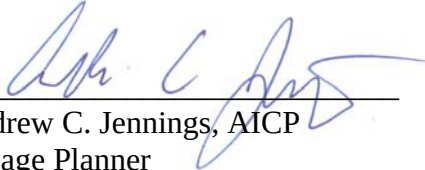
Impact on adjacent uses: No impact on adjacent uses is expected.

Staff Recommended Action: Staff recommends approval of the wall signs.

PROPOSED MOTION

If the Plan Commission approves of the requested wall sign, an appropriate motion would be to:

Approve Docket No. SCBA 17-25 to grant appearance approval for the wall sign in accordance with the wall sign plan submitted May 16, 2017 by SignTec, for Fox De Luxe Foods located at 275 E. Hintz Road, Wheeling, Illinois.



Andrew C. Jennings, AICP
Village Planner



Brooke A. Jones
Senior Planner

Attachments:

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

[Wall sign plan](#)

Fox De Luxe Foods – 275 E. Hintz Road
Docket No. SCBA 17-25 (Appearance Approval of a Wall Sign)
Plan Commission Meeting – May 25, 2017



Existing conditions of east façade – looking west



SignTec Services, LLC.
1063 Stamford Crt.,
Aurora IL 60502

FABRICATION

- ☐ CHANNEL LETTERS
- ☐ OPEN CHANNEL LETTERS
- ☐ REVERSE CHANNEL LETTERS
- ☐ NEON ACCENTS
- ☐ CABINET SIGN
- ☐ MONUMENT SIGN
- ☐ PYLON SIGN
- ☐ PYLON PANEL (S) ONLY
- ☐ PLATE LETTERS
- ☒ FORMED PLASTIC LETTERS
- ☒ STUDS MOUNTING
- ☐ RACEWAY MOUNT
- ☐ FLUSH MOUNT
- ☐ INTERNALLY ILLUMINATED
- ☐ NON ILLUMINATED
- ☐ NEON ☐ LED ☐ LAMP
- ☐ 120 TRANSFORMERS
- ☐ 30 M.A. ☐ 60 M.A.
- ☐ 120V ADVANCE BALLASTS
- ☐ COMPUTER CUT GRAPHICS
- ☐ DIGITALLY PRINTED GRAPHICS
- ☐ .125 ALUM ROUTED FACE
- ☐ PLEX FACE
- ☐ PLEX BACKED
- ☐ FLEX FACE
- ☐ LEXAN FACE
- ☐ RETURN
- ☐ TRIM CAP
- ☐ RETAINERS
- ☐ MESSAGE CENTER
- ☐ BASE
- ☐ POLE COVER
- ☐ ADDRESS NUMBERS
- ☐ SPECIAL INFORMATION



*Formed plastic letters 24"ht.
Standart studs mounting*

CLIENT NAME: FOX DE LUXE FOODS

LOCATION: 275 East Hints Rd., Wheeling Il 60090

CLIENT APPROVAL

LANDLORD APPROVAL

Project Manager:
Daniel Kovalev

Exhibit received May 16, 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

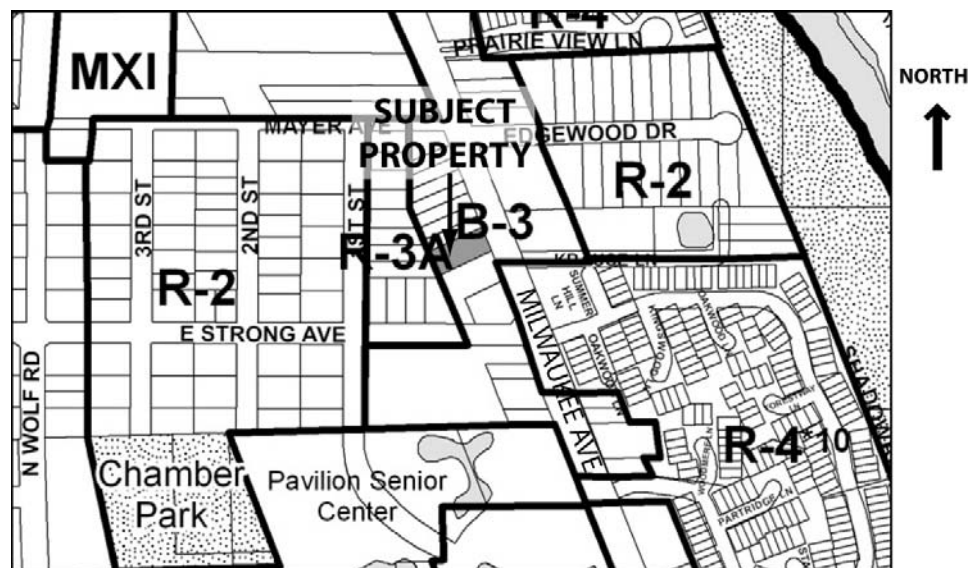
REPORT DATE: May 18, 2017

MEETING DATE: May 25, 2017

SUBJECT: **Docket No. PC 17-8**
Siding-1 Windows-1 Exteriors
322 N. Milwaukee Avenue
Minor Site Plan & Appearance Approval of Façade Modifications

PROJECT OVERVIEW: The petitioner is requesting minor site plan and appearance approval for modifications to the recently approved plans, which included exterior building rehab.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Jonathan Green, owner
<u>Property Owner Name:</u>	Jonathan Green
<u>Common Property Address:</u>	322 N. Milwaukee Avenue
<u>Common Location:</u>	Located on the west side of Milwaukee Avenue, north

	of Strong Street and south of Mayer Avenue.
<u>Neighboring Property Land Use(s):</u>	North: Commercial West: Commercial/Single-family residential South: Commercial East: Multi-family residential
<u>Comprehensive Plan Designation:</u>	Commercial
<u>Property size:</u>	0.33 acre (entire site) 3177 sq ft (building)
<u>Existing Use of Property:</u>	Sales office
<u>Existing Property Zoning:</u>	B-3, General Commercial and Office
<u>Previous Zoning Action on Property:</u>	
2001-23	Variation - freestanding sign setback – Ord. 3553
1997-1	Special Use and Site Plan approval – tavern – Ord. 3199 (expired)
2009-10	Special Use and Site Plan approval – tavern with live music – Ord. 4442 (expired)
PC 15-9	Site Plan and Appearance approval – building & site modifications (12.03.2017)

BACKGROUND AND DESCRIPTION OF PROPOSAL

The petitioner is an existing home improvement contractor that focuses on replacement of siding, windows, doors, and roofs. The subject property serves as its sales showroom and offices. On December 3, 2015, the Plan Commission approved site plan and appearance modifications associated with the rehabilitation of the property (Docket No. PC 15-9). Shortly thereafter, the Village Board approved a Façade and Building Improvement Grant for the improvements associated with Docket No. PC 15-9.

At this time, the petitioner is requested a change from the approved plans associated with Docket No. PC 15-9. The petitioner wishes to not install the shutters. A cover letter is provided that describes the request. The approved rendering is provided that shows the approved shutters. A new rendering is also provided that shows how the building would look without shutters.

The Plan Commission should decide if it is acceptable not to install the shutters.

STAFF REVIEW

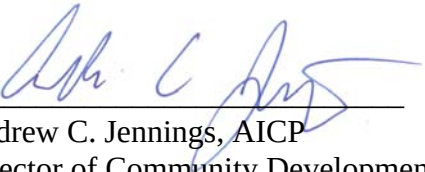
Impact on Neighboring Uses: No impact on adjacent uses is expected.

Senior Planner's Recommendation to the Plan Commission: Staff recommends the Plan Commission review the request with the petitioner.

PROPOSED MOTION

If the Plan Commission finds that the proposed modification to eliminate the shutters from the approved plans associated with Docket No. 15-9, staff suggests that an appropriate motion would be to:

Approve Docket No. PC 17-8 to permit the building modifications in accordance with the cover letter and rendering of the building without shutters submitted by Siding-1 Windows-1 on May 10, 2017 for the property at 322 N. Milwaukee Avenue, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachments:

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

[Cover letter](#)

[Rendering with shutters \(approved plan\)](#)

[Rendering without shutters \(proposed plan\)](#)

Siding-1 Windows-1 Exteriors – 322 N. Milwaukee Avenue
Docket No. PC 17-8 (Minor Site Plan and Appearance Approval of Façade Modifications)
Plan Commission Meeting – May 25, 2017



Existing conditions of subject property (looking southwest)

Brooke Jones

From: Jon Green <greenw-d@comcast.net>
Sent: Wednesday, May 10, 2017 5:53 PM
To: Andrew C. Jennings
Cc: Brooke Jones; Jimdj
Subject: 322 N Milwaukee T.I.F.

Hi Andrew-

Jim Johnsen said he spoke with you briefly today regarding shutters on our building at 322 N Milwaukee.

Attached are two renderings - one as originally planned/approved, and one with the shutters removed.

It is 'our' opinion that the shutters shift the building's presentation towards residential versus the commercial intent of the building. So we would prefer to not install them. But, what 'we' think at this point is not important; what the Beautification Board thinks is.

Renderings are being provided in the event you have the opportunity to ask the Board's opinion.

Note: these are renderings - not actual pictures.

Please do not hesitate to call me or Jim if you have any questions or discussion needs.

Best regards,

Jon

Exhibit received May 10, 2017



322 North Milwaukee Weeling IL 60090

- ① Cut In 4 New Commercial Windows
- ② Replace **All** Existing Siding, Windows, Soffits, and Doors
- ③ New Retaining Wall and Landscaping
- ④ Parking Lot Resurfacing (Angle Parking)

- ⑤ Paint Exposed Foundation and Front Chimney
- ⑥ Add New Railing to over Flat Roof (Paint existing Ramp Railing to match)
- ⑦ Remove 2 dead trees (South Border)
- ⑧ Add Outside Security Lighting (Parking Lot and Ramp)

Exhibit received May 10, 2017



322 North Milwaukee Weeling IL 60090

- ① Cut In 4 New Commercial Windows
- ② Replace **All** Existing Siding, Windows, Soffits, and Doors
- ③ New Retaining Wall and Landscaping
- ④ Parking Lot Resurfacing (Angle Parking)

- ⑤ Paint Exposed Foundation and Front Chimney
- ⑥ Add New Railing to over Flat Roof (Paint existing Ramp Railing to match)
- ⑦ Remove 2 dead trees (South Border)
- ⑧ Add Outside Security Lighting (Parking Lot and Ramp)

Exhibit received May 10, 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

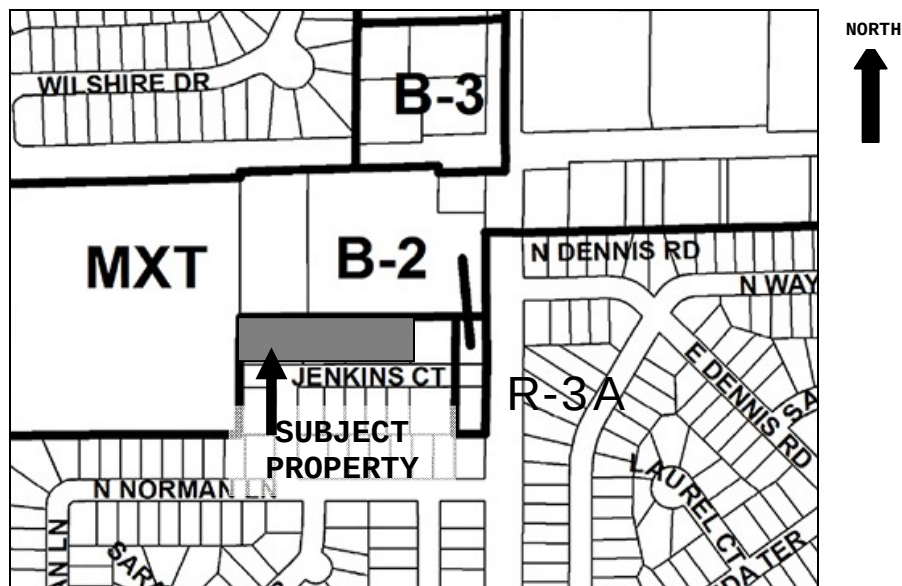
REPORT DATE: May 18, 2017

MEETING DATE: May 22, 2017

SUBJECT: Docket No. PC 17-9
Korean Christian Reformed Church
850 Jenkins Court
Minor Site Plan & Appearance Approval of Façade Modifications

PROJECT OVERVIEW: The petitioner is requesting minor site plan and appearance approval to install a steeple on an existing Church building.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Won Brian Seo
<u>Property Owner Name:</u>	Bharuch LLC
<u>Common Property Address:</u>	850 Jenkins Court

<u>Common Location:</u>	Located on the north side of Jenkins, adjacent to the commercial properties that front onto Dundee Road and Elmhurst Road.
<u>Neighboring Property Land Use(s):</u>	North: Commercial West: Commercial South: Single-Family Residential East: Commercial
<u>Comprehensive Plan Designation:</u>	Public/Institutional
<u>Property size:</u>	57,500 sq. ft.; 9,850 sq. ft. (building)
<u>Existing Use of Property:</u>	Religious Assembly
<u>Proposed Use of Property:</u>	No change
<u>Existing Property Zoning:</u>	R-3A Single-Family Residential District
<u>Previous Zoning Action on Property:</u>	1989-20 (Ord. No. 2559) S.U. for religious assembly, approved 9/18/1989/

DESCRIPTION OF PROPOSAL

At this time, the petitioner is requesting appearance approval to install a steeple on the front gable of the existing church building.

APPEARANCE REVIEW

The petitioner is requesting appearance approval to install a cupola with a spire and cross atop the existing church building. The structure will be placed in the middle of the front gable, which fronts onto Jenkins court. The cupola and spire are 18'1.25" in height. At the top, a three-foot cross is also proposed. The structure is made of fiberglass. The Plan Commission may wish to know the color of the proposed structure.

Per Section 19.03.060 of the Zoning Code, the Plan Commission may grant height exceptions for church spires and other similar structures as part of site plan and appearance approval.

STAFF REVIEW

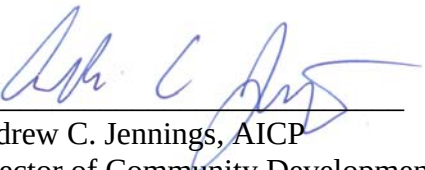
Impact on Neighboring Uses: No impact on adjacent uses is expected.

Staff Recommended Action: After determining the color of the proposed structure, staff recommends approval of the building modifications to the existing church at 850 Jenkins Court.

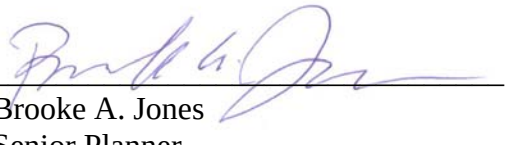
PROPOSED MOTION

If the Plan Commission approves of the requested minor façade changes, an appropriate motion would be to:

Approve Docket No. PC 17-9 to permit the façade modifications, as shown in the rendering and steeple specs submitted May 18, 2017 for the Korean Christian Reformed Church at 850 Jenkins Court, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachments:

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

[Cover letter](#)

[Rendering](#)

[Steeple specs \(5 sheets\)](#)

Korean Christian Reformed Church – 850 Jenkins Court
Docket No. PC 17-9 (Minor Site Plan and Appearance Approval of Façade Modifications)
Plan Commission Meeting – May 25, 2017



Existing conditions of subject property along Jenkins Court (looking north)



북미개혁신
장로회

개혁신
교회

YEBON

KOREAN CHRISTIAN REFORMED CHURCH

850 JENKINS CT. WHEELING, IL 60090

TEL: 847-808-8202 • FAX: 847-808-8286

May 18, 2017

Brooke Jones
Senior Planner
Planning Division
Wheeling, IL

Re: Appearance Review: Project Steeple

Dear Brooke,

Yebon Korean Christian Reformed Church at 850 Jenkins Ct., Wheeling, IL has decided to add a Steeple on the top of the roof of the existing building and is submitting an application and relating documents as per your request.

Attached please find 1) Application A1, 2) Application A2, 3) Skech of the location, and 4) Details of the Steeple as per your request.

As you would see on the attachment the size of the steeple (unit 24B) is 18'-1 1/4" High, plus 3' Cross added on the top of steeple. The Cupola (base) size is 3'-8" by 3'-8" square. The weight is approximately 450 lbs and made of fiberglass.

Please do not hesitate to contact me at 847-877-3920 (wbseo@sbcglobal.net) if you need any more info and/or have any questions.

Best Regards,

Won Brian Seo
Elder of Yebon KCRC

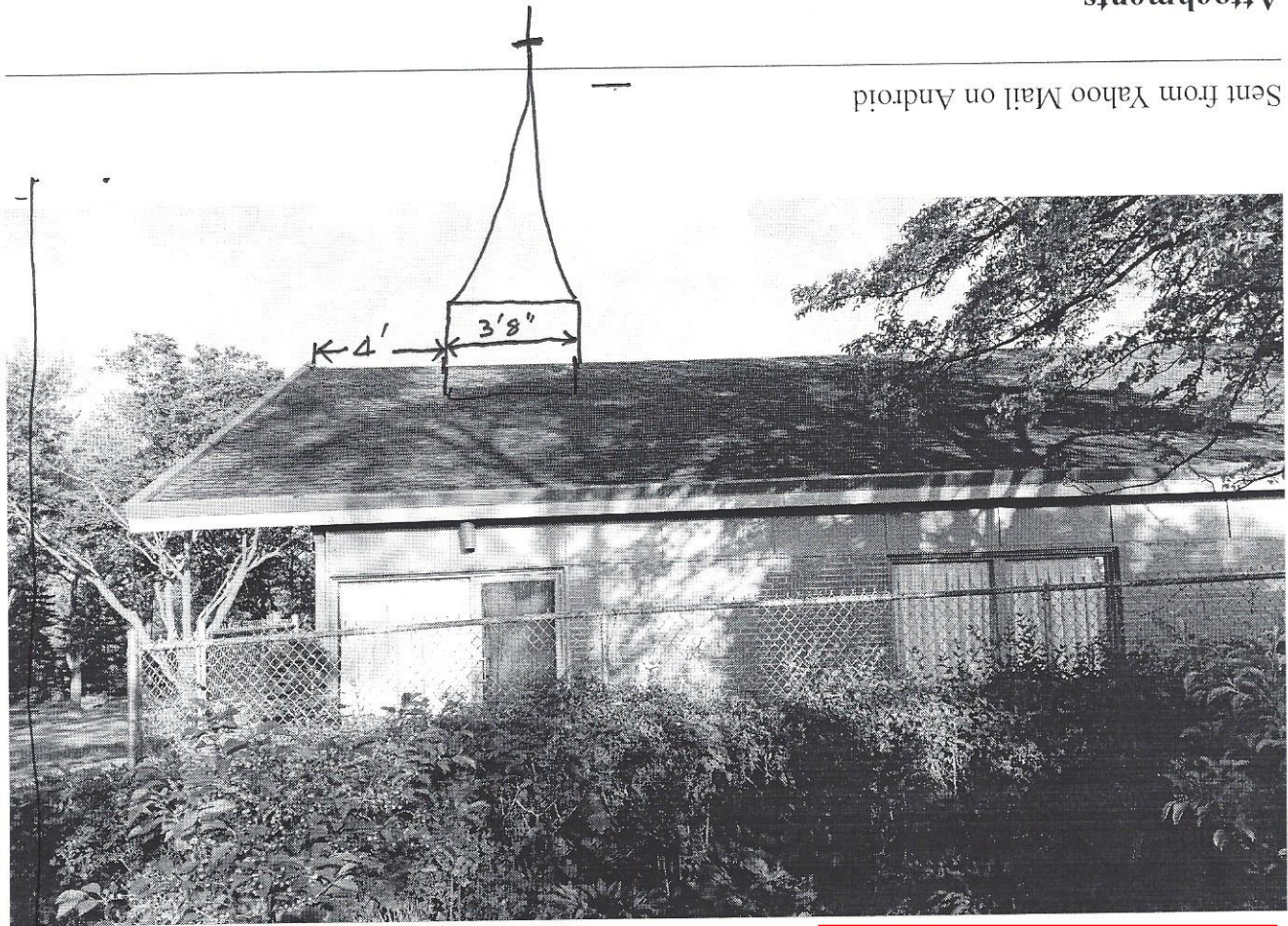
Exhibit received May 18, 2017

SKETCH

• 20170518_064748.jpg (6.72MB)

Attachments

Sent from Yahoo Mail on Android



J
E
N
K
I
N
S
C
T.

Exhibit received May 18, 2017

Subject: [No Subject]
From: w. brian seo (wbseo@sbcglobal.net)
To: wbseo@sbcglobal.net
Date: Thursday, May 18, 2017 8:28 AM

STEEPLE UNIT 24B

DESIGN PARAMETERS

The unit described in these drawings is engineered to adequately support the loads created by a wind velocity of 120 MPH at a height of 50' above ground using ASCE 7-95 exposure category "C". An additional 2' in height was added to the base during these calculations to account for variations in roof pitch, etc.

P.O. BOX 1340
HENDERSON, TX 75653-1340
903/657-6522
FAX# 903/657-2318

~~OPTIONAL LIGHTNING
PROTECTION AIR TERMINAL~~

~~OPTIONAL 3' SPIRE CROSS
(ALSO AVAILABLE IN 2' AND 3' HEIGHTS).~~

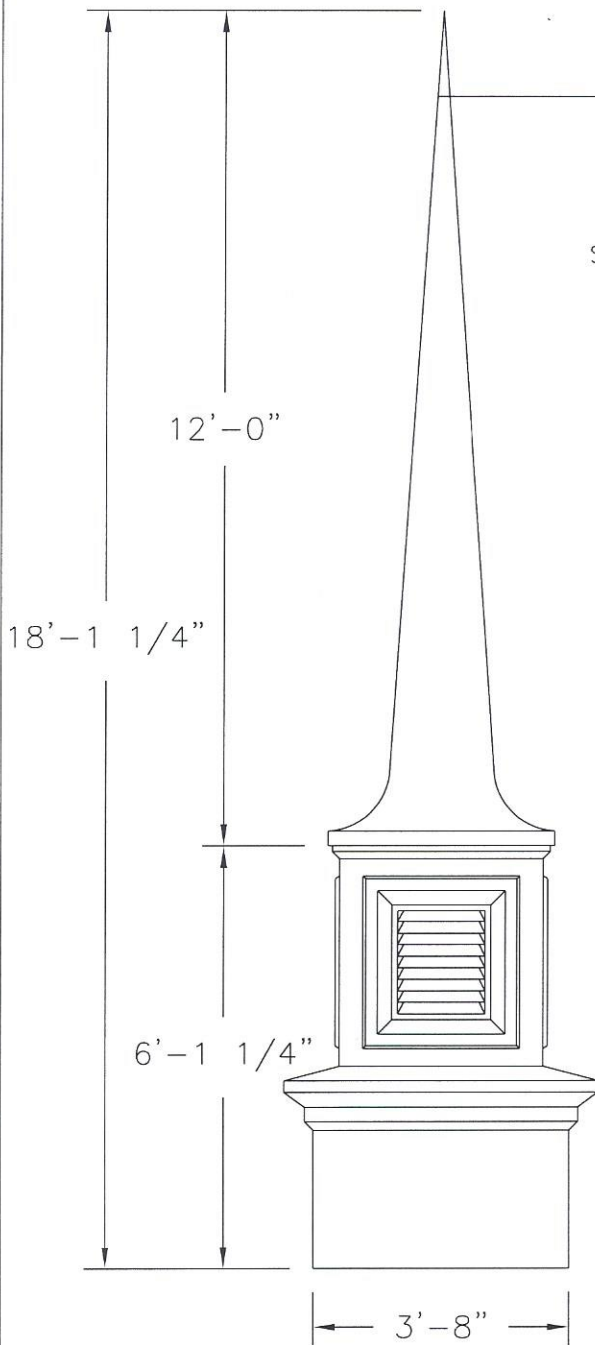
OPTIONAL 9" DIAMETER BALL
(ALSO AVAILABLE IN 6" DIAMETER)

ALL UNITS WERE ENGINEERED WITH A 4' CROSS
AND 9"Ø BALL INSTALLED PER FIBERGLASS
SPECIALTIES, INC. STANDARD MOUNTING PROCEDURES.

FIBERGLASS
SPECIALTIES
INCORPORATED

SPIRE UNIT #812

CUPOLA UNIT #1190 WITH
FALSE LOUVERS
(ALSO AVAILABLE WITH VENTED LOUVERS
OR KRINKLGLAS WINDOWS)



1 ELEVATION
E1

THESE DRAWINGS ARE THE PROPERTY OF
FIBERGLASS SPECIALTIES INC. DIMENSIONS
AND DETAILS ARE SUBJECT TO CHANGE
WITHOUT NOTICE. ALL CUPOLA AND STEEPLE
UNITS ARE FABRICATED USING MINIMAL
STANDING SEAMS UNLESS OTHERWISE NOTED.
ALL CUPOLA AND STEEPLE UNITS ARE DE-
SIGNATED TO BE ERECTED ON A COMPLETED
ROOFING SYSTEM AND ARE NOT GUAR-
ANTEED TO BE LEAK PROOF.

Project:
STEEPLE UNIT #24B

Date: 09-22-00
Revisions 12-13-05 AGT
Scale: 3/8" = 1'

Drawing By: RLB
Checked By: ALL-STL
File # ST24BF
DWG #

Sheet#
E1F
ELEVATION

Exhibit received May 18, 2017

Complete Steeple Units

Steeple Unit 24B

Height: 18'
Base: 3'8"
450 lbs

One Piece Unit



False Louvers (Square Top) \$2,705
Vented Louvers (Square Top) \$3,100
Windows (Square Top) \$3,075

Steeple Unit 23

Height: 21'
Base: 3'7"
400 lbs

Components: Spire #817
Base Cupola #801



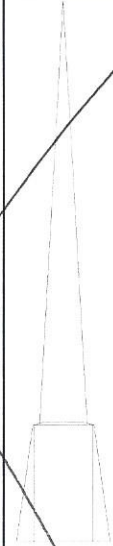
As Shown

\$3,145

Steeple Unit 6

Height: 23'
Base: 4'0"
445 lbs

Components: Spire #1185
Base Cupola #301



As Shown

\$3,465

Steeple Unit 28

Height: 24'
Base: 4'0"
400 lbs

One Piece Unit



False Louvers (Square Top) \$3,375
Vented Louvers (Square Top) \$3,840
Windows (Square Top) \$3,730

Steeple Unit 24

Height: 25'
Base: 4'7"
630 lbs

Components: Spire #817
Base Cupola #802

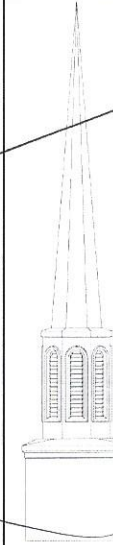


False Louvers (Square Top) \$4,565
Vented Louvers (Square Top) \$5,140
Windows (Square Top) \$5,035

Steeple Unit 5

Height: 27'
Base: 5'0"
750 lbs

Components: Spire #616
Cupola #602
Base Cupola #604



False Louvers (Round Top) \$6,415
Vented Louvers (Round Top) \$7,260
Windows (Round Top) \$7,435

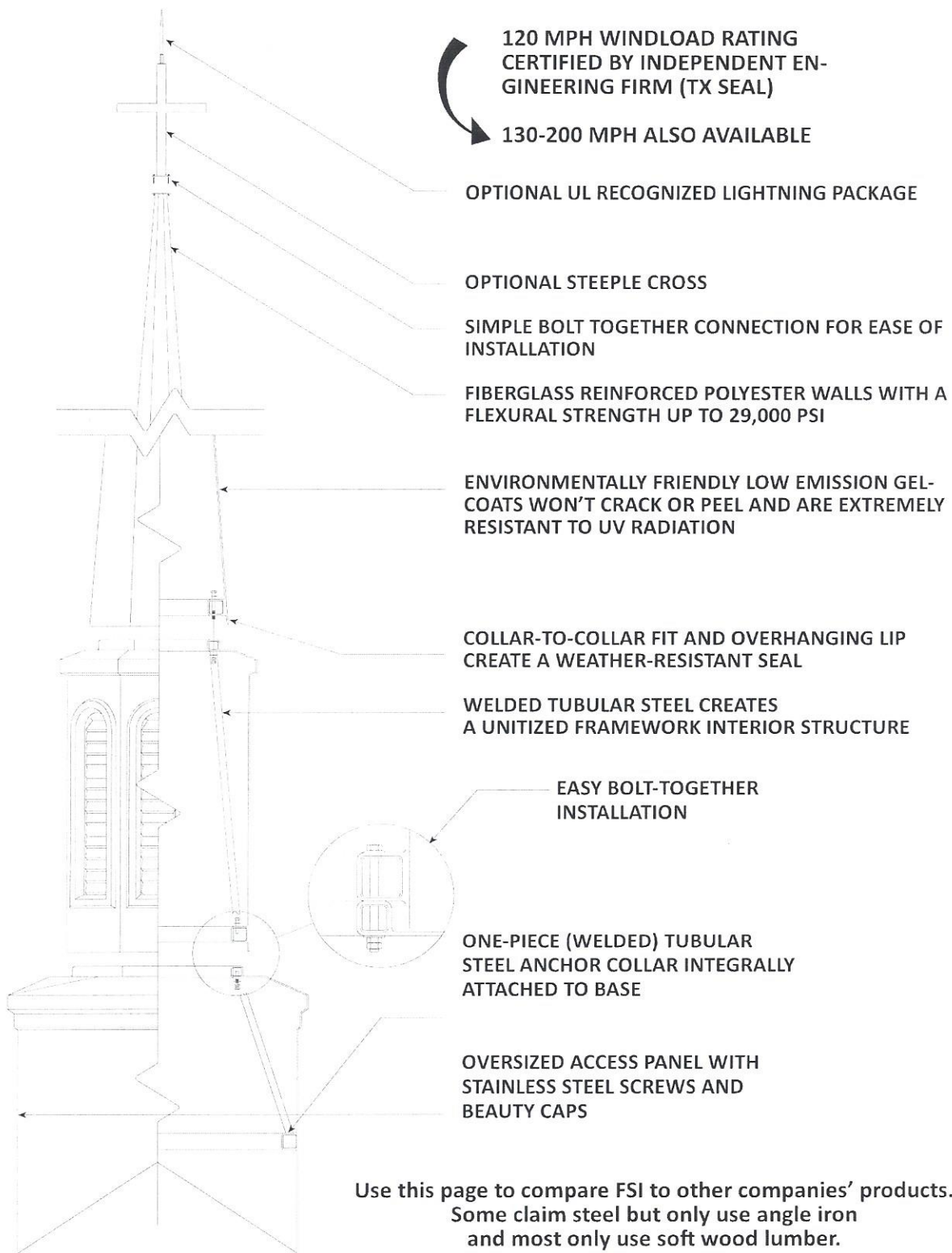
FSI Fact...

Independent Third Party Engineering Certification

Only Fiberglass Specialties, Inc. has had their engineering reviewed and certified by an independent third party engineering firm. All steeples are certified to withstand wind loads up to 120 mph. Engineering seals for all 50 states available for an additional charge. Engineering for 150 mph also available at additional cost.

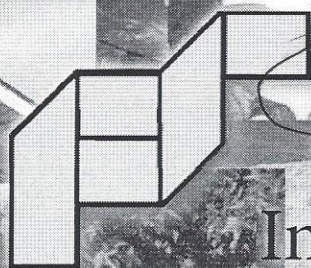
All contents including pricing are subject to change without notice. Line drawings approximate the look and style of the products. All dimensions and weights listed are nominal. Freight costs are NOT included in pricing unless otherwise noted.

Steeple & Cupola Elements



All contents including pricing are subject to change without notice. Line drawings approximate the look and style of the products. All dimensions and weights listed are nominal. Freight costs are NOT included in pricing unless otherwise noted.

2016 Product Guide



Fiberglass
Specialties
Incorporated

www.fiberglassspecialties.com

Table of Contents

Steeples	3-10
Steeple & Cupola Accessories	11
Cupola	12-14
Finials	15
Domes Standard & Custom	16-17
Steeple & Cupola Installation Guidelines	18-19
Baptistries	20-24
Baptistry Accessories	25
Baptistry Installation Guidelines	26
Baptistry Heaters	27-28
Custom Baptistries, Fonts, Zero Edge Pools	29
Crosses - Standard & Custom	30-31
Other Products	31

About the Company

Founded in 1963, Fiberglass Specialties was one of the first manufacturers of fiberglass church baptis-tries, steeples, and wall crosses. Today we are the market leader, with the largest line of products in the industry. Our strong desire to improve our products and better serve our customers are the driving forces behind our constant innovation.

Fiberglass Specialties is a family owned business, now in its second generation. Owner and President Rocky Hall takes a hands-on approach not unlike that of his father, Howard Hall, who began the company over forty-five years ago.

We invite you to visit our 65,000 square foot manufacturing and office facility and see for yourself why Fiberglass Specialties is a name you can trust.

RULE OF THUMB—Architects generally select a steeple that is about the same height as the distance from the ground to the peak of the roof of the building.

Composite Windows - All windows are made from translucent composite materials. Similar in appearance to frosted glass, light will pass through the window, but a view to the interior is lessened.

Vision to the interior is available. There is an additional cost for this feature which includes the clear composite window and interior finish. Costs vary by model, consult factory for pricing.

All contents including pricing are subject to change without notice. Line drawings approximate the look and style of the products. All dimensions and weights listed are nominal. Freight costs are NOT included in pricing unless otherwise noted.



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 25, 2017

SUBJECT: Concept Review
Mixed Use Planned Unit Development
370-400 W. Dundee Road (Dunshire)

On May 25, 2017, the petitioner, Neder Capital Services, presented a concept to the Village Board for Dunshire, a Commercial and Residential PUD located at 370-400 W. Dundee Road. The 5-acre development would consist of a mixed-use building (10,780 sq ft of retail with 39 apartments) along the Dundee Road frontage with a 45-unit rowhome community to the rear. 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 25th concept review of Dunshire.

Development Summary

The development team of 400 W. Dundee LLC is proposing a residential development at the northeast corner of Dundee Road and Northgate Parkway. The project is a 5-acre development featuring a mixed use building along Dundee Road with row homes along the north side of the parcel. The mixed-use building would provide 10,780 sq ft of retail space on the first floor with apartments on the 2nd through 4th floors (39 total). The rowhome community would include 45 rowhomes with rear-loaded garages, arranged along a traditional block front.

The developer has previously received Preliminary PUD approval for a retail-only development at the west end of the subject property (November 2016), but has determined that the approved development has limited retail appeal due to access constraints. The office building property (370 W. Dundee) and Village parcel (382 W. Dundee) were added to area of the approved Preliminary PUD so that a full access driveway on Dundee should be possible. The additional land allows the project area to extend far enough east to avoid a conflict with the planned westbound left turn land into the town center.

The developer continues to pursue additional land to the east, and it is possible that future phases of rowhomes and retail development will follow. The plan provides for access connections to aid in future expansion to the east.

Summary of Submittal

The submittal, received May 4, 2017 (except as noted), consists of materials for the

1. Cover letter (dated May 8, 2017)
2. Cover sheet. Introduces the vision for the project.
3. Aerial photo of subject location
4. Location map
5. Site plan
6. Project narrative
7. Renderings and floor plans of proposed mixed-use building design (3 sheets)
8. Floor plans of mixed-use building
9. Rendering of proposed rowhome building design
10. Promotional description and interior renderings of Dunshire Community (5 sheets)
11. Project team contacts

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. No changes have been made to the plans since the Village Board concept review. 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. **Impacts of floodplain and floodway.** The development's request for the use of off-site compensatory storage and detention is not quantified in the recent submittal. Previous submittals estimated that 0.57 acre feet of compensatory storage and 1.3 acre feet of detention will be needed to support the proposed plan.

Village Board comments: The Preliminary PUD submittal should address this issue.

2. **Development Character.** Staff had concern with previous drafts of the concept due to the character of the proposed homes and the overall streetscape. The current submittal proposes units with rear-loaded garages and a more traditional urban neighborhood streetscape. The rowhome area is buffered from Dundee Road by the placement of the mixed-use building, and the homes themselves are separated from the bulk of the taller building. The developer is proposing to build a rowhome product referred to as "The Dunshire", and provides a rendering to help illustrate the proposed building character.

Village Board comments: The rowhome development is much too dense. The streets are narrow, parking is limited, and there is very little open space. Consider use of masonry on all four sides of the townhomes.

3. **Access.** The development appears to be coordinating the location of the access drive along Northgate Parkway with the proposed development to the west (Wheeling Station). It also appears that the development will provide links to the east, including the access road connecting Community Boulevard to Northgate Parkway illustrated in the Comprehensive Plan.

Village Board comments: Connectivity to Community Boulevard is desirable.

4. **Residential Market Analysis.** As the project progresses, Staff suggests that analysis of the absorption of the units be provided for review (apartment and rowhome).

Village Board comments: Agreement with staff.

5. **Parking.** Each unit will have two parking spaces in an attached garage. Due to the width of the streets (26.0') opportunities for on-street parking may be limited. The guest parking areas at the north and south ends of the development may need to be enlarged.
Village Board comments: Parking is inadequate.

Attachments:

[Concept introduction letter, dated May 8, 2017](#)

[Cover sheet \(introduces the vision for the project\)](#)

[Aerial photo of subject location](#)

[Location map](#)

[Site plan](#)

[Project narrative](#)

[Renderings and floor plans of proposed mixed-use building design \(3 sheets\)](#)

[Rendering of proposed rowhome building design](#)

[Promotional description and interior renderings of Dunshire Community \(5 sheets\)](#)

[Project team contacts](#)

400 West Dundee LLC

370 West Dundee Road Wheeling, IL 60090

May 8, 2017

Mr. Andrew Jennings AICP

Director of Community Development

Village of Wheeling

2 Community Boulevard, Wheeling, IL 60090

RE: Dundee Commons/ Dunshire Row Homes

400 West Dundee Road, Wheeling, IL 60090 (The property)

Request for Concept review for a Planned Unit Development

Dear Mr. Jennings;

On Behalf of 400 West Dundee LLC. A division of Neder Capital Investments, Bill Hein & Associates is pleased to submit the enclosed Concept Request for a Planned Unit Development consisting of four story retail, Restaurant, Jewelry Store which will anchor a 10,780 ground floor convince center. Floors 2, 3 & 4 will be apartments with 39 Units

The site is located at 400 West Dundee Road. It is approximately 6 acres and is located at Dundee road & Northgate Parkway. The property is vacant except for the 370 parcel which has a brick office structure and will be removed.

This property is located in the MXT zoning district and is part of the Town Center TIF District.

Chicago Workshop will do a design/ build of the four story retail/ Apartment segment. .
Hernando Moreno. Master of Architecture from University of Illinois at Champaign-Urbana 1982. Hernando is the founding member of the Chicago Workshop Architects (CWA), 1986. Developed proprietary methods of design and construction using composite steel framing with foam insulation panels and precast concrete systems.

Projects in Wheeling include the North Star Plaza (Architectural design) and the Wheeling Dental Center (design / build).

The northern portion of the parcel will consist of 46 row homes all single family ownership. The optional floor plans will appeal to Family's, seniors and Young Adults. Dunshire Lane will connect Northgate Parkway & Community Boulevard, giving an optional access to the village complex, Town center & Wheeling Park District. A Recreation area will be provided to all residents along the Buffalo Creek area with Gazebos, Picnic Tables, and Cooking Grills.

Mr. Pelock experienced exponential growth over his 26 years tenure. Since the inception Grand Pointe Homes / Revco Ventures built approximately **3,000 homes, exceeding well over a half billion** in overall gross revenues. New home annual deliveries averaged **250 to 300** homes per year and annual revenues of \$ 75,000,000. Mr. Pelock will head-up our Row Home Development Team

Included with our Concept Review Request for a PUD is as follows

1. Aerial photo of the property
2. Statistical sheet indicating proposed number and type of buildings
3. Preliminary Site Plan
4. Pictures of site and surrounding context.

We look forward to presenting our proposal to the board, working with staff and the planning commission to bring to the residents of the Village of Wheeling a truly **Transit Orientated Development**.

Sincerely;

Bill Hein

Bill Hein & Associates

#

#

#

#

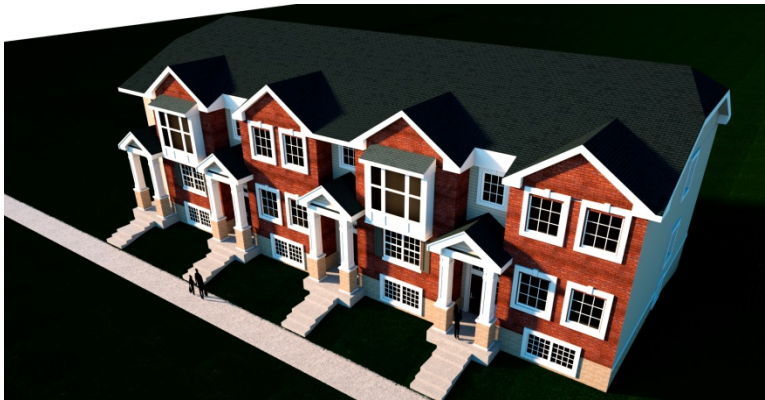
#

#

#

#

***Dundee Commons Retail
Convenience Center With Loft
Apartments Above....***

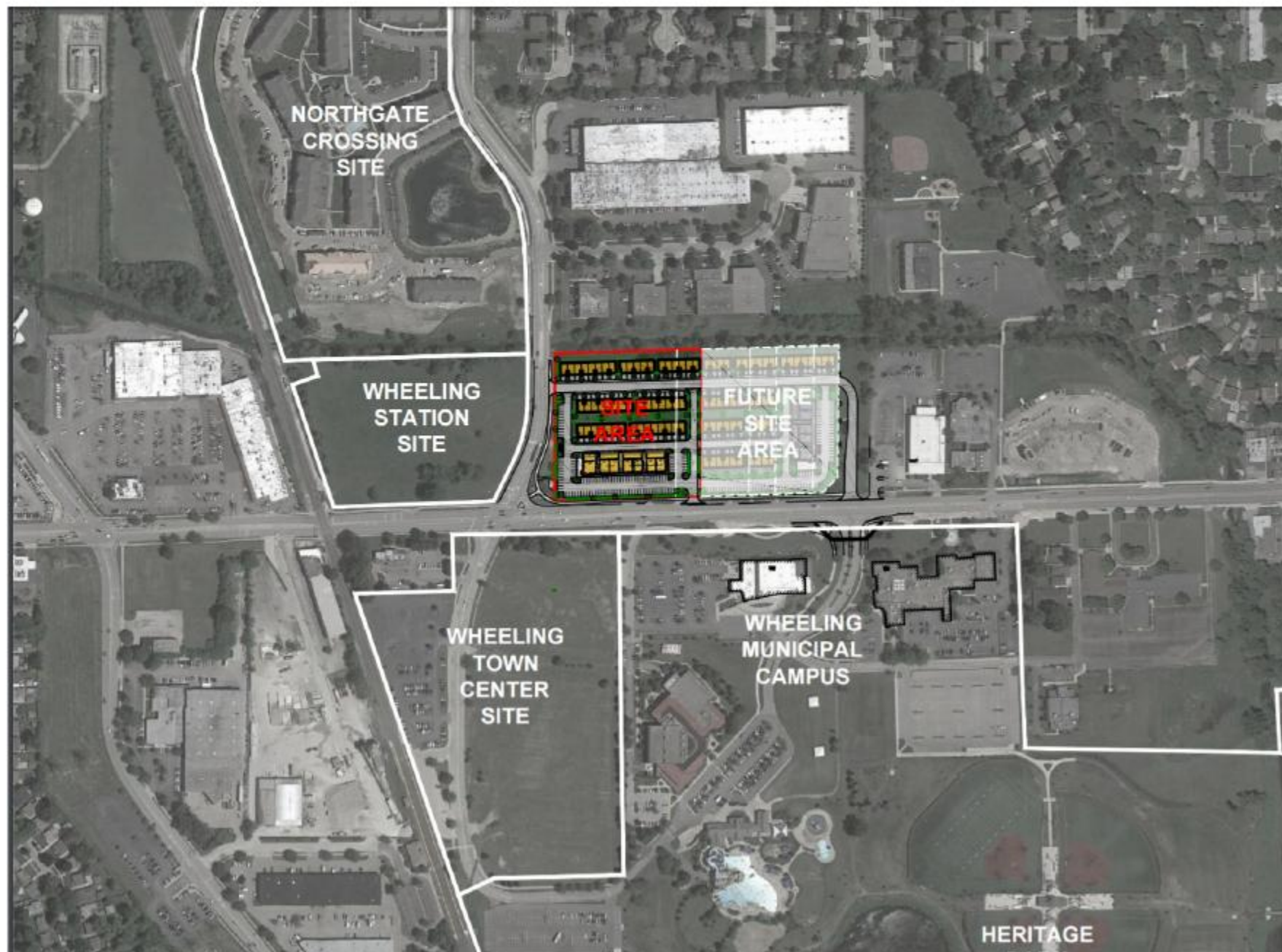


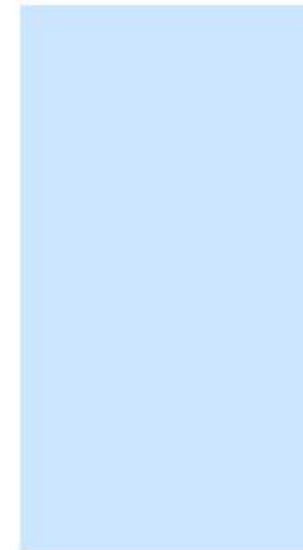
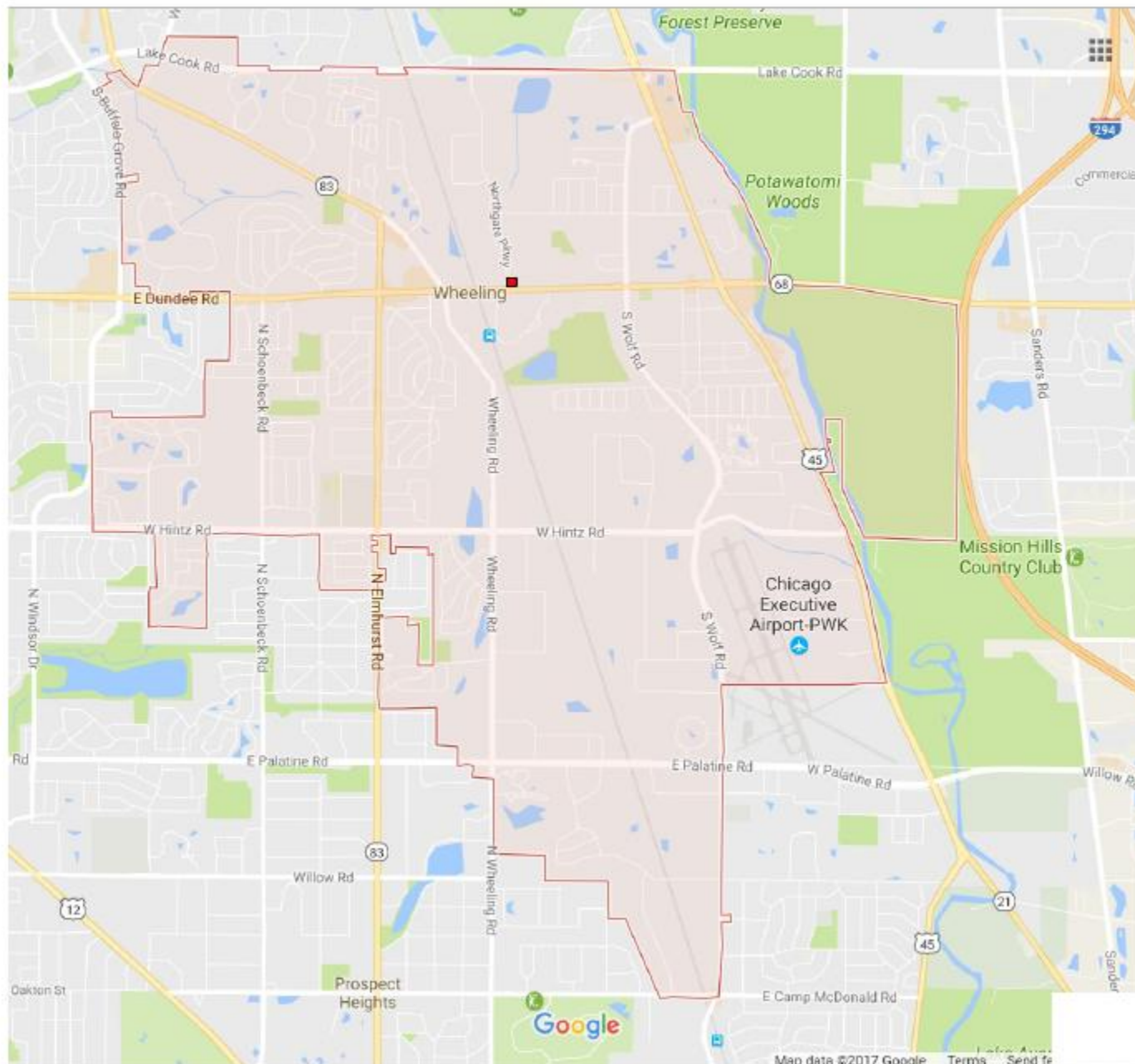
Dunshire Row Homes

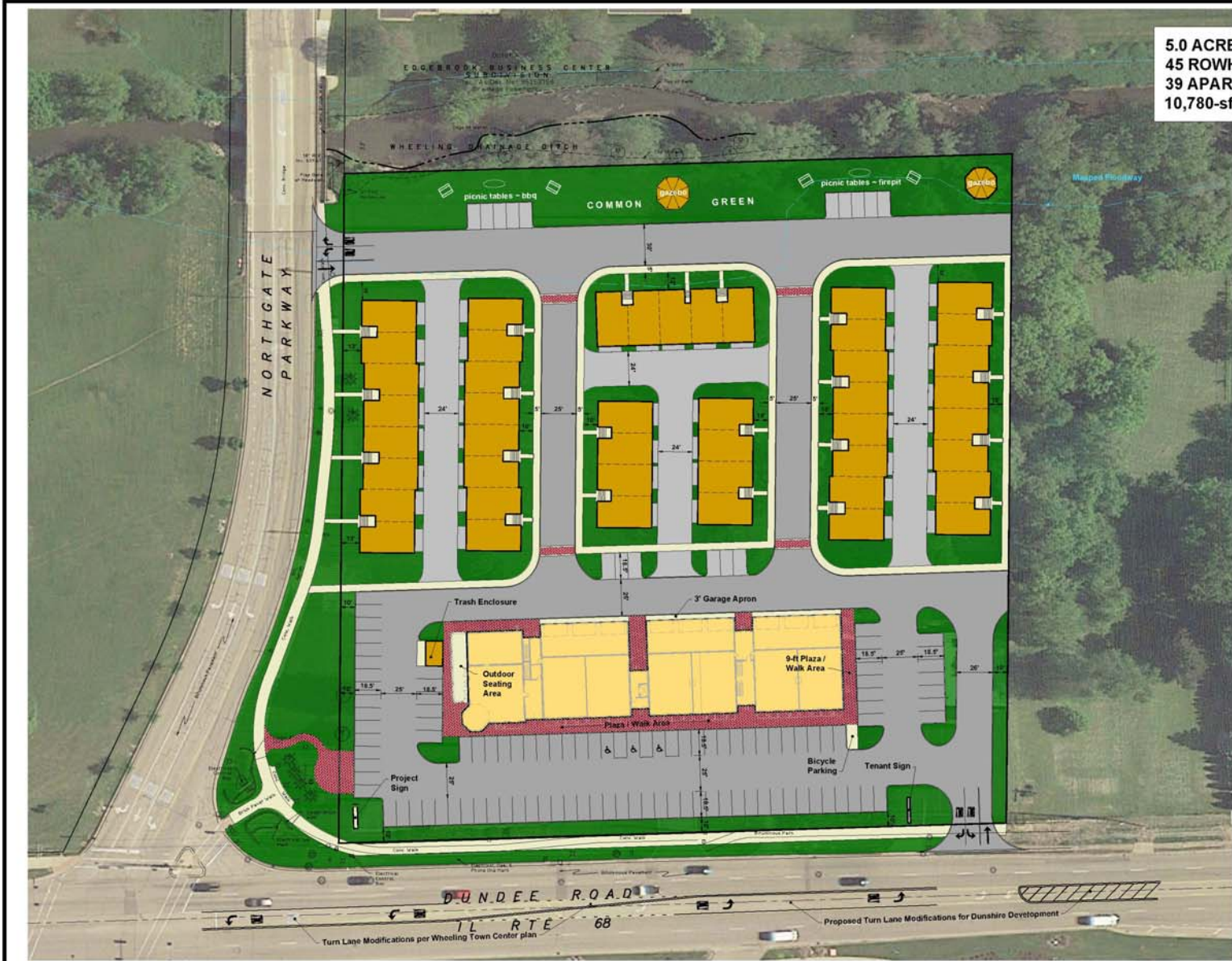
Vision:

Develop a lifestyle of world class living in harmony with the makeover of the Town Center Plan.

Enhance resident's quality of life to align with the cultural shift in the Chicago Area of how people want to live. Promote a New Urban lifestyle that is connected to the community, pedestrian friendly, less excessive, more sensitive to the environment and within steps of Wheeling's Town Center.







5.0 ACRE SITE
45 ROWHOME UNITS
39 APARTMENT UNITS
10,780-sf RETAIL SPACE



HAEGER ENGINEERING
consulting engineers
100 East Main Street, Suite 200
Wheeling, Illinois 60090
www.haegerengineering.com

PRELIMINARY SITE
GEOMETRY PLAN
DUNSHIRE
WHEELING, ILLINOIS

Project Manager: M.L.A.
Engineer: M.L.A.
Date: 2017.04.12
Project No.: 17-011
Sheet: C3.0

Per State, Sec. 15, Ch. 22, § 1-2.1, the Engineer shall be responsible for the design of the project and shall not be responsible for the design of the project if the project is not designed in accordance with the applicable laws and regulations.

Dunshire Narrative:

The project consists of a Multi- Unit Building with Retail on the Ground Floor. Single Family Owner Rowhome development 45 Units Rear Loaded Garages

A Restaurant has a LOI for the west corner with outside seating. Enclosed Garages are provided at the rear of the Building. Above the first floor will be Rental Apartments for floor 2, 3 and 4. The Apartments will be one and two bedroom units, 36 units Total.

A common area along Buffalo Creek for all residents to use will consist of Gazebos Barbeque Pits and Picnic Tables.

The project is compatible With the Comprehensive Plan of the Village of Wheeling.

It brings the highest and best use to an area that will now Become the "downtown" of Wheeling".

With the Metra Train Station and Town Center being built this development is a Complement to the village's desire to develop a Transit Orientate District.

The access road off of Northgate Parkway "Dunshire Drive" will eventually connect to Community Boulevard.

All Questions will be given our upmost attention. Your input is very important to the success of this project.

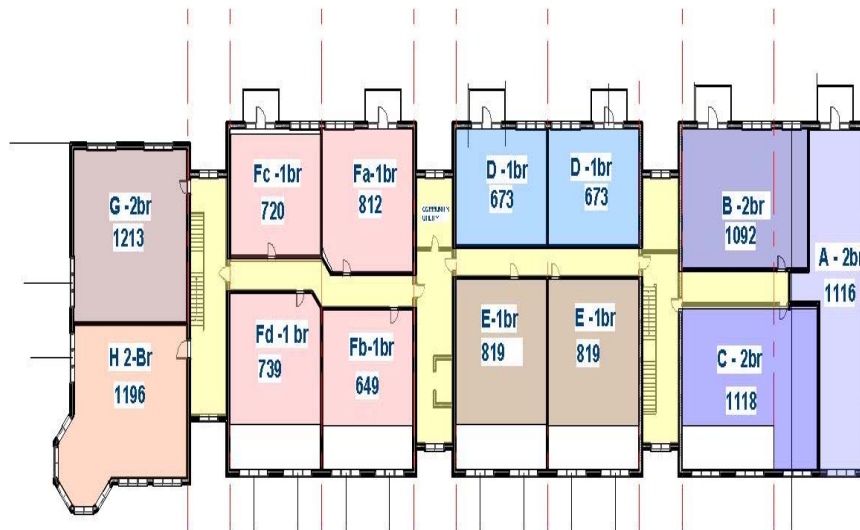
The Dunshire Project Team



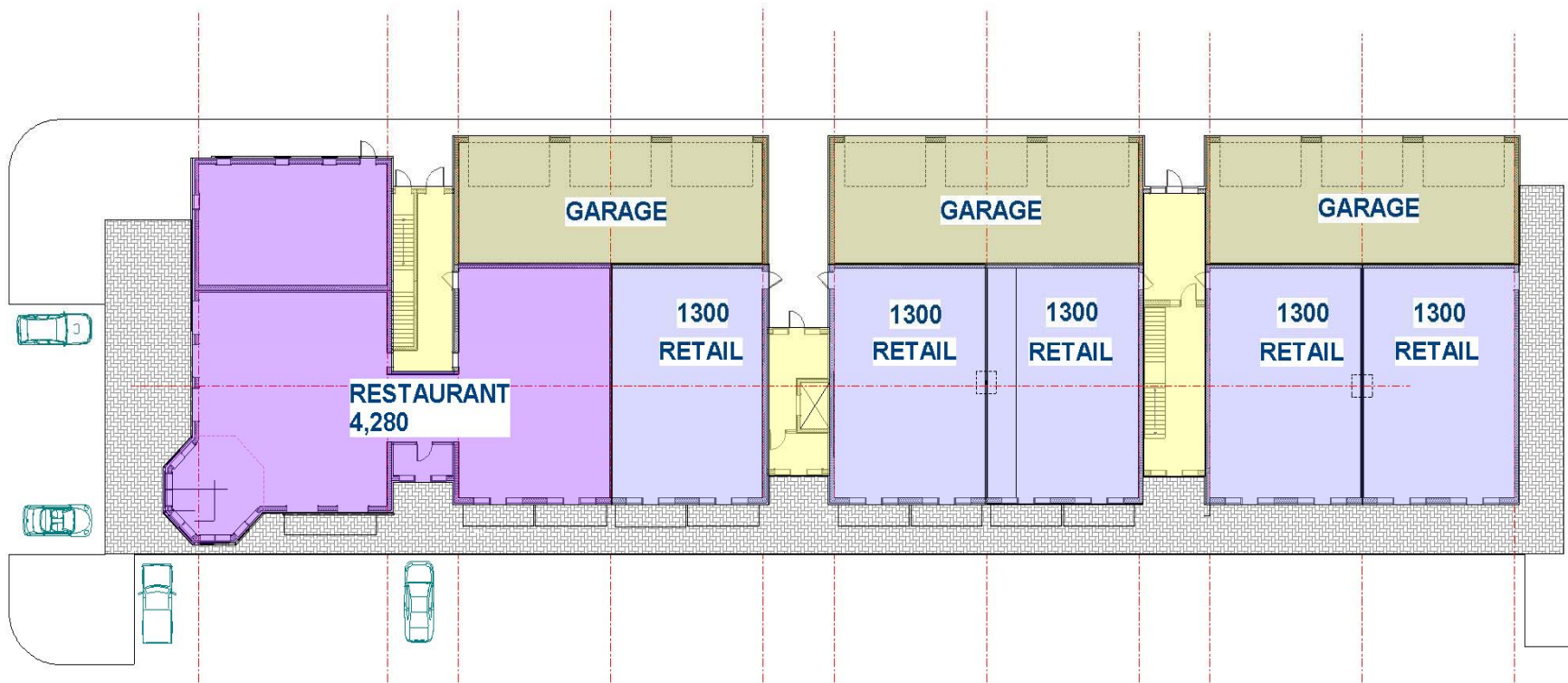
CHICAGO
WORKSHOP



CHICAGO
WORKSHOP



Select your 1 or 2 bedroom
Apartment NOW!







The Dunshire Community:

Discover a chic new lifestyle and open up a world of possibilities at The Dunshire . As Wheeling's newest luxury community unfolds, you'll begin to experience a unique blend of big city living and small town ambiance. The Dunshire homes provide the highest levels of comfort and convenience this side of the Chicago Skyline.. We look forward to welcoming you home!



Plan Your Dream Home

As a resident of Dunshire, you'll be able to enjoy First Class Amenities without ever leaving home.



Add Your Personal Touch

**All Residents of Dunshire Row
Homes
& Apartments will have special
access to Wheeling Park District
Fitness Center, Water Park And
Pavilion**



**Traditions Golf Course at Chevy Chase Country Club.
Be a trendsetter and reserve your new home today.**



Classes & Activities

Oil Painting
Ballroom Dance
Senior Swim
Senior Strength,
Stability and Stretch
Gentle Yoga
Stay Fit Fitness



Feel free to enjoy Wheeling's new Town Center, movie theater & restaurant.

Metra Train Station Located Just Short Walk From Your New Home At The Dunshire Row Homes & Apartments



Builder:	Revco Ventures, Inc. Contact - Jeff Pelock
Developer:	<u>400 W Wheeling Ilc</u> Contact – Laura Plati
Attorney Land Use:	<u>Maraibie & Associates</u> Contact – John Mraibie
Civil Engineer:	<u>Haeger Engineering</u> Contact – Michael Anderson
Traffic Engineer:	<u>KLOA, INC</u> Contact Luay Aboona
Architect, Planner:	<u>Chicago Work Architects</u> Contact Hernando Moreno
Project Manager:	<u>Bill Hein & Associates</u> Contact Bill Hein
TIF Consultant:	<u>Kane Mckenna</u> Contact Robert Rychlicki

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

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,

Steve Powers, Secretary
Wheeling Plan Commission

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

**DRAFT FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: [Docket No. 2017-5](#)
Bella's Bistro
25 Huntington Lane
Special Use-Site Plan Approval of a Sit-Down Restaurant

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.

Present were Commissioners 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.

Commissioner Powers read the following statement aloud.

A zoning Special Use, as defined in Title 19, of the village of Wheeling (Zoning), is a use of parcel of land that requires review and consideration before approval due to circumstances or effects on the surrounding properties that may adversely affect them. In order to be considered for a special use the petitioner is required to demonstrate through testimony to the Plan Commission at the public hearing why their request meets the conditions of the village code including, but not limited to, how the proposed use will not damage the enjoyment or use of the surrounding properties. Prior to the public hearing the petitioner provides written statements meant to show that their request for a special use meets the standards established in Title 19. The Commission Chairperson will typically direct that these statements be entered into the record without a full reading of them at the hearing. Based upon the testimony and supporting materials submitted, the Plan Commission will make findings in support of, or against, the petitioner's testimony and report those findings to the Village Board.

Mr. Rocky Bhalla, Bella's Bistro, 11 South Meadow Court, South Barrington, IL was present and sworn in.

Mr. Bhalla stated that he owned Bella's Wine Market and grew up in Northbrook and started off with truck stops and then went to restaurants in southern Illinois. They own sports bars, grills and pizzerias. It evolved into the concept of Bella's Wine Market which is all Italian. All of the wine is imported. They will have a piano and offer cooking classes to engage the public. He explained his wife dines at Cooper's Hawk and referred to their bistro side. He took the concept and made Bella's Wine Market with the largest Italian distributor in the Midwest. Everything will come from them.

He visited Eataly in Chicago and wanted to bring the concept to the suburbs and make it affordable. They are in construction in Bensenville (4,500 square feet); they have increased their square footage in Wheeling per a Board member's request. He explained that rents were higher in Cook County so he could not go to 5,000 square feet. They are also in construction in Round Lake Beach and opened in Lincoln, Illinois. Most of his businesses were in southern Illinois. He lives in Barrington. He felt he had addressed the concerns of the Village Board and was asking for the Plan Commission's blessings so he could move forward.

Chairman Ruffatto asked for more details about the proposed concept. Mr. Bhalla explained they would sell Italian groceries and meats that could be purchased to go. Their prices were low because he would buy in bulk and create a following. They will cater to the market along with Tannazi wines which is the brand they will exclusively offer. Whatever they sell to go could also be eaten in the market. He explained it was a hybrid that could be tasted, eaten or taken to go. They will offer sandwiches and paninis. It would not be compared to Jersey Mikes or Subways. All of their meats are spicier and geared more toward the wine drinkers. They do not sell hard alcohol, just craft beers and high-end wines. The bottles of wine cost from \$8 and up. He sells the wine in southern Illinois and people love the wine.

Chairman Ruffatto asked for an explanation of the layout. Mr. Bhalla explained the market would have multiple rows and stations. The wine display would be double-sided. He pointed out the areas on the floor plan. Seating is included. The bar is 30' long and all of the meats are displayed. The lounge area includes a fireplace. The concept is a market where the customer chooses something to go or eats it at the tables. There will be different entertainment (piano/karaoke/cooking classes) offered monthly.

Mr. Bhalla referred to the gaming machines. The income from the gaming machines help him keep the prices lower and help entertain some of the customers that don't want to be in a sports bar or a Stellas. The area is walled off and private with no signage about the gaming.

Mr. Bhalla wants to create a brand and chose the plaza because of Dundee Road and the rent was affordable. He mentioned the mall was empty but he saw a future in it. He wants to help the community.

Chairman Ruffatto opened the discussion to the public.

From the audience, Mr. Jeffrey Downes, 1629 Longbow Court, Wheeling was sworn in. He cautioned the petitioner and Plan Commission that there was a lot of speeding in the shopping center. Cars use it to cut thru to Huntington instead of waiting for the light. He recommended the petitioner work with the landlord to add some speed bumps.

Mr. Downes didn't see a lot of space on the floor plan for food prep.

Chairman Ruffatto agreed with Mr. Downes' comments about the traffic. He sees it happen all the time. He requested that Staff look into it.

Mr. Bhalla mentioned that the average sales at Jimmy Johns was \$1.3 million. They use an 8' table

with a powerful slicer. It is similar to an assembly line. He confirmed they were a deli and would not be frying food. He compared their kitchen area to Jimmy Johns or a Subway.

Village Attorney Milluzzi referred to the application received compared to the presentation. She explained there were some aspects that needed to be clarified. The application did not include the package sales or the sale of wine by bottle which would be handled by a separate special use which was not posted. The type of liquor license needs to be determined since there were different classifications. She thought they were on the border of the Class B and the Class N. If they wanted to do the Class B with the package sale they would need to add five more seats. The application for the restaurant needs to include live entertainment. Mr. Bhalla explained he wants to get a restaurant license and a to go license. He has no problem with adding five chairs.

In response to Chairman Ruffatto's question, Village Attorney Milluzzi explained the concept of the restaurant and package sales could be discussed tonight. The special use for the package sales would need to be noticed so the Docket would need to be continued to a date no earlier than June 8th. The Commission can review and provide comments tonight and then continue it after the discussion.

Commissioner Johnson questioned how they would offer cooking classes without a kitchen. Mr. Bhalla explained the distributor would come in and use hot skillets and provide free samples, similar to what is done at Sam's Club. He has not done it with Italian foods at his other restaurants but has done it with pizza.

Commissioner Johnson referred to the notes from the Village Board Meeting that indicated the petitioner would be willing to open without the gaming. Mr. Bhalla confirmed he would be willing but explained that gaming was run by the State of Illinois so he couldn't confirm if he would be approved. He explained that he was willing but wanted to know if there would be a condition he should know about. It is part of his concept and he wasn't hiding it.

Village Attorney Milluzzi explained the video gaming was part of the liquor license application process.

Commissioner Johnson expressed concern about the amount of space with everything. He felt the area was small. Mr. Bhalla stated he would be efficient with taller shelves.

In reply to Commissioner Johnson's question, Mr. Bhalla explained he would buy in bulk but had several locations to store the items.

Commissioner Johnson questioned the addition of the second bathroom. Mr. Bhalla stated both bathrooms would be in the back left corner. Commissioner Johnson wants to see it on the floor plan. Chairman Ruffatto explained that everything needed to be depicted on the floor plan. Mr. Bhalla agreed to provide architectural plans.

Commissioner Dorband was confused about the proposed square footage. Mr. Bhalla confirmed the proposed unit was 2,000 square feet and the original space was approximately 1,600 square feet. He confirmed he would not be leasing the unit closest to Dundee Road because of the high rent. His

unit is in the back of the center.

Commissioner Dorband questioned if the petitioner had reviewed the Health Division's comments in the Staff Report. She referred to the comment regarding the code for the dry storage area and utility sink. Mr. Bhalla confirmed he would have an architect prepare the drawings.

Chairman Dorband likes the concept and idea. She was happy he chose the proposed center since he would be bringing people into the center.

Chairman Dorband was torn about the gaming since it did bring income into the Village.

Commissioner Blinova was surprised at having a piano along with gaming. Mr. Bhalla explained a vendor would bring a piano and charge a fee. A separate company would run the karaoke.

Commissioner Blinova questioned if someone would need to make a purchase in order to play the video games. Mr. Bhalla explained legally he could not stop someone from playing. He explained the State laws for gaming were very strict and regulated.

Commissioner Blinova questioned if they would offer catering, deliveries or private events. Mr. Bhalla explained he could get into catering or private events in the future. He confirmed no deliveries.

Commissioner Blinova questioned the percentages between retail, dining, alcohol sales and gaming. Mr. Bhalla explained every location was different based on demographics. In some of his locations he sells more liquor to go and no one goes to the machines. He wants his market to sell. He would like to do a 50/50 split between on premise and off premise. He thinks he'll do more on premise than off premise.

Commissioner Powers referred to the percentages mentioned at the Village Board meeting as 40/40/20. He questioned if he was still targeting those percentages including the video gaming at 20 percent. Mr. Bhalla explained his gaming was so fluctuating in all of the locations so he wants to be 50/50. It would be difficult for him to know how much gaming there would be since he was not advertising it.

Commissioner Powers questioned if a bike rack and designated smoking area needed to be indicated on the site plan. Village Attorney Milluzzi explained that with a shared center it typically was just 15' away from the doorway.

In reply to Commissioner Powers' question, Mr. Bhalla confirmed the hours of operation as 10:00 a.m. to midnight during the week and 9:00 a.m. to later on the weekends. He will work with Staff on the hours.

Commissioner Powers asked if the petitioner would be limited to a certain amount of square footage that could be used to sell groceries and wine. Village Attorney Milluzzi explained the Class D4 which would be for the package sales did not have a limitation in the Code but it was something the Liquor Commission could potentially discuss as part of the application for that license.

Commissioner Powers felt it would dictate cooler, etc. Village Attorney Milluzzi felt it was appropriate to ask the locations of the wine and food storage. Village Attorney Milluzzi confirmed there was no Code that dictated percentages. Mr. Bhalla confirmed his architectural drawings would have all of the details included.

Commissioner Powers liked the concept.

Commissioner Creech was at the Board Meeting for the presentation. He is very excited about having a new restaurant on the west side.

In reply to Commissioner Creech's question, Mr. Bhalla stated the Round Lake Beach (3,500 square feet) location would open soon and they were starting construction in Bensenville (5,000 square feet).

Commissioner Creech had the same concerns as the other Commissioners regarding the drawing.

In reply to Commissioner Creech's question, Mr. Bhalla confirmed it wouldn't be a full kitchen.

As a Commission, Chairman Ruffatto felt it was a good concept and would be welcomed into the Village. He felt gaming was part of licensing and should just be shown on the plan.

Chairman Ruffatto requested including the following details on the floor plan.

- gaming
- fireplace
- baths
- cold storage
- seating
- retail displays

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.

Respectfully submitted,

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

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