
1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, May 25, 2017.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS – None

6. CONSENT ITEMS

- A) Docket No. SCBA 17-22
First Colonial Commons
820 S. Wheeling Road
Appearance of a Freestanding Sign
- B) Docket No. SCBA 17-22
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

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

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,

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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.

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.

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.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

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

Mr. Jim Johnson and Jon Green, Siding-1 Windows-1, 322 N. Milwaukee Avenue were present for the docket.

The petitioners received TIF approval to do work on a building at 322 N. Milwaukee Avenue. They originally showed shutters on the renderings. They were now hoping to eliminate the shutters because they felt it looked more residential than commercial. Pictures of the building were provided without the shutters.

Commissioner Johnson preferred the building with the shutters. Mr. Johnson explained they wanted it to appear more commercial because of the location on Milwaukee Avenue. Commissioner Johnson questioned if their business sold shutters. Mr. Johnson confirmed they did but explained that people were now going without shutters and heavier trim around the windows. Commissioner Johnson felt the shutters gave the building more character.

Commissioner Powers agreed with Commissioner Johnson. He liked the shutters since he felt they

drew attention to the building.

Commissioner Blinova agreed she would also like to see the shutters.

Commissioner Dorband liked it either way. She understood the petitioner's reasoning for not wanting them. She had more concern about the planting boxes in the front. She wants to make sure they will continue with the boxes to add more color. Mr. Green confirmed the landscaping was their final phase and would include the landscape boxes.

Commissioner Dorband questioned if removing the shutters would void the façade grant. Ms. Jones explained the Façade Grant Committee would determine if they would be willing to reimburse subject to the amended site plan approval. They would not be reimbursed for the shutters but would be reimbursed for everything else that had been done per the approved plan and per the approved grant.

Commissioner Dorband understood the petitioner's concern that it was a business and not a resident and that people may misinterpret it. She reiterated that she wants to make sure the outside and appearance of the planting beds would be colorful and noticeable. Mr. Johnson confirmed they were not changing any of the approved landscaping.

Commissioner Dorband was OK without the shutters.

Commissioner Creech was OK without the shutters.

Chairman Ruffatto referred to the petitioner's original request to have different styles of siding on the building to depict what they were selling including shutters and to show how it would look in a residential area. Mr. Johnson confirmed they did include the different siding. Chairman Ruffatto mentioned that the shutters were part of that look. He felt if the petitioner had wanted it to look like a business the Commission would have wanted the building to have all of the same siding. Chairman Ruffatto felt the petitioner was telling two different stories since they now didn't want the building to look residential but wanted different types of siding to show what it would look like on a residential building. Mr. Johnson explained the shutters especially on the sliding windows didn't look right and they would not recommend it to customers. He explained the shutters appeared too small against the sliding windows. Mr. Johnson agreed to keep the shutters except for the sliding window in the front of the store.

Commissioner Blinova noticed the pictures that were provided were different than the proposed rendering. She mentioned the height of the landscape wall looked different. She questioned what they were proposing. Ms. Jones clarified the picture provided on the slide was the approved plan and the picture provided at the meeting was the existing condition.

In reply to Chairman Ruffatto's question, Ms. Jones confirmed the petitioner was before the Plan Commission at the end of 2015. Chairman Ruffatto mentioned the landscaping was not finished. He questioned when it would be completed. Mr. Johnson explained they had another date to finish it for the TIF. He confirmed the parking lot and landscaping would be completed by the new date.

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Chairman Ruffatto took a poll regarding removing the shutters.

Commissioner Creech: in favor

Commissioner Dorband: in favor

Commissioner Powers: against removing the shutters

Commissioner Blinova: against removing the shutters

Commissioner Johnson: against removing the shutters but could compromise by removing them from the one window.

Chairman Ruffatto asked if Commissioners Blinova and Powers were OK with keeping the shutters except by the sliding windows. Chairman Ruffatto was in agreement with removing the shutters from the first window.

Commissioner Johnson moved, seconded by Commissioner Creech 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 with the following condition:

1. The proposal is modified to only remove the shutters from the first floor window on the north façade that is closest to the door.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

**B) Docket PC 17-9
Korean Christian Reformed Church
850 Jenkins Court
Minor Site Plan & Appearance Approval of Façade Modifications**

Mr. Brian Seo, 850 Jenkins Court, Wheeling was present for the docket.

Mr. Seo explained they were trying to add a steeple on top of the existing church building. The steeple will be 18' high and will have a 3' cross on top of it. The materials will be fiberglass and manufactured in Texas. They are adding it to celebrate the church's 50th anniversary and to increase their visibility in the neighborhood.

Commissioner Dorband mentioned she had been in the church many years ago and had been impressed at how nice it looked. She visited the property last week and was extremely disappointed

at the exterior and the maintenance. She found it very sad to see the condition. She doesn't understand how the petitioner could let it get to its current condition.

Mr. Seo questioned what Commissioner Dorband was specifically speaking about. Commissioner Dorband explained it was the entire exterior, front, side and back. She mentioned trucks were parked in the back behind a locked fence. The property was overgrown, weeded and the parking lot was in horrible condition. Mr. Seo questioned when Commissioner Dorband had visited the site. Commissioner Dorband mentioned she visited the property on Monday and Tuesday. She failed to understand how the petitioner let the property get into its current condition. She suggested cleaning it up and taking care of the outside. Mr. Seo confirmed they were trying to take care of it and doing their best. He was unsure what area Commissioner Dorband was talking about. She offered to show him some pictures she had taken of the property.

Chairman Ruffatto mentioned that he also visited the property and Commissioner Dorband's comments were on target but he reminded the Commission the petitioner was present for review of the site plan and steeple. He suggested sending a note to Staff regarding the maintenance. He explained it would be done with Code enforcement. Commissioner Dorband mentioned in the past there had been other petitioners with issues on their property being in poor condition and the Commissioners had commented on it. She intended to comment on it at this time. Chairman Ruffatto felt comments were OK but it was not necessary to show pictures at this time.

Mr. Seo stated they had a plan to resurface the parking lot this year. He mentioned they were doing their best to maintain the site. Mr. Seo stated they painted the building last year.

Commissioner Creech expressed a concern regarding the height of the spire. He questioned if it was within the Code. Ms. Jones confirmed spires and other similar projecting features on buildings that could not be habitated in were permitted to project over the maximum height of buildings.

Commissioner Creech questioned if there was an issue that there was no lighting on top of the steeple. Ms. Jones did not believe it was an issue.

Commissioner Johnson had no issues with the steeple. He was in agreement with Commissioner Dorband that the petitioner needs to spend some effort on the exterior. He felt the building looked OK but felt the landscaping and parking lot needed work.

In reply to Commissioner Johnson's question regarding the trucks, Mr. Seo stated the trucks belonged to a church member. The church member parks overnight and then takes it out in the morning to go to work. He stated that he had been doing it for 2-3 months. He explained if it was a problem he would ask him not to do it.

Commissioner Blinova questioned if the steeple was too heavy for the roof. Mr. Seo stated the engineer had confirmed it was OK.

Commissioner Powers questioned if they had a desire to light the steeple. Mr. Seo confirmed they had no current plans to light the steeple.

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Commissioner Powers was fine with the steeple and agreed about the condition of the property. He hopes the petitioner would work with Staff to improve it.

Chairman Ruffatto mentioned the grass on the east side of the building was so high. Mr. Seo confirmed the grass had been recently cut. Chairman Ruffatto explained that it needed to be maintained. He mentioned there used to be beautiful landscaping in front and now there was nothing. He was unsure if storing trucks on the property was a Code issue. Village Attorney Milluzzi will review the Code.

In reply to Chairman Ruffatto's question, Mr. Seo stated they had owned the church for 16 or 17 years. Chairman Ruffatto referred to reserved parking signs in the back that were used when it was a synagogue over 16 years ago. He explained it related to their lack of attention of the maintenance of the building. Mr. Seo agreed to remove the signs. Chairman Ruffatto wants the building to look attractive and explained that they have owned the building for 16 years and the signs were still up which shows a lack of attention to the overall facility. Mr. Seo agreed to try and do a better job.

Commissioner Powers moved, seconded by Commissioner Johnson 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.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

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

Mr. Bill Hein, Project Manager, Bill Hein & Associates, 370 W. Dundee Road, Mr. John Mraibie, Mraibie & Associates, Attorney, represents the developers and property owners and Mr. Mike Anderson, Engineer, Haeger Engineering, 100 East State Parkway, Schaumburg were present.

Chairman Ruffatto pointed out that the Plan Commission had just received the packet on Tuesday night and the normal procedures were that completed packets were received on Friday so there was time for the Commission to review. Not everyone was in attendance when they had presented it to the Village Board. Chairman Ruffatto had seen the presentation and that the proposed was the exact same presentation that was presented to the Village Board. The Village Board had made some

comments about some deficiencies in the plan. Chairman Ruffatto asked Staff to read the comments for those Plan Commissioners who may not have had the opportunity to review it. Ms. Jones read the primary concerns of the Village Board when they reviewed the concept on May 15th:

- Increase the parking ratio of the row homes;
- Address the shared parking among the mixed use building;
- Reconsider the density and/or site configuration of the row homes.

Chairman Ruffatto asked the petitioner to give their presentation and the Commission would make comments and reinforce what the Village Board indicated. He asked the petitioner to be prepared to come back for another concept review. The Commission needs proper amount of time to review it.

Mr. Hein agreed to present and then come back with a product that everyone could live with.

Mr. Hein explained the vision develops a lifestyle of world class living in the harmony and makeover of the town center plan. It would promote a new urban lifestyle connected to the community, was pedestrian friendly and within steps of the Wheeling Town Center.

Mr. Hein provided an overall view of the area. The Wheeling Station site is to the west and directly across from the property. They are working with Staff and Wheeling Station to align streets and trying to develop a plan that would be cohesive to the entire area. They are also working on the properties to the east and down to the Post Office and Community Blvd. The 298 property (next to Community Blvd.) will be in their possession by the middle of June and they are working on the other projects to make it a complete PUD consisting of almost 16 acres.

Mr. Hein described the project that consists of a multiunit building with retail on the ground floor and a single family owner row home development (45 units) with rear loaded garage, a restaurant (LOI on the west corner of the property) with outdoor seating, enclosed garages that will be divided at the rear of the building, rental apartments above the first floor (2nd, 3rd and 4th floors). The apartments will be 1 and 2 bedroom units. There will be a common area along Buffalo Creek for all the residents to enjoy and will consist of gazebos, barbeques, fire pits and picnic tables. He stated the project was compatible with the comprehensive plan for the Village of Wheeling and it brings the highest and best use to the area. The access road off of Northgate Parkway, Dunshire Drive will eventually connect to Community Blvd.

Mr. Hein provided a rendering of the 4-story building with 10,570 square feet of retail below. The restaurant will have outdoor seating with a lounge area and full service family-oriented restaurant. The apartments above will range from 678-1,200 square feet. They are rental apartments and will enjoy all of the amenities of the row home concept. The first floor includes the restaurant taking up two spaces, a jewelry store and garages in the rear that will be shared within the 4-store building.

Mr. Hein provided a rendering of the proposed row home. The amenities, configuration and materials will be discussed at a later date. The front will be all brick and siding on both ends and on the rear. There will be 3 or 4 models. The residents of the row homes and apartments will have special access to the Wheeling Park District Fitness Center. They will make an option available in the assessment to purchase a family package at a discounted rate to enjoy all of the amenities of the

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Wheeling Park District. They are working it out with the Park District. It would include Chevy Chase and will be a unique amenity.

Mr. Hein stated they were looking at the possibility of providing a neighborhood electric vehicle. It is legal on the street and licensed by the State of Illinois. The vehicles come in 2, 4 and 6-seater vehicles. They would make them available as a courtesy to the residents.

Mr. Hein referred to a market study and stated they had done a partial market study on the row homes and will present it at a later date.

Mr. Anderson explained the site had expanded with an additional property to the east since the last time he was present. It allowed the access to Dundee to be shifted further east which provides enough room to accommodate a left turn lane into the site. The access on Northgate has been shifted and they have coordinated with the developers of the Wheeling Station to make sure they were aligning to their proposed access.

Mr. Anderson mentioned another engineering change that was made since the last time. The storm water pipe that connects the storm water basin to Heritage Park was under construction. It will be brought up to Dundee Road. The Village is currently developing the crossing for Dundee Road for the pipe. He confirmed that this site would have access to the storm water credits in Heritage Park.

Mr. Anderson referred to the site. The main mixed use building in front of the site has also expanded so it is a bigger building east/west. The parking along the front has expanded as well and the back by the row homes had a transit oriented design focusing on pedestrian access and within a ½ mile of the train station and is high density. They have worked on similar style row home projects in Des Plaines, Park Ridge and Morton Grove all in similar proximity to train stations. Each unit will have a 2-car garage and 16 guest parking spaces scattered throughout the row home site.

Mr. Mraibie addressed some of the issues that the Village Board had brought up during the presentation. The parking ratio is well within the limits. Part of the problem with respect to parking in front, is that there is commercial with residential that the Board didn't think would work. He mentioned that most residential people would come in after the retail hours so they believe there wouldn't be an issue. Additionally, the shared parking space could be alleviated by identifying parking for commercial versus residential. The parking ratio for the row homes came into play based off of Staff recommendation. Staff wanted to see rear loading versus front loading and they would be working with Staff to see if they could work with a mixture of rear loading and front loading.

Commissioner Powers questioned if there were standard size streets in the row home area and in the rear by the retention area. Mr. Anderson explained the east/west street on the north side would eventually connect to Community Blvd. It is currently designed as a 30' wide pavement so it would meet the Village's Code. Currently the two north/south streets that go through the row home site were designed at 25' back to back. He agreed those streets could be widened to meet the Village Code.

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Commissioner Powers questioned if they had shown the plan to the Fire Department to check the turning radiuses. Mr. Anderson didn't think the plan had been submitted for the Fire Department's review.

Commissioner Powers requested an explanation of the front and rear loading garages. Mr. Anderson explained the existing plan shows all rear-loading garages. The back of the units have an alley, driveway/apron but no traditional driveway storage in front of the garage. The aprons are 4'. The front doors and sidewalk connections are on the fronts of the buildings. They will try to have a mix of front and rear loading garages to allow for extra parking on the driveways for the front loading garages.

Commissioner Powers asked for an explanation of the banquet facility that had been previously mentioned. Mr. Mraibie explained it would be part of the restaurant and would be more of a private room in the restaurant pad.

In reply to Commissioner Powers' question, Mr. Mraibie confirmed the restaurant would have outdoor seating.

Commissioner Powers asked about the type of siding that would be used on the sides and back of the row homes. Mr. Mraibie stated it would be either hardy board or aluminum siding. Commissioner Powers was not in favor of aluminum siding. Mr. Mraibie explained the decision was based on the price point that it could sell.

Commissioner Powers hopes the front loading garages would alleviate some of the guest parking concerns for the row homes. Commissioner Powers felt parking would still be an issue. Mr. Mraibie felt it would make a dramatic change by having the front loading since it would go from 2 cars to 4 cars.

Commissioner Powers referred to the density issue. He also felt it was too dense.

Commissioner Johnson questioned the density. Ms. Jones stated the proposed site had a density of 16.8 (84 residential units on a 5-acre site).

Commissioner Johnson questioned the density for the future growth toward Community Blvd. Mr. Mraibie explained further amenities would be added so it wouldn't necessarily be as dense. There would be commercial facing Community Blvd. as it extends and possibly a club house or community facility.

Commissioner Johnson expressed concern with accessibility issues with the site. He questioned if they would be allowed to add a right only toward the western end onto Dundee. Mr. Mraibie agreed it could be discussed with Staff. Mr. Anderson confirmed it would not happen on Dundee since it was IDOT's jurisdiction. Commissioner Johnson felt it would still be an issue.

Mr. Hein stated his business located at the 370 building had noticed a remarkable change in making a left turn out of their building because of the new stop light. They currently have no problems making a left turn out of their building.

Commissioner Johnson questioned the status of the floodplain floodway issues. Mr. Mraibie explained the site had shallow floodplain on it. There will be a large storm sewer constructed on the east side of the Wheeling Town Center site. The compensatory storage for the floodplain and storm water detention would all be provided offsite through credits through the Village.

Commissioner Johnson asked for the percentage of green space in the proposed plan. Mr. Mraibie was unsure.

Commissioner Johnson referred to the building material and mentioned the Plan Commission was not a big fan of siding and would want as much masonry as possible.

Commissioner Johnson wants to see rear elevations of the retail and row homes.

Commissioner Johnson questioned the number of garage spaces for the apartments versus the number of apartments. Mr. Mraibie stated there were 39 apartments and 18 garage spaces. There are about 120 parking spaces in the presented plan including the garage spaces and surface spaces on the mixed use building. It is about 1.7 spaces per apartment unit which he thinks is similar to what was approved at the Town Center apartments. The retail would have a ratio of about 5 spaces per 1,000 square feet on the net retail.

In reply to Commissioner Johnson's question, Mr. Mraibie confirmed all of the row homes had 2-car garages. He explained one of the benefits of the row homes was that it hides all of the garage doors.

Commissioner Dorband felt it was too dense and was concerned about the snow removal plan for snow storage. Mr. Hein explained they would take advantage of the green area to the north for snow storage. Commissioner Dorband felt the north area was too far to move the snow.

Commissioner Dorband referred to the proposed 16.8 density compared to the Code's maximum density of 14. Ms. Jones explained it was a mix of uses with row homes, apartments and retail so 16.8 units per acre also includes almost 11,000 square feet of retail.

Commissioner Dorband expressed concern about the Fire Department's access and the size of the units. She mentioned the size was just exactly per Code. She wanted to see them made a little bigger.

Commissioner Dorband was unsure if aluminum siding was the best choice, she rather see vinyl.

Commissioner Blinova had a lot of concern but didn't have enough time to review it thoroughly. She suggested pushing a couple of the buildings back into the green area to create more room. She suggested dividing the retail building from the row homes. She expressed concern for the delivery trucks for the retail space.

Mr. Hein explained they would have more green area and could add more parking spaces by having front and rear loading garages for the row homes. He explained by having all rear loaded garages, they lost over 90 parking spaces.

Mr. Hein stated that they have all the specs for the fire engines so they could work out the plan. It will be handled in the next phase.

In response to Commissioner Blinova's request to move the buildings back into the green space, Mr. Mraibie explained they couldn't build there because of the floodplain.

In response to Commissioner Blinova's concern for the delivery trucks at the retail space, he explained that the size of truck would depend on the type of commercial use. They would look to have tenants that would service the row homes and apartments.

Commissioner Creech had the same concern about density. He questioned why the density of the row homes wouldn't be separate from the commercial when determining the density.

Commissioner Creech felt the parking was a problem especially the mixed use parking. He expressed concern about the widening of the roads. He questioned if the continuing of Community Blvd would be built according to Village Code. Mr. Hein confirmed it would be a private street within the complex and would be 30' wide with proper signage and would include speed bumps.

Commissioner Creech asked if they put together a plan for phase 2. He wanted to see how the two would blend. Mr. Mraibie confirmed they would bring it when they returned.

Commissioner Creech wanted to see elevations (front, rear, sides) for everything, floor plans with dimensions and the final site plan.

Ms. Jones clarified that the petition was only for the 5 acres adjacent to Northgate and Dundee. The property to the east was not under their control so they could not present a plan for it at this time so the Commission would not be reviewing it during the preliminary or final PUD process. They would need to return with a new concept for review. Commissioner Creech understood but felt the two were tied together. Ms. Jones explained the Commission needs to decide if the proposal merits approval based upon this plan solely. There is no guarantee that the property to the east would be developed under their control. Village Attorney Milluzzi explained the Commission would have to know that they would be approving it without the guarantee of the second phase. Mr. Mraibie confirmed they don't own the other parcels but had every desire to continue the project. They cannot guarantee they will be able to acquire the rest of the parcels needed for the second phase.

Commissioner Creech thought it was a great idea to put in the row houses and commercial on the site.

Chairman Ruffatto expressed his disappointment that the changes were not made to the plan from the time of the Village Board meeting to tonight's concept review. It is a radically different plan than the previous plan. He would have expected something more than the plan that was presented at tonight's meeting. He wants to see the changes that were incorporated that were asked for by the Village Board. He felt it should have been obvious when the Village Board made comments about the row home development being too dense, streets too narrow, limited parking, little open space and the use of masonry that in a concept review the changes should have been made.

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Chairman Ruffatto referred to the residential parking by the retail. He was unsure how you could tell somebody that they couldn't park because a banquet was being held. He wants it to be reviewed.

Chairman Ruffatto wants the changes incorporated and brought back to the Plan Commission for another workshop before moving forward.

Commissioner Dorband referred to the banquet parking issue. She felt the banquet operation could take up a lot of parking and could be an issue. She wants a traffic study.

Commissioner Dorband asked for clarification of the ownership for all the parcels. Village Attorney Milluzzi explained the petitioner controls all of the proposed parcels except for a piece that is owned by the Village. They don't have the control of all of the parcels for the next phase.

In response to Commissioner Dorband's question, Mr. Mraibie confirmed they did not have control of any of the parcels for the next phase. There is pending litigation to a vacant lot next to Community Development. Commissioner Dorband asked if they had an estimated date of when they might have control of any of the four parcels. Mr. Mraibie explained the first parcel is going to foreclosure on June 10 or 15 and if they are successful on the foreclosure they would have control on that parcel. There is pending litigation for another parcel and the other two were private owners.

In response to Commissioner Dorband's question, Mr. Hein confirmed the proposed parcel would be completed at one time without any phases.

In reply to Commissioner Powers' question, Mr. Mraibie confirmed the plan for their storm water management was using the pipe to Heritage Park. Commissioner Powers referred to a comment made by one of the Trustees at the Village Board meeting that there was only so much that could be pushed in it so he hopes they don't make that type of assumption and do some planning for some onsite retention underground or in the green space. Mr. Mraibie agreed.

Chairman Ruffatto expressed his disappointed that the comments from the Village Board were not incorporated into the plan. Mr. Mraibie explained the Board made certain recommendations but they did not have time to meet with Staff to discuss before the Plan Commission meeting. They did not want to show one plan to the Board and another to the Plan Commission. Chairman Ruffatto felt they could have waited until all of the changes were made. Mr. Mraibie wanted to get the Plan Commission's comments so they could streamline their process and incorporate all the changes. Chairman Ruffatto mentioned that this was probably the only time that a concept went before the Village and they made suggestions that the petitioner didn't go back and make the changes before going before the Plan Commission. Mr. Mraibie apologized but thought they would present the same thing to avoid confusion. He confirmed the changes would be incorporated.

Commissioner Dorband questioned if the petitioner was stuck on the name. Mr. Mraibie confirmed they were open to changing the name. They were not stuck on the Dunshire name. They are open to suggestions.

Chairman Ruffatto announced they would return for another concept review.

Mr. Hein announced that he attended the Wheeling Station concept plan and he mentioned there was no hold back for it and their presentation was much less than the plan presented tonight.

Chairman Ruffatto took a poll regarding scheduling another concept review.

Commissioner Creech: in favor

Commissioner Dorband: in favor of at least one more

Commissioner Powers: in favor

Commissioner Blinova: in favor

Commissioner Johnson: in favor

The vote was all in favor of scheduling another concept review.

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

Commissioner Dorband moved, seconded by Commissioner Powers to approve the minutes dated May 11, 2017. The motion was approved by a voice vote.

9. OTHER BUSINESS

Chairman Ruffatto referred to Commissioner Dorband's suggestion of scheduling a drive around for the Commission and asked for an update. Ms. Jones announced she had contacted the airport and they had graciously offered to make their van available to the Commission. She is working with Andrew Jennings to schedule a time. She asked for input on anything in particular the Commission wanted to see in addition to the new developments.

Commissioner Dorband also wants to schedule a Fire Department tour. Ms. Jones confirmed they were investigating it with the Fire Department.

Chairman Ruffatto wanted to see the new developments and use of properties.

Commissioner Powers suggested the new Fed Ex property.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Johnson to adjourn the meeting at 8:25 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

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Respectfully submitted,



Steve Powers, Secretary
Wheeling Plan Commission

**DISTRIBUTED TO THE COMMISSION 6.16.2017
FOR APPROVAL ON 6.22.2017**