
1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, June 22, 2017.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Dorband, Powers and Ruffatto. Commissioners Johnson and Kalis was absent with prior notice. Also present were Brooke Jones, Senior Planner, Mallory Milluzzi, Village Attorney, Ron Antor, Fire Inspector and Jon Tack, Village Engineer.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS – None

6. CONSENT ITEMS

A) Docket No. SCBA 17-27
I Love Kickboxing.com
45 Huntington Lane
Appearance Approval of a Wall Sign

B) Docket No. SCBA 17-28
Pamarco
171 Marquardt Drive
Appearance Approval of a Wall Sign

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

Approve Docket No. SCBA 17-27 to grant appearance approval for the wall sign in accordance with the sign plan submitted June 2, 2017 by Signarama, on behalf of I Love Kickboxing.com, located at 45 Huntington Lane, Wheeling, Illinois.

Approve Docket No. SCBA 17-28 to grant appearance approval for the wall sign in accordance with the wall sign plans submitted June 6, 2017 by Pamarco located at 171 Marquardt Drive, Wheeling, Illinois.

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On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) Docket No. 2017-5A&B (Continued from May 11, 2017 hearing)
Bella's Bistro
25 Huntington Lane
(2017-5A) Special Use-Site Plan Approval of a Sit-Down Restaurant
(2017-5B) Special Use-Site Plan Approval of Packaged Liquor Sales

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

Commissioner Powers moved, seconded by Commissioner Dorband to recommend approval of Docket No. 2017-5A, Special Use-Site Plan Approval as required under Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit a Sit-Down Restaurant in accordance with the project description and floor plan submitted June 2, 2017 by Bella's Bistro, to be located at 25 Huntington Lane, Wheeling, Illinois;

And with the following conditions of approval:

1. Live entertainment is permitted on an occasional basis;
2. Business hours shall be consistent with liquor licensing.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Powers to recommend approval of Docket No. 2017-5B, Special Use-Site Plan Approval as required under Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and

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associated sections, to permit a Packaged Liquor Sales in accordance with the project description and floor plan submitted June 2, 2017 by Bella's Bistro, to be located at 25 Huntington Lane, Wheeling, Illinois;

And with the following conditions of approval:

1. Live entertainment is permitted on an occasional basis;
2. Business hours shall be consistent with liquor licensing.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

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

Mr. Bill Hein, Bill Hein & Associates, 370 W. Dundee Road, Wheeling, IL, Mr. Mike Anderson, Haeger Engineering, 100 East State Parkway, Schaumburg were present.

Mr. Hein referred to the discussion at the previous concept review. There was discussion regarding the layout of the site plan, density and parking. They have tried to address each item from the Village Board Meeting and Plan Commission Meeting. They increased the parking ratio of the row homes, added the shared parking amongst the mix use buildings and reconsidered the density and/or site configuration of the row homes. Mr. Hein referred to the row home concept. It was decided by their team to see if they could achieve the items by changing some of the row homes to the front loaded town home. They were able to achieve lowering the density to a total of 38 homes (16 row homes and 22 townhomes). They were also able to reconfigure some of the site plan to give more green space. It also allowed them to increase additional parking for the row homes. A traffic engineer will address the parking for the apartments and retail space. They will achieve it with proper signage, good control of the area and working with the Wheeling Police Department to allow ticketing.

Mr. Hein explained the row homes were located along Northgate Parkway. Green space was created and the architects were working on a revised landscaping plan for extensive landscaping of the entire area.

Mr. Hein confirmed they were still in the process of acquiring property to the east.

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Mr. Hein explained they worked with the Fire Department and put together a preliminary plan that will be refined. Chairman Ruffatto explained the Plan Commission was not looking for that level of detail at the concept review.

Mr. Hein referred to the configuration of the retail. The restaurant space is 3,133 square feet. He referred to the previous concern about the banquet hall and explained it was a small meeting room for 10-12 people.

Mr. Hein referred to the 18 garages in the back for the apartments. The apartments are located on the 2nd, 3rd and 4th floors ranging from studios to two bedrooms. It is designed for people who want to be near the train station and empty nesters. The building style is contemporary with terraces and patios over the retail area and is also included on the west elevation. It is an all brick structure.

Mr. Hein provided an elevation of the townhomes. They are frontloaded with brick on the front elevation and two side elevations. The back will be a combination of hardy board and other material. The entryways have two doors servicing two separate units. The unit on the end is by itself.

Mr. Hein provided an elevation of the row homes. The row homes are brick on the top with a block type product on the bottom. The windows are in encased. The roofline is peaked with balconies in back off the dining room.

Mr. Hein explained they had come up with a product that will be refined through the process. He thinks they have addressed the key elements from the Village Board and Plan Commission.

Commissioner Dorband still had concerns about the density. She wants input from the Fire Department about the turning radius to make sure they met the needs of the Fire Department. Fire Inspector Antor stated that based on the documents they submitted, there were a couple of tight areas but he felt there was room for it to be tweaked during the next stage of the process. They should be able to get sufficient room to accommodate the turning radius needed.

Commissioner Dorband referred to the backs of buildings 18, 20 and 23 on the drawings and felt they appeared very bland. She wanted more character and interest on the buildings.

Commissioner Dorband questioned if the Commission was expected to vote on the proposal tonight. Ms. Jones explained the Commission could vote if the Plan Commission was ready. Chairman Ruffatto noted it was a concept review. Ms. Milluzzi explained a concept review was a non-binding decision to move forward to the preliminary PUD. Commissioner Dorband questioned if the Commission agreed to the concept and voted on it, could they make changes during the next step. Village Attorney Milluzzi confirmed changes could be made during the Preliminary PUD review. Commissioner Dorband wants them to come back again. Village Attorney Milluzzi suggested having the Commission give their comments now on what they wanted changed or tweaked. Chairman Ruffatto explained now was the time to give input.

Commissioner Dorband expressed concern that she wants to see more green space and she felt it was too dense and tight.

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Commissioner Dorband questioned how they addressed the parking issues to separate the residents of the apartments from the retail customers. She wants to make sure there was enough parking for everyone. Mr. Hein explained they had sufficient parking per the Village Code. Mr. Hein explained they would use permits and have designated areas for the residents and retail. Commissioner Dorband questioned how it would be policed. Mr. Hein confirmed the traffic engineer was working on it and felt there was sufficient parking for the plan. Mr. Hein reminded the Commission they were seeking a PUD and may have to request a small reduction but he didn't think they had to reduce the parking. Commissioner Dorband questioned how they would police the parking so the residents had a place to park versus the retail area. Mr. Hein explained in his condominium they use parking passes and a towing service. They had a problem but added proper signage and changed the guest parking in different areas. Commissioner Dorband questioned if the Police Department had been contacted. Mr. Hein explained they would have an agreement with the Police Department so they could ticket for improper parking. He stated that most of the larger complexes in Wheeling had the same arrangement.

Commissioner Dorband reiterated her concern that it was too dense.

Chairman Ruffatto asked for Staff to explain the parking uses. Ms. Jones explained the chart expressed what was being proposed and how it compared to the Code. She explained the row homes and townhomes had a parking requirement of 4 spaces per unit and also had an unreserved parking requirement. The plan falls a bit short by 5 stalls because 5 of the stalls were shown in the floodway. There is a parking requirement for the residents above the retail space which was based upon the number of bedrooms in each unit. There is also a guest parking requirement. The total parking requirement is met but they do not meet the covered parking requirement. They are required to provide one parking stall for each unit and they were only providing 18 covered parking stalls for the apartments. The spec retail requires a parking number of 5.5 stalls per 1,000 square feet which comes out to 60 stalls which they have provided. Staff's concern regarding parking is how it would be managed which Mr. Hein has addressed.

Commissioner Creech agreed with Commissioner Dorband about stepping up the architecture. He referred to the buildings on sheets 22 and 23 which didn't match.

Commissioner Creech expressed a concern regarding the road in the back on the north end of the property that is in the floodway close to the drainage ditch. On the far northwest corner, they were only about 20' away from the ditch with a sharp drop off in the back corner. He questioned if they were going to do some reinforcement. Mr. Mike Anderson explained it was about 30' from the proposed curb line to the property line. It flattens out and the top of the slope for the drainage ditch was a little bit inside the property. The road will be lower than the ground. Commissioner Creech mentioned the top of Northgate Parkway and the proposed road in the back had about a 5' difference in elevation. He expressed concern about the fire truck being able to make the steep drop. Mr. Anderson explained they would work through the grading issues and agrees it was the most difficult grading area of the site. They will comply with the Village, Local, State and Federal requirements. Commissioner Blinova agrees with previous comments regarding character and density. She wants more character features in the back to match the fronts.

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Commissioner Powers agreed with the comments made about the row homes and townhomes needing some improvement. He questioned if all of the units in the apartments had a balcony. Mr. Hein confirmed they would all have a balcony.

Commissioner Powers questioned the difference between a floodplain and floodway. Mr. Anderson explained that a floodway was the flowing area of the creek and the floodplain was the area outside of the banks that during a flood event had backwater. Mr. Hein thought the Village of Wheeling was in the process of remapping the area and questioned if it would change the floodway/floodplain. Mr. Tack explained he did not foresee any significant changes in the floodplain or floodway at this location.

Commissioner Powers questioned how they determined it was less dense than the previous plan. Mr. Anderson explained all of the units now had 24' driveway aprons which wasn't the case for the row homes. The buildings have all gotten wider. There used to be an interior area with buildings that were 90 degrees but were eliminated. There are 7 fewer units on the new plan.

In reply to Commissioner Powers' question, Ms. Jones confirmed the minimum requirement for the length of a driveway for a parking stall was 20'.

Commissioner Powers referred to the southern portion of the western block of row homes that had a sidewalk with a 20' width between the driveways, he questioned if there was an exit on the south portion so people could go in the north side and go out the south side. Mr. Anderson confirmed there was an alley between that was opened to the north and south. Fire Inspector Antor explained they would refine it during the process.

Commissioner Powers expressed a concern about the east side if they didn't obtain the additional property. He felt it was difficult to imagine the parcel being developed and not having anything on the other side. He would prefer for it to come at one time but understands it can't.

Commissioner Powers questioned if they had considered storm water retention. Mr. Anderson explained it would be underground if it was required.

Chairman Ruffatto wants the trash enclosure on the restaurant moved from the front and maybe to the back. Mr. Hein agreed.

In reply to Chairman Ruffatto's question, Mr. Hein confirmed the garages were for the apartments only and not the retail businesses.

Chairman Ruffatto wants to ensure all of the downspouts were buried into the ground. He doesn't want to see any black extensions.

Chairman Ruffatto wants the location of the mechanicals for the townhomes and row homes shown on the plans.

Chairman Ruffatto referred to snow removal and wants to see a plan.

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Chairman Ruffatto asked for the petitioner to consider the flow of the garbage trucks.

Chairman Ruffatto referred to the elimination of 5 parking spaces if the site doesn't get remapped. Mr. Anderson explained he didn't agree with the present mapping of the floodway. He mentioned that technically a parking lot or road was allowable in a floodway provided that it did not impede the flow.

Chairman Ruffatto also felt the development was too dense and needed more character.

Chairman Ruffatto felt the plan didn't flow including having the townhomes out at the end. He expressed concern with the plan.

Commissioner Dorband expressed concern about voting because of all of the discussion. She wanted to see it again before voting on it. Chairman Ruffatto explained it was a concept and that changes could be made during the preliminary PUD. Commissioner Dorband was uncomfortable with so many requests and concerns. Village Attorney Milluzzi explained the concept proposal was a minimal submittal requirement that shows the number of type of buildings and just requires a site plan with the general location of proposed structures. A lot can be changed during preliminary. She mentioned that the Town Center's preliminary PUD was continued at least 3 times with multiple changes. Village Attorney Milluzzi felt at this stage it should have a vote today.

Village Attorney Milluzzi explained it was a consensus vote that was nonbinding and not final. The consensus vote was to move forward with the plan. Ms. Jones read the proposed recommendations:

1. Improve the architectural character of the townhomes. The front and rear elevations should match.
2. Consider removing additional row of townhomes to increase green space and also reduce the unit density.
3. The restaurant trash enclosure should be moved out of street view.
4. The row homes, townhomes, downspouts should not overflow on ground.
5. Depict the mechanicals and their screening within the row homes and townhomes.
6. Provide a snow removal plan.

Chairman Ruffatto asked Mr. Hein for his input regarding having another concept review. Mr. Hein explained they had already purchased the property and was willing to go along with as much as they could but they might reach the threshold where they would have to throw in the towel. He wants to move forward to the consensus vote.

Chairman Ruffatto took a poll to move forward with the concept to the next stage of preliminary PUD.

Commissioner Blinova: yes

Commissioner Powers: no

Commissioner Dorband: no

Commissioner Creech: yes

Chairman Ruffatto: yes

The consensus vote was 3:2 in favor of moving forward to the preliminary PUD.

The Commission took a break at 7:45 p.m. and reconvened at 7:50 p.m.

C) Docket No. 2017-3

Uptown 501

501 W. Dundee Road

Special Use-Site Plan Approval of a Preliminary Planned Unit Development for
Mixed-Use Retail and Residential

See Findings of Fact and Recommendation for Docket No. 2017-3.

Commissioner Creech moved, seconded by Commissioner Powers to recommend approval of Docket No. 2017-3; PRELIMINARY Review of Special Use-Site Plan-Building Appearance for Uptown 501 Planned Unit Development, consisting of a five (5) story mixed use building, with 264 residential units, 12,000 sq ft of retail, and an integrated parking structure, as required under Chapter 19-05, Mixed-Use and Overlay Districts, Chapter 19-09 Planned Unit Developments, Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, as shown on the following plans/exhibits submitted on May 25, 2017 (except as noted), for the Uptown 501 Planned Unit Development to be located on the property currently known as 501 W. Dundee Road, Wheeling, Illinois:

- Project Narrative (5 pages)
- Zoning Statistical Sheet
- Vicinity Exhibit
- Site Plan
- Rendering
- Elevation Plans (last revised date of June 16, 2017)
- Landscape Plan
- Sign Plan
- Engineering Plans (5 sheets)
- Proposed Roadway Geometric Exhibit (excerpt from Traffic Study)

And with the following conditions of approval:

1. The final PUD submittal shall address the specific items from the Fire consultation and Engineering consultation as summarized in the Staff Report;
2. The final PUD submittal shall include a more specific tenant mix table for the retail space in order to establish a maximum ratio of restaurant space and reflect any use guidelines contained in the redevelopment agreement. Also, demonstrate how the parking demand will be met by the proposed tenant retail mix;
3. The final PUD submittal shall provide a summary of the outcome of the preliminary meeting between IDOT, the petitioner and Staff;
4. The building elevations for the north façade shall be very similar to the residential section

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- of the Dundee Road south elevation. A plan shall be provided at final PUD;
5. For the materials identified as accent brick B and field brick A, real masonry, not cement panels, shall be used;
 6. The final PUD submittal shall include a delineated irrigation plan;
 7. The final PUD submittal shall identify the designated guest parking and land banked parking areas;
 8. The final PUD submittal shall include detailed floor plans;
 9. The final PUD submittal shall include a snow removal plan;
 10. Consider adding a water feature to the southeast corner of the site;
 11. The submittal shall provide greater detail regarding the townhome elevations and interior courtyard elevations. Also, all elevation plans shall be in color with materials clearly labeled; and
 12. Consider adding pedestrian amenities to the fire lane.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Powers to close Docket No. 2017-3. The motion was approved by a voice vote.

8. APPROVAL OF MINUTES – [May 25, 2017 and June 8, 2017](#)

Commissioner Dorband moved, seconded by Commissioner Blinova to approve the minutes dated May 25, 2017 and June 8, 2017. The motion was approved by a voice vote.

9. OTHER BUSINESS

Commissioner Creech questioned if there were inspections for the apartment units in the future. Ms. Jones confirmed that all apartments were inspected as part of the existing rental program.

Chairman Ruffatto asked for all significant questions relating to dockets be submitted to Staff by Tuesday to allow enough time to investigate.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Blinova to adjourn the meeting at 10:17 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

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Respectfully submitted,

A handwritten signature in cursive script that reads "Steve Powers". The signature is written in dark ink and is positioned above a horizontal line.

Steve Powers, Secretary
Wheeling Plan Commission

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FOR APPROVAL ON 7.13.2017**