

**WHEELING PLAN COMMISSION
THURSDAY, JULY 13, 2017 6:30 P.M.**

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

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

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. CHANGES TO THE AGENDA**
- 5. CITIZEN CONCERNS AND COMMENTS**
- 6. CONSENT ITEMS - none**
- 7. ITEMS FOR REVIEW**
 - A) [Docket No. 2017-8](#)
Target
1400 Lake Cook Road
Special Use-Site Plan Approval to Establish Packaged Liquor Sales
- 8. APPROVAL OF MINUTES – [June 22, 2017](#) (including findings for Docket No. 2017-3 and Docket No. 2017-5A&B)**
- 9. OTHER BUSINESS**
- 10. ADJOURNMENT**

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

Public Hearing Information
Wheeling Plan Commission Meeting
July 13, 2017
(Attachment to Agenda)

2017-8 Target, tenant, is seeking Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish Packaged Liquor Sales, at an existing retail store at 1400 Lake Cook Road, Wheeling Illinois.

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

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

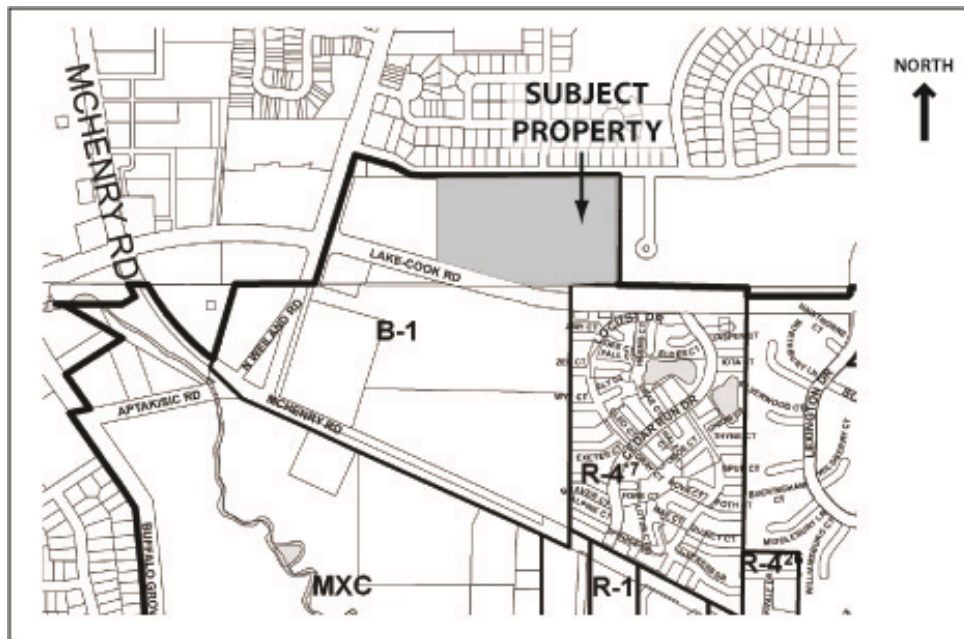
RE: **Docket No. 2017-8**
Target
1400 Lake Cook Road
Special Use-Site Plan Approval of Packaged Liquor Sales

DATE OF REPORT: June 28, 2017

DATE OF MEETING: July 13, 2017

PROJECT OVERVIEW: The petitioner is requesting special use-site plan approval to establish packaged liquor sales at its existing retail store.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant Name: Carole Helmin, Target

Property Owner Name: Elizabeth Schwind

Common Property Address: 1400 Lake Cook Road

<u>Common Location:</u>	Located on the north side of Dundee Road, east of Schwind Plaza.
<u>Neighboring Property Land Use(s):</u>	North: Single-Family Residential (BG) West: Commercial South: Commercial East: Multi-Family Residential (BG)
<u>Comprehensive Plan Designation:</u>	Commercial
<u>Existing Use of Property:</u>	Retail
<u>Existing Property Zoning:</u>	B-1 Planned Shopping Center District
<u>Previous Zoning Action on Property:</u>	
2000-22	Ordinance No. 3484, passed September 18, 2000, granted special use approval for a retail store greater than 20,000 sq. ft. and for a snack bar.
2000-23	Ordinance No. 3485, passed September 18, 2000, granted a sign variation to increase the maximum permitted wall sign area.
2016-19	Ordinance No. 5035, passed October 17, 2016, granted a sign variation to reduce the required setback.

DESCRIPTION OF PROPOSAL

Target is requesting special use-site plan approval to establish packaged liquor sales at its existing retail location. No exterior modifications are proposed. A floor plan indicating the proposed area of liquor sales is provided.

FLOOR PLAN REVIEW

Floor plan: The floor plan indicates liquor display areas in multiple aisles located in the grocery section of the store. It appears that some cooler space may also be used for liquor sales display area. The Plan Commission may wish to confirm if chilled liquor will be available. Grocery stores and other similar discount stores frequently have promotional and/or seasonal displays of liquor. The Plan Commission may wish to discuss with the petitioner if other temporary liquor display areas are planned.

STANDARDS FOR SPECIAL USE

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

1. State why the Special Use is necessary for the public convenience at the proposed location. (Explain how the proposed use will benefit residents, the neighborhood or the community-at-large.)

“Target’s potential alcohol offering in Wheeling is part of our ongoing efforts to deliver a convenient, one-stop shopping experience for our guests. Special use would allow us to compliment the assortment of grocery and general merchandise items. Our nearby stores in Palatine and Arlington Heights carry alcohol and our guests have come to expect the ability to buy beer, wine and spirits as part of their Target run.”

The applicant is a national discount store with that includes groceries. Most Target stores in the region include packaged liquor sales. The next closest Target locations already sell liquor.

2. State how the special use will not alter the essential character of the area in which it is to be located. (Explain how the proposed special use is appropriate for the neighborhood or shopping center and how the overall character will not be affected by the special use.)

“The approval of this special use application will not alter the character of the surrounding area. Our Target store has operated in Wheeling for over 15 years. The addition of a small assortment of alcohol will not alter the existing operations of the store.”

The subject property is zoned B-1 Planned Shopping District. The proposed special use, packaged liquor sales will not alter the character of the shopping center. Just west of the subject property is Schwind Crossing, which includes a new Binny’s liquor store among other retail and service uses. Furthermore, Walmart and Sam’s Club, which are both large discount retailers adjacent to the site, also sell packaged liquor.

3. State how the location and size of the Special Use, the nature and intensity of the operation involved in or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it, will be in harmony with and will not impede the normal, appropriate, and orderly development of the district in which it is to be located and the development of surrounding properties. (Explain how the proposed use will allow the surrounding area to develop appropriately. Is the use too large for the site? Will it be in a location on the lot that will cause conflicts with adjacent properties? Does the use create noise, odor, smoke, or light that will affect other properties?)

“The approval of this special use application will have no impact on the existing Target Store building located on the site. The addition of a small assortment of alcohol will not require an expansion of the premises.”

No expansion is proposed to the building or site. The proposed liquor display area will displace an existing retail sales area.

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

development on adjacent properties. Will the proposed use have a negative impact on existing adjacent land uses?)

“There will not be any changes to the existing Target Store building or property. The addition of alcohol sales will be consistent with the existing retail use of the property.”

No changes to the site or building size are proposed. Packaged liquor sales is listed as a Special Use in the B-1 District.

5. State how the parking areas will be of adequate size for the particular use, properly located, and suitably screened from adjoining residential uses, entrance and exit drives shall be laid out so as to prevent traffic hazards and nuisances, and the development will not cause traffic congestion. (Is adequate parking provided? Is parking area visible from adjacent homes? Are the entrance and exit drives designed for safe access to the site? Will the special use generate so much traffic as to cause congestion? Will visitors to the special use access the site through residential streets?)

“The parking is sized for mercantile/sales use and no additional square footage has been added, therefore no additional parking is needed. The parking lot size and traffic patterns have all been previously approved and not altered. The residential area adjacent to the parking lot is adequately screened. The site is not accessed off of a residential street, so there will be no negative impact or additional traffic.”

The addition of packaged liquor sales will not affect the parking demand or traffic impacts of the Target Store.

6. State how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulation in that zone. (Other than the special use listed in this application, the proposal must meet all other requirements of the Zoning Code. Note any other exceptions.)

“The approval of the special use will allow Target to add a small complementary assortment of alcohol that will meet the needs of our guests and to stay competitive with other nearby retailers.”

The proposed use will need to comply with all municipal codes, including regulations of the Liquor Control Commission.

STAFF REVIEW

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

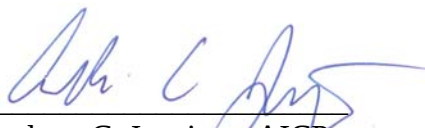
Staff Recommended Action: Prior to making a motion, staff suggests the Plan Commission review the following issues with the petitioner:

1. Will chilled liquor be available (in coolers)?
2. Are other promotional or seasonal liquor display areas planned?

PROPOSED MOTION

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

Recommend approval of Docket No. 2017-8, granting Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish Packaged Liquor Sales, substantially in conformance with the cover letter and floor plan submitted June 13, 2017 by Target, located at 1400 Lake Cook Road, Wheeling Illinois.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

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

 [Cover letter](#)

 [Floor plan](#)

Target – 1400 Lake Cook Road

Docket No. 2017-8 (Special Use-Site Plan Approval of Packaged Liquor Sales)
Plan Commission Meeting – July 13, 2017



Existing conditions of the store (looking east)



June 12, 2017

Village of Wheeling
Planning Division
Community Development
2 Community Blvd.
Wheeling, IL 60090

To Whom It May Concern;

Target Corporation is applying for a Zoning Approval for Liquor Sales at our Wheeling store, located at 1400 W. Lake Cook Rd. Our potential alcohol offering at this location is part of Target's ongoing efforts to deliver a convenient, one-stop shopping experience for our guests. We appreciate your consideration of our request and welcome your input.

Target takes the responsibility that comes with selling alcohol very seriously. All store executives and team members 18+ will obtain their BASSET Certification as required. Additionally, all team members 18+ and store executives are required to complete a comprehensive internal alcohol training program, with a focus on preventing underage sales, verifying valid identification, handling intoxicated guests, and cashier liability for illegal sales. Target's Point of Sale system has programmed controls to assist cashiers when processing alcohol transactions and our stores are staffed with Assets Protection team members to provide security and ensure a safe environment for guests and team members.

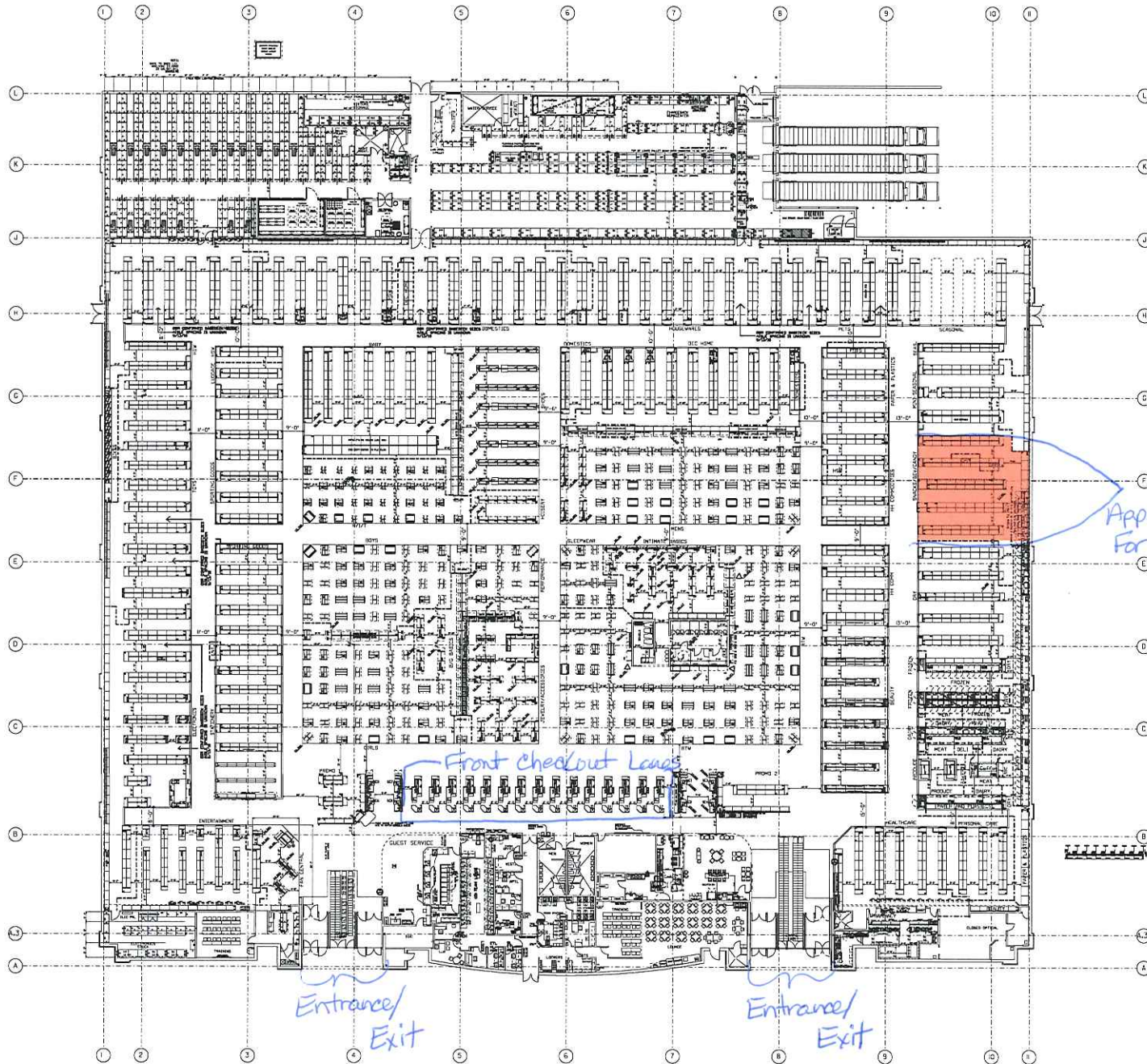
Target's alcohol business is established and growing. As a company, we have sold alcohol across the country in our stores since 1996, and we currently have nearly 1,400 stores that sell alcohol in 38 states. We have a history of responsible alcohol sales and have many processes in place to safely and securely sell beer, wine and spirits. We have sold alcohol in Illinois since 2002 and we currently have 74 stores with liquor licenses.

Target is a proud member of this community and is committed to continuing to be a good corporate citizen and community partner. Please feel free to contact me with concerns or suggestions regarding this request.

Sincerely,

Carole Helmin
Sr. Business License Specialist
Target Corporation
(612) 761-1015
Liquor.Licensing@target.com

Exhibit received June 13, 2017



EXISTING

TARGET

ISSUE DATE: 3/29/2012

PLT. DATE: 28-MAR-2017 15:07

DRAWN BY: MITCH LINDGREN

SCALE: 1/16" = 1'-0"

PROJECT

NAME: WHEELING

STORE NO.: WHEELING, IL

T-1385

TITLE: EXISTING

FIXTURE PLAN

PLAN TYPE SHEET NO.

G98 RS XFW1

P09 MR

Exhibit received June 13, 2017

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. Commissioner Johnson 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.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Dorband, Powers, Ruffatto
NAYS: None
ABSENT: Commissioner Johnson
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 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.

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 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.

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.

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.

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 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.

Respectfully submitted,

Steve Powers, Secretary
Wheeling Plan Commission

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FOR APPROVAL ON 7.13.2017**

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: [Docket No. 2017-3](#)
Uptown 501
501 Dundee Road
Special Use-Site Plan Approval of a Preliminary Planned Unit Development for
Mixed-Use Retail and Residential

Daniel Rezko, applicant, on behalf of 501 W. Dundee Wheeling, LLC, contract owner, is seeking Special Use-Site Plan Approval of a Preliminary Planned Unit Development for a retail and multi-family residential mixed-use development in the MXT Transit Oriented Mixed Use District, 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, and associated sections. The subject property consists of the vacant parcels at 501 W. Dundee Road, which is approximately 7.65 acres at the northwest corner of Dundee Road and Northgate Parkway.

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

Ms. Jones reported that the Staff Report and submittals of the petitioner were part of the public record.

Mr. Karl Camillucci, Attorney, Taft Stettinius & Hollister, 111 East Wacker Drive, Suite 2800, Chicago, IL, Mr. Joe Maschek, BSP Design, 1540 West Dundee Road, Palatine, Mr. Kevin Lewis, IG Consulting, 300 Marquardt Drive, Wheeling, Mr. Luay Aboona, Traffic Engineer, KLOA, Rosemont, IL and Mr. Daniel Resko were present and sworn in.

Mr. Camillucci expressed his excitement about Uptown 501 and to be part of the Village's efforts to transform the area near the Metra station into a mixed-use transit oriented pedestrian- friendly modern community.

Mr. Camillucci reviewed the location of the site. To the north, is the Northgate Crossing Development and to the south across Dundee Road, is the Town Center Development. Mr. Camillucci designed Uptown 501 to compliment the other developments adjacent and to provide as much of a transition as possible between the residential, Northgate Crossing to the north and the more intense and heavily retail oriented Town Center to the south. They think it provides a nice smooth transition that brings everything together.

Mr. Camillucci described Uptown 501 as a mixed use development with 264 residential units and

12,000 square feet of retail on the first and second stories. Uptown 501 will also include beautiful amenities and open space accessible to the residents of the development, a 5-story parking structure and surface parking and numerous engineering and roadway improvements. They have applied for a preliminary planned unit development which is necessary in the MXT District for any property of this size.

Mr. Joe Maschek, BSP Design, 1540 West Dundee Road, Palatine came forward. Mr. Maschek is the landscape architect and planner on the project.

Mr. Maschek took the feedback from the concept review in February and came up with a much more dynamic plan. The original plan was 4-stories, 230 units and 25,000 square feet of retail. Some of the comments were to increase open space, go taller for less impact on the site, what is the retail and how it works with Dundee Road access and how will the retail look in 10 and 15 years. The building layout is about the same with the garage structure on the west side of the building which blocks the noise and aesthetics of the railroad tracks from the residents of the building. There is still a fire access with a 60' offset on the north side of the site. They have created outdoor areas including a dog park on the west side of the site. They increased the open space by about 30,000 square feet which increased the size of the courtyard. The original plan had two small courtyards with some units in the center but they felt it was much more important to have a larger courtyard so that all residents could look out at the green space. They shifted the lobby to the east side of the site to give it much more visibility to the corner. They created an interesting curve and sky bridge to the southeast corner of the site so that the retail would have much more exposure and more dynamic and viable for potentially a national user. They created individual private courtyards for the first floor 2-story townhouse units.

Mr. Maschek referred to the traffic. They shifted their access point on the northeast corner of the site to line up with the proposal to the east so they start to integrate it with all of the proposed developments occurring in the area. They worked closely with the Fire Chief to look at turning radiuses within the site and improve the circulation. They have access to all four corners of the building with a fire access road that would be paved around the north side that would be solely for the use of the Fire Department and potential pedestrian users as a walking path.

Mr. Maschek referred to the 30,000 square foot courtyard amenities that include a swimming pool, BBQ pavilion, small putting green, lounge with fire pit and outdoor area. The inside includes a lobby and additional amenity space on the upper floors. The residential service to the building will occur on the southwest corner of the building. It will include where the trash will be picked up and will be well screened from Dundee Road and away from most of the residential units. The retail service includes an interior loading dock in the center for the retail uses. They have provided 1.67 parking spaces per residential unit and 5.7 spaces per 1,000 square feet of retail. The rest of the first floor is residential. The units along the north side will face out to the fire lane and Buffalo Creek. The townhomes will have a private outdoor space that would be fenced. All of the units that face out on the interior would face into the courtyard and pool area. The access to the garage is through the courtyard with the entrance on the east side of the garage. There is the potential to provide valet service or other type of parking access through the service area provided.

Mr. Maschek described the second floor as the second floor space of the retail. The roofline is about 2-stories tall and would provide for any type of ventilation system in the retail. The lobby is 2-

stories to give it exposure to the corner. The third and fourth floors are primarily residential but also includes has a fitness center above the 2-story lobby on the third floor that would also be a 2-story space. A sky lounge is included which faces toward the intersection. A roof terrace is on the third floor next to the sky lounge that would provide outdoor space and additional open space for residents. The roof terrace on the south end of the site would create penthouse units and private outdoor space for the four units on the third floor. The fourth floor is all residential and the second floor of the fitness center. The fifth floor is primarily residential with 2 penthouse units that would have a view of the town center.

Mr. Maschek confirmed all of the rooftop mechanicals would be screened. There is potential for a green roof element or some type of energy source.

Mr. Maschek reported that the market study was very favorable to the additional units in the area. The building includes about 11% convertible units (studio unit with partial wall for sleeping area), 41% 1-bedroom units, 46% 2-bedroom units and 7 townhome units that face Dundee Road with a private patio. Mr. Maschek noted there was a discrepancy in the report. He confirmed it is a 264 unit building and not 265 units which was listed in a couple of places in the report which is incorrect. He confirmed there will be no 3-bedroom units. The market study states the absorption rate of the project would be about 2 years.

Mr. Maschek described the architecture of the building. They have created a 5-story building with dynamic corner elements including expanded transom windows and higher ceilings at the corners to create more life and bounce to the roofline. The retail is a glass façade which is about 125' of the front corner and the sky bridge. The sky bridge is an element that connects the lobby area to the south wing of the building and is connected with the sky lounge and outdoor amenity space. Elevations were provided. The retail façade would be primarily glass with aluminum sun canopies. There would be sign faces potentially for the 3-4 users or just one user. The building would be cementitious panels, masonry piers, aluminum and metal soffits. The building would have a contemporary flair but understand it is part of a traditional neighborhood so they are adding brick cornice lines.

Mr. Maschek described the Northgate Parkway elevation to be very similar. It includes the lobby area in the center and the pass-thru sky bridge into the courtyard. The retail is 2-stories tall including 23' ceilings and the additional floors to a maximum height of 57½'. The materials include masonry and cementitious panels for each different component to give the building a lot more interest and varied elevations as people drive by. The west elevation faces the Metra corridor. They have provided a green element by providing irrigated planters at each floor planted with native plants and shrubs to add to the appearance of the elevation and a nice appearance from the interior. The west elevation includes the service area and Dundee Road.

Mr. Maschek described the landscaping. By recessing the residential units and providing landscaped patios it created a quieter component of the Dundee corridor for the residents along the corner. They removed the parking spaces that face Dundee Road and added trees. They can always add additional parking if necessary. They feel strongly about the retail and how it would be a really dynamic point of the project. There is heavy landscaping along the north side along the foundation line of the building with evergreens along the west side of the garage. They have created spaces with

landscaping in the courtyard and have more area next to the retail between the retail and parking for an outdoor café space.

Mr. Maschek referred to the signage. There are four places for signage. The larger primary sign would be at the corner of Dundee Road and Northgate. At the access point on Dundee Road to the west is a smaller secondary directional sign. There is an entrance sign along Northgate Parkway that is non-descript with a secondary sign for the primary entrance to the north.

Mr. Kevin Lewis, IG Consulting, 300 Marquardt Drive, Wheeling came forward. They have done the typography and are working with the design team on doing the civil engineering on the project. They have worked with the Village Staff on changes that relate to the plan. He referred to the storm water detention. They have proceeded with a submittal to MWRD for conceptual review for the site. They are planning on providing storm water management through on-site in a basin. The storm water detention for the remainder of the storm would be routed through the proposed 72" pipe that discharges to the Heritage Park system. The property is in the floodplain and floodway. The area of the site has some flooding that has been mapped out. They are proposing to acquire credits for the compensatory storage in the Heritage Park basin. The floodway is a mapped area that FEMA has documented where the floodway would occur for the Wheeling drainage ditch. They feel the map has some errors within it and have talked with Staff and the Illinois Department of National Resources as to where the floodway actually is versus where it is shown on the map. They are in the process of applying for that area to be remapped prior to the Village's process of remapping. It is an 18-month process going forward which is beyond the timeline that they would like to see happen. They aren't going to fill in any of the floodway or change the floodway but would just correct the map to show where the floodway actually occurs.

Mr. Lewis referred to the connection of a water main loop. The site currently has a water main at Dundee Road, Northgate Parkway and along between the tracks and on the subject property. They are proposing to connect the water main across the north side of the site from Northgate Parkway north of the fire access lane and to connect into the existing water main on the west side of the site. They are proposing to install an 8" water main but is not shown on the engineering plans.

Mr. Luay Aboona, Traffic Engineer, KLOA, Rosemont, IL came forward. Mr. Aboona referred to the impact of the traffic at the intersection of Dundee Road and Northgate. They looked at the intersection to determine what could be done to improve the operations. The Wheeling Town Center improvements include significant improvements happening on the south leg of the intersection, adding dual left turn lanes going northbound to westbound onto Dundee Road and an additional eastbound to southbound right turn lane. They are currently coordinating with IDOT for the purpose of obtaining permits to implement the improvements. They looked at what could be done to improve the flow of traffic on Northgate. Currently there is a long line of cars especially in the evening going southbound and turning right to go west on Dundee Road (excess of 300 cars). The high volume of traffic is complicated with the railroad crossing and the backups that occur every time a train comes and the gates are lowered. They have identified this improvement of the flow of the southbound right turn as a key improvement to the intersection. They are dedicating about 20' of right-of-way along Northgate and by doing so it would enable them to add a second right hand turn lane. Northgate going south would now have a separate left going southbound, separate through going south to Northgate and to Wheeling Town Center and the train station but will have the dual

rights going south to westbound. They are doubling the capacity of the movement to help process the traffic through the intersection quicker and cut down on the queuing of southbound traffic so people going south through or south to east can do so without getting blocked behind a long queue of traffic that sometimes can extend as far north as Strong Avenue.

Mr. Aboona explained they tried to model as much of the future traffic conditions as they could and they found that all of the improvements would significantly lower the delays of the intersections and cut down the queuing of traffic on Northgate by 800'. It would also improve the level of the service from an "F" at Northgate Parkway to a "D" which is a much better improved level of service than currently exists. It is definitely a big step in the right direction but would not solve all the problems. He felt the improvements they were doing along with what IDOT did at McHenry Road by adding the westbound right turn lane would help the Dundee traffic recover a lot quicker. They are adding a right turn lane on Dundee Road at their right-in and right-out which is another significant improvement that would allow the traffic that is entering the site to do so without blocking the through traffic along Dundee Road. They tried to locate their northerly access as far north as possible from Dundee to provide adequate distance and stacking for the southbound left turns as well as a northbound left turn lane pocket.

Mr. Aboona stated they were providing a safe maneuver for their traffic into the site, while allowing northbound traffic on Northgate to continue north without being blocked. It would give the opportunity for a southbound left turn for the future access to the parcel when it gets developed so there is a nice four-way intersection that can provide a safe access for both developments without impeding the traffic on Northgate. They believe they came up with a traffic plan that is not only beneficial for the development but also conducive to the flow of traffic through the area.

Chairman Ruffatto asked for a detailed overview of the market study. Mr. Daniel Resko, part of the development team for the Uptown 501 project was sworn in. Mr. Resko reported the lengthy market study indicated that the proposed unit mix and sizes were well suited for the market. The unit mix, layout and density works for the market. The submarket in the northwest part of Cook County for the last 21 years had seen 575 total new apartments. It is a net decline, if condo conversions were included. He stated that demand is outstripping supply. They are starting to see new construction and wanted to be a part of it. Mr. Resko discussed the renter profile. They were taking advantage of it being a transit oriented development with access to downtown and various highways and foresee the renters being either couples who work in different areas of the city and empty nesters looking for smaller space.

Chairman Ruffatto opened the discussion to the public. No one from the audience came forward.

Commissioner Creech is excited about the plan and felt it would work very well in its location.

Commissioner Creech wants to see the north elevation. Mr. Maschek explained the north elevation had the same materials and would be very similar to the Northgate elevation except without the retail glass component. Commissioner Creech asked about the materials that surrounded the windows and sliders. Mr. Maschek stated it was a cementitious material. A material board was provided. Mr. Maschek described cementitious as a masonry panel that is made with cement, similar to a hardy board. They have used in a more contemporary way, rather than a lap siding but created panels.

The brick will be used as piers in the window tiers. A colored pattern is used on the corners which is a wood like finish and on the balcony areas. He thinks they will use a mix of the light and dark colors to give the building façade a little bounce.

Commissioner Creech asked if the masonry was actual brick. Mr. Maschek explained they were looking at actual brick but also looking at cementitious panel. They would defer to the Plan Commission's recommendation. Commissioner Creech stated the Commission would prefer brick. Mr. Maschek referred to the brick piers at the window areas.

Commissioner Creech asked about the locations of the 28 studios. Mr. Maschek noted the studio units on the plan as the narrowest and were mixed throughout the site. They did not want to put too many of them in one part.

Commissioner Creech asked if the sky lounge would be open to the public. Mr. Maschek explained the lounge was for residents only and could be rented out for a private party but will also be used as a hang out space. The market study found that work space was very important so people that worked at home might use the sky lounge as a work space during the day and a gathering space in the evening.

Commissioner Creech questioned if they were considering using solar panels. Mr. Maschek stated they were looking at all alternatives. Commissioner Creech questioned if they were looking for a LEED certificate. Mr. Maschek stated it was something they could start looking at because of their proximity to the Metra corridor. Commissioner Creech suggested they look into it. Commissioner Creech suggested adding gardens or grass on the roof for the residents. Mr. Maschek stated they were looking at the green roof component. He noted they had incorporated roof decks on the new plan including some outdoors on the upper levels. They will look hard at providing some space maybe on the fifth floor of the garage.

In reply to Commissioner Creech's question, Mr. Maschek stated there were 4 elevators required. There are two at the lobby and two at the southeast corner of the garage. Commissioner Creech recommended including a very large elevator for moving. He felt the height and width were very important. Mr. Maschek understood move-ins were very important and explained that was why they separated the elevators so there could potentially be two move-in corners of the building that wouldn't impact the fire access.

Commissioner Powers mentioned the shrinking of the retail component. He asked how they reduced it from the original concept. Mr. Maschek explained the original proposal had 25,000 square feet of retail which extended the entire length of Dundee Road. There were comments internally and by Village Staff on what would happen with the space that didn't have as good of visible. They went from 25,000 square feet similar to a strip center along Dundee Road to creating a curved retail corner with 12,000 square feet which was ideal. He compared 12,000 square feet to a Walgreens or a Maggiano's. He felt it was ideal since they could provide a focused area for retail that would have a lifetime of success. They recessed the front façade, created two-story apartments (townhomes) with entrance patios in front which created a much more interesting façade.

Commissioner Powers referred to the east side of the building and asked if the footprint of the

building shrunk. Mr. Maschek confirmed the footprint shrunk for a couple of reasons. By shrinking the building, they reduced the length of the hallway to the parking garage plus they created a much nicer entrance. They created a much better setback at Northgate on the improved plan. Commissioner Powers agreed it was a nice change.

Commissioner Powers asked about the relief on the west side from 57.5' to 41'. Mr. Maschek explained there was an angle and that the 41' was to their property line at the narrowest point.

Commissioner Powers asked for clarifications on the parking ratios. Mr. Maschek stated they were at 5.7 stalls per 1,000 so they were above the 5.5 required. They want to make sure it was prime retail and if they needed to increase or provide additional parking in the garage they could do it. He explained the parking could be provided anywhere in the garage since the design of the garage allowed a resident to park on the level they lived on and park close by without having to use stairs or elevators. They can provide guest parking per floor if there was a need or add additional parking for the retail. There is a lot of flexibility on how it was designed.

Commissioner Powers asked about land banking parking. Mr. Maschek explained they could get about 18 additional spaces on the south end. They removed those parking spaces to create a more residential feel but they could shift the trees south to provide additional parking spaces.

Commissioner Powers wants to see an irrigation plan at final PUD. He felt the planter boxes on the garage were impressive. He asked for details about the storm water being collected from building roofs to be reused for irrigation. Mr. Maschek explained an area was provided for a barrel system that filters out through a pump that draws the water out for the irrigation.

Commissioner Powers asked about the water retention in the southeast corner. He questioned if the water would be retained. Mr. Lewis explained the water would be collected and then go through a pipe across Northgate Parkway and connect into a storm system. All of the water that flows on their site will be collected into storm basins and then flow through a pipe underground. They will have a chamber/tank in the low area of the site where the water would collect and then would have a restricted release to leave the site. Commissioner Powers referred to the previous concern about having a truck going over the area. Mr. Lewis explained the standard practice was to design any sort of tank of that nature to have HS20 loading that was the loading that would be suitable for a semi truck to drive over. The Fire Department had raised an issue about knowing the location so they don't put their outrigger trucks there unnecessarily.

Commissioner Powers questioned if there was a separate service area for a resident versus retail. Mr. Maschek explained the service area in the southwest corner of the garage was for residential trash removal. The service area behind the retail included an interior loading dock for the retail and storage for the trash. He explained the reason for the separation was that they don't want the retail and residential to conflict as far as trash.

Commissioner Powers referred to the fire lane on the north side of the property. Mr. Maschek explained Buffalo Grove Creek dipped down in the corner and they don't want to put in walls if they don't have to. They worked closely with the Fire Department to come up with a solution. In reply to Commissioner Powers' question, Mr. Maschek confirmed the bike parking was in the

garage.

In reply to Commissioner Powers' question, Mr. Maschek explained there would be limited storage areas for the apartments. Offsite storage is typically used for larger items.

Commissioner Powers questioned the plan for snow removal. Mr. Maschek felt there were plenty of areas within the surface parking for typical snowfall. If there was a huge snow storm, it might have to be hauled offsite. If the fifth floor is uncovered, they typically used it to provide areas to melt the snow to runoff.

Commissioner Powers asked if they had considered a walking path on the west side by the tracks to connect to the Northgate Crossing path. Mr. Maschek explained the challenge was connecting because of the creek and floodway. He referred to the fire access they were providing that could be used as a walking path and providing amenities along the walk (i.e. bench and trash cans).

Commissioner Powers felt the traffic study was very thorough. He was very excited about the plan.

Commissioner Dorband questioned the unit size. She thought the 550 square feet for the studio was small since the Village's Code was 675 square feet. She referred to the market study that had 619 (page 11) for a studio. She wanted to see the size of the studio increased. Mr. Rezko explained the chart she was referring to was a competitive analysis of the market. The average studio size in the market was 619 square feet. Commissioner Dorband referred to the difference between the proposed 550 and the 619. She questioned if they could increase the size of the studios. Mr. Maschek explained the format they used for the depth was 32'. They explained the typical studio was getting smaller and felt the current market was demanding 550'. They provided a generous balcony because of the 32' so they can look at the data and see if they can increase the size without affecting the design of the building.

Commissioner Dorband expressed an interest in the planter boxes in the garage. She asked for details on how they worked. Mr. Maschek explained the key to it working well was the size of the planter. They were integrated and designed into the structure of the parking garage. They were similar to a very large window box. There needs to be enough space for the roots to be protected in the winter and summer. They are used on some of the remote parking garages at O'Hare and Midway. They are planted with pedestrian level plants which would survive over the winter. The boxes can be designed with blooms in the spring, summer and have fall color. The irrigation is a drip system.

Commissioner Blinova felt it was a beautiful building with character. She questioned if the pool would have sunlight. She expressed concern that the pool area would be dark because of the tall building. Mr. Maschek agreed to provide a shadow study as they move forward. He explained that by expanding the courtyard in the plan, they provide a longer line of sun for the pool. They shifted the pool to the east so afternoon sun had more space. As the sun moves farther northwest in September, there would probably be some shadow. He felt there would be pretty good sun at the pool and sundeck through August.

Chairman Ruffatto wanted to see the guest parking in the garage designated on the plan as well as

the land banked parking.

Chairman Ruffatto felt there was enough parking but wanted to make sure with the mix of residential and commercial. Mr. Camillucci referred to the proposed motion relating to the potential limitation on a restaurant use as it relates to the parking. If possible, they would like to remove it from the motion because one of the types of retail their study had shown was a large restaurant use like a Lettuce Entertain You restaurant. He felt at this stage putting a limitation on the amount of space that could be used for that type of purpose could inhibit their efforts to get a strong retail tenant that would make the development successful. They understand the concern about being able to accommodate parking for all of the types of uses but felt there were other ways to address those parking concerns by adding additional parking or providing valet service. They wouldn't like to cut it off as a possibility prematurely. Ms. Jones noted that the restaurant user would need to return for their special use and could possibly need a parking variation. Ms. Milluzzi agreed that the additional parking for a larger tenant should be depicted on the final PUD plan. Chairman Ruffatto was not in a favor of putting limitations on usage. Mr. Camillucci confirmed it was acceptable.

Chairman Ruffatto referred to the proposed second right turn lane. He questioned how real it was to actually happen. Ms. Jones explained it would be contingent upon IDOT approval. Mr. Tack stated there had been preliminary discussions with IDOT and he felt they were more than receptive to dual right turns. Mr. Aboona stated that IDOT would not object to the improvement. He felt the chances were very good.

Chairman Ruffatto referred to the significant improvements. Mr. Aboona explained for the level of service for Northgate it would see a significant improvement. Without the duals, Northgate Parkway starts failing and would have an F level of service and with the implementation of the dual rights, the level of service gets better to a D.

Chairman Ruffatto questioned if the traffic studies assumes that it is fully occupied. Mr. Aboona confirmed they assumed everything is fully occupied and in place including a regional growth over a ten year period.

Chairman Ruffatto questioned how often they updated the models. Mr. Aboona explained they set up cameras every time there is a project. The cameras are set up during rush hour during the mornings and evenings (7:00a – 9:00a and 4:00p – 6:00p).

Chairman Ruffatto wants to see the following at the next meeting.

- Floor plans for the apartments;
- Designations of the different size units on each floor;
- Snow removal detail; and
- Mechanicals on the buildings – visibility and site lines.

Village Attorney Milluzzi stated that the photometrics, lighting plan, mechanicals and screening were all required as part of the final PUD submittal requirements.

Chairman Ruffatto felt the plantings on the parking garage were a nice feature for the commuters on the train. He wanted to make sure the landscaping meets the standards.

Chairman Ruffatto questioned if they had considered adding a water feature on the corner of Northgate and Dundee. Mr. Maschek mentioned he enjoys driving by the water feature at the corner of Dundee and Milwaukee Avenue. He agreed to work with the Village. He thought the sign at the corner could also include a water feature.

Chairman Ruffatto mentioned that the development was located on the even side of the street so the address could not be 501. Mr. Rezko thought it would be 500, 502 or 508. He was aware it needed to change.

Chairman Ruffatto wants to see the townhome details to have a better understanding.

Chairman Ruffatto questioned if the fire access could be turned into a walking path feature. Mr. Maschek agreed it was a great idea.

Chairman Ruffatto questioned if Village Engineering or the Fire Department had any other concerns. Fire Inspector Antor stated they had met with the petitioner and hashed out any issues. Chairman Ruffatto questioned if the Plan Commission was comfortable with the materials and location being presented.

Commissioner Creech wants to see solid masonry instead of panels. He wanted to see the courtyards and north elevations.

Commissioner Powers questioned if consideration had been given to burying the power lines along their property. It had been mentioned at the Village Board Meeting. Mr. Maschek agreed to work with Staff but indicated it was a very very costly project.

Commissioner Blinova referred to the townhomes and wanted to see how the backs would look since they would face the garage building. Mr. Maschek explained that the final would include a full floor plan of each floor which would show how it works.

Ms. Jones read the proposed following conditions aloud:

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 parking;
3. The final PUD submittal shall include IDOT's preliminary review of the proposed intersection improvements;
4. The building elevations for the north façade shall be very similar to the residential section of the Dundee Road south elevation;
5. The use of brick material shall be real brick, not cement panels;
6. The final PUD submittal shall include a delineated irrigation plan;
7. The final submittal shall identify the designated guest parking and landbanked parking areas;
8. The final submittal shall include delineated 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 final submittal shall provide greater detail regarding the townhome elevations and interior courtyard elevations. Also, all elevation plans shall be in color.
12. Consider adding pedestrian amenities to the fire lane.

Mr. Maschek referred to the condition for the preference of real brick instead of panel. He stated that they were not in the position to agree to that type of condition. He agreed they would be willing to go back and look at the materials but it would be difficult to commit at this time for a certain amount of real brick without having the opportunity to go through it.

Commissioner Powers suggested using a certain percentage for brick. Mr. Maschek explained it would be difficult to do at this time.

Chairman Ruffatto asked that the proposed brick panel be changed to masonry. Mr. Maschek explained that they were proposing using a cementitious panel with the same look as brick on the higher elevations of the building. They would use a true brick down near the pedestrian level. He explained depending on the overall massing of materials, they may want to shift it around. He did not want to commit to a certain amount of brick. Commissioner Creech did not want to see the brick panels. Ms. Jones suggested stating that there was a strong preference for real brick and then see how the petitioner would demonstrate how it would be applied.

Chairman Ruffatto expressed concern there shouldn't be many changes during the final review and if there was something the Commission didn't like they would be stuck with it. He asked for some guidance.

Chairman Ruffatto noted the fiber cement panel went from the ground floor to the top. He thought the fiber cement panel was EIFS. Ms. Jones confirmed it was different. The petitioner confirmed it was a hardy board.

Mr. Maschek explained they didn't want every tier the same, so they were proposing to mix it up with accent brick A and accent brick B.

Chairman Ruffatto took a poll regarding mixing up the accent brick between Accent Brick B and Field Brick A:

Commissioner Dorband: in agreement

Commissioner Powers: in agreement

Commissioner Blinova: in agreement

Mr. Rezko suggested stating that the Plan Commission strongly prefers X or Y for certain design elements. He explained they were not in a position to commit. Chairman Ruffatto suggesting then having the petitioner return for another preliminary review. Mr. Rezko did not want to return.

Village Attorney Milluzzi explained that the final review could be continued. She explained the petitioner stated on the record their intentions and if they returned with a drastically different plan at final it could be continued. She explained they presented the general materials being used at preliminary and if the Commission didn't like something at final, it could be continued. She suggested adding a condition that states a strong preference to comply with the design standards to use as much in those areas of the real brick as possible. Chairman Ruffatto didn't think strongly suggests gets to the point of what the Commission wants to see changed.

Mr. Camillucci explained that it was early in the process so it was difficult to say how much it would cost to do everything. He suggested stating for the record that the development team and Village would negotiate in good faith and come to a mutually acceptable agreement about the final masonry materials to be used in the building. If the Commission was not happy with the final plan, the condition would not have been satisfied. He thinks it could be worked out.

Commissioner Powers felt it would be too late. Village Attorney Milluzzi stated it wasn't too late and explained that under the Code, there was the ability to continue if the conditions were not met when they returned for final approval.

Chairman Ruffatto expressed a concern that if the Commission doesn't approve the final plan, it would go to the Village Board with less than what they had requested.

Chairman Ruffatto questioned their definition of accent brick? The petitioner explained at one point it was real masonry for the lower section with a panel above.

Chairman Ruffatto felt if the intention was for a panel, then it should have been labeled a concrete panel that looks like brick.

After a discussion, Mr. Camillucci agreed to a condition to use real masonry for the parts labeled Field Brick A and Accent Brick B.

Chairman Ruffatto questioned the material for the space between the parking garage and balconies. Mr. Camillucci agreed to label it.

Mr. Camillucci expressed a concern about condition number 3 and questioned if the IDOT review would be finished prior to coming back for final. He explained they couldn't control when IDOT was finished. He questioned the definition of a preliminary review. Mr. Aboona explained the first stage was to submit the traffic study and geometric plan. It usually takes 8-10 weeks for the review comments. Mr. Tack wants to attend the preliminary meeting so he could report back since the written comments from IDOT would not be received prior to the final review.

Ms. Jones suggested changing the condition to: That the submittal shall address IDOT's preliminary review. Mr. Camillucci suggested: The petitioner would have a preliminary meeting with IDOT regarding the intersection with Village Staff present. Chairman Ruffatto suggested: The final PUD shall have a summary of the preliminary IDOT meeting.

Chairman Ruffatto felt the plans were very good and appreciated.

Ms. Jones reread the updated proposed following conditions aloud:

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 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.

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 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.

Respectfully submitted,

Jim Ruffatto, Chairman

Wheeling Plan Commission/
Sign Code Board of Appeals

**DISTRIBUTED TO THE COMMISSION 7.07.2017
FOR APPROVAL ON 7.13.2017**

**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. 2017-5A&B](#)
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

Hardeep Bhalla, contract lessee on behalf of Bella's Bistro, is seeking the following actions for the property at 25 Huntington Lane, Wheeling, Illinois, which is zoned B-2 Neighborhood Commercial District, and located in the Arlington Club Commons:

Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-05 Mixed Use and Overlay Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish a sit-down restaurant; and

Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-05 Mixed Use and Overlay Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish packaged liquor sales.

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.

JUNE 22, 2017 PUBLIC HEARING

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

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.

Ms. Jones reported that the Staff Report and submittals of the petitioner were part of the public record.

Mr. Rocky Bhalla, Bella's Bistro, 25 Huntington Lane, Wheeling, IL was present and sworn in.

Mr. Bhalla presented the floor plan of their larger unit. He hopes the mall will turnaround so they could be part of the success for the mall. The unit has two ADA restrooms, a beautiful bar with seating, open prep area, and a market for the grocery and novelty items. The floor plan has a smaller opening but opens up as you enter.

Commissioner Powers felt it was a much better plan. He asked for details of the VIP room and arches. Mr. Bhalla explained the arches will separate the dining area from the VIP area.

Commissioner Blinova stated that all of her previous concerns had been addressed. She thinks it's a better plan.

Commissioner Dorband liked the design and thanked the petitioner for making it look better.

Commissioner Creech thanked the petitioner for the new drawings. He would have liked to have seen elevations of the interior finishes.

In reply to Chairman Ruffatto's question, Mr. Bhalla confirmed the customers would use bags to shop.

Chairman Ruffatto requested details on the smoking area. Mr. Bhalla suggested using signage.

Chairman Ruffatto suggested that Staff work with the developer as the shopping center grows. Ms. Milluzzi confirmed it would be regulated by the property owner.

Chairman Ruffatto opened the discussion to the audience. No one from the public came forward.

Chairman Ruffatto questioned how often they would be playing live music. Mr. Bhalla stated they would have live music “once in a blue moon” and would come back for approval if he wants to increase it. Village Attorney Milluzzi explained it would be an issue if it became every night.

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 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

**Findings of Fact and
Recommendation**

DRAFT

DOCKET NO. 2017-5

PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Respectfully submitted,

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

**DISTRIBUTED TO THE COMMISSION 7.07.2017
FOR APPROVAL ON 7.13.2017**