

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, July 27, 2017.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Powers and Ruffatto. 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 - None

7. ITEMS FOR REVIEW

- A) Docket No. PC 17-11
Promise and Fulfillment Church
5110-6360 Capitol Drive
Minor Site Plan & Appearance Approval of Landscape Modifications

Ms. Jae Kim and Mr. Gary Jung, Architect were present.

Mr. Jung explained there were proposing to add some plants to match the existing daylilies (Banana Lilies). They are planting over 60 of new perennials at the entrance. They designated a bike area near the west entrance. The area has an existing lilac plant.

Commissioner Johnson had no issues. He felt it was a good addition.

In response to Commissioner Johnson's question, Ms. Kim stated they hoped to have service by Thanksgiving.

Commissioners Blinova, Powers, Dorband, Creech, Kalis had no comments.

Chairman Ruffatto felt the landscape changes looked nice.

Commissioner Dorband moved, seconded by Commissioner Johnson to Approve Docket No. PC 17-11 granting minor site plan and appearance approval of the landscape plan submitted July 19, 2017 for the existing religious assembly use in the I-1 Light Industrial and Office District at 5110-6360 Capitol Drive, Wheeling, Illinois.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- B)** Docket Nos. 2017-6AB & PC 17-12 & SCBA 17-29
 Wolf Crossing
 411-415 N. Wolf Road
 (2017-6A) Special Use-Site Plan Approval of a Preliminary Planned Unit
 Development for Multi-Family Residences
 (2017-6B) Special Use-Site Plan Approval of a Final Planned Unit
 Development for Multi-Family Residences
 (PC 17-12) Approval of a Preliminary Plat of Subdivision
 (SCBA 17-29) Appearance Approval of a Subdivision Sign

See Findings of Fact and Recommendation for Docket No. 2017-6AB.

Commissioner Johnson moved, seconded by Commissioner Creech to recommend approval of Docket No. 2017-6A, PRELIMINARY Review of Special Use-Site Plan-Building Appearance for Wolf Crossing, consisting of a 39-unit townhome development, 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 June 16, 2017 (except as noted), for the Wolf Crossing Planned Unit Development to be located on the property currently known as 411-415 N. Wolf Road, Wheeling, Illinois:

- Cover Letter (2 sheets)
- Project Narrative (9 sheets)
- Zoning Statistical Sheet
- Vicinity Exhibit
- Site Plan, July 13, 2017
- Rendering, Front

- Rendering, Rear
- Elevation Plans (14 sheets), June 22, 2017
- Floor Plans, Auburn (4 sheets)
- Detailed Lower Level Floor Plan, Auburn, July 13, 2017
- Photographs of Auburn Garage (2 sheets), July 19, 2017
- Floor Plans, Royal (4 sheets)
- Detailed Lower Level Floor Plan, Royal, July 13, 2017
- Civil Engineering Plans (16 sheets)
- Fire Hydrant Coverage Exhibit
- Fire Truck Turning Radius Exhibit
- Snow Removal Exhibit
- Photometrics Plan
- Light Fixture Exhibit
- Exterior and Interior Specifications Exhibit (4 sheets)
- Exterior Color Exhibit
- Landscape Plans (8 sheets)

Including the following relief from the Wheeling Municipal Code:

1. Reduce the minimum required building setback (front) for the townhomes from 30 feet to 9'11.5" (Section 19.04.060 F);
2. Reduce the minimum required building setback (north interior side) for the townhomes from 30 feet to 15'2" (Section 19.04.060 F);
3. Reduce the minimum required building setback (rear) for the townhomes from 30 feet to 16'7" (Section 19.04.060 F);
4. Reduce the minimum required distance between two 3-story buildings from 40 feet to 13'2" feet (Section 19.04.060 F); and
5. Increase the maximum townhome density from 14 units per net acre to 16.7 (Section 19.04.060 H).

And with the following conditions of approval:

1. Prior to the issuance of a site permit, a plat of vacation for Mayer Avenue shall be executed.
2. The brick shall not be veneer as labeled in the plans and shall be standard nomenclature brick.
3. Include downspouts on elevation plans.
4. Units shall have outside water spigots, one in rear and one in the garage.
5. Units shall have bigger patios.
6. Units shall have decks off the second floor.
7. Irrigation is required for entire property.
8. The mailboxes shall have canopies.
9. Provide alternate light fixtures.
10. Include building lighting in photometric plan.
11. Bury downspouts in front yard.
12. Provide additional landscape screening between units.

**Wheeling Plan Commission
Regular Meeting**

July 27, 2017

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No. 2017-6. The motion was approved by a voice vote.

Commissioner Johnson moved, seconded by Commissioner Creech to recommend approval of Docket No. PC 17-12; Preliminary Plat of Subdivision for the Wolf Crossing Subdivision under Title 17, Planning Subdivisions and Developments as shown on the Final Plat received June 16, 2017, prepared by Bradley A. Strohl, Illinois Professional Land Surveyor No. 184003350, on behalf of DRH Cambridge Homes, for 411-415 N. Wolf Road, located in Wheeling, Illinois.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

Commissioner Johnson moved, seconded by Commissioner Creech to approve Docket No. SCBA 17-29 to permit the installation of the subdivision sign in accordance with the following plans submitted June 16, 2017 for the Wolf Crossing development at 415 N. Wolf Road, Wheeling, Illinois:

- Sheet L1 of L7 (plant list),
- Sheet L4 of L7 (site plan), and
- Sheet L6 of L7 (elevation and section plans).

On the roll call, the vote was as follows:

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

**Wheeling Plan Commission
Regular Meeting**

July 27, 2017

ABSTAIN: None

There being four affirmative votes, the motion was approved.

Mr. Shapiro requested to get on the agenda as soon as possible for final Plat and PUD approval. It was determined that August 24th was the earliest date.

8. APPROVAL OF MINUTES – July 13, 2017 (including Findings for Docket No. 2017-8

Commissioner Powers moved, seconded by Commissioner Johnson to approve the minutes dated July 13, 2017 as proposed. The motion was approved by a voice vote.

9. OTHER BUSINESS

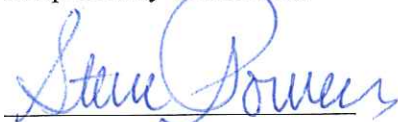
Commissioner Dorband thanked Mr. Joe Romeo at Spears for hosting the Wounded Warrior 5-lb burger challenge. She gave kudos to Officer Rick Richardson and Fire Fighter Brad Cliff for eating a 5-lb burger.

Commissioner Dorband congratulated the Commission on how nice the Village was looking.

10. ADJOURNMENT

Commissioner Powers moved, seconded by Commissioner Johnson to adjourn the meeting at 10:40 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,



Steve Powers, Secretary
Wheeling Plan Commission

**DISTRIBUTED TO THE COMMISSION 8.4.2017
FOR APPROVAL ON 8.10.2017**