

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, August 24, 2017.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A) Docket No. SCBA 17-30
Anir Nail & Spa
228 McHenry Road
Appearance Approval of Wall Sign

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

Approve Docket No. SCBA 17-32 to grant appearance approval for the wall sign in accordance with the sign plan submitted August 9, 2017 by S.M. Deluxe Sign, on behalf of Anir Nail & Spa, located at 228 McHenry Road, Wheeling, Illinois.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) Docket No. PC 17-14
Burger King
425 W. Dundee Road
Site Plan & Appearance Approval of Building and Site Modifications

Ms. Tracy Willie, Architect, Warren Johnson Architects, 19 North Greeley Street, Palatine was present.

Chairman Ruffatto noticed the docket for the sign was not included. He questioned if it could be discussed at tonight's meeting. Village Attorney Milluzzi confirmed it could be discussed at the meeting. He explained if everyone was in general agreement about the signs after the discussion, it would come to the next meeting as a consent item so the petitioner would not need to be present. He apologized it was not included on tonight's agenda.

Ms. Willie reviewed the following changes.

1. The fence material was changed to cedar.
2. The fence rails were changed to 2" x 6".
3. The fence vertical boards were changed to 5/4" thick.
4. An irrigation plan was provided (Sheet L.2).
5. They are no longer painting the existing brick. They are adding the two different types of Nichiha panels on top of the existing face brick. Samples were provided. The Nichiha brick that is being added will not be painted. There will be no painted brick on the building or on the trash enclosure.
6. The site plan was updated to reflect the Wheeling Town Center change on the roadway. They have changed the in and out arrows to better reflect what's going to take place after the construction is finished.
7. The bump in the peninsula is eliminated from the vehicle access out of the drive-thru. It has been squared off so the vehicles could just come straight out. Burger King wants a right turn only.

8. The existing light poles will remain but new LED heads will be added which will be very similar to the Wheeling Town Center lighting.
9. The signage was adjusted. The new sign is the flame grilling. The button signs are now 48" round per Village Code.

Commissioner Dorband appreciated the work the petitioner went through to update the packet in a timely fashion. She looks forward to the continued changes.

Commissioner Johnson appreciated the quickness in providing the updated information. He requested a review of the exterior finishes.

Ms. Willie reviewed the different material samples. She reconfirmed the brick panels covering the brick will not be painted.

Commissioner Johnson asked for details regarding the signage. Ms. Willie explained the sign attached to the awning will have the Flame Grilling sign attached to the front of the awning. The sign on the tower on the north elevation will be 42" round. The east elevation also has a 42" round on the tower. There are a total of three signs.

Commissioner Creech referred to the awnings that were now going to be enclosed. He questioned the material. Ms. Willie explained it would be closed using the same material as the awning.

Commissioner Blinova thanked the petitioner for the project.

In reply to Commissioner Blinova's question, Ms. Willie confirmed the patio seating was removed. She spoke with the owner and they preferred to remove it since it was not used in the past. They will remove it in the future if needed.

Commissioner Powers echoed the other Commissioners. He thinks the petitioner will be happy with how the site flows. He appreciated the trash enclosure.

Chairman Ruffatto questioned if the petitioner saw the comment from the Health Division about the ceiling tiles. Ms. Willie confirmed they use a gypsum type board. She received approval from the Health Division.

Chairman Ruffatto questioned if the picture of the sign needed to be changed since it did not depict what was being approved. Village Attorney Milluzzi explained the picture was just an example of a similar building. Ms. Jones explained the sign permits were not approved based on the pictures.

Chairman Ruffatto requested comments about the signage. There were no comments.

Commissioner Dorband moved, seconded by Commissioner Johnson to recommend Approval of Docket No. PC 17-14 to grant a site plan change to Special Use Ordinance No. 1997 as shown on the following exhibits submitted August 15, 2017 (except as noted), by Warren Johnson Architects, for Burger King located at 425 W. Dundee Road, Wheeling, Illinois:

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- Cover letter (2 pages)
- Demo site plan, SP-0.1
- Site plan, SP-1
- Site details, SP-2, July 19, 2017
- Site details, SP-3
- Demo plans, DM-1, July 19, 2017
- Floor plan, A-1, July 19, 2017
- Floor plan and seating plan, ID-2, July 19, 2017
- Existing elevations, A-3
- Proposed east elevation, A-4
- Proposed west, north and south elevations, A-4.1
- Landscape plan, L1, August 22, 2017
- Landscape irrigation plan, August 22, 2017
- Elevation renderings (2 sheets)
- Light fixture details (7 sheets)
- Photos of remodeled Shorewood examples (5 sheets)

With the following condition:

1. The ceiling in the kitchen where washing storage rooms and bathrooms shall not be acoustical. They must be vinyl clad gypsum board for easy clean ability.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- B) Docket Nos. 2017-9 & PC 17-15**
Wolf Crossing
411-415 N. Wolf Road
(2017-9) Approval of a Final Planned Unit Development for Multi-Family
Residences
(PC 17-15) Approval of a Final Plat of Subdivision

Mr. Derick Hoffman, DRH Cambridge Homes, 750 E. Bunker Court, Suite 50, Vernon Hills, IL ,
Mr. Mark Fields, DRH, Land Acquisition, Mr. Bruce Mellen, DRH, Land Development, Mr. Dan
Shapiro, Land Use Council, Mr. Quinten Hoogenboom, Manhard Consulting, 700 Springer
Drive, Lombard, IL, Mr. Brad Dethloff, Landscape Designer, Rolf C. Campbell & Associates,
910 Woodlands Parkway, Vernon Hills, IL, Mr. William Grieve, Sr. Transportation Engineer,

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Gewalt Hamilton and Mr. James D'Alexander, Manhard Consulting, 700 Springer Drive, Lombard, IL were present.

Mr. Shapiro announced they were before the Plan Commission last month and received a favorable vote of 4:3 for final plat and final PUD. They went to the Village Board on August 7th for their consideration. The Village Board voted unanimously in favor. There were several conditions with the Plan Commission's vote. The petitioner worked on addressing all of them. Revised plans had since been submitted with a cover letter.

Mr. Shapiro addressed the conditions.

That the brick shall not be veneer – They have addressed it.

Include downspouts on the elevation plans – They have highlighted them better on the plans.

Bigger patios – They have increased the patios from 10'x10' to 10'x12'.

Unit shall have decks off the second floor – They have added the decks.

Burying the downspouts – They have provided plans with the downspouts buried.

Mailboxes shall have canopies – Mailbox canopies have been provided.

Provide alternative light fixtures – New light fixtures have been provided.

Include lighting on a photometric plan – The photometric plans have been updated and submitted. They meet the Village requirements.

Additional landscaping between units – The landscaping has been provided.

Mr. Shapiro referred to one recommendation that they were not able to do completely. They were not able to irrigate everything. They provided an irrigation plan that showed irrigation in the front along Wolf Road. He explained the reasons. There were spouts in the back so people could use their hoses and irrigate the flowers themselves. They looked at the engineering component of irrigating everything and the burying of the downspouts was an engineering task and a challenge but they have achieved it. It would be more difficult to bury the downspouts with an in ground irrigation system. It was also a cost factor after adding everything up.

They were glad they could address 95% of the conditions they were asked to address.

Mr. Shapiro opened the discussion to the Plan Commission.

Commissioner Johnson questioned if the updated drawings would be part of the packet going forward. Ms. Jones confirmed they were included as a condition and noted in the motion.

Ms. Jones referred to the memo from the Engineering Division provided today. An updated site plan

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shows the 10'x12' patios.

Commissioner Johnson questioned if something would be included in the homeowner's association documents that would make the owners responsible for basic irrigation. Mr. Shapiro explained it would be included in the general maintenance upkeep.

In reply to Commissioner Johnson's question, Mr. Shapiro confirmed the grass cutting of the common elements was done through an outside service. Chairman Ruffatto asked for clarification of the common elements. Mr. Mellen confirmed all of the landscaped areas were included in the maintenance by the third party. There is no grass cutting or landscaping maintenance required by any of the owners.

Commissioner Creech referred to the previous discussion at the last meeting about a sidewalk on the south side of the property and the vacating of the Mayer Avenue property. He understands it had been completed and the property was now part of the planned unit development. Mr. Shapiro confirmed it was part of the PUD and they submitted a plat of vacation per Staff's request. Ms. Jones confirmed it was under Staff's review and had not yet been vacated. Commissioner Creech wants a sidewalk added. Mr. Shapiro confirmed they were willing to do it and was deferring to the Plan Commission and Village Board.

Commissioner Powers was disappointed in the irrigation. He thought the Board also wanted the fronts of all of the units irrigated. Mr. Shapiro felt there could have been a misunderstanding between the fronts of the units and the front of Wolf Road.

Commissioner Dorband questioned what was being irrigated. Mr. Shapiro confirmed their plans showed the irrigation along Wolf Road.

Commissioner Dorband questioned if Staff was confident that everything the Plan Commission had discussed was being addressed. Ms. Jones stated she was confident.

Chairman Ruffatto referred to the irrigation condition that the Plan Commission had added to irrigate everything which was approved by the Plan Commission and Village Board. Mr. Shapiro agreed that the Village Board did take up the recommendation. Chairman Ruffatto stated that the Village Board approved it with the irrigation condition. He was unsure as to why the condition could not be added to the final if that is what the Commission wanted. Chairman Ruffatto noticed areas that truly need irrigation, around the parking and sides of the buildings (between 4 & 5 and 9 & 10 and 34 & 35 and 30 & 31) that would fall into disarray since there was no ownership around them. Mr. Shapiro felt the assumption that it would fall into disarray was not true.

Commissioner Dorband noted she was the only Commissioner that lived in a similar environment. She agrees it will fall into disarray because people won't water it because they don't want to pay for the water. She is the president of her association for 20 years so she is fully aware of it.

Commissioner Dorband wanted the homeowners association to be aware of everything they would be responsible for so they would have substantial reserves in order to cover all of the items. She is fully aware of what the costs could be after living in a similar development for 20 years. Mr. Shapiro

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noted they had provided a draft CCR conditions and restrictions to Staff. He had not heard any concerns from Staff.

Commissioner Blinova had no concerns that weren't already addressed.

Chairman Ruffatto had a concern about the irrigation and wanted everything irrigated. He thinks all of the trees needed to be irrigated.

Chairman Ruffatto questioned if there were any declarations regarding the number of rentals that were permitted. Mr. Shapiro did not believe it was addressed in the HOA documentation. Commissioner Dorband explained if there were too many rentals, people would have a difficult time getting a mortgage. Rentals were not permitted in her development. Insurance rates go up if rentals were permitted. Mr. Shapiro referred to provision 2.15 that allows under conditions for a lease. Chairman Ruffatto questioned if it was something they would consider adding. Commissioner Dorband stated they added the condition not to allow rentals after about 4 years.

Commissioner Creech noted the Village Attorneys were working on something related to Airbnb rentals. He questioned if it would have any impact to these types of associations. Chairman Ruffatto thought it would have an impact on any dwelling in the Village.

Chairman Ruffatto appreciated the well prepared plan.

Chairman Ruffatto referred to the photometrics and the condition to include the fixtures but they were not displayed. Mr. Hoffman indicated they looked at the photometric plan after the meeting and there were a few small spots that showed zero. They updated the plan with LED fixture heads for the street lighting. By switching to the LED heads they were able to achieve the Village's standard on the photometric plan without having to contemplate the fixtures on the building. They made the adjustments strictly based on street lighting. They believe it meets the Village standards with just the street lighting.

Chairman Ruffatto referred to Commissioner Dorband's previous comment about the light fixtures. He questioned how she felt about the proposed options. Commissioner Dorband mentioned they replaced all of their fixtures at her development. Mr. Shapiro explained they were providing different lighting options for the homeowners to select from. Commissioner Dorband was not in agreement with having different fixtures for the units. Mr. Hoffman confirmed they were asking for guidance from the Commission on which fixture they preferred. Commissioner Dorband wanted a fixture that someone could easily replace a light bulb. Chairman Ruffatto noted it was the fixture located on the right. Mr. Hoffman confirmed the fixture was open on the bottom so it would be easy to change the light bulb. Commissioner Dorband reiterated they should not use both fixtures because it would look like a circus.

In reply to Commissioner Dorband's question, Mr. Hoffman confirmed there would be lighting above the front porch. She suggested using a better light fixture in the back by the patios that was easier to access for changing light bulbs. Chairman Ruffatto suggested using the front fixture also in the back. Commissioner Dorband felt it would be too large. Chairman Ruffatto questioned if the fixture was available in a smaller size. Mr. Hoffman was unsure. They have only installed the

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proposed fixture in the backs on their townhome units. He did not come with an alternative.

Chairman Ruffatto questioned if a homeowner could change the fixture in the back. Commissioner Dorband explained in her association they could change the fixture in the back but not in the front but it would need approval by their Board.

Chairman Ruffatto questioned if extending the deck on top required any type of fire suppression outside. Fire Inspector Antor explained they would need to put on a dry side wall head over the sliding door at both levels. Mr. Shapiro confirmed with the building permit they would be sprinklered.

Commissioner Dorband questioned if addresses could also be added at the back of the units to assist the Fire and Police Departments. Mr. Shapiro agreed. Fire Inspector Antor didn't know if it would be helpful in this particular case since there were no roadway access to the back of the buildings. He thought it was probably a very subjective and arguable position. Chairman Ruffatto liked the idea and will take a consensus.

Chairman Ruffatto took a consensus on adding addresses to the backs of the buildings.

Commissioner Johnson: not in favor

Commissioner Blinova: not in favor

Commissioner Powers: not in favor

Commissioner Creech: not in favor

Commissioner Dorband: in favor

Chairman Ruffatto: not in favor

The vote was 5:1 not in favor of adding addresses to the backs of the buildings.

Chairman Ruffatto took a consensus if the proposed rear exterior lighting fixture was OK.

Commissioner Creech: in favor

Commissioner Dorband: not in favor

Commissioner Powers: in favor

Commissioner Blinova: in favor

Commissioner Johnson: in favor

The vote was 4:1 in favor of keeping the proposed rear exterior lighting fixture.

Chairman Ruffatto took a consensus on irrigating the entire property.

Commissioner Creech: in favor

Commissioner Dorband: in favor

Commissioner Johnson: not in favor

Commissioner Blinova: in favor

Commissioner Powers: in favor

Chairman Ruffatto: in favor

The vote was 5:1 in favor of irrigating the entire property.

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Commissioner Creech asked about the sidewalk on the south side. Chairman Ruffatto questioned if it could be added to one of the motions. Village Attorney Milluzzi felt a consensus was needed from the Commission as to whether the Commission wanted to see it and then propose it to the Board to take under consideration. She would not put it as a condition to require installment but to say that the Plan Commission indicates that they want it or for the Board to consider requiring it. She felt it would be good to know the Commission's position in order to share it with the Board and to allow the Board to make the final decision. Ms. Jones explained that Staff would ensure that it was a recommendation that goes forward with the Plan Commission's formal recommendation. It will be highlighted in the Staff Report.

Chairman Ruffatto took a consensus about adding a sidewalk on the vacated property.

Commissioner Creech: in favor

Commissioner Dorband: in favor

Commissioner Powers: in favor

Commissioner Blinova: in favor

Commissioner Johnson: in favor

Chairman Ruffatto: in favor

The vote was 6:0 in favor of making a recommendation to the Village Board to add a sidewalk when the property is vacated.

Ms. Jones asked for clarification regarding the irrigation plan. She questioned if "everything" included the lawn area? Commissioner Johnson questioned if it included the strips between the driveways? Chairman Ruffatto agreed it would be difficult to irrigate. Commissioner Creech didn't think grass would survive long and suggested using stones in between the driveway. Chairman Ruffatto suggested irrigating the follow areas:

- The front along Wolf Road;
- Along all end units;
- Behind the guest parking areas.

Chairman Ruffatto took a consensus about irrigating the proposed areas.

Commissioner Johnson: in favor

Commissioner Blinova: in favor

Commissioner Powers: in favor

Commissioner Dorband: not in favor

Commissioner Creech: in favor

Chairman Ruffatto: in favor

The vote was 5:1 in favor of irrigating the proposed areas.

Mr. Shapiro noted that the plantings were designed and specifically selected to be hardy plants and to withstand the seasons and temperatures. They hear what the Plan Commission desires but want to stick with their proposal. Chairman Ruffatto explained it was being added as a condition and will go to the Village Board.

Commissioner Johnson moved, seconded by Commissioner Creech to recommend approval of

Docket No. 2017-9, FINAL Review of Planned Unit Development 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 August 11, 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 (3 sheets)
- Project Narrative, 8.18.2017 (9 sheets)
- Zoning Statistics, 8.18.2017 (2 sheets)
- Vicinity Exhibit
- Site Plan, 8.23.2017
- Rendering, Front
- Rendering, Rear
- Elevation Plans (16 sheets)
- Floor Plans, Auburn (4 sheets)
- Detailed Lower Level Floor Plan, Auburn
- Floor Plans, Royal (4 sheets)
- Detailed Lower Level Floor Plan, Royal
- Garage Parking Exhibit
- Civil Engineering Plans (18 sheets)
- Fire Hydrant Coverage Exhibit
- Fire Truck Turning Radius Exhibit
- Snow Removal Exhibit
- Photometrics Plan
- Light Fixture Preliminary PUD Exhibit
- Light Fixture Alternates (2 sheets)
- Exterior and Interior Specifications Exhibit (4 sheets)
- Exterior Color Exhibit
- Landscape Plans (7 sheets)
- Landscape Irrigation Plans (2 sheets)
- Mailbox Canopy Exhibit
- Draft Declaration for HOA (51 pages)
- Downspout and Spigot Plans, 8.21.2017

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" (Section 19.04.060 F); and

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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. It is requested that the Village Board consider requiring the construction of a sidewalk in the vacated right-of-way;
2. The site shall be irrigated per the irrigation plan and shall also include irrigation around the guest parking areas and along the end units;
3. The permit submittal shall address the comments provided by Haeger Engineering on August 17, 2017 including but not limited to the requirement for IDOT and MWRD approval prior to permit issuance; and
4. The plat of vacation and plat of subdivision shall be approved and recorded prior to permit submittal.

On the roll call, the vote was as follows:

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

There being three affirmative votes, the motion failed.

Commissioner Johnson moved, seconded by Commissioner Creech to recommend approval of Docket No. PC 17-15; Approving Final Plat of Subdivision for the Wolf Crossing Subdivision under Title 17, Planning Subdivisions and Developments as shown on the Final Plat received August 11, 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 with the following conditions:

1. That the plat of vacation shall be reviewed and approved by the Village Board prior to approval of the final plat of subdivision; and
2. That the final plat shall be revised to address the comments provided by Haeger Engineering on August 17, 2017 prior to the execution by the Board.

On the roll call, the vote was as follows:

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

There being three affirmative votes, the motion failed.

8. APPROVAL OF MINUTES – August 10, 2017

Commissioner Johnson moved, seconded by Commissioner Powers to approve the minutes dated August 10, 2017 as presented. The motion was approved by a voice vote.

9. OTHER BUSINESS

Chairman Ruffatto thanked the Commission for their thoughtful input.

Chairman Ruffatto referred to the quality of the two presentations heard this evening.

Commissioner Dorband felt the iPads were such a money saver for the Village. Chairman Ruffatto agreed and looks forward to receiving the new iPads.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Powers to adjourn the meeting at 7:54 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 9.08.2017
FOR APPROVAL ON 9.14.2017**