

**WHEELING PLAN COMMISSION
THURSDAY, NOVEMBER 16, 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**
 - A)** [Docket No. SCBA 17-44](#)
MCY
275 12th Street
Appearance Approval of a Wall Sign
- 7. ITEMS FOR REVIEW**
 - A)** [Docket No. 2017-13](#)
Amm's Limousine Service
2160 Foster Avenue
Special Use-Site Plan Approval for a Ground Transportation Service, Large
 - B)** [Docket No. 2017-14](#)
Stay Fit 24
740 W. Hintz Road
Special Use-Site Plan Approval for a Health Club
- 8. APPROVAL OF MINUTES** – [October 26, 2017 \(including Findings for Docket No. 2017-12\) and November 2, 2017](#)
- 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
November 16, 2017
(Attachment to Agenda)**

2017-13 Amm's Limousine Service, Inc., lessee, IS seeking Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish a Ground Transportation Service, Large at 2160 Foster Avenue, which is zoned I-1 Light Industrial and Office District and I-3 General Industrial District.

2017-14 Brent Conley, applicant on behalf of Stay Fit 24, is seeking Special Use-Site Plan Approval as required under Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, and associated sections, to establish a Health Club at 740 W. Hintz Road, Wheeling, Illinois, which is zoned B-3 General Commercial and Office District.

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

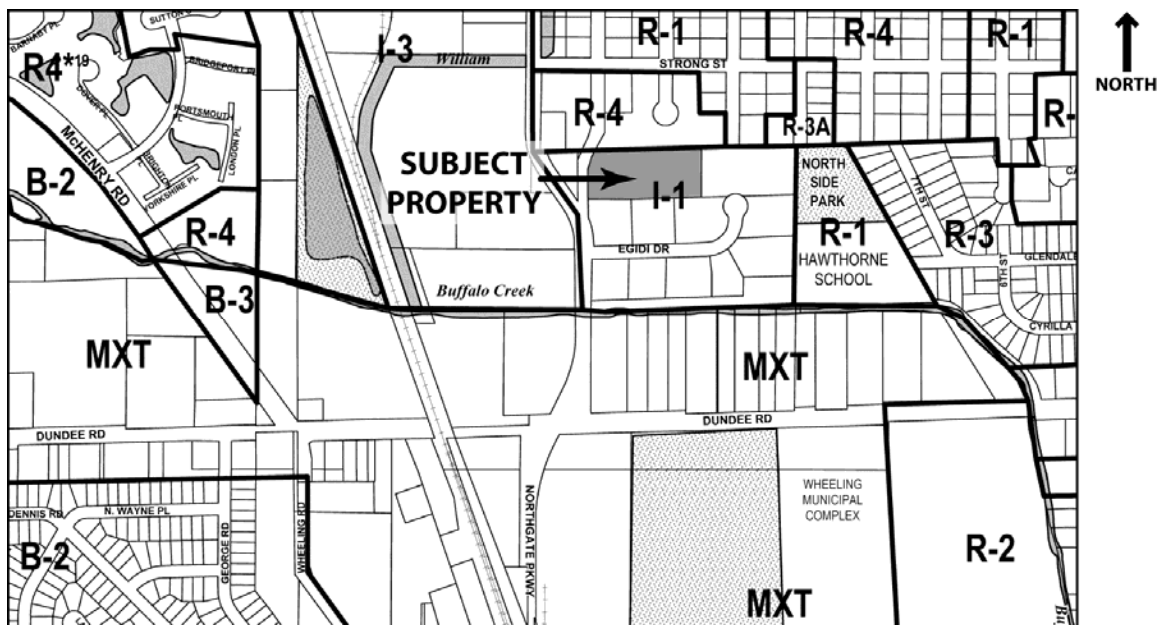
RE: **Docket No. SCBA 17-44**
MCY
275 12th Street
Appearance Approval of a Wall Sign

DATE OF REPORT: November 9, 2017

DATE OF MEETING: November 16, 2017

PROJECT OVERVIEW: The petitioner is requesting appearance approval of a business identification wall sign for an existing industrial facility.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Dream LED Sign
<u>Property Owner Name:</u>	James Pinkerman
<u>Common Property Address:</u>	275 12 th at the intersection of 12 th Street and Northgate Parkway
<u>Existing Use of Property:</u>	Light Manufacturing
<u>Existing Property Zoning:</u>	I-1 Light Industrial and Office

DESCRIPTION OF PROPOSAL

An existing manufacturing facility is requesting appearance approval of a business identification wall sign.

SIGN PLAN REVIEW

Sign Location: The wall sign will be located in the sign band above the storefront windows and door of the business. The façade faces 12th Street.

Proposed Signage Type, Size and Materials:

The sign is comprised of non-illuminated individual panel letters that spell out the business name and a non-illuminated graphic panel that displays the business logo. The sign faces are pink. The business logo is pink and white. The total area of the sign is 75.5 sq. ft., of which the logo is 9 percent of the total sign area. The unit has a frontage of approximately 140 feet. The proposed wall sign meets the requirements of the Sign Code.

STAFF REVIEW

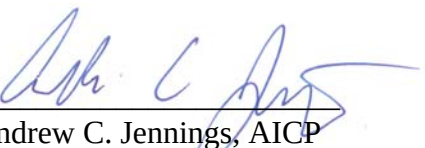
Impact on adjacent uses: No impact on adjacent uses is expected.

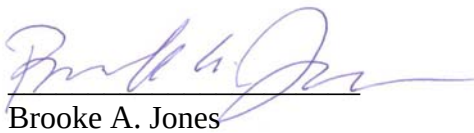
Staff Recommended Action: Staff recommends approval of the proposed wall sign.

PROPOSED MOTION

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of appearance approval of the wall sign, an appropriate motion would be to:

Approve SCBA 17-44, granting appearance approval for a wall sign as indicated in the sign plan submitted November 6, 2017, for MCY located at 275 12th Street, Wheeling, Illinois.


Andrew C. Jennings, AICP
Director of Community Development


Brooke A. Jones
Senior Planner

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

[Sign Plan](#)

MCY – 275 12th Street
Docket No. SCBA 17-44 (Appearance Approval of a Wall Sign)
Plan Commission Meeting – November 16, 2017



Existing conditions of façade along 12th Street (looking east)

MCY
275 12th st



Existing sign

Exhibit received November 6, 2017

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

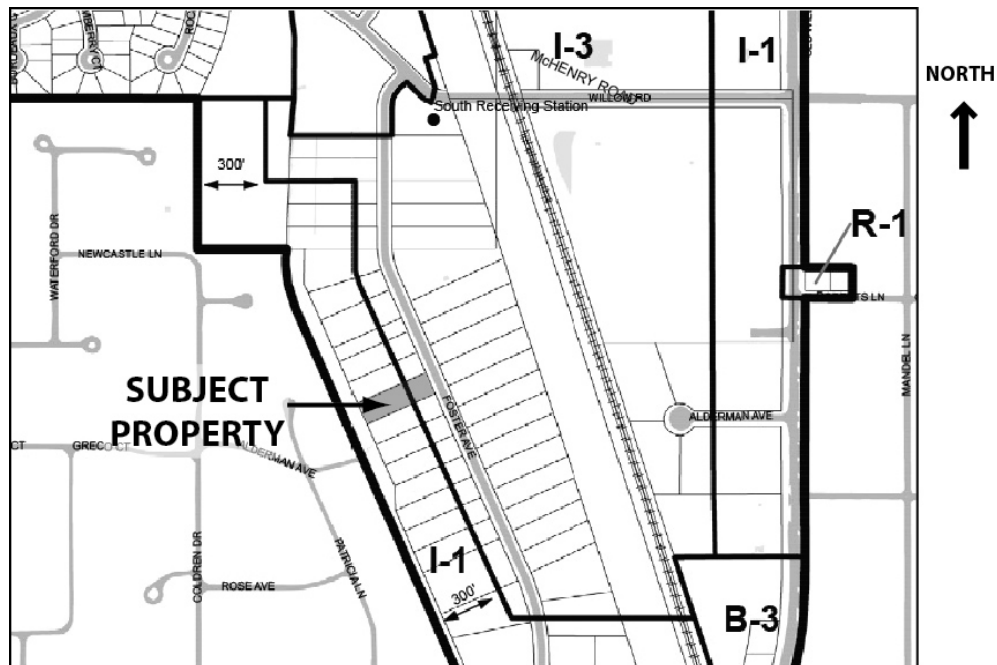
RE: **Docket No. 2017-13**
Amm's Limousine Service
2160 Foster Avenue
**Special Use-Site Plan Approval for a Large Ground
Transportation Service**

DATE OF REPORT: November 9, 2017

DATE OF MEETING: November 16, 2017

PROJECT OVERVIEW: The petitioner is seeking special use-site plan approval to establish a Large Ground Transportation Service located on a property that is zoned I-1 Light Industrial and Office and I-3 General Industrial District.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Antonios Douvliis, Amm's Limousine Service
<u>Property Owner Name:</u>	Douvliis Holding LLC
<u>Common Property Address:</u>	2160 Foster Avenue

<u>Common Location:</u>	Located on the west side of Foster Avenue, between Willow Road and Camp McDonald Road
<u>Neighboring Property Land Use(s):</u>	North: Industrial West: Single-Family Residential South: Industrial East: Industrial
<u>Comprehensive Plan Designation:</u>	Industrial
<u>Property size:</u>	33,022 sq. ft. (0.76 ac) for the entire site; 4,902 sq. ft. for the building
<u>Existing Use of Property:</u>	Vacant industrial building
<u>Proposed Use of Property:</u>	Large Ground Transportation Service
<u>Existing Property Zoning:</u>	I-1 Light Industrial and Office District and I-3 General Industrial District
<u>Previous Zoning Action on Property:</u>	None.

DESCRIPTION OF PROPOSAL

The petitioner is requesting special use approval to establish a large ground transportation service at a stand-alone building on an industrial property that is split-zoned I-1 Light Industrial and Office District and I-3 General Industrial District. The proposed use allows for storage, maintenance, and dispatching of public passenger vehicles, such as limousines.

The proposed business will include eight passenger vehicles, of which only two (limos) are oversized. The other passenger vehicles are small enough to fit into a standard sized parking stall.

The hours of operation would be 5AM to 10PM, daily. During the peak employee shift, there will be six chauffeurs and six office staff.

SITE PLAN REVIEW

Scale of Site Plan: unknown.

General site layout: The petitioner is proposing to occupy the entire 4,900 sq. ft. building on the subject property. Vehicles enter and exit the site via a single access-point at the southeast corner of the property. Parking is located in front of the building and at the rear of the property.

Floor Plan: No changes are proposed to the existing floor plan, which includes many offices and other employee areas. No vehicles will be stored indoors.

Site Lighting: A lighting plan is provided that notes the location of the existing building-mounted light fixtures.

Landscaping: A landscape plan is provided that notes the existing grass and shrubs will remain. There are empty planting beds at the rear of the building. The existing shrubs at the building fronts and sides are mature. These planting beds lack any other color or variety. The Plan Commission may wish to discuss opportunities for landscape improvements.

Ownership: No change in ownership is pending.

Total Number of Parking Spaces: Parking requirements for transportation uses in the Zoning Code are determined by the Plan Commission. The peak employee shift has a total of 12 people, which necessitates 12 parking stalls. There are a total of 8 passenger vehicles, which will be parked at the rear of the building overnight, between shifts, or when chauffeurs are on vacation. Of the 8 passenger vehicles, 2 (limos) are oversized (25') and will not fit into a standard sized parking stall (18'6"). The parking plan illustrates two limo parking stalls at the rear of the property. When the limos are parked in these stalls they will obstruct the drive aisle by six and one-half feet. Staff believes this plan is not adequate, but believes a plan can be provided that accommodates all employee parking and transport vehicle parking while also providing clear drive aisles. The Plan Commission should request such a plan prior to making a motion for approval. Staff also suggests that the drive aisles and parking lot be seal-coated and striped prior to occupancy.

Bicycle parking: No exterior bicycle parking is provided. Indoor parking may be available for employees.

Lighting: The lighting plan indicates that six new wall mounted lights would be used to light the parking areas and drive aisles.

Trash Enclosure: No exterior trash enclosure is shown. The trash may be accommodated indoors.

STANDARDS FOR SPECIAL USE

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

1. State why the Special Use is necessary for the public convenience at the proposed location.

"Amm's Limousine Service, Inc is an established corporation that creates jobs and has done business in Wheeling, Chicago Executive Airport and the surrounding suburbs for 75 years."

The proposed use, if approved, will occupy a currently vacant property. It will provide jobs and services for the people of Wheeling and the surrounding areas.

2. State how the Special Use will not alter the essential character of the area in which it is to be located.

“Parking two limousines in the lot behind the building will not affect the overall character of the neighborhood. There are 17 parking spaces at the rear of the property that are more than sufficient to accommodate parking for the two oversized vehicles.”

The majority of the businesses on Foster are light industrial businesses. The property will operate as an office with fleet services in the rear. No alterations to the building or site are proposed.

3. State how the location and size of the Special Use, the nature and intensity of the operation involved in or conducted 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 not impede the normal, appropriate and orderly development of the district in which it is to be located and the development of surrounding properties.

“There is adequate parking to accommodate two limousines and same will not cause conflict with adjacent properties. The use does not create noise, odor, smoke or light that will affect adjacent properties.”

With only eight passenger vehicles in the proposed fleet, the projection of trips is similar to other businesses in the area. Many of the businesses on Foster have fleets of vehicles and daily deliveries.

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.

“There is adequate parking for two limousines in the rear parking lot and there will be no negative impact on existing adjacent land uses.”

No improvements to the existing landscaping is proposed. Some landscape beds are bare. Others lack variety or color. Improvements are warranted.

5. State how the parking areas will be of adequate size for the particular use, properly located and suitably screened from adjacent 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.

“There is adequate parking for the proposed use. Parking area is not visible from adjacent homes since this is an industrial area. The entrance and exit drives are safe to access site. The special use will not generate traffic that will cause congestion. Visitors to the special use will not use residential streets.”

As currently proposed, the rear drive aisle is obstructed by limousine parking. Staff believes this plan is not adequate, but believes a plan can be provided that accommodates all employee parking and transport vehicle parking while also providing clear drive aisles.

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.

“Employees will be caused financial hardship and inconvenience if the two oversized vehicles are not located on site. The site is an industrial area and adjacent businesses likewise have oversized vehicles i.e. buses and trucks.”

If the special use is not approved, then the petitioner could only use the property as a Ground Transportation Service Dispatch Office, not for storage or maintenance of fleet vehicles.

STAFF REVIEW

Fire Department Review: The Fire Department has submitted a review memo, dated November 7, 2017. The Fire Department is concerned that parking of the oversized vehicles will impact the Fire Department’s ability to access the site. This issue should be addressed by the petitioner.

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

Staff Recommended Action Staff recommends that the Plan Commission discuss the following prior to making a motion on the special use petition:

1. Discuss opportunities for landscaping improvements;
2. Request a parking plan that accommodates all employee parking and transport vehicle parking while also providing clear drive aisles;
3. Discuss potential improvements to the drive aisles and parking lots, including seal-coating and striping (*condition added to the motion*).

PROPOSED MOTION

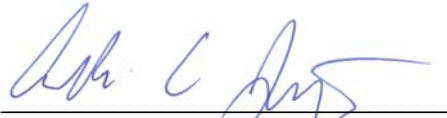
If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of special use-site plan approval, an appropriate motion would be to:

Recommend approval of Docket No. 2017-13, Special Use-Site Plan Approval as required under Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit a medical cannabis dispensary in accordance with the following exhibits submitted October 18, 2017, by Amm’s Limousine Service, to be located at 2160 Foster Avenue, Wheeling, Illinois:

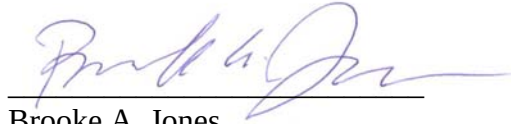
- Description of Proposal (2 sheets);
- Parking Plan;
- Floor Plan;
- landscape Plan; and
- Lighting Plan.

And with the following conditions of approval:

1. That the parking lots and drive aisles shall be seal-coated and striped prior to occupancy;
2. Others to be determined at the hearing.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachments:

[Fire Department Comments, 11.7.2017](#)

[Photos of Existing Conditions \(staff\)](#)

[Description of Proposal](#)

[Parking Plan](#)

[Floor Plan](#)

[Landscape Plan](#)

[Lighting Plan](#)



MEMO – Fire Prevention Bureau

TO: Brooke Jones, Village Planner
FROM: Ronald S. Antor, Fire Inspector
CC: Andrew Jennings, Director of Community Development
Keith MacIsaac, Fire Chief
FPB File
DATE: November 7, 2017
SUBJECT: Proposed Ground Transportation Facility – 2160 South Foster Avenue – Plans received for review by the Fire Prevention Bureau, October 19, 2017.

The petitioner's proposal is for a Special Use Permit to operate a ground transportation facility. The Wheeling Fire Department has reviewed the submittals received related to the above referenced project and has the following comments:

Site Plan

1. The proposed plans show no changes to the existing site plan other than the parking of various sized vehicles, including stretch limousines. This parking is not clearly defined or shown on the petitioner's submittals. Due to the size of the vehicles to be stored on site there most likely is an impact on the Fire Department's ability to access the site.

Amm's Limousine Service Inc. – 2160 South Foster Avenue – Proposed ground transportation facility with outside storage of vehicles.

1. The petitioner's proposal is to operate a ground transportation facility utilizing the existing structure as their offices. The office functions would include corporate functions, accounting and a reservation/call center. The building is an existing B(Business) Use Group Occupancy as defined in the 2012 Edition of the International Building (IBC) and Fire Prevention Codes (IFC). There would be no change in Use Group for the petitioner's proposed use of the structure
2. There is no proposed remodeling shown for the existing building.

Based on the Fire Department's review of this project the following conditions of approval are recommended by the Fire Department.

1. The petitioner shall demonstrate that the proposed parking of their vehicles will not affect the Fire Department's ability to access the site.

At this time there are no other Fire Department comments related to the project as presented in the documents reviewed.

Amm's Limousine Service – 2160 Foster Avenue

Docket No. 2017-13 (Special Use-Site Plan Approval of a Large Ground Transportation Service)
Plan Commission Meeting – November 16, 2017



Existing conditions of subject property along Foster Avenue (looking northwest)

Amm's Limousine Service – 2160 Foster Avenue

Docket No. 2017-13 (Special Use-Site Plan Approval of a Large Ground Transportation Service)
Plan Commission Meeting – November 16, 2017



Existing conditions of rear of subject property (looking east)



October 5, 2017

The Village of Wheeling
2 Community Boulevard
Wheeling, IL 60090

Re: Special Use Permit
For: Amm's Limousine Service Inc
Location: 2160 S Foster Ave., Wheeling IL 60090

To Whom it May Concern:

Amm's has been located and doing business as a Corporate Car Service in Glenview, Illinois since 1942. We purchased the building located at 2160 S Foster Ave, Wheeling, IL because we would like to move our Corporate Office consisting of our Reservation/Call Center and Accounting Offices.

We have several vehicles that may be stationed at the 2160 S Foster while the AM and PM drivers change shift:

One Mercedes Sprinter Van
Two 8 Passenger Lincoln MKT Limousines (25 Feet in length)
Two Chevy Suburban SUV
Three Lincoln Sedans

These late model vehicles are licensed with the City of Chicago and State of Illinois. They are bonded and insured for 1.5 million dollars. The time the vehicles are on the road varies from day to day depending on what reservations we have. Our service area is Chicago and the surrounding suburbs but is primarily all of the North Shore and North Suburbs. Throughout the day the vehicles are in use and stationed in Chicago and at O'hare, Midway and Chicago Executive Airports. Vehicles will be parked in the back lot of the property between shifts or when a driver is on vacation.

Amm's employs 14 office employees and 14 Chauffeurs who work a variety of schedules consisting of AM and PM shifts and part-time and full time hours. The office is open seven days a week from 5:00 am to 10:00 pm. The AM shift consists of six office staff and six drivers and the PM shift is three office staff and six drivers.

Exhibit received October 18, 2017

We are herewith requesting that The Village of Wheeling review the Special Use Permit for Amm's Limousine Service, Inc. allowing it's Reservation Call Center and stationed vehicles to conduct business at the location: 2160 S. Foster Ave., Wheeling IL 60090.

Thank you for your consideration of our request. We look forward to hearing from you at your earliest convenience. Please direct requests for additional information or documents to Tony Douvlis (312)806-8682.

Respectfully submitted,
AMM'S LIMOUSINE SERVICE, INC.

A handwritten signature in black ink, appearing to read 'ANTONIOS A. DOUVLIS', written over a horizontal line.

ANTONIOS A. DOUVLIS
President

AMM'S LIMOUSINE SERVICE INC-EMPLOYEE & LIMOUSINE PARKING PLAN

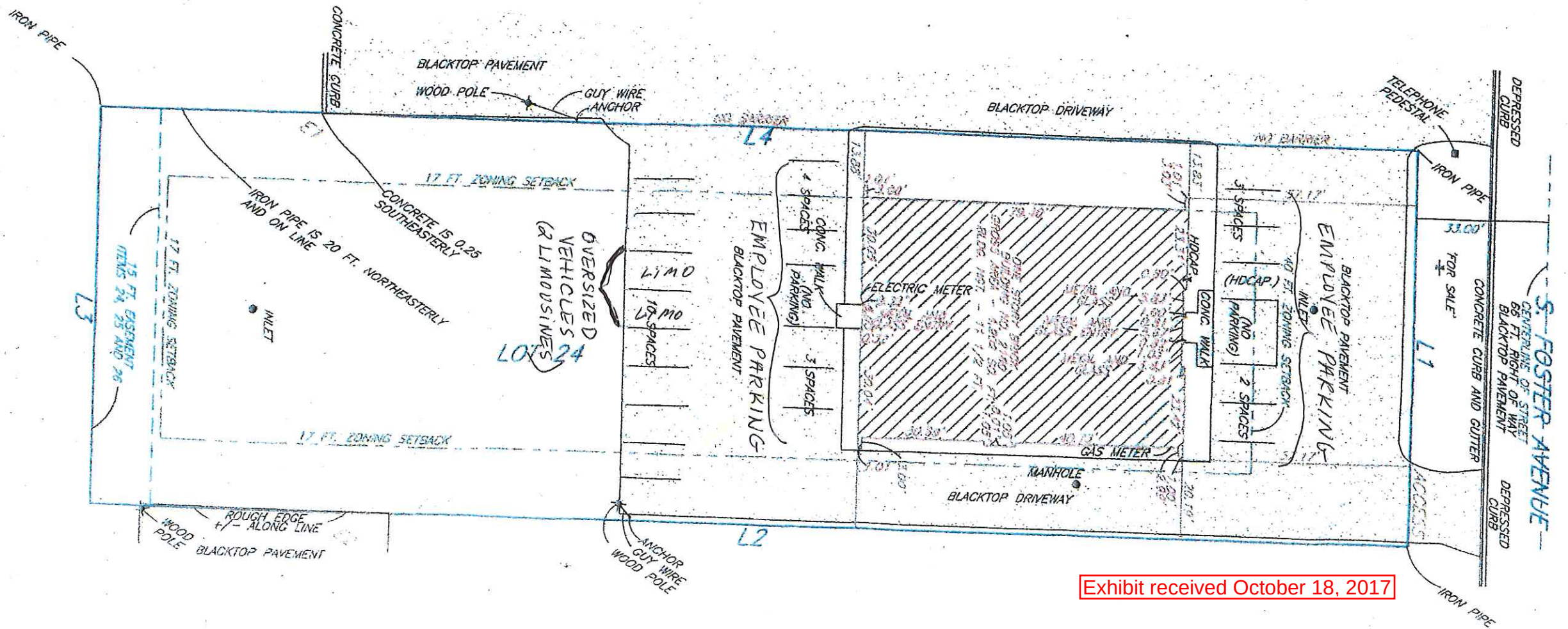
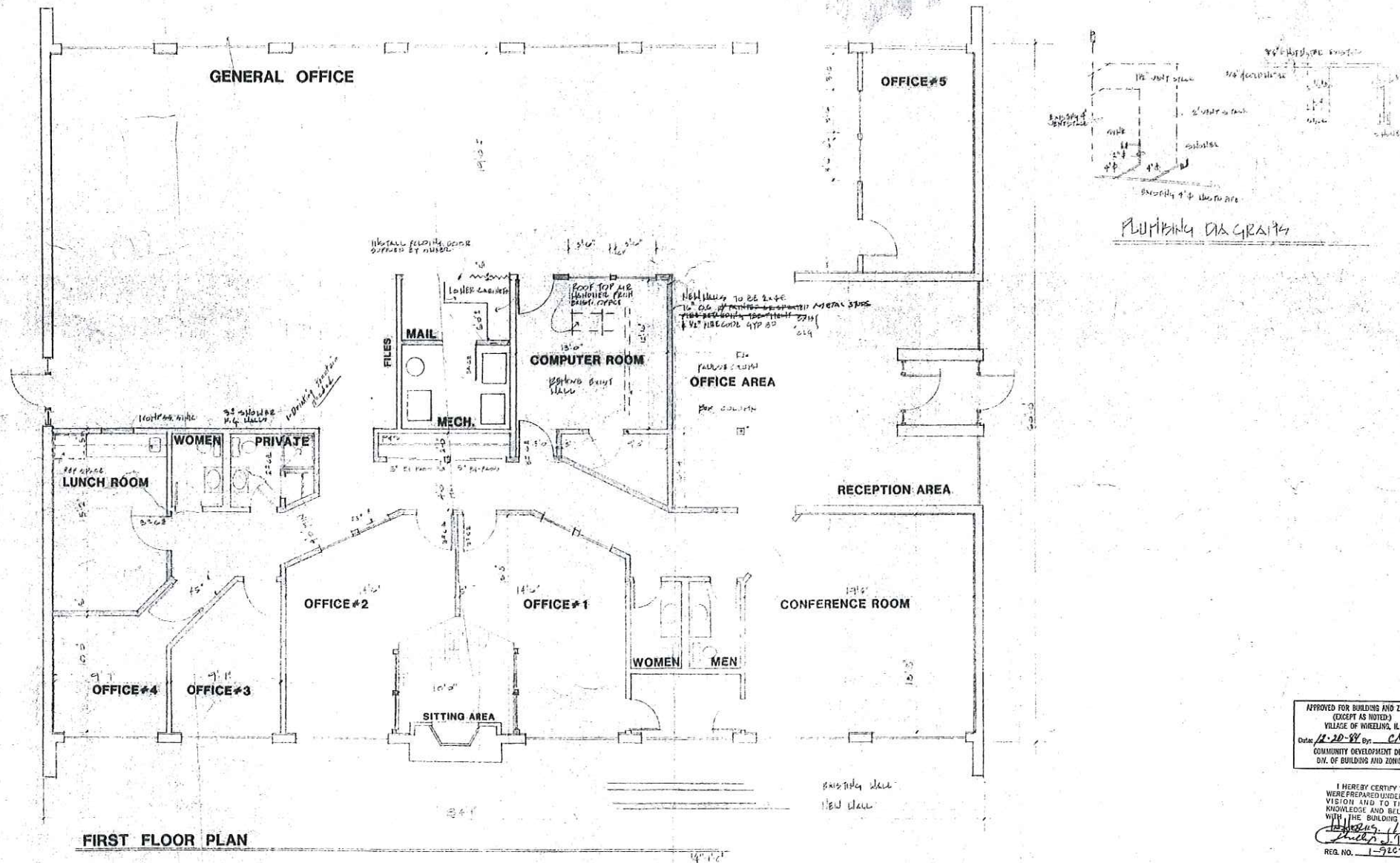


Exhibit received October 18, 2017

FLOOR PLAN - EXISTING FLOOR PLAN WITH NO CHANGES



PUMPING DIAGRAM

Applicant Copy

FIRST FLOOR PLAN

APPROVED FOR BUILDING AND ZONING
(EXCEPT AS NOTED)
VILLAGE OF WHEELING, IL
Date 11-20-88 by CK
COMMUNITY DEVELOPMENT DEPT.
DIV. OF BUILDING AND ZONING

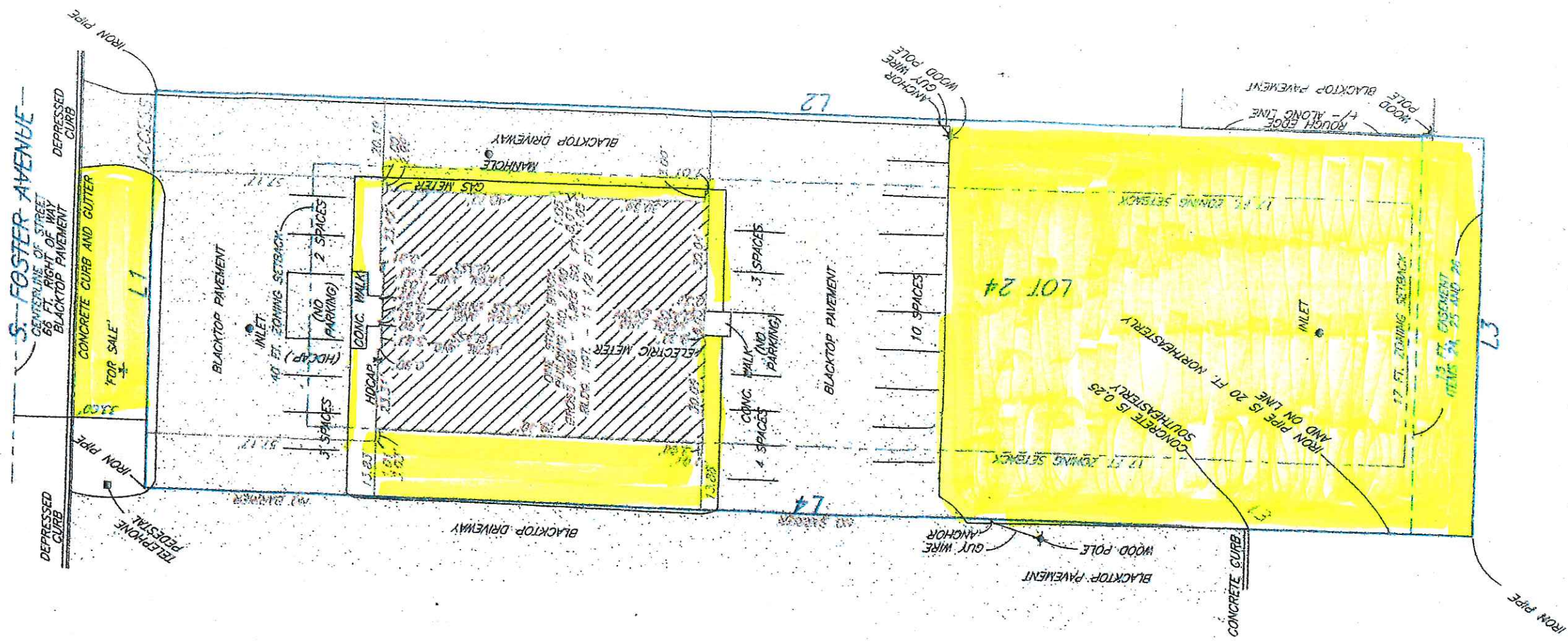
I HEREBY CERTIFY THAT THESE PLANS
WERE PREPARED UNDER MY DIRECT SUPER-
VISION AND TO THE BEST OF MY
KNOWLEDGE AND BELIEF THEY COMPLY
WITH THE BUILDING ORDINANCES OF
Wheeling, IL
REG. NO. 1-5107

PHILLIP J. RILEY
- ARCHITECTS -
9650 W. 194th STREET
MOKENA, IL. 479-2990

TEDRO ASSOCIATES
DEC 18 1988

Exhibit received October 18, 2017

5. LANDSCAPE PLAN - EXISTING GRASS + SHRUBS STAY AS IS.



6. LIGHTING PLAN- EXISTING LIGHTING STAY AS IS.

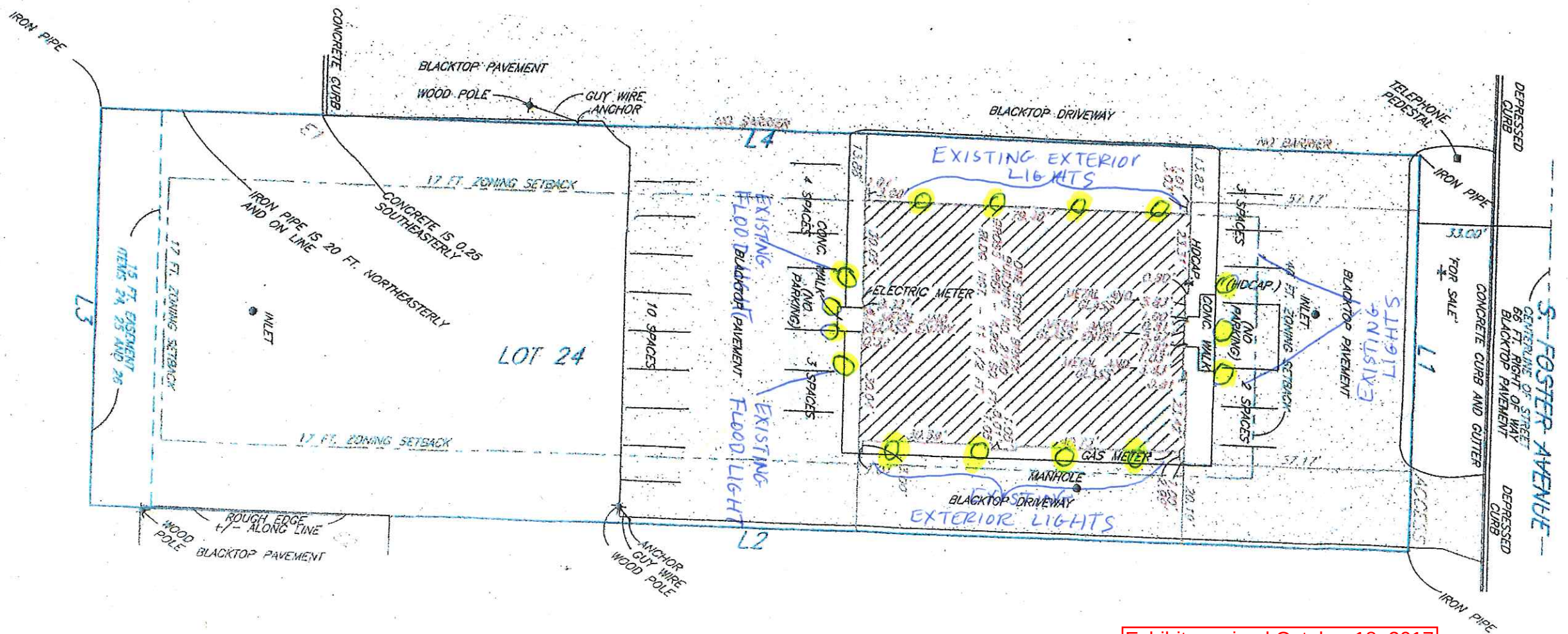


Exhibit received October 18, 2017

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

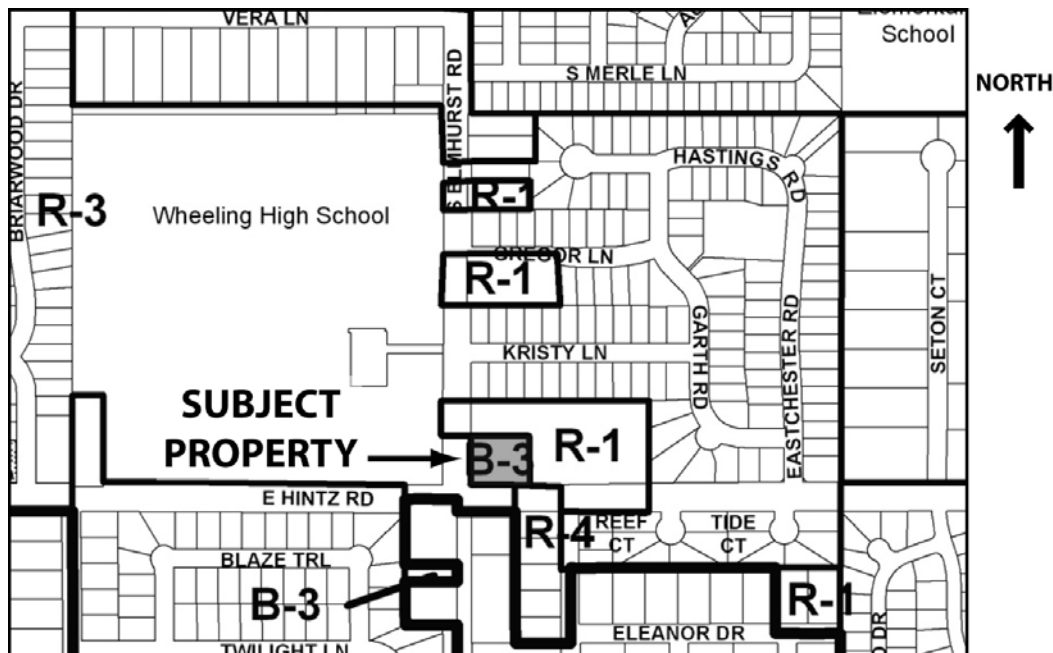
RE: **Docket No. 2017-14**
Stay Fit 24
45 Huntington Lane
Special Use-Site Plan Approval for a Health Club

DATE OF REPORT: November 8, 2017

DATE OF MEETING: November 16, 2017

PROJECT OVERVIEW: The petitioner is seeking special use and associated site plan approval to establish a health club at the property currently occupied by Family Video.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant Name: Brent Conley, Highland Ventures LTD

Property Owner Name: KAH II, LLC

Common Property Address: 740 W. Hintz Road

Common Location: Located on the northeast corner of Elmhurst and Hintz Roads.

Neighboring Property Land Use(s): North: Institutional (Lexington)
West: Institutional (High School)
South: Single-Family Residential & Commercial
(Prospect Heights)
East: Institutional (Lexington)

Comprehensive Plan Designation: Commercial

Property size: 33,525 sq. ft. for the property
5,866 sq. ft. for the entire building
3,424 sq. ft. for the subject unit

Existing Use of Property: retail

Proposed Use of Property: Heath Club and retail

Existing Property Zoning: B-3 General Commercial and Office District

Previous Zoning Action on Property:

2010-8 Ord. No. 4517, passed 4/19/2000, granted approval of zoning variations related to rear setback, side setback, and parking setback.
PC 10-6 Ord. No. 4518, passed 4/19/2010, granted site plan and appearance approval of a retail video store.

DESCRIPTION OF PROPOSAL

The applicant, Highland Ventures, is the parent company of Family Video and Stay Fit 24. The applicant plans to subdivide the building currently occupied by Family Video into two units, one to be occupied by a downsized Family Video and the other to be occupied by a new tenant, Stay Fit 24. No zoning action is required for the interior modifications to Family Video, a retail establishment. However, the establishment of Stay Fit 24 first requires special use approval for a health club.

Stay Fit 24 is a twenty-four hour health club that plans to occupy slightly more than half of the existing building. A typical Stay Fit 24 business employees a total of 3 to 6 people. During peak business hours (Monday and Tuesday, 4-8pm), 2 employees and 10 to 15 fitness members are anticipated.

No site modifications are proposed. A second building entry on Hintz Road is required for the subdivision of the building.

SITE PLAN REVIEW

Scale of Site Plan: 1" = 20 feet

General site layout: No modifications to the site are proposed. Full vehicular access to the property is provided at Hintz Road and Elmhurst Road.

Floor Plan: The building subdivision will result in two tenant spaces. The health club will occupy 3,424 sq. ft. The health club floor plan includes a large open workout area with machines and free weights, a yoga/spin room, and reception area.

Elevation Plan: An elevation rendering is provided to show the proposed installation of a second building entry. The new entry will be for Family Video. The existing entry will be for the new health club. The signs shown on the elevation plan are not for review at this time. The new door will match the material and finish of the existing entry door.

Ownership: No change in ownership is anticipated.

Total Number of Parking Spaces: There are 37 existing parking stalls. The downsized Family Video store will require parking at a ratio of 1 stall per 1,000 sq. ft., which equates to 9.8 stalls. The parking requirement for the proposed health club is 1 stall per employee plus 1 stall for every 2 clients at maximum capacity. Based on a maximum anticipated capacity of 15 clients and 2 employees, the parking requirement for the business is 9.5 stalls. Therefore, the parking lot would have a surplus of 17 stalls. The proposed use meets the parking requirements of the Zoning Code.

Bicycle parking: There are existing bicycle racks on the sidewalk in front of the existing building entrance.

Trash: No changes are proposed. The existing trash enclosure is located at the northwest corner of the site.

Site Lighting: No changes are proposed.

Landscaping: No changes are proposed. The existing landscaping for the property includes mature shrubs and some mature trees that line the perimeter of the parking lot and parking islands with decorative grasses and drought tolerant perennial flowers.

Landscape Irrigation: The existing site is irrigated.

STANDARDS FOR SPECIAL USE

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

1. State why the Special Use is necessary for the public convenience at the proposed location.
“Stay Fit 24 is a 24 hour fitness center that specializes in one-on-one, and small group personal training. We are able to have in immediate and lasting effect on lowering obesity in the communities we serve.”

Access to the facility will be convenient to clients who live or work along the Elmhurst Road and Hintz Road corridors. The proposed business may also benefit the adjacent retail business.

2. State how the Special Use will not alter the essential character of the area in which it is to be located.

“The special use of Stay Fit 24 will not alter the essential character of the area, neighborhood or shopping center. The proposed use will require a new entrance for Family Video (existing retail) constructed in similar character of existing center. A fitness use (business) is generally a permitted use in many Retail Zoned Areas. Proposed consumer behavior (Stay Fit 24) will be consistent with existing consumer behavior (Family Video).”

The proposed health club will be located in an existing retail building. The proposed use compliments the adjacent retail use on site and the surrounding commercial, institutional, and residential uses.

3. State how the location and size of the Special Use, the nature and intensity of the operation involved in or conducted 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 not impede the normal, appropriate and orderly development of the district in which it is to be located and the development of surrounding properties.

“Stay Fit opened its first facility in May of 2008. Since that time we have served our clients from the neighborhoods in which we occupy. We operate 12 facilities in the Midwest. Those facilities range in size from 2,350 sq. ft. to 4,200 sq. ft. Our use does not impede the normal, appropriate and orderly development of the district. Nor will it have an adverse impact on surrounding properties. Stay Fit 24 will make a great compliment to Family Video’s flow of business. Stay Fit 24’s peak business is Monday and Tuesday typically between the hours of 4pm to 8pm. Family Video’s peak business is typically Friday and Saturday between the hours of 4pm and 8pm. Stay Fit 24’s regular business activity will not create noise, odor, smoke or light that will adversely affect other properties.”

The existing parking is adequate for the shared use among the proposed health club and retail video store. Due to the relatively low number of clients and employees, there will be very low impacts on traffic in the vicinity. Moreover, there is very good vehicular access to the parking lot.

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.

“Existing building, walls, fences and landscape will remain the same. As mentioned in #2 above, a new entrance for Family Video will be constructed in similar character of existing center. The proposed demised space will not discourage appropriate

development and use of adjacent land and buildings, and will not impair the values thereof. Stay Fit 24's essential offering is that of a retail sale and/or service business complementing the existing use."

Besides the additional building entrance, no other exterior modifications are proposed. The existing building, screening, and landscaping, is adequate for the proposed use.

5. State how the parking areas will be of adequate size for the particular use, properly located and suitably screened from adjacent 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.

"Existing parking areas for the proposed use are adequate in size, are properly located and suitably screen from adjacent residential use. With a majority of our gyms currently in operation, the traffic less than the traffic generated from Family Video. Special use will not generate such traffic causing congestion nor will the use access the site through residential streets. Friday and Saturday averages 45 member visits for the entire 24 hour period. Sunday through Thursday average 85 member visits for an entire 24 hour period with Monday's averaging 100 visits."

No change to the existing parking lot is proposed. There is adequate parking for the shared use among the proposed health club special use and permitted retail use.

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.

"The property owner has requested the special use permit due to market opportunities. If a special use permit is not granted, the fitness center would not be able to open."

Special use approval is required for a health club. Without special use approval, the building could be subdivided for other permitted uses, such as retail and office.

STAFF REVIEW

Fire Department Review: The Fire Department has submitted a comment memo dated November 7, 2017. A condition of approval regarding installation of sidewalk for the new rear building exit is recommended and has been added to the motion. Staff believes this issue can be addressed at building permit.

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

Staff Recommended Action: Prior to recommending approval of the proposed special use for a health club, staff suggests the Plan Commission the Fire Department's recommended condition of approval regarding a rear sidewalk.

PROPOSED MOTION

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of special use and associated site plan approval for a health club, an appropriate motion would be to:

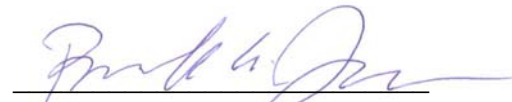
Recommend approval of Docket No. 2017-14, Special Use-Site Plan Approval as required under Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit a Health Club in accordance with the following plans submitted on October 19, 2017 (except as noted) for Stay Fit 24, to be located at 740 W. Hintz Road, Wheeling, Illinois:

- Project Description,
- Demolition Plan, 10.24.2017,
- Building Floor Plan, 10.24.2017,
- Elevation Plan, and
- Existing Site Plan.

And with the following condition of approval:

1. The building permit plans shall include a new sidewalk for exit access between the new exit at the rear of the building and the front parking lot.


Andrew C. Jennings, AICP
Director of Community Development


Brooke A. Jones
Senior Planner

Attachments:

[Fire Department comments 11.07.2017](#)

[Photos of existing conditions \(staff\)](#)

[Project Description](#)

[Demolition Plan](#)

[Building Floor Plan](#)

[Elevation Plan](#)

[Existing Site Plan](#)



MEMO – Fire Prevention Bureau

TO: Brooke Jones, Village Planner
FROM: Ronald S. Antor, Fire Inspector
CC: Andrew Jennings, Director of Community Development
Keith MacIsaac, Fire Chief
FPB File
DATE: November 7, 2017
SUBJECT: Proposed Fitness Center – Stay Fit 24 – 740 West Hintz Road – Plans received for review by the Fire Prevention Bureau, October 20, 2017.

The petitioner's proposal is to subdivide an existing single tenant building into two tenant spaces with separate businesses. The Wheeling Fire Department has reviewed the submittals received related to the above referenced project and has the following comments:

Site Plan

1. The proposed plans show no changes to the existing Fire Department access to the site.

Stay Fit 24 – 740 West Hintz Road – Proposed conversion of an existing single story, single tenant space structure into a two tenant space structure.

1. The petitioner's proposal is to subdivide an existing M(Mercantile) Use Group Occupancy building into a mixed-use occupancy consisting of two tenant spaces, with one tenant space remaining a M(Mercantile) Use Group Occupancy and the new tenant space being an A-3 (Assembly) Use Group tenant space as defined in the 2012 Edition of the International Building Code (IBC) and Fire Prevention Codes (IFC).
2. The building for the proposed project will require modifications to the existing automatic fire sprinkler system protection.
3. The building for the proposed project will require modifications the existing fire alarm system.
4. All construction related to the buildings proposed remodeling would need to comply with the Village's Building and Fire Prevention Codes (2012 Editions of the International Building Code & International Fire Code – with amendments). This review is not a complete review of those buildings for code compliance.

Ms. Brooke Jones

SUBJECT: Proposed Fitness Center – Stay Fit 24 – 740 West Hintz Road – Plans received for review by the Fire Prevention Bureau, October 20, 2017.

November 7

Page 2

Based on the Fire Department's review of this project the following conditions of approval are recommended by the Fire Department.

1. A new sidewalk for exit access shall be provided between the new exit at the rear of the building to the front parking lot.

At this time there are no other Fire Department comments related to the project as presented in the documents reviewed.

Stay Fit 24 – 740 W. Hintz Road
Docket No. 2017-14 (Special Use-Site Plan Approval of a Health Club)
Plan Commission Meeting – November 16, 2017



Existing conditions of subject property along Hintz Road (looking north)

Stay Fit 24 – 740 W. Hintz Road
Docket No. 2017-14 (Special Use-Site Plan Approval of a Health Club)
Plan Commission Meeting – November 16, 2017



Existing conditions of parking lot (looking west)

Stay Fit 24 – 740 W. Hintz Road
Docket No. 2017-14 (Special Use-Site Plan Approval of a Health Club)
Plan Commission Meeting – November 16, 2017



Existing conditions of trash enclosure (looking north)

STAY FIT 24 is a division of Highland Ventures, Ltd.

Stay Fit 24 is a fitness studio specializing in fitness, health and wellness. With 13 locations in the Midwest, hope to open a new facility in Wheeling, IL. Our leadership team has more than 60 years of professional experience in developing and implementing fitness programs tailored to our client's specific needs.

Our mission is to provide a friendly, convenient, value driven experience for our members to get fit faster and stay fit longer. Our nationally certified Personal Fitness Trainers are committed to educating, guiding, and encouraging each member to achieve their health and fitness goals and actively support local events within the community.

In May of 2008, Family Video embarked on a new fitness journey and introduced Stay Fit 24. The 24-hour key card concept was launched in South Bend, Indiana with a modest 2,400 sq. ft. fitness facility. Allowing gym members to control their own work-out schedules with 24-hour availability, in a clean, safe environment. Treadmills, free weights, and brand new state-of-the-art equipment were first taken advantage by our Family Video members, and quickly spread throughout the rest of the community.

Stay Fit 24 is one of 6 companies under the Highland Ventures, Ltd. We are growing our brand through a diverse mix of retail and commercial businesses.

Family Video
Stay Fit 24
Marco's Pizza
Digital Doc
Highland Pure Water & Ice
Legacy Properties

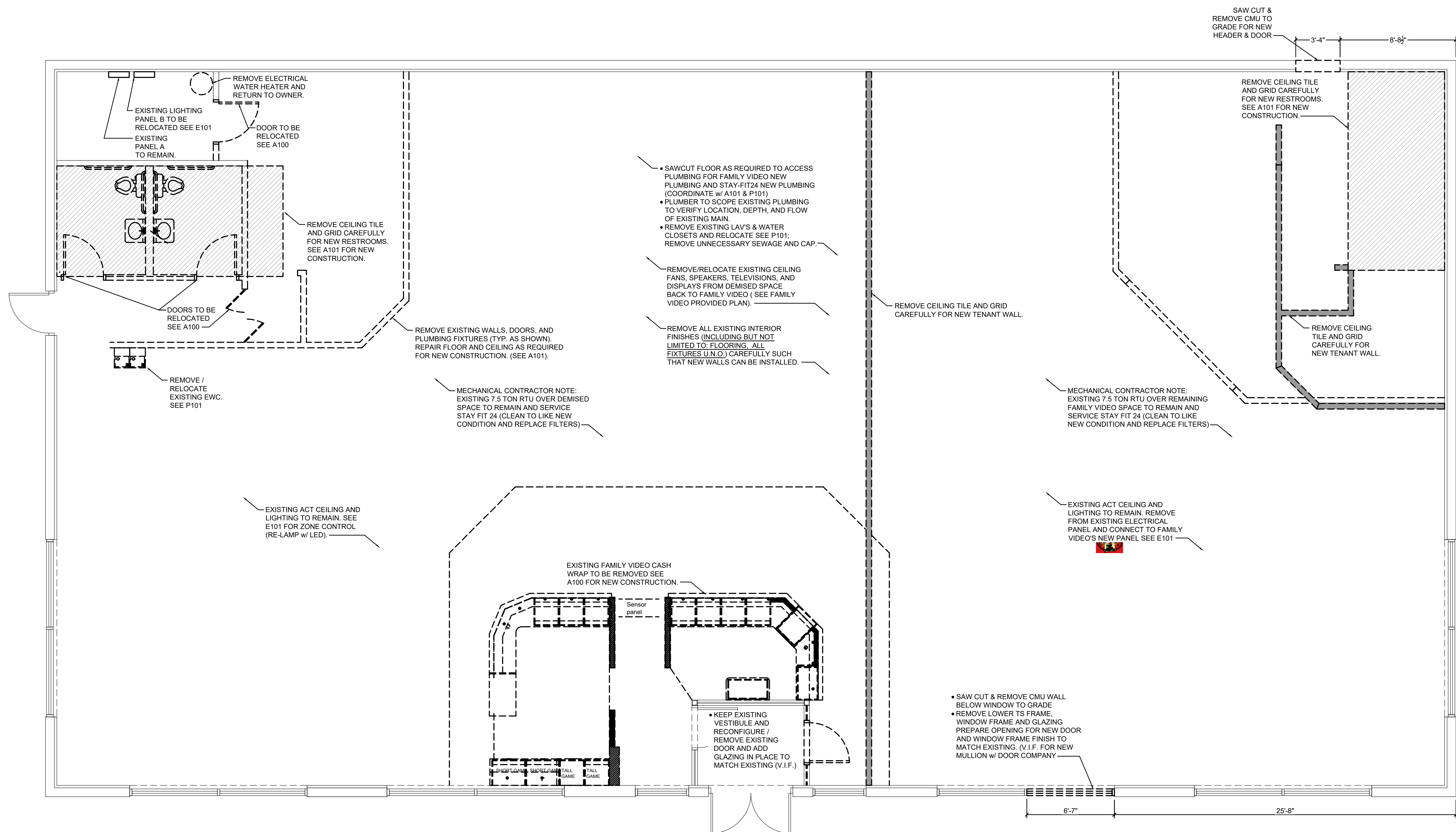
Each Stay Fit 24 location offers you the convenience of working out whenever you like, day or night in a state-of-the-art facility. Your comfort and safety are important to us so we maintain clean, non-judgemental environments with 24 hour monitored security.

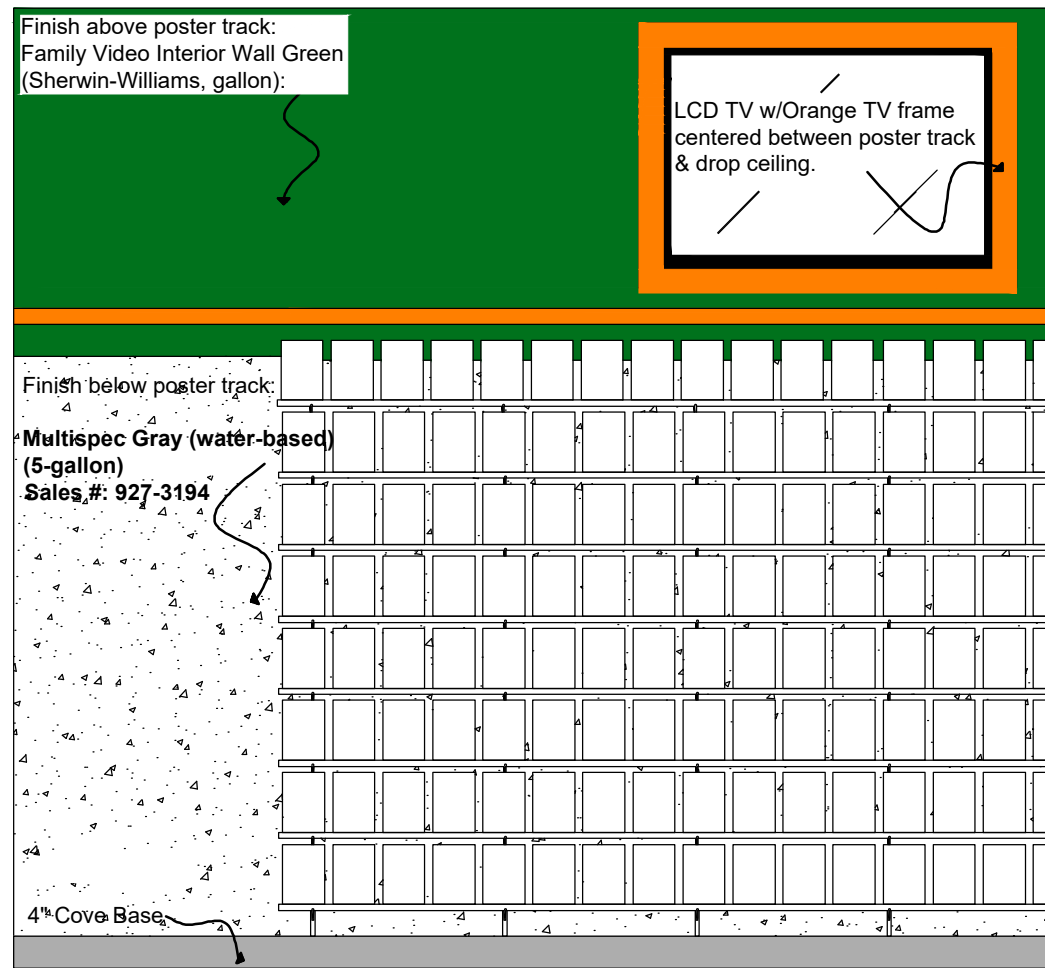
Every Stay Fit 24 location provides:

- No contracts
- No cancellation fees
- No hidden fees
- Affordable family rates
- 24 Hour Secure Access
- Friendly Nationally Certified Personal Trainers
- Free Exclusive **Day1** Coaching
- Free Personal Training Session
- Free Towel Service
- Police, Fire, EMT Discounts

A typical Stay Fit 24 employees 3-6 employees; 1 Full Time Manager, 1 Full Time Personal Trainer, 1-2 Part Time Personal Trainers and 1-2 Part Time Customer Service Representatives.

Peak business hours are generally Monday or Tuesday between the hours of 4pm – 8pm. During this time we will have a staff of 2 individuals and have 10 – 15 fitness members fluctuating in and out during that same timeframe.





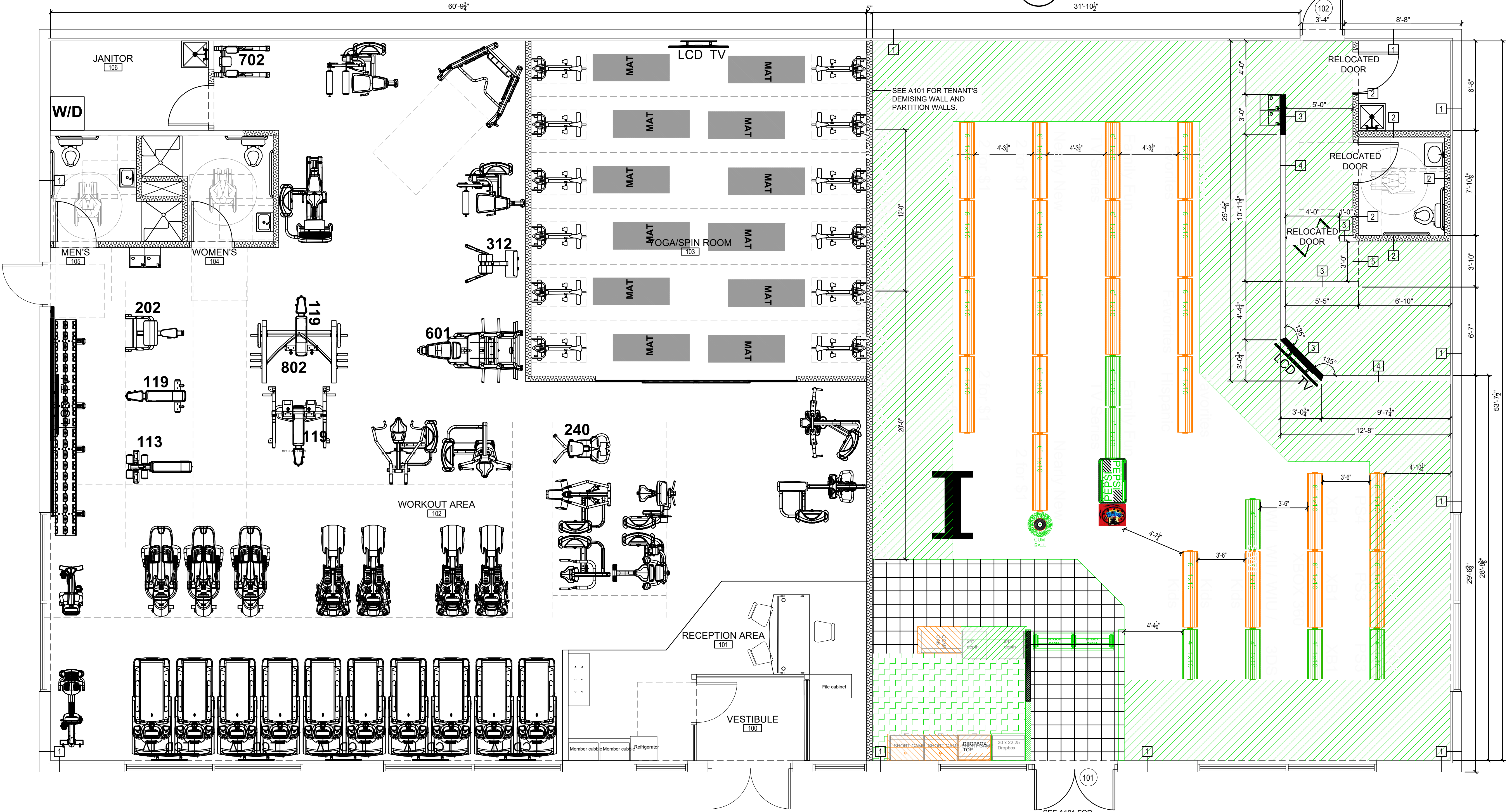
Product Base
A97T1254-Duration
Codes:
W1 = White
B1 = Black
G2 = Green
L1 = Blue
N1 = Brown
Y3 = Deep Gold
Y = Ounce

8th bracket 5 open slots above top bracket
7th bracket 7 open slots between brackets
6th bracket 7 open slots between brackets
5th bracket 7 open slots between brackets
4th bracket 7 open slots between brackets
3rd bracket 7 open slots between brackets
2nd bracket 7 open slots between brackets
1st bracket placed in bottom two slots 72" standard 4-1/2" A.F.F.

Standard 8 SHELVES

FAMILY VIDEO SHELF ELEVATION& PAINT SCHEDULE

3
A100
SCALE: N.T.S.
31'-10 1/2"



FAMILY VIDEO PAINT SUPPLY LIST		
(Account# 5646.7155.3, Updated 12/17/2015)		
The Sherwin-Williams Company 1730 South 6th Street Springfield, IL 62703 Phone: 217-544-9835 Fax: 217-544-3219		
*MULTISPEC WaterColors [GRAY] 996000-998999 (5 gallon) Call the shop: (617) 904-9070		
DESCRIPTION:	SALES#/REX#:	SIZE:
Family Video Interior Wall Green		Gallon
W1 - 16/32, 1/128 R1 - 4V, 4/32 G2 - 4V, 31/32, 1/64 L1 - 50/32 N1 - 48/32, 1/64 Y3 - 24/32		
Product Base A97T1254 Duration		
Codes: W1 = White B1 = Black G2 = Green L1 = Blue N1 = Brown Y3 = Deep Gold Y = Ounce		
Tower Bronze R1-2y46 R3-2y46 Y3-2y48 G2-4/32	A84754	Gallon
Family Orange R4-4y	B42Y37	Gallon
Gray Trim R1-1y R2-4/32 Y3-18/32	B42W111	Gallon
Formica Green R1-1y L1-2y23 G2-3y W1-10/32 Y3-2y	B68T104	Gallon
Exterior Red W1-50/32 R1-4y R2-8y	A89T154	Gallon
Gray Drywall Primer Pro Max 200 primer R1 Black 4 ounces per gallon	B28w2600	Gallon
Exterior Green R1-61/32 L1-4y60 W1-28/32 Y3-2y54	B42T104	Gallon

THIS SHEET ONLY	
Wall Types	
1	EXISTING WALL TO REMAIN. (SEE FINISHES ABOVE)
2	3 5/8" METAL (20 GA.) @ 16" O.C. W/ 5/8" GYP. BD. BOTH SIDES FROM FLOOR TO STRUCTURE ABOVE W/ SOUND ATTENUATING INSULATION IN CAVITIES.
3	3 5/8" METAL (20 GA.) @ 16" O.C. W/ 5/8" GYP. BD. BOTH SIDES FROM FLOOR TO STRUCTURE ABOVE.
4	3 5/8" METAL (20 GA.) @ 16" O.C. W/ 5/8" GYP. BD. BOTH SIDES FROM FLOOR TO 6'-0" CAP WITH GYP BD.
5	3 5/8" METAL STUD SOFFIT DROP FROM CEILING TO 8'-0" AFF. 5/8" GYP BD ON ALL EXPOSED SIDES.

CONTRACTOR NOTE :
ON FAMILY VIDEO SIDE OF DEMISING
• WALL CONTRACTOR IS RESPONSIBLE FOR PRIMING ALL THE NEW WALLS INCLUDING RESTROOMS AND GETTING THE SHELVING, POSTER TRACK, & ANY TV'S BACK UP (AS QUICKLY AS POSSIBLE). SHELVING ALONG THE DEMISING WALL, INSIDE AND OUTSIDE OF THE NEW ADULT ROOM (WHEN SHOWN).
• FAMILY VIDEO WILL INSTALL THE CASH WRAP, COUNTER & LOCAL ELECTRICIANS TO BID ON RELOCATING THE ELECTRICAL & WILL BE HANDLED INDEPENDENTLY OF THE MARCO'S BID

1 A100 FAMILY VIDEO T.F.P. SCALE: 3/16"=1'-0"

Exhibit received October 24, 2017

ARCHITECTURAL OFFICE OF
GLENN R. RAHN - AIA

7580 48th Street, S.E.
Grand Rapids, MI, 49512
P. 616.634.2253
Glenn@rdc-llc.com

740 W Hintz Rd
Wheeling, IL 60090

Stay Fit 24

HIGHLAND VENTURES LTD.

DATE 07.05.2017
ISSUED FOR: REVIEW
08.22.2017
REV'D

LICENSED ARCHITECT
GLENN R. RAHN
001021236
STATE OF ILLINOIS

THIS DRAWING IS THE
SOLE PROPERTY OF
RETAIL DESIGN
CONSULTANTS LLC AND IS
A COPYRIGHTED
DOCUMENT AND IS NOT
TO BE USED OR
REPRODUCED WITHOUT
WRITTEN CONSENT.

A100

B
1 Front Building Elevation
Scale: 1/16"=1'

Exhibit for Building Elevation Changes
(not for sign review)



B
2 Sign Detail - Dimensions
Scale: 1/2"=1'

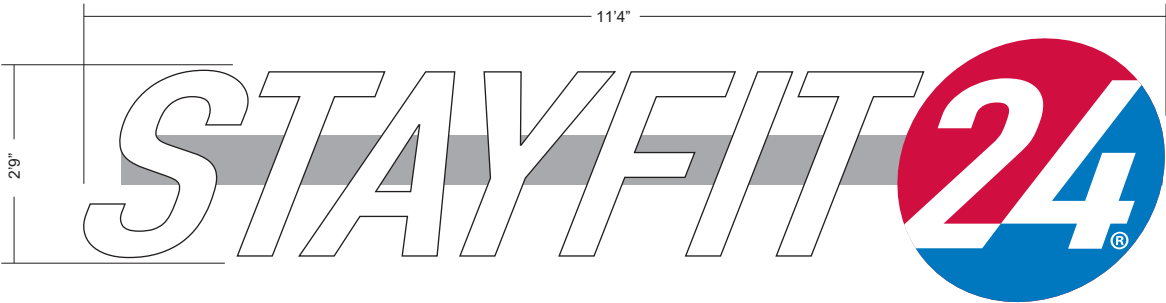


Exhibit received October 19, 2017

Customer / Job Site

STAYFIT 24

740 W Hintz
Wheeling, IL 60090

Scope of Work

Wheeling, IL -
Furnish and Install
New Location
Signage - OPT.2

**B. (Qty 2) Stay Fit
Channel Letter Sets**

- Overall Size
11'4"w x 2'9" w
- Raceway mounted,
painted to match
building
- See attached spec
sheet for additional
details

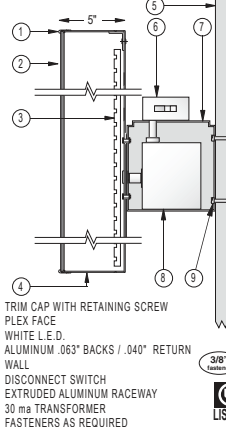
**31
Sq. Ft.**

EACH

**3/8"
fastener**

- (Qty 2) Family Video
Channel Letter Sets
to be Removed from
Vestibule
- One (1) Family Video
Channel Letter Set to
be Relocated on
Building

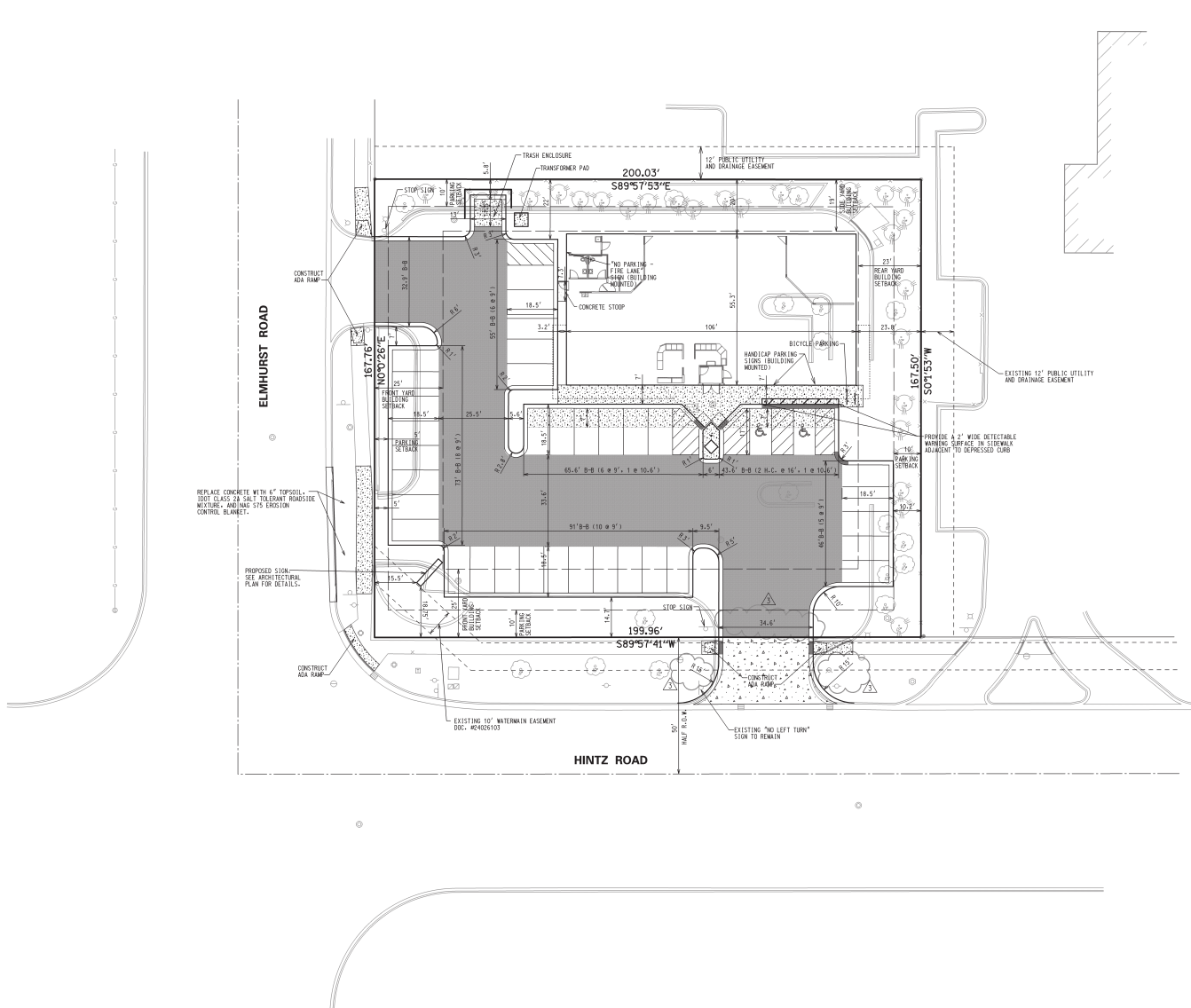
RACEWAY-MOUNTED CHANNEL LETTERS
I.E.D. ILLUMINATION



ACE SIGN CO.

This design belongs to the ACE SIGN CO. and becomes the property of the customer only upon completion of an order, and is otherwise not to be used in whole or in part without written permission of ACE SIGN CO. • 2540 S. 1ST ST. • SPRINGFIELD, IL 62704 • 217 522-8417

JOB#: 92145.2 **PROOF DATE:** 09/21/17 **SCALE:** VARIES: See Drawings
designed by: PM/go ☐ APPROVED AS/IS ☐ APPROVED W/ CHANGES ☐ RE-DRAW W/ CHANGES



- NOTES:
1. ALL CURB & GUTTER TO BE 0-6.12 REVERSE PITCH, UNLESS NOTED OTHERWISE.
 2. ALL PAVEMENT DIMENSIONS ARE TO BACK OF CURB, UNLESS NOTED OTHERWISE.
 3. BUILDING DIMENSIONS SHOWN HERE FOR REFERENCE AND SHOULD BE VERIFIED WITH ARCHITECTURAL PLANS.
 4. PARKING LOT STRIPING SHALL BE 4" YELLOW PAINT.
 5. SEE SHEET 03 FOR TYPICAL PAVEMENT SECTIONS.
 6. DISTURBED GREENSPACE AREAS IN THE HINTZ ROAD R.O.W. SHALL BE RESTORED WITH SOD.

LEGEND

- DEPRESSED CURB
- CURB & GUTTER
- HEAVY DUTY PAVEMENT (FIRE LANE)
- REGULAR PAVEMENT (AUTO PARKING AREA)
- CONCRETE PAVEMENT / SIDEWALK

SIGN LEGEND:

- ① STOP R1-1 30" x 30"
- ② RESERVED PARKING R20-1 8200 PNE RT-8
- ③ NO PARKING R8-31

Exhibit received October 19, 2017

GEOMETRIC PLAN		FAMILY VIDEO		WHEELING, ILLINOIS	
CONSULTING ENGINEERS		SITE DEVELOPMENT ENGINEERS		LAND SURVEYORS	
9525 W. Higgins Road, Suite 700, Chicago, IL 60631		Phone: (847) 694-4000 Fax: (847) 694-4005		FAX: (847) 694-4005	
FILENAME: 86geom.dgn		DATE: 05/05/10		JOB NO. 6286	
SHEET GM		5 OF 15		REMARKS	
NO. DATE		REMARKS		REMARKS	
3 08/04/10 PER COOK COUNTY HWY DEPT. MWD					
2 06/25/10 PER MWD					
1 05/25/10 PER DOT, WHEELING COMMENTS					

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, October 26, 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 and Ron Antor, Fire Inspector.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS

Ms. Debra Wilson came forward. Ms. Milluzzi explained the Village's rules require signing in prior to the start of the meeting. Ms. Wilson requested under Robert's Rules of Order that the Chairman allow her to speak. Chairman Ruffatto did not grant her permission.

6. CONSENT ITEMS

- A) [Docket No. SCBA 17-38](#)
T-Mobile
1053 Lake Cook Road
Appearance Approval of a Wall Sign
- B) [Docket No. SCBA 17-39](#)
Hi Auto
116 McHenry Road
Appearance Approval of a Wall Sign

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

Approve Docket No. SCBA 17-38 to grant appearance approval for the wall sign in accordance with the sign plans submitted October 12, 2017, on behalf of T-Mobile, located at 1053 Lake Cook Road, Wheeling, Illinois.

Approve SCBA 17-39, granting appearance approval for a wall sign as indicated in the sign plan

submitted by October 19 2017, by Hi Auto, located at 116 McHenry Road, 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.

7. ITEMS FOR REVIEW

- A)** Docket No. 2017-12
Consolidated Commercial Properties, LLC
212-224 S. Milwaukee Avenue
Variation from Title 19, Zoning, Related to Residential Use on the First Floor

See Findings of Fact and Recommendation for Docket No. 2017-12.

Commissioner Johnson moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2017-12, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.06 Commercial Districts, Section 19.060.010 Commercial District General Requirements, Section B General Use Standards, #3(a) and associated sections to allow for residential use by the owner or operator of the premises in a single unit (Unit G) on the first floor of the existing office development at 212-224 S. Milwaukee Avenue.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Johnson to close Docket No. 2017-12. The motion was approved by a voice vote.

8. APPROVAL OF MINUTES – October 12, 2017

Commissioner Powers moved, seconded by Commissioner Blinova to approve the minutes dated October 12, 2017 as presented. The motion was approved by a voice vote.

9. OTHER BUSINESS

Ms. Jones announced the holiday schedule for the months of November and December. The meeting dates have shifted to the first and third Thursdays of each month. There will be a meeting on November 2. Chairman Ruffatto and Commissioner Dorband will not be attending the November 2 meeting. .

Ms. Jones referred to a special informational and education workshop for the Plan Commission. She suggested holding the workshop on November 30th. The workshop is held every few years. It would be beneficial for some of the new Plan Commissioners but also a good reminder for some of the veteran Plan Commissioners.

Chairman Ruffatto took a poll for availability on November 30th.

Commissioner Johnson: available
Commissioner Blinova: available
Chairman Ruffatto: available
Commissioner Dorband: available
Commissioner Kalis: available
Commissioner Creech: available
Commissioner Powers: available

Additional details to be provided.

Chairman Ruffatto announced the November meeting dates as November 2, 16 and 30. The December meeting dates are December 7 and 21.

Commissioner Johnson questioned the status on the Whitley. He felt work came to a halt. Ms. Jones explained things were on hold for a little while for personal reasons.

Commissioner Dorband gave kudos to Rich Richardson who was very active in giving CPR to one of the referees at the high school and saved his life. He also participated in the Wounded Warrior benefit.

Chairman Ruffatto referred to activity at the gas station located at Dundee and 83. The store is open but they are not pumping gas.

Chairman Ruffatto didn't think there was activity at the deli in Lexington. Ms. Jones was unsure if they had their application. They are working toward opening.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Powers to adjourn the meeting at 7:24 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 11.10.2017
FOR APPROVAL ON 11.16.2017**

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: Docket Nos. 2017-12
Consolidated Commercial Properties, LLC
212-224 S. Milwaukee Avenue
Variation from Title 19, Zoning, Related to Residential Use on the First Floor

Edward Chrzastowski, owner, is seeking a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.06 Commercial Districts, Section 19.060.010 Commercial District General Requirements, Section B General Use Standards, #3, and associated sections to allow residential use on the first floor of the property at 224 S. Milwaukee Avenue, an existing office building in the B-3 General Commercial and Office District

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

Commissioner Powers read the following statement aloud.

A zoning variation is intended to be a method of adjustment to equalize regulations where Title 19 of the Village of Wheeling (Zoning) has created an unnecessary hardship. A variation is designed to allow affected property owners the same rights and privileges that others enjoy in the same zoning district. In order to be granted a variation a 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 their individual situation is unique or unusual. Prior to the public hearing the petitioner provides written statements meant to show that their request for variation 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 from the petitioner were part of the public record.

Ms. Jones explained that a Zoning Variation is requested to allow for a residential unit on the first floor in the B-3 Commercial District. The Code requires any residential uses in the B-3 to be above the first floor and to be occupied by the property owner or operator. The proposed variation is to allow the residential use on the first floor. The petitioner has confirmed that it will be occupied by an owner or operator. Additional personal details about the resident do not need to be disclosed. Confirmation of the owner or operator will be required at occupancy.

Mr. Edward Chrzastowski, 3480 Ceral Drive, Northbrook was present and sworn in.

Mr. Chrzastowski explained he was requesting approval to convert one of the office units (620 square feet) into a residential suite. They would like to have the ability to be onsite if needed for 24 hours or more. It would also help with their situation with parking. If it is made into a residential unit there would be one vehicle for the space rather than allocating 2 or 3 spaces for an office suite.

Mr. Chrzastowski reported they had provided everything for the standards of variation. He felt everything was addressed.

Chairman Ruffatto opened the discussion to the public.

From the audience, Marianne Sacharaus, 410 Highland Avenue was sworn in. Ms. Sacharaus wanted to make sure it would be the owner occupying the residential space. Ms. Milluzzi explained the Code requires that the person living in the unit has to either be the owner or the operator of the business. It cannot be rented out to the public.

Mr. Chrzastowski explained the Code has a section that refers to it as a work/live suite. It has to be someone associated with the development. Ms. Sacharaus questioned if the business could be opened 24/7. She expressed concern that there would be vehicles in the middle of the night since it abuts up to residential. They want to be respected as residents with quietness.

Chairman Ruffatto asked the petitioner to address her concern. Mr. Chrzastowski confirmed there was respect for the community. They do not want to intentionally create any disturbance. Chairman Ruffatto explained that residents have the ability to call Village Hall with complaints. It can be done anonymously by the Code violation phone number or by contacting Community Development directly.

Commissioner Johnson questioned the location of the unit. Mr. Chrzastowski explained the suite was located in the back of the building directly east of Highland and Park Avenues.

Commissioner Johnson referred to the notation about basements. He questioned if the unit had a basement. Mr. Chrzastowski reported there was 2,000 square feet of basement. Commissioner Johnson questioned if the basement was connected to the residential suite. Mr. Chrzastowski confirmed it was not connected to the suite. It is currently connected from the outside of the building and one of the office suites on the northwest corner has a stair to the basement.

Commissioner Creech questioned if the petitioner could rent the unit. Ms. Milluzzi explained either the owner of the building or an operator had to live in it. The renter had to be tied to a business in the building. Ms. Jones explained the occupant/future resident would need to have a stake in a business on the property either as an owner of the business, or owner of the property, or a managing employee of one of the businesses that occupied the site.

Commissioner Creech questioned if the residential unit could be a home office. Mr. Chrzastowski explained it would not be practical to run an office or business from the standpoint of the floor plan of the suite. He confirmed it could be a residential suite.

Commissioner Creech questioned the intent of the residential unit. Mr. Chrzastowski explained they had never rented the building one-hundred percent for business and they've had an issue with the parking situation. He felt it would work out well to reduce the parking requirement and allow them to take the suite as a private area. Commissioner Creech felt he was only gaining one parking space per the Code. Mr. Chrzastowski felt it could be two but agreed according to the Code it was just one space.

Commissioner Creech asked for details about the second level mezzanine. Mr. Chrzastowski explained it was a 150 square foot of area. He explained he originally proposed a single story office building but the Commission wanted them to create something that was more attractive. Their architect had raised the center of the building which gave them an additional 150 square feet if they created the mezzanine. It became a feature for the four interior units of the office building. He confirmed it was used as a flexible space. He explained it was not a second floor since they don't have an elevator so it must be called a mezzanine. At least one third of it was open to the space below. He reiterated it was not a second floor. He confirmed they were leaving it as a mezzanine. Commissioner Creech questioned if the spiral stair case was in place. He questioned if the Fire Department had any problem with the egress for the second story level with the spiral staircase. Mr. Antor confirmed it was classified as a mezzanine which is a different scenario with different code requirements that also allows use of the spiral staircase. It is a Code compliant situation but not the best situation if someone was ill in the mezzanine.

Commissioner Creech referred to the reported theft and vandalism at the property. He asked for details. Mr. Chrzastowski explained they do their own plowing and management of the property and have had their own snow plow stolen three times. Two out of the three times the snow plow had been chained. Vehicles have also been vandalized and a glass door has recently been broken. They have installed cameras and motion lighting. They feel by potentially adding a presence it may detract some of the vandalism.

Commissioner Creech referred to the hardship. Mr. Chrzastowski explained the hardship was the rental problems, the parking and security of the development.

Ms. Milluzzi noted that Staff also pointed one of the hardships was the functionality of the building. There is no second floor and would need additional variations in order to build one.

Commissioner Powers questioned how the property taxes would work on the property with the residential suite. Ms. Jones explained that the Village did not have any roll in taxation regarding the assessment. It is handled through the County and Township. Mr. Chrzastowski felt it was strictly based on an assessment. Ms. Milluzzi has seen similar situations that have been assessed as commercial with maybe a slight adjustment for the one unit that was used as residential.

In reply to Commissioner Powers' question, Mr. Chrzastowski confirmed there were 8 individual office spaces in the 224 building plus the basement.

In reply to Commissioner Powers' question, Ms. Milluzzi confirmed one of the 7 units could live in the residential suite.

Commissioner Powers questioned what would happen to the unit if they sold the property. Ms. Jones explained the variation would run with the land and could be used as residential for the same purpose as an owner or operator of the property.

Commissioner Dorband questioned what would happen if the office tenant moved out but still lived in the residential suite. Ms. Jones explained it would be policed through the business licensing and rental licensing. She confirmed they would need to vacate both spaces.

Commissioner Dorband questioned how they would handle enforcing only one car for the residential unit since some people have more than one car. Ms. Milluzzi explained it was done through the owner and lease agreement. Chairman Ruffatto felt it would be self policed.

Ms. Milluzzi stated the proposed situation was common but something the Plan Commission didn't usually approve.

Commissioner Blinova questioned if there would be any changes made to the exterior. Mr. Chrzastowski confirmed they did not anticipate any changes to the exterior of the building. He did not anticipate changing the door. He suggested the tenant may want to use a shade.

In reply to Commissioner Blinova question, Ms. Milluzzi didn't think the mail delivery would change.

Commissioner Kalis hoped any new tenant would be aware of the building rules.

In reply to Chairman Ruffatto's question, Mr. Chrzastowski confirmed the apartment only pertained to the one building. Chairman Ruffatto questioned if an operator from the other building could lease the residential suite. Ms. Jones explained it was the same property so the Code would allow an operator of either building to occupy the residential suite.

Chairman Ruffatto referred to the petitioner's statement that the residential suite may not be occupied fulltime. He may or may not rent it out.

In reply to Chairman Ruffatto's question, Mr. Chrzastowski confirmed there was only one entrance to the apartment. He compared it to an extended stay unit.

Chairman Ruffatto asked the petitioner to remain a good neighbor.

In response to Commissioner Dorband's question, Mr. Chrzastowski explained that he definitely made a decision to convert it to an apartment. He currently does not have any plans to rent it out and does not have a business requesting the ability. At this time, he plans to keep it for himself.

Commissioner Dorband questioned what transpired him to make it into a residential unit. Mr. Chrzastowski explained that he was currently deciding what to do about where he currently lives in Northbrook and this suite was available. He also mentioned maybe buying property out of state.

Chairman Ruffatto referred to an error in the floor plan that shows the first floor open to below. Ms.

Jones confirmed it was a drafting error. Ms. Milluzzi confirmed a condition was not required for a variation but was noted for Staff.

Commissioner Johnson moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2017-12, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.06 Commercial Districts, Section 19.060.010 Commercial District General Requirements, Section B General Use Standards, #3(a) and associated sections to allow for residential use by the owner or operator of the premises in a single unit (Unit G) on the first floor of the existing office development at 212-224 S. Milwaukee Avenue.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Johnson to close Docket No. 2017-12. 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 11.10.2017
FOR APPROVAL ON 11.16.2017**

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, November 2, 2017.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

7. ITEMS FOR REVIEW

- A) Docket Nos. 2017-15, PC 17-18 and SCBA 17-43**
Uptown 500 (formerly Uptown 501)
500 W. Dundee Road (formerly 501 W. Dundee Road)
(2017-15) Final Planned Unit Development Approval of a Mixed-Use Retail
and Residential Development
(PC 17-18) Approval of a Preliminary Plat of Subdivision
(SCBA 17-43) Appearance Approval of Freestanding Signs

Mr. Thomas Maschek, Principal, Interface Engineering, 100 South Wacker Drive, Suite 350, Chicago, IL, and Mr. Joe Maschek, Land Planner, BSB, 1540 East Dundee Road, Suite 310, Palatine, IL, Mr. Luay Aboona, KLOA Traffic Engineers, 9575 W. Higgins Road, Suite 400, Rosemont, IL, Mr. Jeff Mellcrone, Architect, BSB, Mr. Kevin Lewis, IG Consulting, Mr. Dany Rosko, DAC Developments were present.

Mr. Maschek explained the development was a key component of the downtown area. The elevations and site plan are similar to what was presented a few months ago but several changes were made to the plan, architecture, materials and the interior layout of the building. They have responded to the concerns and comments from Staff, the Plan Commission and the Village Board and tried to incorporate everything into the new revised plan. Mr. Maschek confirmed their team

was the same and were present to answer any questions.

Mr. Maschek described the similar elements.

- Shape of the building;
- Position of the building;
- Courtyard; and
- Parking area.

Mr. Maschek explained they got into more detail with how the elements were put together and how they worked with fire protection, engineering, architecture and how they respond to the market and to the retail component. The site is 7.6 acres with 2.9% open space and buffers including a dog park to the west and the creek stabilization and naturalization along the north. There are a total of 423 garage spaces and 131 surface spaces with a total of 554 spaces over the whole site including both retail and residential. The residential parking is 441 spaces which is 1.67 spaces per unit and includes 30 surface spaces and 411 spaces in the garage. The retail remains at 12,000 square feet and is parked at 9.4 spaces per 1,000 square feet with 132 bicycle spaces. There are 113 spaces, 12 in the garage for overflow or employee parking.

Mr. Maschek confirmed there are 262 units including 111 1-bedroom units, 40 studios, 106 2-bedroom units and 5 2-bedroom townhouses.

The service entrance remains in the same location. There is a secondary garage entrance if there is a need for additional parking in the garage for retail. They added a turnaround closer to the garage entrance as a convenience for the future residents. The courtyard/pool area has a pavilion with outdoor barbeque locations along the west side of the pavilion, a shade structure along the north side of the pool which also provides privacy to the pool and outdoor area and other amenities.

There were some previous concerns about the size of the studios. They have a total of 40 studio apartments. The square footage was increased to 675. The studios are more of a one bedroom convertible with a moveable wall to provide privacy for the bedroom.

The first floor amenity includes a mailroom in the corner of the building. The garage includes a couple of spaces for pull over so the residents could run into the mailroom. There is leasing and lobby space on the first floor with a gathering room above it on the second floor. There is access on the northwest corner of the building north of the garage. There is an access point directly north of the lobby and leasing area that would feed out into the eastern parking area. There are also two more access points, one adjacent to the back of the retail and one on the southwest corner of the garage. There is a 2-story business center on the 3rd & 4th floors. It will provide private areas for residents to work outside of their apartments. The 4th floor amenity above the lobby is a training area and fitness room. The floors above the training area and fitness center are all public spaces that face out toward the front corner of the building to provide light, glass and activity to the street. There is a roof deck on the 5th floor above the business center which provides an outdoor space to gather with several outdoor tables as well as a counter space and cabinets and potentially some refrigeration. The garage space has 5 ½ stories. The first floor at the back end provides 132 indoor bicycle spaces.

Mr. Maschek provided the floor plans of the residential units. The studios are 675 square feet and are more of a convertible one bedroom apartment. It includes a moveable wall to provide privacy for the bedroom and a kitchen/great room along the window wall. Every unit has a balcony. The inside corner units have a Juliet balcony. The one bedroom units are approximately 750-850 square feet. Two-bedroom units are approximately 1,100-1,350 square feet. There are now 40 convertible units versus the original 28 studios. There are 111 one-bedroom units, 106 two-bedroom units and 5 two-bedroom townhouse units that face Dundee Road tucked into next to the retail. There are a total of 262 units versus the original 265 units.

Mr. Maschek reported the retail space is 12,000 square feet. The service area accessed off of the entrance drive is a place for restaurant deliveries or retail service deliveries as well as a place to tuck the garbage in away from view and the residents. The retail can be divided up to 5 spaces but their preference is to see one large user. They provided a secondary hallway to provide an interior access to the service area as well as an exterior access to the front.

The architecture is similar to what was shown in June but they have added a lot more details relating to materials. Elevations of different views were provided. The sky bridge creates a bridge into the courtyard as well as the retail component. The retail is tucked into the residential part of the building. The townhouse units are 2-stories and are tucked into the façade since it was important to create something that blended with the rest of the building. A component of the garage can be seen coming from the west looking north on Dundee Road. The garage is about 50' back from the front face of the building. The material on the north side of the building is the same façade treatment as the others. Real brick is used in three different colors (light, medium, dark) as well two types of cementitious material used for two bands. The townhome units have private patios and a small front yard. The east elevation seen from Northgate is of the sky bridge with aluminum and glass for the two stories of walkways that connects the south legs of the building to the fitness center and provides access to the mailroom. There is an open corridor on the fifth floor with railings. The glass and aluminum retail frontage is more of a contemporary look with aluminum elements that frame it. The balconies have an aluminum system with cable and panels. For the design of the building, they wanted to take elements of the more traditional architecture that has been used in the area in the past but then creating a much more contemporary dynamic elevation by using some of the more modern materials. The north elevation has the same materials, masonry and banding as the other aspects of the building. The west elevation is very similar to the original plan with green plantings along the west side to both screen and provide a nicer look.

Mr. Maschek referred to the path to net zero and explained an important component was how to treat the garage. They needed to provide a certain amount of open space and open walls to the garage so they didn't have to heat it and provide other elements that drain the energy savings.

Mr. Maschek referred to the landscape and signage. They are well over the landscape requirements for the parking lot buffering and have a 16' setback from the edge of the parking lot to the new right-of-way on Dundee Road. They have an 8.5' setback from the edge of the parking lot to the new right-of-way on Dundee Road. They are requesting a 1.5' of additional setback but they provided much more landscaping between the sidewalk and edge of parking than required

There are four signage locations. The primary sign that ties into the corner plaza element with a seat

wall and the signage sits on top and cantilevers over the top with up to 5 spaces for tenants. Secondary signs occur at the two entrances, one on Dundee Road and the full entrance on Northgate Parkway. It is also illuminated and provides signage space for the tenants of the retail space. There is an entrance sign that is primarily for the residential.

The townhouses are next to the retail and along Dundee Road. Each of the five units has a small fenced private front yard that gives screening from Dundee Road and the parking lot and from the activity of the retail.

The pool area has a pavilion with outdoor grills, a seat wall, extensive landscaping, and a fire pit and lounge area with a shade structure along the north side.

Mr. Maschek referred to the path to net zero. They have introduced a lot of new components that are not typically seen in buildings of this size.

- High performance envelope
- Appliance controls and lighting
- Efficient heating, ventilation and air systems – each unit has their own individual
- Energy generation and rooftop solar

They are working with Staff on civil engineering key features regarding detention. They have a small vaulted detention in the parking area on the southeast corner behind the main entrance sign.

They are still working with IDOT and the neighbors to the south and east. They are providing two right-hand turn lanes on southbound Northgate Parkway and providing an acceleration and turn lane on the north side of Dundee Road to feed their limited intersection and to allow for traffic to move smoothly.

Mr. Maschek opened the discussion to questions from the Plan Commission.

Ms. Jones stated that the Wheeling Town Center project and the Uptown 500 were making improvements to the intersection of Northgate Parkway and Dundee Road. The Village along with the developers agreed that it would be best to work together on the issue. The Village would like to take the lead in terms of processing the IDOT permit. There is a slight modification to the wording of the first condition of approval for Docket No. 2017-15. It shall now read “The petitioner shall execute a joint agreement for the Dundee Road and Northgate Parkway intersection improvements in accordance with the timing set forth in the projects redevelopment agreement or prior to permit issuance. Should the parties fail to come to an agreement, the developer shall complete the intersection improvements as illustrated in the final PUD plans.”

Ms. Jones referred to a note in the Staff Report regarding the preliminary plat, it was anticipated that there may be conditions of approval, there are none at this time. The motion shall read without any conditions. It is proposed as is.

Commissioner Dorband thought there was a previous discussion about a water feature in front. Mr. Maschek explained space happened so it was removed. After further review and walking the corner of Milwaukee and Dundee, their intersection is a little splayed. He looked at how it would be

activated and offset the retail as well. The proposal includes a seat wall, lighting and landscaping along with a paver plaza.

Commissioner Dorband felt the proposal was one of the better put together packets and she appreciated it.

Commissioner Dorband questioned how they planned to segregate employee parking and retail parking from residential parking. Mr. Maschek explained they would use signage. There would be 12 spaces allocated in the garage for employees. He felt it would be easy to do. They would be assigned on the first floor assessable to the retail along the western side.

Commissioner Dorband requested making sure all of their documents reflect the new address of 500. She noted some of the documents still had 501. She wanted the documents corrected prior to going to the Village Board.

In reply to Commissioner Dorband's question regarding roof access, Fire Inspector Antor explained it was one of the reasons the fire lane continued around the back. He thought there would probably be roof access points.

Commissioner Dorband referred to a project on McHenry Road that had a pork chop that people were always violating. She expressed concern on how they would make sure that people would not use the proposed pork chop inappropriately. Mr. Aboona explained they would design the pork chop space on IDOT's standards. There are extreme design requirements in terms of the radius and design of the triangular island (width and radius). It will not deter 100% but will be about 90-95% compliant. There will be signage to enforce it but there will be people that won't obey it. He felt it would be very difficult for people to make a left turn on Dundee Road. The design will make it very difficult.

Commissioner Dorband referred to the bicycle repair area included on the plan. The concept was new to her. Mr. Maschek explained a bike station was important to the millennials. Commissioner Dorband questioned if they planned on including racks inside the space. Mr. Maschek explained a bike stand was provided and located in the room. Lockers were also usually provided for tools. He explained the concept was becoming common in apartment complexes and was easy to include.

Commissioner Powers referred to a concern about the heights of the retail building, tops of the parapets and the 5-story building. Ms. Jones stated that 60' was the approximate height of the highest exterior wall but then there were some other accessory structures, stairwells, elevator shafts that were even higher. Mr. Maschek stated there was an enclosed stair tower on top of the garage and was at the center of the building. It is setback from the street. They want to make sure everything is covered.

Commissioner Powers didn't see the handicapped parking symbol on the drawings. Mr. Maschek explained he missed it but confirmed there were 17 handicap garage spaces. Commissioner Powers asked that they be properly designated on the plan.

Commissioner Powers noted that the plans were excellent and he appreciated everyone's hard work.

Commissioner Powers questioned if they could update the traffic and market study to reflect the change in units to 262 units from 264. He wants them to reference the accurate number. Mr. Maschek agreed to the request.

Commissioner Powers questioned if they had mentioned landbanked parking in their previous proposal. Mr. Maschek agreed he did but explained they locked the parking in because of the potential for a restaurant which the ordinance requires a lot more parking than standard retail. They have provided an additional 15 spaces in the area.

Commissioner Powers questioned the necessity for the retaining wall in the northeast corner. Mr. Maschek explained when they met with the Fire Department it was clear to provide safe access to all floors. They needed enough space to make sure the banks were stabilized. They looked at the existing grading plans and reduced the amount of retaining wall to a very small portion at the upper eastside. They will keep it at about 30”.

Commissioner Powers questioned if each unit would have metal sun shades. Mr. Mellcrone explained they were strategically located in different areas. A lot of the sun shading was naturally done by the overhanging balconies. Along the top floors there will be bands to help screen the taller facades.

Commissioner Powers asked for details regarding the lap siding system and fiberboard panels. Mr. Mellcrone explained there were three different shades of the brick and a couple of different cement board. He confirmed the thickness was usually 5”.

Commissioner Creech asked for details regarding the HVAC system. The proposed system is variable refrigerant flow technology. It comes from Asia and Europe that has had widespread use. The theory is that there is a central condensing unit that sits on the roof with tubing that runs vertically down through strategic locations inside each apartment unit. It allows the system to modulate down to the heating or cooling load that is present at a given point and time. As the heating requirement increases, the system has the ability to modulate upward and as the demand decreases it does the opposite. Heat will be extracted from the units in the summer and reject them to the atmosphere. It has the ability to draw heat from the atmosphere in the winter and discharge it inside the unit to heat the unit and does the reverse. There is less material, less equipment, far less energy consumption and better performance.

In reply to Commissioner Creech’s question, Mr. Voltaggio confirmed the heat source functions like a heat pump.

Commissioner Creech asked about the floodplain issues that were previously discussed along the north side of the property. Mr. Kevin Lewis explained the mapping area showed a portion of the property that was part of the floodway. The floodway area was mapped incorrectly. The grades do not support it. The area is being corrected by a letter of map change through FEMA. The entire property has parts of it in the floodplain. They are providing compensatory storage in the same basin system in Heritage Park.

Commissioner Creech thanked the petitioner for a great package.

Commissioner Blinova had no concerns since they had addressed both of her previous concerns. Her first concern was that the pool would not see the sun and the other concern related to the townhouse.

Commissioner Blinova felt it was a great presentation.

Commissioner Kalis asked if the energy saving plan was part of the preliminary. Mr. Maschek explained they had not promised it but were intent on creating it.

Commissioner Kalis liked the proposed lighting. He questioned if it matched the Town Center. Ms. Jones confirmed it did not match since the development was located across the street.

Commissioner Kalis agreed it was a beautiful plan.

Chairman Pro Tem Johnson noted that some of the notes on the plans did not transfer over. Mr. Maschek agreed to fix it.

Chairman Pro Tem Johnson questioned if the roof deck was open. Mr. Maschek confirmed there would be a partial roof over the counter area.

In reply to Chairman Pro Tem Johnson's question, Mr. Maschek confirmed the clearance height of the bridge is 23'.

Chairman Pro Tem Johnson questioned if there was any security for the residential garage. Mr. Maschek confirmed they would use a gated system with a key card, fob or cell phone application.

Chairman Pro Tem Johnson wants the handicapped surface parking marked on the plan. Mr. Maschek confirmed there were 6 handicapped spaces outside.

Chairman Pro Tem Johnson questioned if they really needed another tenant panel sign on the corner versus integrating something into their wall similar to Milwaukee and Dundee. Mr. Maschek explained they created a place where it sits on top of the seat wall and is integrated into the design of the wall. Uptown 500 will project above the seat wall. The sign cantilevers over the top. Mr. Maschek will take a look at whether a second panel sign was actually needed. He explained that often Class A retailers have certain requirements on what they want.

Commissioner Dorband questioned what the petitioner envisioned for the retail space. Mr. Maschek explained the market was driving fast food and a convenience type of use. Mr. Rosko reported they did a market study and the market determined the two biggest needs in Wheeling were food and beverage and general services (Cell phone store, boutique gym) to serve the tenants and those across the street. They do still believe the greatest and most likely use is a single restaurant user taken the whole space. The space can be laid out up to five tenants.

Ms. Jones proposed adding a condition of approval - That prior to Board review the handicap parking labels, landscaping text boxes and the project name shall be corrected on all plans.

Ms. Jones read the following conditions of approval from the Engineer Department's memo.

1. The developer shall prepare a bank stabilization plan for the south side of Buffalo Creek from the railroad tracks to the Northgate Parkway Bridge;
2. Work with Village Staff to prepare a joint agreement between Wheeling Town Center development, Uptown 500 development and the Village for Public Road Improvements;
3. The developer shall prepare the storm water plan from the development site to the Village proposed storm sewer crossing under Dundee Road for the conveyance of potential runoff from the development site; and
4. Floodway will need to be remapped at the northwest corner of the development.

Mr. Antor stated that any concerns from the Fire Department were in the Staff Report. They have met with the petitioner several times and they have worked diligently to address the issues.

Chairman Pro Tem Johnson questioned if the Commission had any questions about the signage.

Commissioner Powers understood Commissioner Johnson's comment about the proposed tenant signage on the front sign. He questioned if it were to change, could the packet still be approved. Ms. Milluzzi explained the Plan Commission could approve the sign as proposed and then if they want to change it they would need to return for approval for a different sign.

Commissioner Dorband moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2017-15; FINAL Review of Special Use-Site Plan-Building Appearance for Uptown 501 Planned Unit Development, consisting of a five (5) story mixed use building, with 262 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 October 5, 2017 for the Uptown 500 Planned Unit Development to be located on the property currently known as 500 W. Dundee Road, Wheeling, Illinois:

- **Project Narrative (5 sheets)**
- **Statistical Sheet Summary (4 sheets)**
- **List of variations (3 sheets)**
- **Vicinity Exhibit**
- **Site Plan**
- **Elevation Plans (4 sheets)**
- **Floor Plans (15 sheets)**
- **Landscape Plans (7 sheets)**
- **Irrigation Plan**
- **Signage Plan**
- **Site Fixture Plan**
- **Exterior Lighting Plans (4 sheets)**
- **Mechanical Screening Exhibit**
- **Snow Storage Plan**
- **Sun and Shade Study**

- **Engineering Plans (6 sheets)**
- **Proposed Roadway Geometric Exhibits (2 sheets) (excerpt from Traffic Study)**

Including the following relief from the Wheeling Municipal Code:

1. Increase the maximum allowed building height from four stories and 50 feet to five stories and 60 feet for the main building and 64 feet for the garage stair tower and/or elevator shafts (19.06.040 E);
2. Reduce the minimum required north side building setback from 60 feet to 59 feet (19.06.040 E);
3. Reduce the minimum required rear (west) building setback from 60 feet to 38 feet (19.06.040 E);
4. Reduce the minimum required parking setback from 10 feet to 8.5 feet (19.06.040 E);
5. Increase the maximum residential unit density from 20 units per net acre to 34.5 (Section 19.04.060 H);
6. Increase the number of permitted freestanding signs from two to four (Section 21.06.500 (b) 1 A);
7. Reduce the required distance between freestanding signs from 300 to 180 feet (Section 21.06.500 (b) 1 A);
8. Reduce the required parking count for the residential uses from 506 stalls to 441 stalls. If the Illinois Accessibility Code requires additional accessible stalls, then the parking variation may be increase to meet the accessible parking needs; and
9. Reduce the required freestanding sign setbacks from 10 feet to 0 feet (Section 21.06.500 (b) 5).

And with the following conditions of approval:

1. The petitioner shall execute a joint agreement for the Dundee Road and Northgate Parkway intersection improvements in accordance with the timing set forth in the project's Redevelopment Agreement (or prior to permit issuance); Should the parties fail to come to an agreement, the developer shall complete the intersection improvements as illustrated in the Final PUD plans.
2. The parking shall be modified in order to meet the requirements of the Illinois Accessibility Code.
3. That the freestanding sign setback variations are subject to submittal of a plan that demonstrates vision clearance for each location.
4. At building permit, a truck turning radius exhibit shall be provided that demonstrates a minimum inside vehicle turning radius of 23 feet and a minimum outside turning radius of 33 feet.
5. Prior to Board review, the handicapped parking labels, landscaping text boxes and project name shall be corrected in all plans.
6. All conditions of approval noted in the October 30, 2017 Engineering Division Memo shall be addressed.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Powers

NAYS: Commissioner Ruffatto
ABSENT: None
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Dorband to recommend approval of Docket No. PC 17-18; Approving Preliminary Plat of Subdivision for the DAC Subdivision under Title 17, Planning Subdivisions and Developments as shown on the Preliminary Plat received October 5, 2017, prepared by Illinois Professional Land Surveyor No. 2549, on behalf of DAC Development, for the property at the northwest corner of Dundee Road and Northgate Parkway, to be known as 500 W. Dundee Road, located in Wheeling, Illinois.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Blinova to approve SCBA 17-43, granting appearance approval for four freestanding signs as indicated in the Signage Plan and Landscape Plans submitted by October 5, 2017, for Uptown 500, to be located at 500 W. Dundee Road, Wheeling, Illinois,

And with the following conditions of approval:

1. The displayed name and address shall be consistent with that of the project; and
2. That plans shall be provided to demonstrate vision clearance for the proposed setbacks of the signs.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES – None

9. OTHER BUSINESS

Commissioner Dorband attended the Chamber of Commerce Conference. She mentioned people approached her with all positive comments about Wheeling.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Powers to adjourn the meeting at 7:52 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 11.10.2017
FOR APPROVAL ON 11.16.2017**