

**WHEELING PLAN COMMISSION
THURSDAY, DECEMBER 7, 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**

Revised December 1, 2017

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 17-45](#)
Hawk Research Labs
7150 Capitol Drive
Appearance Approval of a Wall Sign
 - B)** [Docket No. SCBA 17-46](#)
Promise and Fulfillment Church
5260-6300 Capitol Drive
Appearance Approval of Wall Signs
 - C)** [Docket No. SCBA 17-47](#)
ATR Transmission
1910 Noel Avenue
Appearance Approval of a Wall Sign
- 7. ITEMS FOR REVIEW**
 - A)** [Docket No. PC 17-20](#)
Allstate
100 E. Palatine Road
Minor Site Plan & Appearance Approval of a Canopy
 - B)** [Docket No. 2017-16](#)
City Works Eatery and Pour House
Lot 8 (Building H1) of the Wheeling Town Center Subdivision (address to be determined)
Special Use-Site Plan Approval for a Sit-Down Restaurant

- C) [Docket No. 2017-17](#)
Starbucks
Lot 2 (Building A) of the Wheeling Town Center Subdivision (address to be determined)
Special Use-Site Plan Approval for a Drive-Through Restaurant
 - D) [Docket No. PC 17-19](#)
Wheeling Town Center
Various Lots within the Wheeling Town Center Subdivision (addresses to be determined)
Site Plan & Appearance Approval of Building and Site Modifications
8. **APPROVAL OF MINUTES** – [November 16, 2017 \(including Findings for Docket No. 2017-13 and 2017-14\)\)](#)
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
December 7, 2017
(Attachment to Agenda)**

2017-16 WTC LLC, contract owner, is seeking Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-05 Mixed Use Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish a sit-down restaurant in Lot 8 of the Wheeling Town Center Subdivision (address to be determined).

2017-17 WTC LLC, contract owner, is seeking Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-05 Mixed Use Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish a drive-through restaurant in Lot 2 of the Wheeling Town Center Subdivision (address to be determined).

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

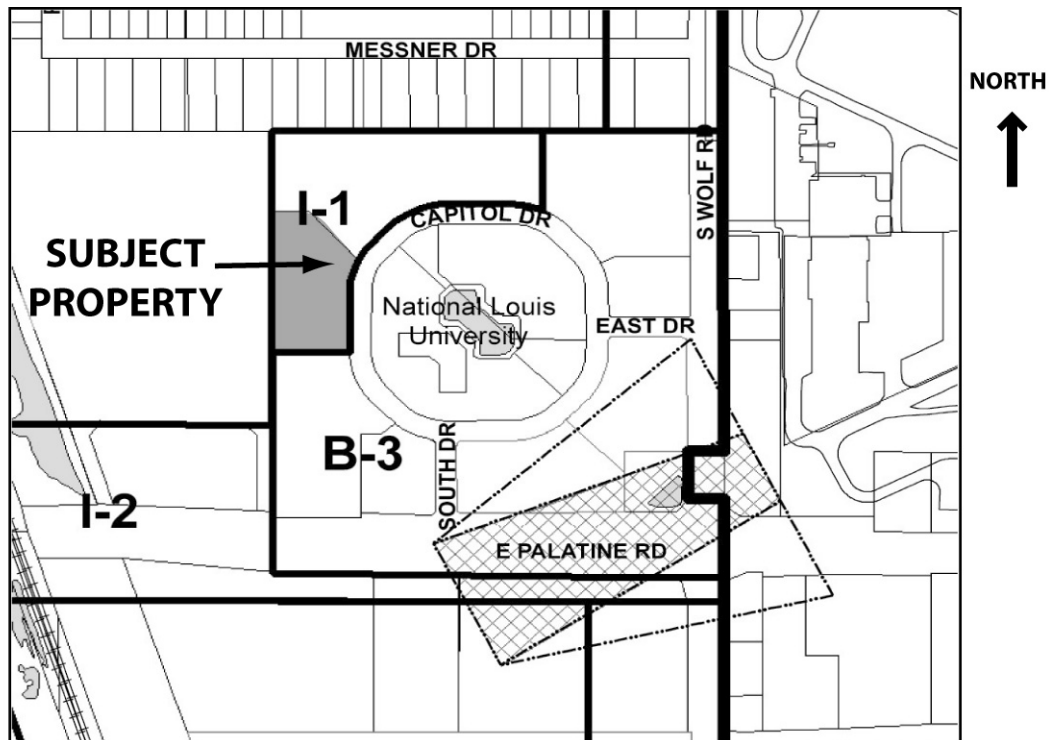
RE: **Docket No. SCBA 17-45**
Hawk Research Labs, LLC
7150 Capitol Drive
Appearance Approval of a Wall Sign

DATE OF REPORT: November 28, 2017

DATE OF MEETING: December 7, 2017

PROJECT OVERVIEW: The petitioner is requesting appearance approval of business identification wall signs for a light industrial facility and office.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Development Name: Hawk Research Labs
Applicant Name: All American Sign Co.
Property Owner Name: James Gibson
Common Property Address: 7150 Capitol Drive
Common Location: Located on the west side of Capital Drive
Neighboring Property Land Use(s): North: Institutional
West: Industrial
South: Commercial
East: Institutional
Comprehensive Plan Designation: Industrial
Property size: 91,510 SF for the property
34,653 SF for the building
Existing Use of Property: Warehouse & distribution & office
Existing Property Zoning: I-1 Light Industrial and Office District
Previous Relevant Zoning Action on Property:
None.

DESCRIPTION OF PROPOSAL

A new industrial business, Hawk Research Labs, which warehouses and distributes specialty refinishing systems, tools, and equipment, is requesting appearance approval of a business identification wall sign.

SIGN PLAN REVIEW

Sign Locations: The wall sign will be located above the entry of the building. Each façade will face east into the parking lot and will be visible from Capitol Drive.

Proposed Signage Type, Size and Materials:

The proposed sign is a non-illuminated aluminum pan sign with vinyl applied graphics and text. The pan sign is white with blue vinyl illustrating the business name and logo. The total area of the sign is 54" x 270" or 101.25 sq. ft. The building has a frontage of approximately 270 feet. The proposed wall sign meets the requirements of the Sign Code.

STAFF REVIEW

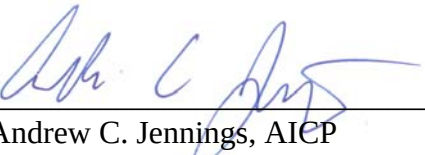
Impact on adjacent uses: No impact on adjacent uses is expected.

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

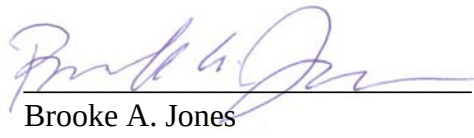
PROPOSED MOTION

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 17-45, granting appearance approval for a wall sign as indicated in the sign plan submitted November 21, 2017, for Hawk Research Labs, located at 7150 Capitol Drive, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachments: [Photo of existing conditions](#)

[Sign plan](#)

Hawk Research Labs – 7150 Capitol Drive
Docket No. SCBA 17-45 (Appearance Approval of a Wall Sign)
Plan Commission Meeting – December 7, 2017



Existing conditions of front façade – looking west



HAWK RESEARCH LABS, LLC. - WHEELING, IL

SIGN TYPE 1 -

(1) 54" x 270" S/F NON-ILLUMINATED PAN FORMED ALUM. SIGN w/ VINYL FACE.

11-01-17 REV 4

(1) 54" x 270"



HAWK

Research Laboratories, LLC.



EXISTING

BLUE 295 C

NOTE: THIS IS AN ORIGINAL UNPUBLISHED DRAWING, CREATED BY ASC, INC. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY ASC, INC. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IS IT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION.

DATE

SCALE

DRAWN BY MF

SALESMAN



All-American Sign Co., Inc.

Design • Fabrication • Installation • Maintenance
5501 W. 109th Street Oak Lawn, IL 60453
708/ 499-3000 Fax: 708/ 499-3943
www.allamericansign.com

708-499-3000

SKETCH NO.

ACCOUNT

ADDRESS

CITY, STATE

Exhibit received November 21, 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

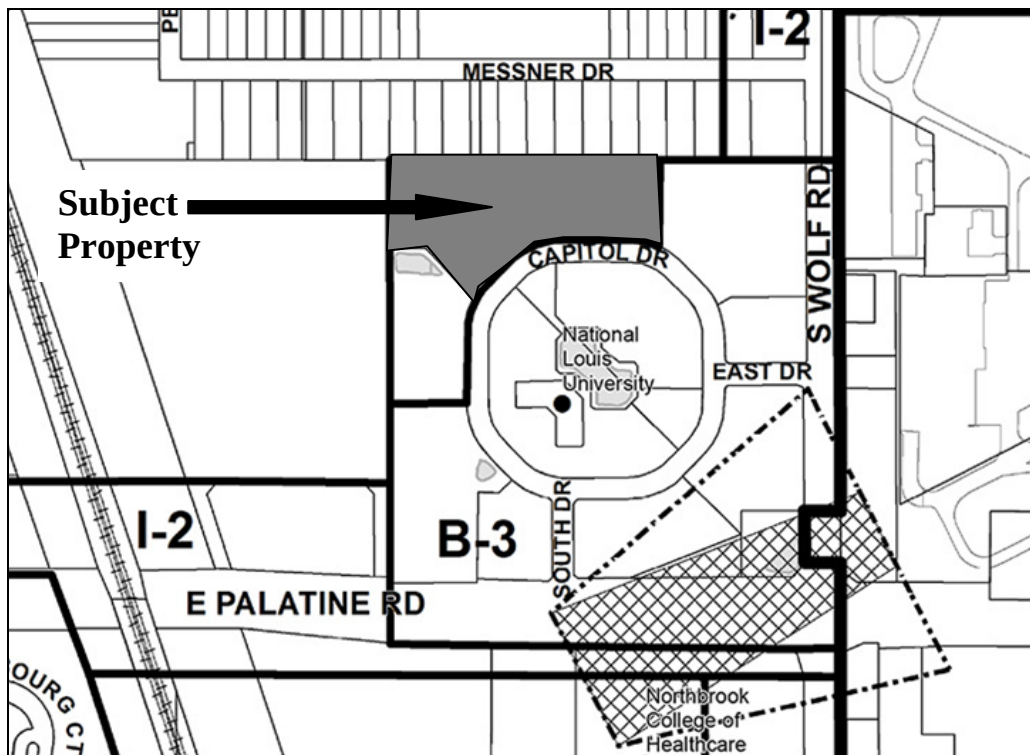
RE: **Docket No. SCBA 17-46**
Promise and Fulfillment Community Church
5260-6300 Capitol Drive
Appearance Approval of Wall Signs

DATE OF REPORT: November 28, 2017

DATE OF MEETING: December 7, 2017

PROJECT OVERVIEW: The petitioner is requesting appearance approval of business identification wall signs for a religious assembly.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Development Name:</u>	Promise and Fulfillment Community Church
<u>Applicant(s) Name:</u>	TFA Signs
<u>Property Owner Name:</u>	Promise and Fulfillment Community Church
<u>Common Property Address:</u>	5260-6300 Capitol Drive
<u>Common Location:</u>	The property is located at the northwest corner of Capitol Drive
<u>Neighboring Property Land Use(s):</u>	North: Industrial West: Industrial South: Industrial/Institutional East: Religious assembly
<u>Comprehensive Plan Designation:</u>	Industrial
<u>Property size:</u>	Approximately 5.37 acres (total building space dedicated to religious assembly use 20,139 sq. ft.)
<u>Existing Use of Property:</u>	Religious assembly
<u>Existing Property Zoning:</u>	I-1 Light Industrial and Office District
<u>Previous Zoning Action on Property:</u>	
2016-18	Special Use and Site Plan Approval for Religious Assembly (Ord. 5030, passed 9.19.2016)
PC 17-11	Minor Site Plan and Appearance Approval for Landscaping

DESCRIPTION OF PROPOSAL

A new religious assembly use, Promise and Fulfillment Church, is requesting appearance approval of two wall signs located in two separate buildings.

SIGN PLAN REVIEW

Sign Locations: The wall signs will be located near the entry of two separate buildings. Each façade will face south into the parking lot and will be visible from Capitol Drive.

Proposed Signage Type, Size and Materials:

The signs are comprised of non-illuminated individual panel letters that spell out the church name and logo and “Education Center.” Each sign is flush-mounted to the brick façade and has white PVC faces. The total area of the main Church sign is 65.1 sq. ft., of which the logo is approximately 6.3 percent of the total sign area. The total area of the “Education Center” sign is 29.8 sq. ft. Each building has a frontage of over 200 feet. The proposed wall signs meet 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 signs.

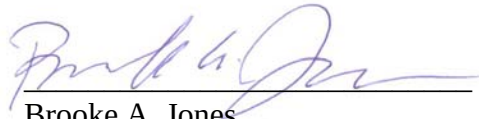
PROPOSED MOTION

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

Approve SCBA 17-46, granting appearance approval for two wall signs as indicated in the sign plans submitted November 27, 2017, for Promise and Fulfillment Church, located at 5260-6300 Capitol Drive, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachments: [Photos of existing conditions](#)

[Sign plans \(3 sheets\)](#)

Promise & Fulfillment Church – 5260-6300 Capitol Drive

Docket No. SCBA 17-46 (Appearance Approval of Wall Signs)

Plan Commission Meeting – December 7, 2017



Existing conditions of West Entry (looking north)

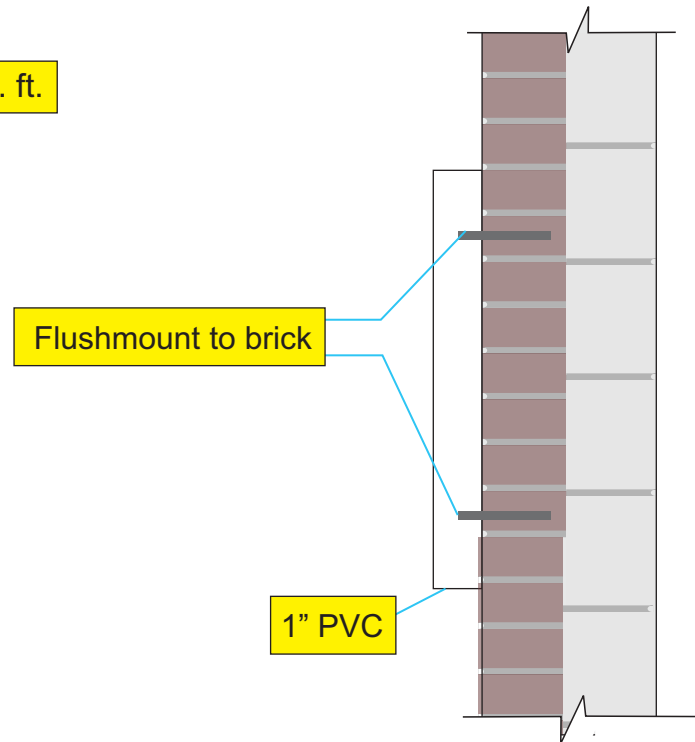
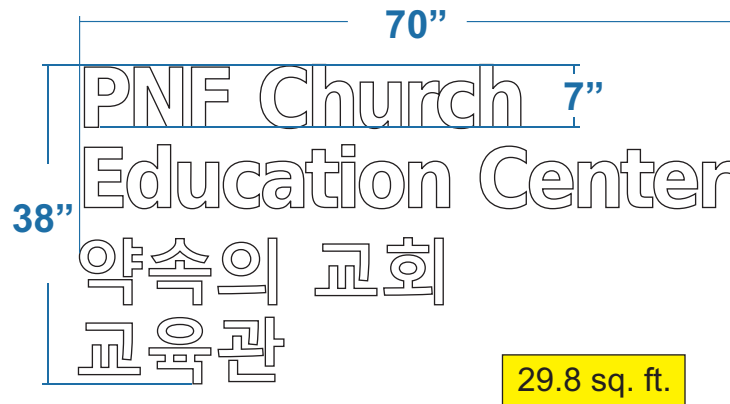
Promise & Fulfillment Church – 5260-6300 Capitol Drive

Docket No. SCBA 17-46 (Appearance Approval of Wall Signs)

Plan Commission Meeting – December 7, 2017



Existing Conditions of East Entry (looking north)



5500 N. Kedzie Ave Chicago, IL 60625
773-267-6007 | sales@tfasigns.com

Client Name:
Dooshik Kim

Location:
6300 Capitol Drive
Wheeling, IL 60090

Start Date: 11/17/2017
Last Revision: 00/00/0000
Job#: 00000
Drawing#: 00000av1s1/e1
Page: 1 of 3

APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.

Exhibit received November 27, 2017

• LANDLORD APPROVAL

Sales Rep:
Andrew Oh
Project Manager:
Lea Zafiriadis
Designer:
Heng Park

Lisc #:



5500 N. Kedzie Ave Chicago, IL 60625
773-267-6007 | sales@tfasigns.com

Client Name:
Dooshik Kim

Location:
6300 Capitol Drive
Wheeling, IL 60090

Start Date: 11/17/2017
Last Revision: 00/00/0000
Job#: 00000
Drawing#: 00000av1s1/e1
Page: 2 of 3

APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.

Exhibit received November 27, 2017

• LANDLORD APPROVAL

Sales Rep:
Andrew Oh
Project Manager:
Lea Zafiriadis
Designer:
Heng Park

Lisc #:



 5500 N. Kedzie Ave Chicago, IL 60625 773-267-6007 sales@tfasigns.com	Client Name: Dooshik Kim Location: 6300 Capitol Drive Wheeling, IL 60090	Start Date: 11/17/2017 Last Revision: 00/00/0000 Job#: 00000 Drawing#: 00000av1s1/e1 Page: 3 of 3	APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation. Exhibit received November 27, 2017 LANDLORD APPROVAL	Sales Rep: Andrew Oh Project Manager: Lea Zafiriadis Designer: Heng Park Lisc #:

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

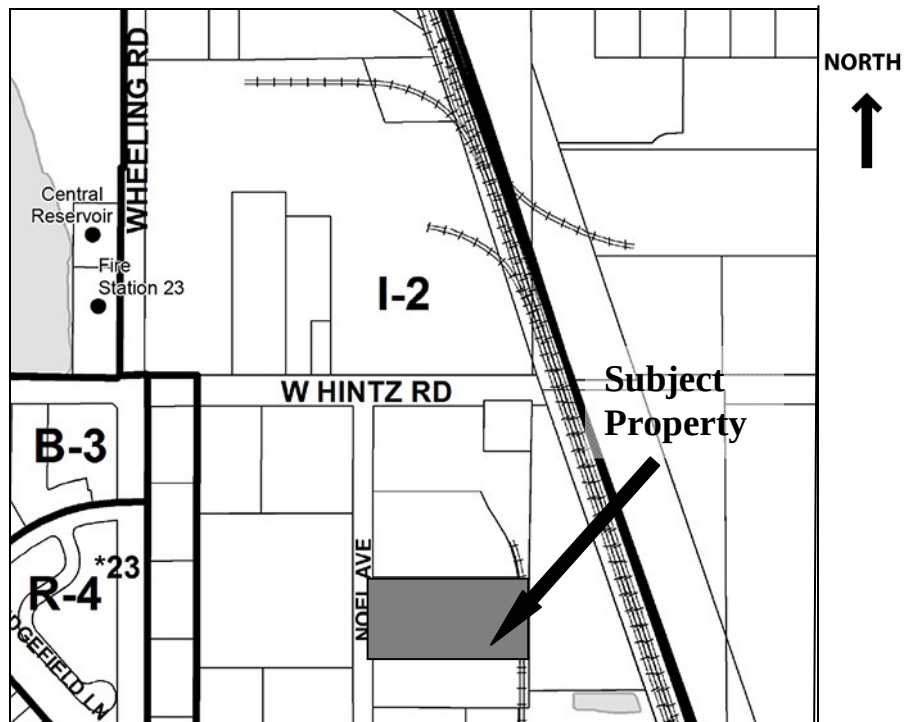
RE: **Docket No. SCBA 17-47**
ATR Transmission
1019 Noel Avenue
Appearance Approval of a Wall Sign

DATE OF REPORT: November 28, 2017

DATE OF MEETING: December 7, 2017

PROJECT OVERVIEW: The petitioner is requesting appearance approval of business identification wall signs for a medium manufacturing facility.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Development Name: ATR Transmission Remanufacturing
Applicant Name: Sign X
Property Owner Name: Venture One Real Estate
Common Property Address: 1019 Noel Avenue
Common Location: Located on the east side of Noel Avenue
Neighboring Property Land Use(s): North: Industrial
West: Industrial
South: Industrial
East: Institutional
Comprehensive Plan Designation: Industrial
Existing Use of Property: Medium manufacturing
Existing Property Zoning: I-2 Limited Industrial District
Previous Relevant Zoning Action on Property:
None.

DESCRIPTION OF PROPOSAL

A new industrial business, ATR, which remanufactures transmission engines, is requesting appearance approval of a business identification wall sign.

SIGN PLAN REVIEW

Sign Location: The wall sign will be located above the windows of the main building façade, which faces west onto Noel Avenue.

Proposed Signage Type, Size and Materials:

The proposed sign is non-illuminated and includes flat cut PVC lettering and graphics, stud-mounted to the façade. The business name is identified in two different fonts and colors (black and blue). A graphic logo is shown in light blue. The total sign area is 23 sq. ft., of which the logo is 3 sq. ft. 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 17-47, granting appearance approval for a wall sign as indicated in the sign plan submitted November 22, 2017, for ATR Transmission Remanufacturing, Inc., located at 1019 Noel Avenue, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachments: [Photo of existing conditions](#)

 [Sign plan](#)

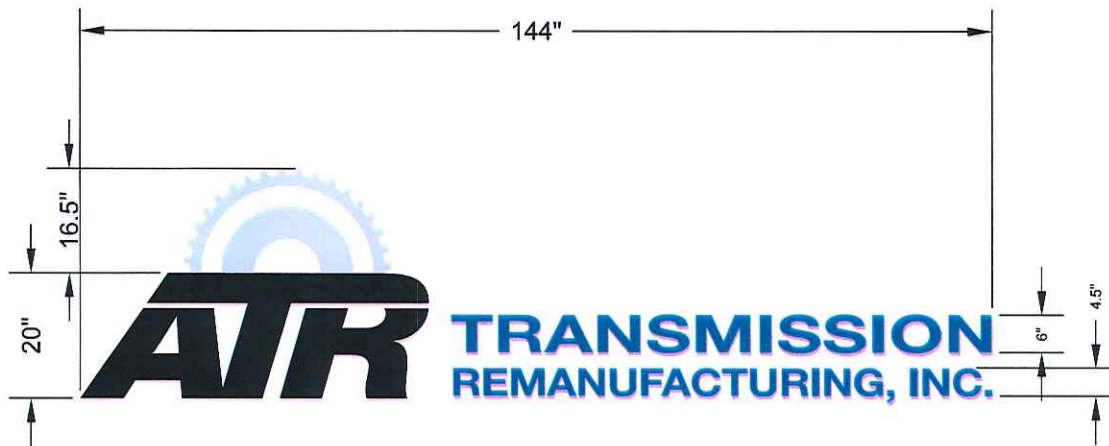
ATR Transmission Remanufacturing – 1019 Noel Avenue

Docket No. SCBA 17-47 (Appearance Approval of a Wall Sign)

Plan Commission Meeting – December 7, 2017



Existing conditions along Noel Avenue

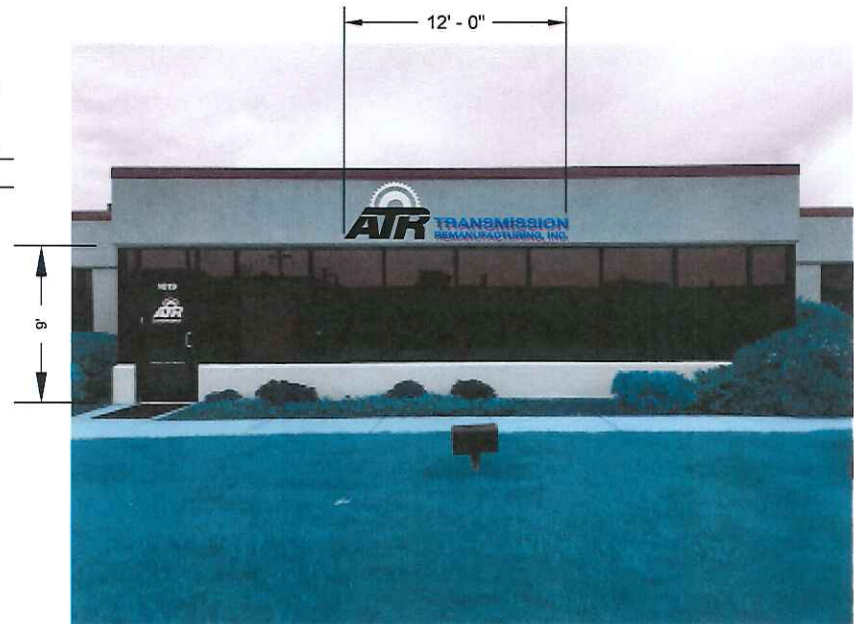


Flat Cut-Out Letter Sign - Scale: 1/2" = 1' - 0"

Specifications:

Letters: 1/2" thickness PVC, finished in polyurethane

Mounting: 3/16" Stud and adhesive



508 Cary-Algonquin Rd.
Cary, IL 60013

847.639.8500
www.signx.com

Client:	ATR Transmission	Site Contact:	
Address	1019 Noel Ave.	Contact Phone:	
City	Wheeling	State:	IL
		Property Zoning:	
Drawing #	061217 - ATR	Drawing Date	11/20/17

 Due to variations in printing processes, this rendering may not display colors accurately! Specified colors will be used for production.

 Photo renderings may not reflect scale accurately! Refer to specified dimensions.

APPROVED FOR PRODUCTION
This drawing and spelling are approved as shown.

Signature _____ Date _____

Exhibit received November 22, 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

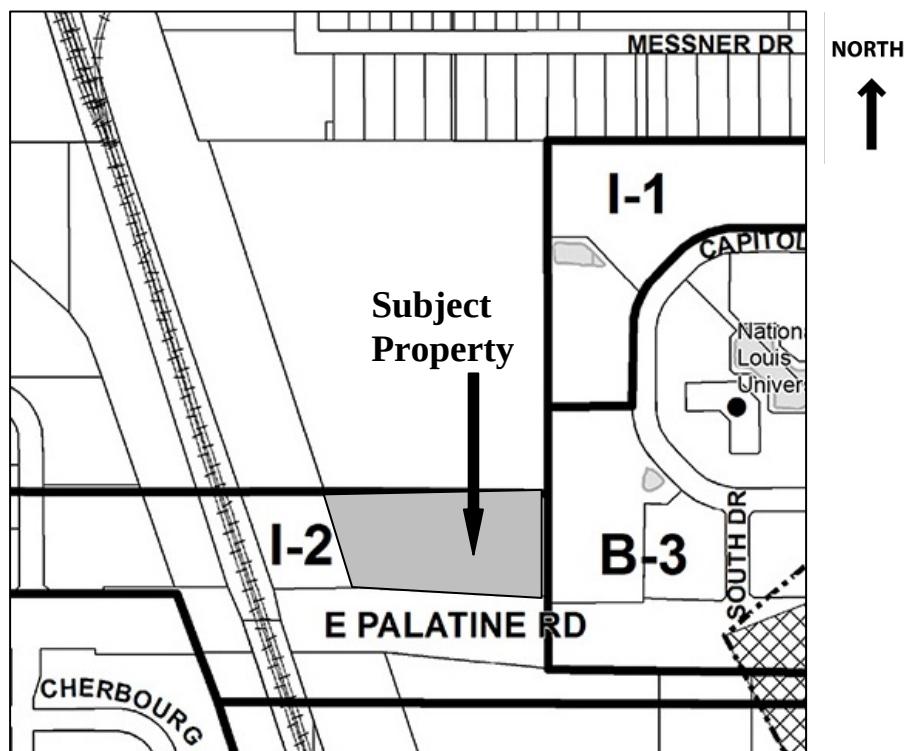
RE: Docket No. PC 17-20
Allstate
100 E. Palatine Road
Minor Site Plan & Appearance Approval of a Canopy

DATE OF REPORT: November 30, 2017

DATE OF MEETING: December 7, 2017

PROJECT OVERVIEW: The petitioner is requesting minor site plan and appearance approval to install a covered walkway at an existing office building.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Development Name: Allstate

Property Owner Name: Allstate

Common Property Address: 100 E. Palatine Road

Common Location: Located on the north side of Palatine Road, just east of the CN Railroad tracks.

Neighboring Property Land Use(s): North: Industrial
West: Industrial
South: Industrial
East: Industrial

Comprehensive Plan Designation: Industrial

Property size: Approximately 3.3 acres for the entire site

Existing Use of Property: Office

Existing Property Zoning: I-2 Limited Industrial District

Previous Relevant Zoning Action on Property:
None.

DESCRIPTION OF PROPOSAL

The petitioner, Allstate, plans to install a canopy over an existing walkway leading to its front door.

SITE PLAN REVIEW

Scale of Site Plan: 1" = 40'.

General Site Layout: A ten-foot wide canopy is proposed that will cover the existing stairs and sidewalk from the east entry to the curb. The entire canopy will be approximately 70-feet long.

APPEARANCE REVIEW

Canopy Materials and Design: Canopy material samples and colors will be provided at the meeting. The proposed color is midnight blue and the material is PVC coated polyester. Two-inch aluminum posts will support the canopy. The first portion of the canopy will be attached to the north wall of the building. Then, the canopy will extend out east of the building. The design of the canopy that is attached to the building is a straight shed canopy. When the canopy extends beyond the face of the east wall, the design transitions to a gabled roof.

STAFF REVIEW

Fire Department Review: The Fire Department has provided a comment memo dated November 30, 2017. Of particular note in the memo is that the canopy will need fire sprinkler protection in accordance with the Building and Fire Prevention Codes. A condition of approval has been added to the motion to address this issue.

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

Staff Recommended Action: Staff recommends approval of the minor site plan and appearance modifications.

PROPOSED MOTION

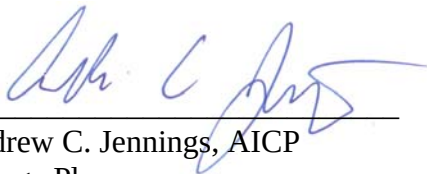
If the Plan Commission approves of the requested building modifications at Weber Flavors, an appropriate motion would be to:

Approve Docket No. PC 17-20 to grant minor site plan and appearance approval to install a canopy in accordance with the following exhibits submitted November 20, 2017 for Allstate, located at 100 E. Palatine Road, Wheeling, Illinois:

- Canopy sketch, and
- Elevation and site plans, Sheet A100.

And subject to the following condition of approval:

1. That the construction of the canopy shall comply with the Village's Building and Fire Prevention Codes, which includes fire sprinkler protection.



Andrew C. Jennings, AICP
Village Planner



Brooke A. Jones
Senior Planner

Attachments:

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

[Fire Department memo, 11.30.2017](#)

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

[Sketch](#)

[Site/elevation plan](#)

Allstate – 100 E. Palatine Road

Docket No. PC 17-20 (Minor Site Plan and Appearance Approval of a Canopy)
Plan Commission Meeting – December 7, 2017



Existing conditions of main entry (looking west)

Allstate – 100 E. Palatine Road

Docket No. PC 17-20 (Minor Site Plan and Appearance Approval of a Canopy)
Plan Commission Meeting – December 7, 2017



Existing conditions of main entry (looking northwest)



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 30, 2017
SUBJECT: Proposed Canopy for Tech-Cor – 100 East Palatine Road – Plans received for review by the Wheeling Fire Department Fire Prevention Bureau, November 22, 2017.

The proposed canopy is to be located over a sidewalk that is part of the exit discharge from the existing office building. The Wheeling Fire Department has reviewed the submittals received related to the above referenced project and has the following comments:

Site Plan

1. There are no changes shown in the submittal relating to Fire Department access to the site and the ability to service the existing structure.

Tech-Chor – 100 East Palatine Road – Proposed walkway canopy

1. The proposed canopy would be a covered walkway from one of the building's existing exits.
2. All construction of the proposed canopy for this project 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) including fire sprinkler protection. This review is not a complete review of the building for code compliance.

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

MEASURE - SEE DOWN ABOUT WORK

ASAP

WORK ORDER # 17-10-039 **Date of Order** 10/24 **Installation** _____

Name ALLSTATE - TECHOR **OK** ☒ **Call (name)** LET KNEW

Address 100 EAST PALATINE ROAD **Phone - Home#** _____

City WHEELING IL 60090 **Cell#** _____

Material: # _____ **Type** FERRARI 502 **Work#** _____

Color MIDNIGHT BLUE **Yds** _____ **Recover** ☐ **Bin#** _____

Misc. _____ **Complete** ☒ _____

Borders — Sewn ☐ _____ Separate ☐ _____

Style _____ **Frame** — Rod / Pipe (W) ☐ _____

Size _____ **Weld Alum** ☒ _____

Binding _____ **Weld Steel** ☐ _____

Graphics Yes ☐ No ☒ _____ **Staple System** ☐ _____

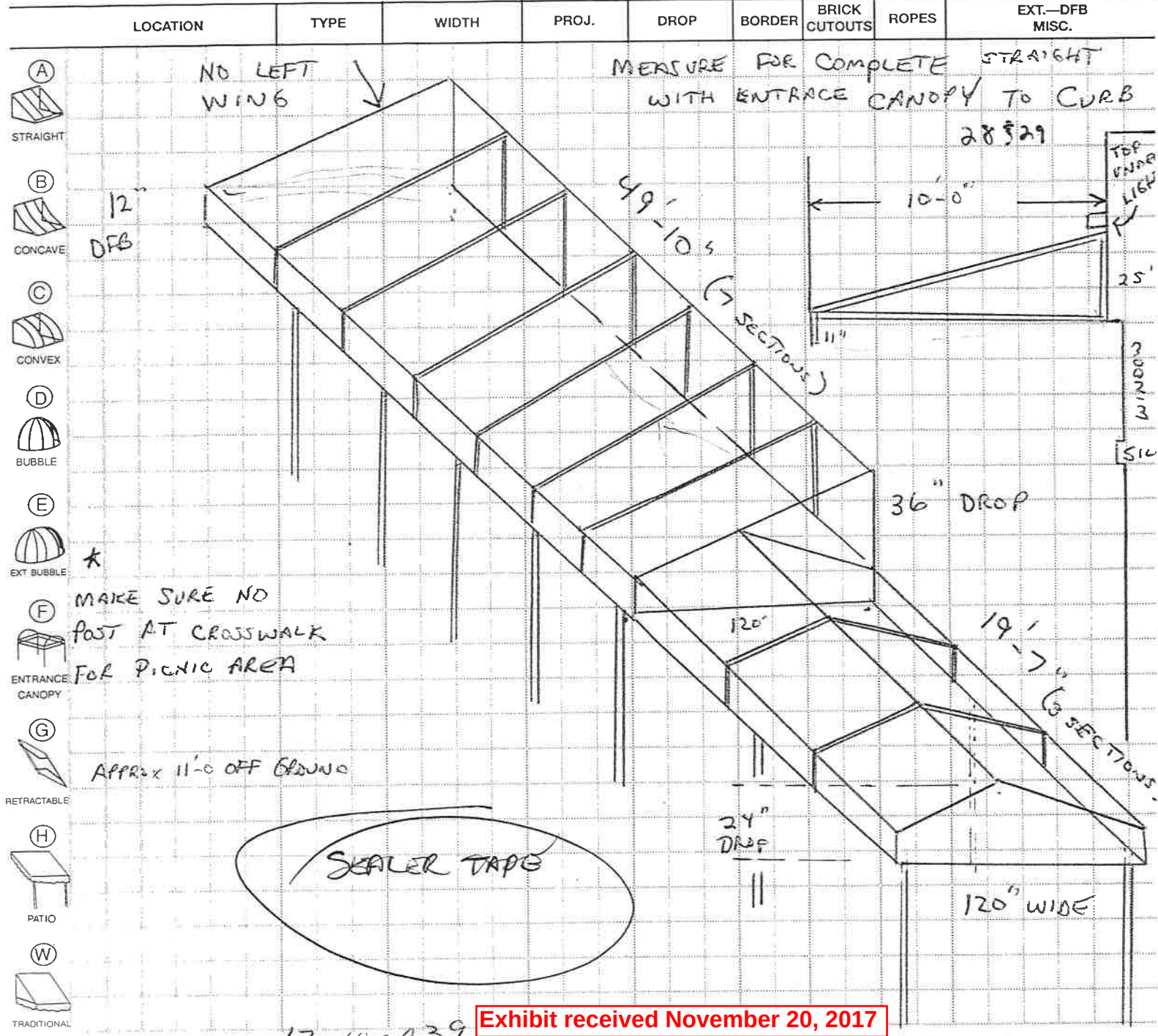
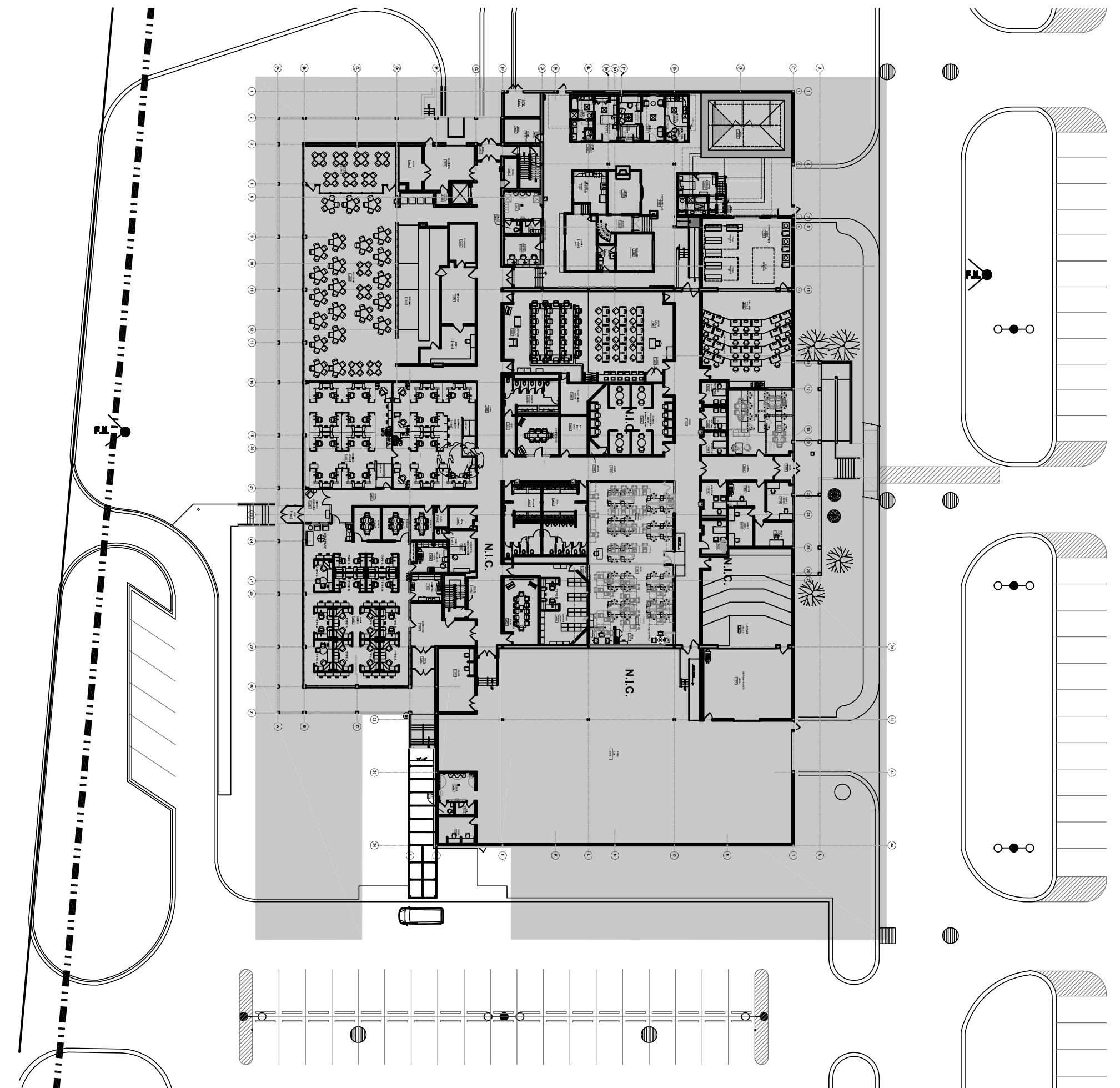
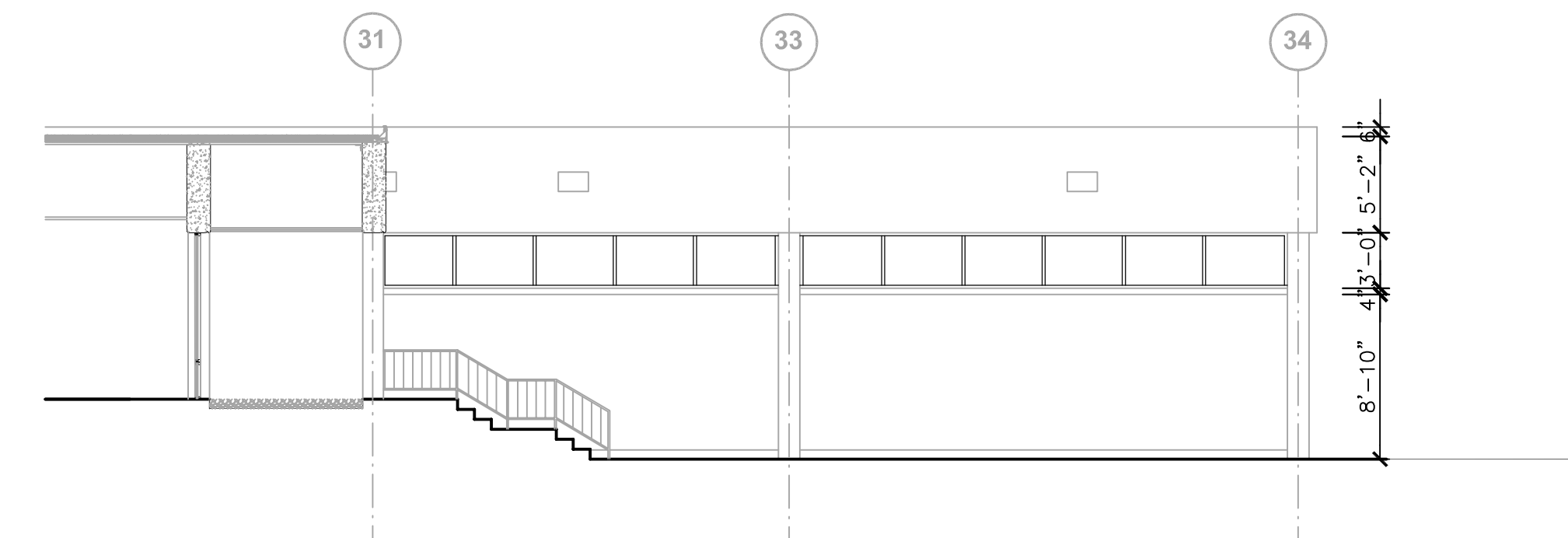


Exhibit received November 20, 2017

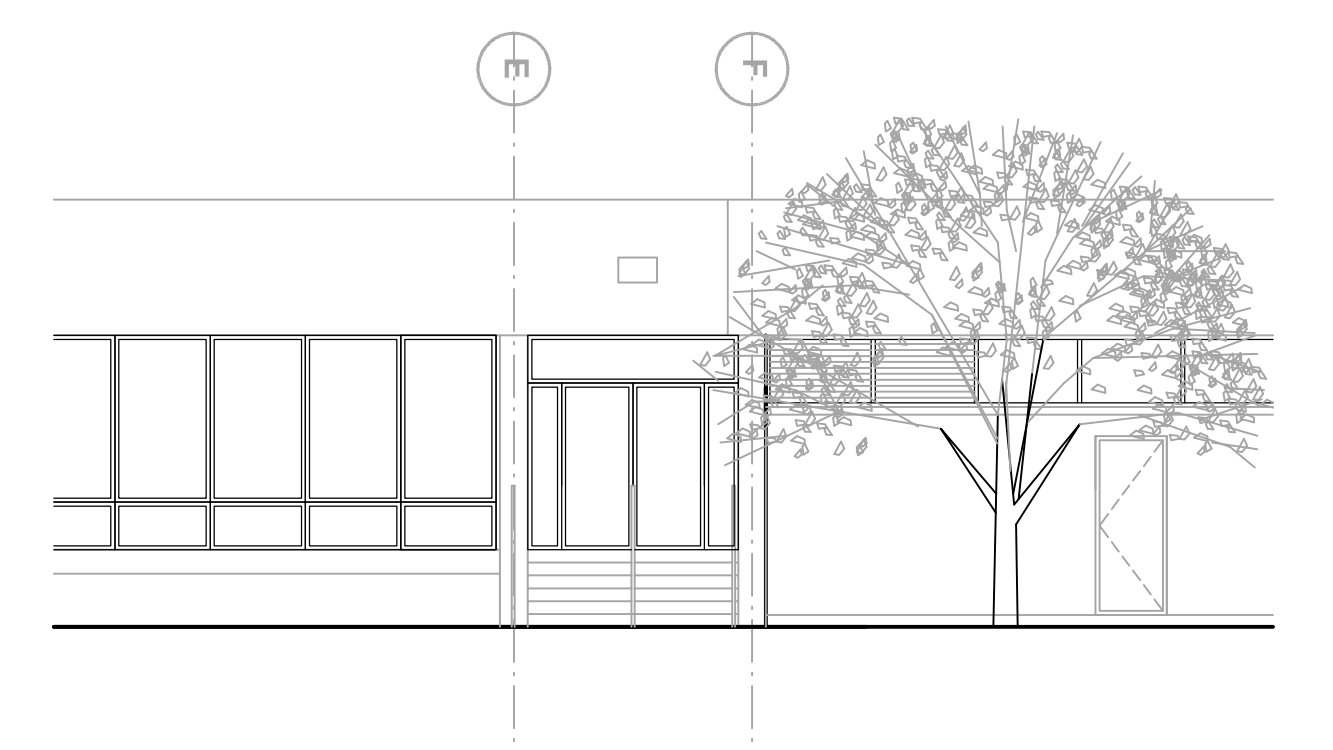
17-10-039



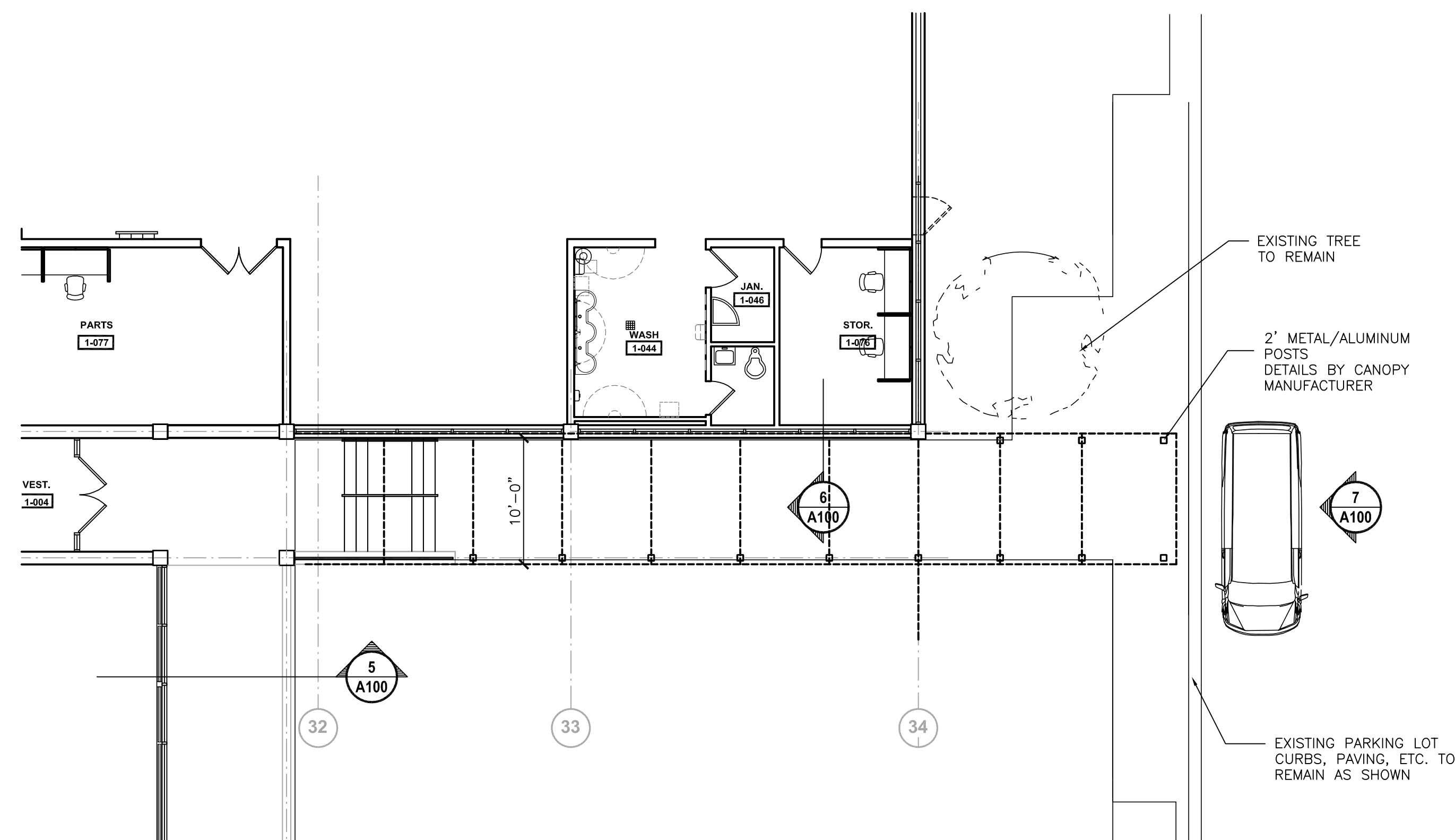
1 SITE PLAN
SCALE: 1/40' = 1'-0"



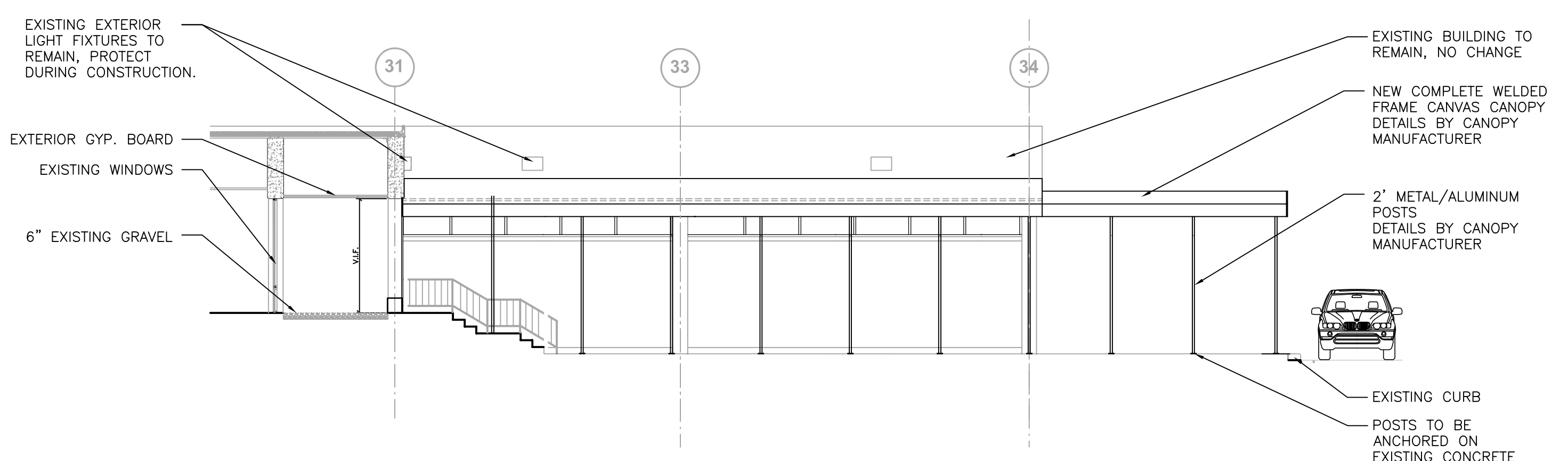
2 EXISTING PARTIAL ELEVATION
SCALE: 1/8' = 1'-0"



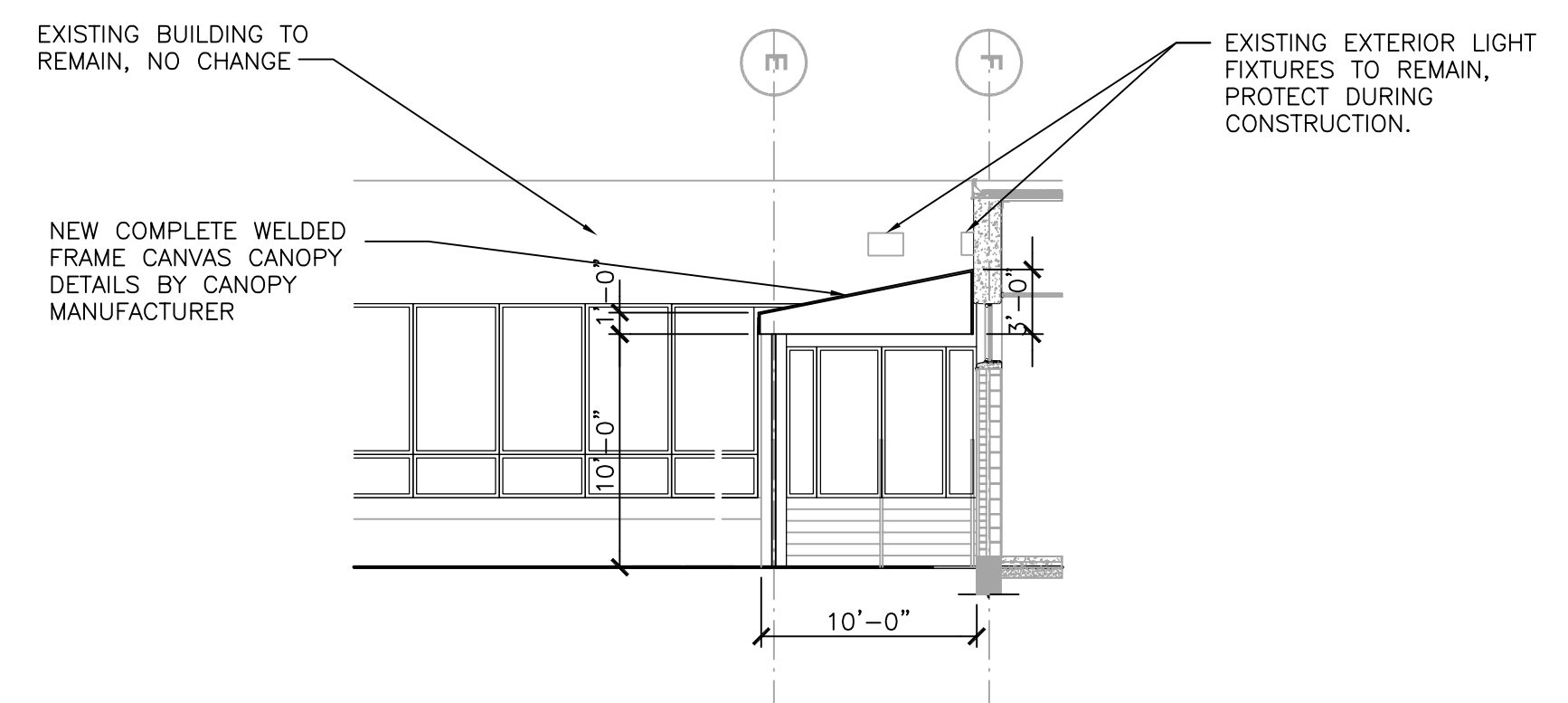
3 EXISTING PARTIAL ELEVATION
SCALE: 1/8' = 1'-0"



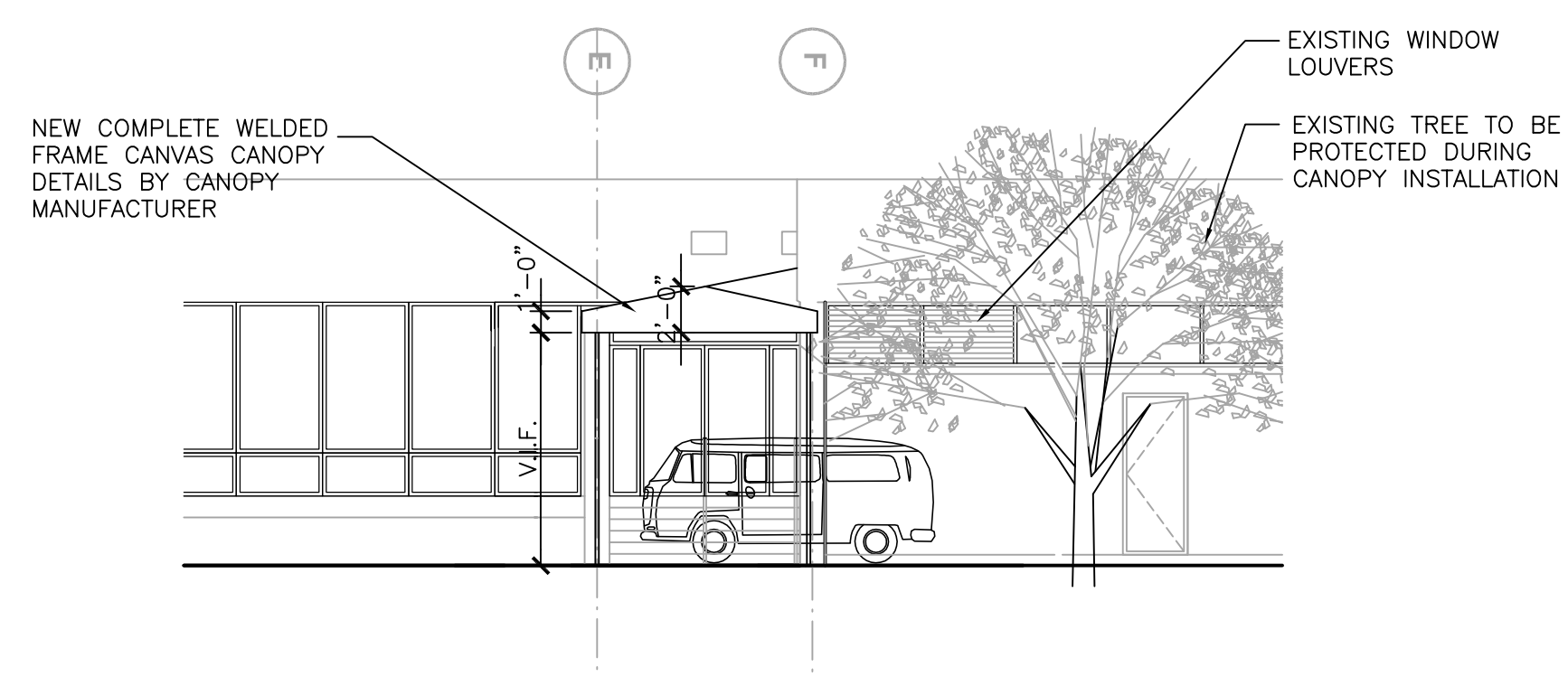
4 PROPOSED EAST ENTRANCE PLAN
SCALE: 1/8' = 1'-0"



5 PROPOSED EAST ENTRANCE CANOPY ELEVATION
SCALE: 1/8' = 1'-0"



6 PROPOSED EAST ENTRANCE CANOPY ELEVATION
SCALE: 1/8' = 1'-0"



7 PROPOSED EAST ENTRANCE CANOPY ELEVATION
SCALE: 1/8' = 1'-0"

CANOPY SYSTEM :
CHESTFIELD AWNING CO.

Exhibit received November 20, 2017



SAS
ARCHITECTS
& PLANNERS

630 DUNDEE ROAD
NORTHBROOK, ILLINOIS 60062
847-564-8333 • FAX 847-564-9989

ARCHITECTS

Ailstate
TECHCOR - EAST ENTRANCE
100 EAST PALATINE ROAD
WHEELING, IL 60090
PLANS AND ELEVATION

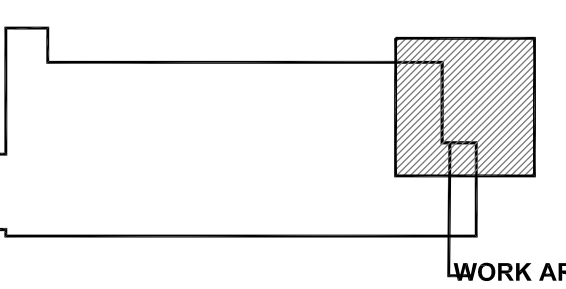
NO.	DESCRIPTION	DATE
OWNER REVIEW		05/08/17
FOR CONSULTANTS		05/18/17
FOR PRICING		06/07/17
FOR REVIEW		10/27/17

REVISIONS
SIGNATURE

FOR PRICING ONLY

STATE OF ILLINOIS LICENSE
EXPIRES: NOVEMBER 30, 2017
PROFESSIONAL DESIGN FIRM
REGISTRATION NO. 184-007180

TECHCOR
KEY PLAN



100-BUILDING	N.T.S.
DRAWN BY	APPROVED BY
DM	MCA
SAS JOB NO:	DATE
17022	05/08/17
ALLSTATE JOB NO:	XX-XX-XX
SHEET NO.	

A100

© 2014 SAS ARCHITECTS AND PLANNERS

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

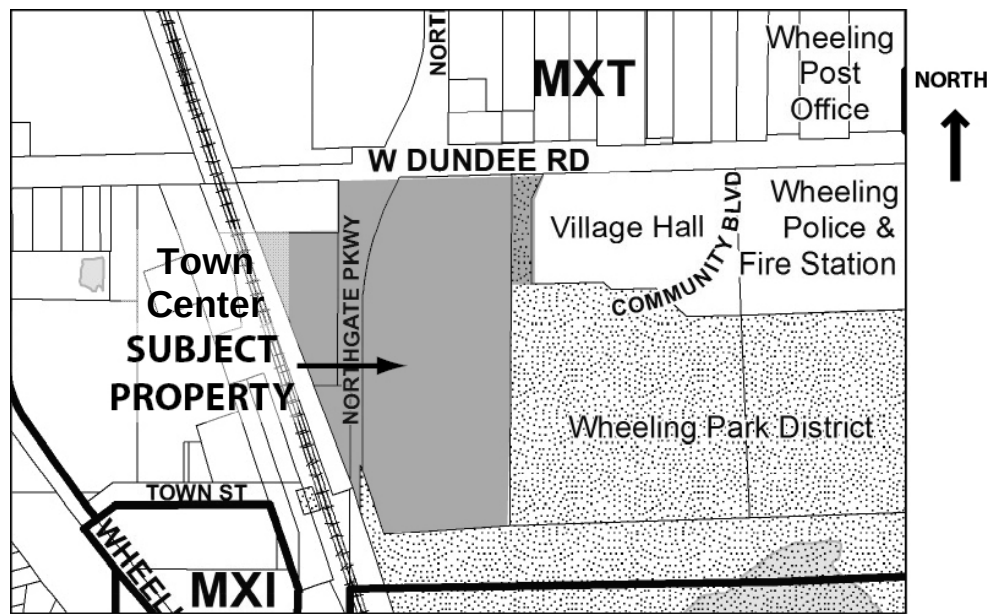
RE: **Docket No. 2017-16**
City Works Eatery and Pour House
Lot 8 Building (H1) of the Wheeling Town Center Subdivision
Special Use-Site Plan Approval of a Sit-Down Restaurant

DATE OF REPORT: December 1, 2017

DATE OF MEETING: December 7, 2017

PROJECT OVERVIEW: The petitioner is requesting special use-site plan approval for the establishment of a sit-down restaurant in Building H1 of the Wheeling Town Center development.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant Name: Brad Friedman, The Lynmark Group

Property Owner Name: Village of Wheeling

Common Property Address: Address to be determined

<u>Common Location:</u>	Lot 8 (Building H1) of the Wheeling Town Center Subdivision
<u>Neighboring Property Land Use(s):</u>	North: vacant across Dundee Road & commercial adjacent to Metra lot (Burger King) West: Transportation (Railroad) South: Open Space (Heritage Park) East: Public (Village Hall and Recreation Center)
<u>Comprehensive Plan Designation:</u>	Transit-oriented mixed use
<u>Property size:</u>	Building (excluding trash area): 8,152 sq. ft. Patio: 2,000 sq. ft.
<u>Existing Use of Property:</u>	Vacant – Under construction
<u>Proposed Use of Property:</u>	Sit-down restaurant
<u>Existing Property Zoning:</u>	MXT – Transit-Oriented Mixed Use District
<u>Previous Zoning Action on Property:</u>	
2016-20	Wheeling Town Center Final PUD, Ordinance No. 5033, passed October 17, 2016.

DESCRIPTION OF PROPOSAL

The petitioner is proposing a sit-down restaurant for Building H1, which is identified on the approved Town Center Site Plan. The building is situated at the northeast corner of the Village Green and is directly across the green from the approved CMX movie theater.

The full-service restaurant will occupy the entire H1 Building, which is 8,152 sq. ft. in floor area. There is also a 2,000 sq. ft. patio with outdoor dining and a bocce court. The building footprint is 425 sq. ft. smaller than was anticipated at the time of Final PUD approval.

The restaurant will operate 11:30AM to 11PM Sunday through Thursday and until 1AM on Friday and Saturday. It is estimated that the restaurant will have 25 employees during the peak shifts of Friday and Saturday nights.

SITE PLAN REVIEW

Scale of floor plan: 1/16" = 1'

Scale of site (landscape) plan: 1" = 20'

General site layout: Building H1 of the Wheeling Town Center Subdivision is located at the northeast corner of the Village Green. The configuration of the building has changed since its building footprint was noted on the approved Final PUD site plan. However, the exact configuration is inaccurately shown on the Building H.1 Site Plan exhibit. Staff has provided the approved Final PUD site plan for the Town Center. This plan indicates the west wall of Buildings H1 and H2 are aligned. In Building H.1 Site Plan provided, the outline of the existing

wall is shown to match the outline of the proposed west wall, which is inconsistent with the text of the cover letter, which describes “the depth of Building H.1 slightly decreased, while the length slightly increased.” Furthermore, the impact of the building footprint changes on the public space (Village Green and landscaped plaza space between Building H.1 and Building H.2) cannot be determined because the plans are not dimensioned. The Plan Commission may wish to request scaled, dimensioned, and consistent plans to accurately depict the previously approved Building H.1 footprint and the proposed Building H.1 footprint.

Building size: There are discrepancies regarding the building size among the materials provided. Staff has been unable to verify the building footprint because the plans are not dimensioned. The Floor Plan states the building has a gross floor area of 8,153 sq. ft. (excluding the trash area). However, when measuring the area based upon the given scale, the building floor area equates to approximately 7,680 sq. ft. (excluding the trash area). Staff has measured the outdoor area on the floor plan to be an additional 1,470 sq. ft. When measuring the building footprint on the landscape plan, the area equates to approximately 8,220 sq. ft. (excluding the trash area). The cover letter states the building is 8,152 sq. ft. and the patio includes 2,000 sq. ft. The Plan Commission may wish to request scaled, dimensioned, and consistent plans to accurately measure the building floor area and patio space for City Works.

Floor Plan: The restaurant includes indoor seating, a bar, private dining, outdoor seating, and an outdoor bocce court. The restaurant’s floor plan is inconsistent in the description of its indoor seating. The floor plan states there are 195 indoor seats. However, the floor plan labels indicate 174 dining seats and 23 bar stools for a total of 197 indoor seats. The outdoor space is enclosed by a patio railing with window box planters and light posts. The Plan Commission may wish to request a revised floor plan that accurately depicts the seat counts.

Total number of parking spaces: The parking study provided at Final PUD assumed 326 seats in the sit-down restaurant that would occupy Building H1. The proposed sit-down restaurant includes approximately 195 indoor seats and 56 outdoor seats for a total of 251 seats (to be verified by revised floor plan). The surrounding parking of the Town Center is adequate for the proposed use. An updated (November 2017) Shared Parking Study is provided for the Wheeling Town Center, incorporating the current assumptions, including City Works and Starbucks.

Trash: A trash enclosure has been integrated into the southeast corner of the building.

APPEARANCE REVIEW

Elevation plans: Renderings, elevation plans, and an exterior finish palette are provided to describe the building exterior. The building’s narrow front faces north towards Dundee Road. Two tower elements will flank the northeast and northwest corners of the building. Copper tile is applied to the face of each tower. Surrounding the copper tiles are metal panels. Corrugated metal panels and stone veneer are also featured prominently on the west, north, and east facades. The west elevation of the building includes the patio space and also fronts onto the Village Green. Both the north and west facades incorporate storefront windows. The south, west, and east facades also use a primary wall material that the elevation plans label as “integrally colored

8” CUM.” Staff had concern for this material because the Design Guidelines prohibits the use of CMU (concrete masonry units), split face CMU, and porous synthetic stone because these materials are difficult to clean and prone to staining. The petitioner provided additional material specs (see the Burnished Masonry Architectural Guide) that suggests the appearance and durability of the proposed CMU is greater than the prohibited CMU. The Plan Commission may wish to review this material with the petitioner in greater detail to determine if the proposed material meets the intent of the Design Guidelines.

Building height: The proposed single-story restaurant has a stepped appearance and will have an overall building height of 28’5” to the tower parapet. The next highest building wall has a parapet height of 24’8”. The shortest building wall has a parapet height of 22’0”.

Material Samples: Material samples will be provided at the meeting. The Plan Commission may wish to review all samples, with special attention for the CMU product.

Landscaping plans: The exact landscaping shown on the renderings is not shown on the landscape plans. The Plan Commission may wish to have this detail provided.

STANDARDS FOR SPECIAL USE

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

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

“Bottleneck Management group owns and operates 15 restaurant locations in the US, 9 of which are located in the Chicago metro area. Bottleneck operates vibrant, upbeat restaurants with friendly service, vast craft beer selections, intelligently designed wine lists, a full liquor bar, and class American cuisine in a casual environment. The location in Wheeling will be branded City Works Eatery and Pour House. It will be 8,000 sq. ft. with an outdoor patio featuring a bocce ball court.”

The proposed use will be complimentary to the adjacent retail, restaurant, and entertainment uses in the Town Center.

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

“City Works is an ideal tenant for the Town Center project. The restaurant will be located in Building H1 which is directly across from CMX. The restaurant space fronts the pedestrian plaza with windows that open up to the patio area. City Works will have an abundant amount of TVs which make this an ideal destination for friends to gather and watch sporting events. The purpose of the Town Center PUD was specifically

designed for this type of use which will serve as an excellent location for people to congregate.”

The proposed stand-alone restaurant will provide outdoor seating and entertainment to compliment the adjacent Village Green within the Town Center.

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

“The Town Center site plan was designed and approved based on having a full-service restaurant/bar and grill located in Building H1. City Works is a perfect tenant and use for this location. It is exactly what we intended to have from the beginning stages of planning.”

During the PUD review process, Building H1 was anticipated as a stand-alone sit-down restaurant. Since then, the footprint of the building has decreased by 425 sq. ft. As such, the proposed use is appropriate for Lot 8 of the Wheeling Town Center Subdivision.

4. State how the location, nature and height of buildings, walls and fences, and the nature and extent of the landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, or will not impair the value thereof. (Explain how the proposed use will not prevent development on adjacent properties. Will the proposed use have a negative impact on existing adjacent land uses?)

“The building elevations were carefully designed to accommodate the existing layout of the Town Center site plan. The main entrance, the outdoor patio, and bocce court are a perfect fit for the project and approved site plan. Signage, building height, and building materials were selected based on numerous meetings with the tenant, architects, and general contractors to achieve a balanced look that would attract multiple customers to the space.”

A building of this approximate size was approved with the Final PUD ordinance for the Town Center. However, the exact location has changed since Final PUD approval. The plans, as proposed, do not provide enough detail to determine its impacts on the adjacent public spaces. Note: the wall signs, as proposed, will likely require variations from Title 21.

5. State how the parking areas will be of adequate size for the particular use, properly located, and suitably screened from adjoining residential uses, entrance and exit drives

shall be laid out so as to prevent traffic hazards and nuisances, and the development will not cause traffic congestion. (Is adequate parking provided? Is parking area visible from adjacent homes? Are the entrance and exit drives designed for safe access to the site? Will the special use generate so much traffic as to cause congestion? Will visitors to the special use access the site through residential streets?)

“The parking study that was approved for the Town Center PUD assumed that this location would accommodate a full service restaurant. Now that we have the interior floor plan with table and chair counts we can determine the appropriate number of parking spaces that should be allocated to this specific use.”

The parking study provided at Final PUD assumed 326 seats in the sit-down restaurant that would occupy Building H1. The proposed sit-down restaurant includes only 195 indoor seats and 56 outdoor seats for a total of 251 seats. The surrounding parking of the Town Center is adequate for the proposed 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. (Other than the special use listed in this application, the proposal must meet all other requirements of the Zoning Code. Note any other exceptions.)

“The Town Center PUD is zoned for up to 30,000 sq. ft. of restaurant space, so this is already a permitted use under the approved PUD.”

While the Final PUD for the Town Center assumes it will include restaurants, all restaurants within the development must first obtain special use approval for their specific business operations, floor plan, and appearance.

STAFF REVIEW

Fire Department Review: The Fire Department has provided a comment memo dated November 30, 2017. These issues will be addressed at permit.

Engineering Division Review: The Engineering Division has received the attached exhibits and has no comments at this time.

Health Division Review: The Health Division has reviewed the proposed plans and indicated that modifications to the kitchen configuration will be needed during permit review in order to provide dry storage are that complies with the code. The Health Officer has also indicated that an exterior grease basin would not be required, which can also be addressed at permit.

Impact on adjacent uses: Consistent and dimensioned floor plans and site plans must be provided to determine if the proposed impact on adjacent uses is consistent with what was proposed at the time of the Wheeling Town Center Final PUD approval.

Staff Recommended Action: Staff has concern with the lack of detail and consistency among the floor plans and site plans. Staff further recommends that the Plan Commission review the following issues prior to making a motion:

1. Request scaled, dimensioned, and consistent plans to accurately depict the previously approved Building H.1 footprint and the proposed Building H.1 footprint.
2. Request scaled, dimensioned, and consistent plans to accurately measure the building floor area and patio space for City Works.
3. Request a revised floor plan that accurately depicts the seat counts.
4. Review the proposed CMU material with the petitioner to determine if the proposed material meets the intent of the Design Guidelines.
5. Review all exterior building materials for the proposed restaurant.
6. Discuss if additional detail regarding the patio landscaping is necessary.

PROPOSED MOTION

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of the Special Use, Site Plan, and Building Appearance Approval for the sit-down restaurant, an appropriate motion would be to:

Recommend approval of Docket No. 2017-16, granting Special Use, Site Plan, and Building Appearance Approval, as required under Chapter 19-05, Mixed-Use and Overlay Districts, Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit a Sit-Down Restaurant in accordance with the following exhibits submitted November 14, 2017 (except as noted) to be located on Lot 8 (Building H1) of the Wheeling Town Center Subdivision (exact address to be determined), located in Wheeling, Illinois:

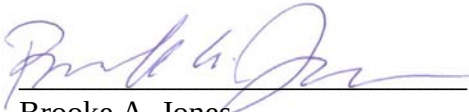
- Cover letter,
- Floor plan (11.06.2017),
- Site plan & roof plan,
- Exterior finish palette,
- Northwest corner rendering,
- Southwest corner rendering,
- Northeast corner rendering,
- North elevation plan,
- East elevation plan,
- South elevation plan,
- West elevation plan,
- Landscape plan, Sheet L1.3,
- Landscape layout plan, Sheet L2.3,
- Building H.1 site plan exhibit (noting footprint changes)
- Burnished masonry architectural guide (6 sheets) (11.29.2017).

And with the following conditions of approval:

1. TO BE DETERMINED THROUGH DISCUSSION AT PUBLIC HEARING.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachments: [Fire Department comment memo](#)

[Cover letter](#)

[Floor plan](#)

[Site plan & roof plan](#)

[Exterior finish palette](#)

[Northwest corner rendering](#)

[Southwest corner rendering](#)

[Northeast corner rendering](#)

[North elevation plan](#)

[East elevation plan](#)

[South elevation plan](#)

[West elevation plan](#)

[Landscape plan, Sheet L1.3](#)

[Landscape layout plan, Sheet L2.3](#)

[Building H.1 site plan exhibit](#)

[Burnished masonry architectural guide \(6 sheets\)](#)

[Updated shared parking study \(November 2017\)](#)

[Approved Final PUD WTC site plan \(provided by staff\)](#)



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 30, 2017
SUBJECT: Proposed Cityworks Restaurant within the Wheeling Town Center Planned Unit Development – Building H1 (Address unassigned) – Plans received for review by the Wheeling Fire Department Fire Prevention Bureau, November 17, 2017.

The proposed restaurant is a one story restaurant within a previously approved Planned Unit Development (PUD). The Wheeling Fire Department has reviewed the submittals received related to the above referenced project and has the following comments:

Site Plan

1. There are slight changes to the Building H1 building footprint that was approved in the original PUD. A separate item set for review by the Village's Plan Commission will review those changes to the approved PUD.
2. Other than the revisions to the building footprint there are no changes to the Fire Department access to the site and the ability to service the proposed structure.

Cityworks – One story restaurant structure

1. The proposed building in the PUD would be a single use 8,152 square foot occupancy consisting of an A-2 (Assembly) Use Group occupancy as defined in the 2012 Edition of the International Building Code (IBC) and Fire Prevention Codes (IFC).
2. The proposed building will require complete automatic fire sprinkler system protection.
3. The proposed building will require an automatic fire alarm system.
4. The Fire Department Connection (FDC) for all the building's fire sprinkler systems shall be located at the front of the building or other location as approved by the Fire Department.
5. A fire hydrant is required within 50 feet of the building's Fire Department Connection (FDC) in accordance with the Village's Municipal Code.
6. All construction of the building proposed for this project 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 the building for code compliance.

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

Request for Special Use Permit for City Works Eatery and Pour House

The Wheeling Town Center obtained Final PUD approval in October 2016. The project included over 16 acres of land that would be developed into a mixed-use TOD with a 300 unit luxury apartment building, a 40,000 SF CMX movie theater and lounge, and 60,000 SF of other retail and restaurants. We have secured a lease from Bottleneck Management for an 8,000 SF full service restaurant that would be branded City Work Eatery and Pour House.

Site Plan Changes

Building H.1 was 8,577 SF. Based on the interior floor plan provided by City Works Building H.1 is now 8,152 SF with a 2,000 SF patio space along the plaza. The depth of Building H.1 slightly decreased while the length slightly increased. The new footprint caused the walk-way to shift slightly to the south, and modified the footprint of Building H.2 which is now 7,724 SF. Building H.2 was originally 6,775 SF. Since the walk-way between buildings H.1 and H.2 shifted to the south, we also shifted the plaza features to properly align and stay centered with the new walk-way.

About City Works / Bottleneck

Bottleneck Management operates vibrant, upbeat restaurants across the U.S. With multiple concepts that have distinct differences, each location ultimately shares friendly service, vast craft beer selections, intelligently designed wine lists, a full liquor bar, and classic American cuisine in a casual environment.

Bottleneck Management was formed with the mission to operate vibrant, high energy, approachable restaurants in the most dynamic neighborhoods and locations. Bottleneck Management has been very successful in offering their guests a great first impression. By pushing the envelope in cutting edge design, inspired food and beverage, and genuine hospitality, Bottleneck Management is able to create unique experiences for guests.

FOOD AND DRINK: At Bottleneck you will meet the energetic intersection between one of the most extensive craft beer selections in the country and made-from-scratch American fare. They push the envelope with unique and refined cuisine, expertly curated line-up of microbrews, wine, and specialty cocktails, providing a culinary experience few others can match.

ATMOSPHERE: Bottleneck creates places where people could enjoy spending free time - places that come to mind to entertain family and friends. That means an upbeat and vibrant environment where people can enjoy an unrivaled selection of craft beer, mouth-watering dining options, and an audio/visual system providing state of the art entertainment. There has been a great deal of thought and care put forth at every Bottleneck location to achieve this welcoming ambiance.

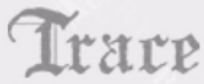
SERVICE: The people serving and creating the offerings pour their talent and knowledge into everything they do. The Bottleneck team isn't just dedicated to providing delicious food and drink, but memorable experiences for guests.

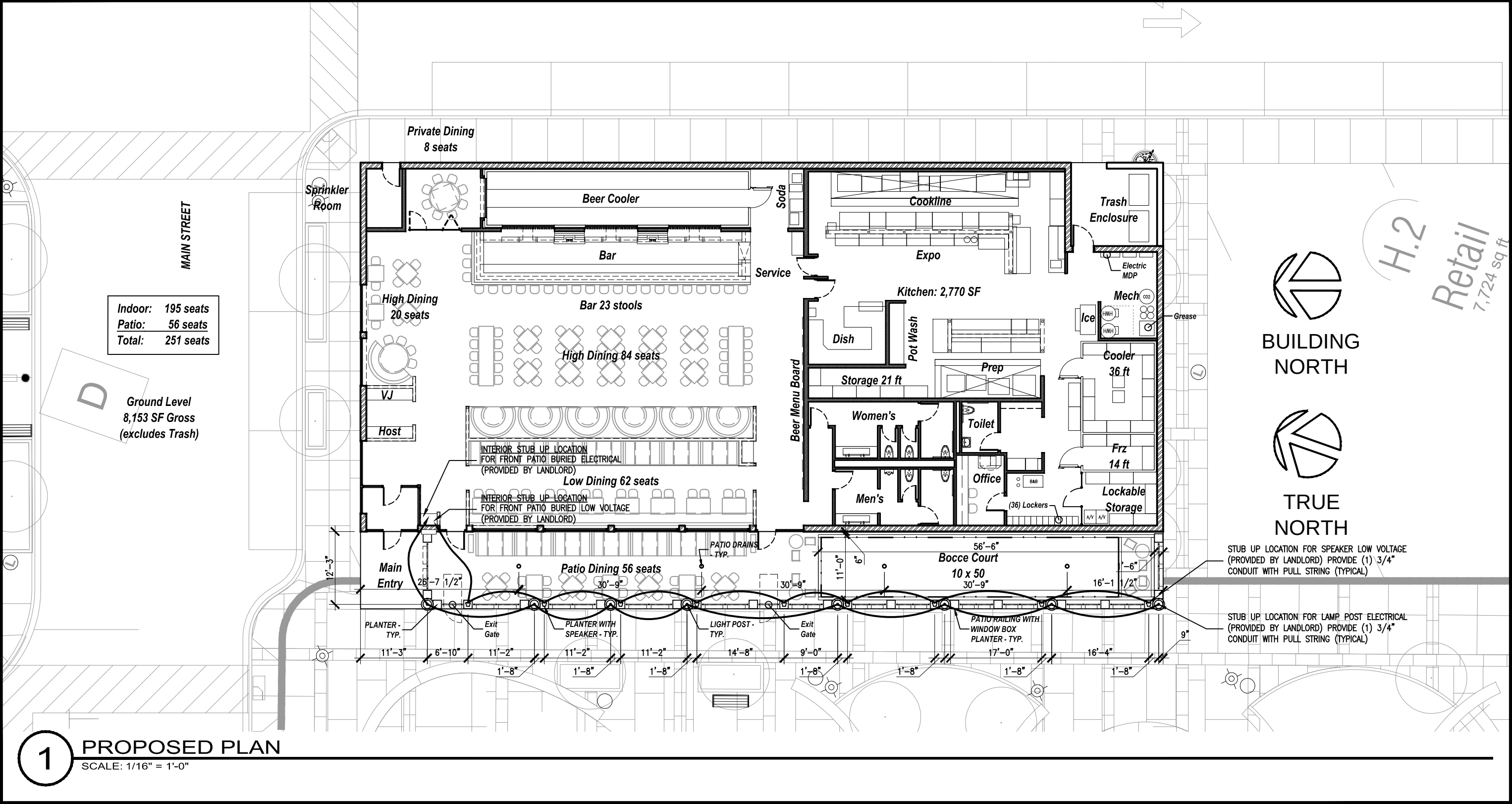
Anticipated Hours of Operation:

Sun - Thu: 11:30am - 11pm

Fri - Sat: 11:30am - 1am

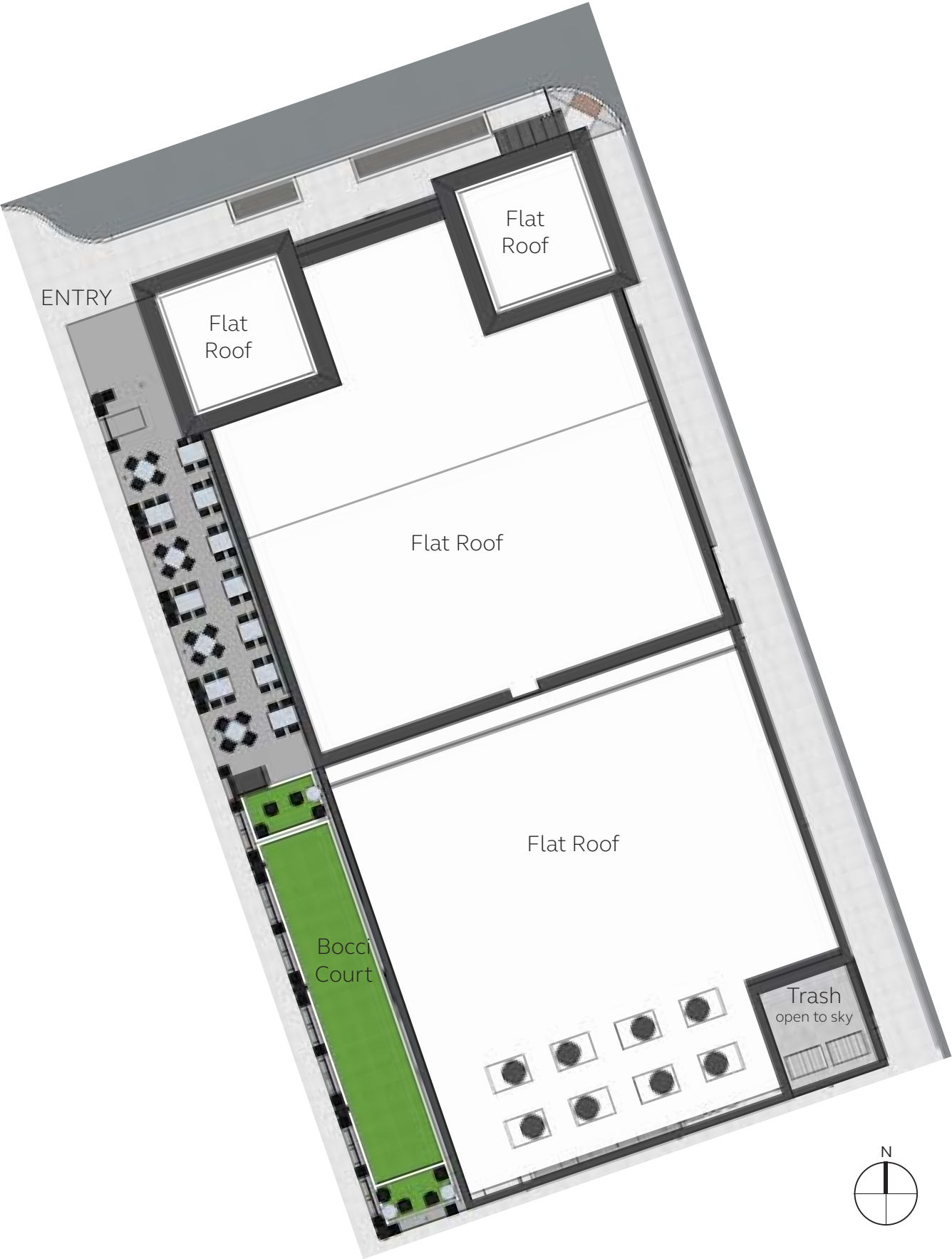
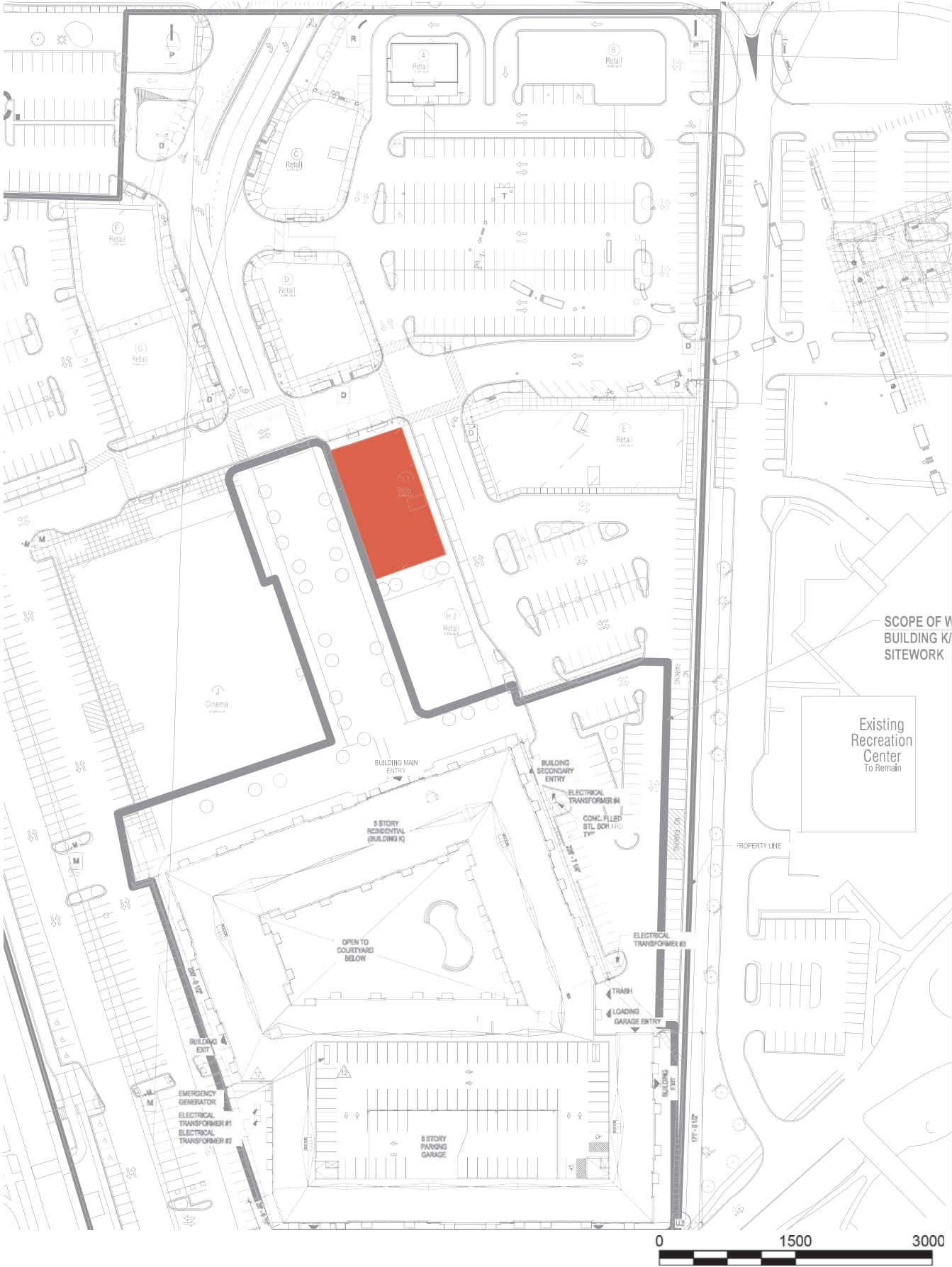
They estimate around 25 employees to be working during peak hours - Friday & Saturday nights.





△	REVISION & DESCRIPTION	DATE
△	REVISION & DESCRIPTION	DATE
	PROPOSED PATIO PLAN WITH ELECTRICAL & LOW VOLTAGE (SPEAKERS) LOCATIONS. ALSO INCLUDED ARE PATIO DRAIN LOCATIONS	11.03.17

SITE PLAN & ROOF PLAN



FINISH PALETTE



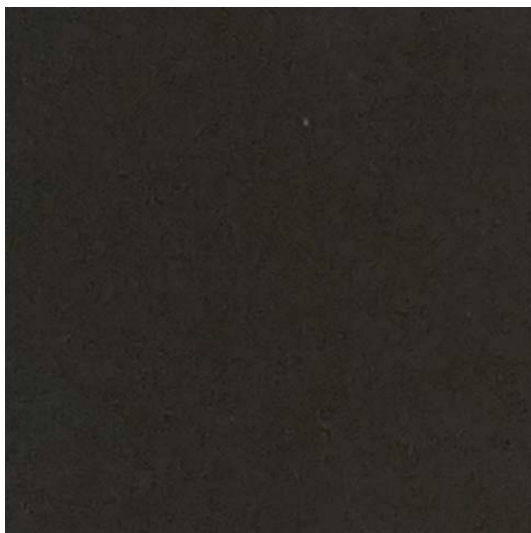
MTL-1 - COPPER SHINGLES
MANUFACTURER: FINE METAL ROOF
FINISH: 2 LAYER HOT CLEAR COAT



CMU-1 - BURNISHED CMU
MANUFACTURER: GRAND BLANC CEMENT PRODUCTS
COLOR: DARK GREY



CMU-2 - BURNISHED CMU
MANUFACTURER: GRAND BLANC CEMENT PRODUCTS
COLOR: TECUMSEH



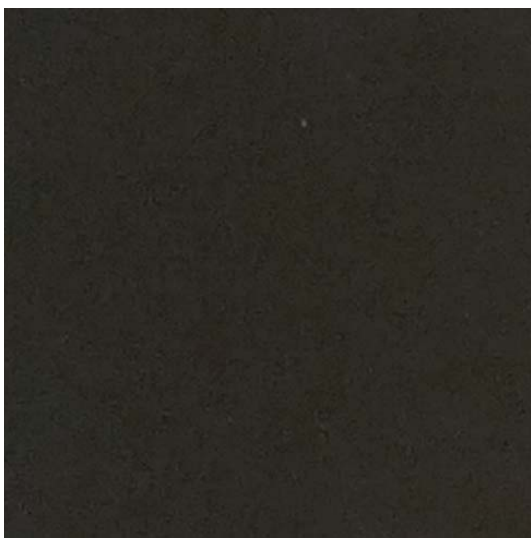
MTL-2 - ALUMINUM BREAK METAL
MANUFACTURER: CENTRIA
COLOR: RICH BLACK



CST-1B - STONE VENEER
MANUFACTURER: CUSTOM STONE WORKS
COLOR: GREY



SC-1 - COOL WOOD EXTERIOR SCONCE
MANUFACTURER: SIMES
FINISH: BURNISHED BRONZE & TEAKWOOD



MTL-3 - ANODIZED ALUMINUM STOREFRONT FINISH
MANUFACTURER: VARIES
COLOR: BLACK



ST-1 - STONE VENEER
MANUFACTURER: ELDORADO STONE
FINISH: DRY CREEK



ST-2 - STONE VENEER
MANUFACTURER: ELDORADO STONE
FINISH: PARCHWOOD



MTL-3 - CORRUGATED METAL SIDING
MANUFACTURER: AEP SPAN
FINISH: REVERSED HR-36 MATTE BLACK



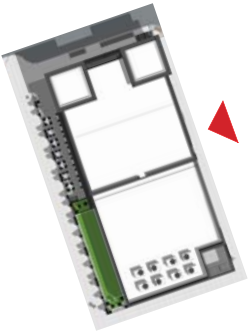




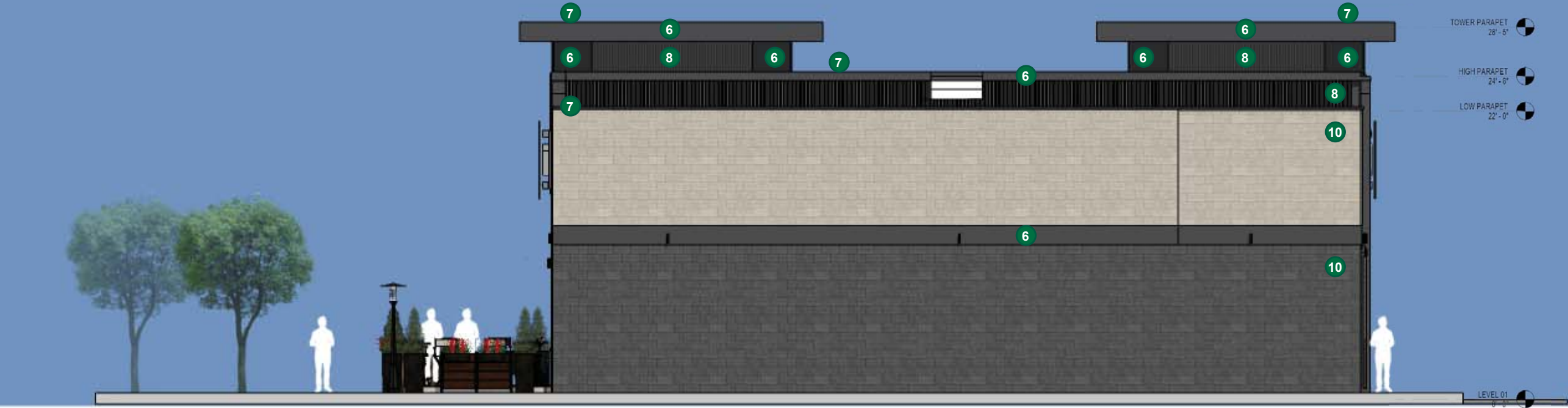
MATERIAL SCHEDULE	
1	COPPER TILE
2	CAST STONE CAP
3	CAST STONE BASE
4	STONE VENEER
5	ELDORADO STONE
6	24G METAL PANEL
7	ROOF COPING
8	CORRUGATED PANEL
9	STOREFRONT
10	INTEGRALLY COLORED 8" CMU



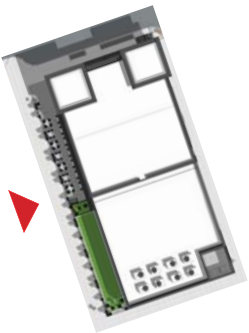
MATERIAL SCHEDULE	
1	COPPER TILE
2	CAST STONE CAP
3	CAST STONE BASE
4	STONE VENEER
5	ELDORADO STONE
6	24G METAL PANEL
7	ROOF COPING </td
8	CORRUGATED PANEL
9	STOREFRONT
10	INTEGRALLY COLORED 8" CMU

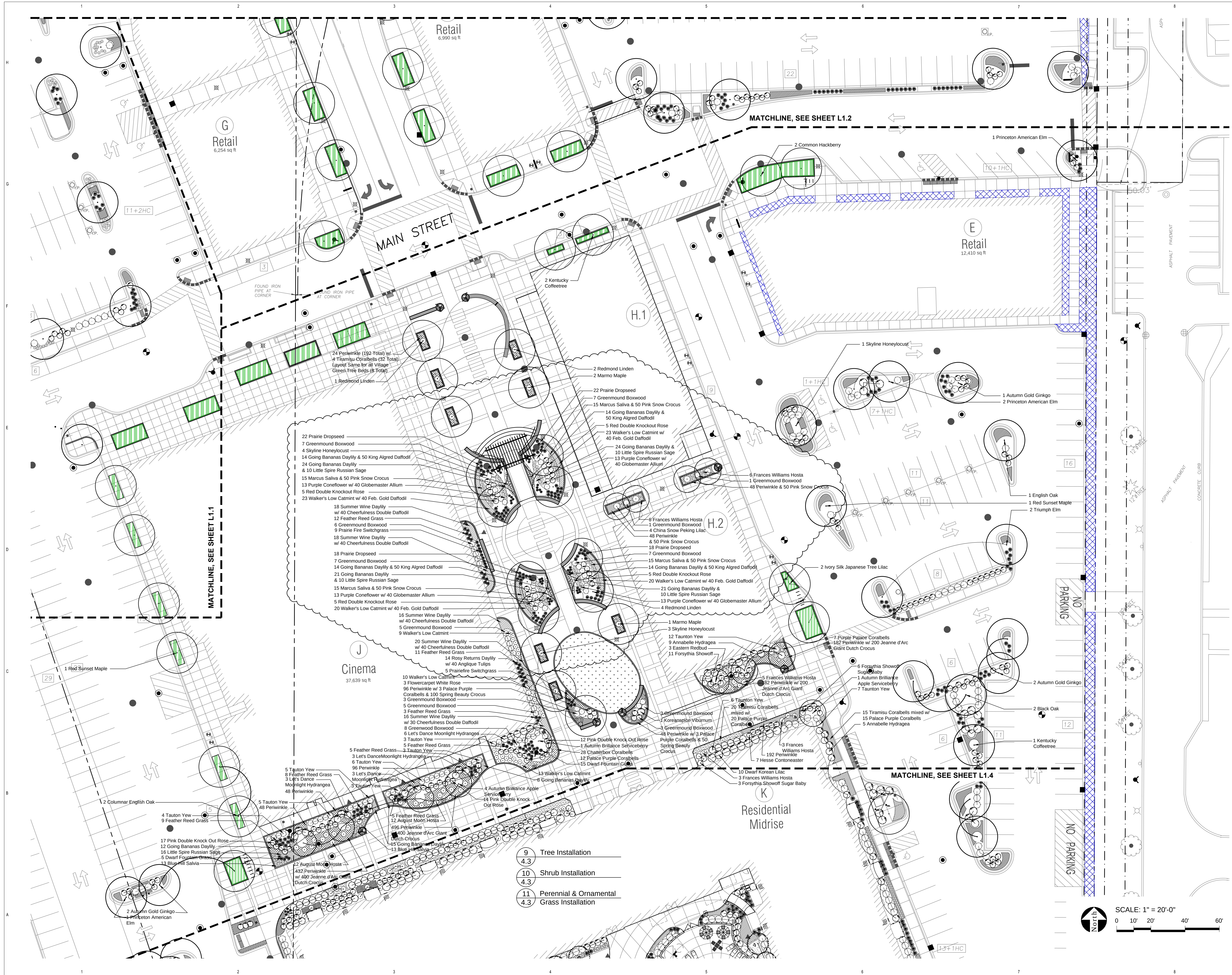


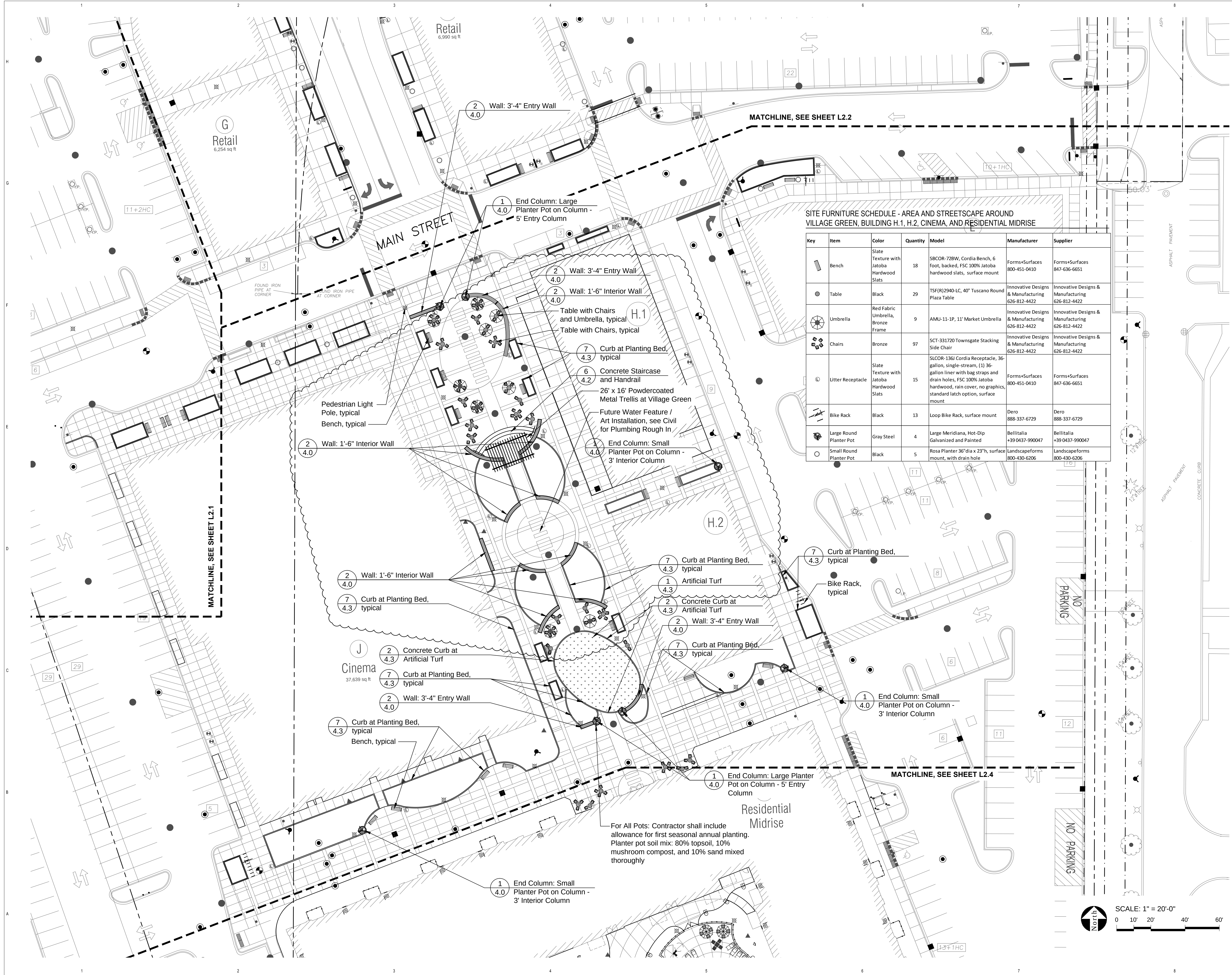
MATERIAL SCHEDULE	
1	COPPER TILE
2	CAST STONE CAP
3	CAST STONE BASE
4	STONE VENEER
5	ELDORADO STONE
6	24G METAL PANEL
7	ROOF COPING
8	CORRUGATED PANEL
9	STOREFRONT
10	INTEGRALLY COLORED 8" CMU



MATERIAL SCHEDULE	
1	COPPER TILE
2	CAST STONE CAP
3	CAST STONE BASE
4	STONE VENEER
5	ELDORADO STONE
6	24G METAL PANEL
7	ROOF COPING
8	CORRUGATED PANEL
9	STOREFRONT
10	INTEGRALLY COLORED 8" CMU







SITE FURNITURE SCHEDULE - AREA AND STREETSCAPE AROUND VILLAGE GREEN, BUILDING H.1, H.2, CINEMA, AND RESIDENTIAL MIDRISE

Key	Item	Color	Quantity	Model	Manufacturer	Supplier
	Bench	Slate Texture with Jatoba Hardwood Slats	18	SBCOR-72BW, Cordia Bench, 6 foot, backed, FSC 100% Jatoba hardwood slats, surface mount	Forms+Surfaces 800-451-0410	Forms+Surfaces 847-636-6651
	Table	Black	29	TSF(R)2940-LC, 40" Tuscano Round Plaza Table	Innovative Designs & Manufacturing 626-812-4422	Innovative Designs & Manufacturing 626-812-4422
	Umbrella	Red Fabric Umbrella, Bronze Frame	9	AMU-11-1P, 11' Market Umbrella	Innovative Designs & Manufacturing 626-812-4422	Innovative Designs & Manufacturing 626-812-4422
	Chairs	Bronze	97	SCT-331720 Townsgate Stacking Side Chair	Innovative Designs & Manufacturing 626-812-4422	Innovative Designs & Manufacturing 626-812-4422
	Litter Receptacle	Slate Texture with Jatoba Hardwood Slats	15	SLCOR-136i Cordia Receptacle, 36-gallon, single-stream, (1) 36-gallon liner with bag straps and drain holes, FSC 100% Jatoba hardwood, rain cover, no graphics, standard latch option, surface mount	Forms+Surfaces 800-451-0410	Forms+Surfaces 847-636-6651
	Bike Rack	Black	13	Loop Bike Rack, surface mount	Dero 888-337-6729	Dero 888-337-6729
	Large Round Planter Pot	Gray Steel	4	Large Meridiana, Hot-Dip Galvanized and Painted	Bellitalia +39 0437-990047	Bellitalia +39 0437-990047
	Small Round Planter Pot	Black	5	Rosa Planter 36" dia x 23" h, surface mount, with drain hole	Landscapeforms 800-430-6206	Landscapeforms 800-430-6206

AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
200 S. MICHIGAN AVENUE
CHICAGO, IL 60604
312-542-5900 MAIN
312-542-5901 FAX
WWW.RTKL.COM
PROJECT NUMBER 030-120019.01

CONSULTANT

uplandDesign Ltd
Landscape Architecture & Park Planning
544 W Randolph St, Chicago, Illinois 60606
312-542-5901
312-542-5901 FAX
WWW.ULANDDESIGN.COM
UPLAND PROJECT NUMBER 486

PROJECT

WHEELING TOWN CENTER

CLIENT
WTC, LLC
500 LAKE COOK RD
SUITE #270
DEERFIELD, IL 60015

ISSUE DRAWING LOG	
9/1/16	Final PUD Submittal
9/23/16	Final PUD Submittal
10/3/16	Issued for Revised Bid
11/18/16	Issued for Construction/Permit Rev
12/16/16	Issued for Permit Rev
04/21/17	PUD Submittal Rev
04/28/17	HUD-Final Plans & Specs
05/05/17	Issued for Construction Revised
10/02/17	Village Green Revision
11/08/17	Bulletin 02
11/13/17	SU Submittal

SEAL

Michelle A. Kelly
REGISTERED LANDSCAPE ARCHITECT
OF ILLINOIS
157-001005

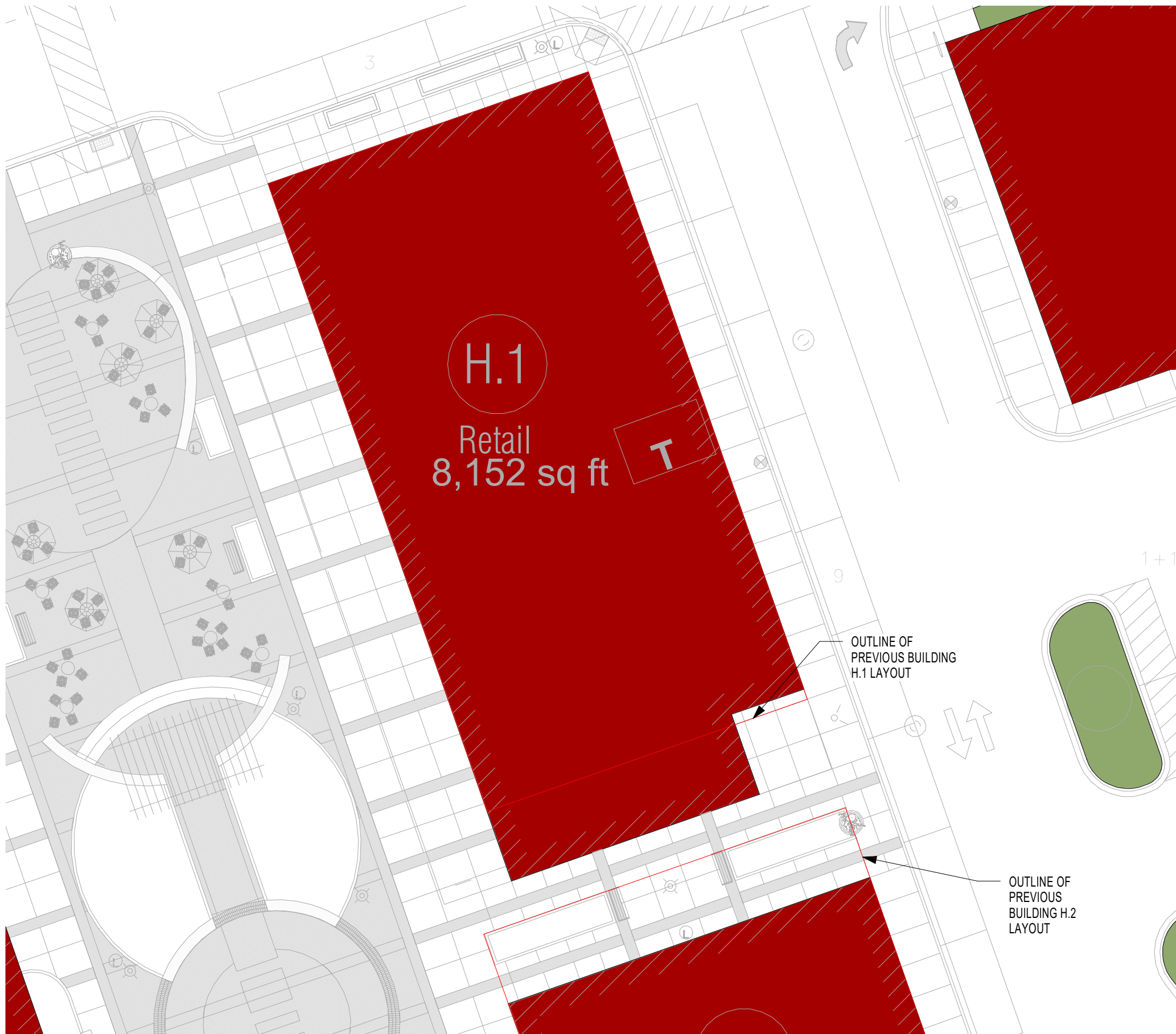
SHEET IDENTIFICATION
TITLE

LAYOUT PLAN

NUMBER

L2.3

2015 RTKL ASSOCIATES INC.



04 22 23/GRA

BuyLine 8681



800.875.7500

BURNISHED MASONRY Architectural Guide

Burnished Recycled

Burnished Recycled Filled

Burnished

Burnished Filled

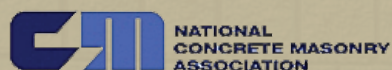
Benchmark Series™

Column Block

Proudfoot Soundblox®

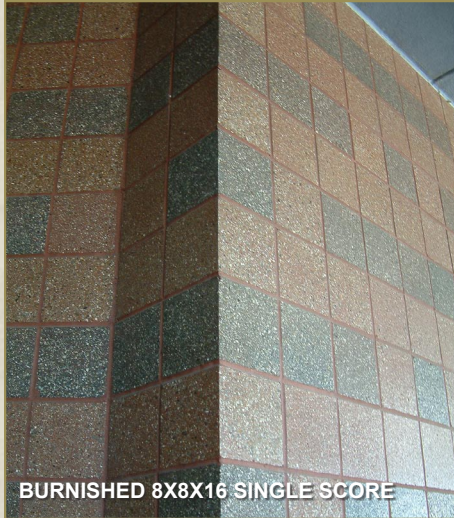
Plaza Stone

BURNISHED BENCHMARK™ 4X12X24

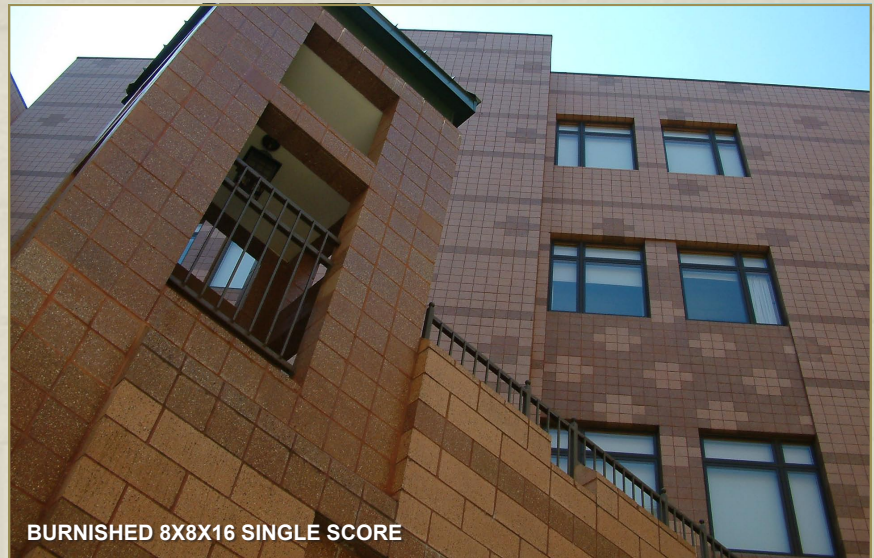


www.grandblanccementproducts.com

Burnished & Burnished Filled Masonry Units



Grand Blanc Cement Products has been manufacturing Burnished or "Ground-Faced" Masonry Units for over thirty years. Produced in a wide variety of sizes, shapes and colors, Burnished Units provide design flexibility when choosing the right products for any building. After grinding the face of the block to expose the variegated colors of the aggregate, a factory coat of acrylic or water-based sealant is applied to enhance the natural beauty of the surface. Burnished Masonry Units are also mold and mildew resistant making them ideal for both interior and exterior applications.



With integral color and exceptional structural integrity, Burnished Units perform well in today's demanding architectural markets. Grand Blanc Cement Products continuous efforts to produce the highest-quality Burnished Masonry will provide both designers and customers alike, the confidence they require on every project. Many projects including schools, health care facilities, public buildings and sporting venues will enjoy the enduring beauty and benefits of Burnished Masonry.

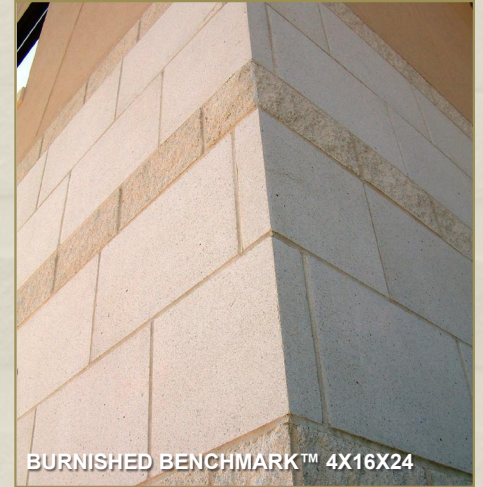
Grand Blanc Cement Products also manufactures Burnished Filled Masonry Units by exposing the aggregate's range of color and "filling" the pores with a cementitious grout. A factory coat of acrylic or water-based sealant is then applied, creating a unique terrazzo-like finish and luster. Burnished Filled Units are graffiti resistant, extremely durable, and help projects maintain a new appearance years after completion.



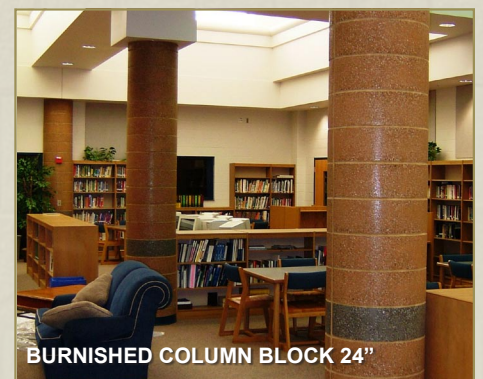
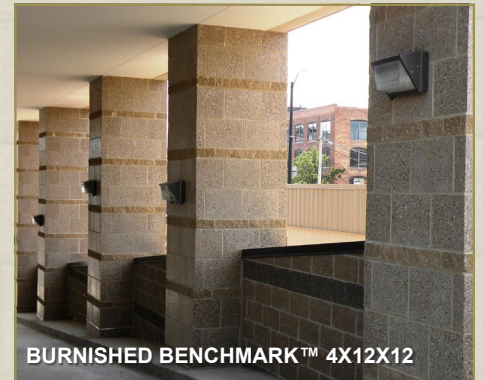
Burnished Benchmark™ Series & Burnished Column Block

OVER-SIZED MASONRY UNITS

Burnished Benchmark™ Series Masonry Units are oversized by design to provide clients with a dramatic monumental look combined with elegance and beauty. These units offer the same attractive appearance as other Burnished products but on a larger scale. Cost efficient as well as versatile, Burnished Benchmark Units also deliver value and longevity to any building project.



Burnished Benchmark™ Units are produced in a wide variety of sizes, shapes, and colors including 24" & 36" Column Block. The emphasis on the natural beauty of colored aggregates provide a luxurious and grand appearance with all Burnished Benchmark™ products.

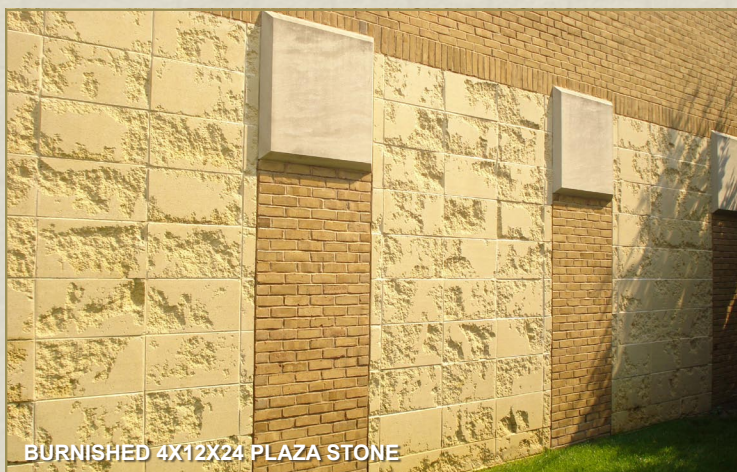


Burnished Soundblox®

Grand Blanc Cement Products offers a variety of solutions for noise reduction and absorption with Burnished Soundblox®. Manufactured in a wide range of colors, these attractive and versatile units perform very well in auditoriums, gymnasiums, classrooms, churches and recreational facilities. Burnished Soundblox® in-place cost is low by comparison to other acoustic material and will provide years of beauty and reliability.



Burnished Plaza Stone



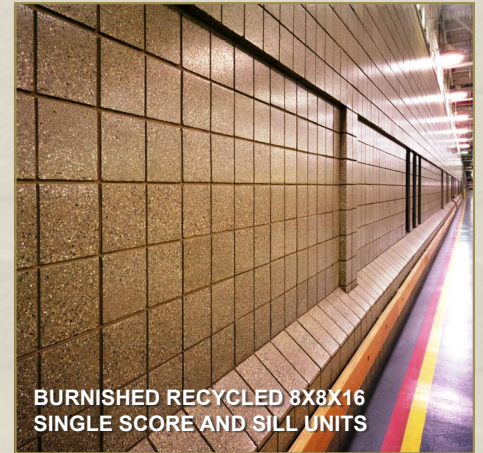
Burnished Plaza Stone adds a new dimension to the expanding Burnished Architectural Market. Delivering both a rugged and refined look, Burnished Plaza Stone has become a cornerstone for Grand Blanc Cement Products line of Burnished Masonry. Available in several shapes, sizes, and colors, these diverse units will furnish designers and their clients with a unique appearance on any building. An inspiring combination of Burnished and Spiltface texture is certain to enhance the natural beauty of concrete masonry in every Burnished Plaza Stone Project.

Burnished Recycled & Burnished Recycled Filled

Grand Blanc Cement Products commitment to environmental quality has never been stronger. We offer a variety of Burnished Masonry units manufactured with recycled content to meet or exceed the demands of LEED® point criteria. With many colors and shapes to choose from, the flexibility to design “Green” building projects is exceptional. Regionally extracted, processed and manufactured materials provide consumers with a minimum of 40% pre-consumer recycled content by weight.

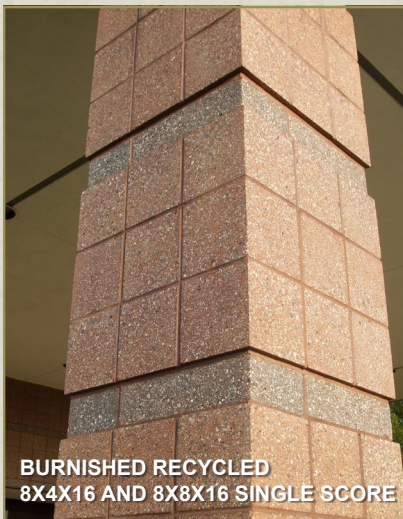


BURNISHED RECYCLED 8X8X16

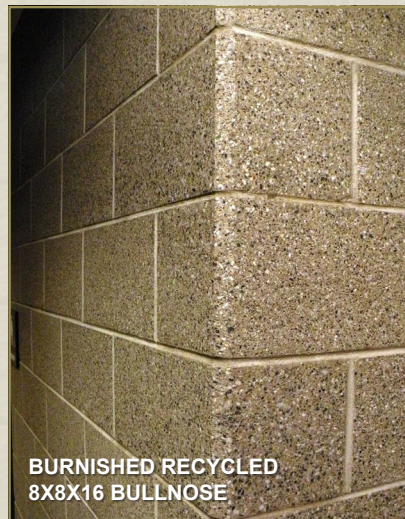


**BURNISHED RECYCLED 8X8X16
SINGLE SCORE AND SILL UNITS**

Burnished Recycled Masonry Units are manufactured with the same high quality standards that are found in Burnished Units. Interior and exterior applications are mold and mildew resistant and easy to clean. Factory applied acrylic or water-based sealants emphasize the natural beauty of the exposed aggregate color. Water-based sealants also provide LEED® points by emitting low VOC's and reducing air-born contaminants.



**BURNISHED RECYCLED
8X4X16 AND 8X8X16 SINGLE SCORE**



**BURNISHED RECYCLED
8X8X16 BULLNOSE**

Burnished Recycled Filled Units offer sustainable solutions for years of reliability and unmatched beauty. By exposing the variegated colors of the aggregate and then “filling” the pores with a cementitious grout, a unique terrazzo-like finish is produced. Providing unparalleled quality and durability, Burnished Recycled Filled Units also offer high thermal mass qualities by reducing heating and cooling costs which also benefits the environment.



BURNISHED RECYCLED FILLED 8X8X16

BURNISHED COLOR SELECTION



Anastasia



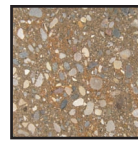
Aswan



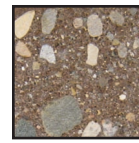
Bedrock



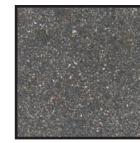
Bellagio



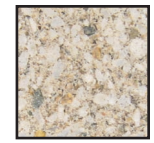
BHA Blend



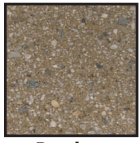
Blackhills



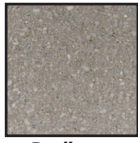
Boardman



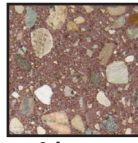
Bone



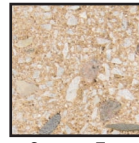
Bourbon



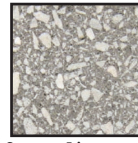
Bradberry



Cabernet



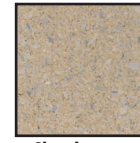
Canyon Tan



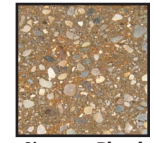
Cavern Limestone



Charcoal



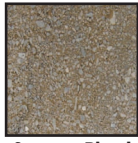
Chardonnay



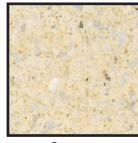
Cimaron Blend



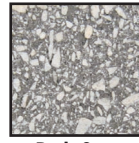
Cinnamon



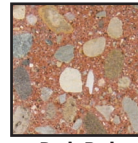
Country Blend



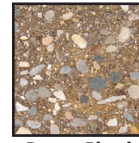
Cream



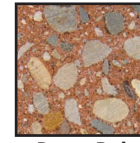
Dark Grey



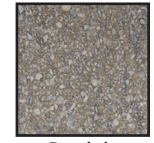
Dark Red



Desert Blend



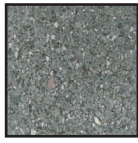
Desert Red



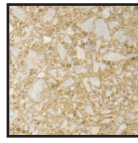
Dominic



Earthstone



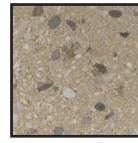
Everest



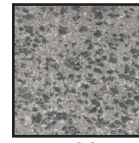
Fawn



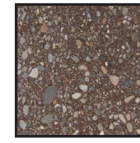
Firestorm



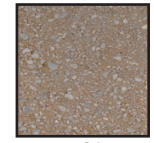
Forensic



Frankfort



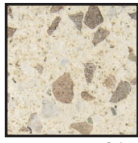
Garnet



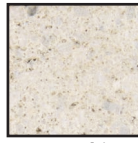
Gothic



Grandville



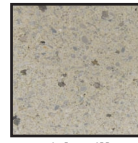
Graystone White



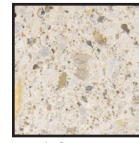
Great White



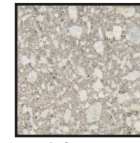
HMS



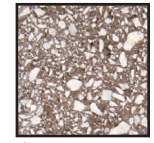
Irish Hills



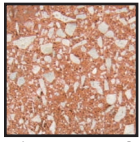
Light Bone



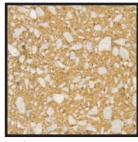
Light Grey



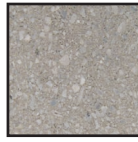
Limestone Brown



Limestone Red



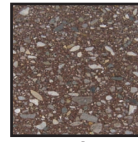
Limestone Tan



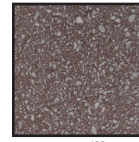
Macon



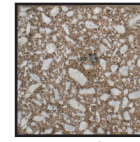
Meadowbrook



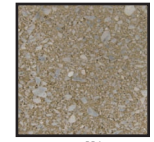
Merlot



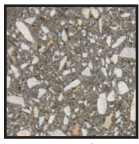
Merrill



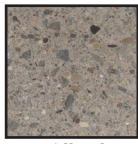
Mesquite



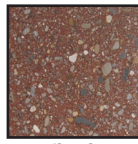
Metallica



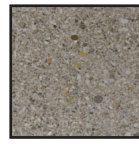
Meteorite



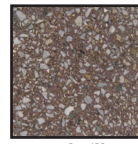
Midland



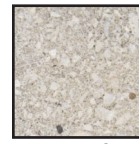
Milander



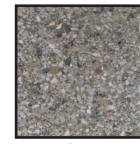
Mustang



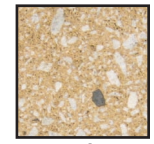
Nashville



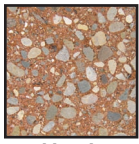
Natural
Limestone



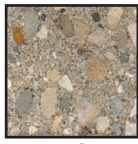
Niagra



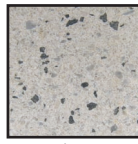
Oak



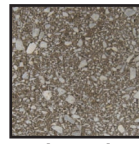
Old Tudor



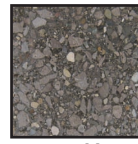
Petoskey



Pinto



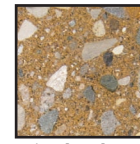
Plymouth



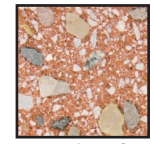
Renaldo



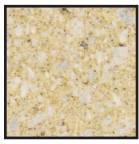
Riverbed Sand



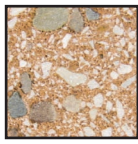
Riverbend Tan



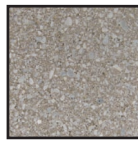
Rustic Red



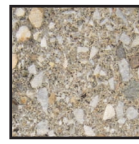
Sagebrush



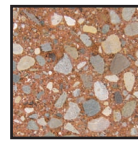
Salmon



Salzburg



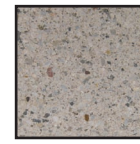
Sandstone



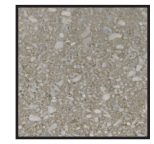
SED Blend



Sedona



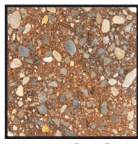
Sweetwater



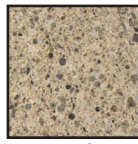
Tecumseh



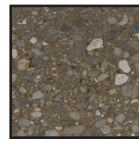
THS



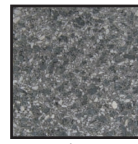
TM Blend



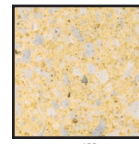
Tortola



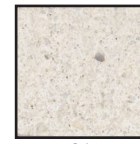
Trevor



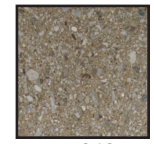
Unicorn



Vanilla



White



Woodside

Colors may vary. For exact color, contact us for a sample.

November
2017

Wheeling Town Center

Shared Parking Study



Prepared for:

WTC Development

Eriksson Engineering Associates, Ltd.

145 Commerce Drive, Suite A
Grayslake, IL 60030
(847) 223-4804

601 W. Randolph St., Suite 500
Chicago, IL 60661
(312) 463-0551

INTRODUCTION

Eriksson Engineering Associates (EEA) was retained by Wheeling Town Center Development to analyze the parking needs for the Wheeling Town Center (WTC) in Wheeling, Illinois. WTC is under construction as a mixed-use project with residential, retail, restaurants, and theater land-uses along with parking for commuters. The proposed development plan will have eleven buildings containing 301 apartments, a 795-seat cinema, and 60,765 square feet of retail and restaurant uses. Parking will be provided by a 595 space garage with 718 spaces in surface lots. A total of 1,313 spaces will serve the development. Metra commuters will have the use of parking within the development during the weekday.

This report provides the updated parking calculations reflecting changes to the site plan that has occurred based on the building plans for proposed users.

Changes to the plan included:

1. The building plan for the City Works brewery in Building H1 provides seating plans to accommodate 195 seats inside and 56 seats outside on the patio for a total of 251 seats. The original parking plan conservatively estimated about 326 seats in that space.
2. Buildings F and G will be combined into one building and contain a Brunch Café, 5,000 square feet, and a Meat and Potatoes, 3,500 square feet, restaurants. The Brunch Café will be open for breakfast and lunch and close at 2:30 PM. This will free up parking for the evening hours.
3. Building A, Starbucks, provided a building plan with 2,100 square feet of area, originally 1,716 square feet, and a seating plan with 36 inside seats and 34 outside seats (70 total).
4. The maximum permissible space for restaurants increased from 30,000 to 40,000 square feet.
5. An increase in the parking variation from the zoning requirement from 369 to 446 spaces.

ZONING CODE PARKING REQUIREMENTS

The parking requirements were updated for the WTC development using the Village of Wheeling's Zoning Code (see **Table 1**).

Overall, the development requires a parking variation of 446 spaces. The largest component of the parking variation is for the 156 commuter spaces (35%) which will be occupied during the day when the spaces will not be needed for the retail/restaurant spaces. For the residential portion of the development, the proposed parking supply is 95 spaces short of the zoning requirement. The parking demand of apartments within a transit-oriented development supports a lower parking ratio of 1.65 spaces per unit. Commercial parking is projected to be short by 195 spaces. Part of this shortage will be dependent on the actual seating and staffing plans for the individual restaurants.

RESIDENTIAL PARKING REQUIREMENTS

A review of national and local parking data for apartments, mixed-use developments, and transit-oriented projects clearly indicated a lower parking ratio is warranted for the project. The proposed parking ratio for the apartments at WTC at 1.65 spaces per unit allows for 50% of the units to park two vehicles and maintain some overnight guest parking. This ratio exceeds the national and local parking data (1.23 to 1.39 spaces per unit). These ratios do not include a discount for transit or mixed use developments. Data collected by the RTA and the Village of Palatine at TOD projects support lower rates also at 1.3 to 1.41 spaces per unit. The provision of car sharing at the development will further reduce the residential parking demand.

Table 1
Zoning Code Parking Requirements

Use	Size	Zoning Code	Required Parking	Spaces Provided
Apartments	11 studios	1.7 spaces per unit	238	
	129 1-bedroom			
	152 2-bedroom	2.2 spaces per unit	354	
	9 3-bedroom			
	301 units	Residential Parking Required	592	497 (84%)
Theater	38,172 sq. ft. (795 seats) (40 employees peak shift)	1 space per 3 seats plus one space per employee	305	
Retail	20,732 sq. ft.	4 spaces per 1,000 sq. ft.	83	
Coffee Shop	2,100 sq. ft. (70 seats)	1 space per 3 seats plus one space per employee ⁽¹⁾	29	
City Works	8,153 sq. ft. (251 seats incl. patio)		108	
Brunch Cafe	5,000 sq. ft.		82	
Meat and Potatoes	3,500 sq. ft.		57	
Other Restaurants	21,247 sq. ft.		347	
	98,904 sq. ft.	Commercial Parking Required	1,011	816 (81%)
Wheeling Town Center Parking Requirement			1,603	1,313(82%)
Metra East Commuter Lot Parking Agreement			156	

(1) Seats based on 25 gross sq. ft. per seat and three employees per 1,000 sq. ft.

The lack of parking at any development is always a concern with the possibility overflow parking impacting adjacent properties. The proposed apartments are part of a larger development with 1,313 parking spaces of which 497 spaces are reserved for the exclusive use the renters in the parking garage.

Within the center of the apartment building, a six level 595 space parking garage is planned with 497 spaces reserved for the residents and their guests. The remaining 98 spaces will be reserved for employees or valet parking of the commercial uses within WTC on the top level. Use of the parking garage will be controlled with a gate system to limit its use to residents and guests and the designated employees or valet operators.

Table 2 shows the updated residential parking demand throughout the day. Peak demand occurs in the evening and overnight time periods when the residents are at home. Detailed calculations of the apartment guest and resident parking are included in the **Appendix**.

Table 2
Hourly Apartment Parking Demand

Hour	Weekday Residential Parking			Weekend Residential Parking		
	Total Vehicles	Percent of Capacity	Open Spaces	Total Vehicles	Percent of Capacity	Open Spaces
6:00 AM	421	85%	76	421	85%	76
7:00 AM	384	77%	113	388	78%	109
8:00 AM	367	74%	130	367	74%	130
9:00 AM	346	70%	151	346	70%	151
10:00 AM	325	65%	172	325	65%	172
11:00 AM	304	61%	193	304	61%	193
Noon	283	57%	214	283	57%	214
1:00 PM	304	61%	193	304	61%	193
2:00 PM	304	61%	193	304	61%	193
3:00 PM	304	61%	193	304	61%	193
4:00 PM	325	65%	172	325	65%	172
5:00 PM	376	76%	121	376	76%	121
6:00 PM	406	82%	91	406	82%	91
7:00 PM	454	91%	43	454	91%	43
8:00 PM	458	92%	39	458	92%	39
9:00 PM	462	93%	35	462	93%	35
10:00 PM	467	94%	30	467	94%	30
11:00 PM	458	92%	39	458	92%	39
Midnight	444	89%	53	444	89%	53

Note: 497 resident parking spaces provided in parking garage.

COMMERCIAL PARKING REQUIREMENTS

Using shared parking principals, the hourly parking demand was recalculated for the retail, bank, coffee shop with drive-thru, the theater, and quality or family/fast casual restaurants for a weekday and a weekend. The weekday and potential weekend Metra commuter parking demand was included. The parking supply of 816 spaces will be provided in the east surface lot (312 spaces), the west lot (406 spaces), and one level of the residential parking garage (98 spaces). **Table 3** summaries the commercial parking needed for the development with detailed calculations in the **Appendix**.

During the weekday, the peak demand is 710 spaces at 1:00 PM or 87% of the lots' capacity. With additional restaurant space, the weekday peak shifted to the early afternoon.

On weekends, the peak-demand still occurred in the evening at 8:00 PM with 727 vehicles occupying 89% of the available spaces due to the restaurant/theater uses. Ideally, with retail/restaurant uses, up to 10% of the spaces should be available to minimize excessive parking lot traffic searching for an open space.

Table 3
Hourly Commercial/Metra Parking Demand

Hour	Weekday Parking			Weekend Parking		
	Total Vehicles	Percent of Capacity	Open Spaces	Total Vehicles	Percent of Capacity	Open Spaces
6:00 AM	135	17%	681	82	10%	734
7:00 AM	268	33%	548	171	21%	645
8:00 AM	320	39%	496	241	30%	575
9:00 AM	370	45%	446	338	41%	478
10:00 AM	452	55%	364	414	51%	402
11:00 AM	530	65%	286	463	57%	353
Noon	686	84%	130	644	79%	172
1:00 PM	710	87%	106	679	83%	137
2:00 PM	631	77%	185	631	77%	185
3:00 PM	529	65%	287	533	65%	283
4:00 PM	549	67%	267	534	65%	282
5:00 PM	604	74%	212	596	73%	220
6:00 PM	607	74%	209	668	82%	148
7:00 PM	623	76%	193	702	86%	114
8:00 PM	633	78%	183	727	89%	89
9:00 PM	582	71%	234	619	76%	197
10:00 PM	513	63%	303	591	72%	225
11:00 PM	421	52%	395	514	63%	302
Midnight	210	26%	606	191	23%	625

Note: 816 spaces provided for commercial and Metra uses.

The parking analysis increased the maximum permitted space for restaurant uses from 30,000 to 40,000 square feet based on the site plan modifications since the Final PUD approval. Additional restaurant space is now possible due to the reduction in seats estimated for the City Works space and the Café Brunch restaurant closing at 2:30 PM.

RECCOMENDATIONS

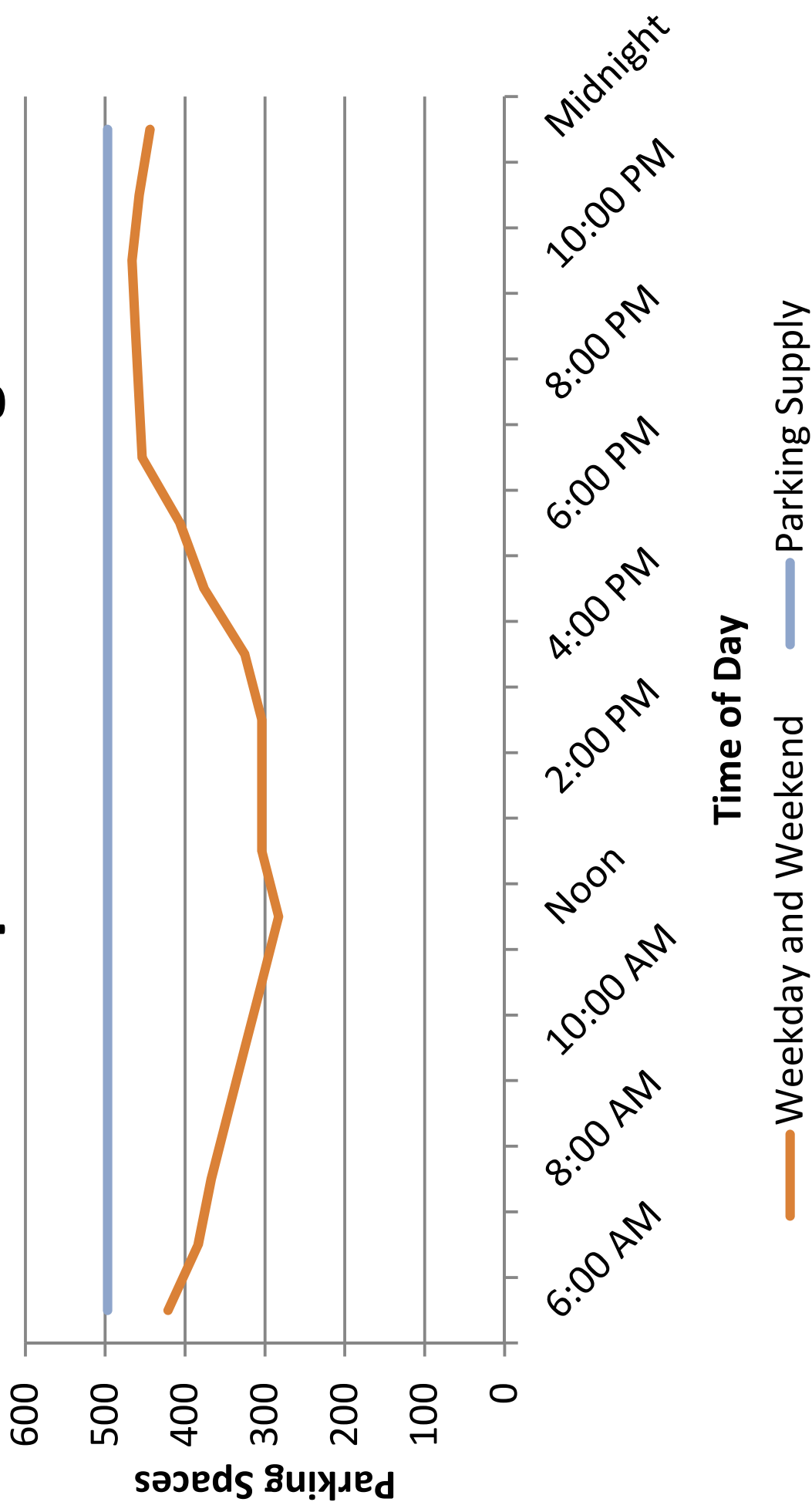
Based on the shared parking analysis the following conclusions and recommendations were reached:

- The zoning code requirement of 1,603 parking spaces and 156 reserved commuter spaces exceeds the proposed supply of 1,313 spaces.
- The parking analysis is based on a maximum of 40,000 square feet of restaurant uses on the site.
- Parking requirements for the apartment portion of the development should be reduced to 1.65 spaces per unit based on national and local studies along and its location in a transit oriented development.
- Parking for the apartments will be provided in 497 reserved spaces in the 595 space parking garage. Access to the parking garage will be controlled to only allow residents or their guests.
- The remaining commercial uses and Metra commuters will have 718 surface spaces and 98 spaces in the parking garage. The parking garage spaces will be reserved for employees or the parking valet.
- Based on the shared parking analysis, there is sufficient parking to accommodate the commercial parking demand on a weekday and weekend without overflow.

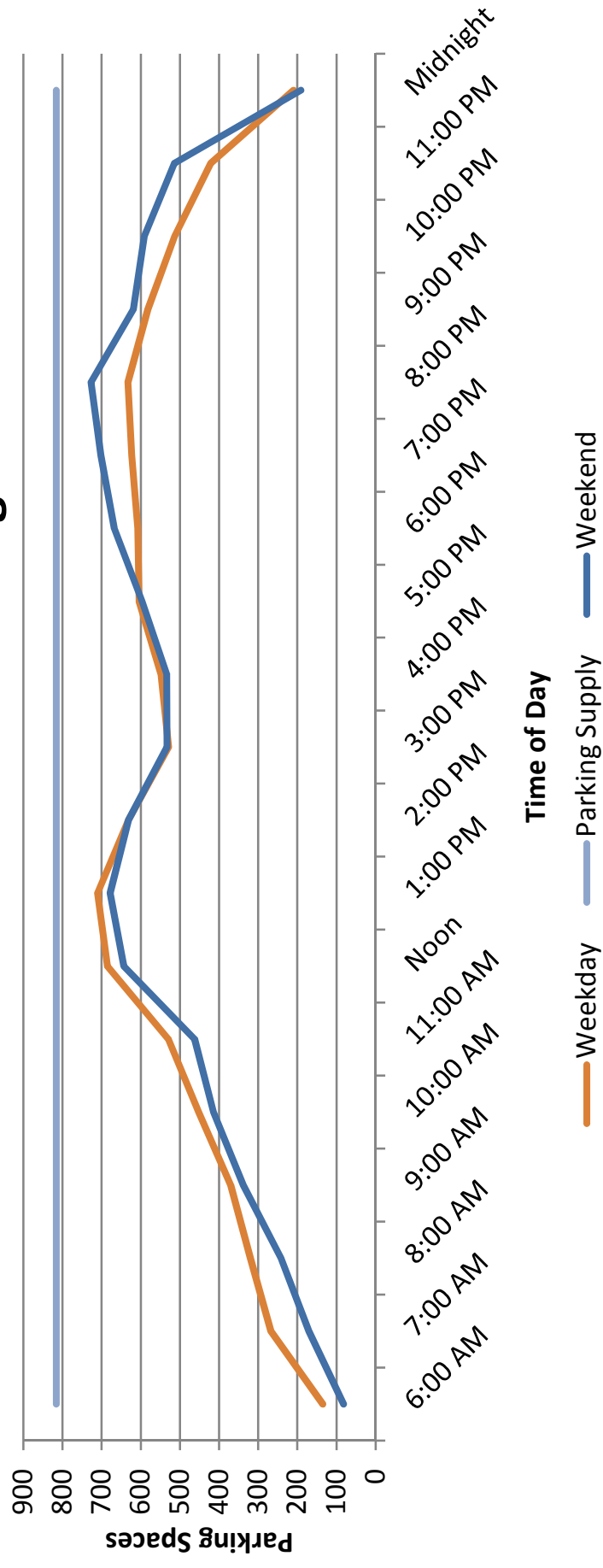
Appendix Table 1
Wheeling Town Center
Hourly Apartment Parking Calculations

Weekday	Visitor Parking		Resident Parking			Weekday		
	Size	301	Size	301	Total	Garage		
	Parking Ratio	0.15	Parking Ratio	1.4	Apt.	Parking	Percent	Open
	Peak Demand	45.2	Peak Demand	421.4	Parking	Provided	Occupancy	Spaces
	%	veh.	%	veh.				
6:00 AM	0%	0.0	100%	421.4	421	497	85%	76
7:00 AM	10%	4.5	90%	379.3	384	497	77%	113
8:00 AM	20%	9.0	85%	358.2	367	497	74%	130
9:00 AM	20%	9.0	80%	337.1	346	497	70%	151
10:00 AM	20%	9.0	75%	316.1	325	497	65%	172
11:00 AM	20%	9.0	70%	295.0	304	497	61%	193
Noon	20%	9.0	65%	273.9	283	497	57%	214
1:00 PM	20%	9.0	70%	295.0	304	497	61%	193
2:00 PM	20%	9.0	70%	295.0	304	497	61%	193
3:00 PM	20%	9.0	70%	295.0	304	497	61%	193
4:00 PM	20%	9.0	75%	316.1	325	497	65%	172
5:00 PM	40%	18.1	85%	358.2	376	497	76%	121
6:00 PM	60%	27.1	90%	379.3	406	497	82%	91
7:00 PM	100%	45.2	97%	408.8	454	497	91%	43
8:00 PM	100%	45.2	98%	413.0	458	497	92%	39
9:00 PM	100%	45.2	99%	417.2	462	497	93%	35
10:00 PM	100%	45.2	100%	421.4	467	497	94%	30
11:00 PM	80%	36.1	100%	421.4	458	497	92%	39
Midnight	50%	22.6	100%	421.4	444	497	89%	53
WEEKEND								
Weekend	Visitor Parking		Resident Parking			Weekend		
	Size	301	Size	301	Total	Garage		
	Parking Ratio	0.15	Parking Ratio	1.4	Apt.	Parking	Percent	Open
	Peak Demand	45.2	Peak Demand	421.4	Parking	Provided	Occupancy	Spaces
	%	veh.	%	veh.				
6:00 AM	0%	0.0	100%	421.4	421	497	85%	76
7:00 AM	20%	9.0	90%	379.3	388	497	78%	109
8:00 AM	20%	9.0	85%	358.2	367	497	74%	130
9:00 AM	20%	9.0	80%	337.1	346	497	70%	151
10:00 AM	20%	9.0	75%	316.1	325	497	65%	172
11:00 AM	20%	9.0	70%	295.0	304	497	61%	193
Noon	20%	9.0	65%	273.9	283	497	57%	214
1:00 PM	20%	9.0	70%	295.0	304	497	61%	193
2:00 PM	20%	9.0	70%	295.0	304	497	61%	193
3:00 PM	20%	9.0	70%	295.0	304	497	61%	193
4:00 PM	20%	9.0	75%	316.1	325	497	65%	172
5:00 PM	40%	18.1	85%	358.2	376	497	76%	121
6:00 PM	60%	27.1	90%	379.3	406	497	82%	91
7:00 PM	100%	45.2	97%	408.8	454	497	91%	43
8:00 PM	100%	45.2	98%	413.0	458	497	92%	39
9:00 PM	100%	45.2	99%	417.2	462	497	93%	35
10:00 PM	100%	45.2	100%	421.4	467	497	94%	30
11:00 PM	80%	36.1	100%	421.4	458	497	92%	39
Midnight	50%	22.6	100%	421.4	444	497	89%	53

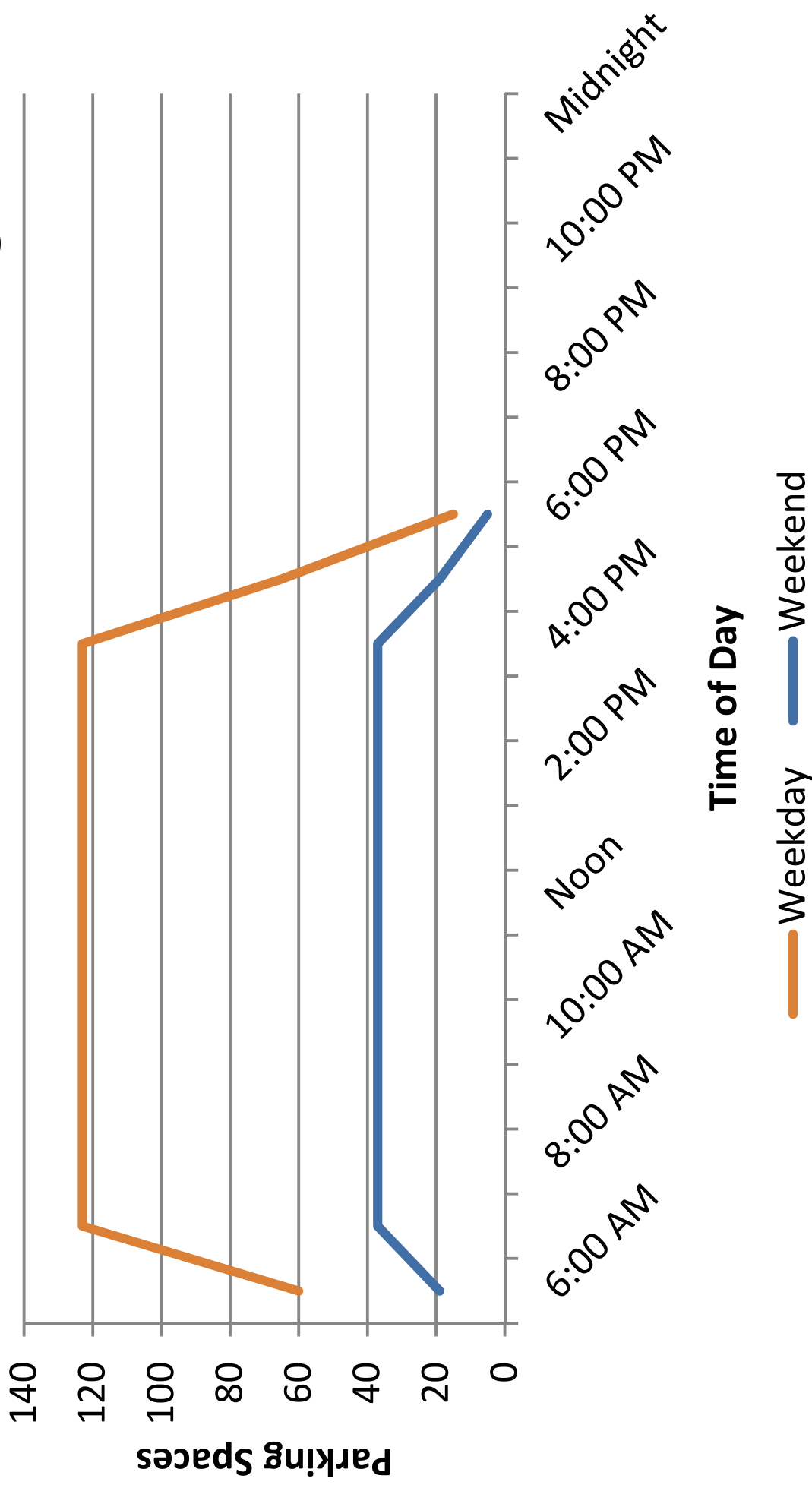
WTC Apartment Parking

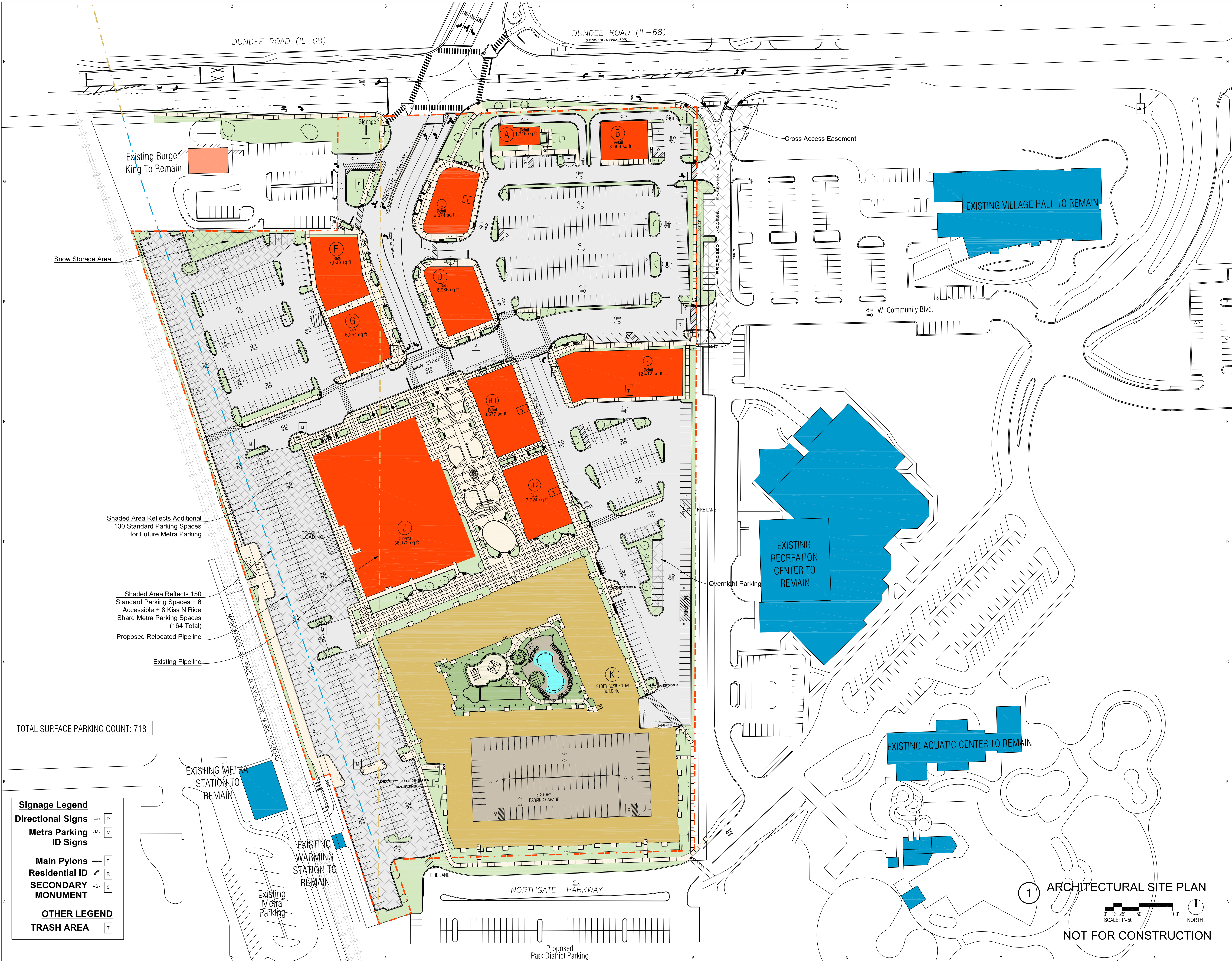


WTC Commercial Parking



Metra East Lot Commuter Parking

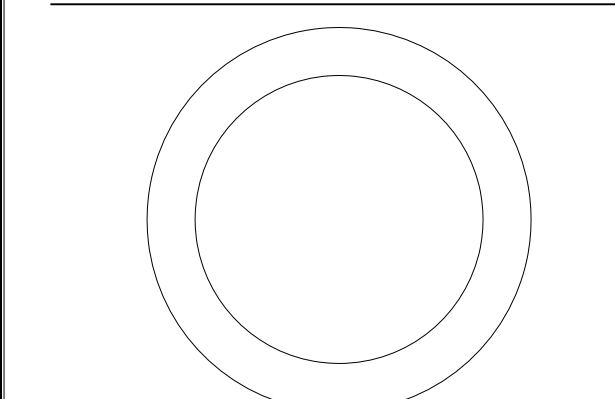




WHEELING TOWN CENTER



NO.	DATE	DESCRIPTION
2	9/20/16	Final PUD Submittal
1	9/1/16	Final PUD Submittal



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

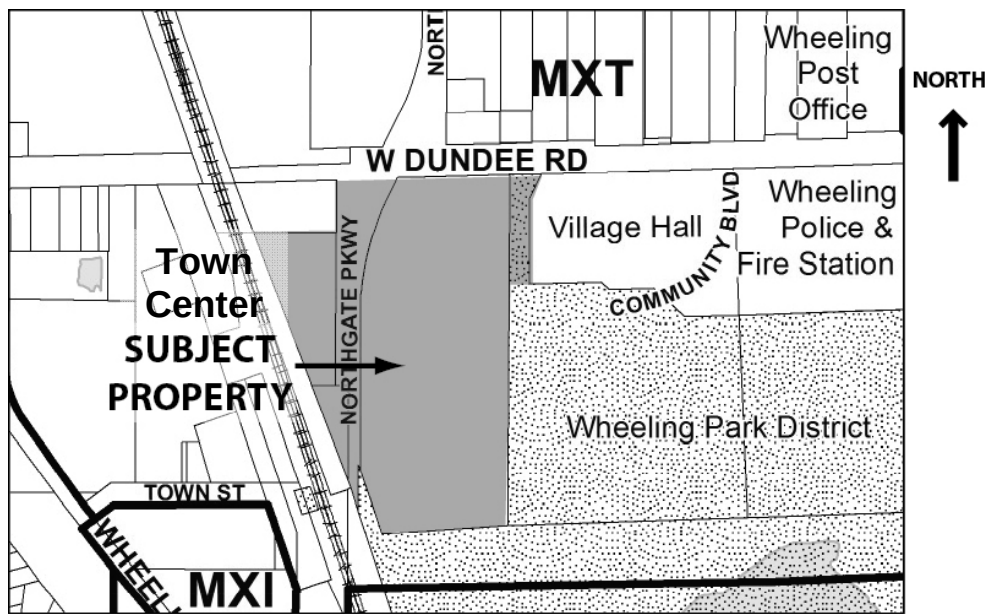
RE: **Docket No. 2017-17**
Starbucks
Lot 2 Building (A) of the Wheeling Town Center Subdivision
Special Use-Site Plan Approval of a Drive-Through Restaurant

DATE OF REPORT: December 1, 2017

DATE OF MEETING: December 7, 2017

PROJECT OVERVIEW: The petitioner is requesting special use-site plan approval for the establishment of a drive-through restaurant in Building A of the Wheeling Town Center development.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant Name: Brad Friedman, The Lynmark Group

Property Owner Name: Village of Wheeling

Common Property Address: Address to be determined

<u>Common Location:</u>	Lot 2 (Building A) of the Wheeling Town Center Subdivision
<u>Neighboring Property Land Use(s):</u>	North: vacant across Dundee Road & commercial adjacent to Metra lot (Burger King) West: Transportation (Railroad) South: Open Space (Heritage Park) East: Public (Village Hall and Recreation Center)
<u>Comprehensive Plan Designation:</u>	Transit-oriented mixed use
<u>Property size:</u>	Building: 2,100 sq. ft.
<u>Existing Use of Property:</u>	Vacant – Under construction
<u>Proposed Use of Property:</u>	Drive-through restaurant
<u>Existing Property Zoning:</u>	MXT – Transit-Oriented Mixed Use District
<u>Previous Zoning Action on Property:</u>	
2016-20	Wheeling Town Center Final PUD, Ordinance No. 5033, passed October 17, 2016.

DESCRIPTION OF PROPOSAL

The petitioner is proposing a drive-through restaurant for Building A, which is identified on the approved Town Center Site Plan. The building is situated in an outlot just east of the Dundee Road and Northgate Parkway intersection.

The drive-through restaurant will occupy the entire Building A, which is 2,100 sq. ft. in floor area. There is also a patio with outdoor seating on the south side of the building. The proposed building footprint is 384 sq. ft. larger than was anticipated at the time of Final PUD approval.

The restaurant will operate 4:30AM to 11PM seven days a week. It is estimated that the restaurant will have seven employees during the peak shift (6AM to 11AM).

SITE PLAN REVIEW

Scale of floor plan/drive-through plan: 1/8" = 1'

Scale of site (landscape) plan: 1" = 20'

General site layout: Building A of the Wheeling Town Center Subdivision is located just east of the Dundee Road and Northgate Parkway intersection. The configuration of the building has changed since its building footprint was noted on the approved Final PUD site plan. While the building footprint has increased slightly, staff is most concerned that the length of the drive-through queue has been reduced since Final PUD approval. The petitioner's traffic engineer has provided a memo and data to justify the reduction in stacking to only 8 cars. However, staff is very concerned that when the stacking increases to ten or more vehicles (which the traffic

engineer notes will happen occasionally), then the traffic from the adjacent drive aisle and the adjacent Building B drive-through lane will be obstructed. The Plan Commission may wish to request additional documentation that demonstrates safe and adequate drive-through stacking.

Floor Plan: The restaurant's floor plan shows indoor seating for 36 and outdoor seating for 34. As noted below, the Health Officer is concerned about the lack of any dry storage. In order to meet the code requirements for dry storage, dining space may need to be reduced. The Plan Commission may wish to request a revised floor plan that meets the code for dry storage.

Total number of parking spaces: The parking study provided at Final PUD assumed 36 indoor and 34 outdoor seats in the drive-through restaurant that would occupy Building A. The proposed seating for Starbucks is consistent with the original parking study assumptions. The surrounding parking of the Town Center is adequate for the proposed use. An updated (November 2017) Shared Parking Study is provided for the Wheeling Town Center, incorporating the current assumptions, including City Works and Starbucks.

Trash Enclosure: The location of the trash enclosure has been modified since Final PUD approval. On the site plan approved at Final PUD, the enclosure was located adjacent to Building A with south facing gates. It was assumed that this enclosure would meet the needs of Buildings A and B. The proposed Starbucks enclosure is located in the middle of the parking lot with north (Dundee Road) facing gates. The Building B site plan exhibit (noting footprint changes since Final PUD) now shows that Building B will include two tenants. As such, three retail users will share the proposed trash enclosure. In other words, employees for three tenant spaces will now need to walk across two-way traffic and through a parking lot to reach the trash enclosure. Moreover, Waste Management will need to drive into a commercial parking lot to access the trash. If the trash enclosure is to be placed in the parking area south of the building, staff suggests that the trash enclosure plan be revised to include, at minimum, the following guidelines:

1. Separation from parking by at least two feet;
2. Masonry walls to match the building(s);
3. Located on the north side of the proposed parking aisle so the gates will face south; &
4. Include a man door separate from the gates for direct access outside the parking area.

The Plan Commission may wish to request a revised trash enclosure plan that addresses staff's concerns.

APPEARANCE REVIEW

Elevation plans: Renderings, elevation plans, and an exterior finish palette are provided to describe the building exterior. The building's walk-up entrance is on the south façade, which is adjacent to the patio with outdoor seating. The primary building material is face brick of "Brandywine" color. An access brick of "ash blend" color is featured as an accent wall on the north façade and as a knee-wall on all four sides of the building. Cast stone horizontal banding is found throughout the design. There is also a gray metal coping on the flat roof and black metal awnings. Storefront windows are features on all side of the building. The elevation plans indicate downspouts and scuppers on the north elevation. A metal canopy overhangs the drive-through window.

Building height: The proposed single-story restaurant has a stepped appearance and will have a structural height of 13'4". The building will also feature parapets with heights ranging from 15'4" to a maximum building height of 20'4".

Material Samples: Material samples will be provided at the meeting. The Plan Commission may to review all exterior building materials.

Trash Enclosure: Elevation plans for the trash enclosure have not been provided. If the enclosure is to be located in the parking lot south of Building A, staff suggests the enclosure materials be masonry to match the building(s). The Plan Commission may wish to request trash enclosure elevation plans and material details.

STANDARDS FOR SPECIAL USE

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

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

"The Town Center site plan was prepared and approved to have a drive-through outlot with the anticipation that a coffee user would be the ideal tenant to be a part of the retail mix."

The proposed use will be complimentary to the adjacent retail, restaurant, and entertainment uses in the Town Center, the eastbound morning commuters along Dundee Road, and the Metra commuters.

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

"A 2,100 sq. ft. coffee shop with a drive-through along Dundee Rd. is a common retail use for high-traffic thoroughfares such as Dundee Rd."

The proposed outlot was approved through the Town Center Final PUD as a space that would likely include a drive-through coffee shop. As an outlot, customers will have easy access from Dundee Road. However, it will also attract other Town Center guests and residents.

3. State how the location and size of the Special Use, the nature and intensity of the operation involved in or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it, will be in harmony with and will not impede the normal, appropriate, and orderly development of the district in which it is to be located and the development of surrounding properties. (Explain how the proposed use will allow the surrounding area to develop appropriately.)

Is the use too large for the site? Will it be in a location on the lot that will cause conflicts with adjacent properties? Does the use create noise, odor, smoke, or light that will affect other properties?)

“The Town Center PUD which was approved per Ordinance 5033 incorporated a drive-through outlot. Parking studies and traffic studies were conducted, submitted, and approved as part of the PUD process.”

During the PUD review process, Building A was anticipated to be smaller and to have a long drive-through stacking lane. The traffic engineer’s memo and data regarding the current configuration suggests that drive-through stacking will obstruct cross-traffic and possibly the adjacent drive-through of Building B. As proposed, the location and size of the drive-through configuration does not meet this standard.

4. State how the location, nature and height of buildings, walls and fences, and the nature and extent of the landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, or will not impair the value thereof. (Explain how the proposed use will not prevent development on adjacent properties. Will the proposed use have a negative impact on existing adjacent land uses?)

“The exterior elevation for the proposed Starbucks is a new-construction brick building with store front windows and signage that has been designed to achieve a high-end looking coffee shop. Landscaping plans were submitted and approved as part of the PUD process for the Town Center project.”

The site plan for Building A approved at Final PUD provide a trash enclosure integral to Lot A. Now the plan for Starbucks shifts the trash enclosure into the parking lot. With this proposed trash enclosure configuration, it will be highly visible to Dundee Road and difficult for employees and Waste Management to access. Note: wall signs, as proposed, will likely require variations from Title 21.

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

“The shared parking study that was submitted and approved for the Town Center incorporated a coffee drive-through outlot location.”

The existing parking approved through the Final PUD for the Town Center is adequate for the proposed 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. (Other than the

special use listed in this application, the proposal must meet all other requirements of the Zoning Code. Note any other exceptions.)

“The Town Center PUD is zoned for up to 30,000 sq. ft. of restaurant space, so this is already a permitted use under the approved PUD.”

While the Final PUD for the Town Center assumes it will include restaurants, all drive-through restaurants within the development must first obtain special use approval for their specific business operations, floor plan, drive-through site plan and appearance.

STAFF REVIEW

Fire Department Review: The Fire Department has provided a comment memo dated November 30, 2017. These issues will be addressed at permit.

Engineering Division Review: The Engineering Division has received the attached plans and has no comments at this time.

Health Division Review: The Health Division has reviewed the proposed plans and found that no dry storage is provided in the floor plan. The Code requires that dry storage area must be equivalent to 25 percent of the overall food preparation and ware washing area. This requirement may affect the overall floor area, including the dinning space. Therefore, this issue should be resolved prior to the Plan Commission making a motion on the petition. The Health Officer has also indicated that the interior grease basin shall be flush with the floor, which may be addressed at permit.

Impact on adjacent uses: As proposed, the location and size of the drive-through configuration and trash enclosure is not consistent with what was proposed at the time of the Wheeling Town Center Final PUD approval and may have negative impacts on adjacent retail uses.

Staff Recommended Action: Staff has particular concern with how the petitioner has addressed the location and configuration of the drive-through lane and trash enclosure. Staff further recommends that the Plan Commission review the following issues prior to making a motion:

1. Request additional documentation that demonstrates safe and adequate drive-through stacking that will not conflict with adjacent drive-aisles and drive-through lanes;
2. Request revised floor plans that depict enough dry storage to meet Code;
3. Request a revised trash enclosure plan that addresses staff’s concerns noted above.
4. Review the proposed building materials; and
5. Request a trash enclosure plan with elevation and material details.

PROPOSED MOTION

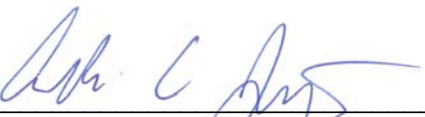
If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of the Special Use, Site Plan, and Building Appearance Approval for the drive-through restaurant, an appropriate motion would be to:

Recommend approval of Docket No. 2017-17, granting Special Use, Site Plan, and Building Appearance Approval, as required under Chapter 19-05, Mixed-Use and Overlay Districts, Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit a Sit-Down Restaurant in accordance with the following exhibits submitted November 14, 2017 (except as noted) to be located on Lot 2 (Building A) of the Wheeling Town Center Subdivision (exact address to be determined), located in Wheeling, Illinois:

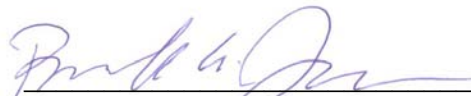
- Cover letter,
- Eriksson Engineering traffic memo (2 sheets)
- Enlarged site plan (11.29.2017)
- Floor plan (11.29.2017),
- Site plan & roof plan,
- Exterior finish palette,
- Southeast corner rendering,
- Northwest corner rendering,
- North elevation plan,
- East elevation plan,
- South elevation plan,
- West elevation plan,
- Landscape plan, Sheet L1.2,
- Building A site plan exhibit (noting footprint changes)
- Building B site plan exhibit (noting footprint changes)

And with the following conditions of approval:

1. TO BE DETERMINED THROUGH DISCUSSION AT PUBLIC HEARING.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachments: [Fire Department comment memo](#)

 [Cover letter](#)

[Eriksson Engineering traffic memo \(2 sheets\)](#)

[Enlarged site plan](#)

[Floor plan](#)

[Site plan & roof plan](#)

[Exterior finish palette](#)

[Southeast corner rendering](#)

[Northwest corner rendering](#)

[North elevation plan](#)

[East elevation plan](#)

[South elevation plan](#)

[West elevation plan](#)

[Landscape plan, Sheet L1.2](#)

[Building A site plan exhibit \(noting footprint changes\)](#)

[Building B site plan exhibit \(noting footprint changes\)](#)

[Updated shared parking study \(November 2017\)](#)

[Approved Final PUD WTC site plan \(provided by staff\)](#)



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 30, 2017

SUBJECT: Proposed Starbucks Restaurant within the Wheeling Town Center Planned Unit Development – Building A (Address unassigned) – Plans received for review by the Wheeling Fire Department Fire Prevention Bureau, November 17, 2017.

The proposed restaurant is a one story restaurant within a previously approved Planned Unit Development (PUD). The Wheeling Fire Department has reviewed the submittals received related to the above referenced project and has the following comments:

Site Plan

1. There are slight changes to the footprint of Building A from what was approved in the original PUD. A separate item set for review by the Village's Plan Commission will review those changes to the approved PUD.
2. Other than the revisions to the building footprint there are no changes to the Fire Department access to the site and the ability to service the proposed structure.

Starbucks – One story restaurant structure

1. The proposed building in the PUD would be a single use 2,100 square foot occupancy consisting of a B (Business) Use Group occupancy as defined in the 2012 Edition of the International Building (IBC) and Fire Prevention Codes (IFC).
2. The proposed building will require complete automatic fire sprinkler system protection.
3. The proposed building will require an automatic fire alarm system.
4. The Fire Department Connection (FDC) for all the building's fire sprinkler systems shall be located at the front of the building or other location as approved by the Fire Department.
5. A fire hydrant is required within 50 feet of the building's Fire Department Connection (FDC) in accordance with the Village's Municipal Code.
6. All construction of the building proposed for this project 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 the building for code compliance.

Ms. Brooke Jones

SUBJECT: Proposed Starbucks Restaurant within the Wheeling Town Center Planned Unit Development – Building A (Address unassigned) – Plans received for review by the Wheeling Fire Department Fire Prevention Bureau, November 17, 2017.

November 30, 2017

Page 2

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

1. The building's Fire Department Connection (FDC) shall be located at the front of the building or other location as approved by the Fire Department. The FDC shall not be located within the drive-through lane.

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

Request for Special Use Permit for Starbucks Coffee Shop with Drive-Thru

The Wheeling Town Center obtained Final PUD approval in October 2016. The project included over 16 acres of land that would be developed into a mixed-use TOD with a 300 unit luxury apartment building, a 40,000 SF CMX movie theater and lounge, and 60,000 SF of other retail and restaurants.

We have secured a lease from Starbucks for a 2,100 SF coffee shop with a drive-thru to be located in Outlot building A at the Wheeling Town Center.

Site Plan Changes

We have modified the site plan to accommodate the new footprint and drive-thru lane requested by Starbucks. Outlot Building A was previously 1,716 SF with patio seating on the east side of the building. Per direction from Starbucks, the revised building is now 2,100 SF with patio seating on the south side of the building. The revised footprint and drive-thru lane caused a shift in the Outlots, thus leading to modifications in Outlot Building B as well.

Outlot Building B was 3,996 SF. The new site plan calls for a dual tenant Outlot pad that would allow a 2,000 SF retail bank location with a drive-thru, plus 2,500 SF for another retail tenant.

Starbucks has also requested that the trash enclosure be relocated to the northeast quadrant parking lot as identified on the revised site plan.

About Starbucks

Starbucks Corporation is an American coffee company and coffeehouse chain. Starbucks was founded in Seattle, Washington in 1971. As of November 2016, it operates 23,768 locations worldwide.

Starbucks is considered the main representative of "second wave coffee", initially distinguishing itself from other coffee-serving venues in the US by taste, quality, and customer experience while popularizing darkly roasted coffee. Since the 2000s, third wave coffee makers have targeted quality-minded coffee drinkers with hand-made coffee based on lighter roasts. Nowadays Starbucks uses automated espresso machines for efficiency and safety.

Starbucks locations serve hot and cold drinks, whole-bean coffee, espresso, caffe latte, full- and loose-leaf teas, Evolution Fresh juices, Frappuccino beverages, La Boulange pastries, and snacks including items such as chips and crackers; some offerings (including their annual fall launch of the Pumpkin Spice Latte) are seasonal or specific to the locality of the store. Many stores sell pre-packaged food items, hot and cold sandwiches, and drinkware including mugs and tumblers; select "Starbucks Evenings" locations offer beer, wine, and appetizers.

Hours of operation are anticipated to be from 4:30am – 11:00pm 7 days a week.

During peak hours of operation (6:00am – 11:00am) Starbucks is likely to have 7 employees.



MEMORANDUM

TO: Mr. Brad Friedman
WTC, LLC

FROM: Stephen B. Corcoran, P.E., PTOE
Director of Traffic Engineering

DATE: November 13, 2017

RE: Starbucks Drive-thru Queuing
Wheeling Town Center
Wheeling, Illinois

Eriksson Engineering was retained by WTC, LLC to review the changes to the Starbucks' drive-thru stacking based on their new building and site plan. The new plan shows a larger 2,100 square foot building that is wider in the north-south direction and shorter in the east-west direction with the driver-thru window on the west side of the building. Queuing or stacking for the drive-thru can accommodate eight vehicles.

Queuing studies at other Starbuck locations were conducted by Gewalt-Hamilton Associates (attached) and they showed that the majority of the locations had eight or fewer vehicles queued during the morning or midday peak hours. Occasionally, at a few locations, the queuing extended to ten vehicles. In the unlikely event the drive-thru queue is ten vehicles at this location, it would not impede access to the parking spaces to the south which have a separate drive aisle. The adjacent buildings will not be open during the peak morning times for the Starbucks (6-9 AM) and not be affected.

The revised Starbucks building plan with eight stacking spots will adequately serve the drive-thru window and not adversely impact the internal site traffic circulation at Wheeling Town Center.

Appendix A

Starbucks Survey Data Summary - January 2015

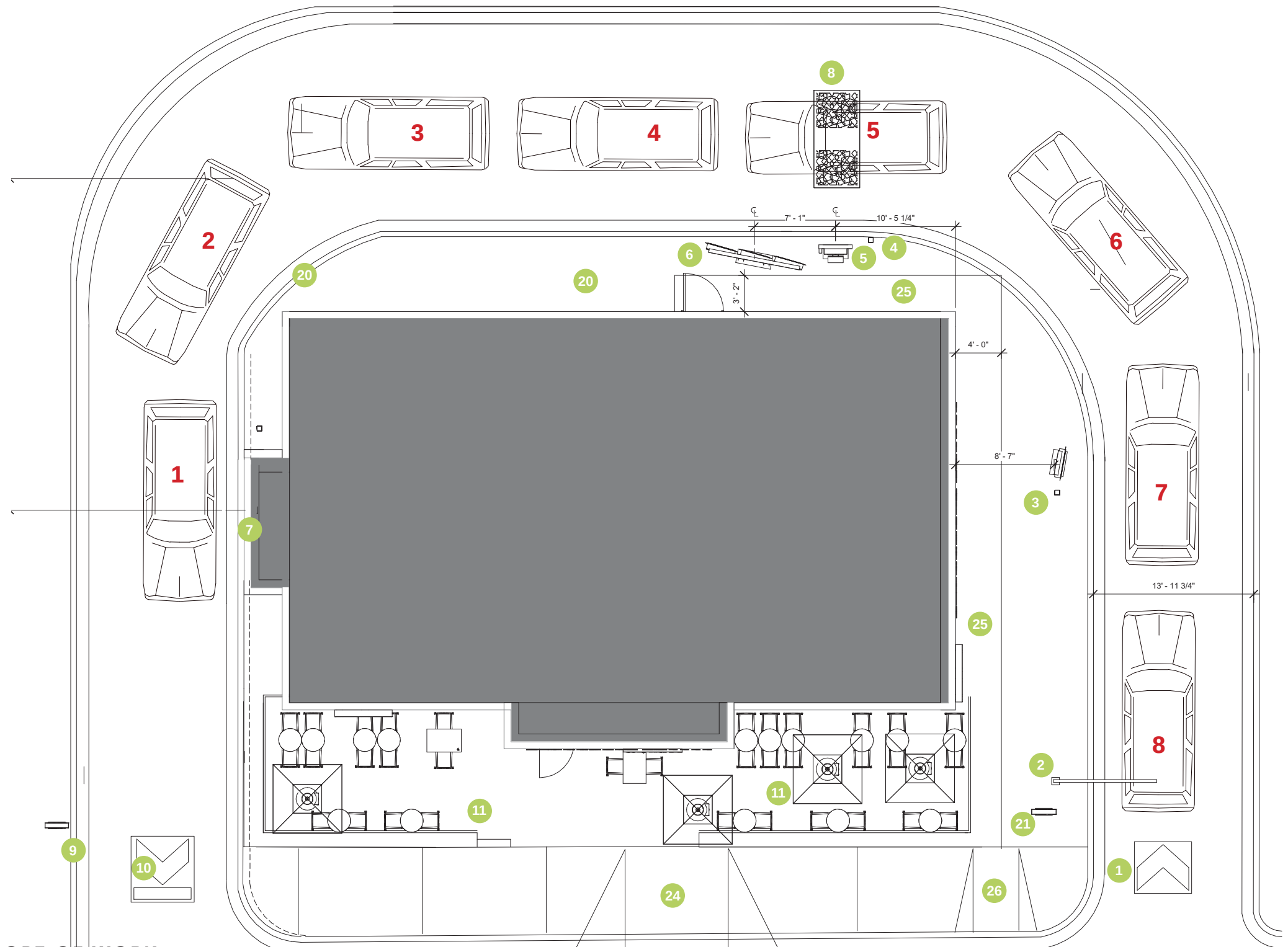
Group 1 - Morning Peak Period (6 AM to 10 AM)

Location	Parking Demand	Drive-Thru Queue	Average Daily Traffic (Year)
Schiller Park, IL Irving Park Road @ Ruby Street	8, 14, 9, 12	8, 6 9, 7	36,300 (2014)
Geneva, IL 1441 S. Randall Road	14	4	35,700 (2014)
Schaumburg, IL Golf Road east of Higgins Road	10, 6, 12	8, 7, 10, 8	43,800 (2013)
Streamwood, IL 647 S. Sutton Road (IL 59)	9	7	42,400 (2013)
Libertyville, IL 1640 N. Milwaukee Ave. (IL 21)	4	8	27,500 (2013)
Mundelein, IL IL 60 @ IL 83	8, 4, 5	8, 6, 10	5,350 (2013) / 15,400 (2013)
Bartlett, IL Army Trail Rd. @ Sutton Rd. (IL 59)	13, 14	10, 7, 9	36,200 (2013)
Evanston, IL Central St. @ Crawford Ave.	12, 10, 11	5, 8, 8	9,150 (2014) / 11,100 (2014)
Northbrook, IL Willow Rd. @ Waukegan Rd. (IL 43)	14, 12	8, 10	32,200 (2014)

Group 2 - Midday Peak Period (11 AM to 1 PM)

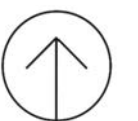
Location	Parking Demand	Drive-Thru Queue	Average Daily Traffic (Year)
Schiller Park, IL Irving Park Road @ Ruby Street	9	6	36,300 (2014)
Geneva, IL 1441 S. Randall Road	10	6	35,700 (2014)
Schaumburg, IL Golf Road east of Higgins Road	9	6	43,800 (2013)
Libertyville, IL 1640 N. Milwaukee Ave. (IL 21)	6	3	27,500 (2013)

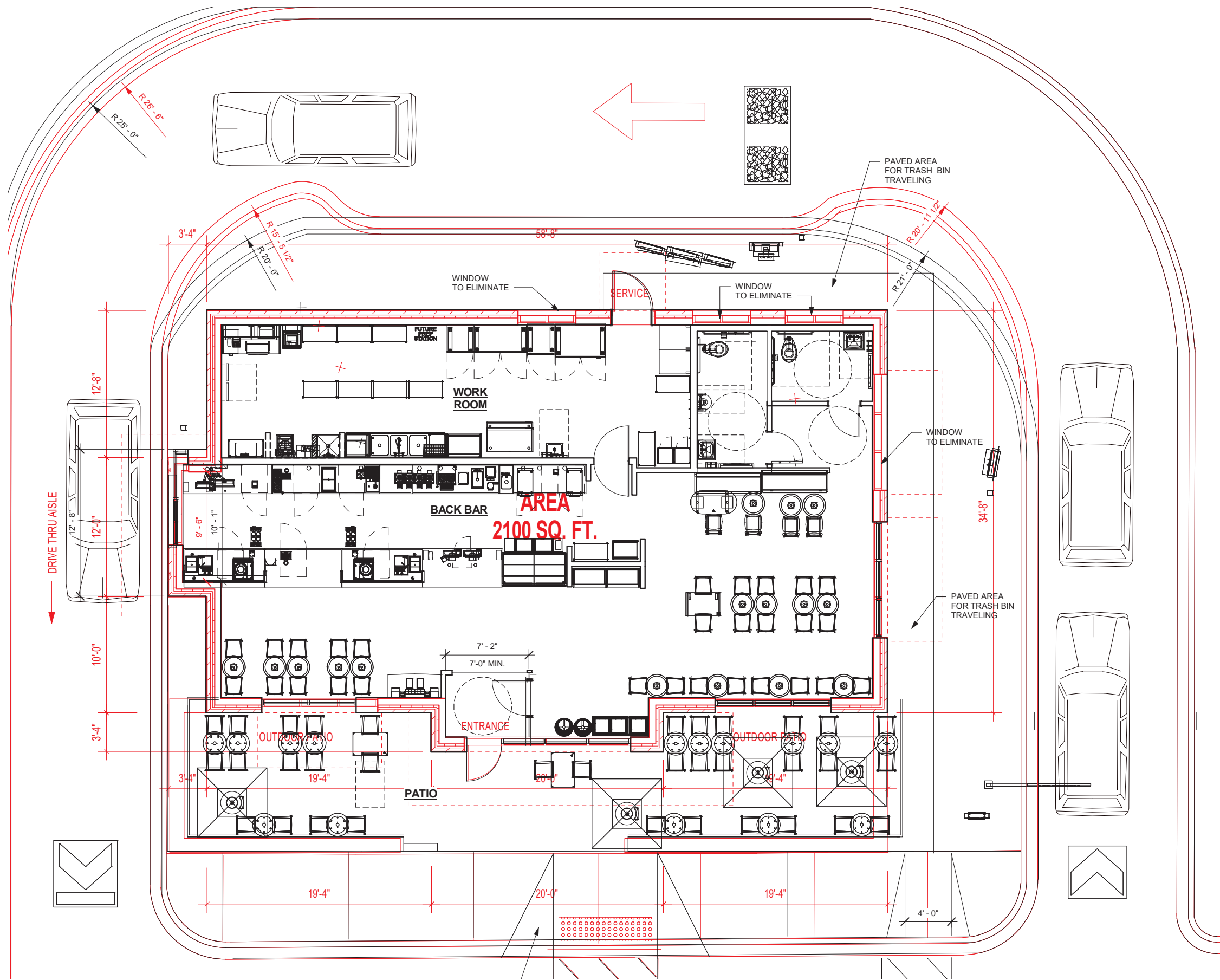
Attachment: Traffic Study (2751 : 234 N. Northwest Highway - SU Restaurant with drive-through)



SCOPE OF WORK

- | | | | | | |
|------------------------------|------------------------------|---------------------------------|-------------------------------------|-----------------------------------|-----------------------|
| 1 DTE ENTRANCE ARROW | 6 5 PANEL MENU BOARD | 11 PATIO WITH RAILING | 16 GREASE INTERCEPTOR (TBD) | 21 DIRECTIONAL SIGN | 26 RAMP FOR TRASH BIN |
| 2 CLEARANCE BAR W/BOLLARD | 7 DT WINDOW & TIMER LOOP | 12 TRASH ENCLOSURE (SEE PAGE 5) | 17 WHEEL STOPS (TBD) | 22 DIRECTONAL ARROWS (SEE PAGE 5) | |
| 3 PRE MENU BOARD W/BOLLARD | 8 STAR PATTERN & TIMER LOOP | 13 BIKE RACKS (TBD) | 18 PREFERRED UTILITY LOCATION (TBD) | 23 NOT USED | |
| 4 BOLLARD | 9 THANK YOU / EXIT ONLY SIGN | 14 STRIPING(SEE PAGE 5) | 19 COMPOSITE SCREEN(TBD) | 24 ACCESSIBLE RAMP | |
| 5 ORDER SCREEN @ 5 CAR STACK | 10 DTE EXIT ARROW | 15 25' PYLON SIGN (TBD) | 20 LANDSCAPING | 25 PAVED PATH | |

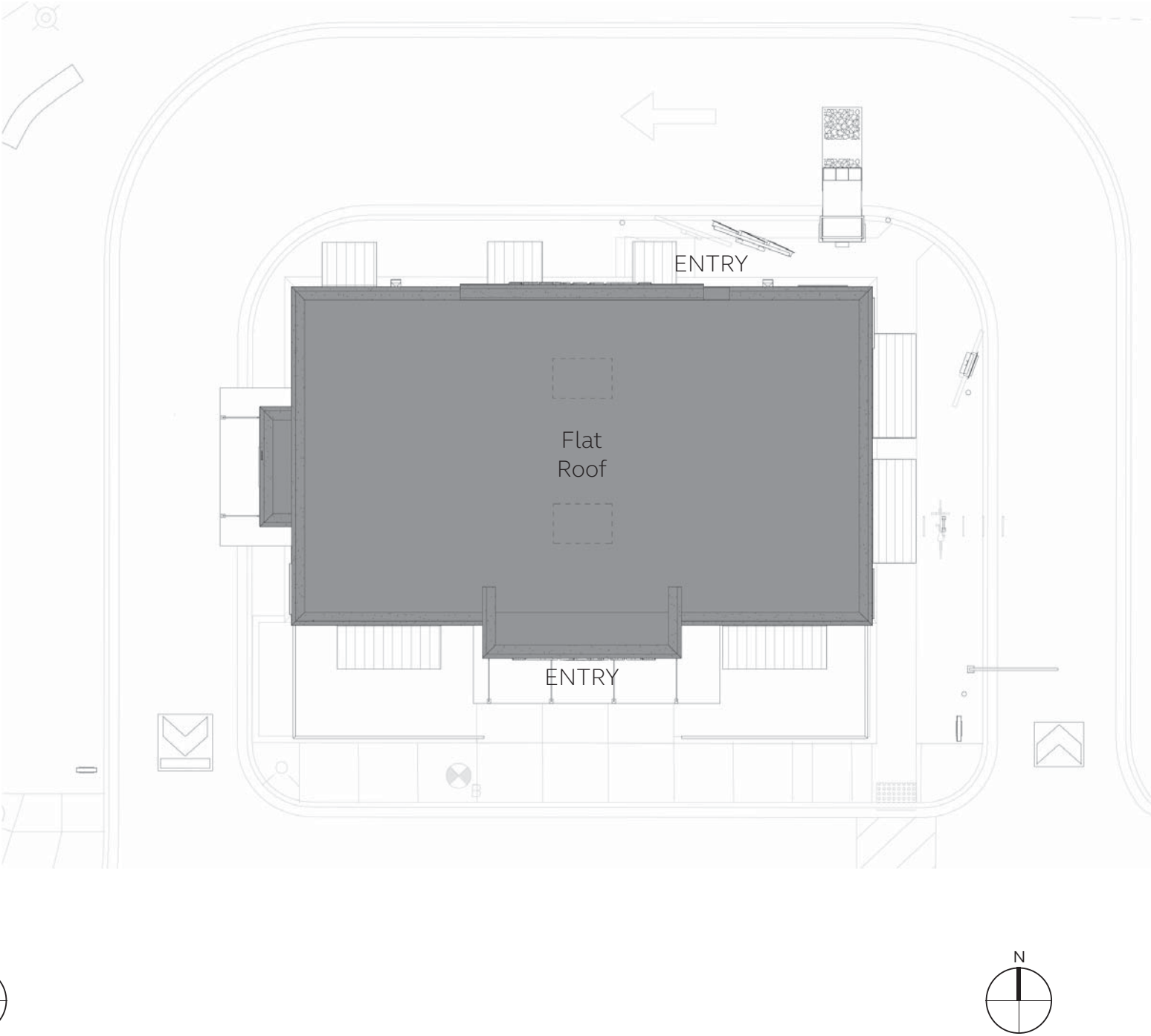
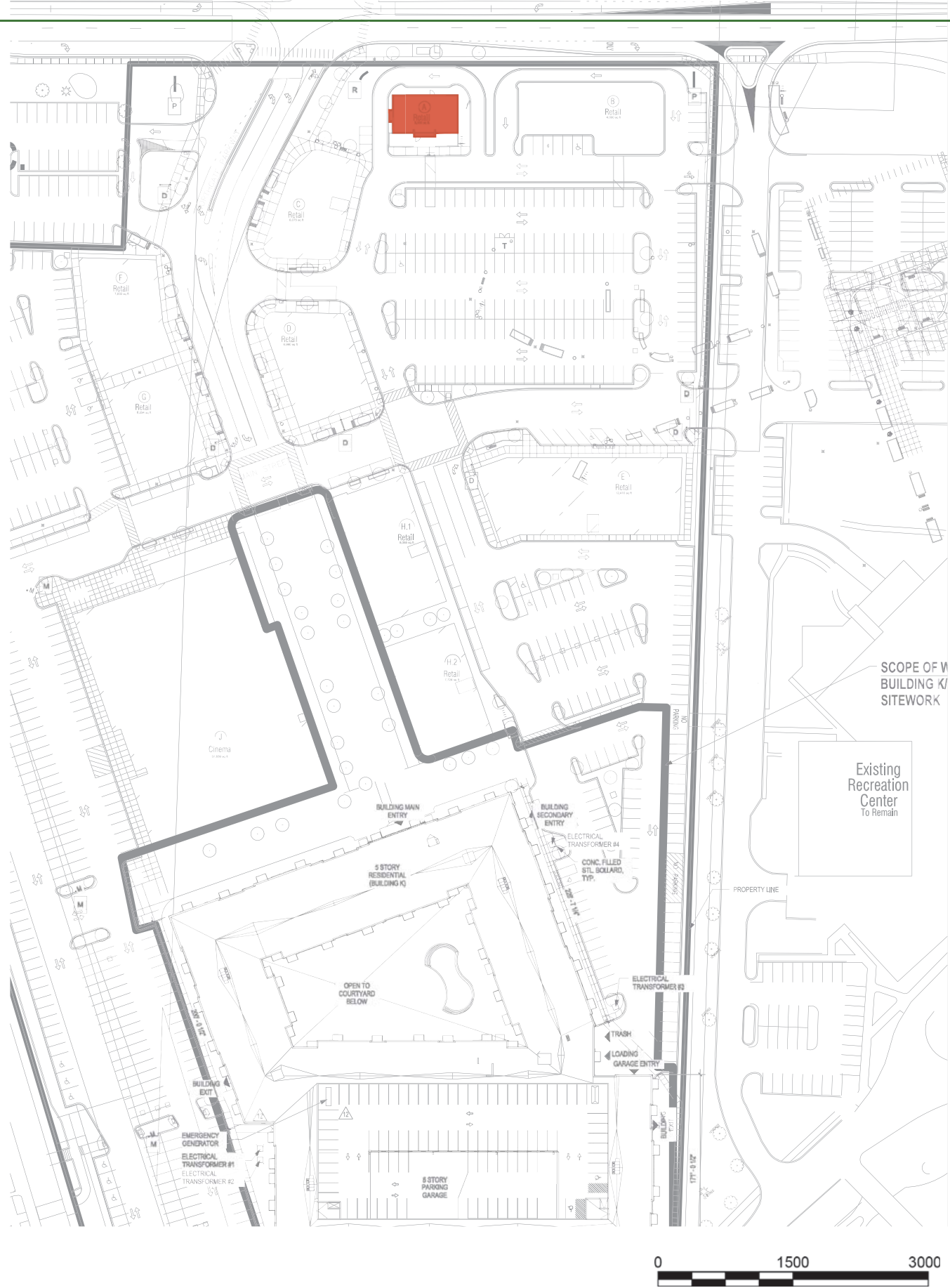




BUILDING SHELL PLAN
FROM LL.



SITE PLAN & ROOF PLAN



FINISH PALETTE



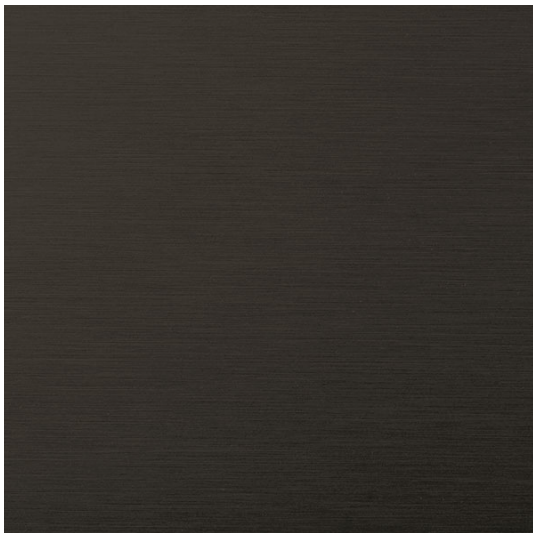
FB-1B - BRICK VENEER
MANUFACTURER: ECHELON
COLOR: BRANDY WINE



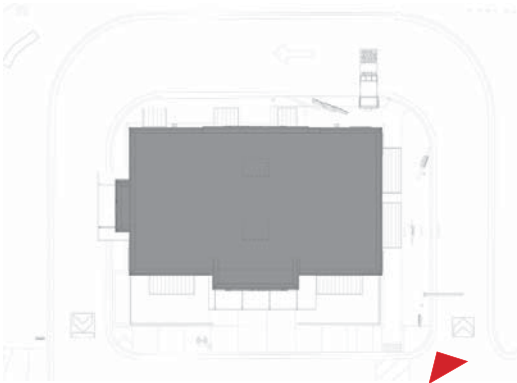
FB-1A - BRICK VENEER
MANUFACTURER: ECHELON
COLOR: ASH BLEND

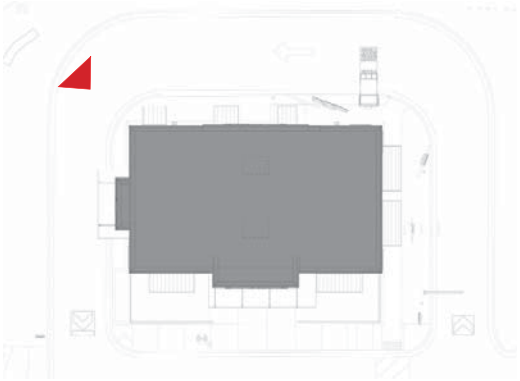


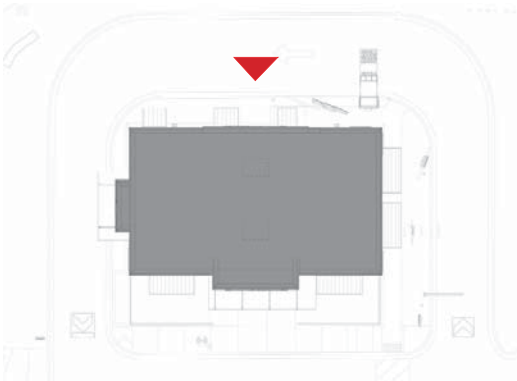
CST-1B - STONE VENEER
MANUFACTURER: CUSTOM STONE WORKS
COLOR: GREY



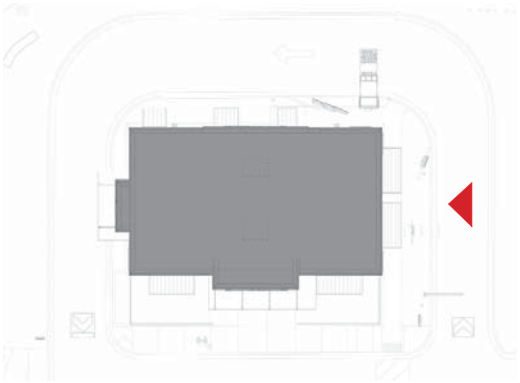
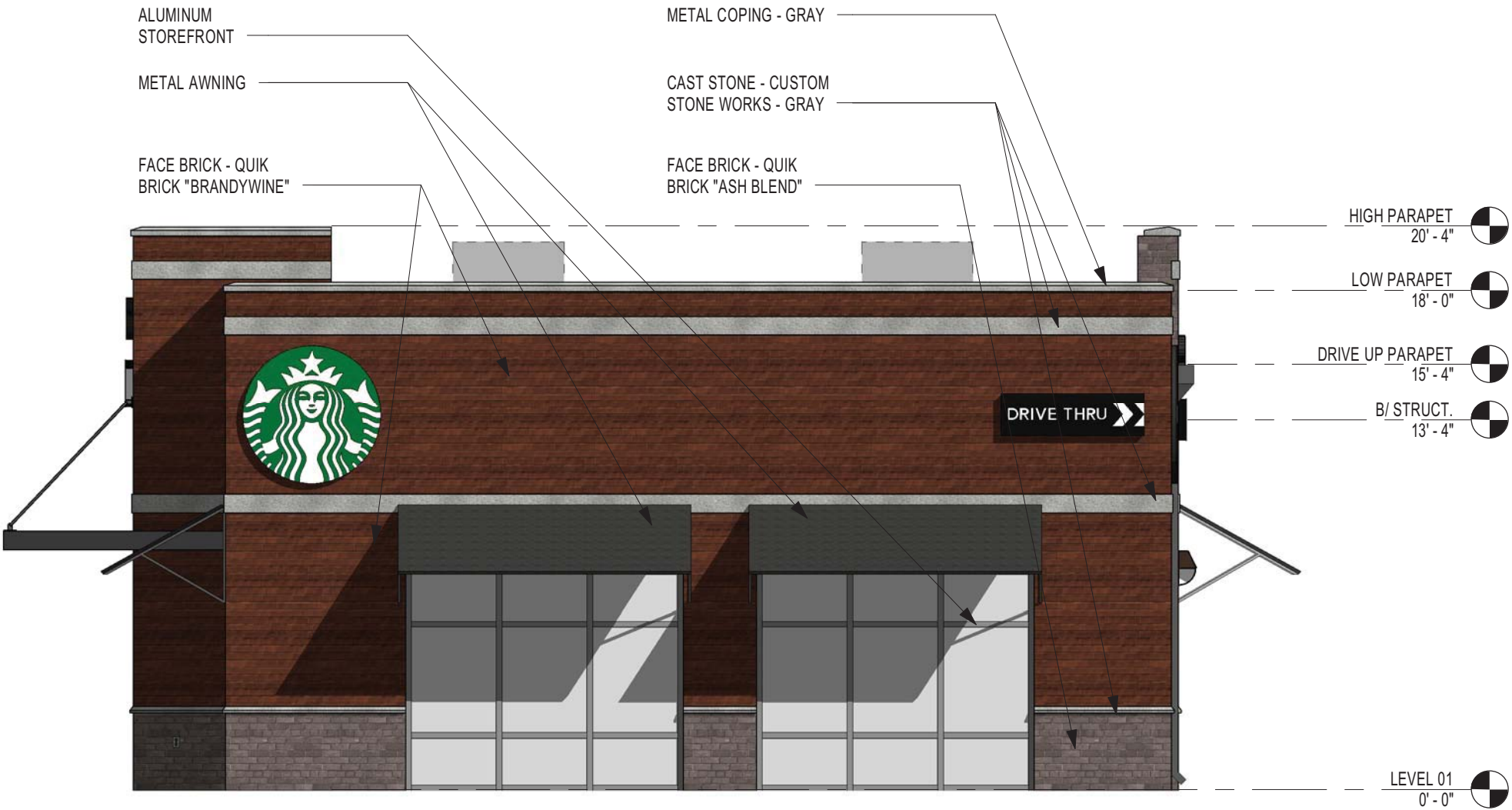
MTL-3 STORE FRONT FINISH
ANODIZED ALUMINUM
MANUFACTURER: VARIES
COLOR: DARK BRONZE



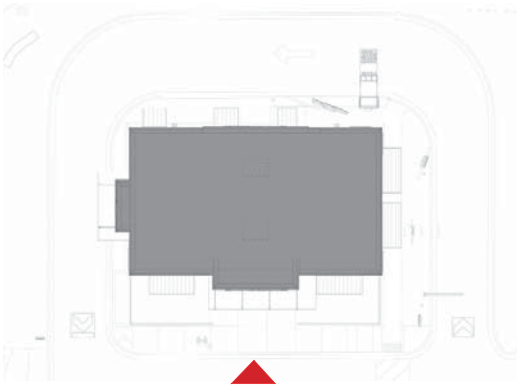




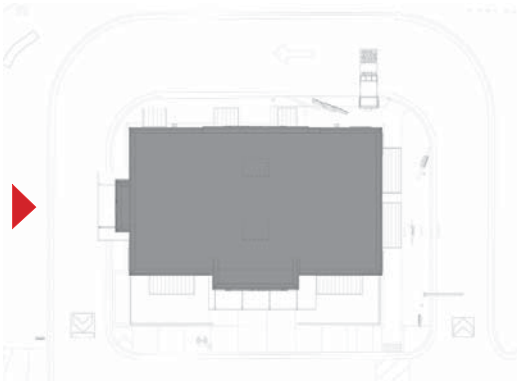
East Elevation



South Elevation



West Elevation



WHEELING TOWN CENTER



CLIENT
WTC, LLC
500 LAKE COOK RD
SUITE #270
DEERFIELD, IL 60015

ISSUE DRAWING LOG	
9/1/16	Final PUD Submittal
9/20/16	Final PUD Submittal
10/3/16	Issued for Revised Bid
11/18/16	Issued for Construction/Permit Rev
12/16/16	Issued for Permit Rev
04/21/17	PUD Submittal Rev
04/28/17	HUD-Final Plans & Specs
05/05/17	Issued for Construction Revised
10/02/17	Village Green Revision
11/08/17	Bulletin 02
11/13/17	SU Submittal

SE



SHEET IDENTIFICATION

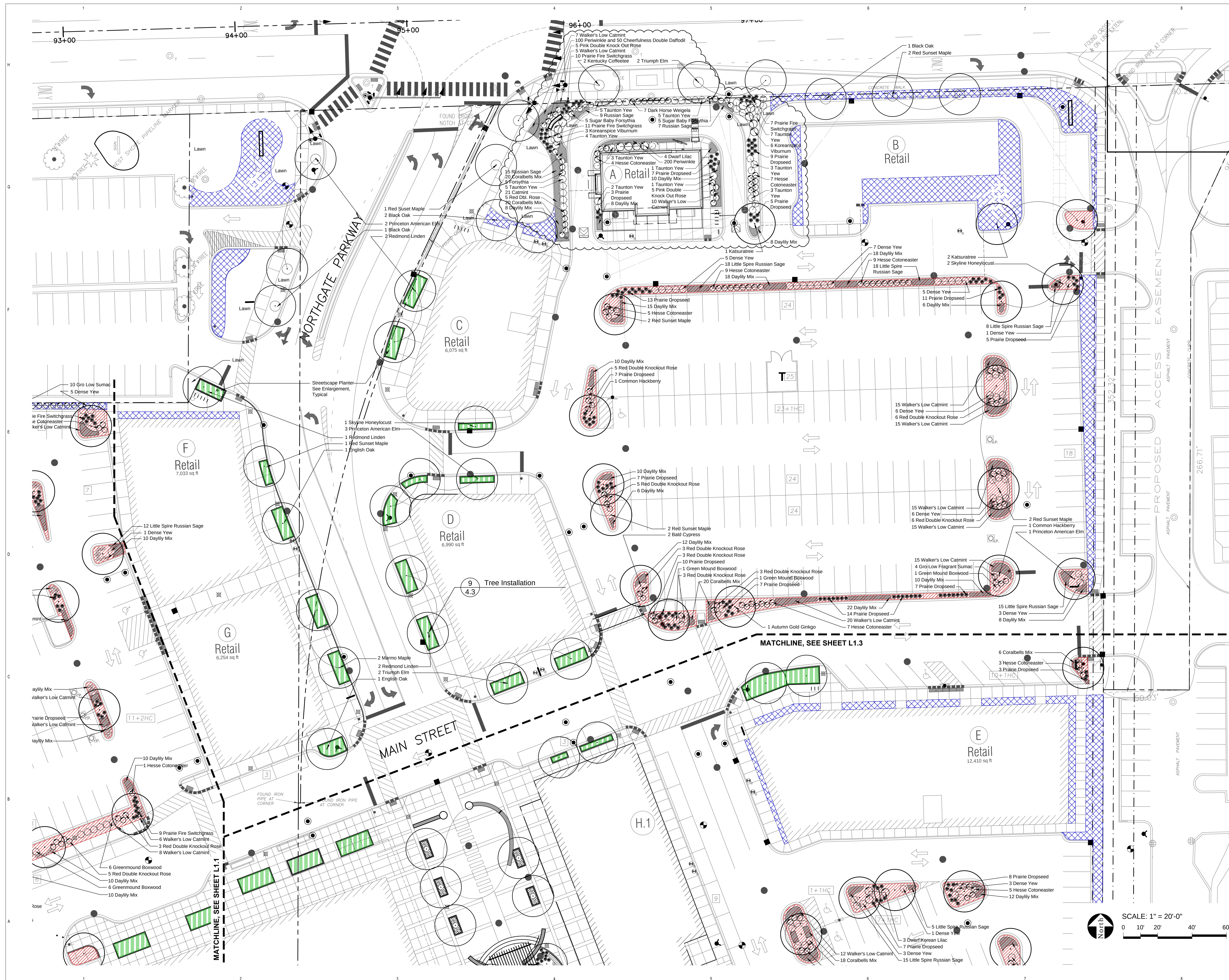
TITLE

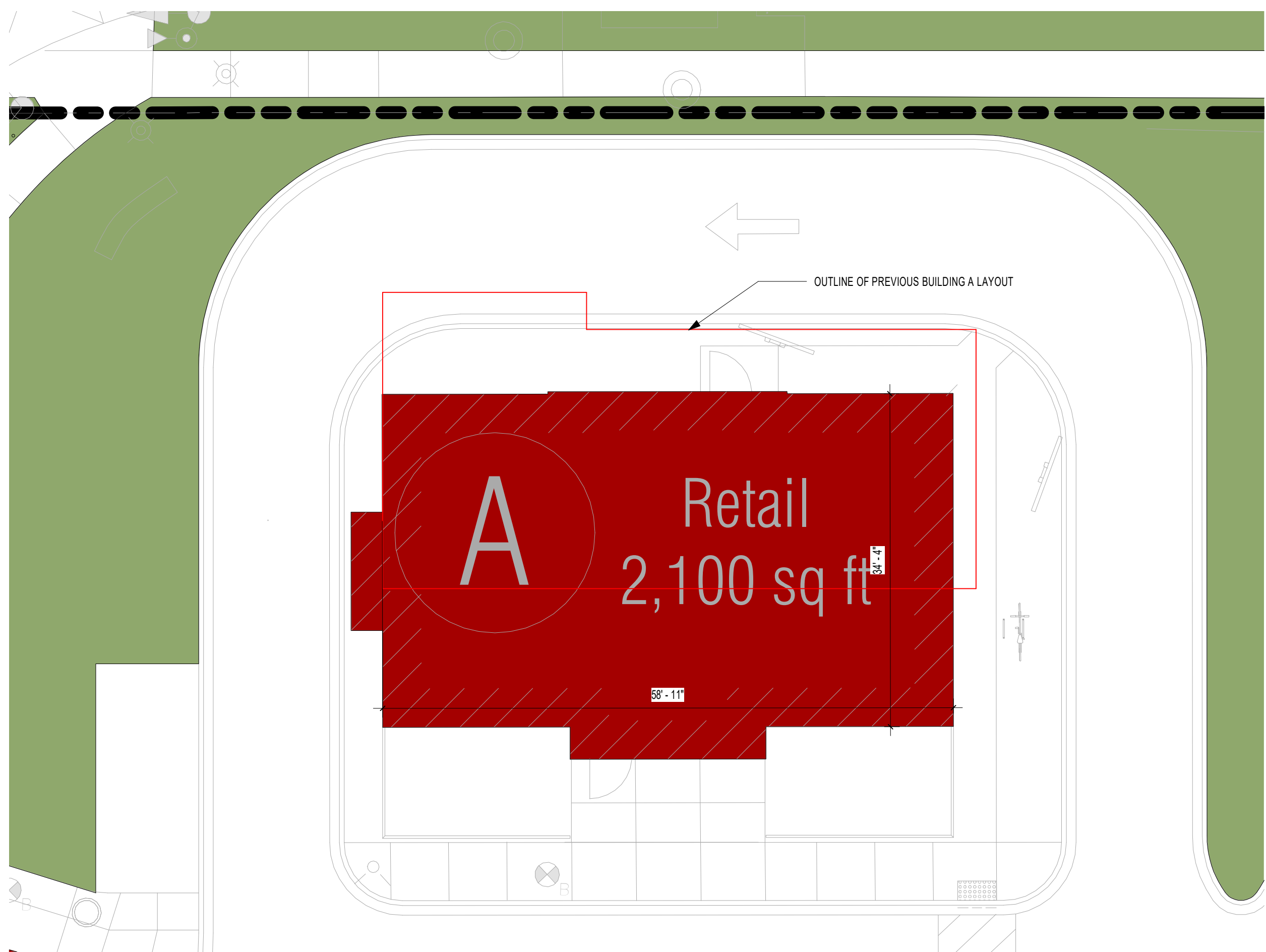
LANDSCAPE PLAN

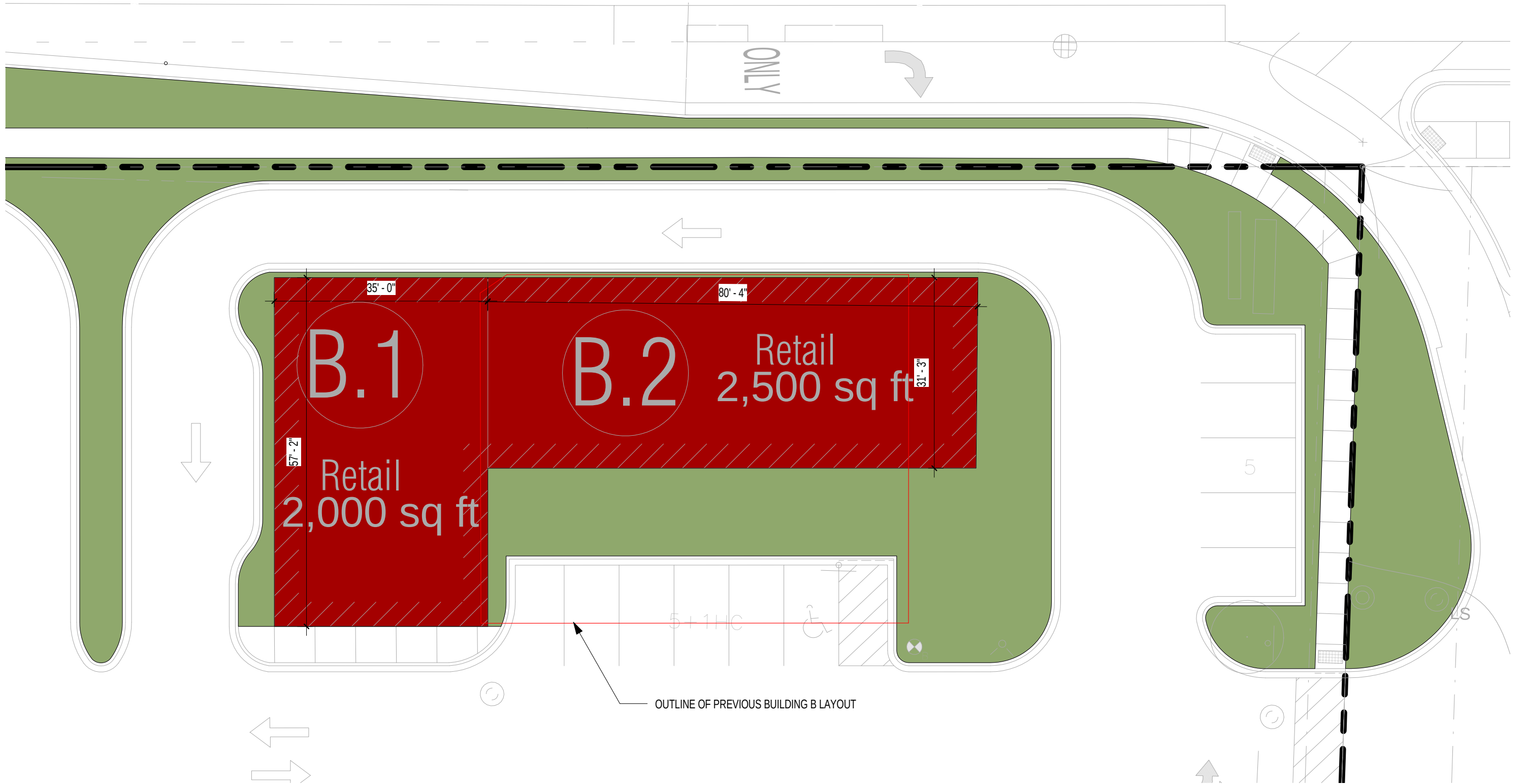
NUMBER

L1.2

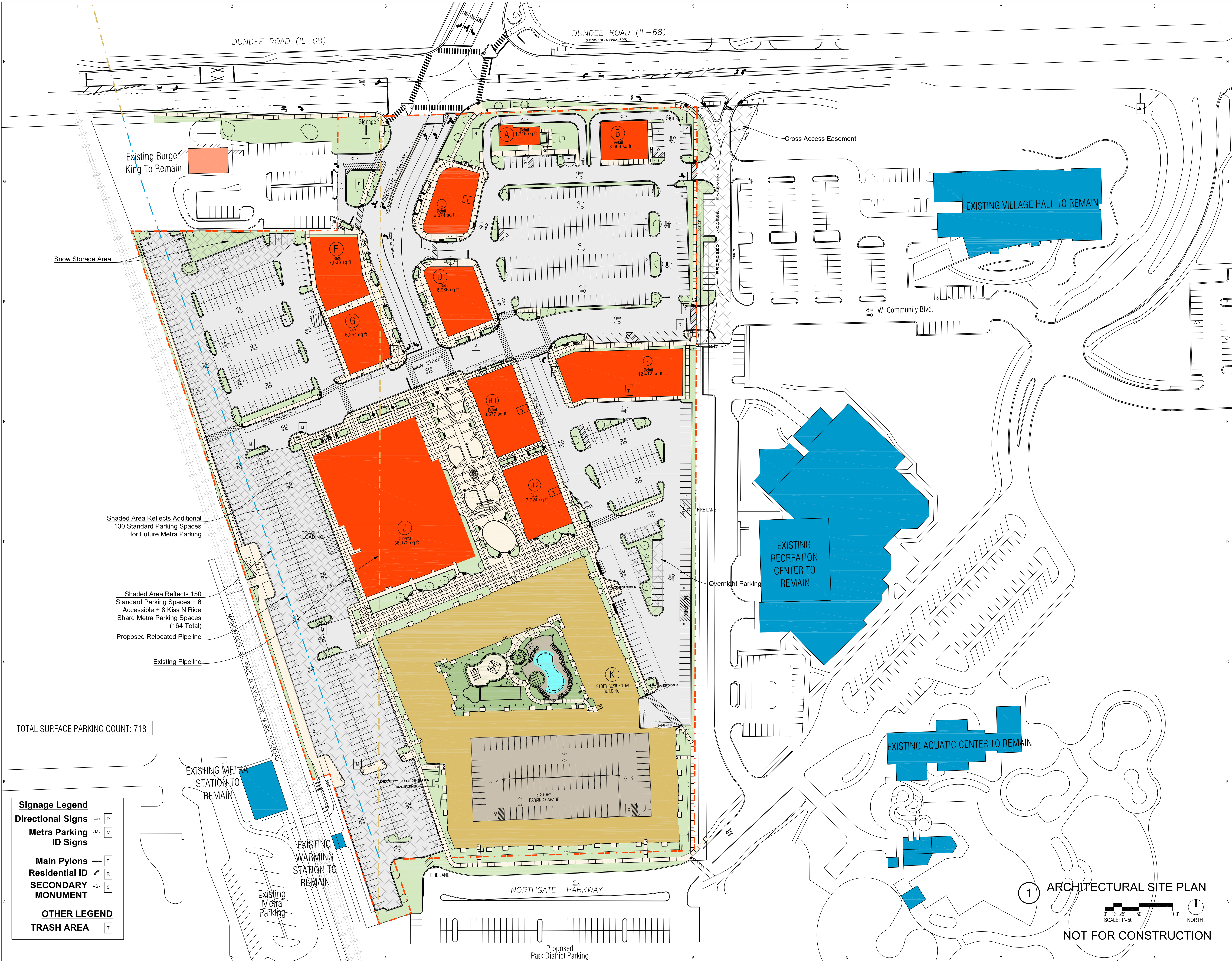
2015 RTKL ASSOCIATES INC.







1/16" = 1'-0"



WHEELING TOWN CENTER



NO.	DATE	DESCRIPTION
2	9/20/16	Final PUD Submittal
1	9/1/16	Final PUD Submittal
SEAL		

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

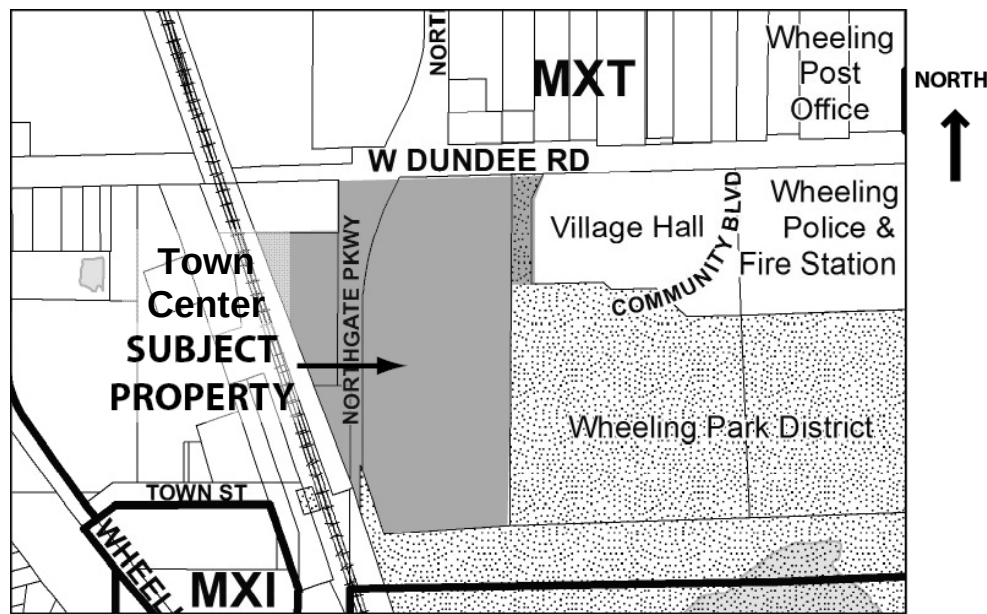
FROM: Andrew C. Jennings, Director of Community Development
Brooke A. Jones, Senior Planner

RE: Docket No. PC 17-19
Wheeling Town Center
Various Lots within the Wheeling Town Center Subdivision
(addresses to be determined)
Site Plan & Appearance Approval of Building and Site
Modifications

DATE OF REPORT: December 1, 2017

DATE OF MEETING: December 7, 2017

PROJECT OVERVIEW: The petitioner is requesting site plan and appearance for several changes throughout the Wheeling Town Center plan.



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Brad Friedman, The Lynmark Group
<u>Property Owner Name:</u>	Village of Wheeling
<u>Common Property Address:</u>	Addresses to be determined
<u>Common Location:</u>	Wheeling Town Center Subdivision

<u>Neighboring Property Land Use(s):</u>	North: vacant across Dundee Road & commercial adjacent to Metra lot (Burger King) West: Transportation (Railroad) South: Open Space (Heritage Park) East: Public (Village Hall and Recreation Center)
<u>Comprehensive Plan Designation:</u>	Transit-oriented mixed use
<u>Property size:</u>	Approximately 16 acres
<u>Existing Use of Property:</u>	Vacant – Under construction
<u>Proposed Use of Property:</u>	As approved by the Final PUD for the Town Center
<u>Existing Property Zoning:</u>	MXT – Transit-Oriented Mixed Use District
<u>Previous Zoning Action on Property:</u>	
2016-20	Wheeling Town Center Final PUD, Ordinance No. 5033, passed October 17, 2016.

DESCRIPTION OF PROPOSAL

Modifications from the site plan approved through the Final PUD of the Town Center project are discussed in Docket Nos. 2017-16 (City Works) and 2017-17 (Starbucks). Staff notes several inconsistencies in the plans for City Works and has strong concern for the site modifications (drive-through and trash enclosure configurations) proposed for Starbucks.

Several other site modifications are proposed for the Town Center at this time. The petitioner lists those changes on an Overall Town Center Site Plan. Individual plans are also provided for Buildings A, B, H1, and H2. No individual plan is provided for Buildings F&G, which are being reconfigured into a single Building F.

STAFF REVIEW

Fire Department Review: The Fire Department has provided a comment memo dated November 30, 2017.

Impact on adjacent uses: Consistent and dimensioned floor plans and site plans must be provided to determine if the proposed impact on adjacent uses is consistent with what was proposed at the time of the Wheeling Town Center Final PUD approval.

Staff has particular concern for the H1 Building impacts on the Village Green and adjacent public space between Buildings H1 and H2. They Plan Commission may wish to request a dimensioned landscape plan that notes the before and after changes to those public spaces.

Staff Recommended Action: Staff anticipates revisions to the plans for Docket Nos. 2017-16 and 2017-16. Staff recommends that those revised plans be incorporated into the revised plans for Docket No. PC 17-19. Moreover, staff suggests that a clear list of all Town Center changes

be noted on a single cover letter for Docket No. 2017-19. The Plan Commission may wish to discuss these requests with the petitioner.

PROPOSED MOTION

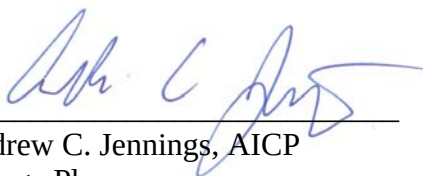
If the Plan Commission approves of the requested building and site modifications to the Town Center Development, an appropriate motion would be to:

Recommend approval Docket No. PC 17-19 granting Site Plan & Appearance Approval of Building and Site Modifications to the Wheeling Town Center in accordance with the following exhibits submitted November 14, 2017 for the Wheeling Town Center Development (exact address to be determined), located in Wheeling, Illinois:

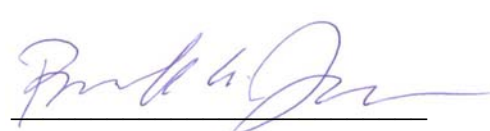
- Town Center Site Plan (noting changes since Final PUD)
- Building A site plan exhibit (noting footprint changes)
- Building B site plan exhibit (noting footprint changes)
- Building H1 site plan exhibit (noting footprint changes)
- Building H2 site plan exhibit (noting footprint changes)

And subject to the following condition of approval:

1. To be determined at the meeting



Andrew C. Jennings, AICP
Village Planner



Brooke A. Jones
Senior Planner

Attachments:

~~[Photo of existing conditions \(staff\)](#)~~

[Fire Department memo, 11.30.2017](#)

[Town Center Site Plan \(noting changes since Final PUD\)](#)

[Building A site plan exhibit \(noting footprint changes\)](#)

[Building B site plan exhibit \(noting footprint changes\)](#)

[Building H1 site plan exhibit \(noting footprint changes\)](#)

[Building H2 site plan exhibit \(noting footprint changes\)](#)

[Town Center Shared Parking Study Updated November 2017](#)

[Approved Final PUD WTC site plan \(provided by staff\)](#)



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 30, 2017
SUBJECT: Proposed Site Revisions to Approved Planned Unit Development (PUD) - Wheeling Town Center – Documents received for review by the Wheeling Fire Department Fire Prevention Bureau, November 17, 2017.

The Petitioner is requesting revisions to building footprints for Buildings A, B1, B2, F, G, H1 and H2. The Wheeling Fire Department has reviewed the submittals received related to the above referenced project and has the following comments:

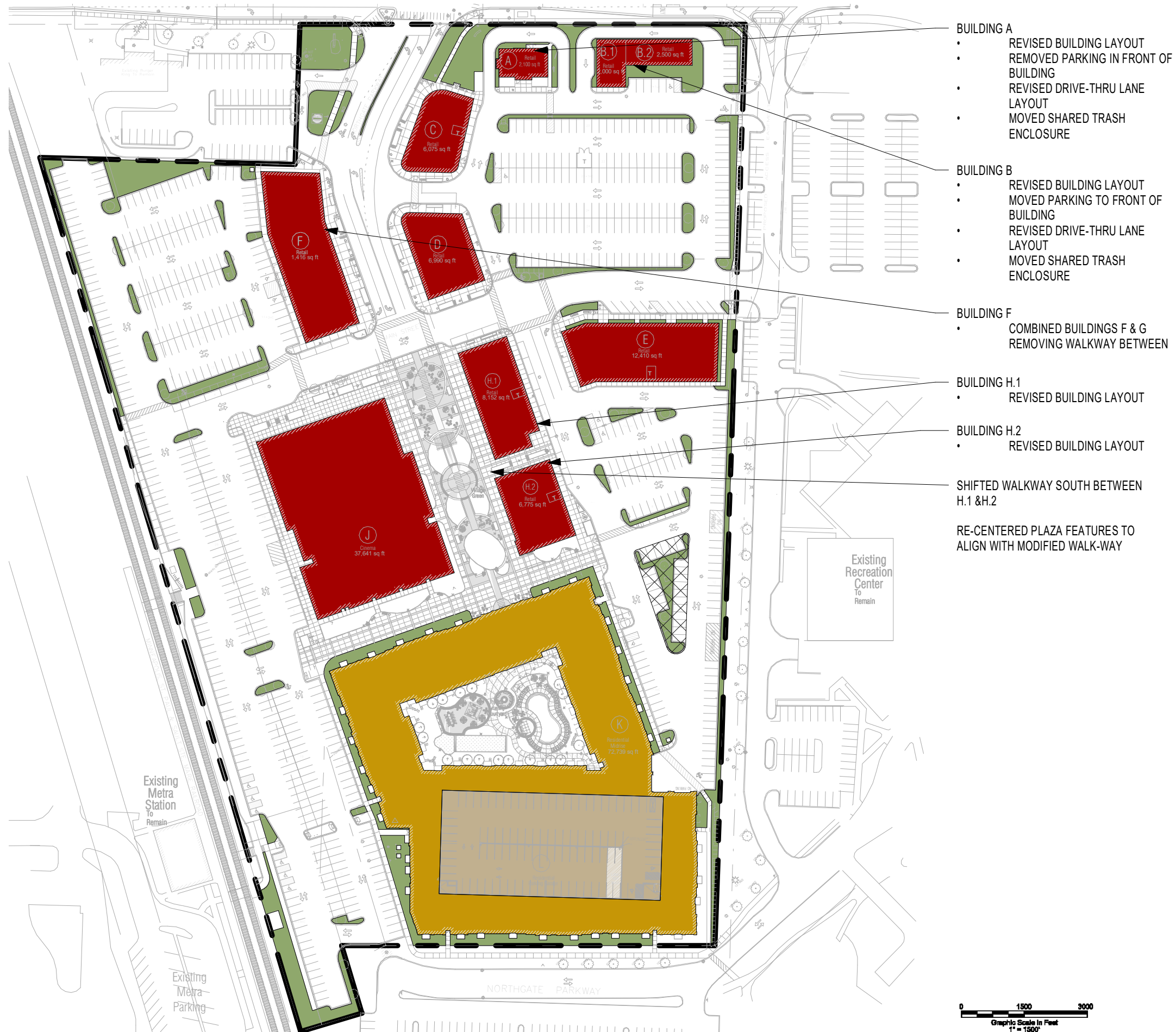
Site Plan

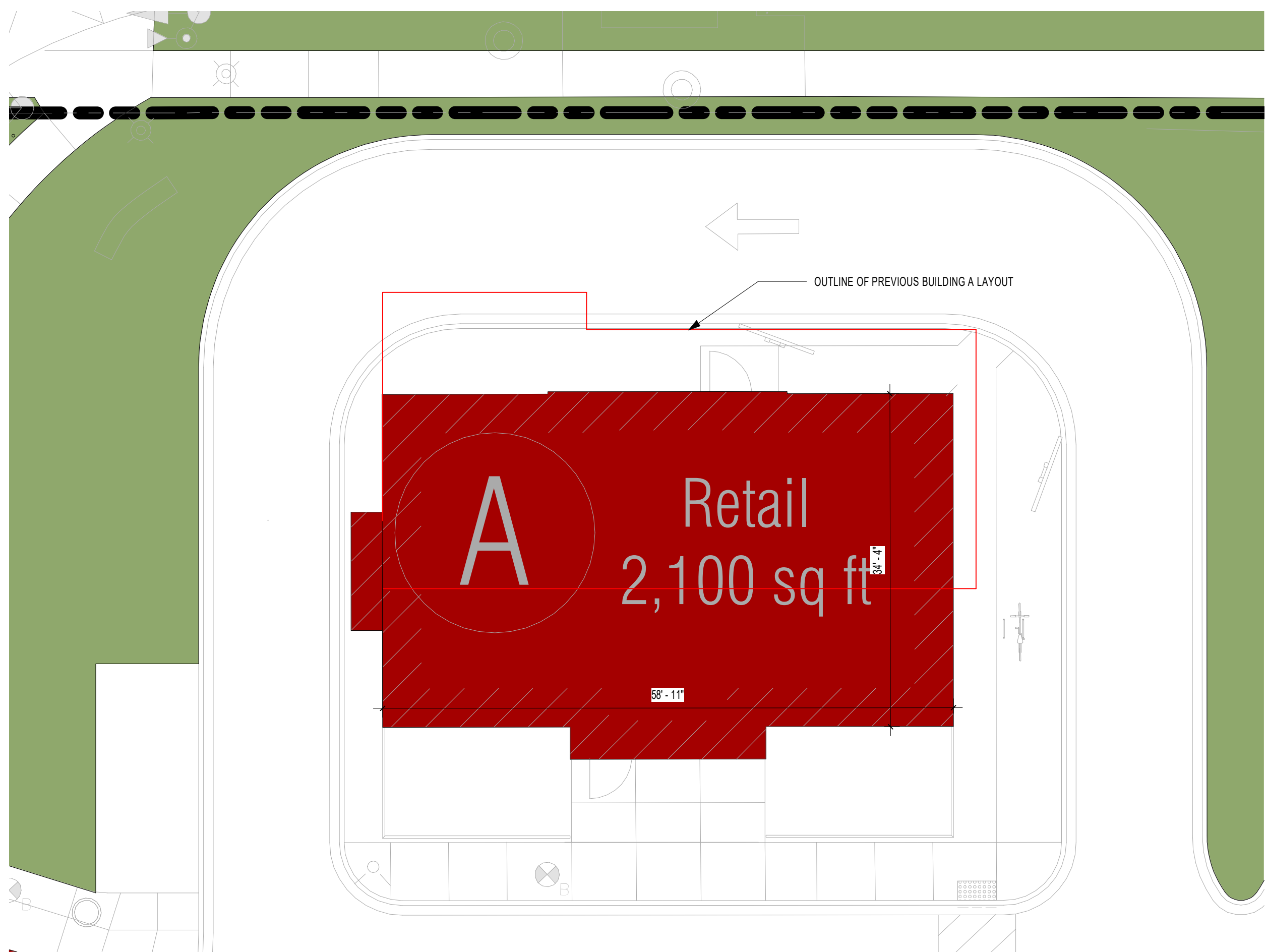
1. The revised building locations and footprints as shown on the revised site plan do not have an impact on the previously reviewed Fire Department access to the buildings on the site.
2. Based on the documents submitted for review there does not appear to be any changes to site utilities including the water system and fire hydrant locations.

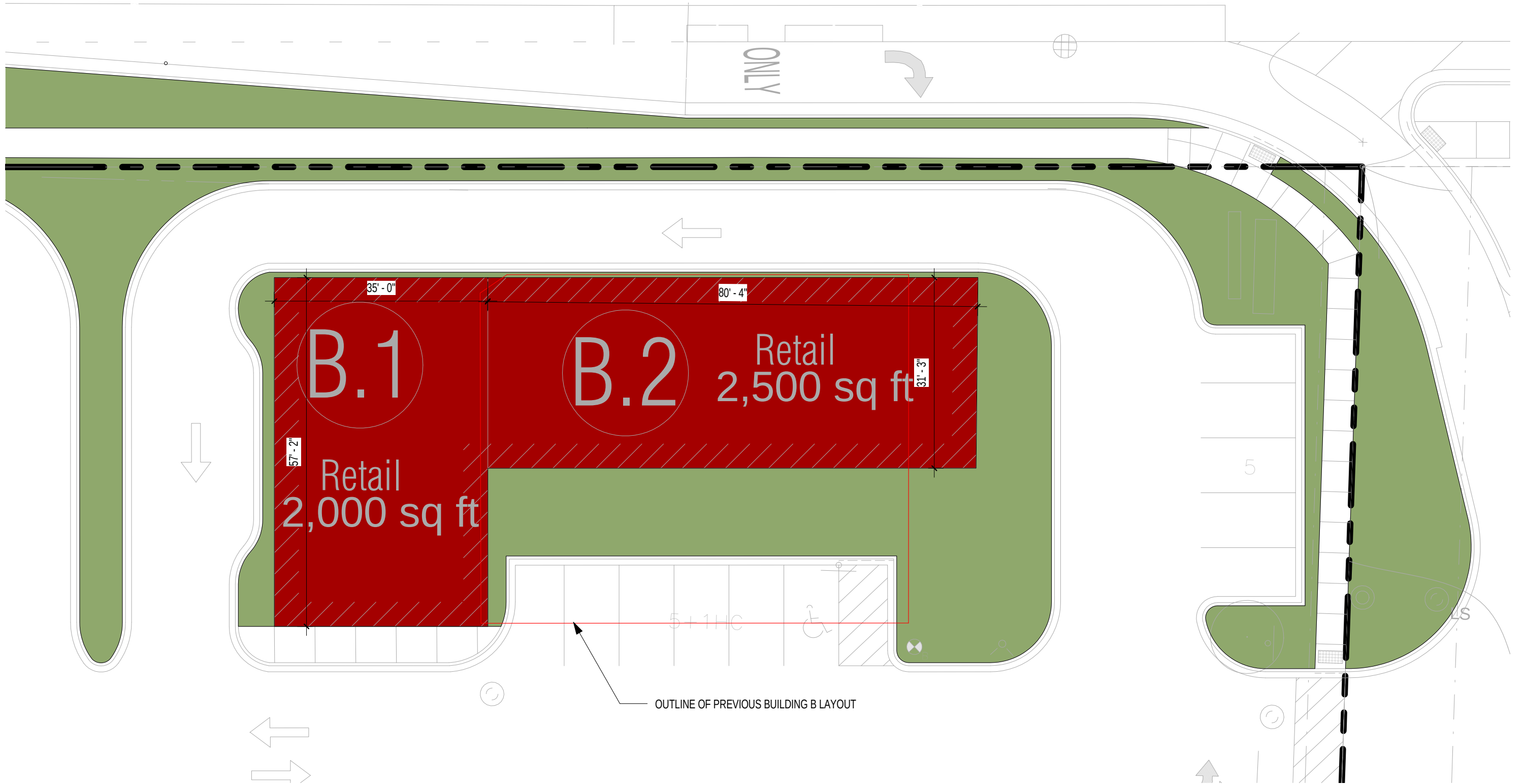
Buildings A, B1, B2, F, G H1 and H2

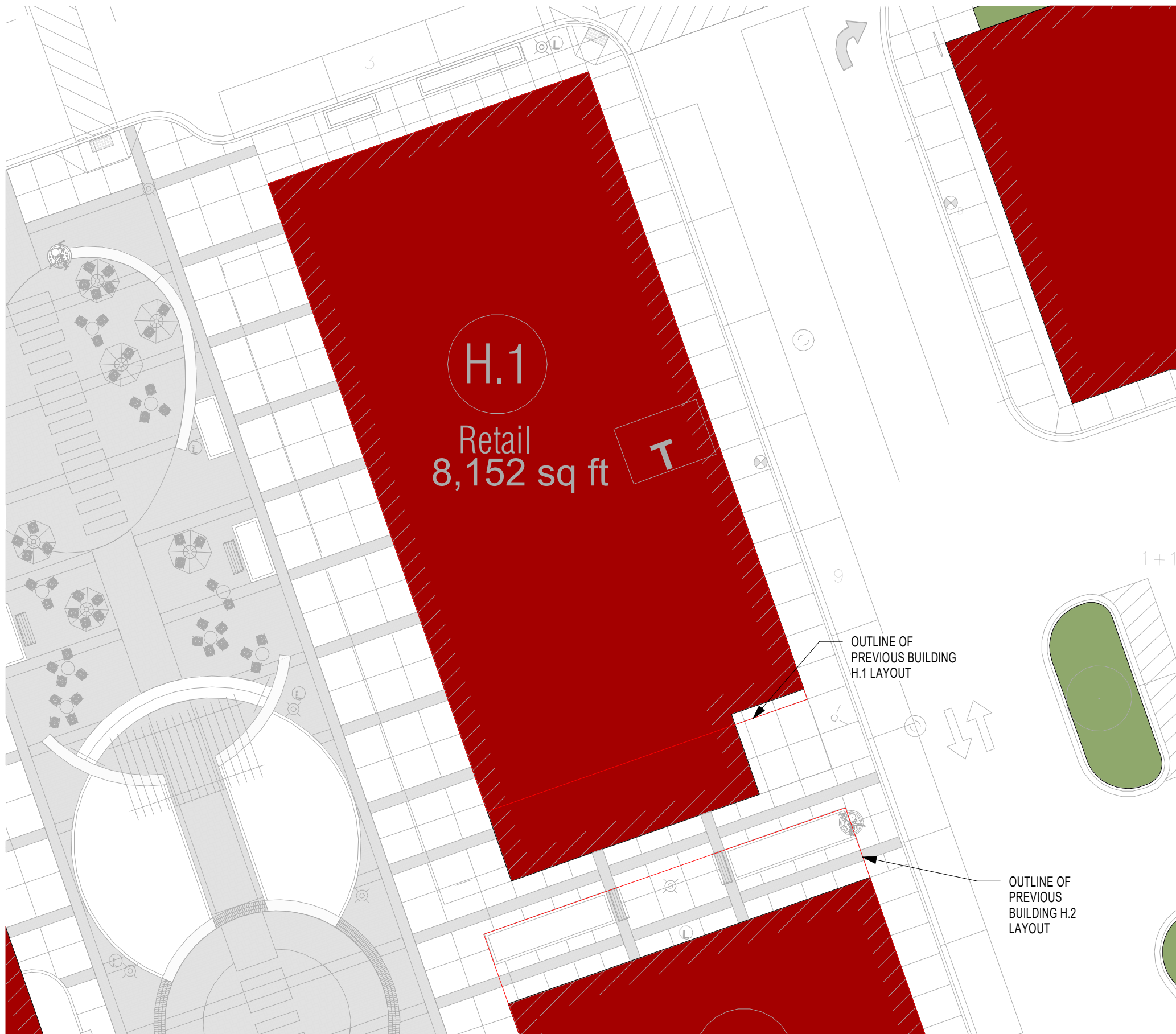
1. The proposed revisions do not affect any of the Fire Department's comments related to the structures. All the structures would be reviewed during the permitting process and would be required to comply with the Village's adopted Building and Fire Prevention Codes.

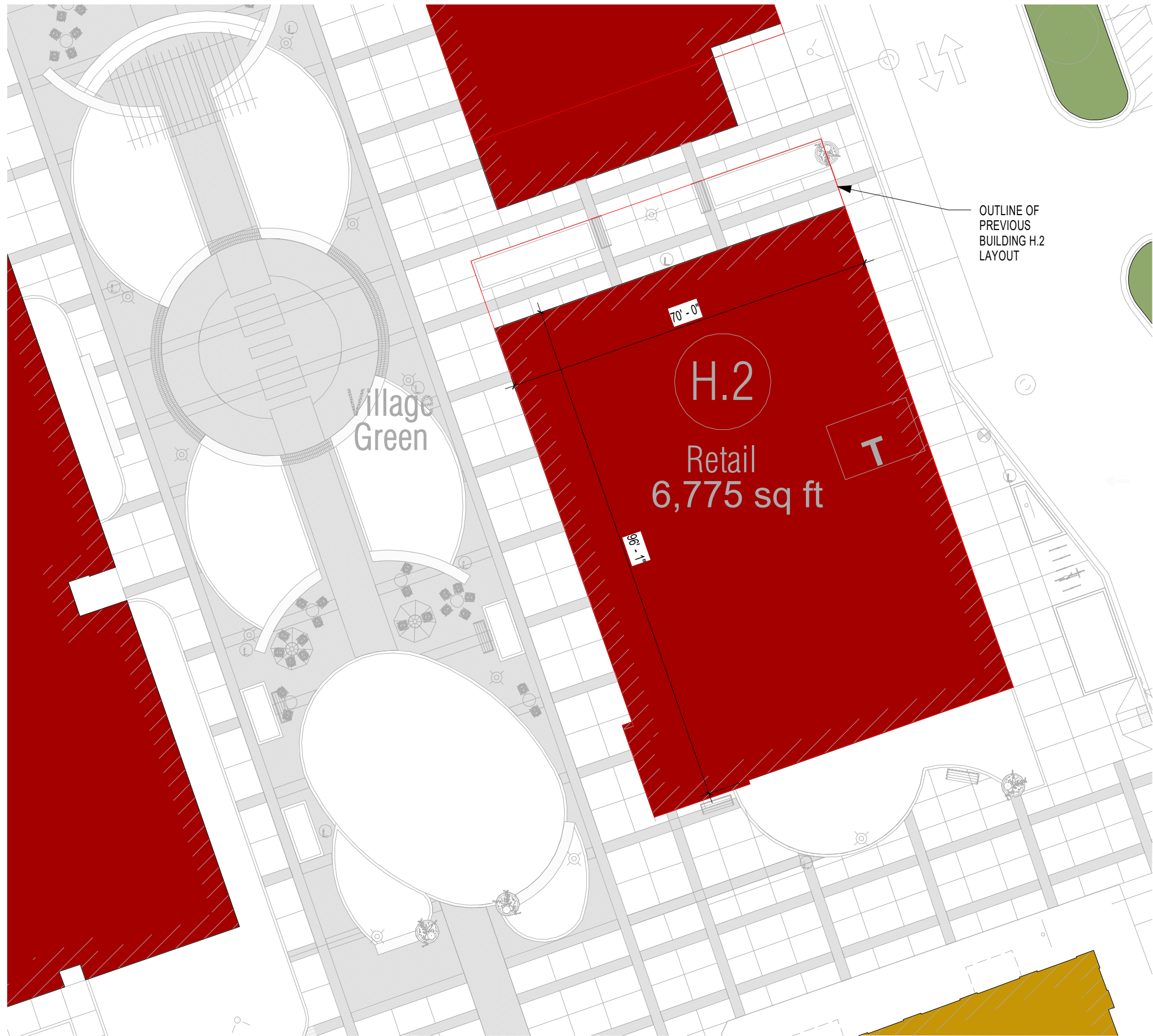
At this time there are no other Fire Department comments related to the project as presented in the documents reviewed.

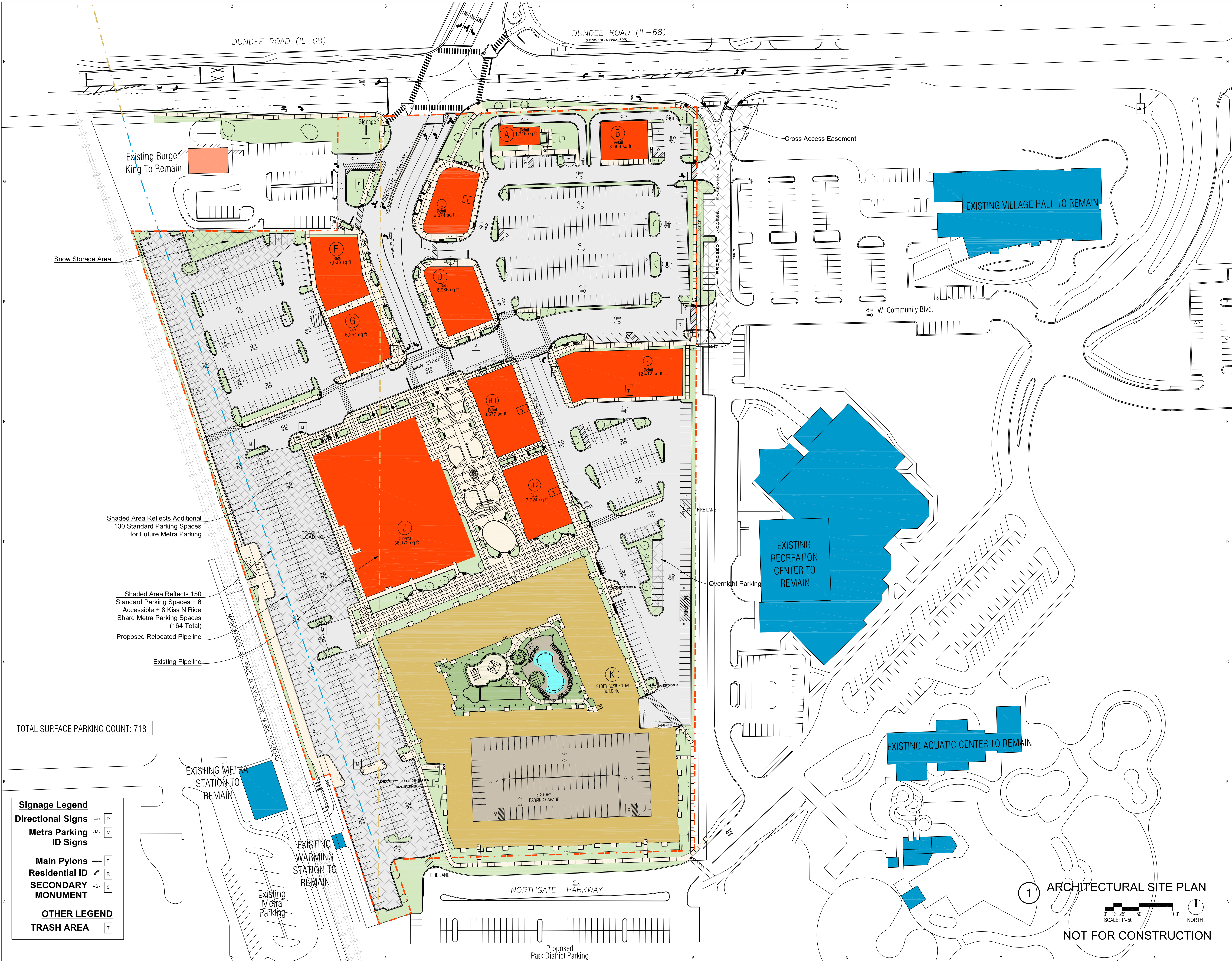








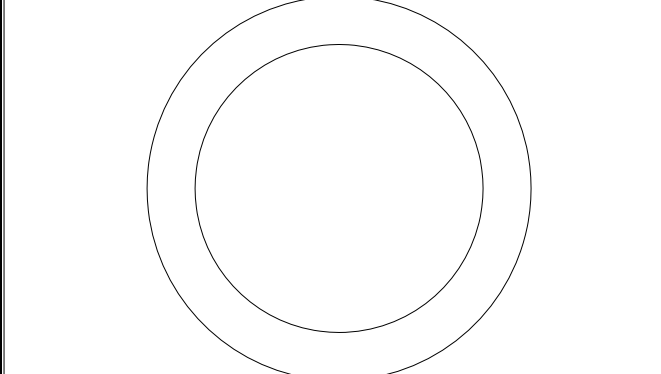




WHEELING TOWN CENTER



NO.	DATE	DESCRIPTION
2	9/20/16	Final PUD Submittal
1	9/1/16	Final PUD Submittal
SEAL		



1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, November 16, 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 and Ron Antor, Fire Inspector.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A) [Docket No. SCBA 17-44](#)
MCY
275 12th Street
Appearance Approval of a Wall Sign

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

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.

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. 2017-13
 Amm's Limousine Service
 2160 Foster Avenue
 Special Use-Site Plan Approval for a Ground Transportation Service, Large

See Findings of Fact and Recommendation for Docket No. 2017-13.

Commissioner Blinova moved, seconded by Commissioner Johnson 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. The number and size of fleet vehicles may fluctuate provided unobstructed drive aisles are provided in accordance with the Code;
3. Trash receptacles shall be stored indoors; and
- 4 . Prior to final occupancy the petitioner shall return to the Plan Commission with a landscape plan for minor site plan and appearance approval.

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.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No. 2017-13. The motion was approved by a voice vote.

- B)** Docket No. 2017-14
 Stay Fit 24

**Wheeling Plan Commission
Regular Meeting**

November 16, 2017

740 W. Hintz Road
Special Use-Site Plan Approval for a Health Club

See Findings of Fact and Recommendation for Docket No. 2017-14.

Commissioner Johnson moved, seconded by Commissioner Dorband 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; and
2. At minimum, the landscaping shall be consistent with the approved landscape plan for Family Video.

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.

Commissioner Dorband moved, seconded by Commissioner Powers to close Docket No. 2017-14. The motion was approved by a voice vote.

8. APPROVAL OF MINUTES – October 26, 2017 (include Findings for Docket No. 2017-12) and November 2, 2017

Commissioner Johnson moved, seconded by Commissioner Blinova to approve the minutes dated October 26, 2017 as presented. The motion was approved by a voice vote.

Commissioner Johnson moved, seconded by Commissioner Blinova to approve the minutes dated November 2, 2017 as presented. Chairman Ruffatto abstained.

9. OTHER BUSINESS

Ms. Jones provided an update on the Village entrance signs. The design was first presented to the Plan commission during the joint Village Board and Plan Commission workshop in the spring. She provided a couple of design concepts that would replace the existing monument signs at all of the locations in the Village. She provided a similar drawing to what was seen in May. The rendering depicts the scale of the sign. It is 8' in diameter with a low maintenance plant pallet including decorative grasses. The sign is meant to be seen only from one direction. The overall design includes the wheel which is the base of the sign structure with a panel that goes on the front that includes the sign itself. The material is metal.

Ms. Jones provided additional designs that evolved and included different colors. There is a dark bronze color. There are two different renderings that depict the day and the night lighting effects. The wheel itself would be constructed of two different panels that would be side by side. The lighting components would be internal to the panels that would shoot in toward the center of the wheeling down the spokes. There would be a sign panel that is flush mounted to the wheel itself. The letters would be pin mounted and backlit so during the day, the color of the pin mounted letters would appear contrasting in color (white) to the dark color but at night, the colors would be backlit and appear black. Staff likes this concept because it doesn't have a sign cabinet and is consistent with the Sign Code.

Ms. Jones provided another option that is a stainless steel color instead of dark bronze. The lighting effects is not quite as apparent in the renderings but there would still be a flush mounted panel with pin mounted individual letters that are backlit at night. The lettering would be a black color to provide the contrast during the day but at night it would have the halo effect of the backlit letters.

Ms. Jones asked the Commission for their input regarding the two concepts. She asked the following questions:

- Do you feel comfortable with the proposed 8' size? The wheel itself would be taller than most of the landscaping. It is depicted to scale in the rendering with the dark bronze wheel.
- Do you feel it is a good concept in terms of design? The sign panel itself would be flush mounted to the wheel with pin mounted backlit letters and the structure of the sign would include two metal panels that are in the shape of a wheel. There would be lights inside the wheel and the lights would be shining toward the center of the wheel down the spokes.
- Which color do you prefer (dark bronze or stainless steel)?

Commissioner Dorband prefers the dark bronze. She is unsure how the stainless steel would look outside.

Commissioner Kalis prefers the stainless steel. He likes the design and is OK with the 8' size.

Commissioner Creech prefers the stainless steel. He questioned if the wheel had an irregular shape. Ms. Jones confirmed it should be a smooth circle without jagged edges. He is OK with the design and height.

Commissioner Powers prefers the bronze color. He likes the design and is OK with the size. He expressed concern if it would be seen at night.

Commissioner Blinova prefers the bronze color. She also liked the stainless but expressed concern that it might be too bright on a sunny day and could blind drivers. She is OK with the size. She would change the design since she felt it was too bold. She prefers the pin mounted letters versus cabinet sign.

Commissioner Johnson prefers the bronze color. He is OK with the pin mounted letters. He felt the 8' diameter might be overpowering. Mr. Jones noted the existing signs were 8' in width but not 8' in height.

Chairman Ruffatto prefers the stainless color. He is OK with the size as long as the wording is large enough and proportional to the wheel. He expressed concern if the lettering on the bronze sign would be prominent enough at night. Ms. Jones noted there was no problem seeing the pin mounted backlit wall sign at Milwaukee and Dundee Roads at night. Chairman Ruffatto mentioned there was also other backlighting and street lighting at that intersection.

In response to Chairman Ruffatto's question, Ms. Jones did not think the population would be included on the sign.

Chairman Ruffatto expressed concern that the bronze color might appear black at night. Ms. Jones felt the stainless steel would also appear dark at night.

Chairman Ruffatto stated that the consensus from the Commission was in favor of the bronze color with back lighting sign design and with a diameter of 8'.

Commissioner Johnson announced he would not be present at the December 7th meeting.

Commissioner Blinova was excited about Sunday's lighting ceremony.

Commissioner Powers referred to the Gulf gas station at the corner of Dundee and Route 83. The sign was up but the Philips 66 sign was still leaning against the building. He asked if the Philips 66 sign could be removed. Ms. Jones noted the gas station was still under construction. Commissioner Johnson thought the station was open.

Commissioner Dorband announced the tree lighting on Sunday at 4:30 p.m. There will be a kiddy train and refreshments.

Commissioner Dorband announced Wheeling was mentioned and highlighted in the Chicago Business Ledger.

Commissioner Kalis mentioned he was recently in a similar condo building in TX and is excited

about the developments coming to Wheeling with all of the amenities.

Commissioner Kalis announced he would not be present at the December 7th meeting.

Chairman Ruffatto announced the November 30th workshop.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Powers to adjourn the meeting at 8:01 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 12.01.2017
FOR APPROVAL ON 12.07.2017**

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: [Docket No. 2017-13](#)
Amm's Limousine Service
2160 Foster Avenue
Special Use-Site Plan Approval for a Ground Transportation Service, Large

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.

Present were Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Powers and Ruffatto. Also present were Brooke Jones, Associate Planner and Ron Antor, Fire Inspector.

Commissioner Powers read the following statement aloud.

A zoning Special Use, as defined in Title 19, of the village of Wheeling (Zoning), is a use of parcel of land that requires review and consideration before approval due to circumstances or effects on the surrounding properties that may adversely affect them. In order to be considered for a special use the petitioner is required to demonstrate through testimony to the Plan Commission at the public hearing why their request meets the conditions of the village code including, but not limited to, how the proposed use will not damage the enjoyment or use of the surrounding properties. Prior to the public hearing the petitioner provides written statements meant to show that their request for a special use meets the standards established in Title 19. The Commission Chairperson will typically direct that these statements be entered into the record without a full reading of them at the hearing. Based upon the testimony and supporting materials submitted, the Plan Commission will make findings in support of, or against, the petitioner's testimony and report those findings to the Village Board.

Mr. Antonios Douvlis, Amm's Limousine Service, 4320 DiPaolo Center, Glenview, IL was present and sworn,

Mr. Douvlis reported they had been in business since 1942. They purchased the building in Wheeling and have 8 sedans and 2 limos. He confirmed they did not have any party buses. They deal with a lot of corporations. He wants to park the vehicles in the back but the two limos extend into the aisle.

Ms. Jones referred to the updated site plan that shows in order to have unobstructed drive aisles that meet Staff's concerns, the limos would be parked in the front parking lot. The other fleet vehicles would be parked in the rear.

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

Commissioner Creech felt the building looked tired and needed to be spruced up on the exterior including the parking lot. Mr. Douvliis mentioned the building had been sitting empty for three years. He contacted American Sealing and they cannot seal the parking lot because of the weather so he will stripe the parking lot at this time and return in March to seal it. They have trimmed the bushes and the landscaper will return next year and re-trim them. He confirmed there were no other plans for remodeling. He stated the interior of the building was in good condition.

In reply to Commissioner Johnson's question, Mr. Douvliis confirmed they would not repave at this time but would reseal and fill any cracks.

In reply to Commissioner Johnson's question, Mr. Douvliis agreed to park the limos in front.

Commissioner Kalis expressed concern about the outdoor appearance.

Commissioner Powers referred to the sprinter van and questioned if it would be parked in the back. Mr. Douvliis confirmed the sprinter van would be parked in the back.

In reply to Commissioner Powers' question, Mr. Antor confirmed he was in agreement with the proposed parking layout.

Commissioner Powers suggested parking bikes inside the building. Mr. Douvliis was in agreement.

In reply to Commissioner Powers' question, Mr. Douvliis confirmed the trash was handled inside. He explained they don't have much trash since they were a computer based company. Ms. Jones explained it was common for businesses that don't produce a lot of trash to have the trash cans located indoors. Mr. Douvliis confirmed the trash containers would be stored indoors.

In reply to Commissioner Dorband's question, Mr. Douvliis explained they were located in Glenview but they would not sell him the building so he rented until he could purchase this building when his lease ended.

Commissioner Dorband expressed concern about the space if his business grew. Mr. Douvliis explained in the future he would love to build a garage to store the vehicles. They did not plan to add additional cars or drivers. Commissioner Dorband questioned how it would be policed to prevent extra drivers. Mr. Douvliis explained a lot of his drivers don't have vehicles and take public transportation. Ms. Jones explained that Staff didn't have a concern if there was an increase in number of fleet vehicles or the size of the fleet vehicles. Staff's main concern was that their vehicles didn't obstruct the drive aisles. Mr. Douvliis stated that he had no plans to buy additional extended vehicles since they were rarely used except for weddings.

Ms. Jones noted that the petitioner would need to return to the Plan Commission for review if he expanded the parking lot or built a garage.

Commissioner Blinova questioned if they would have a car wash or repair center on the property. Mr. Douvliis confirmed it would not be included. They service the cars off site including washing.

Chairman Ruffatto referred to the eight vehicles, two shifts and six employees but felt they had enough parking if they expanded their fleet. Mr. Antor explained the reason the limos were parked in the front was because the cars would stick out of the parking stall by 5'. Mr. Douvliis stated the limos would not sit more than six hours per day and would leave in the evening. The sedans are away all the time. He mentioned some of the drivers use the train to get to the business.

In reply to Chairman Ruffatto's question, Mr. Douvliis confirmed they were not currently running the business out of the Wheeling building.

Chairman Ruffatto referred to the landscaping and mentioned that a landscaping plan was never received for the site. He felt the site needed something in addition to the evergreens. Mr. Douvliis confirmed that a landscaper had trimmed the shrubs and would return next year. The area was also cleaned up. Chairman Ruffatto wants to see a landscape plan including flowers.

Chairman Ruffatto requested adding a condition that requires the trash containers to be stored inside the building.

Commissioner Powers agreed that the landscaping needed some work. He questioned if there was rock between the bushes. Mr. Douvliis confirmed pebbles were between all the bushes except for the sides which had grass between the bushes. Commissioner Powers wanted to see some color in the front and add some mulch.

Commissioner Dorband agreed and suggested planting perennials. She suggested including daylilies.

The remaining Commissioners agreed the landscaping needed improvement.

Chairman Ruffatto explained the Commission normally wants to see a landscape plan and that it didn't need to be elaborate.

Commissioner Powers suggested including a condition that the petitioner submit a plan for the front that requires it be completed by May 2018. Ms. Jones explained that a condition of approval with the Special Use Ordinance requiring landscaping be installed by June 1, 2018. It's up to the Commission if they want to review the plan before it goes to the Village Board for review. She also suggested that the landscaping could come back as a minor site plan change. Chairman Ruffatto doesn't want to hold up the Special Use. He questioned how they could get the petitioner to return within a month. Ms. Jones explained the Staff Report had a condition of approval regarding the seal coating that it be done prior to occupancy. It has been stated that it was too late in the year to do it and they will not hold up the occupancy but they would condition it through the business licensing and it would be a final occupancy at a later date. She suggested having the petitioner return with a landscape plan for minor site plan and appearance approval prior to final occupancy.

Chairman Ruffatto wants to see a landscape plan with a date instead of before final occupancy. Ms. Jones explained there was often a temporary CO issued in similar instances. Chairman Ruffatto was in agreement. He explained to the petitioner that the Commission was requiring a landscape plan before final occupancy was approved. The entire Commission was in agreement.

Commissioner Johnson asked about signage for the building. Mr. Douvlis hadn't thought about it but would return if they decided on a large sign. He would just have his name. Ms. Jones confirmed a permit would not be required for a window sign.

Commissioner Blinova moved, seconded by Commissioner Johnson 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 Ground Transportation Service, Large in accordance with the following exhibits submitted October 18, 2017 (except as noted), by Amm's Limousine Service, to be located at 2160 Foster Avenue, Wheeling, Illinois:

- Description of Proposal (2 sheets);
- Parking Plan, submitted 11.13.2017;
- 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. The number and size of fleet vehicles may fluctuate provided unobstructed drive aisles are provided in accordance with the Code;
3. Trash receptacles shall be stored indoors; and
4. Prior to final occupancy the petitioner shall return to the Plan Commission with a landscape plan for minor site plan and appearance approval.

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.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No. 2017-13. The motion was approved by a voice vote.

**Findings of Fact and
Recommendation**

DOCKET NO. 2017-13

Respectfully submitted,

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

**DRAFT
FINDINGS OF FACT
AND RECOMMENDATION**

DOCKET NO. 2017-14

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: [Docket No. 2017-14](#)
Stay Fit 24
740 W. Hintz Road
Special Use-Site Plan Approval for a Health Club

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.

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

Mr. Brent Conley, Highland Ventures Ltd., 2500 Lehigh Avenue, Glenview, IL was present and sworn in.

Mr. Conley works for Highland Ventures which is a holding company for many retail brands. They are also in real estate development. They've had businesses operating in Wheeling for almost 30 years. Family Video opened their first store in Wheeling in 1988 on Wolf Road. It was one of their smallest video stores and are now looking at bringing in some of their other brands since the video business had changed. He believes they developed the proposed Family Video site at 740 W. Hintz Road in 2011.

Mr. Conley is requesting a Special Use to bring in their fitness model. They are taking the property today and cutting it almost in half to allow them about 3,400-3,500 square feet to operate a 24-hour fitness center. They specialize in one-on-one small group training and have the ability to have access 24/7 with their key fab. It is a complimentary use because they still want to keep Family Video open but don't need the square footage they once did in the 90s and early 2000s. The video store is very busy on Friday and Saturday nights but on the fitness side it is a ghost town and is busiest on Monday and Tuesday nights but on the video side is very slow.

Mr. Conley reported that Stay Fit had been in business since May of 2008 and just opened their 13th gym in Homewood and they are expanding.

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

Commissioner Johnson felt it was a nice way of keeping the building functional. He had no concerns.

In response to Commissioner Powers' question regarding the rear sidewalk, Mr. Antor confirmed it exited from the Family Video side. They are adding a new exit door in the right rear corner. The code requirement is that you need to get to a public way which is a parking lot or street. It is currently just landscaping so a suitable walkway would need to be provided. Mr. Antor anticipated it would go to the east and then come along the east side of the building.

Commissioner Powers questioned the status of the irrigation system. He mentioned he never sees it running and wants to make sure the system is still operational. Mr. Conley assumed it was operable.

Commissioner Powers questioned the pricing. Mr. Conley confirmed it was a monthly membership with no long-term contracts. They have a couple of promotional price points when they first open a gym. They start off with a lower price and then escalate the pricing based on the membership they receive. They have various price points throughout the Midwest. The gym in South Bend is \$29.99/month and \$24.99 in Cleveland.

Commissioner Powers believes it's a good use and would attract more flow than the current use.

In response to Commissioner Blinova's question, Mr. Conley confirmed it would be unattended during the night. He explained they had limited staff hours. Typically they open the gym with it staffed from 50-55 hours a week and then they scale it back after they monitor usage. They would never exceed more than 50-55 hours. It is very rare for a member to visit the gym during the night. A majority of the members come in around 4:00 or 5:00 a.m. and the staff arrives at 8:00 or 9:00 a.m. He mentioned that all of their gyms have 24 hour security cameras inside their facilities. Staff monitors it after the fact. In addition it is live fed to their corporate office and they record everything. Safety is their number one concern.

Commissioner Blinova questioned what would happen if someone was injured and the Fire Department could not gain access. Mr. Conley explained they had an AED in every gym and an emergency 911 phone that is centrally located. He stated that they have never had any issue when the gym was unstaffed in the 10 years they've been in business. They have lanyards that can be taken throughout the gym that triggers the emergency phone.

In response to Commissioner Blinova's question, Mr. Conley confirmed that Family Video was not a 24/7 business.

Commissioner Blinova questioned how they handled the snow removal. Mr. Conley confirmed they had a third party service that plows the parking lot.

In response to Commissioner Dorband's question, Mr. Conley explained their proposal keeps their current entrance to the building and would only allow access to the gym and then there would be a new entrance for Family Video. He confirmed there was no shared access between the two units.

Commissioner Dorband questioned if the bathrooms in the fitness area were new. Mr. Conley confirmed they will demo the existing bathrooms and add showers in each restroom in the fitness area.

Ms. Jones noted that review of the Family Video floor plan was not up for discussion tonight since it was a permitted use.

Commissioner Kalis questioned how they monitor the number of people in a group class. He has experience in a group class that was overcrowded and parking was an issue. Mr. Conley explained typically there were only 8-12 people in a class since they were not a mega gym. About 40% of their total membership would take part in some class or one-on-one training session. They don't see the demand. He explained their price controlled it. If they saw their demand reaching capacity, they raise the price and allow the economics to trickle down. He confirmed their Staff would cut off the class after a certain number of attendees.

Mr. Conley liked the concept.

Commissioner Creech felt it was a great idea.

Chairman Ruffatto didn't think the irrigation system was being used because of the lack of planting on the side of the building. He assumed landscaping was there at one time. Ms. Jones reviewed the approved landscaping plan and there was no landscaping on the side because it was very narrow. Chairman Ruffatto requested making a condition that the landscape plan was reviewed and brought up to Code.

Chairman Ruffatto felt it was a great idea and good use.

In response Chairman Ruffatto's question, Mr. Conley confirmed there was no longer an adult section in the video store.

Mr. Conley was confident there were more planting materials than what was represented on the landscape plan. Ms. Jones confirmed it was OK to exceed the number of plantings.

Commissioner Johnson noted the address on the Staff Report needed to be corrected.

Commissioner Johnson moved, seconded by Commissioner Dorband 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; and
2. At minimum, the landscaping shall be consistent with the approved landscape plan for Family Video.

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.

Commissioner Dorband moved, seconded by Commissioner Powers to close Docket No. 2017-14. 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 12.01.2017
FOR APPROVAL ON 12.07.2017**