

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, December 7, 2017.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Dorband, Powers and Ruffatto. Commissioners Johnson and Kalis were absent with prior notice. Also present were Brooke Jones, Senior Planner and Mallory Milluzzi, Village Attorney.

4. CHANGES TO THE AGENDA

Ms. Jones reported letters B, C and D under “Items for Review” were all related to the Town Center project. Staff received the submittals late for each of the projects and they all had inconsistencies. Staff had concerns and is recommending that each of the Special Uses associated with the dockets be continued to a later date and that the item related to site plan and appearance review be tabled.

5. CITIZEN CONCERNS AND COMMENTS

Commissioner Powers read the following statement aloud.

Members of the general public may address the Plan Commission with concerns or comments regarding issues relative to the Plan Commission’s agenda or topics that the Plan Commission has the authority pursuant to the Village Code to address. The Chairperson or his or her designee shall strictly restrain comments to matters that are relevant to the Plan Commission’s business and shall not permit repetitious comments or arguments. Members of the general public who wish to address the Plan Commission must sign the request to speak from the forum prior to the commencement of the public meeting. The person submitting a petition, concern or other comment shall be allowed 5 minutes to present their points.

From the audience, Mr. Terry Steilen, 473 Briarwood Drive, Wheeling came forward. Chairman Ruffatto reminded Mr. Steilen that he had 5 minutes to speak.

Mr. Steilen mentioned he was the president of the Wheeling Historical Society. He reminded the citizens of the Village that Lollipop Lane was open through Sunday, December 10th. It is open from 6:00 – 8:00 p.m. during the week and from 2:00 – 5:00 p.m. on Saturday and Sunday. There is no charge.

Mr. Steilen mentioned that he was a former Plan Commissioner for 30+ years. He provided commentary about the history of the Plan Commission. He mentioned that 30 years ago the Plan Commission didn’t do recommendations, requirements or conditions. They stated what they wanted

and requested that the plans were updated. Over time, it got to be business unfriendly since it took the petitioner a long time to redo the plans so the Plan Commission decided to start making recommendations. The recommendations were OK but after a year, they discovered nothing was done with all of the recommendations that were made. The minutes didn't always include the recommendations. The Plan Commission changed course over time and started doing requirements.

They mandated that the requirements be documented in the minutes. Unfortunately, they found out along the way that the requirements were not enforceable even if the petitioner was in agreement. The Plan Commission then had the petitioner sign the requirements but it wasn't too enforceable. The Plan Commission then moved on to conditions per the request of Village Attorney Jim Ferolo. The conditions are signed and should be made as part of the ordinance submitted to the Village Board.

Chairman Ruffatto gave Mr. Steilen an additional 2 minutes after the 5 minutes had ended.

Mr. Steilen explained that his point was that it took 30 years to come up with a system that worked. It was his understanding that there was recent discussion of getting away from conditions. He recommended that the Plan Commission consider discussing about it.

Chairman Ruffatto agreed to address it under "Other Business".

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

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

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.

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.

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.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

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

Mr. Jeffrey Schroeder, Sr. Manager, Architect, Allstate, 3075 Sanders Road, Northbrook, IL and Mr. Donn Boekeloo, Chesterfield Awning were present.

Mr. Schroeder stated that the building located at 100 E. Palatine Road was used for agent training. They are proposing the canopy for weather protection for the agents.

Mr. Boekeloo explained they were building an aluminum welded frame structure that will have a vinyl fabric. It will include 2" posts at the shed frame with 3" posts used at the gable.

Ms. Jones provided a sample of the vinyl fabric. She confirmed the data sheets had been provided to the Fire Department for review.

Commissioner Blinova had no comments or questions.

Commissioner Powers questioned the material for the posts. Mr. Boekeloo confirmed they will be 2" square aluminum. They have precast fittings that will be drilled into the sidewalk and anchored with 3/8" lag shields and anchor bolts.

Commissioner Dorband had no comments or questions.

Commissioner Creech questioned if sprinkling was required for the canopy. Ms. Jones confirmed the Fire Department's memo indicated that fire sprinkling was required. Mr. Boekeloo was not aware of the requirement and stated that they had been doing exterior awnings for a long time and

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had never come across that an outdoor canopy required sprinkling. Chairman Ruffatto noted it was the Village's Fire Code and was included in the Staff Report. Ms. Jones stated it was not up for debate.

Commissioner Creech questioned if lighting would be provided underneath the canopy. Mr. Boekeloo stated that he had been working with the petitioner's maintenance department and they are going to move the existing building lights below the canopy to illuminate the walkway.

Commissioner Powers moved, seconded by Commissioner Dorband 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.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- 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

Commissioner Creech moved, seconded by Commissioner Powers to continue Docket No. 2017-16 to January 11, 2018.

On the roll call, the vote was as follows:

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

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PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

- 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

Commissioner Dorband moved, seconded by Commissioner Blinova to continue Docket No. 2017-17 to January 11, 2018.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- 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

Commissioner Powers moved, seconded by Commissioner Blinova to table Docket No. 2017-19.
On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES – November 16, 2017 (include Findings for Docket No. 2017-

13 and 2017-14)

Commissioner Powers moved, seconded by Commissioner Creech to approve the minutes dated November 16, 2017 with a change.

9. OTHER BUSINESS

Ms. Jones reported in light of the recent workshop, Staff had discussed the use of conditions and recommendations. Staff is working on guidelines on how they should be used and how they could be addressed more properly in line with what was learned at the Plan Commission workshop last week.

Chairman Ruffatto mentioned there was a concern that conditions would be completely eliminated. Ms. Jones confirmed they were not being eliminated. Ms. Milluzzi explained the workshop focused a lot on Special Use approval and variations and not site plan. Staff will present better guidelines to the Plan Commission at the next couple of meetings.

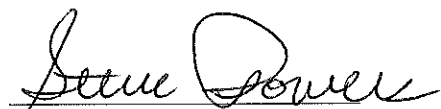
Ms. Jones announced that the December 21st meeting will be the final meeting of the year. She will provide the Plan Commission a draft calendar for the 2018 year. The plan is to move back to the regular scheduled meetings on the second and fourth Thursdays of the month until the 2018 holiday season.

Chairman Ruffatto echoed Mr. Steilen's comments about Lollipop Lane. He agreed it was a wonderful setting and the Historical Society did a great job.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Blinova to adjourn the meeting at 6:50 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 12.15.2017
FOR APPROVAL ON 12.21.2017**