

**WHEELING PLAN COMMISSION
THURSDAY, FEBRUARY 8, 2018 AT 6:30 P.M.**

**AGENDA FOR A REGULAR MEETING OF THE PLAN COMMISSION
to be held in the Board Room of the Village Hall
2 Community Boulevard, Wheeling, Illinois**

This meeting will stream live and be televised on Wheeling's Cable Channels 17 & 99

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. CHANGES TO THE AGENDA**
- 5. CITIZEN CONCERNS AND COMMENTS**
- 6. CONSENT ITEMS - none**
- 7. ITEMS FOR REVIEW**
 - A) [Docket No. PC 18-2](#)**
CMX
Building J of the Wheeling Town Center Development
Site Plan & Appearance Approval of Façade Modifications
 - B) [Docket No. 2018-1A&B](#)**
Eagle Gourmet Cafe
1201B W. Dundee Road
(2018-1A) Zoning Variation to Reduce the Required Parking for a Restaurant
(2018-1B) Special Use-Site Plan Approval for a Sit-Down Restaurant
 - C) [Docket No. 2018-2](#)**
Uptown 500
501 W. Dundee (address to be changed to 500 W. Dundee)
Amendment to the Planned Unit Development to Allow for an Additional Story on
the Mixed-Use Retail and Residential Building
- 8. APPROVAL OF MINUTES – [January 11, 2018 \(including findings for Docket Nos. 2017-16 and 2017-17\)](#)**
- 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
February 8, 2018
(Attachment to Agenda)**

2018-1A&B Andrew Przybylo, on behalf of A&A Entertainment, lessee, is seeking the following for the property at 1201 W. Dundee Road, which is zoned B-2 Neighborhood Commercial District:

2018-1A Variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading, Section E Parking Standards, Subsection 1 Minimum Required Parking per Land Use Category, and associated sections to reduce the required parking for a restaurant; and

2018-1B Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish a sit-down restaurant.

2018-2 Daniel Rezko, applicant, on behalf of UPTOWN 500, LLC, owner, is seeking an amendment to Ordinance No. 5126, which granted Final Planned Unit Development Approval of a mixed-use retail and multi-family residential development, at 501 W. Dundee Road, which is approximately 7.65 acres at the northwest corner of Dundee Road and Northgate Parkway.

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

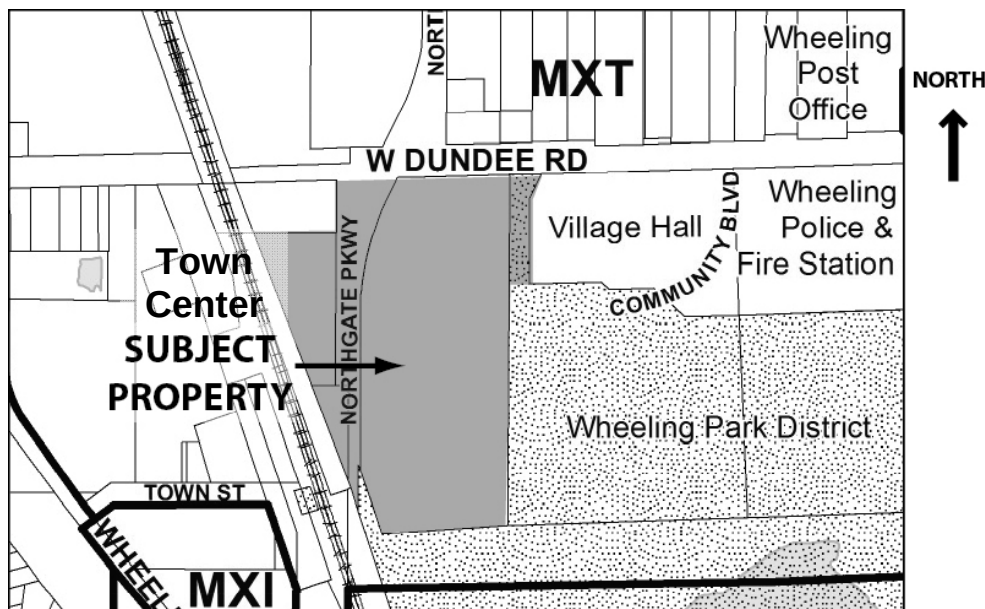
FROM: Andrew C. Jennings, Director of Community Development
Brooke A. Jones, Senior Planner

RE: Docket No. PC 18-2
CMX
Building J of the Wheeling Town Center Development
Site Plan & Appearance Approval of Façade Modifications

DATE OF REPORT: February 1, 2018

DATE OF MEETING: February 8, 2018

PROJECT OVERVIEW: The petitioner is requesting site plan and appearance approval for façade modifications to the CMX movie theater building in the Town Center development.



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>	351 W. Dundee Road
<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)

Comprehensive Plan Designation:

Transit-oriented mixed use

Property size:

Approximately 16 acres

Existing Use of Property:

Vacant – Under construction

Proposed Use of Property:

As approved by the Final PUD for the Town Center

Existing Property Zoning:

MXT – Transit-Oriented Mixed Use District

Previous Zoning Action on Property:

2016-20A	Wheeling Town Center Final PUD, Ordinance No. 5033, passed October 17, 2016.
2016-20B	CMX Special Use-Site Plan Approval for a Theater Use, Ordinance No. 5034, passed October 17, 2016.

DESCRIPTION OF PROPOSAL

CMX, the anchor tenant to the Wheeling Town Center Development, is proposing to modify its building appearance from the original plans that were approved through its special use ordinance. Detailed elevations, renderings, and material sample boards depicting the new building façade area provided.

The floor plan has been modified to meet the current market needs of the applicant. The plan indicates a reduction in theater seating from 796 to 760.

SITE PLAN REVIEW

Scale of floor plan: 1" = 20'

General site layout: The building footprint of the theater is changing slightly from the approved plan. However, this modification has no impact on public spaces or parking.

Floor plan: The floor plan has been slightly revised since its special use approval. The total number of auditoriums (theaters) has been reduced from ten to eight. The total number of seats has been reduced from 796 to 760. The lounge and concessions area has also been altered.

Total number of parking spaces: Due to the slight reduction in seating, the impact on parking will be minimal. However, the actual parking demand is reduced. No changes to the number of parking stalls is proposed.

APPEARANCE REVIEW

Elevation plans: Renderings, elevation plans, and an exterior finish palette are provided to describe the building exterior. The primary building wall materials are metal panels and premium CMU blocks. A ten-foot fiber cement panel base encompasses the entire lower portion of the building. At the northeast corner of the building, which is the building entry, glass doors and large fixed windows, which are recessed behind a generous overhand, provide visibility between the public spaces of the Town Center development and the theater lobby and lounge. According to the project summary, a metal paneled light tower, which extends 17 feet beyond the roofline, will “serve as a marker for the Cinema and the Village Green, and as a beacon for the Village of Wheeling.”

Like on the recently approved City Works building, the applicant proposes a “premium CMU block” that does not have the porous or staining qualities of split face CMU and other prohibited CMU. This more attractive CMU has three different finishes (textured, ground and polished) and four different colorways to create a dynamic pattern on the walls. The petitioner has previously described the material to staff as being “impregnated with a protective coating.” The Plan Commission may wish to verify the durability and required maintenance of this premium CMU material.

Building height: The overall building height is 43’10”, which is the same as the previously approved building. Portions of the building, which house the lounge and concessions areas, are 36’10”. The light tower extends above the building height at 60’10”.

Building lighting: No detailed plans are provided regarding the proposed building lighting. However, the evening view renderings demonstrate the proposed accent lighting on the building walls and the use of light fixtures on the underside of the marquee.

Material samples: Material samples will be provided at the meeting. The Plan Commission may wish to review all samples.

STAFF REVIEW

Impact on adjacent uses: It appears that the proposed changes will not have a negative impact on the adjacent uses.

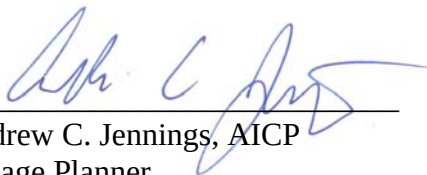
Staff Recommended Action: Prior to making a motion for approval, staff suggests that the Plan Commission review the proposed building materials and discuss the durability and/or maintenance for the proposed premium CMU block.

PROPOSED MOTION

If the Plan Commission approves of the requested building site plan and building modifications to the CMX theater use, an appropriate motion would be to:

Recommend approval Docket No. PC 18-2 granting Site Plan & Appearance Approval of Facade Modifications to the indoor theater special use in accordance with the following exhibits submitted January 31, 2018 for CMX, which is located at Building J in the Wheeling Town Center development (exact address to be determined), located in Wheeling, Illinois:

- Project summary
- Floor plan
- Site plan / roof plan
- Renderings (2 sheets)
- Elevation plans (2 sheets)
- Material pallet


Andrew C. Jennings, AICP
Village Planner


Brooke A. Jones
Senior Planner

Attachments:

[Project summary](#)

[Floor plan](#)

[Site plan / roof plan](#)

[Renderings \(2 sheets\)](#)

[Elevation plans \(2 sheets\)](#)

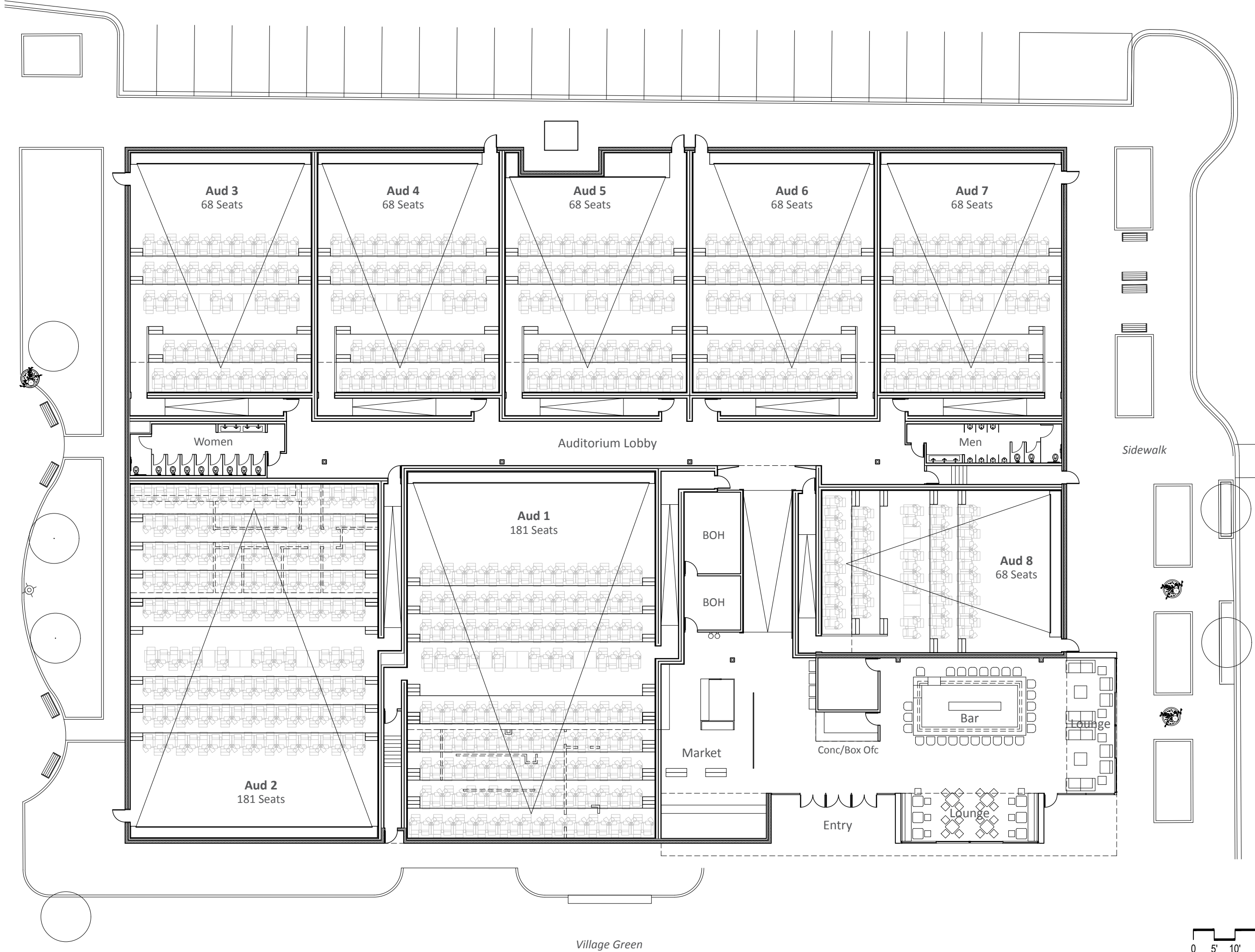
[Material pallet](#)

[Previously approved CMX exhibits, per Ordinance No. 5034](#)

Summary

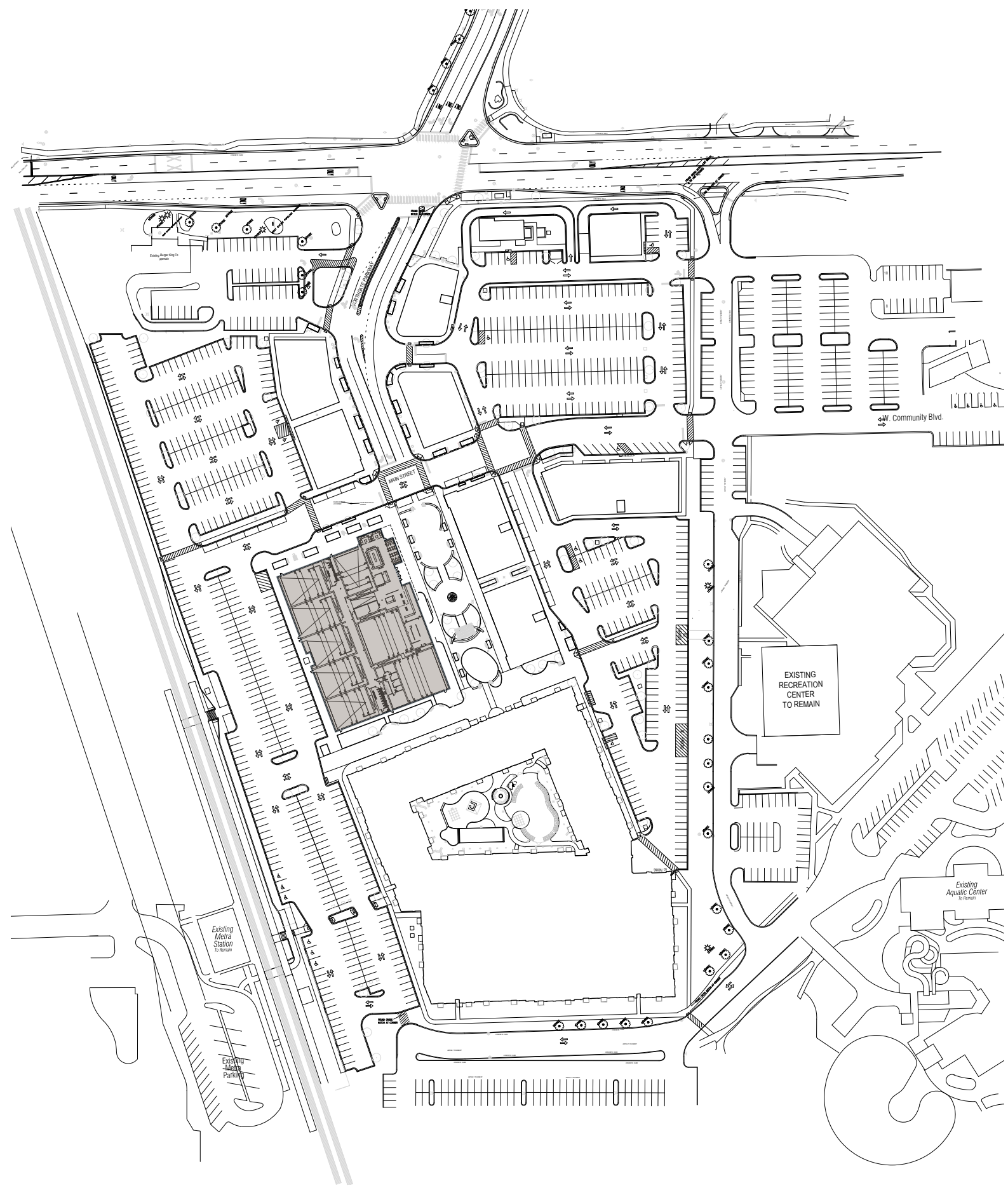
- A Light Tower is introduced to serve as a marker for the Cinema and the Village Green, and as a beacon for the Village of Wheeling.
- The Cinema Entry and Lounges were located at the “gateway” to the Village Green.
- The Tower “folds” to become the Marquee and end wall to the Lounges, creating a dynamic form at the Cinema’s most important corner.
- The Tower-Marquee is clad in CMX brand standard metal panels.
- CMX brand standard illuminated signs are located prominently on both faces of the Tower and on top of the Marquee.
- Brand standard fixtures light the underside of the Marquee.
- The upper walls above the Entry, Bar volume are clad in CMX Brand standard medium grey sheet metal.
- Warm grey fiber-cement panels line the base of the Cinema’s auditoriums and form a neutral backdrop to the Village Green’s landscaping.
- A dynamic pattern is created with premium CMU blocks in four colorways in three textures for the Auditorium walls.
- The Cinema layout and configuration has been updated to current CMX operations standards. There are now a total of 760 Seats in eight Auditoriums.
Previously, there were 796 Seats in ten Auditoriums.

CMX WHEELING TOWN CENTER CINEMA
Major Appearance Change Review January 2018

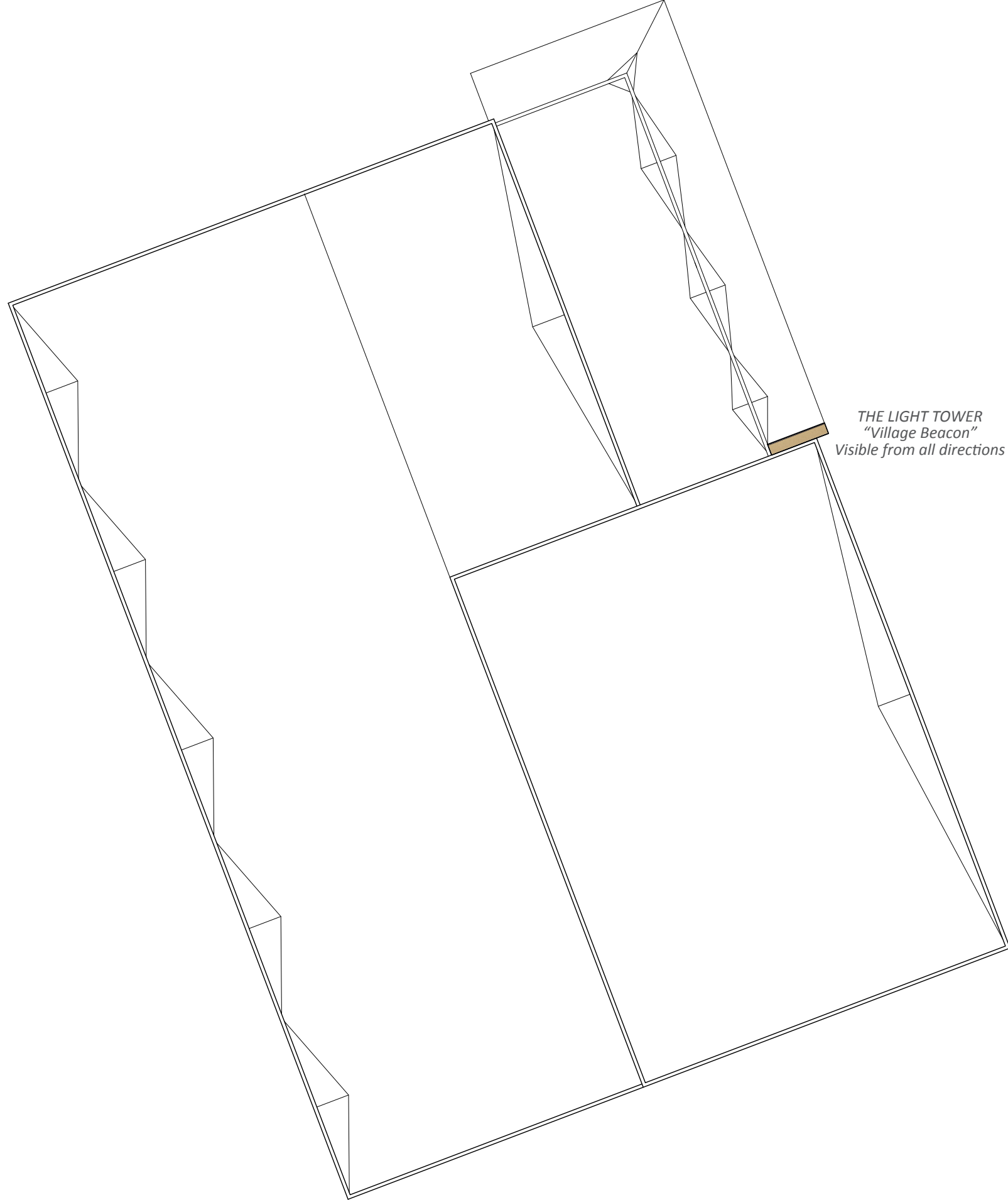


Seating Summary

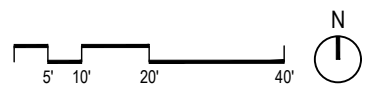
Auditorium 1	181 Seats
Auditorium 2	181 Seats
Auditorium 3	68 Seats
Auditorium 4	68 Seats
Auditorium 5	68 Seats
Auditorium 6	68 Seats
Auditorium 7	68 Seats
Auditorium 8	68 Seats
TOTAL	760 Seats



P2
Site Plan



P3
Roof Plan



THE LIGHT TOWER
"Village Beacon" Visible from all directions

CMX BRAND STANDARD
MEDIUM GREY SHEET METAL CLADDING

CMX WHEELING TOWN CENTER CINEMA
Major Appearance Change Review January 2018

PREMIUM CMU BLOCK - STRIATED PATTERN
Colored, Polished, Ground and Textured Finishes



North East Corner at Gateway to Village Green
Evening View with Sliding Lounge Doors closed

CMX BRAND STANDARD
GREY METALLIC PANELS AND DOOR & FIXED WINDOW FRAMES
With Gradiated Uplighting

"FOLDING" TOWER-MARQUEE
With CMX Brand Standard Grey Metallic Panels, Lighting

FIBER-CEMENT PANEL BASE
Charcoal Grey Finish

P4
Rendering



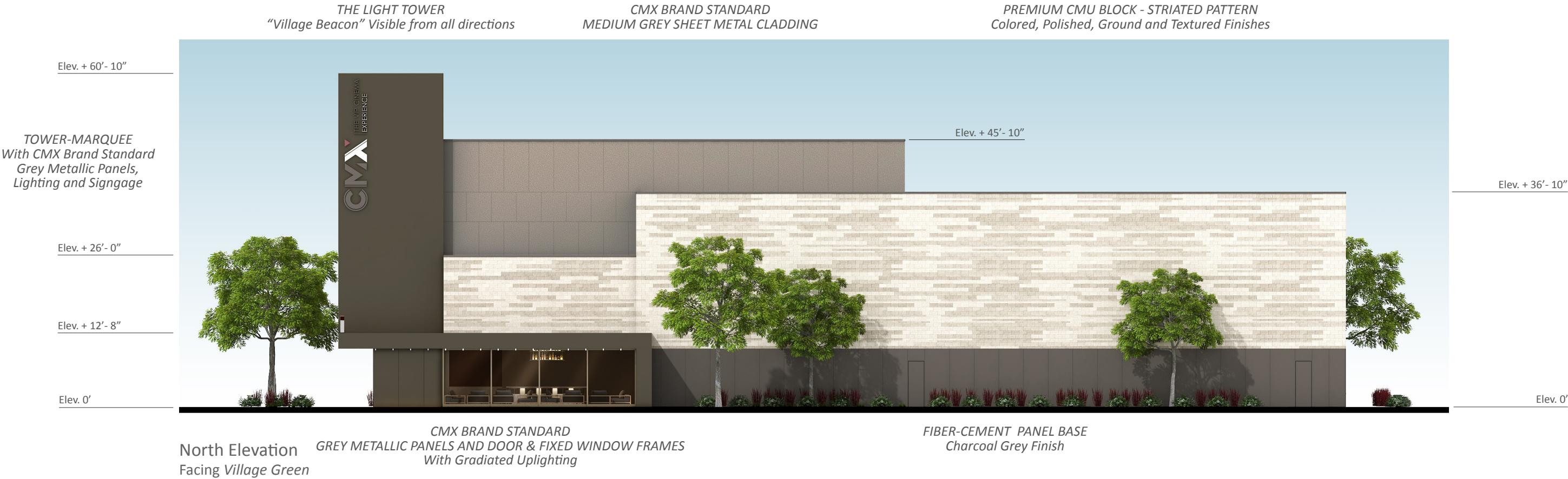
South East Corner
View from Apartment Building

FIBER-CEMENT PANEL BASE
Carcoal Grey Finish

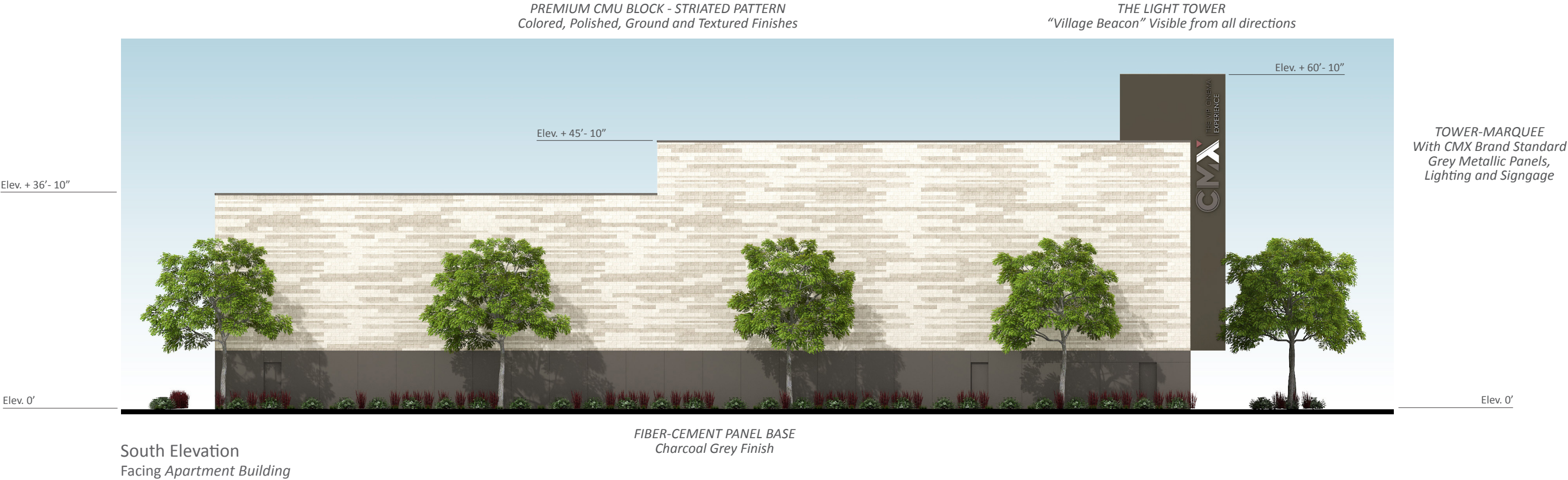
PREMIUM CMU BLOCK - STRIATED PATTERN
Colored, Polished, Ground and Textured Finishes

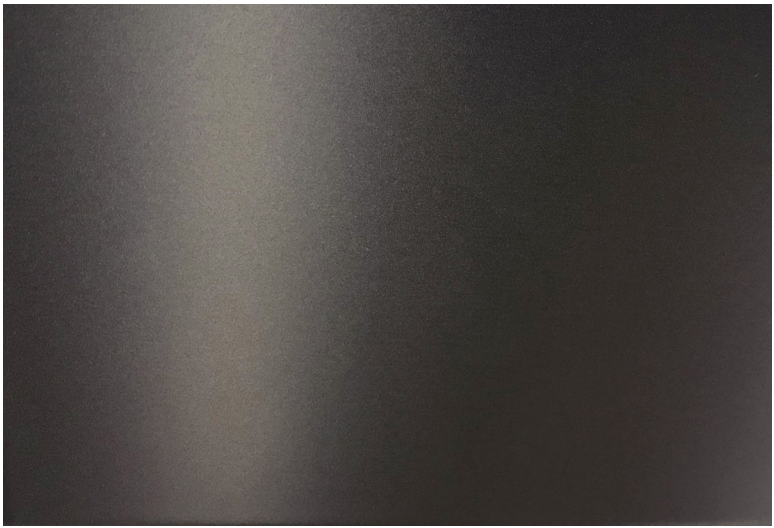
P5
Rendering

CMX WHEELING TOWN CENTER CINEMA
Major Appearance Change Review January 2018



CMX WHEELING TOWN CENTER CINEMA
Major Appearance Change Review January 2018

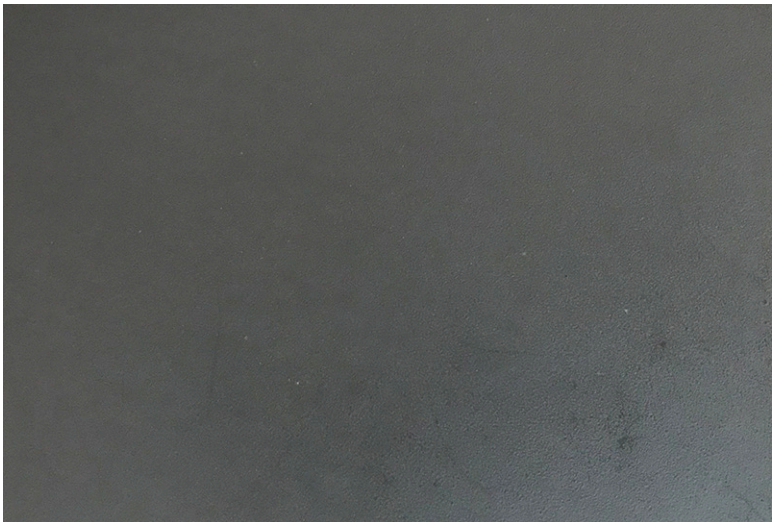




CMX Brand Standard
Charcoal Grey Metallic Panels



CMX BRAND STANDARD
Medium Grey Sheet Metal Cladding



FIBER-CEMENT PANEL
Charcoal Grey Finish



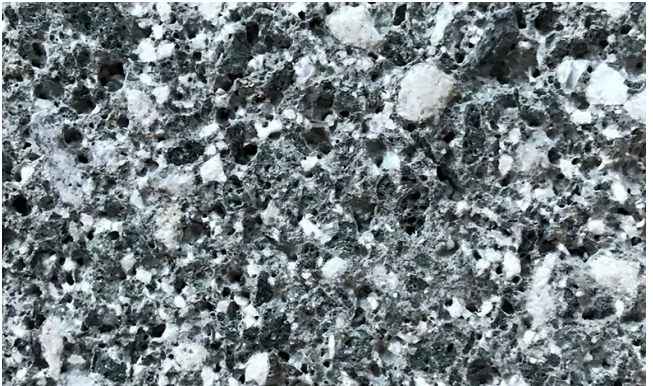
Textured Finish



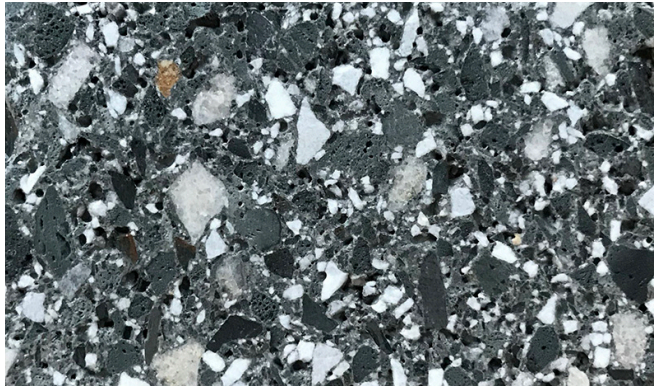
Ground Finish



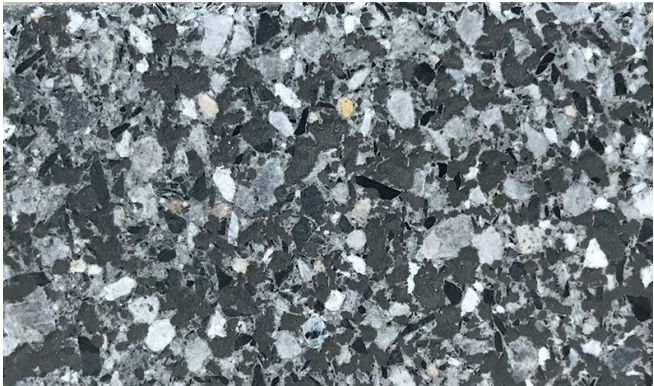
Polished Finish



Dark Colorway



Medium Colorway



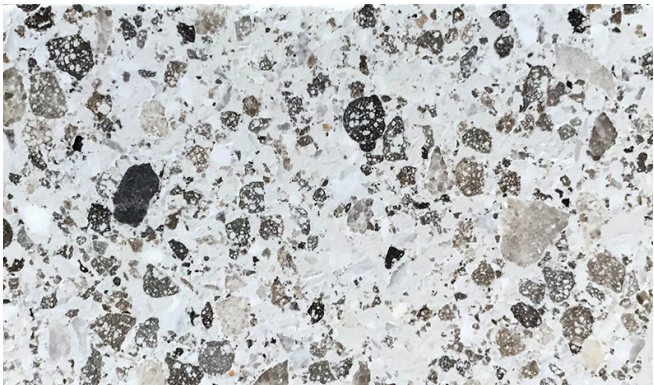
Light Colorway



Very Light Colorway



PREMIUM CMU BLOCK



Wheeling Town Center

Updates and Project Description

Updates from Preliminary PUD Approval in February 2016

New Anchor Tenant - CMX

One of the biggest partnership additions to the project is a new high-end dine-in movie theater chain, CMX, an American subsidiary of Cinemex, the sixth-largest movie theater chain in the world that will anchor the Wheeling Town Center and replace Flix Brewhouse. CMX has 297 theaters and 13,000 employees nationwide. CMX has strong financials and great staying power, offering stability and the resources to withstand the test of time and make a major investment to the Wheeling Town Center. They will open a 10-screen, luxury cinema with high-end finishes and décor. The free-standing building will be approximately 37,640 Sq Ft. CMX will employ 80-100 staff members. They anticipate 30-40 employees to work on a Saturday evening during peak hours of operation. CMX plans to operate from 11am – 12am daily. The reduction in seats and lower employee counts have created a surplus of parking available on site, and we now have the ability to lease up to 30,000 Sq Ft of restaurant space within the Town Center based on the most recent Shared Parking Report.

CMX includes a well-appointed lounge and bar area with state-of-the-art theaters that offer oversized leather seats. CMX has teamed with one of Chicago's most successful restaurant operators, Lettuce Entertain You, who will consult with CMX on their food and beverage selections. Together, they will be developing a carefully curated menu with a selection of delectable meals which patrons can order at the café. CMX plans to incorporate a stylish cocktail bar (separate from the café area) which will serve alcoholic beverages and hand-crafted cocktails. The CMX luxury concept will offer patrons a relaxing and refreshing experience in a trendy ambience. CMX announced its plans to also open in the Brickell City Center in Miami, the Westfield Old Orchard mall in Skokie, and the Bucksbaum project at Clark and Addison in Wrigleyville. We are extremely excited to have them on board as our new anchor tenant.

Site Plan Changes based on CMX

- Parking on the west side of the cinema has been realigned to eliminate the angled parking and one way driveway. The overall parking count has increased with this change.
- New drop off has been added to Main Street at the northwest corner of the cinema.
- Sidewalk on the west side of the cinema has been widened.
- New landscape beds have been added north of the cinema building along with an outdoor seating area with landscaping around it.
- The linear landscape island west of the cinema has been removed. Additional trees have been added along the cinema building so that no loss in total site trees occurs.

**Exhibit received September 1, 2016
Approved by Ordinance No. 5034**



LOCATION:
WEST DUNDEE ROAD STREET, WHEELING, ILLINOIS 60090

SYMBOL LEGEND

F.F.L. FINISH FLOOR LEVEL
S.S.L. STRUCTURAL SLAB LEVEL
F.C.L. FINISH CEILING LEVEL
S.F.L. STRUCTURAL FLOOR LEVEL
L.S.L. LOWER SLAB LEVEL
P.L. PARAPET LEVEL
F.R.L. FINISHED ROOF LEVEL

1.22 [4'] DIMENSIONS IN METERS
[4'] DIMENSIONS IN FEET

Exhibit received September 1, 2016
Approved by Ordinance No. 5034

GENERAL NOTES

1. Dimensions & levels in meters and feet.
2. All the levels are referred to level 0.00, which represents the access level to cinema.
3. Levels & measures must be verified at site before any kind of work. Any discrepancy must be communicated to the manager in charge.
4. Any change must be reported and approved by the manager.
5. Level FFL ± 0.00 of the cinema corresponds to the FFL 0.007 of the complex.

COMPLEX DATA

BUILT UP AREA sq.m	38,172.93
CONSTRUCTION sq.m	20,517.50
CONSTRUCTION sq.ft	43500.32
# SEATS	796

Designer
Project Leader: VP Architect
Project Manager: CMX - Alexandra Trancu

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CINEMEX
WHEELING
MARKET
10 THEATERS

ARCHITECTURE

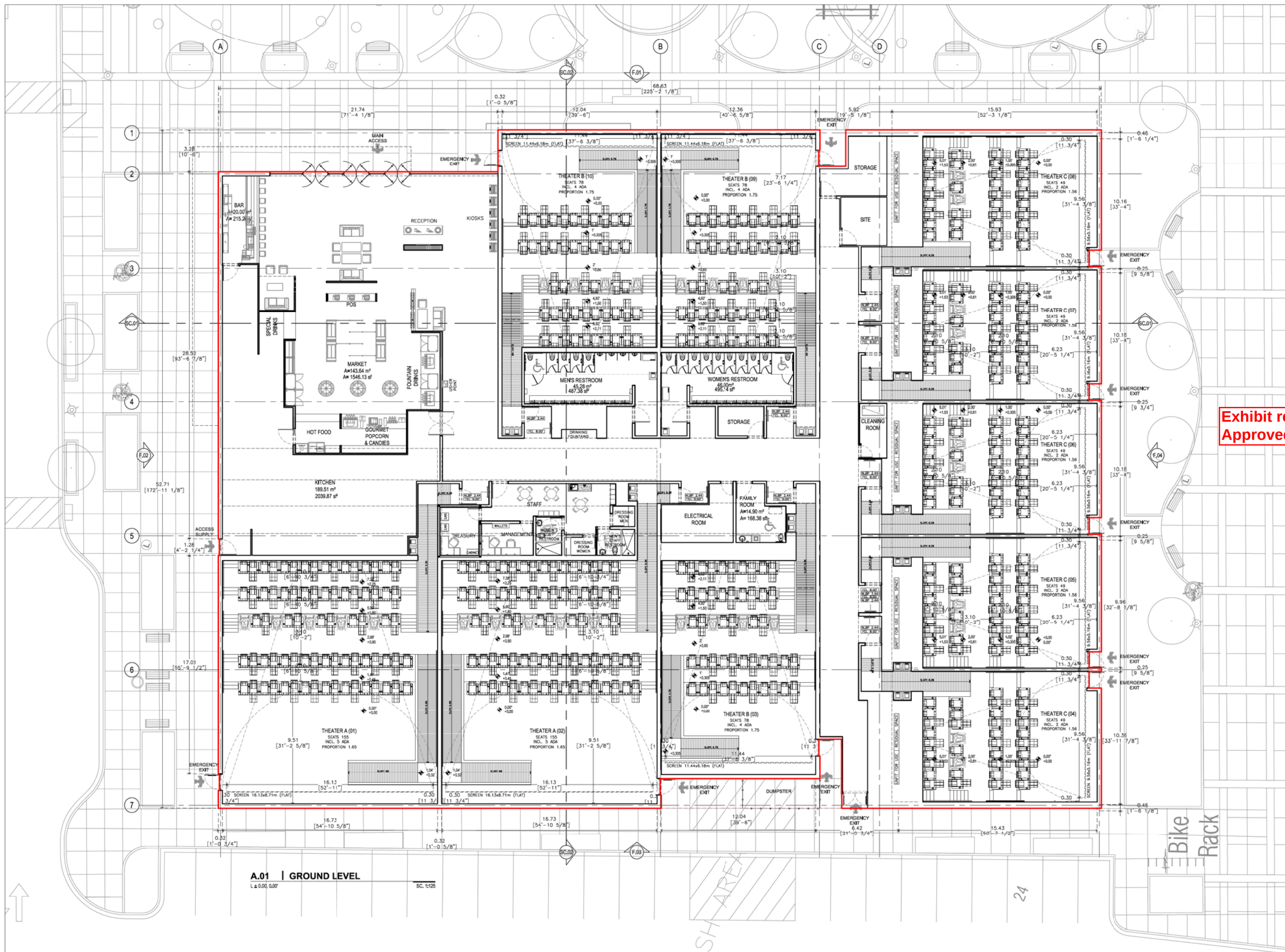
GROUND LEVEL

Final PUD Submittal

Scale: 1:125

Date: 09/01/16

A101



A.01 | GROUND LEVEL
L ± 0.00, 0.007

SC. 1:125

24



LOCATION:
WEST DUNDEE ROAD STREET, WHEELING, ILLINOIS 60090

SYMBOL LEGEND	
F.F.L.	FINISH FLOOR LEVEL
S.S.L.	STRUCTURAL SLAB LEVEL
F.C.L.	FINISH CEILING LEVEL
S.F.L.	STRUCTURAL FLOOR LEVEL
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P.L.	PARAPET LEVEL
F.R.L.	FINISHED ROOF LEVEL

1.22
[4] → DIMENSIONS IN METERS
DIMENSIONS IN FEET

Exhibit received September 1, 2016
Approved by Ordinance No. 5034

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COMPLEX DATA	
BUILT UP AREA sq.ft	38,172 sq.ft
CONSTRUCTION sqm	4043.17 sqm
CONSTRUCTION sq.ft	43520.32 sq.ft
# SEATS	776

Designer
Project Leader: HF Architects
Project Manager: David Alejandro Torres

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-/-

Project
**CINEMEX
WHEELING
MARKET**
10 THEATERS

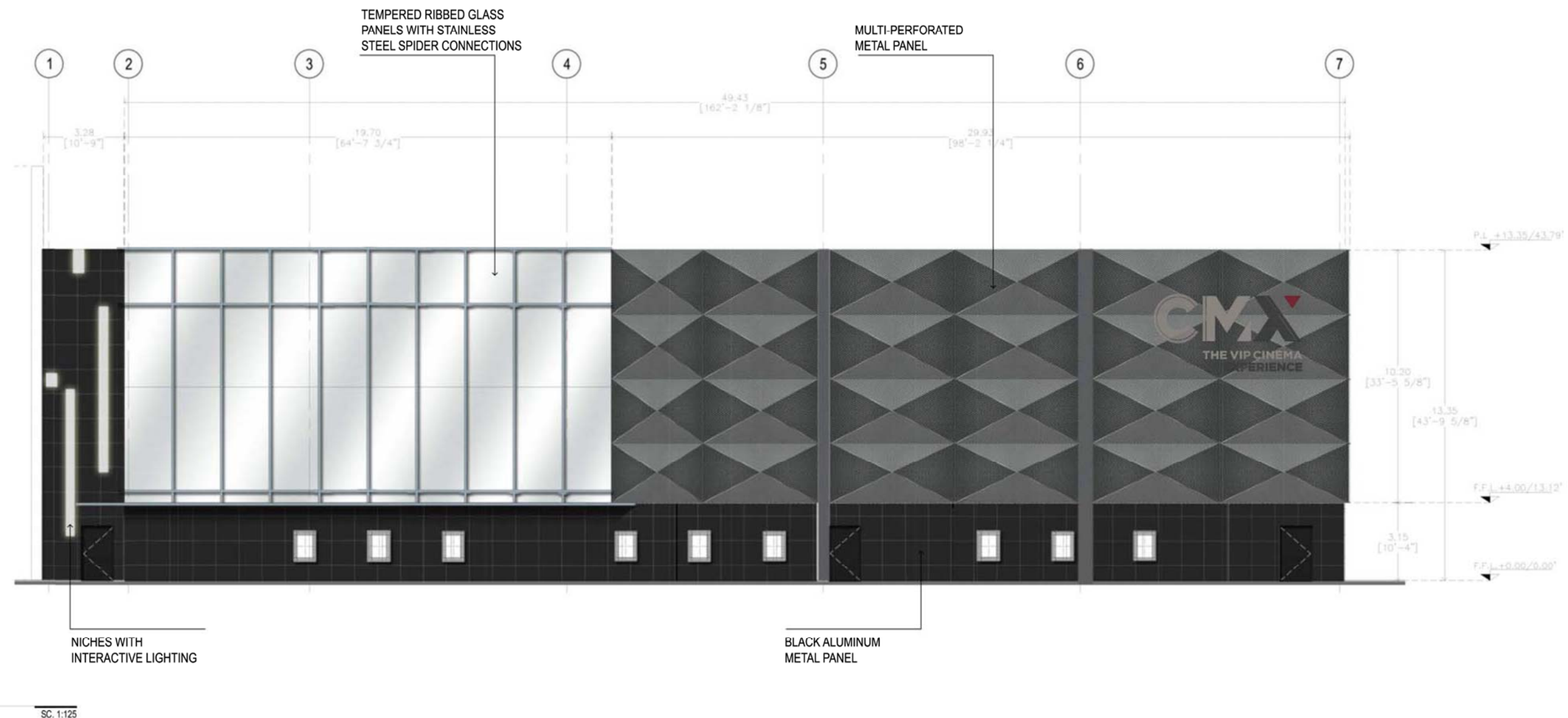
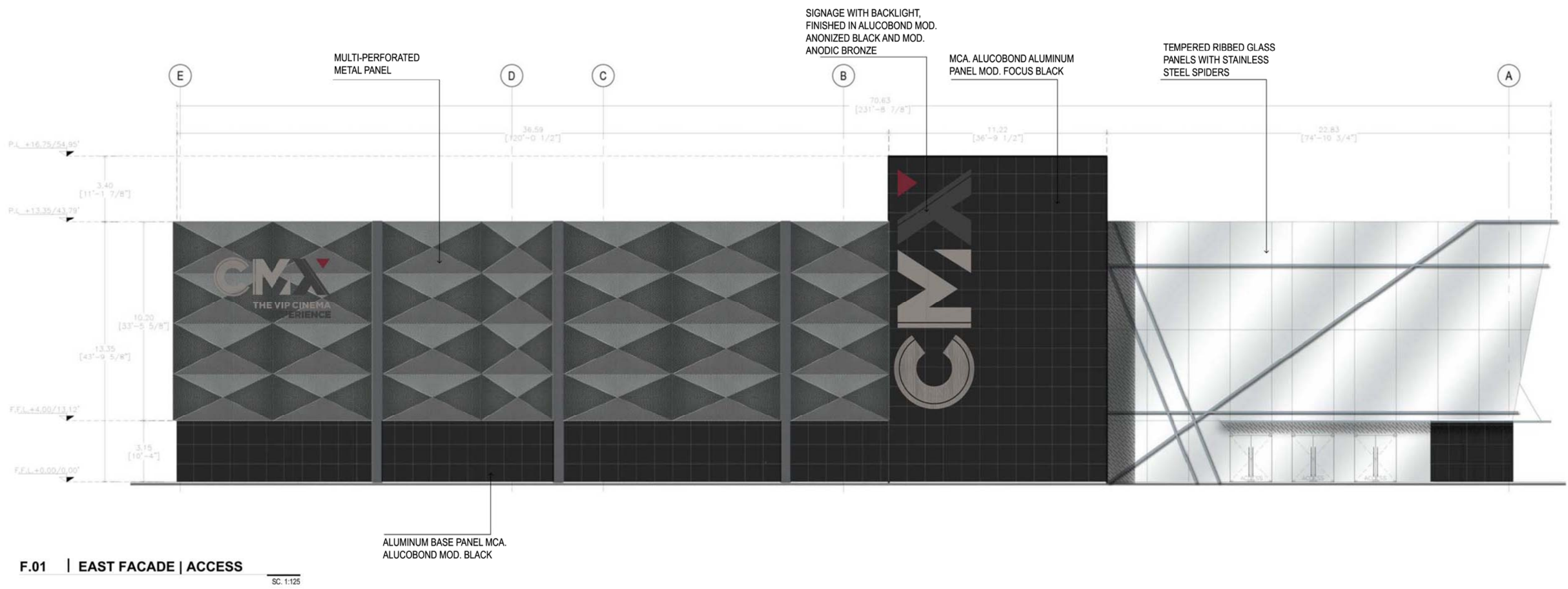
Division
ARCHITECTURE

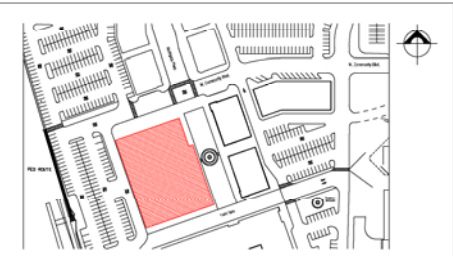
Content
**FACADES EAST & NORTH
FINISH PROPOSAL**

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1:125

Sheet Number
A104

Date
09/01/16





LOCATION:
WEST DUNDEE ROAD STREET, WHEELING, ILLINOIS 60090

SYMBOL LEGEND	
F.F.L.	FINISH FLOOR LEVEL
S.S.L.	STRUCTURAL SLAB LEVEL
F.C.L.	FINISH CEILING LEVEL
S.F.L.	STRUCTURAL FLOOR LEVEL
L.S.L.	LOWER SLAB LEVEL
P.L.	PARAPET LEVEL
F.R.L.	FINISHED ROOF LEVEL

1.22 [4] → DIMENSIONS IN METERS
DIMENSIONS IN FEET

Exhibit received September 1, 2016
Approved by Ordinance No. 5034

- GENERAL NOTES
1. Dimensions & levels in meters and feet.
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COMPLEX DATA	
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CONSTRUCTION sqm	4043.17 sqm
CONSTRUCTION sq.ft	43220.32 sq.ft
# SEATS	796

Designer

Project leader: IF Arquitecta
Project Manager CMX: Alejandra Trado.

Reviews			
0			
-/-			

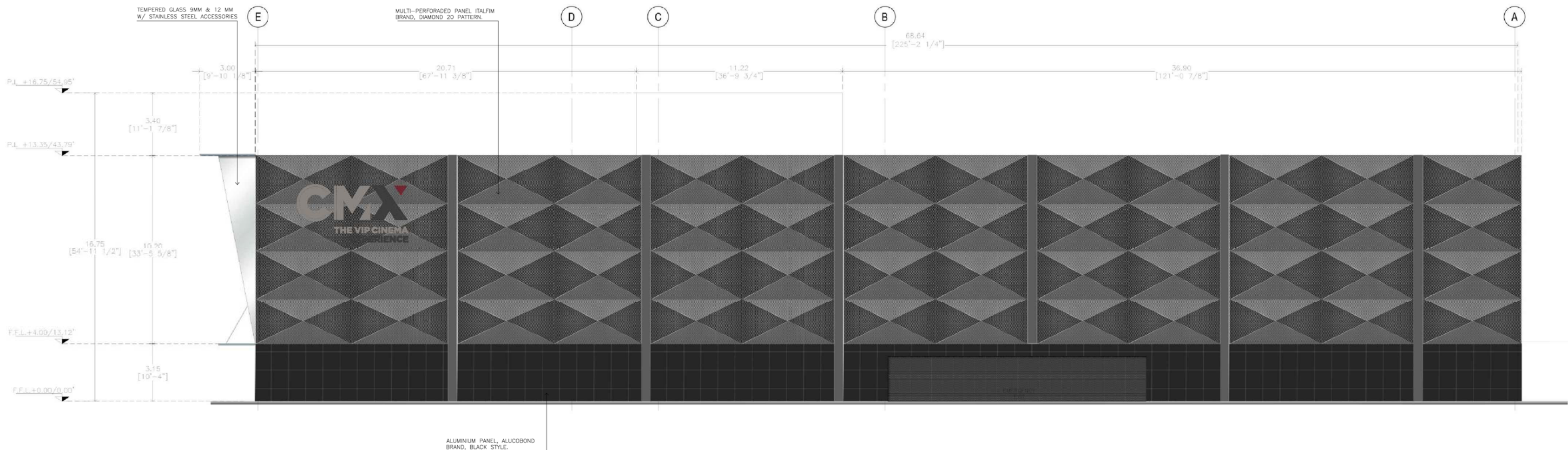
Project
**CINEMEX
WHEELING**

MARKET
10 THEATERS

Division
ARCHITECTURE

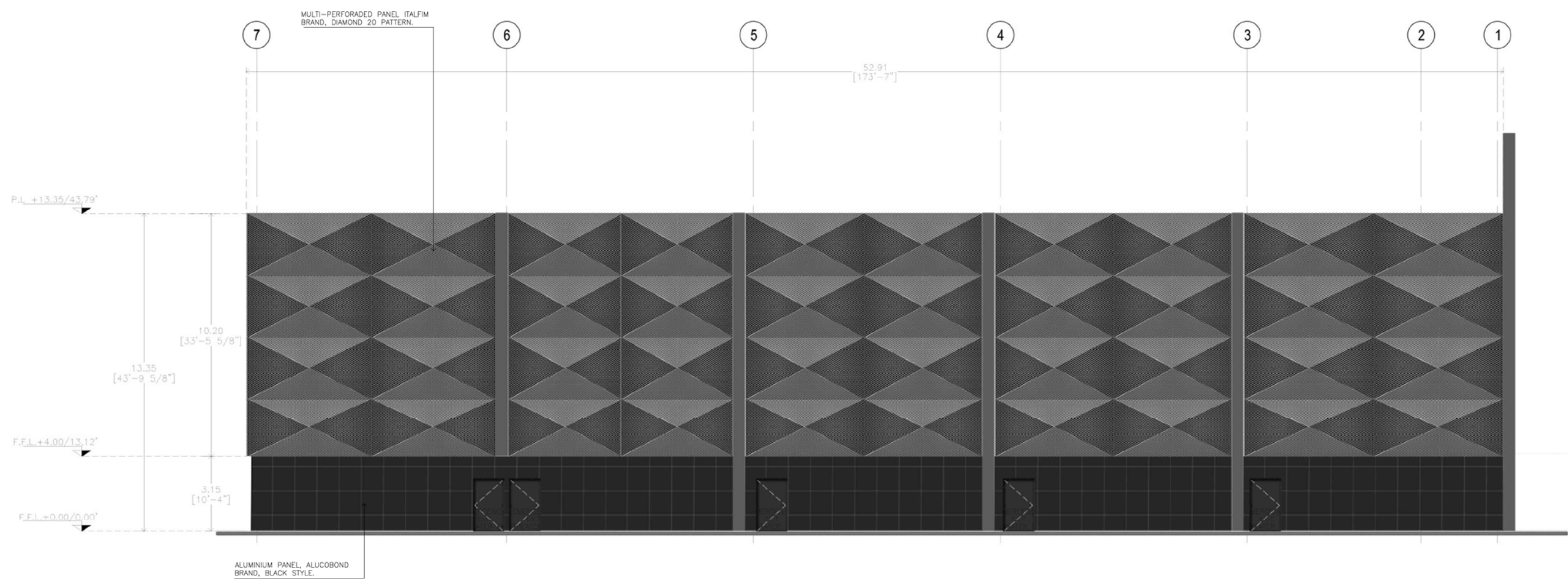
Content
**FACADES SOUTH & WEST
FINISH PROPOSAL**
Final PUD Submittal

Scale
1:125
Date
09/01/16
Sheet Number
A104a



F.03 | WEST FACADE

SC 1:125



F.04 | SOUTH FACADE

SC 1:125



Exhibit received September 1, 2016
Approved by Ordinance No. 5034



Exhibit received September 1, 2016
Approved by Ordinance No. 5034

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

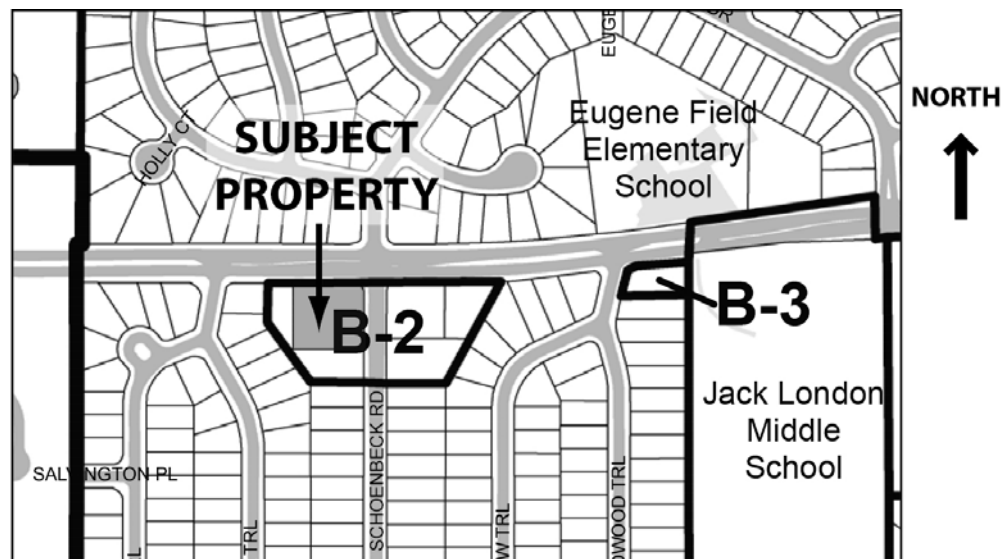
RE: **Docket No. 2018-1A&B**
Eagle Gourmet Cafe
1201B W. Dundee Road
(2018-1A) Variation from Title 19, Zoning, Regarding
Required Parking
(2018-1B) Special Use-Site Plan Approval of a Sit-Down
Restaurant

DATE OF REPORT: February 2, 2018

DATE OF MEETING: February 8, 2018

PROJECT OVERVIEW: The petitioner is seeking multiple zoning actions to establish a restaurant in the existing neighborhood commercial center at 1201B W. Dundee Road. The petitioner requests special use-site plan approval for a sit-down restaurant and is seeking a zoning variation to reduce the required amount of parking for a restaurant use.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant Name: Andrew Przybylo, restaurant owner

Property Owner Name: RMS Properties

Common Property Address: 1201B W. Dundee Road

<u>Common Location:</u>	Located at the southwest intersection of Dundee Road and Schoenbeck Road – Corner unit.
<u>Neighboring Property Land Use(s):</u>	North: Single Family Residential West: Commercial South: Commercial East: Commercial
<u>Comprehensive Plan Designation:</u>	Commercial
<u>Property size:</u>	30,457sq ft (property) 9,500 sq ft (building) 1,003 sq ft (unit)
<u>Existing Use of Property:</u>	Laundromat and vacant commercial
<u>Proposed Use of Unit:</u>	Sit-down restaurant
<u>Existing Property Zoning:</u>	B-2, Neighborhood Commercial District
<u>Previous Zoning Action on Property:</u>	
1994-2	Ordinance No. 2938, passed 2.7.1994, granted special use site-plan approval for a shopping center
PC 296	Ordinance No. 2949, passed 4.18.1994, granted site plan approval for a retail building
818	Ordinance No. 2950, passed 4.18.1994, granted a parking variation
PC 13-11	Minor site plan and appearance approval for building and site modifications (12.12.2013).

DESCRIPTION OF PROPOSAL

The applicant, Eagle Gourmet Café, is seeking the following zoning requests to establish an Eastern European themed cafe:

1. Special use-site plan approval for a sit-down restaurant; and
2. A zoning variation to reduce the amount of required parking for a sit-down restaurant from 18 to 11 stalls.

According to the project description, the proposed hours of operation are 7am to midnight, seven days a week. It also states that there will be three full time employees and two part-time employees.

No exterior changes are proposed to the building façade or site.

SITE PLAN REVIEW

Site plan: No changes are proposed to the existing site.

Floor plan: The floor plan indicates seating for a total of 39 customers (32 table chairs, 4 lounge chairs, and 5 gaming stations). The public spaces include the dining room and gaming area. There is also a reception and kitchen. The Health Officer recently met with the petitioner to discuss Health

Code requirements that will impact the floor plan. The petitioner intends to submit a revised floor plan prior to the Plan Commission hearing that will meet the Health Code.

Total Number of Parking Spaces: There are 41 existing parking spaces for the property, including 37 surface spaces and 4 garaged. The laundromat requires 26 parking stalls. The last vacant unit requires 4 parking stalls. The proposed restaurant use requires parking for a total of 41 seats and 4 employees during peak times. That equates to a total of 18 parking stalls. Therefore, the parking requirement for the entire site, including the proposed restaurant, is 48. This results in a parking variation of 7. The Plan Commission may wish to discuss the proposed business operations with the petitioner to determine that the parking variation, if granted, will not create a parking shortage for the existing and proposed users of the commercial center.

Trash enclosure: There is an existing trash enclosure for the property. The Plan Commission may wish to inquire if the existing trash facility will meet the needs of the proposed restaurant.

Lighting: There are existing pole-mounted site lights.

Bicycle parking: The plans do not address bicycle parking. The Plan Commission may wish to discuss a suitable location for a bike rack with the petitioner. A condition has been added to the motion that a bicycle rack be added to the site.

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 Eagle Gourmet Café will serve food that had been previously and successfully served at the White Eagle Banquets & Restaurant for over 50 years. The White Eagles signature menu items were it's soups and in particular it's much sought, Mushroom Barley soup. It is strongly believed that the demand for those delicacies still exist. New demand for that soup and other newly introduced menu items will come from local folks. Next door to the subject store from there exists a large and well used laundromat. It is believed that many who use that facility will avail themselves to the gourmet fare of, Eagle Gourmet Café. Further, the community at large will benefit from the added tax revenue mitigating the revenue needs of local government."

As noted by the petitioner's description above, the proposed tenant will meet a market demand for Eastern European fare.

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.)

“This special use will not alter the essential character to the area because there already exists similar uses on Dundee Road and in surrounding locations. What is proposed is unique and needed food and beverage establishment with the added benefit of recreational gaming machines.”

The existing shopping center is anchored by a laundromat. The applicant, if approved, would lease one of the two vacant spaces on the commercial property. The proposed restaurant use is compatible to the Dundee Road corridor and within a shopping 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 location, size of the existing facility, the business traffic or customer counts will not be deleterious to the existing harmony of the neighborhood or any future development in locations adjacent to the proposed facility. The 1200 sq. ft. print and guest capacity of the store front is small and thus visitations will be small. No drive through service will be sought as the physical layout does not allow for it. The successful operation of the Eagle Gourmet Café will drive other retail or service businesses to consider locating on Dundee Road. This facility as operated is not too large for this site. It is approximately 1200 sq. ft. with limited seating. Further, the aforementioned soup proposed for purchase will largely be as carryout. Prior to the original White Eagle (Niles) ceasing the sale of the original recipe of Mushroom Barley soup, that facility’s deli sold \$250,000 per year as carryout. There will be little if any noise, odor, or smoke from the sale of food and beverage, as much of the food preparation will be done off-site.”

The proposed restaurant will require a parking variation. However, the applicant states that there will be much customer turnover for carry-out. Provided the parking is deemed adequate to meet the proposed needs of the restaurant use, then the proposed special use will be in harmony with the district and surrounding properties.

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 site location, it’s nature as a shopping/service/recreational facility, building height, fences and landscaping are existing and are in keeping with the Village’s code and it’s vision of development. This new restaurant will fit in exceptionally well to the store front rented and will enhance future development on Dundee Road. The Eagle Gourmet Café’s successful operation with a five year lease will likely lead to another rental on the subject property. Needless to say, added rentals will increase property values and the taxes that will

be generated. It is unlikely that the proposed use will be detrimental to other land uses because although the Eagle restaurant concept is unique, it is still in keeping with other land uses.”

No exterior modifications are proposed.

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 lot is established with ingress and egress according to certain code limitations. The parking impact will be appropriate to what the code calls for in terms of guest occupancy and employee staffing. The floor plan calls for seating commensurate with adequate hospitality standards. Some guests will be laundromat customers and much of the food sales will be through carry out sales.”

A parking variation is required. Provided the parking is deemed adequate to meet the proposed needs of the restaurant use, then the existing parking configuration is safe and properly screened.

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.)

“It is firmly believed that the highest and best use and subsequent return, of the 1200 sq. ft. space is the proposed Eagle restaurant. This space has been vacant since 2013. Considering the losses incurred by the landlord and the taxing authorities, the use of the space by Eagle Gourmet Café will provide the best return yield.”

In addition to the proposed special use, the petitioner is requesting a variation from the required amount of parking for a restaurant use.

STANDARDS FOR VARIATION

Following are standards for variation with petitioner’s responses. *The petitioners’ response to the following questions has been shown in italics.* **Staff comments are in bold.**

1. State how the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a practical difficulty or particular hardship upon or for the owner, lessee or occupant, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

“What is proposed is to occupy one of three store fronts. The center is new and it’s footprint seemingly occupies the entire lot. Additional parking would be difficult to add unto this property. Street parking is not feasible due to residential buildings.”

There is no additional space on the property to build additional parking. The only option is reduce the required parking by reducing the total number of seats.

2. Indicate how the hardship is due to unique circumstances that do not generally apply to the other properties or uses.

“The property to be leased has been vacant for 5 years. It is a modern building with adequate parking. The use before you would require 6 additional spaces if occupancy is very high. Much of food sold would be for home consumption.”

Due to the existing tenant mix at this shopping center, there is less available parking for a restaurant of this size.

3. Describe how the alleged difficulty or hardship has not been created by any person presently having an interest in the property.

“The hardship is not manufactured in any way. The business models calls for occupancy as shown.”

The hardship is created by the petitioner’s desire to have 41 seats in the restaurant. There is no other feasible location on the property for additional parking.

4. State how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.

“The store front in question has been vacant for 5 years. If variation is approved, this storefront will generate revenue whereas a service office wouldn’t.”

If the variation is not granted, the applicant will likely not lease the space and it will remain vacant.

5. State how the granting of the variation will not alter the essential character of the locality.

“The essential character of the locality will not be affected because there are many similarities of these shopping centers on Dundee Road. The façade will not present much change.

The applicant indicates the remaining parking on the property is adequate to accommodate the restaurant use. There is no likely impact on the character of the area related to the variation.

6. Describe how the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

“Quality of life and public safety will not be negatively affected if application is approved. Traffic will not be greatly affected as customer counts will be small.”

Provided the parking is deemed adequate to meet the proposed needs of the restaurant use, then site and area will operate safely and will not impair the property values of adjacent properties.

STAFF REVIEW

Fire Department Review: The Fire Department has submitted a memo dated January 30, 2018. These comments will be addressed at permit.

Engineering Division Review: The Engineering Division has reviewed the plans and has indicated there are no comments at this time.

Health Division Review: The Health Officer indicates the plan does not currently meet the Health Code requirements. A revised floor plan is anticipated that will address the following concerns of the Health Officer:

1. Location of dry storage room and size of storage;
2. Location and types of equipment for reheating food; and
3. Location and size of grease trap.

Impact on Adjacent Uses: Provided the parking variation is determined to be acceptable, no significant impact is anticipated on adjacent uses.

Staff Recommended Action: Prior to recommending approval of the proposed special use for a sit-down restaurant and parking variation, staff suggests the Plan Commission discuss the following with the petitioner:

1. Confirmation that the revised floor plan meets the Health Code;
2. Discussion of actual parking needs vs. required parking counts for the proposed use;
3. Determination that the existing trash facility is adequate for the proposed use; and
4. Location of the required bicycle rack.

PROPOSED MOTIONS

If the Plan Commission approves of the requested special use for a restaurant and a parking variation, appropriate motions would be to:

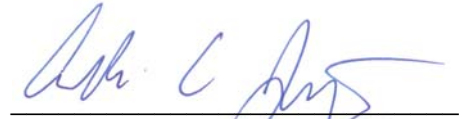
Recommend approval of Docket No. 2018-1A, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11 General Development Standards, Chapter 19.11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading, Section E Parking Standards, Subsection 1 Minimum Required Parking per Land Use Category, and associated sections, to reduce the required parking for the proposed sit-down restaurant, from eighteen (18) to eleven (11), for Eagle Gourmet Cafe, to be located at 1201B W. Dundee Road, Wheeling Illinois.

And recommend approval of Docket No. 2018-1B to grant 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 Sit-Down Restaurant in

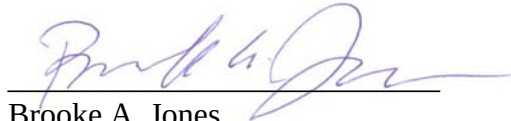
accordance with the project description and floor plan submitted January 10, 2018 by Eagle Gourmet Cafe, to be located at 1201B W. Dundee Road, Wheeling, Illinois:

And with the following conditions of approval:

1. That a bicycle rack shall be installed on the site in a location agreed upon by the Plan Commission and owner.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

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

 [Fire Department comments, 1.30.2018](#)

 [Project description](#)

 [Floor plan](#)

 [Approved site plan \(from Laundry World's review\)](#)

Eagle Gourmet Café – 1201 W. Dundee Road

**Docket No. 2018-1A&B (Special Use-Site Plan Approval of a Sit-Down Restaurant &
a Zoning Variation to Reduce the Amount of Required Parking)**

Plan Commission Meeting – February 8, 2018



Existing conditions of subject unit (looking west)

Eagle Gourmet Café – 1201 W. Dundee Road

Docket No. 2018-1A&B (Special Use-Site Plan Approval of a Sit-Down Restaurant & a Zoning Variation to Reduce the Amount of Required Parking)

Plan Commission Meeting – February 8, 2018



Existing conditions of subject property looking west)

Eagle Gourmet Café – 1201 W. Dundee Road

Docket No. 2018-1A&B (Special Use-Site Plan Approval of a Sit-Down Restaurant & a Zoning Variation to Reduce the Amount of Required Parking)

Plan Commission Meeting – February 8, 2018



Existing conditions of subject property (looking south)

Eagle Gourmet Café – 1201 W. Dundee Road

**Docket No. 2018-1A&B (Special Use-Site Plan Approval of a Sit-Down Restaurant &
a Zoning Variation to Reduce the Amount of Required Parking)**

Plan Commission Meeting – February 8, 2018



Existing conditions of trash enclosure (looking west)



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: January 30, 2018
SUBJECT: Proposed New Restaurant – 1201B West Dundee Road – Eagle Cafe – Plans received for review by the Fire Department, January 17, 2018.

The Wheeling Fire Department has reviewed the submittals received related to the above referenced project and has the following comments:

Site Plan

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

1201B West Dundee Road – New Restaurant – Eagle Cafe

1. Based on the documents submitted for review, the proposed remodeled tenant space for the petitioner's proposed use would be an approximately 1,000 square occupancy consisting of a (B)Business Use Group as defined in the 2012 Editions of the International Building (IBC) and Fire Prevention Codes (IFC).
2. The proposed occupancy load for the occupancy will be verified during the remodeling process. The current submittal documents show a total of 48 occupants, 41 customers and 7 staff for the proposed tenant space.
3. The building is an existing sprinklered building. The sprinkler system shall be modified as required during remodeling in accordance with the 2012 Editions of the International Building and Fire Prevention Codes as amended by the Village of Wheeling.
4. The building is equipped with an existing fire alarm system and the system shall be modified as needed in accordance with the 2012 Editions of the International Building and Fire Prevention Codes as amended by the Village of Wheeling.
5. Based on the items presented for review, there was no cooking equipment or exhaust hood shown. Any cooking or food preparation that creates grease laden vapors would be required to be provided with a Type I hood and UL-300 compliant fire suppression system that meets the requirements of the Village's Building, Mechanical and Fire Prevention Codes (2012 Editions).
6. All construction shall comply with the Village's Building and Fire Prevention Codes (2012 Editions of the International Building Code & International Fire Code – with amendments).

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

Cover Letter for Special Use—for a Restaurant at; 1201 W. Dundee Rd., Wheeling, Illinois.

We seek to establish a restaurant which is thematically Eastern European and will be called; The Eagle Gourmet Cafe

Food and Beverage will be representative delicacies of; Poland, Austria, Czech Republic and the Baltic States.

Menu items will include but not be limited to; Przybylo's Famous Mushroom Barley Soup—and other soups, Smoked Sausage Panini sandwich or platter with sides, Variety of Pierogis (stuffed dumplings), Hunter's Stew, Salads European style, Paczek (closed donut filled with variety of flavors) and Gourmet Donuts. Coffees—Espresso and Regular & Teas.

Beverages will include soft drinks, East European and Domestic Beers & Wines.

It is estimated that the hours for The Eagle Gourmet Café will be similar to the typical diner hours of; 7:00 AM to 12:00 AM, 7 days a week. The prime hours of operation will be from; 11:00 AM till 2:00 PM and 5:00 PM till 8:00 PM.

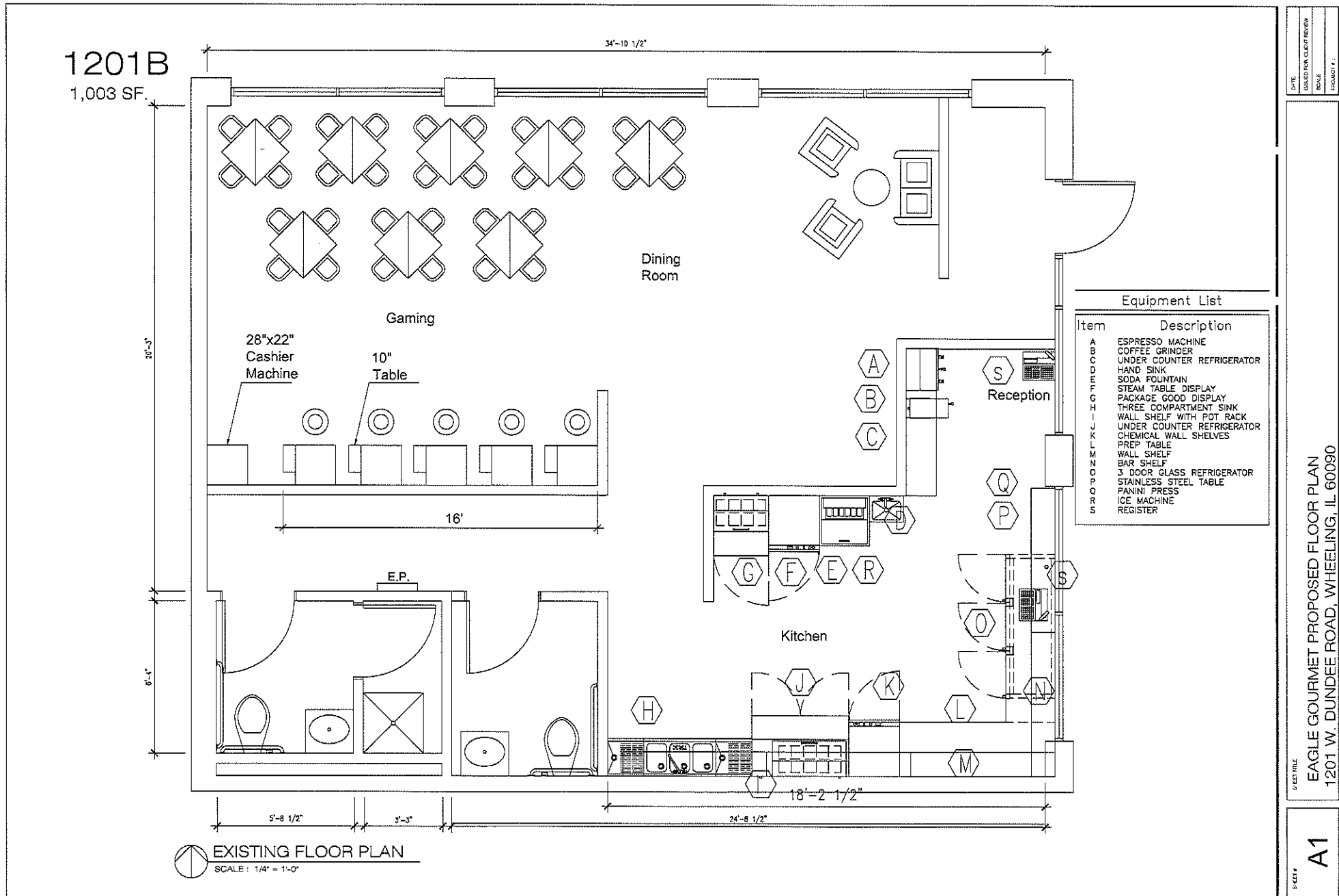
The hours of operation and level of food preparation should warrant; 1 manager with flexible hours, 3 full time employees and 2 part time employees. Additionally, the facility may require a part time food prep/purveyor of food product. Note, that the 3 full time employees and 2 part time employees will be hired from the near immediate area.

Finally, may we state that this business will be owned and operated by Amy V. Przybylo and Andrew Przybylo, under the corporate entity A & A Entertainment, 8542 Crain, Niles Ill.

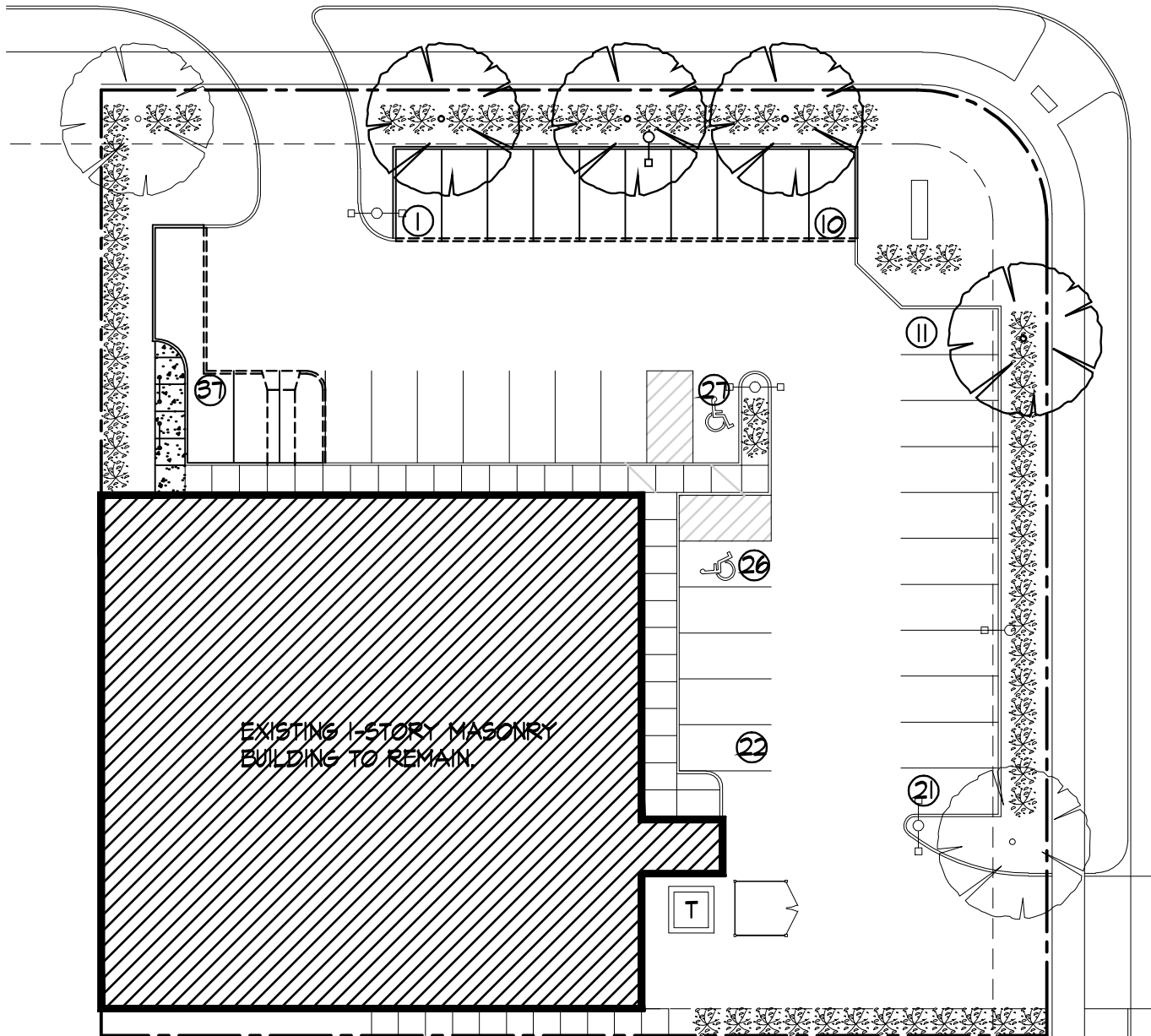
Amy has been in customer service all her life starting with her father's Logan Square grocery store, AT&T, convenient food store owner, Nordstrom manager and for the last 17 years in senior management at the Cook County Clerk of the Circuit Courts. She is now retired.

Andrew, was born and raised in the hospitality business and for 43 years was manager & co-owner of the, White Eagle Banquets & Restaurant, Niles. Additionally, he has been a Bank Director, Municipal elected official, performed in a leadership role in the Polish American Community and directed cases at the Cook County Zoning Board of Appeals. Andrew is now retired from all full time employment.

Exhibit received January 10, 2018



DUNDEE ROAD



EXISTING 1-STORY MASONRY
BUILDING TO REMAIN

PROPOSED SITE PLAN

SCALE: 1" = 50'-0"



N. SCHOENBECK RD.

BUILDING AREA : 9,500 S.F.

PARKING REQUIRED:

LAUNDRY: 4,223 s.f. (6/1000)
= 25 (REQ'D)

OFFICE: 231 s.f. (4/1000)
= 1 (REQ'D)

RETAIL: 2050 s.f. (5.5/1000)
= 11 (REQ'D)
37 TOTAL

PARKING PROVIDED:

ON SITE : 37 SPACES
INT. GARAGE: 4 SPACES
41 TOTAL

C1

DAS

13-149

12-11-2013

WHEELING LAUNDRY
1201 W. DUNDEE ROAD
WHEELING, IL.

DAVID A. SCHAEFER ARCHITECTS ©
2500 S. HIGHLAND AVE., STE 340
LOMBARD ILLINOIS 60148

Site plan exhibit approved
through PC 13-12 for Laundry
World on 12.12.2013.

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

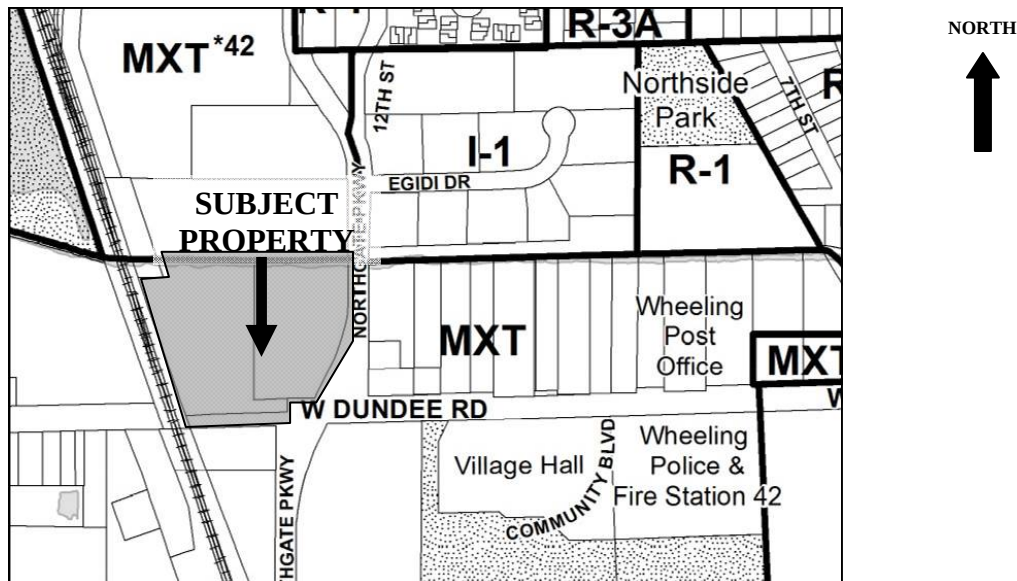
RE: **Docket No. 2018-2**
Uptown 500
500 W. Dundee Road (formerly 501 W. Dundee Road)
Amendment to a Planned Unit Development for to Allow for
an Additional Story on a Mixed-Use Retail and
Residential Building

DATE OF REPORT: February 2, 2018

DATE OF MEETING: February 8, 2018

PROJECT OVERVIEW: The petitioner is seeking an amendment to its Planned Unit Development (PUD) ordinance to allow for the construction of a sixth story on the mixed-use retail and residential building at 500 W. Dundee Road, which is zoned MXT Transit Oriented Mixed Use District. The proposal would allow for 59 additional residential units and additional garaged parking.

LOCATION MAP:



Applicant Name: DAC Developments, LLC

Property Owner: Uptown 500, LLC

Common Property Address: Located on the northwest corner of Dundee Road
and Northgate Parkway.

<u>Neighboring Property Land Use(s):</u>	North: Multi-Family (Northgate Crossing) South: Commercial (Town Center) West: Commercial (Lynn Plaza) East: Vacant land
<u>Comprehensive Plan Designation:</u>	Transit Oriented Mixed Use
<u>Property size:</u>	7.65 acres (total lot) 321 residential units (proposed) 10,500 sq. ft. of retail (proposed)
<u>Existing Use of Property:</u>	Vacant
<u>Proposed Use of Property:</u>	Mixed-use multi-family residential and commercial
<u>Existing Property Zoning:</u>	MXT Transit Oriented Mixed Use District
<u>Previous Zoning Action on Property:</u>	
2017-15	Ord. No. 5126, granted Final PUD approval for a mixed use retail and residential development (Uptown 500), on 11/20/2017.
PC 17-18	Res. No. 129, granted approval of a preliminary plat of subdivision on 11/20/2017.
SCBA 17-43	Appearance approval of freestanding signs on 11/2/2017

DESCRIPTION OF PROPOSAL

The petitioner is requesting an amendment to the Planned Unit Development (PUD) for Uptown 500, a mixed-use development consisting of a five-story apartment building with 262 residential units, an integrated parking garage and 12,000 sq. ft. of retail space. The petitioner has updated the project description, data summary sheets, floor plans and elevations to reflect the proposed changes. Below is a list of all proposed modifications to the approved PUD, as noted by staff:

1. A sixth story is proposed that will include 59 additional residential units and 49 garaged parking stalls;
2. For the courtyard elevations, the amount of brick has been decreased and the amount of fiber cement has been increased;
3. The total floor area dedicated to retail space has decreased from 12,000 sq. ft. to 10,500 sq. ft.;
4. Code relief will increase with regard to building height. The maximum allowed by Code, is 4 stories and 50'. The Final PUD granted relief to allow a 60' main building height and a 64' height to the garage stair tower. The proposed building will have a main building height of 68'4" and a rooftop stair tower height of 78';
5. Code relief will increase with regard to unit density. The maximum unit density allowed by Code is 20 units per net acre. The Final PUD granted relief to allow a density of 34.5. The proposed development will now have a density of 42.0;
6. Code relief will increase with regard to parking counts. The total required parking count for the residential use is 619, whereas 476 stalls will be provided. This includes a reduction in the unreserved guest parking from 62 (10%) stalls required to 32 (5.2%) provided.

SITE PLAN REVIEW

Proposed General Site Layout: It does not appear that there are any changes to the site layout or configuration.

Building/Unit Size: The submittal indicates two changes to the size of the uses: The total number of residential units will increase by 59 from 262 to 321 units and total area of retail space will be reduced 1,500 sq. ft. from 12,000 to 10,500 sq. ft. It is apparent that the increase in number of residential units is due to the addition of the sixth floor. However, the floor plans do not clearly indicate how the retail floor area has decreased. The Plan Commission may wish to ask the petitioner for clarification regarding the loss of retail space.

Due to the addition of the sixth floor, the project requires an increase in the size of the height variation. The elevation plans note that the proposed six story structure has a parapet height of 68'4". The elevations also indicate that the top of the mechanical screenings is much higher than the parapet height. According to the data sheets, the rooftop stair tower is the highest point of the building at 78'0".

Total Number of Parking Spaces: The residential parking requirement for the new mix of units is 619 spaces (315 for the studio and 1-bedroom, 299 for the 2-bedroom, and 5 visitor stalls). The development, as proposed, would provide 476 total stalls (444 garage and 32 surface) for the residential uses. This is a variation of 143 parking stalls for the residential use. The Final PUD approved an overall residential parking ratio of 1.68 stalls/unit. The proposed amendment would allow for an overall residential parking ratio of 1.48 stalls/unit. The Plan Commission may wish to ask the petitioner how the new proposed parking ratio will relate to actual parking policies of the apartment building.

Parking is also required for the 10,500 sq. ft. of retail space. If the parking requirement was calculated based upon a speculative retail use (requiring 5.5 stalls/1,000 sq. ft.), then only 58 stalls would be required. In the project description, the petitioner indicates its targeted retail tenant will be food/beverage (restaurant use). The exact parking requirement for this space cannot be calculated at this time without a specified end user. In the data summary sheets, the petitioner provides an analysis for a hypothetical 10,500 sq. ft. restaurant. It is calculated that this restaurant would require 164 parking stalls. The site plan, as shown, would provide 98 surface stalls and no garaged stalls for restaurant employees or customers. The actual parking provided computes to at 9.3 stalls/1,000 sq. ft. for the hypothetical 10,500 sq. ft. restaurant tenant. As a frame of reference, an industry standard for restaurants is a requirement of 10 stalls/1,000 sq. ft. Thus, the proposal demonstrates that it exceeds the parking requirements for speculative retail and nearly meets the industry standard for restaurant parking. However, the Village Code parking requirement for restaurants is based upon specific seat and employees counts. Therefore, no parking variation for the retail component of this PUD is required at this time. If and when a specific restaurant is proposed, parking for that user will be examined through the special use review process.

APPEARANCE REVIEW.

Elevation Plan Review: Elevation plans have been provided to demonstrate the appearance of the sixth story. With one notable change, the sixth floor nearly replicates the appearance of the previously approved fifth floor (highest level): The sixth floor of the parking garage will only be a half story.

Staff has noted two additional appearance modifications from the approved plans at Final PUD: First, the courtyard (interior) elevations show that the amount of brick used for the wall materials has decreased significantly. It appears that some of the brick has been replaced with fiber cement panels. The Plan Commission may wish to have the petitioner clarify the courtyard elevation materials since the courtyard elevation plan is not labeled. Second, staff has noticed that the window type and design throughout the building elevations have changed since Final PUD. The previously approved window was a casement. Now, the plans show a single-hung window. The Plan Commission may wish to ask the petitioner to identify if there are any other appearance changes since Final PUD. The previously approved elevation plans have been provided by staff to assist the Plan Commission in its review.

STAFF REVIEW

Impact on adjacent uses: The proposed use is consistent with the Comprehensive Plan.

Items requiring discussion or clarification

1. Loss of 1,500 sq. ft. of retail space;
2. Increase in size of residential parking variation;
3. Changes to courtyard elevations; and
4. Other appearance changes since Final PUD.

Staff Recommended Action: Staff suggests the Petitioner and Plan Commission review the above stated items for discussion or clarification. Upon concurrence by all parties, staff recommends approval of the PUD amendment.

PROPOSED MOTION

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of an amendment to the Final PUD Plan, an appropriate motion would be to:

Recommend approval of Docket No. 2018-2; Granting an Amendment to Final Planned Unit Development Ordinance No. 5126, as required under Chapter 19-05, Mixed-Use and Overlay Districts, Chapter 19-09 Planned Unit Developments, Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, to allow for a sixth story and other development modifications as shown on the following plans/exhibits submitted on January 25, 2018 (except as noted) for the Uptown development to be located on the property to be known as 500 W. Dundee Road, Wheeling, Illinois:

- Project description (5 sheets),

- Unit mix chart,
- Zoning statistical summary (2 sheets) 1.26.2018,
- Parking data analysis 1.26.2018,
- Site plan with parking data 1.26.2018,
- Floor plans (7 sheets) 2.01.2018, and
- Elevation plans (3 sheets).

Including the following amended relief from the Wheeling Municipal Code:

1. Increase the maximum allowed building height from four stories and 50 feet to five stories and 68'4" for the main building and 78'0" for the rooftop stair tower (Section 19.06.040 E);
2. Increase the maximum residential unit density from 20 units per net acre to 42 (Section 19.04.060 H); and
3. Reduce the required parking count for the residential use from 619 stalls to 474 stalls, including reduction of the unreserved guest parking from 62 stalls to 32 stalls (Section 19.11.010 E(1)c).



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachments: [Project description \(5 sheets\)](#)

[Unit mix chart](#)

[Zoning statistical summary \(2 sheets\)](#)

[Parking data analysis](#)

[Site plan with parking data](#)

[Floor plans \(7 sheets\)](#)

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

[Elevation plans approved by Final PUD Ordinance \(provided by staff\)](#)

Uptown 500

FEBRUARY 2018 – AMENDED PUD

In February of 2018, the Uptown 500 project team is proposing to amend the existing project PUD. Changes between the previously approved PUD and proposed amendments are bolded.

CONCEPT DESIGN

The Mixed-Use/Transit Oriented Uptown 500 concept at the northwest corner of Dundee Road and Northgate Parkway was conceived out of the Village's long-term vision for the Wheeling Station Area and Town Center. This proposal is designed to work together with, and to assist in creating, a vital and thriving village center. Uptown 500 will stand alongside Wheeling Town Center and the Metra Station. The project will add vital retail space and residences to live, work and recreate in the Village. **See Exhibit 2 for a stat sheet summary of the project.**

Our mixed-use plan includes 12,000 sq ft of retail space fronting on Dundee Road integrated into a **6 story building with 321 residential units over and behind the retail space, served by a 6 story parking structure designed to be shielded from view from Dundee Road and Northgate Parkway.** The courtyard has been designed for multiple types of recreation including a swimming pool, shade house, sun deck, BBQ Pavilion, Putting Green and multiuse lawn area for games or relaxing. Adjacent to the courtyard is a multistory 9,500 sq ft club and amenity complex for the residents with direct access from the courtyard and each floor.

The conceptual design of the project emphasizes the key Town Center intersection at Dundee Road and Northgate Parkway. The prime retail space faces the corner and the residential design above will be highlighted by architecture that will use natural materials such as brick, stone and glass with an emphasis on creating a dynamic streetscape. The overall design concept will integrate into the design themes and pedestrian orientation of the adjacent Town Center project. **See Exhibit 4 for project rendering and elevations.**

RETAIL

The retail component of our mixed-use plan provides 12,000 square feet of prime space with excellent visibility along Dundee Road, with an additional 1,300 square feet in dock space. The retail space is designed to appeal to a broad range of national or local users with an eye towards class A tenant(s). A retail Gap Analysis (see retail brochure in Exhibit 9) reveals a shortage of food/beverage, clothing/accessory, and general merchandise stores within 1 mile of the project site. Uptown 500 will focus on filling the space with those tenant types to meet demand, with a specific focus on food/beverage. The space has been designed to optimize visibility and flexibility to allow tenants to take on the space they desire. There is great interest in this project from local and national businesses due to the prime location adjacent to the Village Center.

RESIDENTIAL

The 321 units created at Uptown 500 will include 49 Studio/Convertible units, 136 1-bedroom units, and 136 2 Bedroom high quality rental homes, including 5 townhomes, with access to a spa-like

amenity package. Prior to proposing to add the 6th floor of units, project team consulted with Gail Lissner of Appraisal Resource Group. Ms. Lissner studied the affect of the additional units and concluded the market could comfortably sustain the additional units at the project absorption rate.

The unit mix may be adjusted as the project progresses through the construction document phase. An outdoor pool, sun terrace, shade house, outdoor lounge with fire pit, BBQ pavilion with grilling stations, and putting green are contained within the courtyard space, which is large enough to provide plenty of light and air. The indoor facilities for the residents will include an exercise/yoga studio, indoor/outdoor café, both intimate and grand gathering spaces, and on site leasing/management office. There are also 2 landscaped upper 'Sky-Decks' on the 3rd and 5th floors to provide areas for residents to gather or relax outside.

The units will be appointed with high quality details such as stone counter tops, Energy Star appliances, designer window blinds, in-unit washer and dryer and individual heating and air conditioning units.

Uptown 500 has been conceived and designed to fulfill the Village's vision for a thriving Town Center. A market study performed by Resource Appraisal Group anticipates the tenant profile to be comprised of persons who work in the area, commute via train or I-90, I-290, or I-294, or couples who work in different parts of the metropolitan area and require a centralized location. It is also anticipated that some of the demand for Uptown 501 will come from persons who have an existing connection to Wheeling. It is a location which could also appeal to people in transition, i.e. persons moving locally, divorced parents, or active grandparents relocating to be closer to their adult children and grandchildren.

PARKING/ACCESS

Our building is a modified 'Wrapped' building, meaning that the residential units will be served by a parking garage that is integrated into the design of the building – allowing residents to have an indoor parking space on the floor that they live on for convenience and safety. Also, this allows us to create a building that deemphasizes the parking by wrapping the garage with units, shielding it from view of major corridors such as Dundee Road and Northgate Parkway. We have positioned the garage at the west end of the site, creating a barrier to the Metra rail line. **444 parking spaces for residents are provided in the garage, up from 411 in the existing PUD. 32 additional surface spaces are provided for residents, guests, and overflow parking adjacent to the club and lobby, up from 30 in the existing PUD. In total, there are 1.48 parking spaces per unit and 1.04 parking spaces per bedroom. See Exhibit 2 for a parking analysis table.**

As a Transit Oriented Development, there are multiple controlled access points to the residences to optimize pedestrian accessibility to the neighboring Metra station and Town Center. Sidewalk crossings will be highlighted with a variation in paving and color to allow for safe and easy passage to the pedestrian crossing at Dundee and Northgate Parkway.

Retail uses are served by 98 parking spaces, in close proximity to the commercial tenants to ensure that we are providing high quality leasable space for a multitude of users. A study of comparable retail properties in the vicinity indicate our average of 5.75 spaces per 1000 square feet of retail will be an attraction for major tenants. Further, our traffic impact study indicates our proposed parking plan safely parks our residential and retail tenants.

Exhibit received January 25, 2018

ENERGY & SUSTAINABILITY

Uptown 500 is planned to be a highly sustainable mixed use community that embraces best practices in design and construction, and will lead the market in terms of energy conservation and generation. The project is pursuing a “Net Zero Energy” goal, whereby the annual utility needs of the development does not exceed the energy generated through on site renewable energy technologies. Achieving this goal will greatly minimize the impact that the development will have on local electrical needs, reduce pollution, and potentially offer more affordable and secure energy to residents and tenants. The following strategies are planned for;

Energy Conservation

High performance envelope – Improved U-Factor for opaque thermal insulation, Improved U-Factor for windows, Improved framing detailing over standard practice to reduce thermal bridging, best in class air tightness to minimize heat loss.

High efficiency Lighting, appliances and controls – LED lighting throughout, daylight linked lighting controls for common spaces, amenities, occupancy sensing in parking garage and corridors to step back lighting levels when unoccupied.

High efficiency Heating, Ventilation and Air Conditioning systems – Water Source Variable Refrigerant Flow (VRF) systems will heat and cool the apartment buildings to maximize the efficient delivery of comfort conditions. A whole building automation system (BAS) will optimize performance. Each residential unit will be equipped with smart thermostats to control temperature setpoints during unoccupied periods to reduce wastage.

Energy Recovery Ventilation – energy will be recovered from exhaust ventilation systems to pre-heat outdoor air, minimizing the amount of heating energy required for the ventilation systems.

The above measures have been selected to drive down the energy demands of the project to their lowest practical levels that can be supported by the project typology. The goal is then to meet or exceed this remaining annual energy demand through on site energy generation.

Energy Generation

Cogeneration – onsite combined heat and power micro-turbines will convert natural gas into both electricity for use in the apartment building as well as heat for heating the swimming pool in shoulder months, and providing heat to the apartments delivered through the buildings VRF system and dedicated outside air ventilation systems.

Rooftop solar – the roof will be programmed with a large solar array, utilizing crystalline solar panel technology to produce electricity on site, fed into the buildings electrical distribution system. The project will consider DC lighting fed off the rooftop solar system to minimize the need for DC/AC conversion and associated electrical losses as a further means of maximizing on site energy production.

ZONING & LAND USE

Exhibit received January 25, 2018

The Uptown 500 site is located within the MXT Transit Oriented Mixed Use Zoning District of the Village and will be developed as a Planned Unit Development. The Village Zoning Code does not prescribe strict development standards for properties located within the MXT District. Rather, standards appropriate for the project and the surrounding community are established by the Village through the Planned Unit Development process. See Exhibit 2 for a summary of variations.

TAX INCREMENT FINANCING

The proposed development is located within the newly created Wheeling town center TIF district. A study of site conditions, market conditions and construction costs will determine to what extent TIF assistance will be needed to make the proposed development feasible.

THE TEAM

The project is being developed by a joint venture formed between DAC Developments and Atlas Residential, a Chicago-based international residential real estate company with over 30,000 units under management. Founded in 1993, Atlas has earned an extensive background in all phases of property acquisition, development, financing and management. Enclosed in this submission is an Overview of Atlas, including its current portfolio. OODA Development has been hired as development consultant. Eric Diamond, President, has over 10 years experience in the development of retail shopping centers and a variety of ground up development and construction projects.

Bloodgood Sharp Buster (BSB) Design is leading design and architectural services for the project. BSB Design was founded in 1966 to specialize in the planning and design of residential housing and communities. The firm has designed housing in all 50 states, Canada and a number of countries overseas. Through innovative methods of design and service, BSB Design has earned the reputation in the industry as an architecture firm that understands the importance of service and marketable designs.

John James Construction (JJC) Inc. will be the general contractor on the project. John Keich, president of the firm, has over 25 years experience in the development and construction of residential and commercial real estate in greater Chicagoland. Since inception, JJC has been hired to lead numerous residential, commercial and mixed-use projects representing over \$250 million in construction value.

Taft Stettinius & Hollister LLP is leading the zoning and Planned Unit Development process for the project. Taft 's land use and zoning and real estate groups have been recognized by multiple organizations and publications as among the most qualified and experienced in the nation. Taft has helped obtain scores of land use and zoning approvals and has closed countless complex real estate transactions in the Chicagoland area and throughout the Midwest.

IG Consulting is leading the site engineering on the project. Enclosed in this submission is a biography of IG Consulting, including current and previous projects.

Suheil Nammari of Intercon Engineering is serving as Project Manager. For over 40 years, Suheil has represented numerous projects before zoning boards, plan commissions and other public forums.

Luay R. Aboona, a founding principal of KLOA, Inc, has been hired to provide a traffic study on the proposed development. Luay has over 29 years of professional experience, and oversees the firm's

Exhibit received January 25, 2018

traffic, transportation and parking assignments for public and private sector clients. KLOA's staff of transportation engineers and planners have over 150 years of professional experience.

Robert Vanni of Midwest Ecological, Inc. has been hired to provide wetlands engineering services. Robert has participated in over 200 wetland delineations, 100 Army Corps of Engineers Wetland permits and the resolution of over 15 U.S. Army Corps of Engineers enforcement actions and holds several certifications in the wetland field. Pilewski & Associates has been hired as a financial consultant to determine what TIF financial assistance will be required for the project. Joe Pilewski has over 25 years of experience negotiating, structuring, and implementing business incentives, TIF, fiscal impact and tax-exempt financing in the public and private sector.

Gail Lissner of Appraisal Research Counselors has been hired to perform market analysis on the proposed development. Gail has been with the firm since 1975. Her overall experience includes appraisals and analytical studies of apartment, condominium, townhome, single-family residential and senior housing properties in addition to marketability and feasibility studies in a variety of new developments and existing projects. Gail is the co-author of The Suburban Chicago Apartment Benchmark Report.

Joe Pilewski of Pilewski & Associates has been hired to assist in evaluating the project's need for TIF financing. Joe Pilewski has over 25 years of experience negotiating, structuring, and implementing business incentives, TIF, fiscal impact, and tax-exempt financing in the public and private sector to support business expansion, relocation, and new developments.



Uptown 500 Mixed Use Building| Wheeling, IL

Residential Unit Mix 6- story building

Unit Type	floor 1	floor 2	floor 3	floor 4	floor 5	floor 6	SubTotal	Total	%	Gross SF Range
Studio										
S-1	5	8	9	9	9	9		49		
							49		15%	675
1 bed										
A-1	12	14	14	14	14	14		82		
A-2	4	6	6	6	6	6		34		
A-3			5	5	5	5		20		
							136		42%	794-850
2-Bed										
B-1	15	15	19	19	19	19		106		
B-2			1	1	3	3		8		
B-3	1	1	1	1	1	1		6		
B-4	1	2	2	2	2	2		11		
							131		41%	1189-1484
Towns										
C-1	5							5		
							5		2%	1554
Total	43	46	57	57	59	59		321	100%	675 - 1554 gsf

General Notes

Sec. 19.09.010(g): General standards for use, design, and maintenance of of PUDs.

Sec. 19.05.010(l)(1): All development standards for properties located in any Mixed Use District shall be established through the PUD process, but "base regulations" are set forth in 19.05.010(l).

"Base zoning regulations" for mixed-use buildings: (1) B-3 District regulations for setbacks and height; (2) R-4 regulations for residential density and related standards; and (3) parking regulations applicable to each type of use included in the development (19.11.010(e))

Appendix D to Zoning Code provides design guidelines regarding materials, colors, screening, utility placement, etc.

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Code Sec.</u>
Setbacks			19.09.010(g)
From any street	B-3: 25 feet or the height of the building, whichever is higher.	Dundee: 91' feet. Northgate: 100 feet.	19.06.040(e)
Side	15 feet or height of the building, whichever is higher.	37.5 feet	19.06.040(e)
Rear	B-3: 25 feet or the height of the building, whichever is higher.	59 feet	19.06.040(e)
From residential lot line	B-3: 25 feet or the height of the building, whichever is higher.	59 feet	19.06.040(e)
Parking setback, all sides	B-3: 10 feet	Minimum 8.5' from expanded Northgate R.O.W/16.5' from Dundee R.O.W	19.06.040(e)
Height	B-3: 50 feet, not to exceed 4 stories	78' to top of Stair Tower & 6 Stories	19.06.040(e)
Minimum Lot Area	PUD: 1 acre R-4: 20,000 square feet(<0.5acre)	7.65 acres (333,234 sf)	19.09.010(g) 19.04.060(d)
Minimum Lot Width	R-4: 125 feet		19.04.060(d)
Minimum Lot Width	R-4: 125 feet		19.04.060(d)
Maximum Density	R-4: 20 units/ net acre	34.4 units/ acre (263/7.65)	19.04.060(h)
Minimum Floor Area			
Studio		675 sf	
1BR	R-4: 675 sf	705 sf - 850 sf	19.04.060(e)
2BR	R-4: 800 sf	1100 -1200 sf	19.04.060(e)
3BR	R-4: 925 sf	1,400 sf	19.04.060(e)
Minimum Green Space			
Landscaping	Quality consistent with ANSI 260.1	Attached Landscape Plan	19.09.010(g)
	Development must meet landscape and buffering requirements set forth in 19.11.020.	Buffer Yards - yes Parking Lot Trees- yes Parking Lot Int. - yes	19.11.020
Lighting		Lighting Plan included in Final PUD	See 19.11.040
Utilities and Mechanicals	Must be inside if possible or screened. Meters, valves, etc., may not be on street-facing sides of building. Utility lines must be underground.	Detailed Screening is included in Final PUD	19.09.010(g)
Signs	Must meet standards in Title 21	Signage Plan Included	See Title 21.
Exterior Building Materials	Must meet standards in Exhibit D	Attached Elevations	19.05.010(l)(6)
Storage of Refuse		A Detailed Trash Removal Plan included	See 19.11.050
Garages	Dwelling units must have enclosed garage of minimum 528 sf in area or equivalent space in indoor parking stalls	448 sf of garage parking per dwelling unit (143,800 sf/321 DU)	19.05.010(f)

Exhibit received January 26, 2018

PARKING

Parking	Automobile parking and bicycle parking is required. There are separate requirements for the residential and retail components of the proposed development	Parking Tables Included	19.11.010(e)
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Residential Parking Component

Residential Automobile Parking			
Spaces/ dwelling unit	315 0-1 Bed = 1.7 spaces/ 0-1 BR 299 2 Bed = 2.2 spaces/ 2 BR 5 visitor 619 total spaces	185 0-1 Bed = 1.0 spaces/0-1 BR 136 2+ Bed = 2.1spaces/2 BR 5 visitor total spaces 476	19.11.010(e)(1)(C)
Visitor Spaces	5 spaces	5	19.11.010(e)(1)(C)
Total required spaces (= spaces/unit + visitor spaces)	618.7 total spaces 1.90 spaces per unit	476 total spaces 1.48 spaces per unit	19.11.010(e)(1)(C)
Covered spaces	321 (1 space/ unit)	444 (1.56 sp/unit)	19.11.010(e)(1)(C)
Unreserved Visitor	63	32	19.11.010(e)(1)(C)
Residential Bicycle Parking	131	132	19.11.010(f)

Retail Parking Component

General Retail Parking 10,500 sq ft	42 spaces	98 spaces	19.11.010(e)(1)(C)
Restaurant Parking 10,500 sq ft	164 spaces	98 spaces sp. per 1000 sf 9.3	19.11.010(e)(1)(C)
Retail Bicycle Parking	15	20	19.11.010(f)

Exhibit received January 26, 2018

RESIDENTIAL PARKING TABLE

Unit Type	Total	Resid. Pkg Req	Resid. Pkg prov.	Garage Req.	Garage prov.	Guest req.	Guest prov.
Studio & 1 bed	185	314.5	185	185	185	10% of req. total	6.7% of req. total
2-Bed &							
Visitor		5	5				
Towns	136	299.2	291	136	259		
Total	321	619	476	321	444	62	32

	provided	required
TOTAL Spaces	476	619
Garage Spaces	444	263
Guest Surface Spaces	32	63
Spaces per Unit	1.48	1.9
Spaces per Bedroom = 185/1B + 272/2B	1.04	n/a

1.7 spaces per unit (up to 1 bedroom), 2.2 spaces per unit (2 or more bedrooms, and 5 unreserved visitor spaces. A minimum of 1.0 per unit must be covered . Minimum unreserved visitor parking shall be 10% the total required above, but not less than 5. See sample calculations in Table 19.11.010(E)(1)(d) below.

RETAIL

10,500 sf General Retail Parking	provided	required
4 spaces per 1000 sf Surface	98	42

10,500 sf Restaurant	provided	required
65% Front of House/35% Back of House	98	164
65% = 6,825 sf floor	*9.3 spaces	
6,825 / 15 sf ave per seat = 455 seats/3	per 1000 sf	
10 Employees = 12 sps		
Seats / 3 = 152+12 empl.		
Total Required Spaces = 164		

ORDINANCE REQUIREMENT SCHEDULE:
 1 Space per 3 Seats
 1 space per 30 sf of standing area in bar
 1 space per employee - peak shift
 1 space per 3 seats (over 15) on Patio

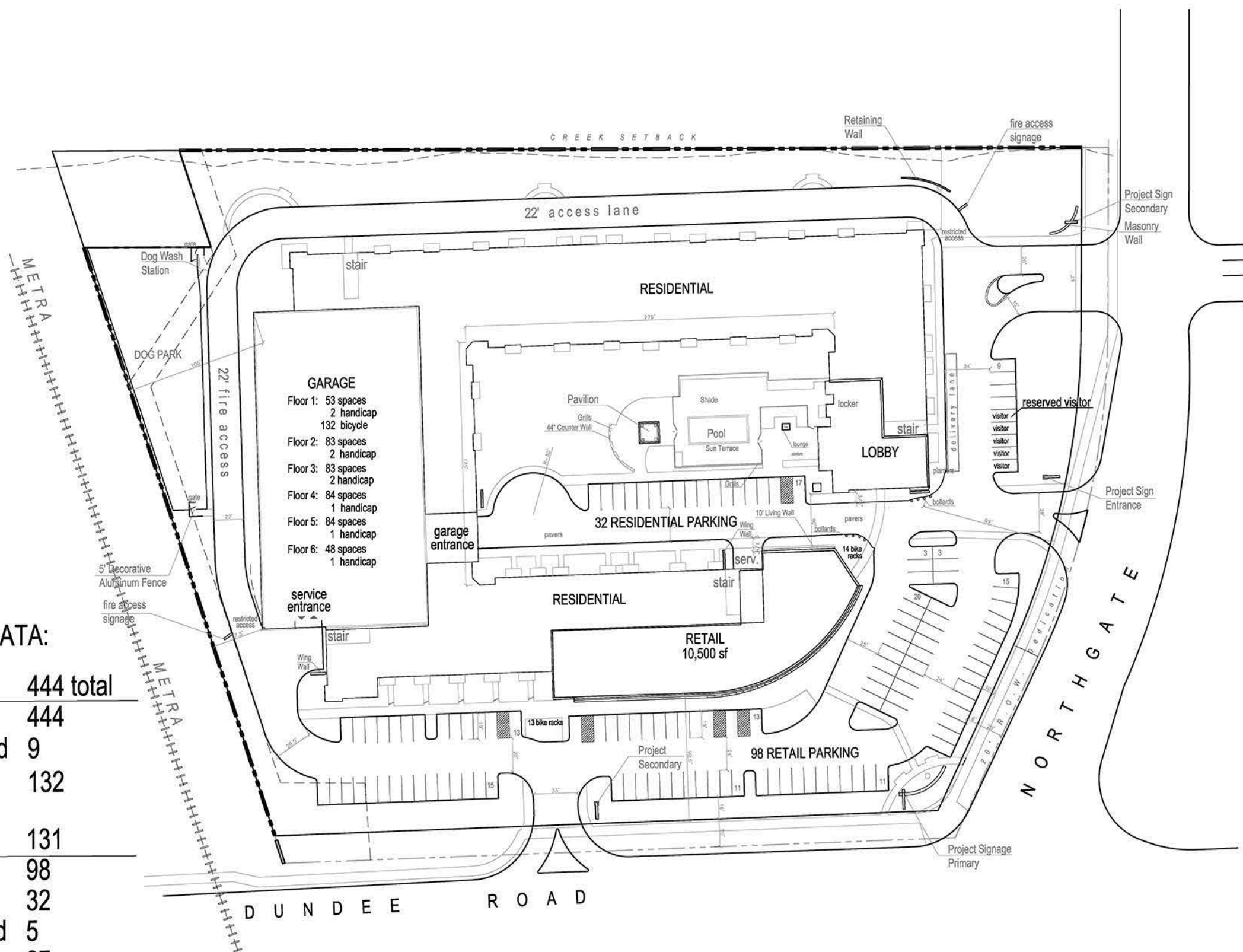
Restaurant Parking Provided

9.3 spaces per 1000 sf

Exhibit received January 26, 2018

PARKING DATA:

GARAGE	444 total
Residential	444
Handicapped	9
Bicycle	132
SURFACE	131
Retail	98
Residential	32
Handicapped	5
Bicycle	27



BUILDING PLAN NOTES

- SEE EDGE OF SLAB PLANS AND UNIT PLANS FOR ADDITIONAL DIMENSIONS AND OTHER INFORMATION.
- COORDINATE ALL WORK WITH ALL ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPE DRAWINGS AND SPECIFICATIONS.
- NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. NO SINGLE SHEET REPRESENTS ALL THE INFORMATION REQUIRED TO BUILD ANY PORTION OF THE BUILDING FOR ANY TRADE.
- GC IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES WITH THE FULL SET OF CONSTRUCTION DOCUMENTS.
- SEE A-D-X SERIES SHEETS FOR ADDITIONAL GENERAL NOTES.
- SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- REFERENCE STRUCTURAL DRAWINGS FOR BEARING WALL LOCATIONS.
- REFERENCE ELEVATIONS FOR EXTERIOR CLADDING CONDITIONS.
- AT LOCATIONS WHERE 2X4 UNIT DENSIFYING WALL EXTENDS BEYOND ADJACENT UNIT TOWARDS THE BUILDING EXTERIOR, THE EXTERIOR WALL FRAMING WILL BE REQUIRED TO TRANSITION TO 2X6 WALL FRAMING.
- ALIGN THE OUTSIDE FACE OF STUDS WITH EDGE OF SLAB BELOW.
- CONTINUE 2X6 STUD FRAMING AND ALL LAYERS OF INTERIOR GYPSUM BOARD TO CLOSEST INTERIOR PERPENDICULAR WALL, TYPICAL.
- MAINTAIN MINIMUM 7'-6" (90") HEADROOM CLEARANCE ABOVE FINISHED FLOOR AT ALL AMENITY AREAS & HABITABLE SPACES AT RESIDENTIAL FLOORS. SEE PLANS FOR CEILING HEIGHTS.
- ALL WALKING SURFACES AT MEANS OF EGRESS ROUTES SHALL HAVE SLIP RESISTANT FINISH.

ISSUE DATE: 00/00/2017

REVISIONS

UPTOWN 500, LLC

UPTOWN 500

500 W. DUNDEE
WHEELING, IL 60090



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(847) 705-2200

JOB NO. M170415-01 PROJ. MGR. DR.
DRAWN: TOL. CHECKED: ML

BUILDING PLAN LEVEL - 1

APT

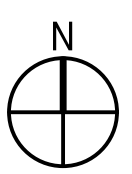
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Uptown 500 Mixed Use Building | Wheeling, IL

Residential Unit Mix 6- story building

Unit Type	floor 1	floor 2	floor 3	floor 4	floor 5	floor 6	SubTotal	Total
Studio								
S-1	5	8	9	9	9	9	49	49
1 bed								
A-1	12	14	14	14	14	14		82
A-2	4	6	6	6	6	6		34
A-3			5	5	5	5		20
							136	
2-Bed								
B-1	15	15	19	19	19	19		106
B-2			1	1	3	3		8
B-3	1	1	1	1	1	1		6
B-4	1	2	2	2	2	2		11
							131	
Towns								
C-1	5							5
Total	43	46	57	57	59	59	5	321

43 UNITS



1

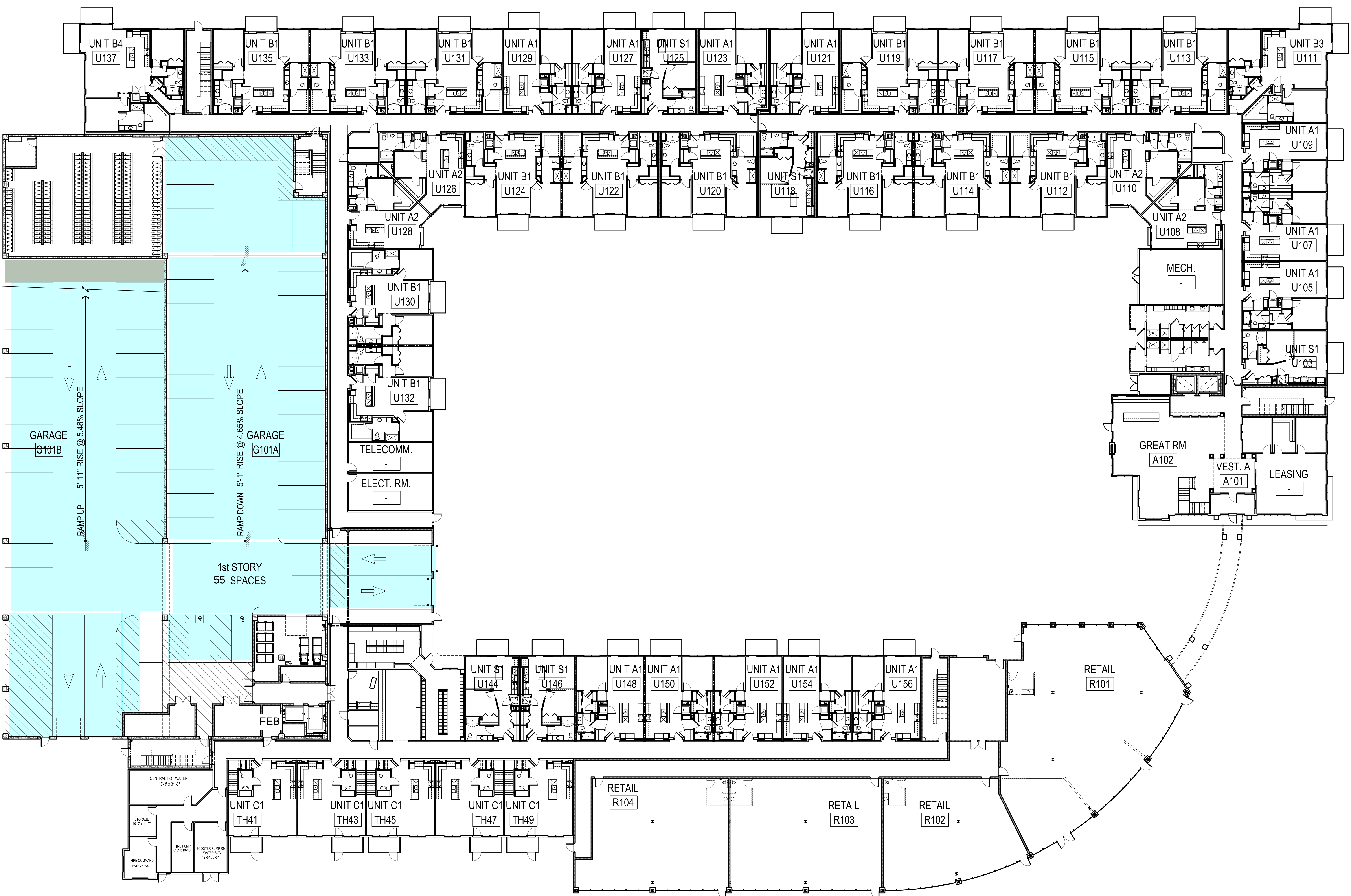
BUILDING PLAN - LEVEL 1

1/16" = 1'-0"

Exhibit received February 1, 2018

2nd floor

1st floor



BUILDING PLAN NOTES

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ISSUE DATE: 00/00/2017
REVISIONS

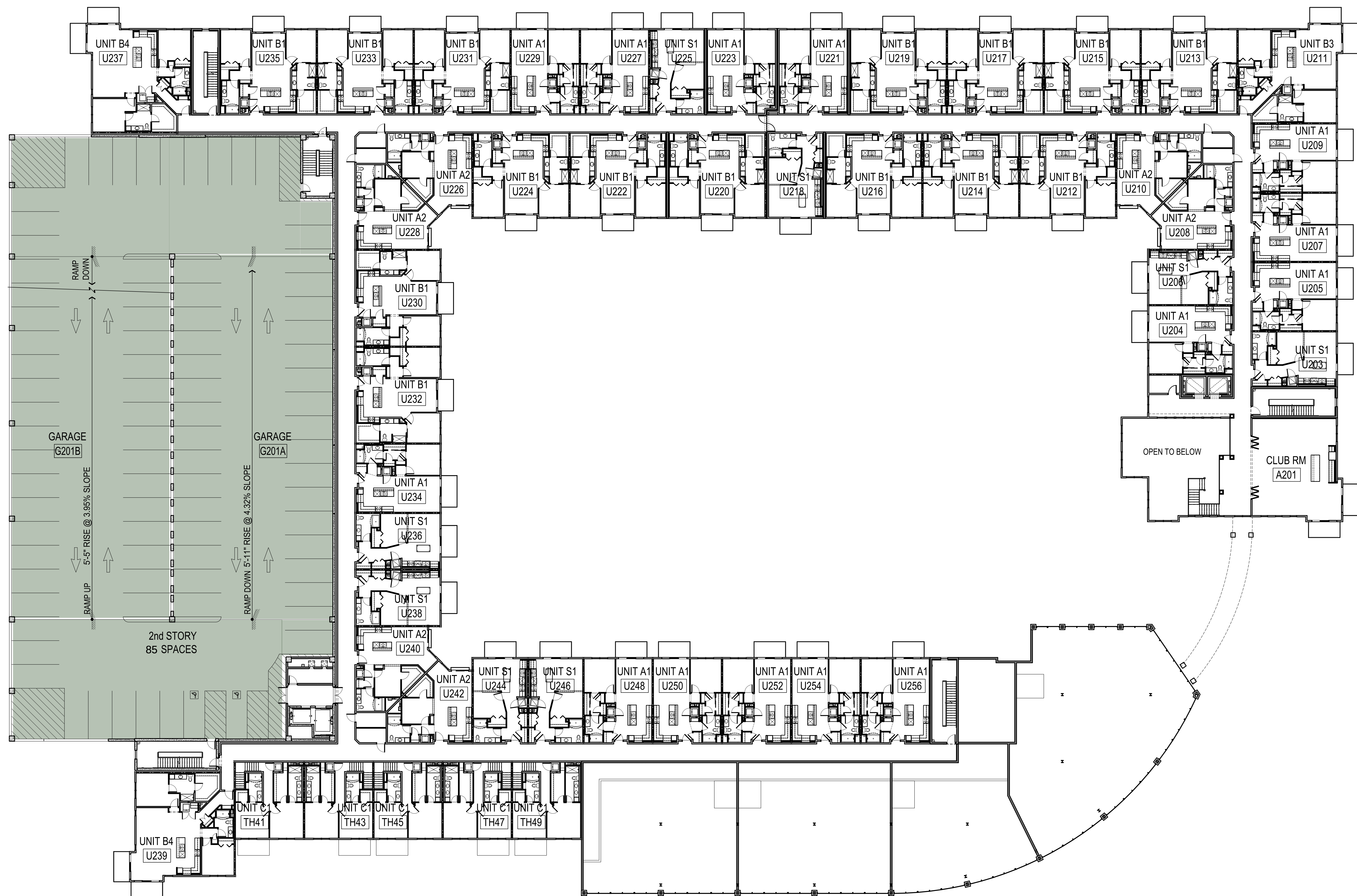
UPTOWN 500, LLC

UPTOWN 500
500 W. DUNDEE
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JOB NO. M170415-01 PROJECT MGR. DR.
DRAWN: TOL. CHECKED: M.
BUILDING PLAN LEVEL - 2

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A1.02



46 UNITS

1 BUILDING PLAN - LEVEL 2
1/16" = 1'-0"

Exhibit received February 1, 2018

Uptown 500 Mixed Use Building | Wheeling, IL

Residential Unit Mix 6- story building

Unit Type	floor 1	floor 2	floor 3	floor 4	floor 5	floor 6	SubTotal	Total
Studio								
S-1	5	8	9	9	9	9	49	49
1 bed								
A-1	12	14	14	14	14	14		82
A-2	4	6	6	6	6	6		34
A-3			5	5	5	5		20
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2-Bed								
B-1	15	15	19	19	19	19		106
B-2			1	1	3	3		8
B-3	1	1	1	1	1	1		6
B-4	1	2	2	2	2	2		11
							131	
Towns								
C-1	5							5
Total	43	46	57	57	59	59	5	321

BUILDING PLAN NOTES

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ISSUE DATE: 00/00/2017

REVISIONS

UPTOWN 500, LLC

UPTOWN 500

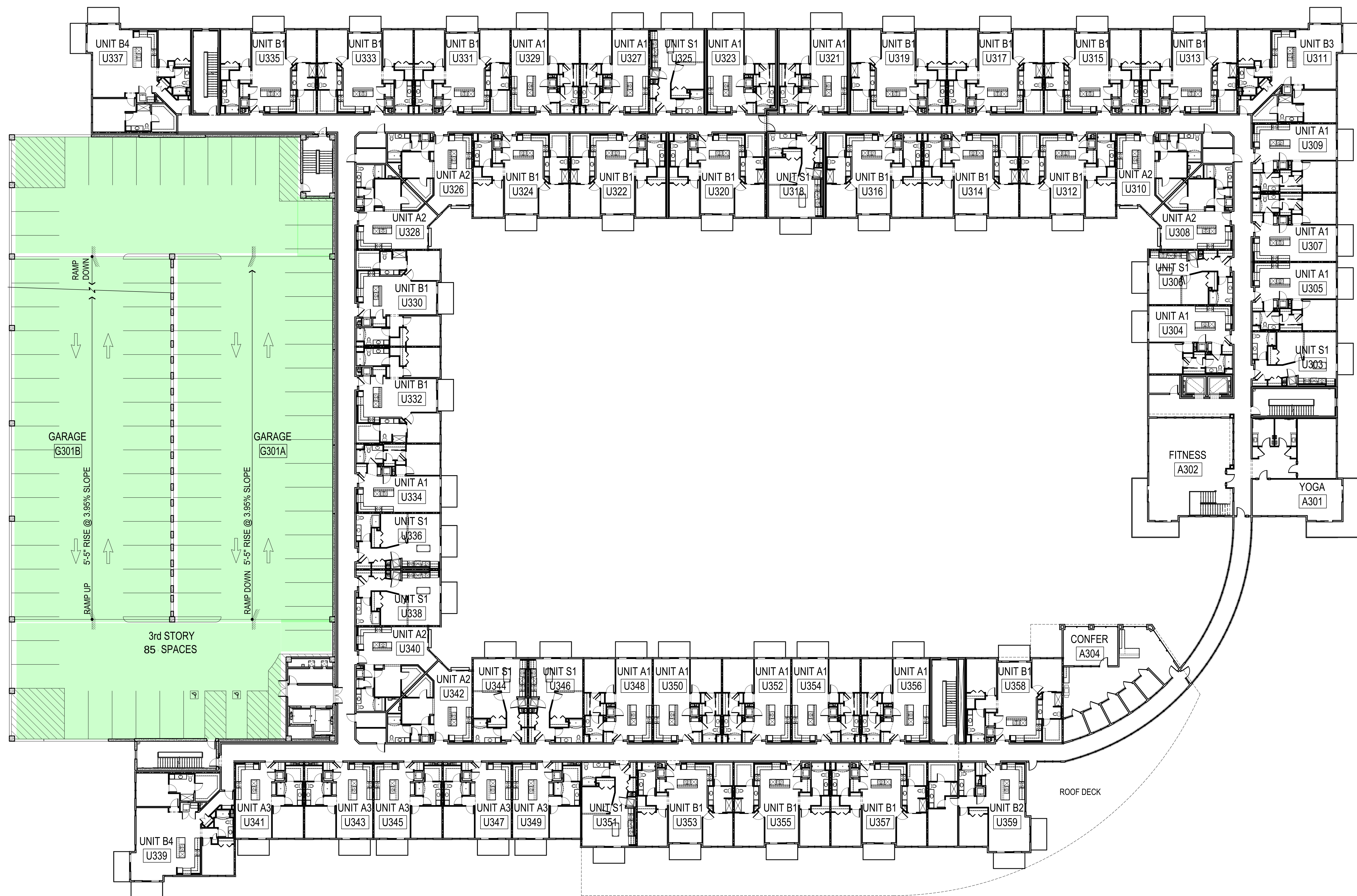
500 W. DUNDEE
WHEELING, IL 60090



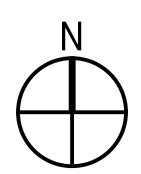
1540 East Dundee Road, Suite 310
Pleasant Hill, IL 60774
(847) 706-2200

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BUILDING PLAN LEVEL - 3

APT
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57 UNITS



1 BUILDING PLAN - LEVEL 3

1/16" = 1'-0"

Exhibit received February 1, 2018

Uptown 500 Mixed Use Building Wheeling, IL								
Residential Unit Mix 6-story building								
Unit Type	floor 1	floor 2	floor 3	floor 4	floor 5	floor 6	SubTotal	Total
Studio								
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1 bed								
A-1	12	14	14	14	14	14		82
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B-1	15	15	19	19	19	19		106
B-2			1	1	3	3		8
B-3	1	1	1	1	1	1		6
B-4	1	2	2	2	2	2		11
							131	
Towns								
C-1	5							5
Total	43	46	57	57	59	59	5	321

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- COORDINATE ALL WORK WITH ALL ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPE DRAWINGS AND SPECIFICATIONS.
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- GC IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES WITH THE FULL SET OF CONSTRUCTION DOCUMENTS.
- SEE A0.X SERIES SHEETS FOR ADDITIONAL GENERAL NOTES.
- SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- REFERENCE STRUCTURAL DRAWINGS FOR BEARING WALL LOCATIONS.
- REFERENCE ELEVATIONS FOR EXTERIOR CLADDING CONDITIONS.
- AT LOCATIONS WHERE 2X4 UNIT DENSIFYING WALL EXTENDS BEYOND ADJACENT UNIT TOWARDS THE BUILDING EXTERIOR, THE EXTERIOR WALL FRAMING WILL BE REQUIRED TO TRANSITION TO 2X6 WALL FRAMING.
- ALIGN THE OUTSIDE FACE OF STUDS WITH EDGE OF SLAB BELOW.
- CONTINUE 2X6 STUD FRAMING AND ALL LAYERS OF INTERIOR GYPSUM BOARD TO CLOSEST INTERIOR PERPENDICULAR WALL, TYPICAL.
- MAINTAIN MINIMUM 7'-6" (90") HEADROOM CLEARANCE ABOVE FINISHED FLOOR AT ALL AMENITY AREAS & HABITABLE SPACES AT RESIDENTIAL FLOORS. SEE PLANS FOR CEILING HEIGHTS.
- ALL WALKING SURFACES AT MEANS OF EGRESS ROUTES SHALL HAVE SLIP RESISTANT FINISH.

ISSUE DATE: 00/00/2017

REVISIONS

UPTOWN 500, LLC

UPTOWN 500

500 W. DUNDEE

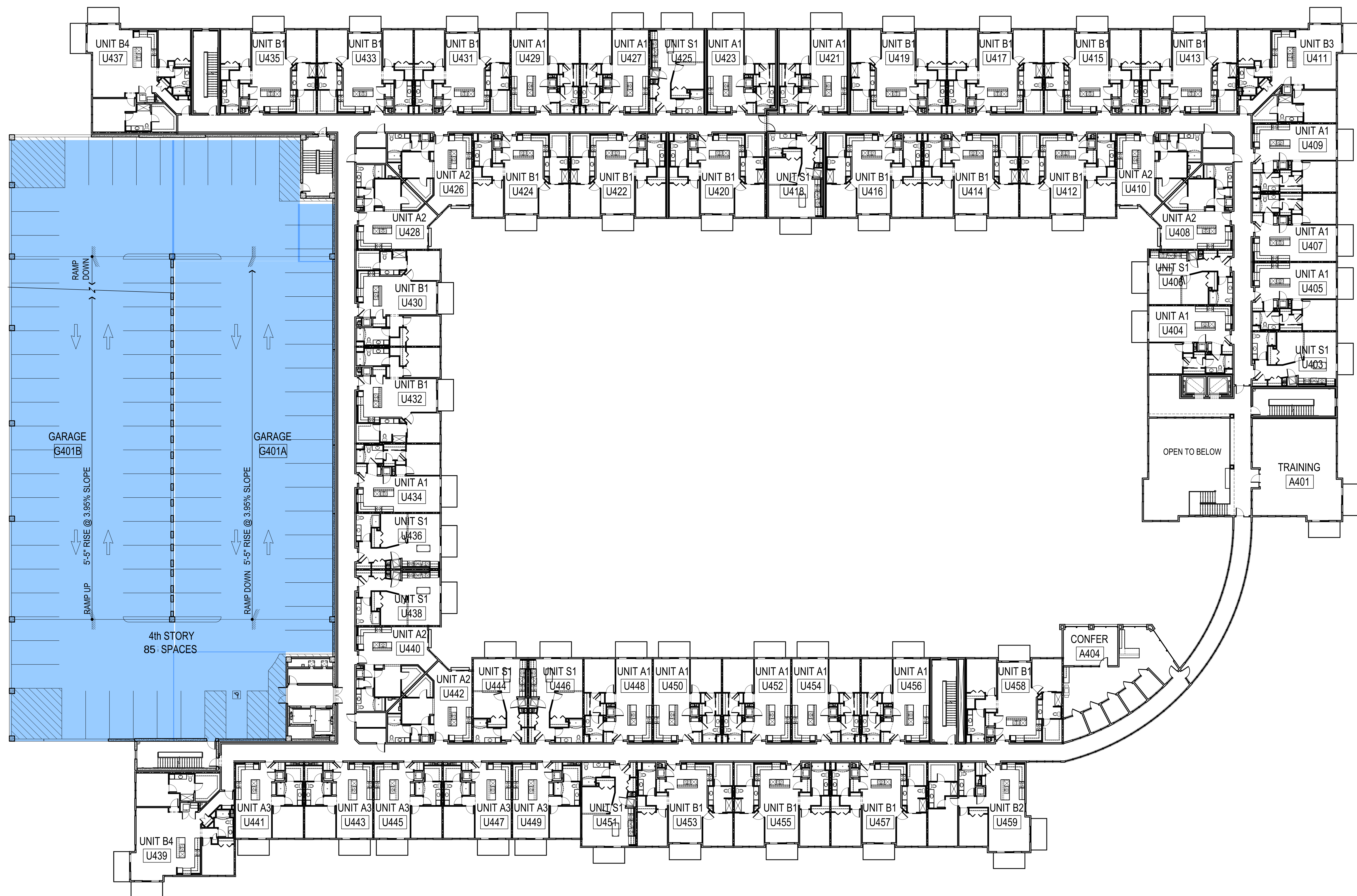
WHEELING, IL 60090



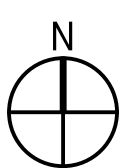
1540 East Dundee Road, Suite 310
Pleasanton, IL 60774
(847) 706-2200

JOB NO. M170415.01 PROJ. MGR. DR.
DRAWN: TOL. CHECKED: ML
BUILDING PLAN LEVEL - 4

APT
A1.04



57 UNITS



1

BUILDING PLAN - LEVEL 4

1/16" = 1'-0"

Exhibit received February 1, 2018

Uptown 500 Mixed Use Building | Wheeling, IL

Residential Unit Mix 6-story building

Unit Type	floor 1	floor 2	floor 3	floor 4	floor 5	floor 6	SubTotal	Total
Studio								
S-1	5	8	9	9	9		49	49
1 bed								
A-1	12	14	14	14	14			82
A-2	4	6	6	6	6			34
A-3			5	5	5			20
							136	
2-bed								
B-1	15	15	19	19	19	19		106
B-2			1	1	3	3		8
B-3	1	1	1	1	1	1		6
B-4	1	2	2	2	2	2		11
							131	
Towns								
C-1	5							5
							5	
Total	43	46	57	57	59	59		321

BUILDING PLAN NOTES

- SEE EDGE OF SLAB PLANS AND UNIT PLANS FOR ADDITIONAL DIMENSIONS AND OTHER INFORMATION.
- COORDINATE ALL WORK WITH ALL ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPE DRAWINGS AND SPECIFICATIONS.
- NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. NO SINGLE SHEET REPRESENTS ALL THE INFORMATION REQUIRED TO BUILD ANY PORTION OF THE BUILDING FOR ANY TRADE.
- GC IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES WITH THE FULL SET OF CONSTRUCTION DOCUMENTS.
- SEE A-D-X SERIES SHEETS FOR ADDITIONAL GENERAL NOTES.
- SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- REFERENCE STRUCTURAL DRAWINGS FOR BEARING WALL LOCATIONS.
- REFERENCE ELEVATIONS FOR EXTERIOR CLADDING CONDITIONS.
- AT LOCATIONS WHERE 2X4 UNIT DENSIFYING WALL EXTENDS BEYOND ADJACENT UNIT TOWARDS THE BUILDING EXTERIOR, THE EXTERIOR WALL FRAMING WILL BE REQUIRED TO TRANSITION TO 2X6 WALL FRAMING.
- ALIGN THE OUTSIDE FACE OF STUDS WITH EDGE OF SLAB BELOW.
- CONTINUE 2X6 STUD FRAMING AND ALL LAYERS OF INTERIOR GYPSUM BOARD TO CLOSEST INTERIOR PERPENDICULAR WALL, TYPICAL.
- MAINTAIN MINIMUM 7'-6" (90") HEADROOM CLEARANCE ABOVE FINISHED FLOOR AT ALL AMENITY AREAS & HABITABLE SPACES AT RESIDENTIAL FLOORS. SEE PLANS FOR CEILING HEIGHTS.
- ALL WALKING SURFACES AT MEANS OF EGRESS ROUTES SHALL HAVE SLIP RESISTANT FINISH.

ISSUE DATE: 00/00/2017

REVISIONS

UPTOWN 500, LLC

UPTOWN 500

500 W. DUNDEE
WHEELING, IL 60090



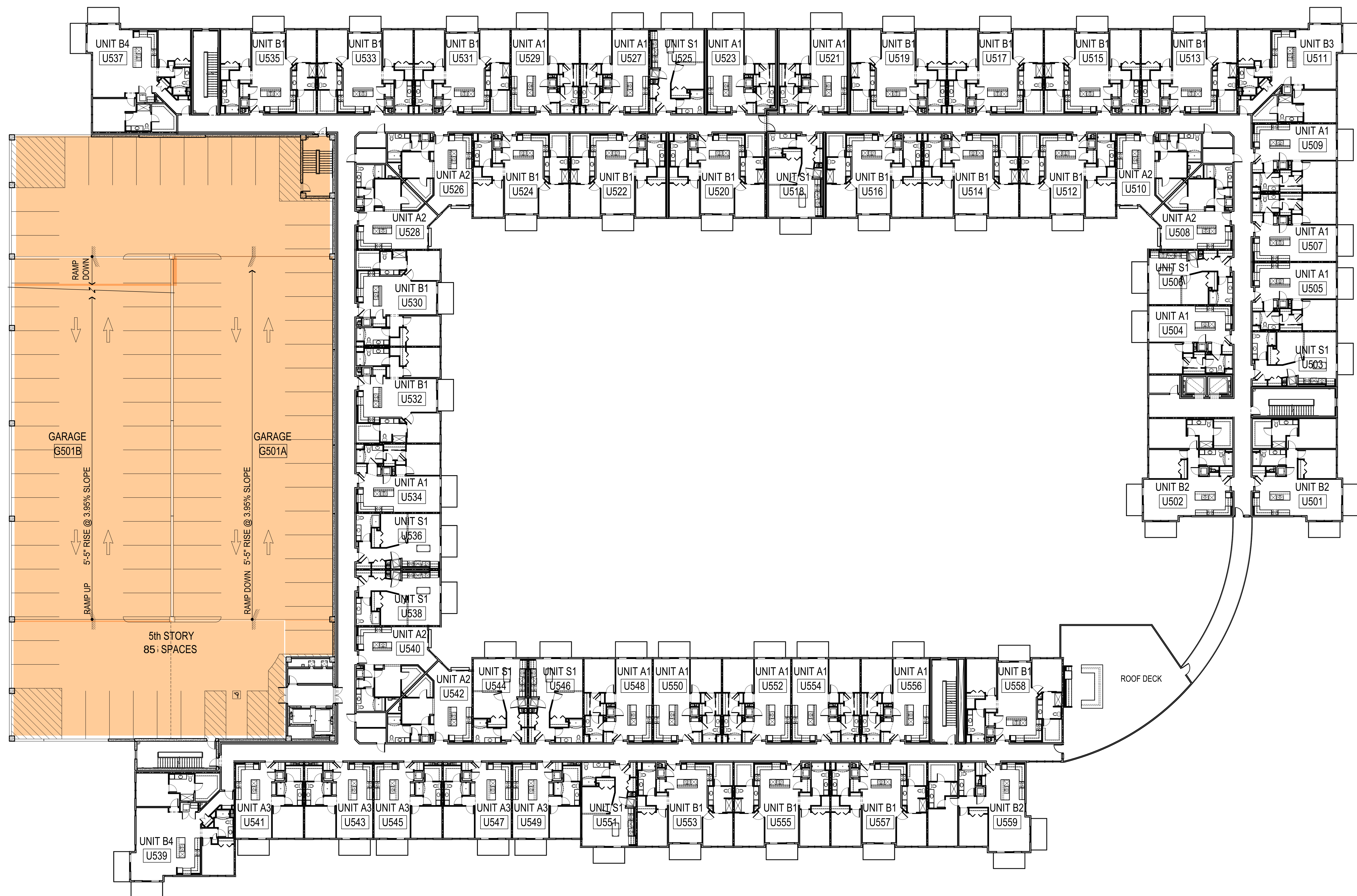
1540 East Dundee Road, Suite 310
Pleasanton, IL 60174
(847) 706-2200

JOB NO. M170415-01 PROJECT MGR. DR.
DRAWN BY J.L. CHECKED BY M.

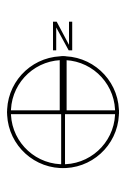
BUILDING PLAN LEVEL - 5

APT

A1.05



59 UNITS



1

BUILDING PLAN - LEVEL 5

1/16" = 1'-0"

Exhibit received February 1, 2018

Uptown 500 Mixed Use Building | Wheeling, IL

Residential Unit Mix 6-story building

Unit Type	floor 1	floor 2	floor 3	floor 4	floor 5	floor 6	SubTotal	Total
Studio								
S-1	5	8	9	9	9		49	49
1 bed								
A-1	12	14	14	14	14			82
A-2	4	6	6	6	6			34
A-3			5	5	5			20
							136	
2-Bed								
B-1	15	15	19	19	19			106
B-2			1	1	3			8
B-3	1	1	1	1	1			6
B-4	1	2	2	2	2			11
							131	
Townes								
C-1	5							5
							5	
Total	43	46	57	57	59	59		321

BUILDING PLAN NOTES

- SEE EDGE OF SLAB PLANS AND UNIT PLANS FOR ADDITIONAL DIMENSIONS AND OTHER INFORMATION.
- COORDINATE ALL WORK WITH ALL ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPE DRAWINGS AND SPECIFICATIONS.
- NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. NO SINGLE SHEET REPRESENTS ALL THE INFORMATION REQUIRED TO BUILD ANY PORTION OF THE BUILDING FOR ANY TRADE.
- GC IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES WITH THE FULL SET OF CONSTRUCTION DOCUMENTS.
- SEE A-D-X SERIES SHEETS FOR ADDITIONAL GENERAL NOTES.
- SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- REFERENCE STRUCTURAL DRAWINGS FOR BEARING WALL LOCATIONS.
- REFERENCE ELEVATIONS FOR EXTERIOR CLADDING CONDITIONS.
- AT LOCATIONS WHERE 2x4 UNIT DEMISING WALL EXTENDS BEYOND ADJACENT UNIT TOWARDS THE BUILDING EXTERIOR, THE EXTERIOR WALL FRAMING WILL BE REQUIRED TO TRANSITION TO 2x6 WALL FRAMING.
- ALIGN THE OUTSIDE FACE OF STUDS WITH EDGE OF SLAB BELOW.
- CONTINUE 2x6 STUD FRAMING AND ALL LAYERS OF INTERIOR GYPSUM BOARD TO CLOSEST INTERIOR PERPENDICULAR WALL, TYPICAL.
- MAINTAIN MINIMUM 7'-0" (207) HEADROOM CLEARANCE ABOVE FINISHED FLOOR AT ALL AMENITY AREAS & HABITABLE SPACES AT RESIDENTIAL FLOORS. SEE PLANS FOR CEILING HEIGHTS.
- ALL WALKING SURFACES AT MEANS OF EGRESS ROUTES SHALL HAVE SLIP RESISTANT FINISH.

ISSUE DATE: 00/00/2017

REVISIONS

UPTOWN 500, LLC

UPTOWN 500

500 W. DUNDEE
WHEELING, IL 60090



1540 East Dundee Road, Suite 510
Bolingbrook, IL 60440
(815) 705-2000

JOB NO: MDT015100 PFGJ MGR: DR
DRAWN: PLSA CHECKED: AL

BUILDING PLAN LEVEL: 6

APT

A1.06

59 UNITS

1 BUILDING PLAN - LEVEL 6

Exhibit received February 1, 2018

Uptown 500 Mixed Use Building | Wheeling, IL

Residential Unit Mix 6-story building

Unit Type	floor 1	floor 2	floor 3	floor 4	floor 5	floor 6	SubTotal	Total
Studio								
S-1	5	8			9	9	49	49
1 bed								
A-1	12	14	14	14	14		82	82
A-2	4	6	6	6	6	6	34	34
A-3			5	5	5		20	20
							136	
2-Bed								
B-1	15	15	19	19	19	19	106	106
B-2			1	1	3	3	8	8
B-3	1	1	1	1	1	1	6	6
B-4	1	2	2	2	2	2	11	11
							131	
Towns								
C-1	5						5	5
							5	
Total	43	46	57	57	59	59	321	321

1	ALL FLAT ROOFS SHALL HAVE A MIN. 1/4" PER FOOT SLOPE FOR DRAINAGE. REFERENCE BUILDING SECTIONS AND STRUCTURAL DETAILS FOR PARAPET CONSTRUCTION.
2	ROOF CRICKETS TO SLOPE AS NEEDED FOR POSITIVE DRAINAGE.
3	ALL ROOF PENETRATIONS PER MANUFACTURER'S REQUIREMENTS TO PROVIDE CONTINUOUS WARRANTY.
4	EXTERIOR FINISH MATERIALS AT SIDE RETURNS FROM HIGH PARAPETS TO EXTEND TO REAR END OF PARAPET WALL.
5	ALL ROOF PENETRATIONS TO ROOF MECHANICAL EQUIPMENT AS REQUIRED.
6	ALL ROOF PENETRATIONS (PLUMBING STACK VENTS, ETC.) TO BE PANTED TO MATCH FINISHED ROOFING COLOR.
7	CONTINUE ROOF MEMBRANE UP PARAPET WALLS & OVER BLOCKING, TURNING DOWN 3" AT EXTERIOR FACE EDGE.
8	TURN ROOF MEMBRANE UP 9" ONTO HIGHER PARAPET WALLS AT END/JUNCTION OF "LOW" PARAPET WALL.
9	INSTALL PREPARED/CUT SADDLE FLASHING AT "LOW" PARAPET, TURNING DOWN "HIGH" PARAPET WALL.
10	ALL ROOF PENETRATIONS TO BE FLASHED WITH FINISH GLAZING AT EXTERIOR SIDE AND MECHANICAL ATTACHMENT AT INTERIOR SIDE OF ROOF.
11	SEE A8.1 SYSTEM SHEETS FOR RELEVANT ROOF AND WATERPROOFING DETAILS.
12	NO ROOF PENETRATIONS TO OCCUR WITHIN A FEET HORIZONTAL AT EACH SIDE OF TERMINATION OF 2-HOUR FIRE WALLS.
13	TO BE MECHANICALLY FASTENED, MAINTAIN 1/2" MINIMUM FROM END OF HIPROOF VENT TO TERMINATION OF INTERSECTION.
14	PROVIDE VAPEE ALUMINUM WITH A TRANSMISSION RATE NOT EXCEEDING 1 PERM PER ASTM E98 ON THE WARM SIDE OF THE ATTIC INSULATION.
15	PROVIDE 3" R-19 MINIMUM GUTTERS AND 3" X 4" DOWNSPOUTS. FINISH COLOR TO BE SELECTED BY ARCHITECT. PROVIDE SPLASH GUARD EXTENSIONS AT VALLEYS TO DIRECT OVERFLOW.
16	ALL ROOF OVERHANGS ARE 24" UNLESS NOTED OTHERWISE.
17	ALL ROOF PITCHES SHALL BE 1/2" UNLESS OTHERWISE NOTED.
18	ATTIC ACCESS 24" X 36" MINIMUM W/ INSULATION ON TOP OF ACCESS PANEL.
19	PROVIDE 1/2" PLYWOOD FLOOR ON ATTIC ACCESS TO DRAFT STOP PANELS. PROVIDE THE ATTIC INTO SPACE OF 3,000 SQUARE FEET MAXIMUM AREA. TYPICAL.
20	PROVIDE SELF-CLOSING 24" X 36" MINIMUM, UNLESS NOTED OTHERWISE. ACCESS DOOR PANEL IN DRAFT STOP ASSEMBLY WHEN SHOWN FOR FIRE DEPARTMENT ACCESS TO ATTIC COMPARTMENT FROM COMMON AREA.
21	PROVIDE 1/2" PLYWOOD FLOOR ON ATTIC ACCESS TO DRAFT STOP PANELS/ FOR INSPECTION ACCESS, TYP.
22	PROVIDE VALLEY FLASHING UP EACH SLOPED FACE.
23	CONTRACTOR TO BE RESPONSIBLE TO SURFACE DRAINAGE SYSTEM, REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
24	CONTRACTOR TO VERIFY AND COORDINATE LOCATIONS OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING ITEMS WITH MEP DRAWINGS.

REVISIONS

775

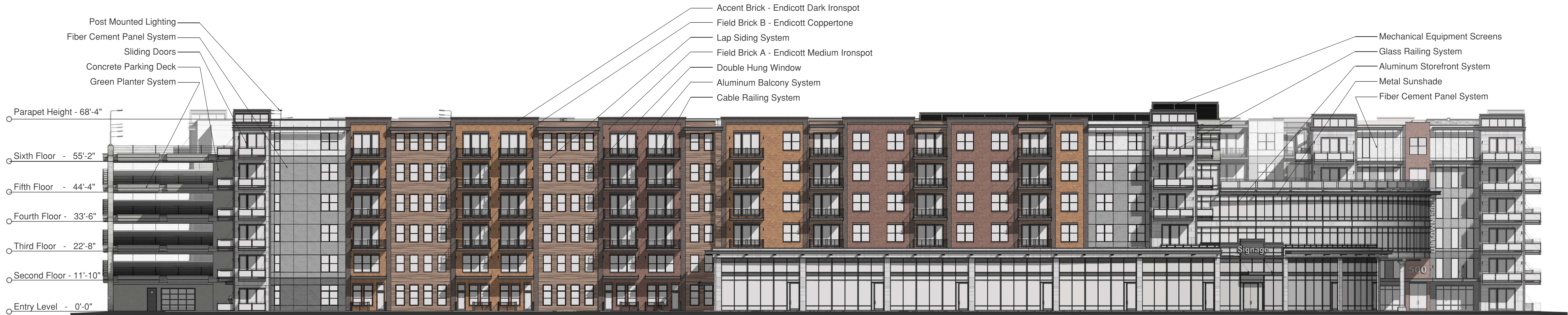
500 W. DUNDEE



APT
A1.07

AP⁺

A1.07



Dundee Road Elevation

1/16" = 1'-0"



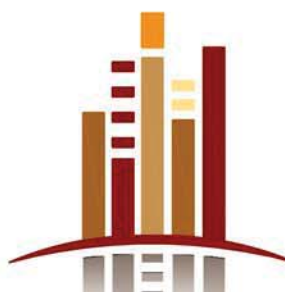
Northgate Elevation

1/16" = 1'-0"

Exterior Elevations

500 Dundee Road

Wheeling, IL



BSB
DESIGN

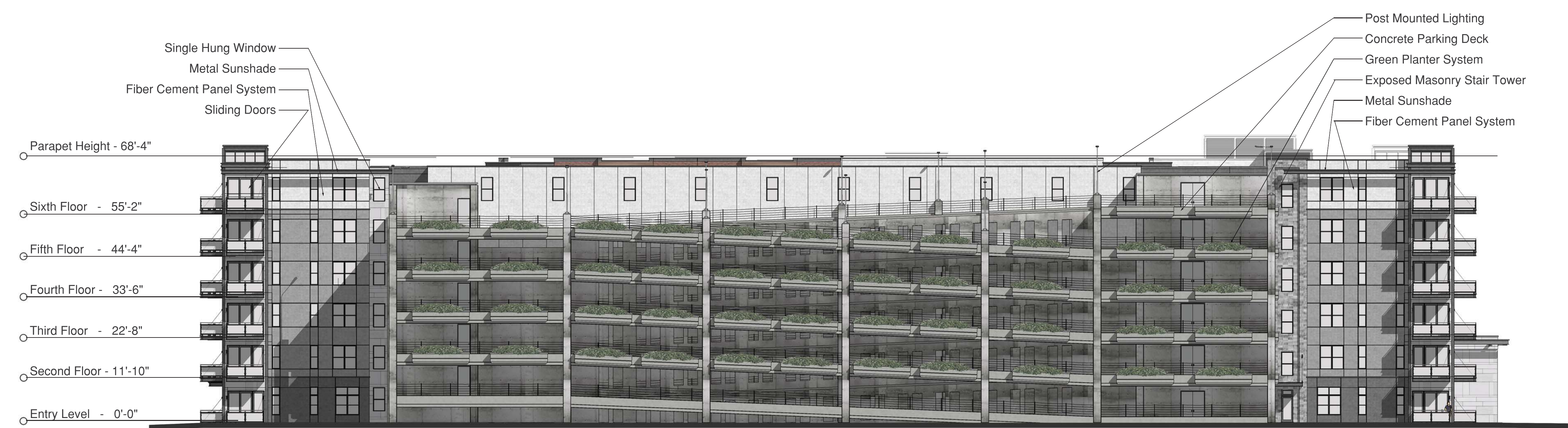
January 24, 2017

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North Elevation

1/16" = 1'-0"



West Elevation

1/16" = 1'-0"

Exterior Elevations

500 Dundee Road
Wheeling, IL





South Courtyard Elevation

1/16" = 1'-0"



West Courtyard Elevation

1/16" = 1'-0"



North Courtyard Elevation

1/16" = 1'-0"

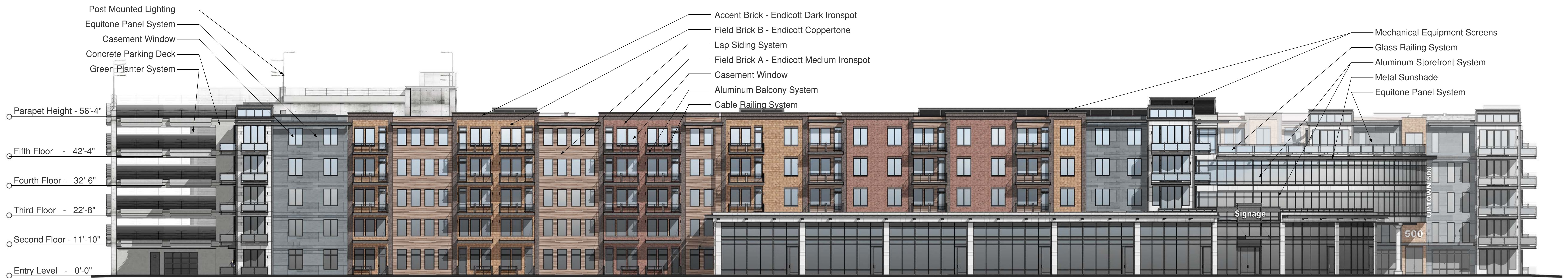


East Courtyard Elevation

1/16" = 1'-0"

Exterior Elevations

500 Dundee Road
Wheeling, IL



Dundee Road Elevation

1/16" = 1'-0"



Northgate Elevation

1/16" = 1'-0"



Exterior Elevations

bsbdesign.com

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

501 Dundee Road

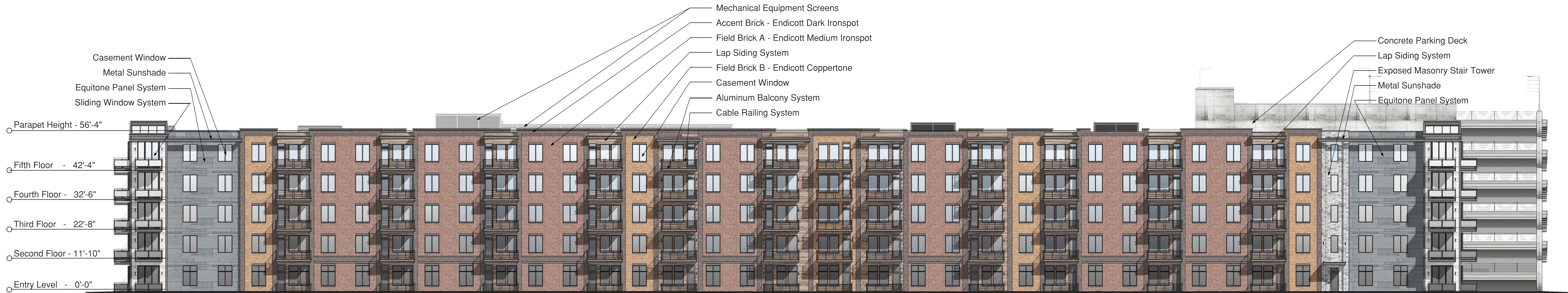
Wheeling, IL

Exhibit received October 5, 2017
Approved by Ordinance No. 5126

October 5, 2017

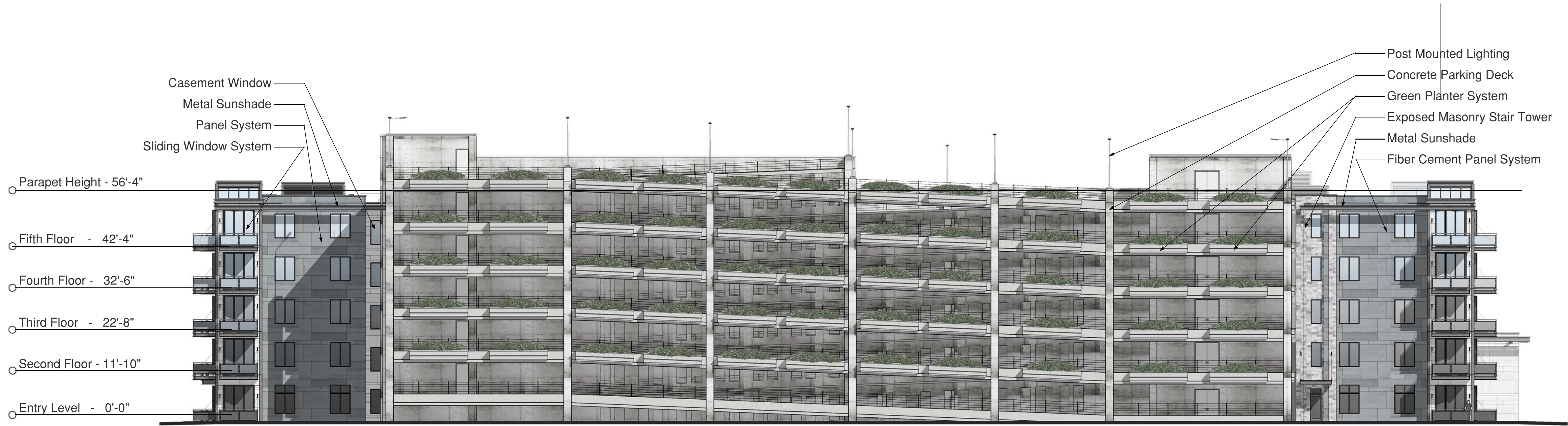
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North Elevation

1/16" = 1'-0"



West Elevation

1/16" = 1'-0"



Exterior Elevations

bsbdesign.com

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

501 Dundee Road

Exhibit received October 5, 2017
Approved by Ordinance No. 5126

Wheeling, IL

October 5, 2017

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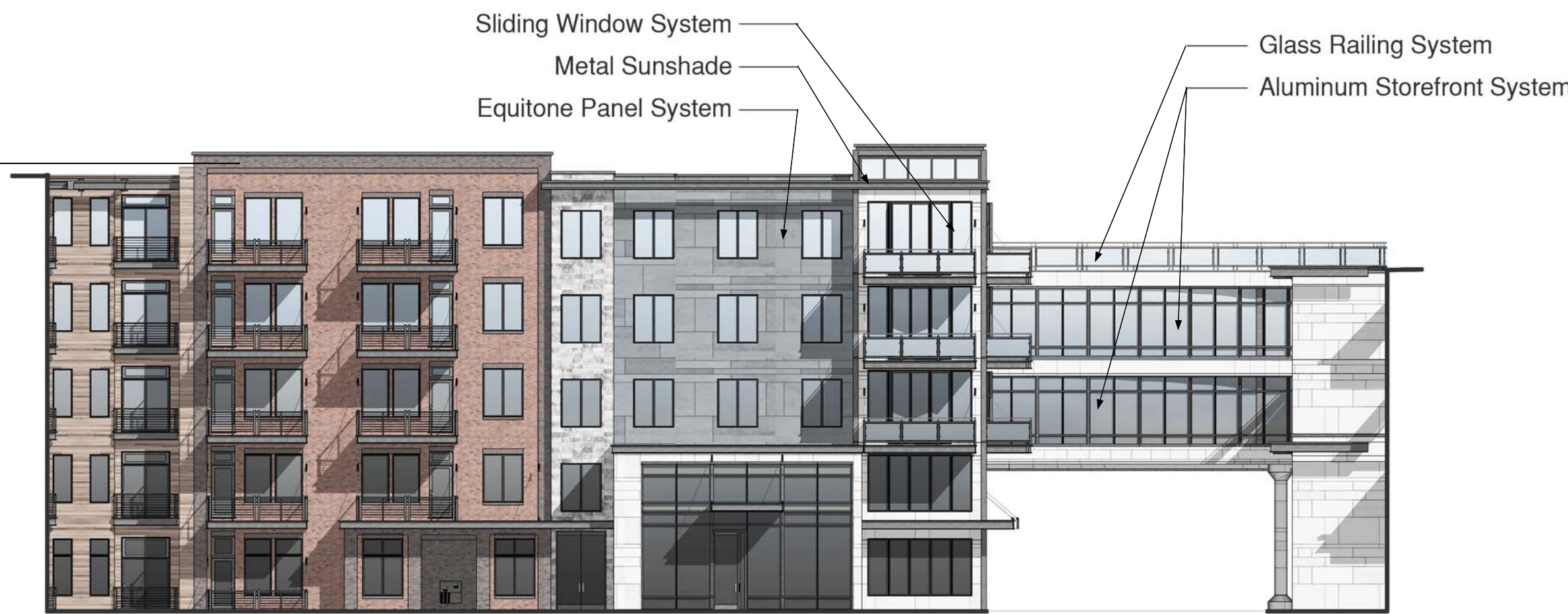
East Courtyard Elevation
 1/16" = 1'-0"



North Courtyard Elevation
 1/16" = 1'-0"



South Courtyard Elevation
 1/16" = 1'-0"



West Courtyard Elevation
 1/16" = 1'-0"



Exterior Elevations

bsbdesign.com
 The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

501 Dundee Road
 Wheeling, IL
 Exhibit received October 5, 2017
 Approved by Ordinance No. 5126

October 5, 2017
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1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, January 11, 2018.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS

Commissioner Powers read the following statement.

Members of the general public may address the Plan Commission with concerns or comments regarding issues relevant 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 prior to the commencement of the public hearing. A person submitting a petition, concern or other comment shall be allotted 5 minutes to present their points.

From the audience, Mr. Terry Steilen, 473 Briarwood Drive, Wheeling came forward. He mentioned as he drove around the Village, he was aware of a lot of dreck in the area. He noticed there was paint peeling from signs and parking lots and both were in disrepair. He thought they should be a property maintenance issue. He was unaware of the property maintenance ordinances. He suggested having the Plan Commission review the property maintenance ordinances to see if there might be tweaking that needed to be done. He mentioned that the value of his property was directly related to the value of the properties surrounding him.

From the audience, Ms. Wilson came forward. She wanted to address the behavior of Commissioner Powers at a recent meeting where she publicly spoke. As she spoke at the podium at a recent Village Board meeting, Commissioner Powers was sitting in the audience with Mr. Steilen when he heckled her to sit down. She mentioned that Village President Horcher had to use his hand and ask Commissioner Powers to please refrain. She felt it was unseemly behavior as a Commissioner and what she does is important and a lot of people appreciate it. While Commissioner Powers may have

his thoughts and feelings on her public efficacy she felt it was inappropriate as an appointed official in the Village of Wheeling to speak out of turn while being in the audience at a public board meeting. She asked in the future that he would respect her time at the microphone at future Board meetings.

6. CONSENT ITEMS - None

- A) [Docket No. SCBA 18-1](#)
Stay Fit 24
740 W. Hintz Road
Appearance Approval of Wall Signs

Ms. Jones reported there was an existing monument sign where they will be placing their tenant panel but it does not require a Plan Commission review. The Plan Commission has already reviewed the monument sign and it allows for swapping out of tenant signage.

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

Approve SCBA 18-1, granting appearance approval for two wall signs as indicated in the sign plan submitted December 14, 2017, for Stay Fit 24, located at 740 W. Hintz Road, Wheeling, Illinois.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) [Docket No. PC 18-1](#)
Meadowbrook Park
425 Nancy Lane
Minor Site Plan & Appearance Approval of Park Modifications

Mr. Larry Raffel, Superintendent of Planning, Wheeling Park District, Ms. Sue Stein, President, Board of Commissioners and Jan Buchs, Executive Director, Wheeling Park District.

Mr. Raffel explained they were present to make some improvements to Meadowbrook Park. The existing playground is a tot lot with one single structure and some tot swings. They have always intended to make this neighborhood park a playground for all ages. There is currently a tot

structure, bucket swings, benches, trash/recycle receptacles, bike rack and a small seat wall. They are proposing the improvements in the property they own and within the easements.

They've held two meetings with the neighborhood. The design expands the existing playground area to accommodate a 5-12 year old play structure, a tire swing, belt swings and an individual play spinning piece. They are not proposing any additional landscaping, any additional site improvements outside of the perimeter than a small trellis open air structure (approx. 100 square feet). They are not proposing any lighting, water fountains or any utilities on the site. They just want to meet the needs of the neighborhood and provide a neighborhood park. Additional benches are being provided around the playground area, out of the safety zone. The site has a lot of nice mature trees and an open feeling.

Commissioner Dorband liked the design and small climbing wall. She also liked the addition of the small trellis.

Commissioner Johnson liked the improvements to the park.

Commissioner Creech thanked the Park District for the great job and addition to the Village.

Commissioner Blinova can't wait to see the improvements since she uses the park.

Commissioner Kalis thought it looked great.

Commissioner Powers thought it was great.

Chairman Ruffatto questioned if the ground would be covered. Mr. Raffel confirmed the surface would be covered with an artificial turf (Smart Surface).

In response to Chairman Ruffatto's question, Mr. Raffel confirmed they were not including a zip line.

Chairman Ruffatto questioned if the equipment manufacturer was the same as Horizon. Mr. Raffel confirmed it was a different manufacturer but the same as Northside.

Chairman Ruffatto questioned if the neighborhood meetings were well attended. Mr. Raffel explained it depended but they sent out over 300 postcards to the neighbors. They like a lot of input.

Commissioner Johnson moved, seconded by Commissioner Dorband to approve Docket No. PC 18-1 to grant minor site plan and appearance approval for park modifications as shown on the following exhibits submitted December 11, 2018 (except as noted) by Wheeling Park District, for Meadowbrook Park located at 425 Nancy Lane, Wheeling, Illinois:

- Cover letter,
- Existing site conditions exhibit,
- FEMA topographic survey,
- Concept design plan,

- Playground equipment plan, and
- Playground equipment renderings (12.18.2017).

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- B)** [Docket No. 2017-17](#) (Continued without discussion on 12/7/2017.)
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

See Findings of Fact and Recommendation for Docket No. 2017-17.

Commissioner Dorband moved, seconded by Commissioner Kalis, 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 January 2, 2018 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 & data (3 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,
- Trash enclosure exhibit,
- Landscape plan, Sheet L1.2,
- Building A exhibits (3 sheets),
- Building B exhibits (3 sheets),
- Landscape plan, Sheet L1.2,

- Landscape plant list, Sheet L1.5.

And with the following conditions of approval:

1. That the patio fencing shall be black iron;
2. That the bike rack location will be inside the patio as shown on the floor plan. The location of bike racks on other plans is not approved.
3. The trash enclosure shall have a horizontal stripe using a contrasting CMU color.

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. 2017-17. The motion was approved by a voice vote.

The Commission took a break at 8:01p and reconvened at 8:08p.

- C) [Docket No. 2017-16](#) (Continued without discussion on 12/7/2017.)
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

See Findings of Fact and Recommendation for Docket No. 2017-16.

Commissioner Powers moved, seconded by Commissioner Johnson 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 January 2, 2018 (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,
- 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,
- Buildings H.1 & H.2 exhibit
- Building H.1 exhibits (3 sheets)
- Building H.2 exhibits (3 sheets)
- Burnished masonry architectural guide (6 sheets) (11.29.2017).

And with the following conditions of approval:

1. As proposed, the windows adjacent to the patio are operable and are intended to open as weather permits; and
2. That the patio shall have seasonal landscaping.

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. 2017-16. The motion was approved by a voice vote.

- D)** [Docket No. PC 17-19](#) (Tabled without discussion on 12/7/2017.)
Wheeling Town Center
Various Lots within the Wheeling Town Center Subdivision (addresses to be determined)
Site Plan & Appearance Approval of Building and Site Modifications

Mr. Friedman explained the footprints of Starbucks and City Works had changed. There was a change to building H2 which was a direct result of the shift that was made for City Works. They have combined buildings F & G. They are not asking for appearance approval on building F & G. They are in negotiations with two tenants. One is a breakfast, lunch diner concept (5,000 square feet to the north) and the other is a meat and potato sandwich, salad fast casual eatery (3,500 square feet to the south). It no longer makes sense to separate the buildings. Combining the buildings makes it more efficient.

Mr. Friedman reported they made changes to outlot building B which was a direct result of the change that was made to the Starbucks. They have a 2,000 square foot bank that wants a drive-thru.

Chairman Ruffatto asked for details about the parking.

Mr. Cochran stated that they had provided an updated parking plan. There is less parking in the evening than originally projected so they can handle more restaurant space.

Commissioner Powers questioned the total length on the west side of combined building F. He asked about the north side of building F where it seemed narrow by Burger King. He questioned if there would be a wooden fence provided by Burger King. Mr. Friedman confirmed they had not changed the width of the walkway between the north side of building F and the property line. The sidewalk width had not changed. Both tenants have approved dual entrances.

In reply to Commissioner Kalis' question, Ms. Jones confirmed there was a fence by Burger King.

Commissioner Creech's concern was regarding the trash containers. Mr. Friedman confirmed there was a trash enclosure on the west side of building F & G and they made a slight modification to a hatched area that would be no parking.

Commissioner Creech questioned if they increased the retail space. Mr. Friedman stated it was possible it was increased but the actual footprint of the cinema was reduced.

Commissioner Dorband had no questions.

Commissioner Blinova had no questions.

Commissioner Johnson had no questions.

Commissioner Dorband moved, seconded by Commissioner Blinova to recommend approval of 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 January 2, 2018 (except as noted) for the Wheeling Town Center Development (exact address to be determined), located in Wheeling, Illinois:

- Cover letter (2 sheets) 1.03.2018,
- Town Center Site Plan (noting changes since Final PUD),
- Building A site plan exhibits noting footprint changes (3 sheets),
- Building B site plan exhibits noting footprint changes (3 sheets),
- Landscape plan, Sheet L1.2
- Landscape plant list, Sheet L1.5
- Landscape plan, Sheet L1.3
- Landscape layout plan, Sheet L2.3
- Building H1 site plan exhibits noting footprint changes (3 sheets),
- Building H2 site plan exhibits noting footprint changes (3 sheets),

And subject to the following conditions of approval:

1. The consolidation of Building F and G is subject to appearance approval, special use approval (if needed), and all applicable construction codes; and

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.

- E) [Docket No. SCBA 18-2](#)
Wheeling Town Center
351 W. Dundee Road
Appearance Approval of Freestanding Signs

Mr. Friedman explained that when they went through final PUD they received approval for the height and location of the pylon signs. They now have a design and they would like to finalize it.

Commissioner Johnson thought it looked nice. He questioned if the tenant panels would all be the same color. Mr. Friedman confirmed they would all be black and white.

Commissioner Blinova had no questions.

Commissioner Powers asked for the locations to be noted on the site plan. Mr. Friedman noted the locations.

Commissioner Powers questioned the significant of the number 210 below the sign. Mr. Friedman confirmed the 210 was not accurate and should have been removed. Each tenant will have its own address but not listed on the signs.

Commissioner Dorband liked the way it looked.

Commissioner Kalis liked it.

In reply to Commissioner Creech's question, Mr. Friedman confirmed the intention was for all of the tenant signs to be black and white.

Chairman Ruffatto agreed it was a nice sign.

Commissioner Creech moved, seconded by Commissioner Blinova to recommend approval of Docket No. SCBA 18-2 granting appearance approval of two freestanding shopping center signs in accordance with the following exhibits submitted January 2, 2018, for the Wheeling Town Center Development, at 351 W. Dundee Road, Wheeling, Illinois:

- Sign plans (2 sheets), and
- Landscape plan and plant list (2 sheets).

With the following conditions:

1. Tenant panels are limited to the black and white color scheme; and
2. No building address shall be shown on the sign.

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.

8. APPROVAL OF MINUTES – December 21, 2017

Commissioner Powers moved, seconded by Commissioner Johnson to approve the minutes dated December 21, 2017 as presented. The motion was approved by a voice vote.

9. OTHER BUSINESS

Commissioner Kalis mentioned the Happy Noon Year party at the Park District was lovely.

Commissioner Creech announced he would not be present at the January 25th meeting. Commissioner Kalis will also not be present.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Powers to adjourn the meeting at 9:06 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 02.02.2018
FOR APPROVAL ON 02.08.2018**

**DRAFT
FINDINGS OF FACT
AND RECOMMENDATION**

DOCKET NO. 2017-16

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: [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

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).

Chairman Ruffatto called Docket No. 2017-16 on January 11, 2018. Present were Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Powers and Ruffatto. Also present was Brooke Jones, Senior Planner and Mallory Milluzzi, Village Attorney.

Ms. Jones reported that the Staff Reports and Submittals of the petitioner were part of the public record.

Mr. Bradley Friedman, Lynmark Group, Mr. Steve Cochran, Erickson Engineering, Mr. Tom Arsovski, Callison RTKL, 200 South Michigan Avenue, Chicago, Mr. Andrew Johnson and Mr. Jeffrey Gather, Starbucks, 564 West Randolph, Chicago were sworn in.

Mr. Friedman reported they had signed a lease with City Works. They are excited to bring City Works to the Wheeling Town Center. They envisioned this location as being a co-anchor to the space. It is right up against the plaza and directly across from the theater entrance. They are very excited to have this restaurant user come and provide an 8,000 square foot restaurant, bar and grill. City Works Eatery and Pour House is owned and operated by Bottleneck Management. They have 16 locations throughout the states. Most are located in the Chicagoland area. It is American food with a twist.

Mr. Arsovski described the signature elements and materials as copper tile, their logo, a metal siding (black) under the tile and cementitious material that looks like wood planks and limestone. The glazing is clear glass with a store front system. On the east and west sides they are using the burnish block in two colors (grey and tan). The windows are an operable window/door system that can be retracted in nice weather. There is also a bocce court.

Mr. Friedman mentioned they added a valet awning since they will offer valet parking.

Mr. Friedman stated that the footprint shifted based on the tenant floor plan. The building was made a little longer so the walkway was shifted. All of the landscaping elements of the plaza were also

shifted. The design or materials of the plaza were not changed.
No one from the audience came forward.

Commissioner Creech thinks the proposal looks great. He questioned if the seating on the patio was permanent. Mr. Friedman confirmed the fence was permanent but the seating was not. The storage of the seating was up to the tenant.

Commissioner Creech referred to the moveable heat lamps.

Commissioner Powers questioned if the corrugated material was strong enough for hail. He questioned the durability of the material. Mr. Arsovski stated an REI store used the same material on a 20' high tower element so they are very confident that it was a thick enough gauge.

In reply to Commissioner Powers' question, Mr. Arsovski confirmed the drains were internal.

Commissioner Powers felt the building looked great.

Commissioner Johnson felt the building looked great. He questioned if the copper tile oxidized to green. Mr. Arsovski believed it was coated to stay looking like copper. He will clarify.

Commissioner Johnson referred to drawing L1.3 on page 83. He liked the enclosed trash enclosure but noted there appeared to be a fire hydrant in front of it. Mr. Friedman agreed to relocate it if there was a fire hydrant.

Commissioner Kalis loved the look of the building.

Mr. Friedman explained the glass doors opened in the summer.

Commissioner Blinova felt it was a beautiful building.

In reply to Commissioner Blinova's question, Mr. Friedman stated it would be finished in December.

Commissioner Dorband loved the building.

Chairman Ruffatto questioned if employees were going to still park in the parking garage. Mr. Friedman confirmed they had 100 parking spaces in the residential garage for the retail employees. They have updated the parking study now that they have an actual seating count and number of employees. They have an abundant of parking and have provided an updated parking study. They have increased their ratio in terms of the seat count and parking numbers and have been given an opportunity to increase the amount of restaurant space for the Town Center.

Chairman Ruffatto asked for an explanation regarding the comment in the report that the exact landscaping shown on the renderings was not shown on the landscape plan. Ms. Jones explained it was regarding the patio landscaping. She explained that they could be allowed flexibility to add landscaping to their patio. It could be required or allow the tenant to plant as they see fit. Chairman

Ruffatto wanted to require landscaping and work with Staff on a landscaping plan. Mr. Friedman felt it should be seasonal. Chairman Ruffatto agreed.

Chairman Ruffatto referred to the overhead doors. Ms. Jones explained that Staff was not aware of the intent that they be opened. It will need to be reviewed by the health officer. Mr. Friedman stated that they need the overhead doors approved since they have 4 tenants requesting them. Ms. Jones explained there may be some additional construction code or municipal code requirements. There were several codes that could be impacted.

Chairman Ruffatto questioned if there was exterior lighting on the building. Mr. Arsovski noted the location of the wall sconces on the building.

Commissioner Powers moved, seconded by Commissioner Johnson 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 January 2, 2018 (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,
- 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,
- Buildings H.1 & H.2 exhibit
- Building H.1 exhibits (3 sheets)
- Building H.2 exhibits (3 sheets)
- Burnished masonry architectural guide (6 sheets) (11.29.2017).

And with the following conditions of approval:

1. As proposed, the windows adjacent to the patio are operable and are intended to open as weather permits; and
2. That the patio shall have seasonal landscaping.

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. 2017-16.
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 02.02.2018
FOR APPROVAL ON 02.08.2018**

**DRAFT
FINDINGS OF FACT
AND RECOMMENDATION**

DOCKET NO. 2017-17

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: [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

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).

Chairman Ruffatto called Docket No. 2017-17 on January 11, 2018. Present were Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Powers and Ruffatto. Also present was Brooke Jones, Senior Planner and Mallory Milluzzi, Village Attorney.

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.

Ms. Jones reported that the Staff Reports and Submittals of the petitioner were part of the public record.

Mr. Bradley Friedman, Lynmark Group, Mr. Steve Cochran, Eriksson Engineering, Mr. Tom Arsovski, Callison RTKL, 200 South Michigan Avenue, Chicago, Mr. Andrew Johnson and Mr. Jeffrey Gather, Starbucks, 564 West Randolph, Chicago were sworn in.

Mr. Friedman referred to the original plan that had anticipated a coffee user with a drive-thru for the outlot building. They have been working with Starbucks and have made some modifications to the floor plan and footprint. They have been working with the architects in order to accommodate their requests. They have put together a plan and building elevations that they think will fit in with the

Town Center.

Mr. Friedman did not see any problems with the proposed stacking. Chairman Ruffatto stated the original stacking was for 10 cars and the proposed is for 8 cars. He asked for an explanation for the stacking. Mr. Friedman stated that Starbucks was very happy with an 8 car stacking. If the stacking becomes greater than 8 cars once they open, they will make modifications from an operational standpoint to increase the number of employees who are working the window so the stacking doesn't go beyond 8 cars.

Mr. Steve Cochran did an analysis. The Village Zoning Code requires 6 spaces per drive-thru windows for fast food restaurants so they exceeded the requirement. They feel from survey data that 8 would be adequate for the store in this location. They provided data that shows some stores at other locations that use as much as 9 or 10 vehicles but they were generally more high visibility and high traffic locations. He felt the 8 should be adequate. He has worked on a number of Starbucks and they control their queuing with how they manage their drive-thru windows. They also addressed in the memo if it was 9 cars. The tail would be hanging out in the drive aisle and might block the westbound direction but it should only be momentarily. The 10th car would not interfere with the parking in the area since there was a separate parking lot.

Chairman Ruffatto questioned if Mr. Cochran did any of the analysis. Mr. Cochran explained the data collection was done by another consultant.

Chairman Ruffatto asked for details on the architecture. Mr. Friedman explained they took the cement brick materials being used on the residential building and selected a couple of options to use for the Starbucks. They have presented it to Starbucks and they have signed off and approved it.

Chairman Ruffatto referred to the trash enclosure. Mr. Friedman confirmed they were using the same material for the trash enclosure. Chairman Ruffatto referred to a discussion item that the materials for the trash enclosure were going to be CMU. Mr. Friedman confirmed it was a CMU brick and not a cement brick.

Commissioner Johnson asked if they expected most of the traffic to go past and then enter the east drive and double back to Starbucks versus going in at Northgate. Mr. Cochran was in agreement.

Chairman Ruffatto questioned an explanation if they stacked more than 8 cars. Mr. Cochran explained people generally went right in and right out on their way to work. If the light is red at Dundee, they are building a right turn lane. Mr. Friedman explained they heard from Starbucks that their customer base starts to get into a habit and learns the easiest route.

Commissioner Johnson asked about the stacking numbers for the Starbucks on Milwaukee. He mentioned it sometimes backs up onto Milwaukee Avenue. Ms. Jones did not have the figures. Mr. Cochran is not projecting any backup into the east/west road but even if it was one or two cars, people coming to Starbucks or any other store would turn into the parking lot and would not go in front of the Starbucks. It would take 30 cars to start interfering with Dundee Road or Northgate Parkway. Commissioner Johnson questioned it could impact the other drive-thru. Mr. Cochran anticipated it to be a bank with an ATM. Mr. Friedman explained if it did get beyond 8 cars, Starbucks would make an operational change to increase the number of employees to keep the cars

flow moving.

Commissioner Creech has no problem with the car stacking.

Commissioner Blinova didn't think there would be a problem with stacking since it wasn't on a main street.

Commissioner Kalis' only concern was coming out of the Building B1 ATM exit. He felt Starbucks could fix their operations to keep things moving. He felt better that it was a parking lot and not a main street.

Commissioner Kalis questioned if a future tenant for B1 had a problem with blocking, how they would address the problem with Starbucks. Mr. Friedman explained a complaint would probably be made to management and then management would contact Starbucks. Commissioner Kalis questioned if it would be an ordinance violation. Chairman Ruffatto felt the management team of Wheeling Town Center would receive the first call.

Commissioner Powers questioned the location of the "do not block" intersection. Mr. Cochran agreed they could stripe the pavement and add a sign if there was a problem.

Commissioner Powers questioned if Starbucks would be adding directional signage placed in the parking lot. Mr. Friedman explained most of the Starbucks signage was going to be within the Starbucks area and not in the parking lot.

Commissioner Dorband didn't see a problem with the stacking. She has used the Starbucks in Lexington and the drive-thru moves fast with 6-8 cars. She felt Starbucks could internally take care of any stacking issue.

Chairman Ruffatto's questions were relating to the data. He questioned the basis for the statement "That it was unlikely that the Wheeling location will see more than 8 queued vehicles." He mentioned that data was 3-5 years old. He felt some of the areas had increased population during that time. Mr. Cochran confirmed the queuing data was collected around January 2015. He supplemented it with the amount of daily traffic going by the site based on the IDOT website's traffic volume map. Chairman Ruffatto questioned how they feel comfortable that the space was good enough for 8 stacking versus the original 10 cars. Mr. Friedman explained that they also received data from Starbucks on the anticipated number of cars in the queue. Chairman Ruffatto questioned if any of the data was from Starbucks. Mr. Friedman indicated it wasn't included in the data from Mr. Cochran but Starbucks had their own data where they felt sufficient with the anticipated 8 cars max stacking for this location.

Chairman Ruffatto referred to Appendix A. He questioned if the information was based on information from Starbucks and IDOT. Mr. Cochran confirmed it was from Gewalt Hamilton and IDOT. He explained that most of the traffic for coffee was drawn from the adjacent street system. There was less traffic on Dundee and Northgate compared to the other higher queued ones. Chairman Ruffatto still has a concern but feels better about it.

Chairman Ruffatto referred to the signage. He questioned if the "do not block the intersection"

signage would go in from the very beginning. Mr. Friedman felt it was a wait and see if it was needed before implementing. Mr. Cochran noted that Starbucks would be operational before building B.

Chairman Ruffatto questioned if the peak hours were from 6:00 a.m. to 10:00 a.m. Mr. Friedman confirmed the peak hours for Starbucks were from 6:00 a.m. to 10:00 a.m.

Chairman Ruffatto referred to the architecture, landscaping and trash enclosure.

Commissioner Johnson's biggest concern is the trash enclosure. He questioned if other options were discussed. He was not in favor of the proposed grey block in the parking lot. He felt it would be difficult for Waste Management. Mr. Friedman explained the location of the trash enclosure changed a number of times based on recommendations from Starbucks and making sure it would service Starbucks and other properties in the area. They've had conversations with Waste Management and it was at a very convenient location for pick up. They are satisfied with the location. The material was recommended by Staff and the color was selected since they use dark grey in the residential building and in all of the other retail buildings. Commissioner Johnson indicated the renderings showed a light grey color, similar to cinderblock. Mr. Friedman indicated Waste Management had signed off on the location. Commissioner Johnson was not happy with it.

Commissioner Creech expressed concern with the location of the trash enclosure. He felt it was better than the previous location in front of Starbucks. He noted that 10 parking spaces were being removed for the change in the trash location. The size for the platforms for B1 and B2 were increased. He felt that building A was also larger than originally configured. He doesn't understand why another location couldn't be found for the trash enclosure. He expressed concern for the location for B1 and B2. He suggested relocating the trash to the north end of the lot. Mr. Friedman explained that Waste Management could not access the trash in that location because of turning radiuses and it would be inconvenient. Commissioner Creech explained they could back in and go early in the morning. Commissioner Creech felt the drive-thru by B1 was sizeable and the building could be moved over to make the median a little wider which would make it more accessible to all three locations. Mr. Friedman explained it couldn't service location C. Commissioner Creech noted that location C had its own internal trash. Mr. Friedman explained he was basing his comments on meetings they had with Waste Management and their preference on location. Commissioner Creech did not agree since he sees the garbage trucks going in and out of little corners in Chicago. He felt they would be able to back up in that space. Mr. Friedman explained there was a lot of landscaping there and he felt it was important to maintain it. Commissioner Creech suggested looking into it.

Commissioner Blinova had no comments.

Commissioner Kalis had no additional comments.

Commissioner Powers questioned if there were gutters and downspouts included on the renderings. Mr. Friedman pointed them out.

Commissioner Powers questioned if they could add some planter boxes on the railings in the patio area. Mr. Friedman felt it was up to the tenant. Commissioner Powers requested that they ask the

tenant.

Commissioner Powers noticed the footprint got bigger and the parking was in the front. Mr. Friedman explained Starbucks was driving it. Starbucks has a model and employees who look at the floor plan to see what would work.

Commissioner Powers questioned the timing. Mr. Friedman explained that all of the site work had been done and all of the streets, roadways and curbs were in place. He felt it was important to get the foundations in the ground for Starbucks, City Works and other tenants this spring. Starbucks wants to open up late fall and City Works wants to open up in December. They are trying to move forward to make sure foundations can get into the ground.

Commissioner Powers believes the trash enclosure is an issue.

Commissioner Powers referred to the CMU on the trash enclosure. He questioned his experience with CMU and its durability. He questioned if it needed to be maintained. He questioned if it would also be used at City Works. Mr. Arsovski explained it was basically a concrete masonry unit. It was durable and a common construction material. The difference between the typical heavy duty concrete block and the proposed was the face finish. The CMU is formulated with a special aggregate. It is concrete, durable and treated with a waterproofing coating.

Commissioner Dorband referred to the area of the trash enclosure. She questioned if they considered any other locations. Mr. Friedman explained they looked at a couple of other locations and this was the location they felt was best suited to service Starbucks and the outlot building. Commissioner Dorband doesn't have an issue with the proposed location but she questioned if they considered moving it further down to one end or the other. Mr. Friedman explained they wanted it in the middle to service both of the outlot buildings. He explained it was anticipated that Starbucks would generate more trash and make more trips so they wanted to accommodate them. She questioned if they were adding landscaping around it. Commissioner Ruffatto noted the landscaping plan had landscaping in front of it.

Commissioner Dorband doesn't have an issue with the proposed trash location.

Chairman Ruffatto was not in favor of having the trash enclosure on Dundee Road. He referred to a bank that has a trash enclosure on Dundee Road and he felt it was ugly and unacceptable.

Chairman Ruffatto mentioned that the Village's Zoning Code specifically states that CMU was a prohibited material to use. He stated that concrete block and split face was not permitted in the Village. He explained that some convincing needed to be done on the CMU. Mr. Arsovski explained the difference was how the concrete block was made. It has a matrix of aggregate which were very different than regular concrete. It is much denser with a grain. The face is polished after it is made which is different than split face. The proposed is flat and smooth with a grain. It is a product that is probably newer than the Village's ordinance. Chairman Ruffatto questioned how easy it was to clean. Mr. Arsovski explained it could be sprayed. It was not easily stained.

Chairman Ruffatto questioned the material of the fencing around the patio area. Mr. Friedman explained it was a tenant selection item. Chairman Ruffatto noted it was on the drawing so the

Commission needs to know the material. Mr. Johnson confirmed the fence material as iron in a black color.

Chairman Ruffatto questioned if the bike rack was shown in the correct location. Mr. Johnson confirmed it was the correct location and style.

Commissioner Creech noted bike racks were shown by the front doors on one of the floor plans (page 34). He felt it was located too close to the front doors.

Chairman Ruffatto referred to the landscaping. He questioned if they were approving the landscaping just around the Starbucks and in front of the trash enclosure. Ms. Jones confirmed the landscaping around the drive-thru lanes, landscaping adjacent directly to the building and around the trash enclosure. Chairman Ruffatto questioned if it would be irrigated per the Village Code. Ms. Jones confirmed it would be irrigated.

Chairman Ruffatto questioned other locations they had used the burnished stone. Mr. Friedman explained it was being used at a large development called Pine Crest in Cleveland. It has been used in large scale and high end retail mixed use developments. Chairman Ruffatto requested e-mailing addresses of suburban locations to Ms. Jones.

Chairman Ruffatto questioned if any of the Commissioners had questions regarding the landscaping.

Commissioner Johnson referred to number 13 on page 33 regarding the bike racks. He mentioned there was no 13. Ms. Jones explained a sheet was received later and it did show bike racks in the location. Mr. Gather confirmed the floor plan was preliminary for the store design they were currently working to finalize. He stated they were currently looking to place the bike racks to the west of the main entrance. He stated the final plans would be submitted at permit time. The bike rack location shown on the schematic is not correct.

Commissioner Powers questioned if there would be exterior lighting on the building. He questioned if there were spec sheets on the lighting. Mr. Friedman explained it was currently interior lighting, signage and site lighting. They currently do not have any exterior lighting.

Chairman Ruffatto referred to the comments made this evening that the bike racks and lighting were preliminary. He explained it was the Commission's expectation that it should be final so when they go to the Village Board, the Village Board had everything in a neat packet. Ms. Milluzzi explained that it was a pretty final plan and if they had changes at final, they would need to return for an amendment to the site plan.

Commissioner Johnson requested incorporating a stripe or another accent to the trash enclosure in order to make it more attractive. Mr. Friedman agreed.

Commissioner Dorband moved, seconded by Commissioner Kalis, 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 Drive-

Through Restaurant in accordance with the following exhibits submitted January 2, 2018 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 & data (3 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,
- Trash enclosure exhibit,
- Landscape plan, Sheet L1.2,
- Building A exhibits (3 sheets),
- Building B exhibits (3 sheets),
- Landscape plan, Sheet L1.2,
- Landscape plant list, Sheet L1.5.

And with the following conditions of approval:

1. That the patio fencing shall be black iron;
2. That the bike rack location will be inside the patio as shown on the floor plan. The location of bike racks on other plans is not approved.
3. The trash enclosure shall have a horizontal stripe using a contrasting CMU color.

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. 2017-17. 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 02.02.2018
FOR APPROVAL ON 02.08.2018**