

**WHEELING PLAN COMMISSION
THURSDAY, APRIL 13, 2017 6:30 P.M.**

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

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

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. CHANGES TO THE AGENDA**
- 5. CITIZEN CONCERNS AND COMMENTS**
- 6. CONSENT ITEMS**
 - A) [Docket No. SCBA 17-17](#)
Cricket
23 W Dundee Road
Appearance Approval of a Wall Sign
 - B) [Docket No. SCBA 17-18](#)
Holy Spirit Life Learning Center
111 N. Wolf Road
Appearance Approval of a Wall Sign
 - C) [Docket No. SCBA 17-14](#)
Lake House
333 Wood Creek Road
Appearance Approval of Freestanding Signs
 - D) [SCBA 17-12](#)
Gulf
14 N. Elmhurst Road
Appearance Approval of a Freestanding Sign
- 7. ITEMS FOR REVIEW**
 - A) [Docket No. PC 17-5](#)
Addolorata Villa
555 McHenry Road
Minor Site Plan and Appearance Approval of Site Modifications
- 8. APPROVAL OF MINUTES – [March 23, 2017](#)**
- 9. OTHER BUSINESS**

10. ADJOURNMENT

**IF YOU WOULD LIKE TO ATTEND A VILLAGE MEETING BUT REQUIRE
AUXILIARY AID SUCH AS A SIGN LANGUAGE INTERPRETER, PLEASE CALL
(847) 459-2600 AT LEAST 72 HOURS PRIOR TO THE MEETING.**

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

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

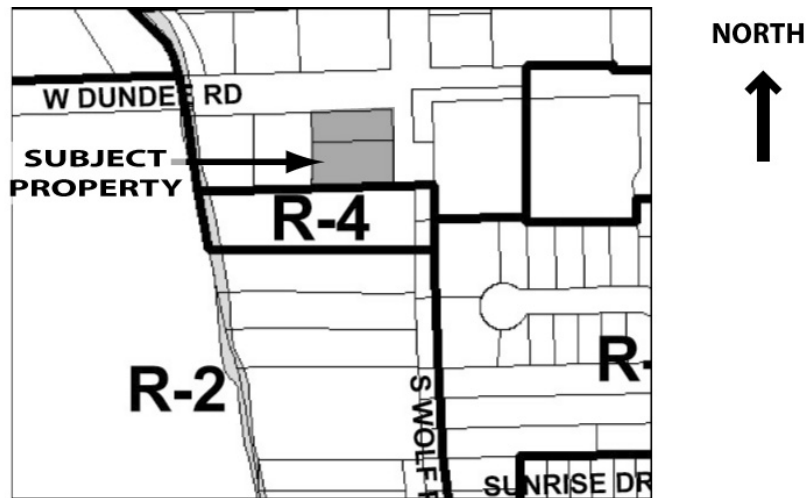
RE: **Docket No. SCBA 17-17**
Cricket
23 W. Dundee Road
Appearance Approval of a Wall Sign

DATE OF REPORT: April 4, 2017

DATE OF MEETING: April 13, 2017

PROJECT OVERVIEW: The petitioner is seeking appearance approval for a wall sign for an existing mobile phone store.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	C.I.S.
<u>Property Owner Name:</u>	C & K Investment (owner of the shopping center at 11-35 West Dundee Road)
<u>Common Property Address:</u>	23 W. Dundee Road
<u>Common Location:</u>	Located at the southwest corner of Dundee and Wolf Roads.
<u>Existing Use of Property:</u>	Commercial
<u>Existing Property Zoning:</u>	B-3, General Commercial and Office District
<u>Relevant Zoning Action for Unit:</u>	None.

PROJECT DESCRIPTION

The petitioner is requesting appearance approval to install a new business identification wall sign for an existing retail and service store for mobile phones.

SIGNAGE PLAN REVIEW

Sign Location: The proposed business identification sign will be located on the front façade, above the storefront windows, facing north to Dundee Road.

Sign Type and Size: An internally illuminated, flush mounted, channel letter sign is proposed. The proposed sign is a total of 17.7 sq. ft. in size. The sign includes the business name in stylized black letters with a green accent. The store has a frontage of 17 feet. Each storefront is allowed a wall sign with a minimum of 20 sq. ft. Therefore, the proposed sign meets the size requirements of the Sign Code.

STAFF REVIEW

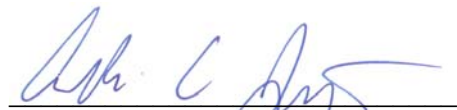
Impact on Adjacent Uses: No impact on adjacent uses is expected.

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

PROPOSED MOTION

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

Approve Docket No. SCBA 17-17 to permit the installation of a business identification wall sign in accordance with the sign drawings submitted March 27, 2017 by C.I.S., on behalf of Cricket, located at 23 W. Dundee Road, Wheeling, Illinois



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachments: [Photo of existing conditions](#)

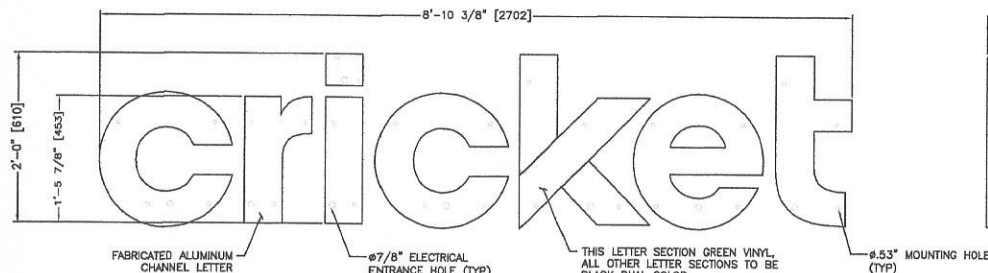
[Wall sign plan](#)

[Rendering](#)

Cricket – 23 W. Dundee Road
Docket No. SCBA 17-17 (Appearance Approval of a Wall Sign)
Plan Commission Meeting – April 13, 2017



Existing conditions of store front – looking south



ELEVATION VIEW

INSTALLATION INSTRUCTIONS:

1. SECURE POUNCE PATTERN TO WALL.
2. DRILL MOUNTING AND ELECTRICAL HOLES INTO WALL.
3. INSTALL LED CABLE PROTECTION TUBES (18"/457mm LONG) INTO THE REAR OF SIGN. PUSH THE BEVELED END OF EACH PROTECTION TUBE INTO REAR OF EACH LOCKING BUSHING UNTIL YOU HEAR AND FEEL THE TWO LOCK TOGETHER.
4. ADD A BEAD OF NON-HARDENING CAULK AROUND EACH PROTECTION TUBE AND ON TOP OF THE LOCKING BUSHING HEX TO INSURE WATER TIGHTNESS.
5. ADD A BEAD OF NON-HARDENING CAULK AROUND EACH HOLE WHERE MOUNTING HARDWARE PENETRATES THE WALL TO INSURE WATER TIGHTNESS.
6. MOUNT LETTERS TO WALL AS SHOWN. MAKE SURE NO WATER CAN PENETRATE LETTERS BETWEEN SECTIONS.
7. BEHIND THE WALL, TRIM THE PROTECTION TUBES TO FIT WALL THICKNESS. BE CAREFUL NOT TO DAMAGE LED CABLE.
8. MOUNT POWER SUPPLY HOUSING INSIDE BUILDING OPPOSITE SIGN SECTIONS.
9. MAKE ALL SECONDARY AND PRIMARY ELECTRICAL CONNECTIONS.
10. TEST LIGHT SIGN.
11. ATTACH WIRE AND POWER SUPPLY COVERS.
12. CLEAN SITE OF ALL INSTALLATION DEBRIS.
13. INSTALLATION TO MEET ALL CODE REQUIREMENTS.

DIMENSIONS ON THIS DRAWING ARE DISPLAYED IN ENGLISH UNITS FOLLOWED BY METRIC UNITS IN BRACKETS. ALL METRIC UNITS HAVE BEEN ROUNDED TO THE NEAREST WHOLE MILLIMETER.

CONSTRUCTION & INSTALLATION OF CHANNEL LETTERS SHALL CONFORM TO ALL UL, NEC, CSA AND LOCAL CODES

POUNCE PATTERN SHALL BE SUPPLIED BY LETTERSET MANUFACTURER.

S.S. MOUNTING HARDWARE CHART			
	W/CONCRETE	WOOD	METAL
3/8" BOLTS THRU WALL	*	*	*
3/8" LAGS W/SHIELDS	*		
3/8" LAG BOLTS	*		
3/8" TOGGLE BOLTS			*

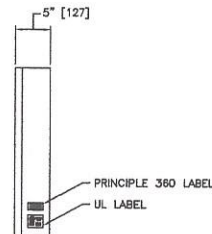
GRATES AND WEIGHTS

AREA: 17.8 SQ FT / 1.7 SQ METERS
ESTIMATED CRATED VOLUME: 23.4 CUBIC FT (0.7 CUBIC M)
ESTIMATED CRATED WEIGHT: 54 LBS (25 kg)
ESTIMATED UNCRATED WEIGHT: 16 LBS (8 kg)

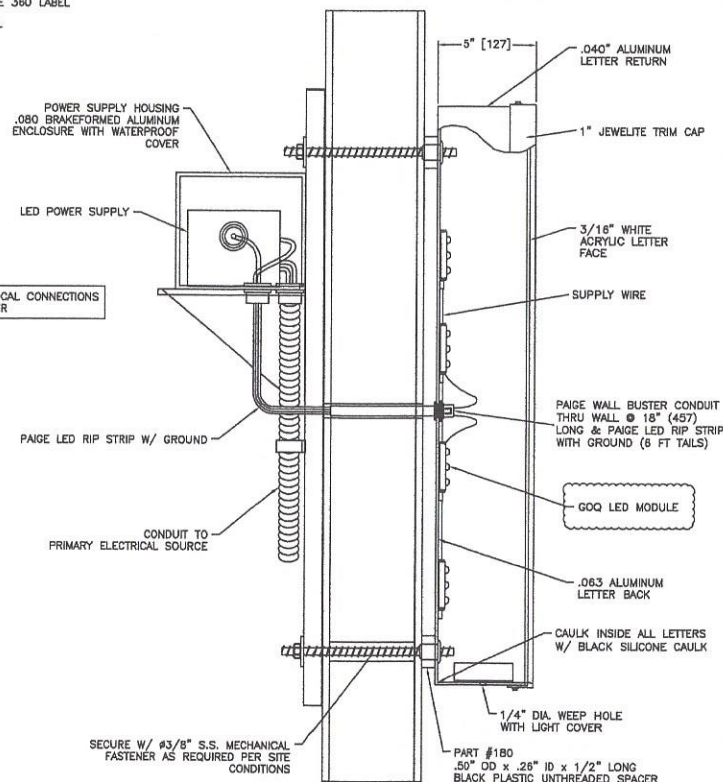
SIGN ELECTRICAL INFORMATION

LEDs: (43) GOQ 3 LED
LED POWER SUPPLY: (1) MEANWELL LPV-60-12
TOTAL CONNECTION LOAD: 1.2A @ 120V
CIRCUITS REQUIRED: (1) 20 AMP
ALL ELECTRICAL COMPONENTS TO BE UL LISTED
GROUNDING PER UL AND NEC SPECIFICATIONS

SIDE VIEW



FN	DESCRIPTION	QTY
1	24" CRICKET LETTERSET	1
2	Ø3/8" [10] S.S. THREADED ROD @ 12" [305] LONG W/ HARDWARE	28
3	MEANWELL LPV-60-12 POWER SUPPLY	1
4	WEATHERPROOF POWER SUPPLY ENCLOSURE	1
5	PAIGE 18" [457] WALL FEED THROUGH PROTECTION TUBE	8
6	.50" OD x .28" ID x 1/2" LONG BLACK PLASTIC UNTHREADED SPACER - PART #180	28
7	TOUCH-UP PAINT	A/R
8	POUNCE PATTERN (SEND FULL-SIZE PAPER COPY OF MOUNTING PATTERN)	1
9	CARDBOARD BOXES (PACKAGE INSTALL KIT, EXCEPT POUNCE PATTERN)	A/R
10	CARDBOARD TUBE (PACKAGE POUNCE PATTERN)	1
11	INSTALL DRAWING	1



LETTER SECTION DETAIL

CRICKET CR-FL-24B (INSTALL) 24" BLACK FACE-LIT CHANNEL LETTERS

principle

Principle Group
2035 Lakeside Centre Way
Suite 250
Knoxville, TN 37922
Main: 865.692.4058
Toll-free: 877.692.4058
www.principleglobal.com

The following document is for design intent purposes only and is the intellectual property of Principle Group. It shall not be reproduced and/or distributed for any purpose without prior written approval. The manufacturer shall be responsible for all structural, electrical, mechanical, and foundation engineering. These documents were not produced under an engineering services agreement.

principle Latest Revision: C			
Drawing by: JLS Date: 06/16/2014			
Description: 24" BLACK FACE-LIT CHANNEL LETTERS			
Customer: CRICKET			
Sht 1 of 1 Drawing: C093680			
Rev	Date	Initials	Description of change
C	4-20-18	JLS	CHANGED ELECTRICAL SPECS TO GOQ
B	11-24-14	JLS	CHANGED LOCATION OF MOUNTING HOLES TO MATCH ACROSS EACH LETTER VERSION
A	9-18-14	JLS	REVISED LETTER SECTION DETAIL
RTP	6-19-14	JHP	DRAWING CHECKED & APPROVED

cricket

principle 

UID: 70232395

Client: Cricket - NR1

Project: BAU

Title: Exterior Signage

Site address: 23 W Dundee Rd
Wheeling, IL

Project manager: Doug Stooksbury

Drawn by: CL

Date: 3/8/17

Revision: Initial

As the Owner/Lessor/Mortgage or Security interest holder, I hereby acknowledge and accept the installation of signs as illustrated within the renderings shown within this brand proposal. By signing below I consent to the installation of signs at the premises and property address listed within this brand proposal and acknowledge that I have reviewed all details of this brand proposal in its entirety.

Signature of (Owner/Lessor/Mortgage or Security Interest Holder)

Print Name

Date



NOTE: Quote does not include removal of any existing signage, patching or painting of the existing façade. Cricket requires that any existing signs be removed and that façade is patched and painted by the dealer, or landlord to match the color of existing fascia prior to the new Cricket signs being installed by Principle USA Inc. Please contact your Field Activity Manager if you would like Principle to quote removal of any existing signage, or patching and painting of the façade.

Exhibit received March 27, 2017

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

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

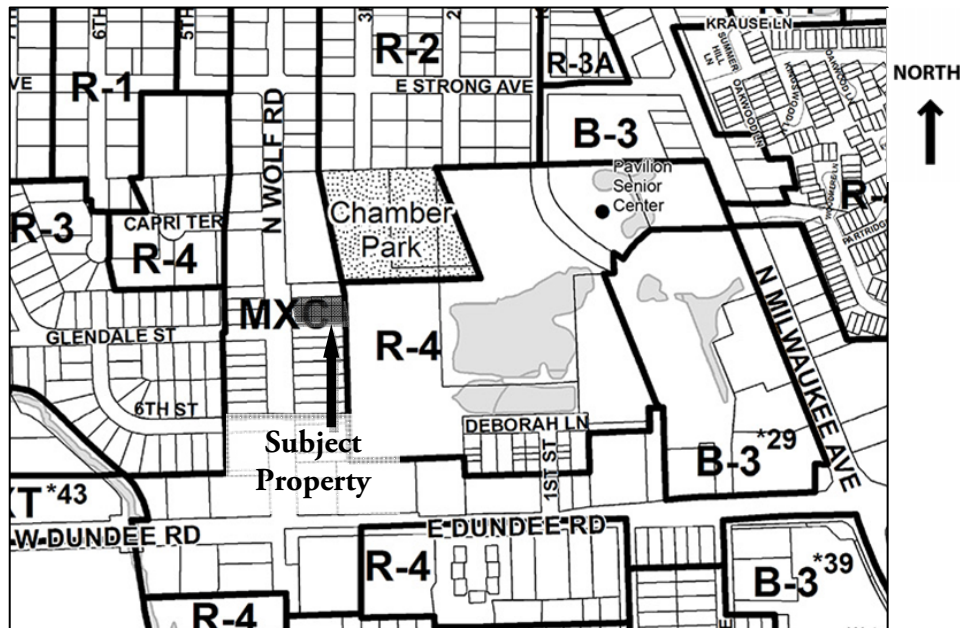
RE: Docket No. SCBA 17-18
Holy Spirit Life Learning Center
111 N. Wolf Road
Appearance Approval of a Wall Sign

DATE OF REPORT: March 31, 2017

DATE OF MEETING: April 13, 2017

PROJECT OVERVIEW: The petitioner is requesting appearance approval of a wall sign for a new office use.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant Name: Mark Kelly

Property Owner Name: Little Mexico, Inc.

Common Property Address: 111 N. Wolf Road

Common Location: The property is located east of Wolf Road, at
Glendale Street

Neighboring Property Land Use(s): North: Commercial

	West: Multi-Family Residential
	South: Commercial
	East: Multi-Family Residential
<u>Comprehensive Plan Designation:</u>	Commercial-Residential Mixed Use
<u>Existing Use of Property:</u>	Office
<u>Existing Property Zoning:</u>	MXC Commercial Residential Mixed Use District

DESCRIPTION OF PROPOSAL

The petitioner is requesting appearance approval of a wall sign for a new office use.

SIGN REVIEW

Sign Location: The petitioner is proposing to install a wall sign over the door, which faces Wolf Road.

Sign Type and Size: The applicant is proposing to install a wall sign made of a 1/8 inch thick alumacore panel with blue copy and a white background. The proposed sign will feature the business name, logo, address, phone number, and email. The sign will not be illuminated. The sign is 21.13 sq. ft. in area. The proposed sign meets the requirements of the Sign Code.

STAFF REVIEW

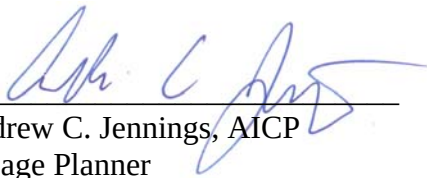
Impact on adjacent uses: No impact on adjacent uses is expected.

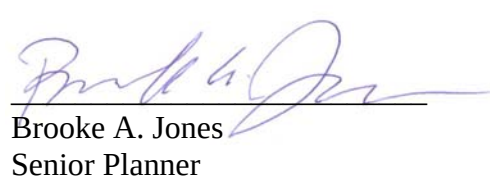
Staff Recommended Action: Staff recommends approval of the wall sign.

PROPOSED MOTION

If the Plan Commission approves of the requested wall sign at 111 N. Wolf Road, an appropriate motion would be to:

Approve Docket No. SCBA 17-18 to grant appearance approval for the proposed wall sign in accordance with the plans (2 sheets) submitted March 17, 2017 by Holy Spirit Life Learning Center at 111 N. Wolf Road, Wheeling, Illinois.


Andrew C. Jennings, AICP
Village Planner


Brooke A. Jones
Senior Planner

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

 [Wall Sign Plans \(2 sheets\)](#)

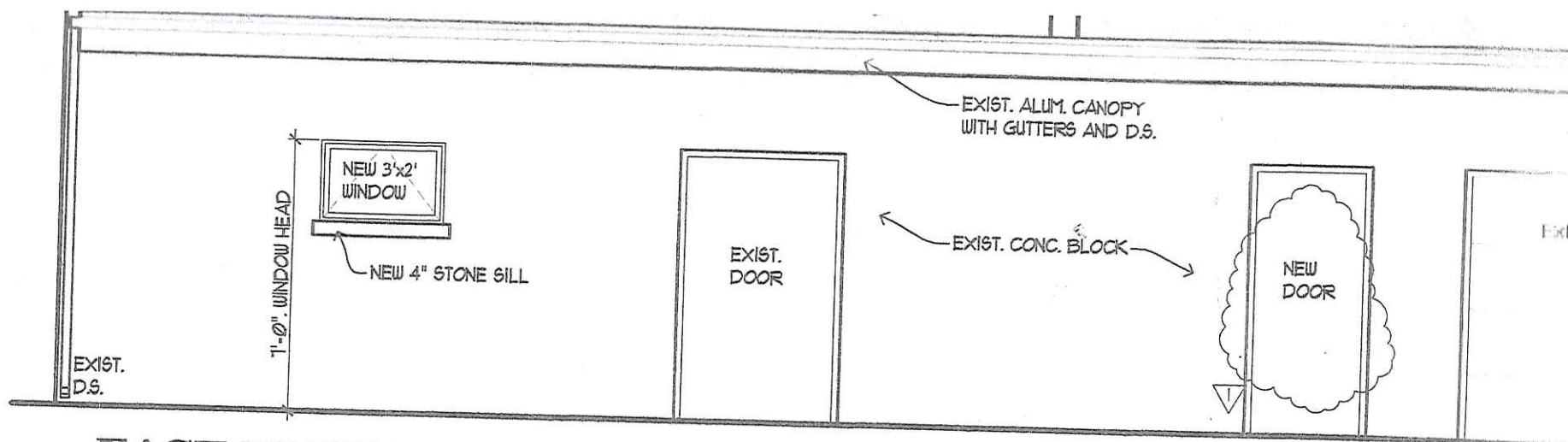
Holy Spirit Life Learning Center – 23 W. Dundee Road

Docket No. SCBA 17-18 (Appearance Approval of a Wall Sign)

Plan Commission Meeting – April 13, 2017



Existing conditions of store front – looking east



EAST ELEVATION

SCALE: 1/4"=1'-0"

NEW STORE FRONT
WINDOWS AND DOORS
SHALL MEET
REQUIREMENTS OF THE
2012 IECC

NEW STORE FRONT DOORS
AND WINDOWS SHALL
HAVE MAXIMUM U-FACTOR
OF 0.30 AND SHGC OF 0.40
WINDOW UPGRADE OPTIONS
SHALL BE SELECTED BY
OWNER

ROUGH OPENINGS FOR ALL
WINDOWS, DOORS, VENTS
ETC. TO BE DETERMINED
AFTER FINAL PRODUCT
SELECTION. MANUFACTURER
TO COORDINATE
SPECIFICATIONS WITH
MASONRY CONTRACTOR,
STEEL CONTRACTOR, STORE
FRONT CONTRACTOR AND
OWNER



WEST ELEVATION

SCALE: 1/4"=1'-0"

NEW 4" STONE
FACE BRICK TO
MATCH EXIST.

*Change Email
Phone No.*

117 in

26 in

Logo Height
21.5"



Holy Spirit Life Learning Center

5.25" letters

111-115 N. Wolf Rd. Wheeling, IL 60090

~~773-764-3000~~ Email: ~~hslcenter@gmail.com~~
847 947 8947 *hslwheeling@gmail.com*

2.875" letters

Exhibit received March 17, 2017

*OK By Sr. ANGELICA.
3-15-17.*

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
Brooke A. Jones, Senior Planner

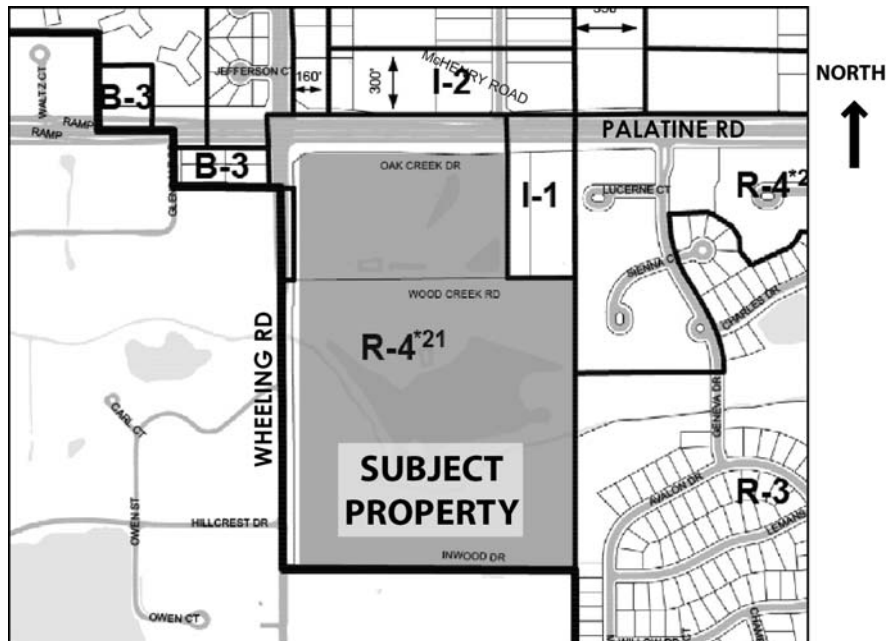
RE: **Docket No. SCBA 17-14**
Lake House
333 Wood Creek Road
Appearance Approval of Subdivision Signs

DATE OF REPORT: April 7, 2017

DATE OF MEETING: April 13, 2017

PROJECT OVERVIEW: The petitioner is requesting appearance approval of several freestanding signs for the apartment complex currently known as Woodland Creek.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Identity Services, LLC
<u>Property Owner Name:</u>	F&F Realty
<u>Common Property Address:</u>	333 Wood Creek Drive
<u>Common Location:</u>	The property is located at the southeast corner of Palatine and Wheeling Roads

Existing Use of Property:

Multi-Family Residential

Existing Property Zoning:

R-4 Multi-Family Residential

Previous Relevant Zoning Action:

2004-31 Ord. No. 3922, passed 11/22/2004, granted sign variation for the sign at the corner of Palatine and Wheeling Roads.
2007-30 Ord. No. 4275, passed 11/26/2007, granted sign variation for the sign along Wheeling Road.

DESCRIPTION OF PROPOSAL

The Woodland Creek Apartments is rebranding its identity as Lake House. As such, they are changing all signs on the property. There are identity signs along Wheeling and Palatine Roads, subdivision entrance signs, and a directional sign. Landscape plans have been provided for the identity signs.

SIGNAGE PLAN REVIEW

Signage Locations: There are two signs on the property that have variations for their locations. The identity signs at the corner of Palatine Road and Wheeling Road and the sign along Wheeling Road require variations because they do not identify a subdivision entry. Ordinance Nos. 3922 and 4275 allow these signs to be replaced.

Small subdivision entry signs along Wheeling Road are also being replaced.

Lastly, an interior directional sign is being installed along Oak Creek Drive.

Proposed Signage Size, Style and Type: All proposed signs have a blue background with gray lettering. With the exception of the directional sign, they also have a tag line that states “relaxed apartment living.”

The existing V-type panel sign at the corner of Palatine and Wheeling Roads will be replaced. The sign has a total height of 11’8”. Each panel is 20’ x 8’ (160 sq. ft.). Ordinance No. 3922 allows for a sign that is 280 sq. ft. in area. The proposed sign meets the requirements of the Sign Code and Ordinance No. 3922.

The existing 32’ x 4’ (128 sq. ft.) panel sign along Wheeling Road is also being replaced. Ordinance No. 4275 allows for a sign that is of the same size. The sign has a height of 6’10”. The proposed sign meets the requirements of the Sign Code and Ordinance No. 4275.

Two different types of subdivision entry signs off of Wheeling Road are also being replaced. There are two existing sign structures with double-faced non-illuminated panels attached between two, 8’ high brick pillars. The panels are 7’6’ high by 4’ wide (30 sq. ft.). Subdivision signs are allowed to be up to a maximum size of 100 sq. ft. in size and 12 feet in height. There is also an existing single brick pillar with a light feature that has signs on all four sides. The signs are being replaced with 1’10” x 4’ 1.25” (7.5 sq. ft.) panels.

Lastly, a new directional sign is being added to the property on Oak Creek Drive. The double-sided, non-illuminated sign is attached to two square posts that are 4 feet high. The sign panels are 1'6.25" x 4' (6.1 sq. ft.) in size.

Landscaping: Landscape plans are provided for each of the large identity signs at Palatine Road and Wheeling Road and at Wheeling Road.

For the sign at the corner of Palatine and Wheeling Roads, the area of the landscaping exceeds the requirements of the Sign Code by over 1,000 sq. ft. The landscape plan meets the species mix requirements of the Sign Code. It includes dwarf evergreens (arborvitae, juniper and yews), winter interest (Red Barberry, Gold Barberry), deciduous shrubs (Rose bushes), and flowering perennials and annuals (species not indicated).

For the sign at Wheeling Road, the area of the landscaping exceeds the requirements of the Sign Code by over 800 sq. ft. The landscape plan meets the species mix requirements of the Sign Code. It includes dwarf evergreens (juniper), winter interest (pine tree, juniper), deciduous shrubs (Mohican Viburnum), flowering perennials (Happy Returns Daylily), and decorative grass (Purple Maiden, Feather Reed).

STAFF REVIEW

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

Senior Planner's Recommendation to the Plan Commission: Staff recommends approval of the proposed signage.

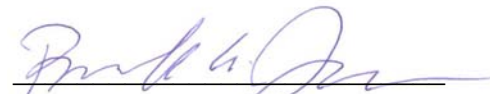
PROPOSED MOTION

If the Plan Commission approves of the proposed signs, an appropriate motion would be:

Approval of Docket No. SCBA 17-14 to permit the installation of the freestanding signs in accordance with the following plans submitted March 10, 2017 (except as noted) for Lake House (formerly Woodland Creek) at 333 Wood Creek Road, Wheeling, Illinois:

- Sign Plan (Palatine and Wheeling Roads corner),
- Landscape Plan (Palatine and Wheeling Roads corner) (April 5, 2017),
- Sign Plan (Wheeling Road),
- Landscape Plan (Wheeling Road) (April 5, 2017),
- Directional Sign Plan (April 5, 2017),
- Subdivision Sign Plan (between two pillars), and
- Subdivision Sign Plan (attached to single pillar).


Andrew C. Jennings, AICP
Director of Community Development


Brooke A. Jones
Senior Planner

Attachments:

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

[Sign Plan \(Palatine and Wheeling Roads corner\)](#)

[Landscape Plan \(Palatine and Wheeling Roads corner\)](#)

[Sign Plan \(Wheeling Road\)](#)

[Landscape Plan \(Wheeling Road\)](#)

[Directional Sign Plan](#)

[Subdivision Sign Plan \(between two pillars\)](#)

[Subdivision Sign Plan \(attached to single pillar\)](#)

Lake House – 333 Wood Creek Road
Docket No. SCBA 17-14 (Appearance Approval of Freestanding Signs)
Plan Commission Meeting – April 13, 2017



Existing conditions of v-style sign at Palatine and Wheeling Roads (looking south)

Lake House – 333 Wood Creek Road
Docket No. SCBA 17-14 (Appearance Approval of Freestanding Signs)
Plan Commission Meeting – April 13, 2017



Existing conditions of Wheeling Road sign (looking east)

Lake House – 333 Wood Creek Road
Docket No. SCBA 17-14 (Appearance Approval of Freestanding Signs)
Plan Commission Meeting – April 13, 2017



Existing conditions of location of new directional sign (looking south)

Lake House – 333 Wood Creek Road
Docket No. SCBA 17-14 (Appearance Approval of Freestanding Signs)
Plan Commission Meeting – April 13, 2017



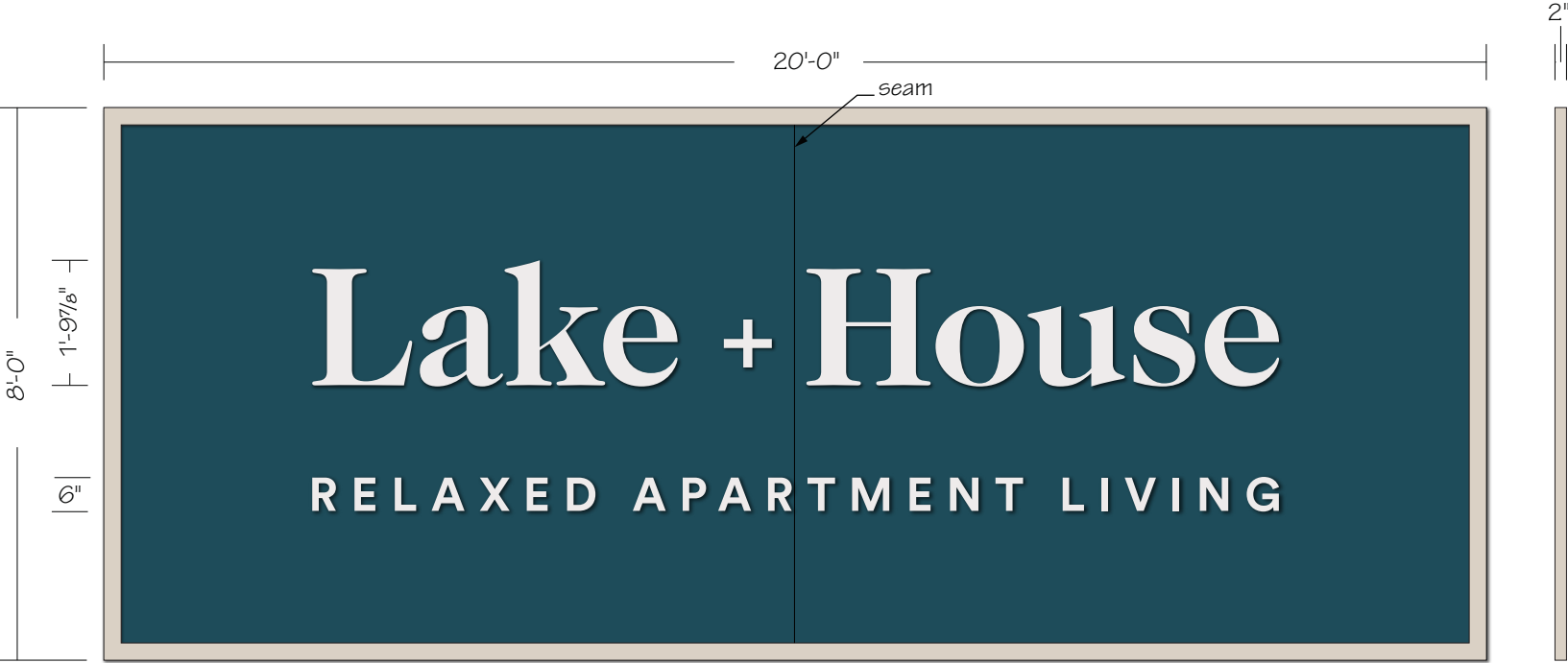
Existing conditions of single-pillar subdivision sign (looking southeast)

Lake House – 333 Wood Creek Road
Docket No. SCBA 17-14 (Appearance Approval of Freestanding Signs)
Plan Commission Meeting – April 13, 2017



Existing conditions of two-pillar subdivision sign (looking northwest)

MAIN DEVELOPMENT SIGN



(2) 8'-0" x 20'-0" x 2" Deep Single Face Non-Illuminated Sign Panels for Existing V-shaped Monument Sign

- Panels:** Fabricated 1" x 1" Aluminum Tube Frame with DiBond Panel Skin Painted PMS 7477 Blue - Flat Finish
- Border:** 2" x 3" Aluminum Tube Painted PMS Cool Gray 1 - Flat Finish
- Graphics:** 1" thick FCO Acrylic Painted PMS Cool Gray 1 - Flat Finish
- 1" Spacers
- Mounting:** Attach to Existing Sign Structure with Screws on Top / Bottom & Sides
- Paint Screw Heads PMS Cool Gray 1 - Flat Finish



Exhibit received March 10, 2017



1120 W. National Avenue, Addison, IL 60101
www.identityservicesllc.com

PROJECT:

F&F REALTY
GRIP DESIGN INC.

Lake + House

RELAXED APARTMENT LIVING
333 Wood Creek Road
Wheeling, IL 60090

CUSTOMER APPROVAL:

AUTHORIZED SIGNATURE

DATE

LANDLORD APPROVAL:

AUTHORIZED SIGNATURE

DATE

REPRESENTATIVE:

Brian Schaner

AUTHORIZED SIGNATURE

DRAWN BY: BCM

DATE:

SCALE: 3/8" = 1'

SHEET #: 1 of 9

DESIGN ORDER #: 16-0906

FILE NAME: F&F16-0906

REVISIONS:

1 11.15.16

2 11.28.16

3 12.05.16 - reverse colors

4 12.12.16 - increase tag line

5 2.10.17 - fabrication details

6 2.15.17

7 3.05.17 - border



INTERNATIONAL SIGN ASSOCIATION



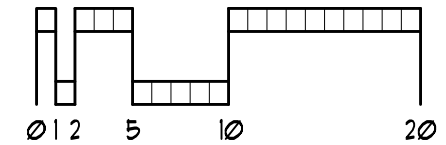
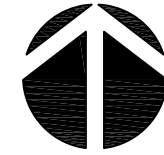


DANIEL WEINBACH
&
PARTNERS, LTD.

Landscape Architects

53 West Jackson Blvd.,
Suite 250
Chicago, Illinois 60604
312 427-2888

PALATINE ROAD



LANDSCAPE REQUIREMENTS

2 SIGNS AT 20' X 8': 320 SF.
LANDSCAPE REQUIRED: 320 SF.
LANDSCAPE PROVIDED: 1,500 SF.

CURRENT LANDSCAPE EXCEEDS THE
VILLAGE CODE. NO ADDITIONAL
LANDSCAPE IS REQUIRED.

ALL LANDSCAPE SHOWN AROUND THIS
SIGN IS EXISTING. NO ADDITIONAL
LANDSCAPING IS PLANNED.

WHEELING ROAD

EXISTING RED BARBERRY
EXISTING ROSES
EXISTING RED BARBERRY
EXISTING SPRUCE TREE

EXISTING ANNUAL FLOWERS
EXISTING PERENNIALS
EXISTING JUNIPERS (EVERGREEN)
EXISTING RED BARBERRY
EXISTING YEW (EVERGREEN)
EXISTING ROSES
EXISTING RED BARBERRY

EXISTING GOLD BARBERRY
EXISTING ROSES
EXISTING YEW (EVERGREEN)
EXISTING JUNIPERS (EVERGREEN)
EXISTING RED BARBERRY
EXISTING PERENNIALS
EXISTING RED BARBERRY

NEW SIGN
BOARDS TO
REPLACE
EXISTING SIGN
BOARDS.

EXISTING
SHADE TREE

EXISTING MASONRY COLUMNS
EXISTING ARBORVITAE (EVERGREEN)
EXISTING YEW (EVERGREEN)

Exhibit received April 5, 2017

Revisions

4-04-2017 VILLAGE APPROVAL

Project

LAKE+HOUSE

333 WOOD CREEK ROAD
WHEELING, IL 60090

Sheet Title

CORNER SIGN
LANDSCAPE

Date

4-04-2017

Scale

1" = 10'-0"

Drawn By

FERGUSON

Approved

Project No.

17- 121

Drawing

L-1

Technical drawing of a sign layout. The sign is divided into four sections by vertical seams. The overall width is 32'-0" and the height is 4'-0". The text is as follows:

- Section 1 (8'-0" wide): RELAXED APARTMENT LIVING
- Section 2 (8'-0" wide): Lake + House
- Section 3 (8'-0" wide): LAKEHOUSE LUXURY .COM
- Section 4 (8'-0" wide): (Empty)

Dimensions and seam locations are indicated by arrows and labels.

Backer Panels: (4) DiBond Panels - Pre-finished White
Overlay Panels: (4) DiBond Painted PMS 7477 Blue - Flat Finish
All Graphics: Routed Out
Mounting: 3/4" x 3/4" Aluminum Angle Retainer Painted PMS 7477 Blue - Flat Finish



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PROJECT:

Lake+House

RELAXED APARTMENT LIVING
333 Wood Creek Road
Wheeling, IL 60090

AUTHORIZED SIGNATURE

DATE _____

AUTHORIZED SIGNATURE

DATE _____

REPRESENTATIVE:

Brian Schaner

AUTHORIZED SIGNATURE

DRAWN BY: BCM

DATE: 9.06.16

SCALE: $3/8" = 1'$

SHEET #: 5 of 9

DESIGN ORDER #: 16-0906

FILE NAME: F&F16-0906

REVISIONS:

¹ 11.15.16

² 11.28.16 - new layout

³ 12.05.16 - white letters

4 12.12.16

5 2.10.17 - fabrication details

6 2.15.17



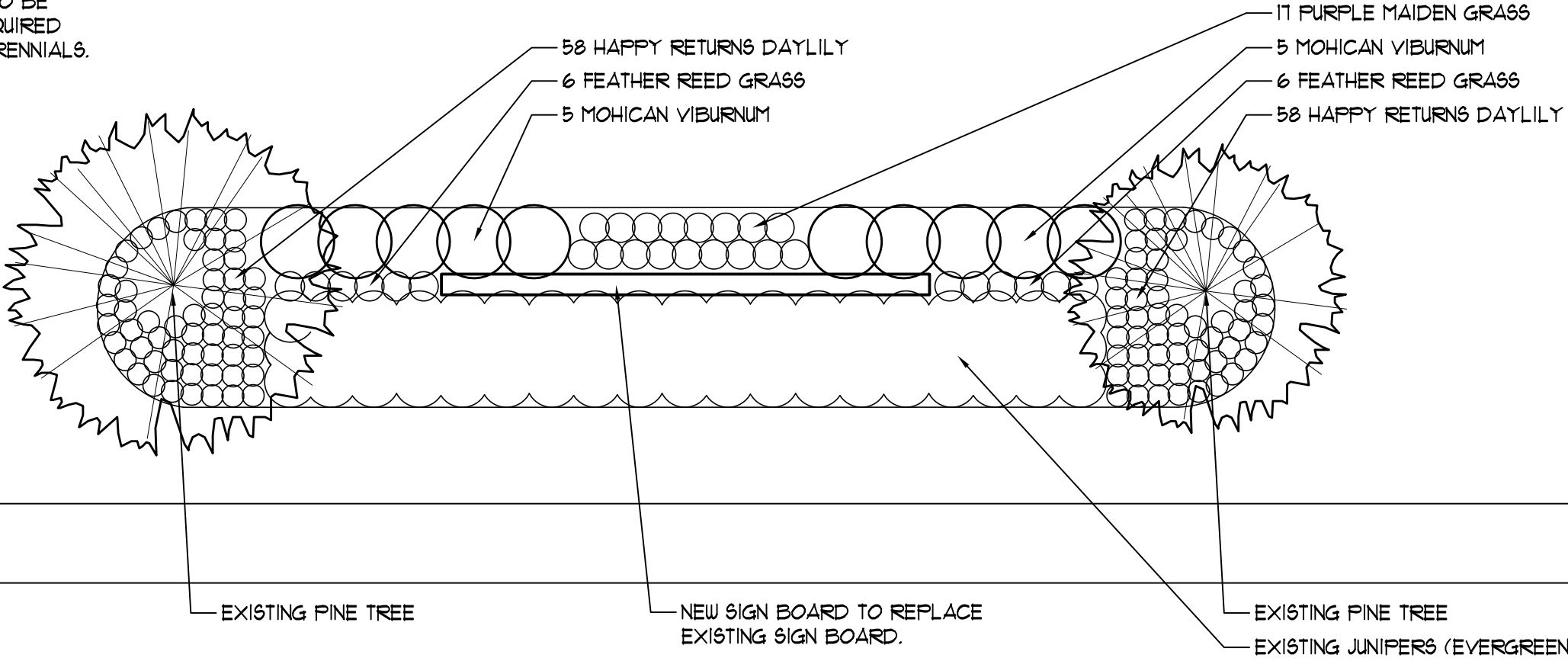
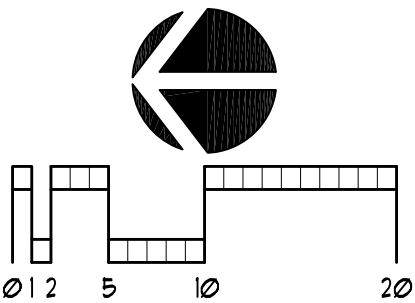
PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ADDITIONAL NOTES
DECIDUOUS SHRUBS				
VIBURNUM LANTANA 'MOHICAN'	MOHICAN VIBURNUM	36" HT x 36" W	10	
PERENNIALS AND ORNAMENTAL GRASSES				
CALAMAGROSTIS ACUT. 'KARL FOERSTER'	FEATHER REED GRASS	1 GALLON	12	SPACED 24" O.C.
HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 QUART	116	SPACED 18" O.C.
MISCANTHUS SINENSIS VAR. PURPURASCENS	PURPLE MAIDEN GRASS	1 GALLON	17	SPACED 24" O.C.

LANDSCAPE REQUIREMENTS

1 SIGNS AT 32' X 4': 128 SF.
LANDSCAPE REQUIRED: 128 SF.
LANDSCAPE PROVIDED: 1,000 SF.

CURRENT LANDSCAPE BED TO BE INCREASED TO ADD THE REQUIRED DECIDUOUS SHRUBS AND PERENNIALS.



WHEELING ROAD

Exhibit received April 5, 2017



DANIEL WEINBACH
&
PARTNERS, LTD.

Landscape Architects

53 West Jackson Blvd.,
Suite 250
Chicago, Illinois 60604
312 427-2888

Revisions

4-04-2017 VILLAGE APPROVAL

Project

LAKE+HOUSE
333 WOOD CREEK ROAD
WHEELING, IL 60090

Sheet Title

BANNER SIGN
LANDSCAPE

Date

4-04-2017

Scale

1" = 10'-0"

Drawn By

FERGUSON

Approved

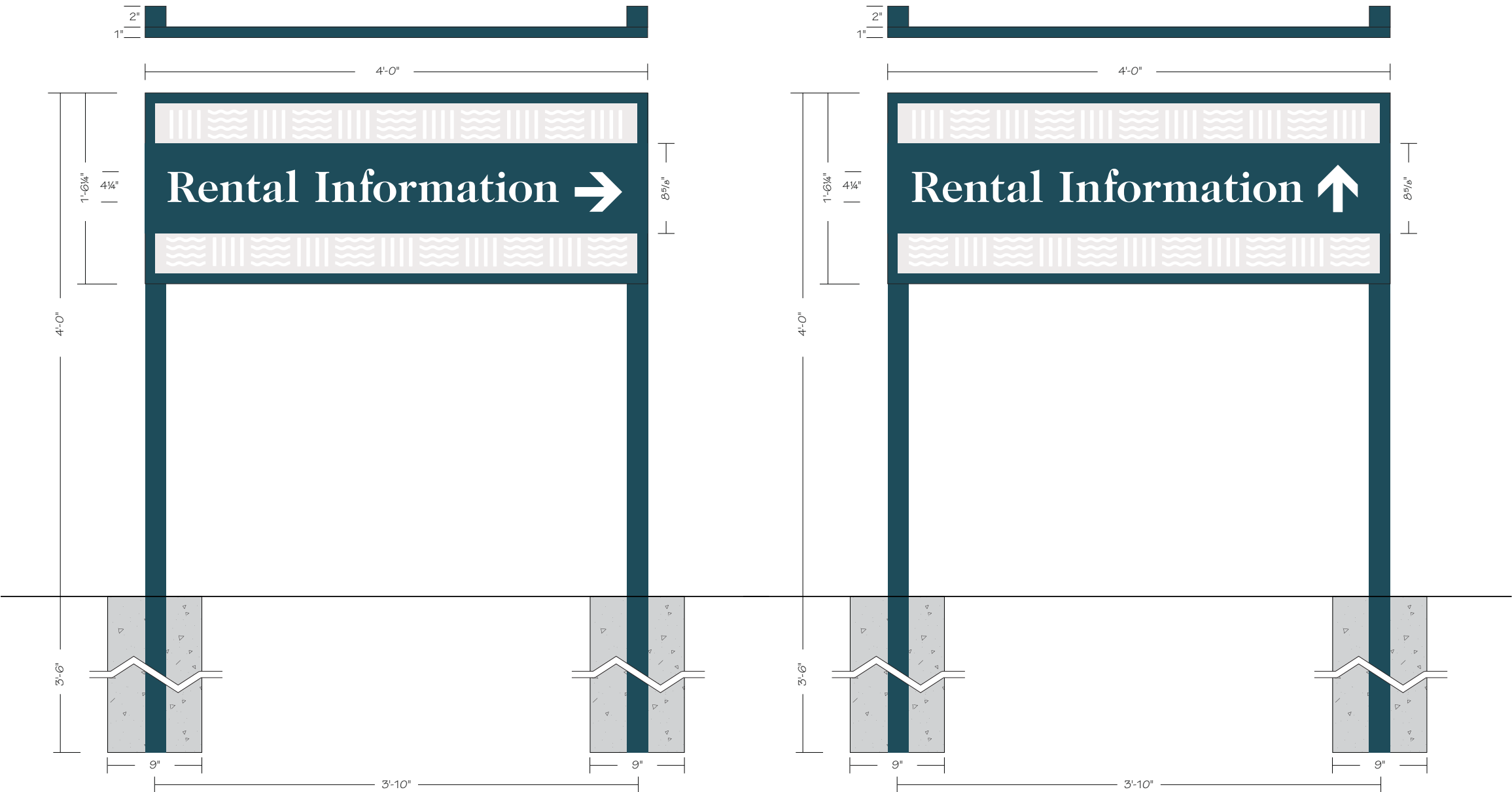
Project No.

17- 121

Drawing

L-2

EXTERIOR INFO. SIGN



(2) 1'-6¼" x 4'-0" x 2" Single Face Non-Illuminated Post & Panel Signs

Backer Panel: .125" Flat Aluminum Painted PMS 7477 Blue - Flat Finish
- Back Painted PMS 7477 Blue - Flat Finish

Background Graphic: Digitally Printed PMS Cool Gray 1 w/ White Pattern

Border: 1" x 1" Tube Aluminum Painted PMS 7477 Blue - Flat Finish

Graphics Panel: .125" Flat Aluminum Painted PMS 7477 Blue - Flat Finish

Graphics: Routed Out

Posts: 2" x 2" Square Aluminum Painted PMS 7477 Blue - Flat Finish

Mounting: Direct Burial into (2) 9" dia. x 3'-6" deep Concrete Foundations

Exhibit received April 5, 2017



1120 W. National Avenue, Addison, IL 60101
www.identityservicesllc.com

PROJECT:

F&F REALTY
GRIP DESIGN INC.

Lake + House

RELAXED APARTMENT LIVING
333 Wood Creek Road
Wheeling, IL 60090

CUSTOMER APPROVAL:

AUTHORIZED SIGNATURE

DATE

LANDLORD APPROVAL:

AUTHORIZED SIGNATURE

DATE

REPRESENTATIVE:

Brian Schaner

AUTHORIZED SIGNATURE

DRAWN BY: BCM

DATE: 9.06.16

SCALE: 1.50" = 1'

SHEET #: 4 of 9

DESIGN ORDER #: 16-0906

FILE NAME: F&F16-0906

REVISIONS:

1 11.15.16

2 11.28.16

3 12.05.16

4 12.12.16

5 2.10.17 - fabrication details

6 2.15.17 - border



ENTRANCE SIGNS



(4) 7'-6" x 4'-0" x 2" Deep Single Face Non-Illuminated Sign Panels
for (2) Existing Double Face Entrance Monument Signs

- Backer Panels:** .125" Flat Aluminum Painted White - Flat Finish
- Background Graphic:** Digitally Printed PMS Cool Gray 1 w/ White Pattern
- Border:** 1" x 1" Tube Aluminum Painted PMS 7477 Blue - Flat Finish
- Graphics Panels:** .125" Flat Aluminum Painted PMS 7477 Blue - Flat Finish
- Attach to Backer Panels with VHB Tape & Silicone Adhesive
- Graphics:** Routed
- Mounting:** Attach to Existing Sign Structure with Screws



1120 W. National Avenue, Addison, IL 60101
www.identityservicesllc.com

PROJECT:

F&F REALTY
GRIP DESIGN INC.

Lake+House

RELAXED APARTMENT LIVING
333 Wood Creek Road
Wheeling, IL 60090

CUSTOMER APPROVAL:

AUTHORIZED SIGNATURE

DATE

LANDLORD APPROVAL:

AUTHORIZED SIGNATURE

DATE

REPRESENTATIVE:

Brian Schaner

AUTHORIZED SIGNATURE

DRAWN BY: BCM

DATE: 9.06.16

SCALE: 3/4" = 1'

SHEET #: 2 of 9

DESIGN ORDER #: 16-0906

FILE NAME: F&F16-0906

REVISIONS:

1 11.15.16

2 11.28.16

3 12.05.16 - newest layout

4 12.12.16

5 2.10.17 - fabrication details

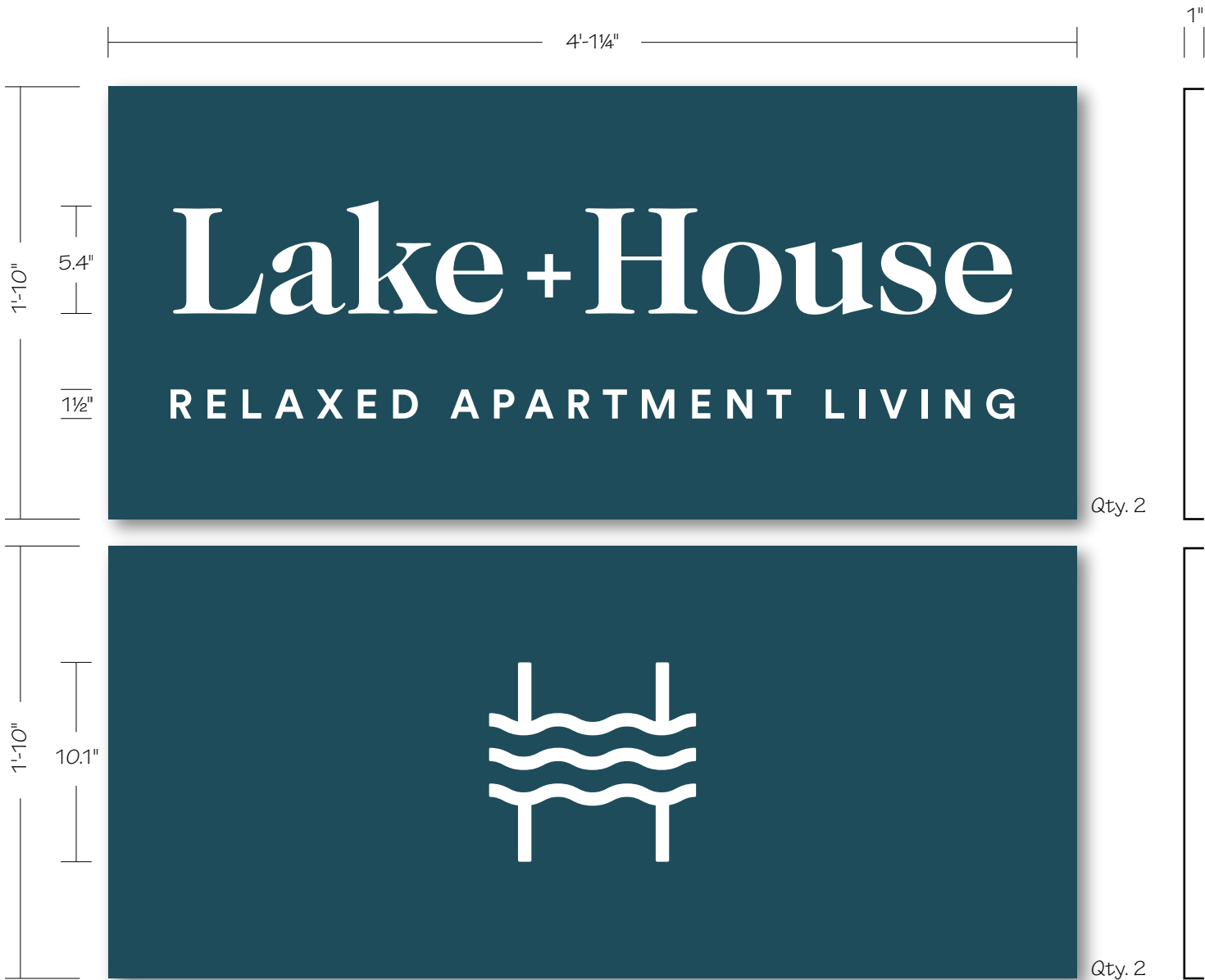
6 2.15.17 - border

7 3.05.17 - border

Exhibit received March 10, 2017



TERTIARY MONUMENT SIGN



**(4) 1'-10" x 4'-1 1/4" x 1" Deep Single Face Non-Illuminated Sign Panels
for Existing Four Sided Entrance Monument Sign**

Panels: Fabricated .125" Aluminum Painted PMS 7477 Blue - Flat Finish
- 1" Bent Flange Top & Bottom Only

Graphics: Routed & Backed with White Acrylic

Mounting: Attach to 1" Aluminum Angle on All 4 Sides of Existing Sign Structure
- #10 Screws Through Top & Bottom Flanges



Exhibit received March 10, 2017



1120 W. National Avenue, Addison, IL 60101
www.identityservicesllc.com

PROJECT:

F&F REALTY
GRIP DESIGN INC.

Lake+House

RELAXED APARTMENT LIVING

333 Wood Creek Road
Wheeling, IL 60090

CUSTOMER APPROVAL:

AUTHORIZED SIGNATURE

DATE

LANDLORD APPROVAL:

AUTHORIZED SIGNATURE

DATE

REPRESENTATIVE:

Brian Schaner

AUTHORIZED SIGNATURE

DRAWN BY: BCM

DATE: 9.06.16

SCALE: 1.50" = 1'

SHEET #: 3 of 9

DESIGN ORDER #: 16-0906

FILE NAME: F&F16-0906

REVISIONS:

1 11.15.16

2 11.28.16

3 12.05.16 - newest layout

4 12.12.16

5 2.10.17 - fabrication details

6 2.15.17



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

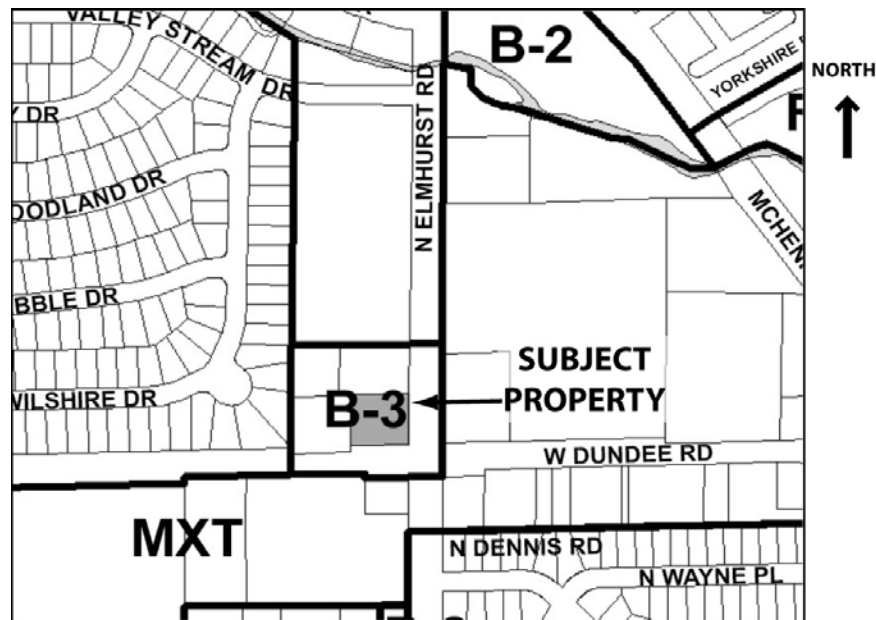
REPORT DATE: April 7, 2017

MEETING DATE: April 13, 2017

SUBJECT: Docket No. SCBA 17-12
Gulf
14 N. Elmhurst Road
Appearance Approval of a Freestanding Sign

PROJECT OVERVIEW: The petitioner is requesting appearance approval to install a business identification freestanding sign.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Jorge Bedoya, Sign Studio
<u>Property Owner Name:</u>	Bharuch LLC
<u>Common Property Address:</u>	14 N. Elmhurst Road

<u>Common Location:</u>	Located at the northwest corner of Dundee Road and Elmhurst Road
<u>Neighboring Property Land Use(s):</u>	North: Commercial West: Commercial South: Commercial (vacant) East: Commercial
<u>Comprehensive Plan Designation:</u>	Commercial
<u>Property size:</u>	15,611 sq ft
<u>Existing Use of Property:</u>	Gas station with an accessory car wash and convenience store
<u>Proposed Use of Property:</u>	No change
<u>Existing Property Zoning:</u>	B-3 General Commercial and Office District
<u>Previous Zoning Action on Property:</u>	
1985-8A	(Ord. No. 2150) Rezone from B-2 to B-4, approved 5/6/1985
1985-8B	(Ord. No. 2152) S.U. for a car wash, approved 5/6/1985
1985-8C	(Ord. No. 2153) S.U. for a mini-mart, approved 5/6/1985
597	(Ord. No. 2151) variations for yard requirements, approved 5/6/1985
AC 85-11	Architecture, landscaping, lighting, and signage
SCBA 07-19	Freestanding sign replacement, approved 5/10/2007
SCBA 12-1	Freestanding sign replacement, approved 1/12/2012
2011-18	(Ord. No. 4667, passed 1.16.2012) S.U. and S.P. for a gas station, mini-mart, and car wash
PC 12-7	Minor site plan and appearance approval for landscaping.

DESCRIPTION OF PROPOSAL

Due to IDOT's reconfiguring of the roadways, the existing sign that displayed the gas prices was removed. The location where the sign once was is now in the right-of-way. Therefore, the new sign needs to be relocated onto the property. The proposal is for appearance review of a new business identification and gas price freestanding sign and includes a new landscape plan.

At this time, the gas station is changing from Phillips 66 to Gulf.

SIGN REVIEW

Sign Location: The new location of the sign is still located at the southeast corner of the site. The sign meets the required ten foot setback.

Sign Type and Size: A plan for the new double-sided sign is provided. It has an overall height of

Wheeling Plan Commission
Meeting Date: April 13, 2017
RE: Docket No. SCBA 17-12

19'10". The sign will feature the Gulf logo in an 8' x 8' panel at the top. Below the logo is an LED display of the gas prices in an 8' x 8' panel. The total area of the sign display is 128 sq. ft. The proposed sign meets the requirements of the Sign Code.

Landscaping: A new landscape plan is proposed for the new sign location. The proposed landscaped area is approximately twice the size of the required 256 sq. ft. area. The proposed landscape plan meets the species mix requirements of the Sign Code. It includes evergreens and winter interest (garden juniper), flowering perennials (autumn Joy Sedum, purple coneflower) deciduous shrubs (shadwood [a.k.a. serviceberry]), ornamental grass (dwarf fountain grass), and ground cover (wintergreeper).

STAFF REVIEW

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

Staff Recommended Action: Staff recommends approval of the freestanding sign for Gulf at 14 N. Elmhurst Road

PROPOSED MOTION

If the Plan Commission approves of the requested freestanding sign, an appropriate motion would be to:

Approve Docket No. SCBA 17-12 to permit the installation of the freestanding sign in accordance with the sign plan and landscape plan submitted by Sign Studio on April 4, 2017 for Gulf at 14 N. Elmhurst Road, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development


Brooke A. Jones
Senior Planner

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

Sign Plan

Landscape Plan

Gulf – 14 N. Elmhurst Road

Docket No. SCBA 17-12 (Appearance Approval of a Freestanding Sign)
Plan Commission Meeting – April 13, 2017



Existing conditions of sign area – looking northeast from Dundee Road

SIGN TYPE: Pole Sign
BUSINESS NAME: Midwest Oil Company
LOCATION: 14 N. Elmhurst Rd., Wheeling IL

POLE SIGN

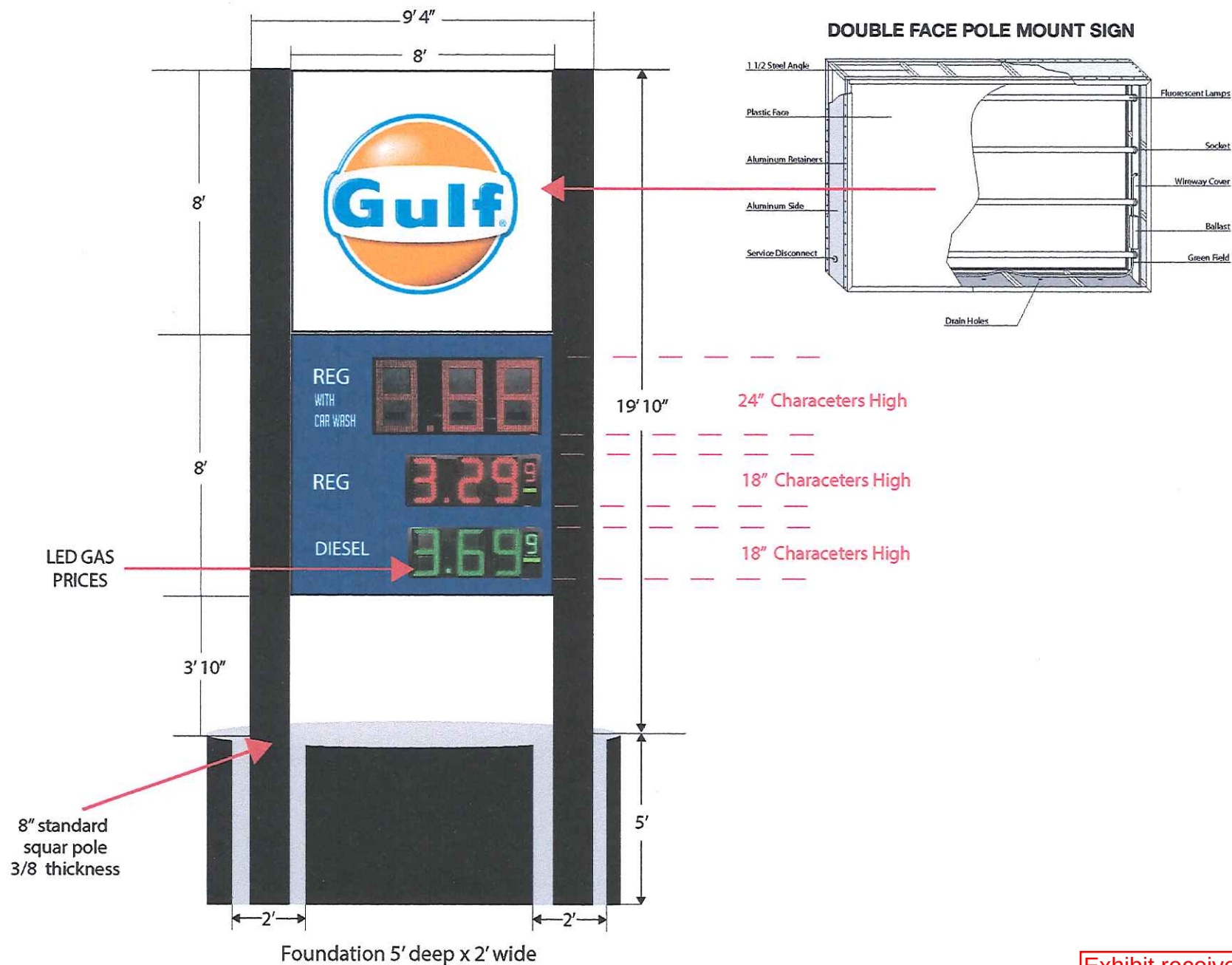
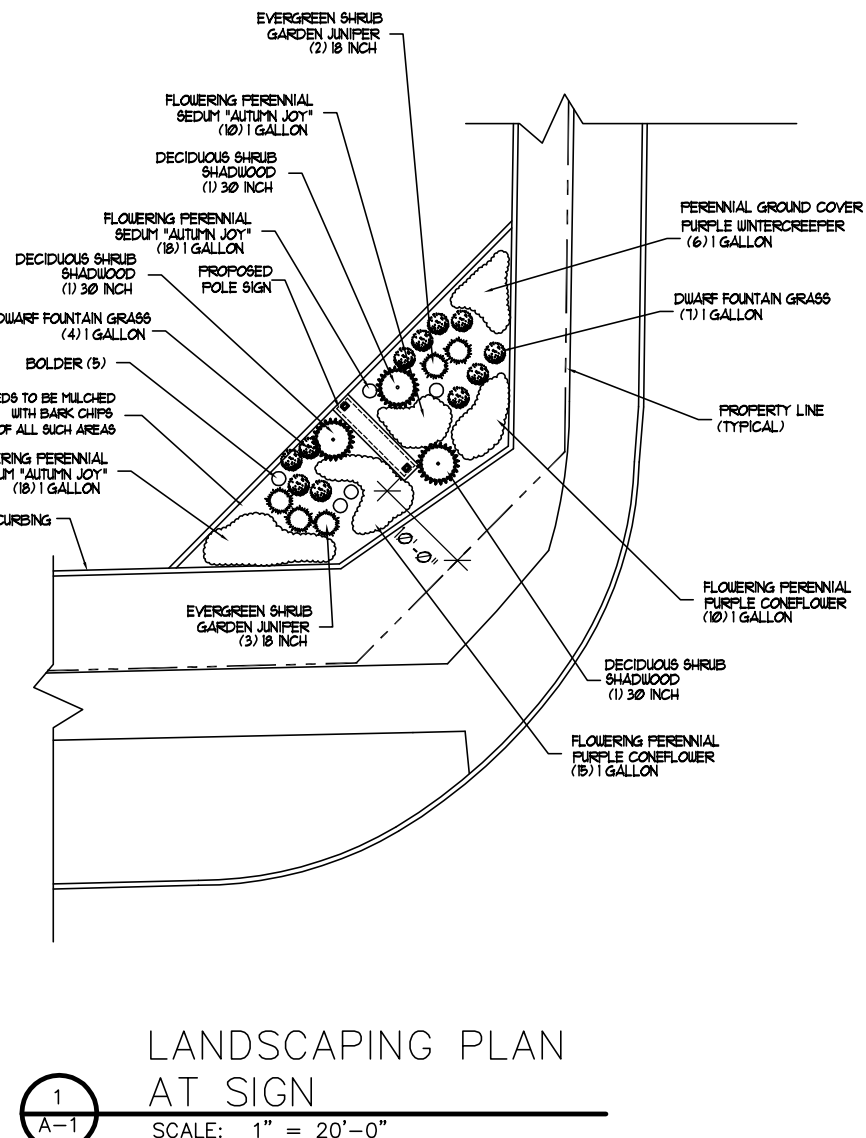
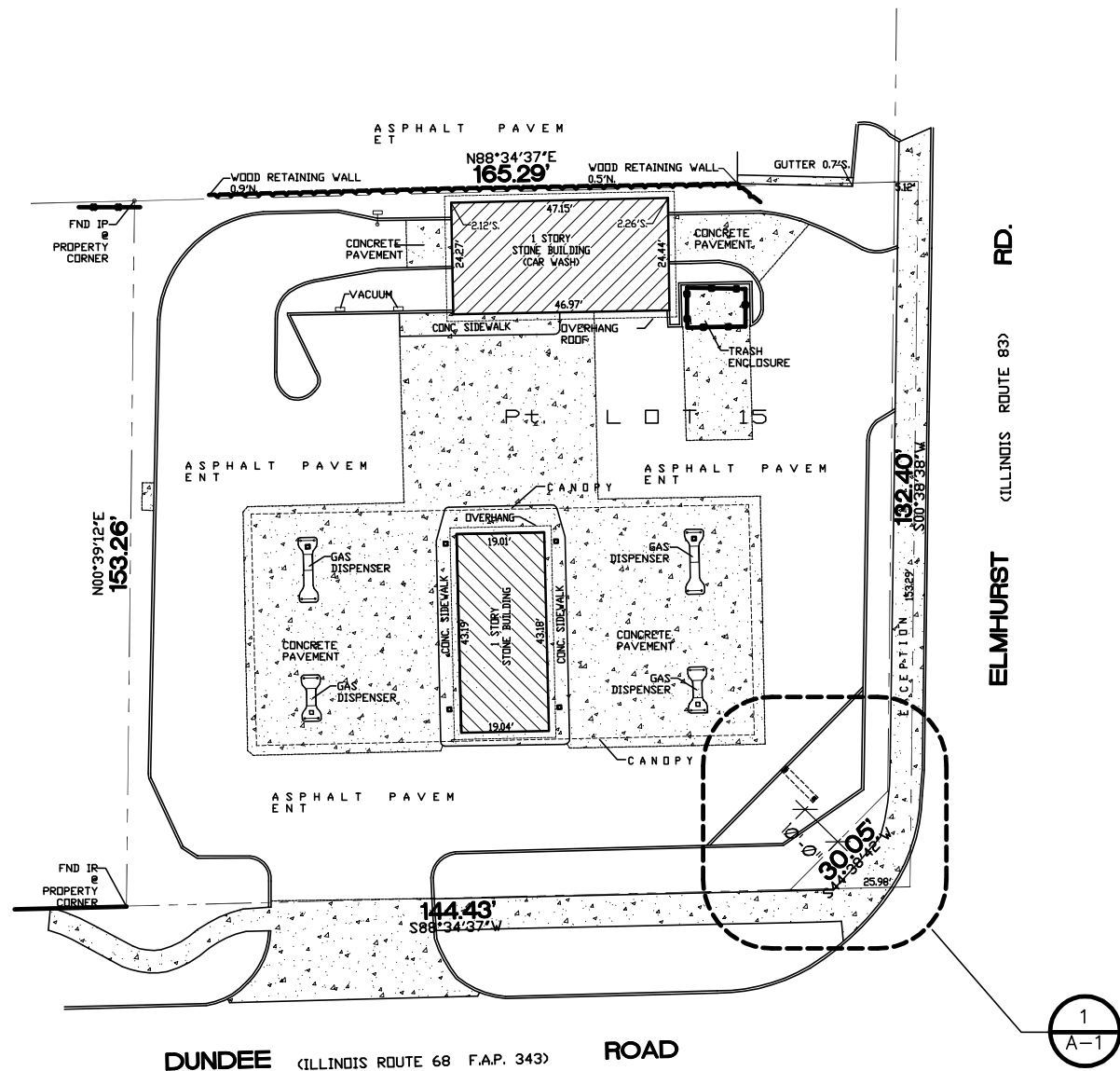


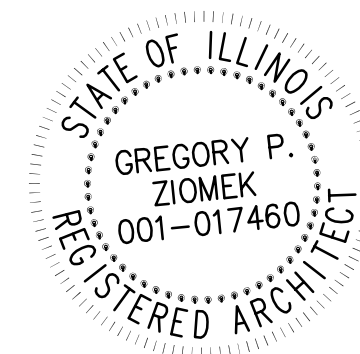
Exhibit received April 4, 2017



LANDSCAPING REQUIREMENT

MINIMUM OF 1 SQ FT OF LANDSCAPING PER
EVERY SQ FT OF SIGNAGE

SIGNAGE = 16' X 8' = 128 SQ FT X 2 SIDES = 256 SQ FT
THEREFORE 256 SQ FT MINIMUM OF LANDSCAPE IS REQUIRED
AREA PROVIDED = 924 SQ FT



11/30/18 3/9/17
LIC. EXP. DATE DATE
SIGNATURE

PROYEKT STUDIO, LLC
ARCHITECTURE, ENGINEERING

4121 N. Pulaski Ave., Suite 1
Chicago, IL. 60641
P 773-588-8882 / F 773-588-8885

PROPOSED
SIGN LANDSCAPING

14 ELMHURST ROAD
WHEELING IL

REVISIONS		
NO.	DATE	DESCRIPTION
1	3/9/17	CITY REVIEW

DATE **3/8/17**
JOB # **1709Z**
SHEET **A-1**
OF 1 SHEETS

Exhibit received April 4, 2017

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

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

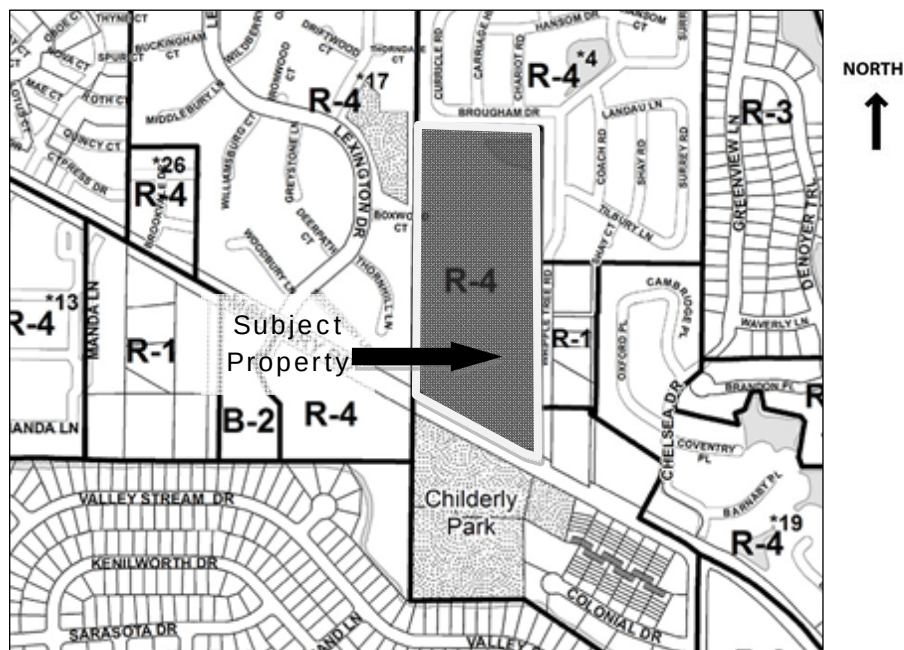
RE: **Docket No. PC 17-5**
Addolorata Villa
555 McHenry Road
Minor Site Plan & Appearance Approval of Site Modifications

DATE OF REPORT: March 31, 2017

DATE OF MEETING: April 13, 2017

PROJECT OVERVIEW: The petitioner is seeking minor site plan and appearance approval for modifications to the property including installation of a walking path and removal of trees.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant Name: Paul Horcher, Horcher Construction

Property Owner: Servants of Mary

Common Property Address: 555 McHenry Road

Common Location: Located on the east side of McHenry Road, north of
Whippetree Road and south of Lexington Drive.

Neighboring Property Land Use(s): North: Multi-Family Residential
West: Multi-Family Residential
South: Multi-Family Residential
East: Multi-Family Residential / Single-Family Residential

Comprehensive Plan Designation: Public/Institutional

Property size: 18.34 acres (approx.)

Existing Use of Property: Nursing Home and Senior Housing

Proposed Use of Property: No change

Existing Property Zoning: R-4 Multi-Family Residential District

Previous Zoning Action on Property:

1999-38 Ord. No. 3430, passed 12/6/1999, amended Ord. No. 2446 & No. 3002.
1994-33 Ord. No. 3002, passed 11/21/1994, amended Ord. No. 2446.
1988-5 Ord. No. 2446, passed 5/16/1988, granted special use-site plan approval for a nursing home and senior housing.
665 Ord. No. 2445, passed 5/16/1988, granting zoning variations for a nursing home and senior housing.

DESCRIPTION OF PROPOSAL

The petitioner is seeking minor site plan and appearance approval to install a walking path near the west property edge.

SITE PLAN REVIEW

The petitioner seeks to install a north-south oriented walking path near the west property line. A site plan is provided that indicates the location and materials of the walking path. The longest stretch of the new path will be a 4-foot wide asphalt path. Towards the north end of the property, the path will be continued with striping on an existing asphalt drive. Lastly, a crosswalk will be added and a short length of a 5-foot concrete sidewalk will be installed. These improvements will connect the new path to the existing sidewalk system.

TREE REMOVAL PLAN REVIEW

A tree removal report is provided to explain the condition of the existing trees and the need for their removal. A total of 20 spruce trees and one mulberry tree will be removed. Most of the trees are in poor health.

STAFF REVIEW

Engineering Division Review: The Engineering Division has reviewed the plans and has provided a comment memo dated 3.31.201. They recommend that signage and pavement

markings be added to the section of the path located on the existing drive aisle. This is to warn motorists of the shared usage of the drive aisle. A condition of approval has been added to the motion.

Impact on Adjacent Uses: No impact is anticipated on adjacent uses.

Staff Recommended Action: After reviewing the proposal, staff suggests the Plan Commission approve the proposed minor site plan and appearance modifications for the proposed walking path.

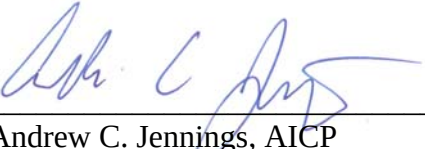
PROPOSED MOTION

If the Plan Commission approves of the minor site plan and appearance modifications for the walking path, an appropriate motion would be to:

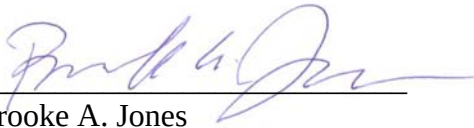
Approve Docket No. PC 17-5, to grant minor site plan and appearance approval of the walking path installation in accordance with the site plan and tree removal report submitted March 22, 2017, for Addolorata Villa, located at 555 McHenry Road, Wheeling Illinois,

And subject to the following conditions:

1. That signage and pavement markings be added to the section of the path located on the existing drive aisle.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

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

 [Engineering comment memo, dated 3.31.2017](#)

 [Site Plan](#)

 [Tree Removal Report \(5 sheets\)](#)

Addolorata Villa – 555 McHenry Road

Docket No. PC 17-5 (Minor Site Plan & Appearance Approval of a Walking Path)
Plan Commission Meeting – April 13, 2017



Southernmost section of proposed path area – looking south

Addolorata Villa – 555 McHenry Road

Docket No. PC 17-5 (Minor Site Plan & Appearance Approval of a Walking Path)
Plan Commission Meeting – April 13, 2017



Proposed path area, adjacent to fire lane – looking north

Addolorata Villa – 555 McHenry Road

Docket No. PC 17-5 (Minor Site Plan & Appearance Approval of a Walking Path)
Plan Commission Meeting – April 13, 2017



Proposed path area, adjacent to northern end of fire lane – looking north

Addolorata Villa – 555 McHenry Road

Docket No. PC 17-5 (Minor Site Plan & Appearance Approval of a Walking Path)
Plan Commission Meeting – April 13, 2017



Proposed path area, adjacent to service area– looking north

Addolorata Villa – 555 McHenry Road

Docket No. PC 17-5 (Minor Site Plan & Appearance Approval of a Walking Path)
Plan Commission Meeting – April 13, 2017



Northernmost section of proposed path area – looking northeast



MEMORANDUM

TO: Brooke Jones, Senior Planner

FROM: Kyle Goetzelmann, Civil Engineer I

COPY: Jon Tack, Village Engineer

DATE: March 31, 2017

SUBJECT: Addolorata Villa Proposed Walking Path
555 McHenry Rd. - Review Comments

The Engineering Division received a contractor proposal, site layout sketch, and permit application for the subject project on March 15, 2017. The Engineering Division has completed a review of the above referenced submittal and offers the following comments at this time:

1. The proposed alignment of the new walking path directs pedestrian foot traffic onto an active drive aisle. The Village of Wheeling recognizes the risks involved with this and recommends the owner post appropriate signage and paint striping. This is to protect pedestrian foot traffic and make the motoring public aware of the walking path.
2. Alignment of proposed sidewalk must not encroach onto neighboring property to the west.
3. Sidewalk must adhere to all ADA standards including detectable warnings.
4. Positive drainage must be maintained with the installation of the new sidewalk.

••••• = WALKWAY STRIPPING ON EXIST ASPHALT

TFW SURVEYING & MAPPING
LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
847-548-6600 FAX 847-548-6699

PLAT OF SURVEY

OF
SEE LEGAL DESCRIPTION TO RIGHT

LEGAL DESCRIPTION
THAT PART OF LOTS 7, 11 AND 12, TAKEN AS A TRACT, IN OWNERS DIVISION OF BUFFALO CREEK FARM, BEING A SUBDIVISION OF PART OF SECTION 2, 3, 4, 9, AND 10, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF LOT 12 WITH A LINE 67.0 FEET WEST, MEASURED AT RIGHT ANGLES, OF THE EAST LINE OF LOT 12 AND THE MOST EASTERLY EAST LINE OF SAID LOT 11; THENCE NORTH ALONG SAID PARALLEL LINE AND SAID LINE EXTENDED NORTH, 1511.62 FEET TO AN INTERSECTION WITH A LINE 1456.0' SOUTH, AS MEASURED ALONG THE WEST LINE OF LOT 11, AND PARALLEL WITH THE NORTH LINE OF SAID LOTS 7 AND 11; THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE, 571.0 FEET TO A POINT OF THE WEST LINE OF SAID LOT 11; THENCE SOUTH ALONG THE WEST LINE OF LOT 11, 1250.0 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 11, 183.55 FEET TO AN ANGLE SOUTHWESTERLY CORNER OF SAID LOT 11; THENCE NORTHEASTERLY ALONG THE LINE BETWEEN SAID LOTS 11 AND LOT "A" IN SAID OWNERS DIVISION, 33.0 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 12; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF LOT 12, 44.24 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

LEGEND AND NOTES
SEE SHEET 2 OF 2

Need
5' wide
CONC WALK
WAY

4' wide
ASPHALT
PARK

Extend 5' wide sidewalk to CURB
w/ TWO (2) CURB CUTS + ADA COMPLIANT

Exhibit received March 22, 2017

Proposed Tree Removal Scope
Prepared by IBTree Removal
472 Commonwealth Ave, Elgin IL 60123
(847) 717-4849 · Lucio_bklc@yahoo.com

For Addolorata Villa Walking Path
555 McHenry Road
Wheeling, Illinois 60090

May 9, 2016

Addolorata Walk Path: Tree Removal

A total of 16 Spruce evergreens were originally installed at the west side of the community with three main purposes; wind breaking, privacy, ornamental purpose and shade.

At present time the trees no longer achieve any of the original intentions. The overall health condition of the trees has been declining over time, as result all trees underwent excessive dead limb trimming. The canopy of the trees has been raised to a level in which the trees no longer serve as a wind braking barrier, privacy curtain or provide shade. Therefore we found no good reasons to preserve trees that now imply higher risk and liability issues.

The new construction of a 5' walk path between the fire lane and west side fence would signify root damage and trimming to all Norway spruce trees along the property line. Therefore nutrient absorption and most significantly the anchorage of the trees would be drastically reduced and trees are left disposed to potential uproot during windy storms.

In addition to the above, for safety and appearance reasons there are 4 Spruce trees and 1 Mulberry tree to remove. Trimming and general cleanup of several Box Elders trees is also required.

Scope of Proposed Work:

The Removal of trees includes safely taking down all trees, hauling away and disposal of all wood and brush, cleaning all work areas and surrounding areas from any debris due to removal process. Stump removal by grinding process and stump shaving removal where required. Tree trimming and chipping of the limbs that would eventually over hang future walk path.

Items to be removed as follows:

Exhibit received March 22, 2017

Removal of 16 Spruce trees and grinding of stumps.



Removal of 4 Spruce trees and grinding of stumps: trees have to be removed in order for the path to encircle around transformers.



Removal of Mulberry tree and grinding of stump: The tree has limbs that lost major support and possess high risk. The tree is too close to intended path and would create a safety hazard. In addition, the fast growing roots could potentially cause damage to the new path. It is a messy tree requiring continual maintenance, both for safety and appearance reasons.



Remove fallen Box elder limbs over property and trim ones over hanging future path for safety and appearance reasons.



End of Report

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, March 23, 2017.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A) [Docket No. SCBA 17-11](#)
Domino's
12 W. Dundee Road
Appearance Approval of a Wall Sign
- B) [Docket No. SCBA 17-13](#)
Prime Storage
2500 E. Hintz Road
Appearance Approval of a Freestanding Sign
- C) [Docket No. SCBA 17-15](#)
Shadow Bend
175 Shadowbend Drive
Appearance Approval of Subdivision Signs

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

Approve Docket No. SCBA 17-11 to permit the installation of a business identification wall sign in accordance with the sign drawings submitted March 3, 2017 by Doyle Signs, on behalf of Domino's, located at 12 W. Dundee Road, Wheeling, Illinois

Approve Docket No. SCBA 17-13 to permit the modification to the existing freestanding sign in accordance with the plan submitted by Bright Light Sign on March 2, 2017, for Prime Storage at 2500 E. Hintz Road, Wheeling, Illinois.

Approval of Docket No. SCBA 17-15 to permit the installation of the subdivision signs in accordance with the following plans submitted March 15, 2017 the Shadow Bend Homeowner's Association, Wheeling, Illinois:

- South (larger) sign rendering,
- South sign night view,
- South sign plan,
- North (smaller) sign rendering,
- North sign night view,
- North sign plan,
- Site plan for western edge of Shadow Bend Subdivision,
- North sign placement plan,
- South sign placement plan, and
- Landscape plan.
-

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara
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 17-4](#)
Korean Cultural Center of Chicago
9930 Capitol Drive
Minor Site Plan and Appearance Approval of a Decorative Wall

Mr. Yoon Tae Kim, President of Korean Cultural Center of Chicago, 1901 Raymond Drive, Northbrook, IL was present.

Mr. Kim explained they were proposing a decorative wall made of tiles with a concrete foundation and masonry walls. The finishing materials will be shipped from Korea. Pictures were provided of a similar wall. He believes the Korean style project would improve the site and overall landscaping.

Mr. Kim stated the dimensions of the walls were 24' long by 5' high and 16' long by 5' high.

Commissioner Zangara liked the picture provided of a similar wall. He questioned if the wall had a Korean significance. Mr. Kim explained it was a traditional style in Korea dating back to 1500. They want to keep the image to remind them of the history. Commissioner Zangara thinks it will look nice in the area. He mentioned the petitioner had done a great job in the complex.

Commissioner Issakoo agrees the pictures helped. He questioned if the proposed wall would be the same colors as depicted in the pictures. Mr. Kim confirmed the colors would match the pictures.

Commissioner Issakoo questioned the location. Ms. Jones explained the wall would be in the open space in front of the parking area and along the walkway. She noted the location on the drawing provided.

Commissioner Dorband questioned when they planned to start the construction. Mr. Kim stated they would begin in April and it would take months to complete. He stated the concrete and concrete block would be locally supplied and the wall and roofing tiles would be shipped from Korea.

In reply to Commissioner Dorband's question, Mr. Kim confirmed they would be bringing 3 people from Korea to build the wall.

Commissioner Powers wanted to confirm that the color rendering would match the proposed wall. Mr. Kim confirmed the colors would match.

Commissioner Powers believes the wall will look great.

Commissioner Blinova agrees the wall looks beautiful. She questioned the symbolism of the three boxes included in the design. Mr. Kim explained they were Ancient Korean labels but he didn't know the exact definition.

Commissioner Johnson agreed it looked great.

Chairman Ruffatto questioned the location of the wall depicted in the pictures provided. Mr. Kim explained the wall was located in a palace in Korea. Chairman Ruffatto expressed a concern that the cold weather would damage the materials but noticed snow in the picture so he had no further concern. Mr. Kim explained that Seoul's weather was similar to Chicago.

Chairman Ruffatto felt the wall would add to the complex. He had no issues.

Commissioner Powers moved, seconded by Commissioner Issakoo to approve Docket No. PC 17-4, to grant minor site plan and appearance approval of the decorative wall as shown on the Site Plan (A1.2) and Plan Elevation Detail (A1.1) submitted March 6, 2017, for the Korean Cultural Center of Chicago, located at 9930 Capitol Drive, Wheeling Illinois.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara
NAYS: None

ABSENT: None
PRESENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

- B)** [Docket No. SCBA 17-3](#)
 Wheeling Town Center Development
 351 W. Dundee Road
 Approval of Final Plat of Subdivision

Ms. Jones announced the petitioner was not present at the meeting since it was fairly simple without much of a review. The review had already been done with the Village Attorneys and Engineering Department. She presented the final plat.

Ms. Jones provided background on final plats. She explained when a property gets subdivided into smaller parcels, a plat of subdivision is generally required. The process is usually split into preliminary plat of subdivision and final plat of subdivision. Tonight's agenda includes the final plat for the Wheeling Town Center Development. The plat legally describes the boundaries of the subject property, public ways and utilities. It often includes easements, covenants, maintenance agreements and engineering specifications. Review by the Plan Commission and approval by the Village Board is required. With regard to this plat, Planning has been working with the Village Attorney and Engineering Division to satisfy the terms of the redevelopment agreement and final PUD ordinance in reviewing the plant. Several conditions of approval have been added to the motion to address consistency between all documents.

Ms. Jones reviewed the diagrams. There was one very large parcel but there were other pieces including the Northgate Parkway right-of-way that was being vacated and added to this development.

Ms. Jones explained the four pages were required to illustrate all the requirements of the plat.

Chairman Ruffatto questioned if each lot had separate real estate pins. Ms. Jones explained the table illustrated lot and boundary coordinates and not pins. Ms. Jones explained they were treating it as one development and was under a single plat. She was unaware of how the county assesses the property.

Ms. Jones read the proposed conditions of approval.

Commissioner Dorband moved, seconded by Commissioner Zangara to recommend approval of Docket No. PC 17-3; Final Plat of Subdivision for the Wheeling Town Center under Title 17, Planning Subdivisions and Developments as shown on the Preliminary Plat dated November 17, 2016, prepared by Gremley & Biedermann, Illinois Professional Land Surveyor No. 184-005332, on behalf of WTC LLC, for the property consisting of approximately 16.25 acres described as the vacant parcel currently known as 351 W. Dundee Road, the commuter parking lot adjacent to the Wheeling Metra Station, and the right-of-way of Northgate Parkway, located in Wheeling, Illinois,

With the following conditions:

1. The plat of vacation for Northgate Parkway shall be approved prior to Village Board approval of the Final Plat of Subdivision for the Wheeling Town Center;
2. Prior to recording the Final Plat, the remaining pre-conveyance conditions as defined in the redevelopment agreement must be met;
3. That prior to recording the Final Plat, associated documents shall be provided to staff in their final form, including but not limited to the Declaration of Covenants, Reciprocal Easements, and Operating Agreement for the Wheeling Town Center;
4. That prior to preparation of the execution copy of the plat, the developer agrees to insert language on the second page to indicate that the owner of Lot 10 shall own and maintain the water main serving the development. The developer further agrees that this modification to the terms of the Redevelopment Agreement shall be executed prior to the recording of the plat.
5. Prior to Village Board review, the plat shall be updated to reflect the easement language, notes, and signature blocks, as required by the Engineering Division.
6. That the Plan Commission Chair and Secretary sign the document and forward the recommendation to the corporate authorities for review and consideration.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara
NAYS: None
ABSENT: None
PRESENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES – [March 9, 2017 \(includes findings of fact for Docket No. 2017-1 and Docket No. 2017-2A&B\)](#)

Commissioner Zangara moved, seconded by Commissioner Dorband to approve the minutes dated March 9, 2017.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Issakoo, Johnson, Zangara
NAYS: None
ABSENT: None
PRESENT: None
ABSTAIN: Commissioners Powers and Ruffatto

There being five affirmative votes, the motion was approved.

9. OTHER BUSINESS

Commissioner Johnson reminded people to vote on April 4th.

Commissioner Powers mentioned early voting.

Commissioner Dorband mentioned that early voting was happening at the Korean Cultural Center.

Chairman Ruffatto reminded the public to watch for bicycles and walkers with the spring weather.

Chairman Ruffatto asked for the Plan Commission's Village tour take place during the summer.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Issakoo to adjourn the meeting at 6:55 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

Steve Powers, Secretary
Wheeling Plan Commission

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FOR APPROVAL ON 4.13.2017**