

**WHEELING PLAN COMMISSION
THURSDAY, APRIL 27, 2017 6:30 P.M.**

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

Revised April 25, 2017

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

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. CHANGES TO THE AGENDA**
- 5. CITIZEN CONCERNS AND COMMENTS**
- 6. CONSENT ITEM**
 - A) [Docket No. SCBA 17-21](#)
Kitamura Machinery
78 E. Century Drive
Appearance Approval of Wall Signs
- 7. ITEMS FOR REVIEW**
 - A) [Docket No. 2017-4](#)
Wheeling Town Center
351 W. Dundee Road
Variation from Title 21, Signs, Regarding Required Setback of a Development Sign
 - B) [Docket No. PC 17-6](#)
Gulf
14 N. Elmhurst Road
Minor Site Plan & Appearance Approval of Façade Modifications
 - C*) [Docket No. PC 17-7](#)
Boston Fish Market
412 N. Milwaukee Avenue
Minor Site Plan and Appearance Approval of Façade Modifications
- 8. APPROVAL OF MINUTES – [April 13, 2017](#)**
- 9. OTHER BUSINESS**
- 10. ADJOURNMENT**

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

**Public Hearing Information
Wheeling Plan Commission Meeting
April 27, 2017
(Attachment to Agenda)**

2017-4 WTC LLC, contract owner, is seeking a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21-06 Signs in Commercial and Industrial Districts, Section 21.06.500 Permitted Signs, Subsection (d) Development Signs, #4 Location, and associated sections, to reduce the required setback of a development sign for the Wheeling Town Center Development, at 351 W. Dundee Road, Wheeling Illinois.

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

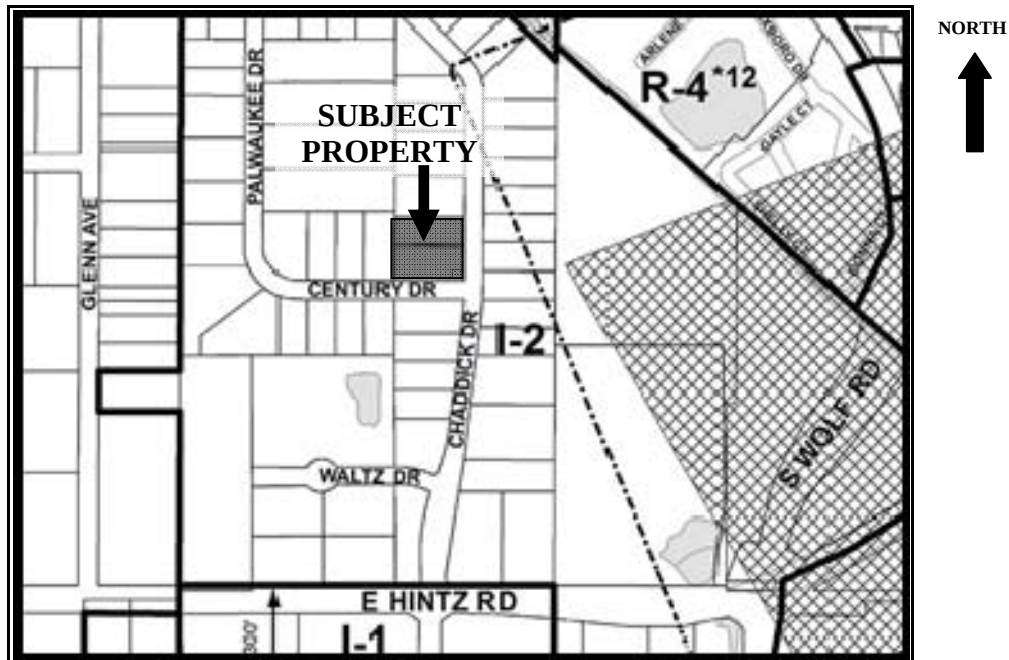
RE: **Docket No. SCBA 17-21**
Kitamura Machinery
78 E. Century Drive
Appearance Approval of Wall Signs

DATE OF REPORT: April 19, 2017

DATE OF MEETING: April 27, 2017

PROJECT OVERVIEW: The petitioner is requesting appearance approval of new wall signs for an existing industrial business.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Signs Now
<u>Property Owner:</u>	Kitamura Machinery of USA
<u>Common Property Address:</u>	Located at the northwest corner of Century Drive and Chaddick Drive
<u>Existing Use of Property:</u>	Light Industrial

Existing Property Zoning:

I-2 Limited Industrial District

DESCRIPTION OF PROPOSAL

The petitioner is requesting appearance approval to replace wall signs at an existing industrial business that repairs and sells CNC machines.

SIGN REVIEW

Sign Locations: The petitioner is proposing to replace a total of three wall signs: one on the Chaddick Drive street frontage and two on the Century Drive street frontage. The main building entry is located on Century Drive. One sign will be located on the brick wall and one sign will be located on the wood façade above the building entry. A third sign will be located on the wood façade along Chaddick Drive.

Sign Types, Materials and Sizes: Each wall sign is non-illuminated, PVC stud-mounted, and contains lettering and the logo. The business logo is blue and the business name is black. The primary sign is located on the brick wall that faces Century Drive. This sign is 99.33 sq. ft. in size. Also on this frontage is a 24.83 sq. ft. sign that is located above the entry doors. On Chaddick Drive, an identical 24.83 sq. ft. sign is located on the wood fascia. The proposed signs meet the size requirements of the Sign Code.

STAFF REVIEW

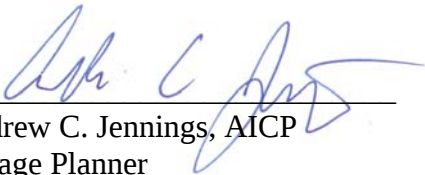
Impact on adjacent uses: No impact on adjacent uses is expected.

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

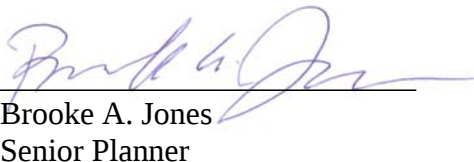
PROPOSED MOTION

If the Plan Commission approves of the requested wall signs, an appropriate motion would be to:

Approve Docket No. SCBA 17-21 to grant appearance approval for the wall signs in accordance with the wall sign plans (3 sheets) submitted April 13, 2017 by Kitamura Machinery, located at 78 E. Century Drive, Wheeling, Illinois.



Andrew C. Jennings, AICP
Village Planner



Brooke A. Jones
Senior Planner

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

[Wall sign plans \(3 sheets\)](#)

Kitamura Machinery – 78 E. Century Drive
Docket No. SCBA 17-21 (Appearance Approval of Wall Signs)
Plan Commission Meeting – April 27, 2017



Existing conditions along Chaddick Drive – looking west

Kitamura Machinery – 78 E. Century Drive
Docket No. SCBA 17-21 (Appearance Approval of Wall Signs)
Plan Commission Meeting – April 27, 2017



Existing conditions along Century Drive – looking north

PROJECT NAME: Kitamura
Location: 78 East Century Dr., Wheeling, IL 60090

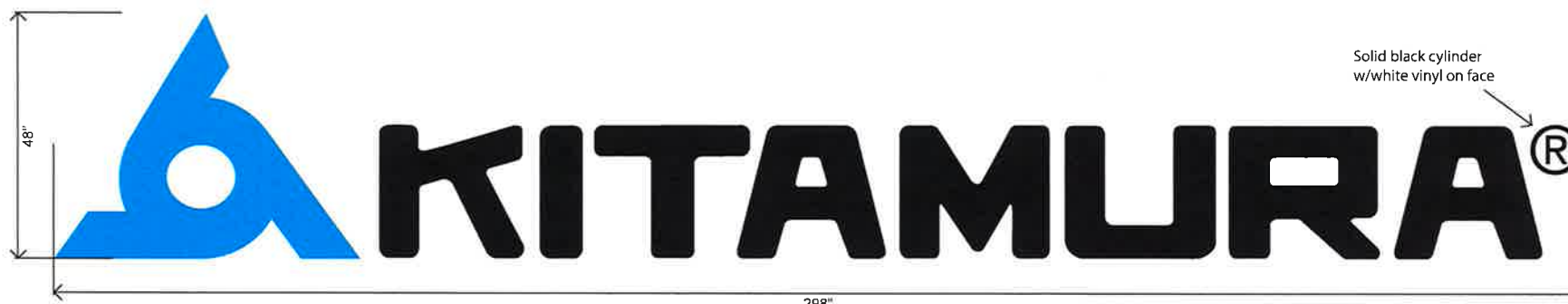
Page 1/3

Approved By:

Date:

[Signature]
4/2/17

Production cannot begin until
this form is completed and
returned to Signs Now



SIGN #1

OVERALL SIZE:
- 48"x298"x1"

MOUNTING TYPE:
- 1/4" Stud into fascia

MATERIALS:
- 1" Black PVC
- 1" Painted PVC

COLORS:



Pantone Process Cyan

Black PVC

*Preparatory materials: Artwork and other items, when supplied by SIGNS NOW, shall remain the exclusive property of SIGNS NOW unless otherwise agreed in writing.

**Alterations: Alterations represent work performed in addition to the original specifications. Although alterations are permitted, excessive alterations shall be charged at the current rates and will be supported with documentation upon request.

700 20th St., Rockford, IL 61104 (815)398-8371 www.SignsNowRockford.com

SIGNS NOW
Design | Service | Solutions

Exhibit received April 13, 2017

PROJECT NAME: Kitamura
Location: 78 East Century Dr., Wheeling, IL 60090

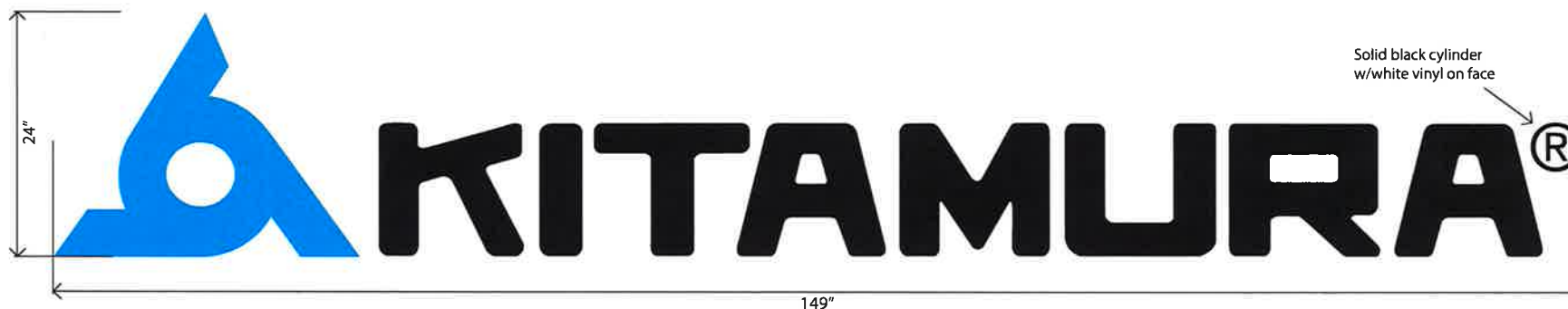
Page 2/3

Approved By:

Date:

[Signature]
4/12/17

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returned to Signs Now



SIGN #2

OVERALL SIZE:
- 24"x149"x1"

MOUNTING TYPE:
- 1/4" Stud into fascia

MATERIALS:
- 1" Black PVC
- 1" Painted PVC

COLORS:



Pantone Process Cyan

Black PVC

*Preparatory materials: Artwork and other items, when supplied by SIGNS NOW, shall remain the exclusive property of SIGNS NOW unless otherwise agreed in writing.

**Alterations: Alterations represent work performed in addition to the original specifications. Although alterations are permitted, excessive alterations shall be charged at the current rates and will be supported with documentation upon request.

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SIGNS NOW
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Exhibit received April 13, 2017

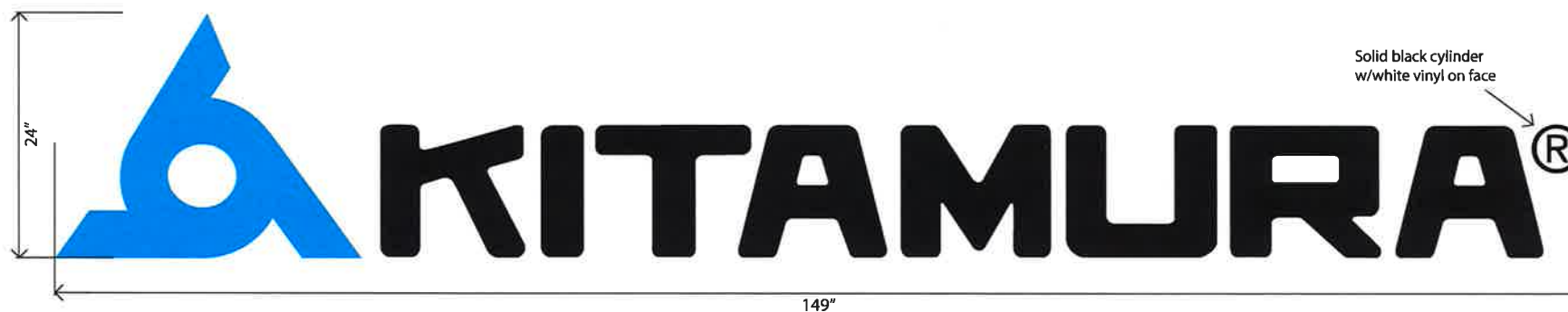
PROJECT NAME: Kitamura
Location: 78 East Century Dr., Wheeling, IL 60090

Page 3/3

Approved By: Carol Ann

Date: 4/12/17

Production cannot begin until
this form is completed and
returned to Signs Now



SIGN #3

OVERALL SIZE:
- 24"x149"x1"

MOUNTING TYPE:
- 1/4" Stud into fascia

MATERIALS:
- 1" Black PVC
- 1" Painted PVC

COLORS:



Pantone Process Cyan

Black PVC

*Preparatory materials: Artwork and other items, when supplied by SIGNS NOW, shall remain the exclusive property of SIGNS NOW unless otherwise agreed in writing.

**Alterations: Alterations represent work performed in addition to the original specifications. Although alterations are permitted, excessive alterations shall be charged at the current rates and will be supported with documentation upon request.

700 20th St., Rockford, IL 61104 (815)398-8371 www.SignsNowRockford.com

SIGNS NOW
Design | Service | Solutions

Exhibit received April 13, 2017

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

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

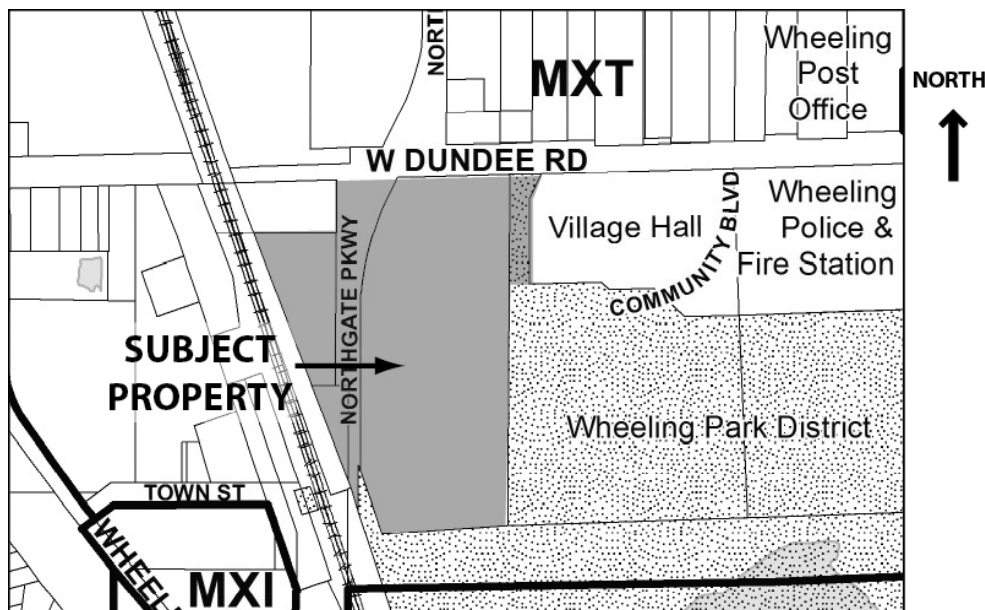
RE: **Docket No. 2017-4**
Wheeling Town Center
351 W. Dundee Road
Variation from Title 21, Signs, Related to Sign Setback

DATE OF REPORT: April 19, 2017

DATE OF MEETING: April 27, 2017

PROJECT OVERVIEW: The petitioner is requesting a sign variation to reduce the required setback of a development sign for the Town Center project.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Brad Friedman, WTC LLC
<u>Property Owner Name:</u>	Village of Wheeling
<u>Common Property Address:</u>	351 W. Dundee Road
<u>Common Location:</u>	The vacant parcel at 351 W. Dundee Road (former Wicke's Furniture).

<u>Neighboring Property Land Use(s):</u>	North: vacant across Dundee Road & commercial adjacent to Metra lot (Burger King) West: Transportation (Railroad) South: Open Space (Heritage Park) East: Public (Village Hall and Recreation Center)
<u>Comprehensive Plan Designation:</u>	Transit-oriented mixed use
<u>Property size:</u>	Approximately 16.25 acres
<u>Existing Use of Property:</u>	Under construction for: Mixed-Use: apartments (295 units) and retail (100,000 sq. ft.).
<u>Proposed Use of Property:</u>	no change
<u>Existing Property Zoning:</u>	MXT – Transit-Oriented Mixed Use District
<u>Previous Zoning Action on Property:</u>	
2015-5	Wheeling Town Center (WTC) Preliminary PUD, Ord. No. 4991, passed February 1, 2016.
2015-20A	WTC Final PUD, Ord. No. 5033, passed October 17, 2016.
2015-20B	Indoor Theater Special Use, Ord. No. 5033, passed October 17, 2016.

DESCRIPTION OF PROPOSAL

WTC, LLC is requesting a variation from Title 21, Signs, to reduce the required setback to install a development sign within the active construction site on Dundee Road. The required setback is 10-feet. The requested setback is 1-foot. Therefore, the proposed variation is 9-feet.

Development signs are temporary in nature and are allowed for one-year, and may be extended for up to one additional year by the Community Development Director.

SIGN PLAN REVIEW

Sign Location: There is an existing 6-foot opaque construction fence surrounding the town center development site. The fence is located on the property line along Dundee Road. The petitioner is requesting a variation to place the sign 1-foot from the property line, behind the construction fencing.

Proposed Signage Type, Size and Materials: The proposed development sign is a v-type sign with 10' x 16' panels (160 sq. ft. in area). The total height of the sign is 16 feet, including 6-foot posts. The panel material is MDO (medium density overlay), which is a paintable surface is made of plywood with a weather resistant resin overlay.

LANDSCAPING PLAN REVIEW

Landscaping: The entire site is under construction and surrounded by a 6-foot high opaque construction fence. Therefore, the petitioner is requesting that the landscape requirement be waived.

STANDARDS FOR VARIATION

The following are standards for variation with the petitioner's responses *shown in italics*. **Senior Planner's 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.
"There is currently a 6-foot high construction fence that surrounds the subject property. The developer would like to install a sign to promote the Town Center project. In order to obtain maximum visibility we are requesting a variance to locate the sign (on a temporary basis) within the 10-foot setback from the property line."
Due to the location of the 6-foot construction fence on the property line, it would be difficult to see the sign if setback at least 10-feet from the property line.
2. Indicate how the hardship is due to unique circumstances that do not generally apply to the other properties or uses.
"There is a 6-foot construction fence around the subject property."
The unique circumstance is that the entire property is surrounded by a 6-foot opaque construction fence.
3. Describe how the alleged difficulty or hardship has not been created by any person presently having an interest in the property.
"The petitioner is trying to develop the site and create a Town Center for the community."
By code, the property must be properly secured with fencing during the construction period.
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 developer would like to maximize its marketing visibility to the general public to help increase retail leasing activity."
If the variation is not granted, then the sign will need to be setback 10-feet, thereby reducing its visibility.
5. State how the granting of the variation will not alter the essential character of the locality.
"The variation would be temporary and would not hinder future construction of the property."

The variation will not affect the character of the town center because the subject property is currently under construction. The sign will be removed upon completion of construction.

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.

"The variation being requested should not interfere with the neighboring property owners ability to maintain their business, and there is no foreseen negative impact to the immediate area.

Despite the reduced setback, the sign will be wholly restricted by the construction fencing that surrounds the site. The sign location will not impair safety, increase congestion, or diminish land values in the vicinity.

STAFF REVIEW

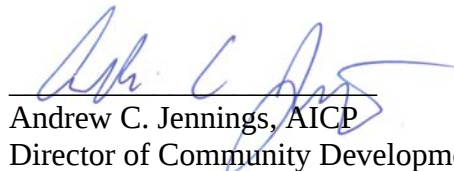
Impact on adjacent uses: No impact on adjacent uses is expected.

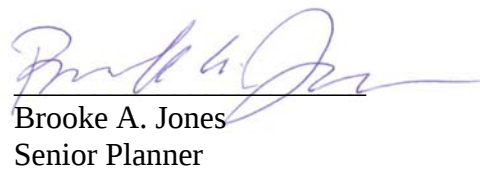
Staff Recommended Action: Staff recommends approval of the sign variance.

PROPOSED MOTION

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

Recommend approval of Docket No. 2017-4, Granting a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21.06, Signs in Commercial and Industrial Districts, Section 21.06.500, Permitted Signs, Subsection (d) Development Signs, #4 Location, to reduce the required setback from ten (10) feet to one (1) foot at 351 W. Dundee Road, Wheeling, Illinois,


Andrew C. Jennings, AICP
Director of Community Development


Brooke A. Jones
Senior Planner

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

[Cover letter](#)

[Sign plan](#)

[Site plan](#)

Wheeling Town Center – 351 W. Dundee Road

Docket No. 2017-4 (Variation from Title 21, Signs, Relating to a Required Sign Setback)
Plan Commission Meeting – April 27, 2017





Friday March 24, 2017

Brooke Jones

Community Development

Village of Wheeling

Corporate Identification Signage

Brooke,

Directional/Wayfinding Systems

Construction Site Signage

Multi-tenant Office Signage

Office Interior/Room ID Signage

Commercial/Retail Center Signage

Special Event Signage

Fleet Graphics

Third Party Installation Services

National Account Programs

ADA Compliant Systems

Commercial Real Estate Advertising

We are seeking a variance from the 10' setback from the property line for the Wheeling Town Center development sign located at 351 W. Dundee Road. We would like to have the sign setback 1' from the property line. We are also asking you to waive the landscape requirement since the sign will be behind a construction fence at a construction site.

Thank you,

A handwritten signature in black ink that reads "Cristine A. Meyers".

Cristine A. Meyers

Vital Signs USA, Inc.

791 Industrial Dr.

Elmhurst, IL 60126

Exhibit received March 24, 2017



Job Details:

V-Shape Ground Sign
qty. 1

Exhibit received March 16, 2017

ATTENTION: This proof is provided for checking design, copy accuracy and general color scheme. ANY ERRORS NOT NOTED WILL BE ON THE FINISHED PRODUCT.

Vital signs
USA

BUSINESS SIGNS & BRANDING

791 INDUSTRIAL DR. ELMHURST, IL 60126
PH: 630-832-9600 FAX: 630-832-9669
www.vitalsignsusa.com

CLIENT: NGKF
JOB #: est57036
LOCATION: Wheeling Town Center

DATE: 2/13/2017 10:58:04 AM
DESIGNER: AF
Wheeling Town Center.fs

☐ Approved as is ☐ Approved with changes noted
☐ Not Approved - Revise & Resubmit

Date: _____ Signed: _____

Colors on this proof are for representation only. This drawing has been made available to the client to illustrate design or manufacturing details and are not to be distributed for bid without the written consent of Vital Signs USA.



Exhibit received March 24, 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

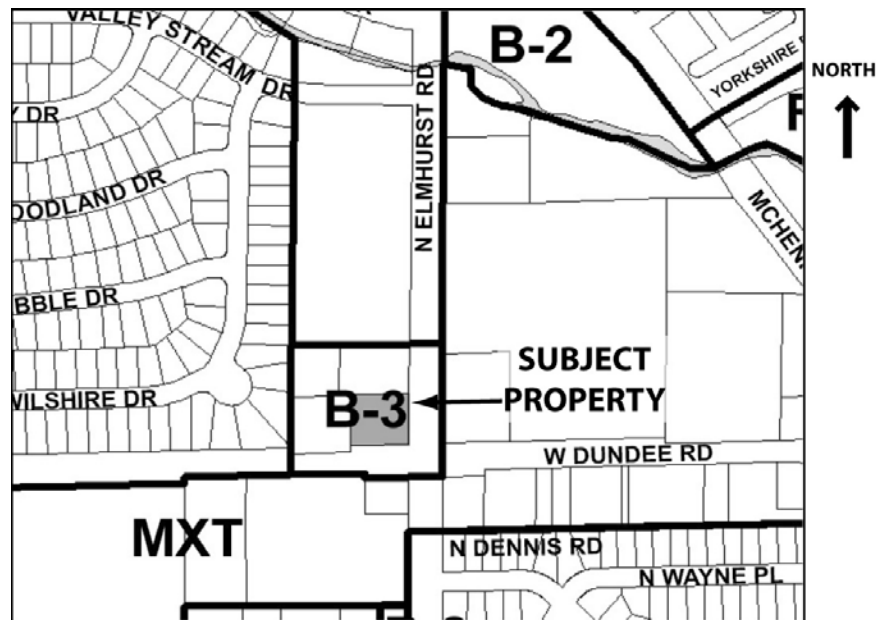
REPORT DATE: April 17, 2017

MEETING DATE: April 27, 2017

SUBJECT: Docket No. PC 17-12
Gulf
14 N. Elmhurst Road
Minor Site Plan & Appearance Approval of Façade Modifications

PROJECT OVERVIEW: The petitioner is requesting minor site plan and appearance approval to modify the building façade in conjunction with the reopening of the gas station as a Gulf.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Mohammet Amed, Gulf
<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

At this time, the gas station is changing from Phillips 66 to Gulf. On April 13th, the Plan Commission approved the new Gulf freestanding sign. Now, the petitioner is requesting appearance approval of façade modifications. The appearance of the gas pumps is also being modified to display the Gulf brand.

APPEARANCE REVIEW

In conjunction with the reopening of the existing gas station as Gulf store, the branding for the property is being modified. The canopy façade and the upper portions of the two buildings (convenience store and car wash) are being modified with vinyl decals. The existing stone building walls will remain as is.

The overall site canopy will be blue, white and orange stripped. The Gulf logo is being integrated

into the vinyl logo on the canopy, as well. On the upper portions of the convenience store and car wash building, the fascia will have an applied blue and white stripped vinyl.

STAFF REVIEW

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

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

PROPOSED MOTION

If the Plan Commission approves of the requested minor façade changes, an appropriate motion would be to:

Approve Docket No. PC 17-6 to permit the façade modifications, as shown in the rendering submitted by Sign Studio on April 12, 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 \(staff\)](#)
[Cover letter](#)
[Rendering](#)

Gulf – 14 N. Elmhurst Road

Docket No. PC 17-6 (Minor Site Plan & Appearance Approval of Façade Modifications)
Plan Commission Meeting – April 27, 2017



Existing conditions of subject property – looking northwest

Brooke Jones

From: Sign Studio <signstudio00@aol.com>
Sent: Wednesday, April 12, 2017 11:34 AM
To: Brooke Jones
Subject: New Rendering for 14 N. Elmhurst Rd. - Wheeling property

Good Morning Ms Brooke!

Attached you will find a new Rendering for 14 N. Elmhurst Rd. Wheeling IL and the answers to all the questions you had.

- **We are going to apply new decals on the canopy (VINYL)**
- **The size of the logo that goes on the canopy is 9' x 3'.6"**
- **The building walls stays as it is**

Thank you and have a wonderful day
Alejandro Bedoya



Exhibit received April 12, 2017

Sign Studio USA Limited
3645 W. Irving Park Rd.
Chicago, IL 60618
P: (773) 509-0590
C: (773) 719-3833
www.signstudiochicago.com

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

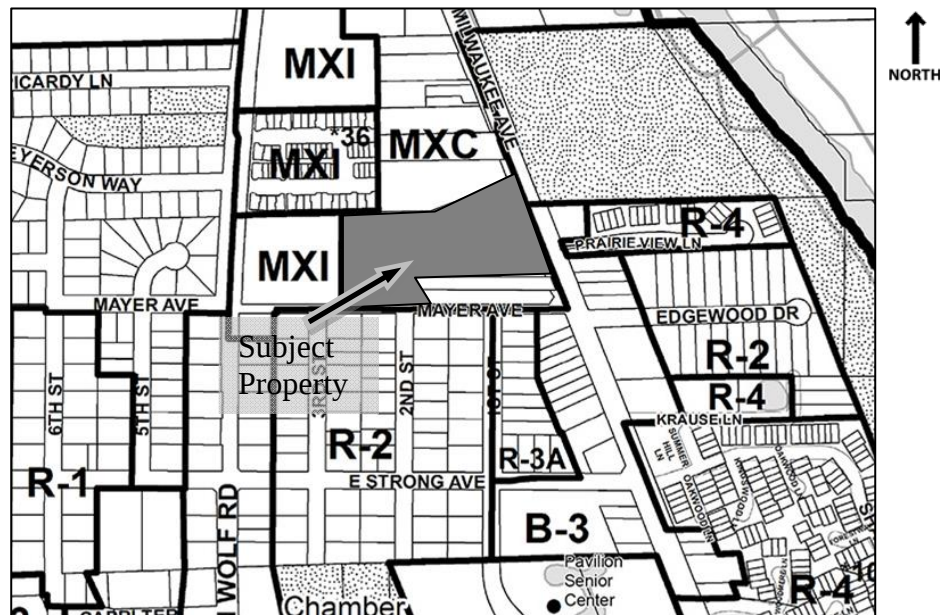
RE: **Docket No. PC 17-7**
Boston Fish Market
412 N. Milwaukee Avenue
Minor Site Plan and Appearance Approval of Façade
Modifications

DATE OF REPORT: April 25, 2017

DATE OF MEETING: April 27, 2017

PROJECT OVERVIEW: The petitioner is seeking minor site plan and appearance approval of building façade changes to the plans recently approved through Special Use Ordinance No. 5079.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant Name: Louis Psihogios

Property Owner: 412 North Milwaukee Ave LLC

Common Property Address: 412 North Milwaukee Avenue

<u>Common Location:</u>	Located on the west side of Milwaukee Avenue at Prairie View Lane
<u>Neighboring Property Land Use(s):</u>	North: Commercial West: Industrial South: Commercial East: Commercial / Multi-Family Residential / Open Space
<u>Comprehensive Plan Designation:</u>	Commercial residential mixed use
<u>Property Size:</u>	5.17 acres for entire site; 12,400 sq. ft. for the building (including the proposed addition).
<u>Existing Use of Property:</u>	Sit-down restaurant (under construction)
<u>Proposed Use of Property:</u>	Sit-down restaurant
<u>Existing Property Zoning:</u>	MXC Residential Commercial Mixed Use District
<u>Previous Zoning Action on Property:</u>	
2004-17A	Special use and site plan approval for a sit-down restaurant, 8/23/2004 (Ordinance 3897).
2004-17B	Variations from Title 19, Zoning, relating to side and front building setbacks, 8/23/2004 (Ordinance 3898).
PC 17-2	Minor site plan and appearance approval of a patio wall (1/26/2017).
2017-2B	Special use and site plan approval for a sit-down restaurant, 3/20/2017 (Ordinance 5079).
2004-17A	Variation from Title 19, Zoning, relating to side building setback, 3/20/2017 (Ordinance 5078).

DESCRIPTION OF PROPOSAL

On March 20, 2017, the petitioner was approved for a restaurant special use for a sit-down restaurant. Since then, the project has been under construction. At this time, the petitioner is requesting minor site plan and appearance approval for two modifications:

1. The porch addition elevations have been modified; and
2. Modifications to the utility room exterior walls were not noted on the plans that were approved through the special use.

APPEARANCE REVIEW

Porch Elevations: There are several notable changes to the appearance of the porch addition. The elevation plan that was approved by the special use ordinance is provided by staff. The following is a list of features that are different from the previously approved plans:

1. The roofline;
2. Window style;
3. Number of doors; and
4. Addition of cement board siding at the top of the walls (which appears as a fascia board).

Mechanical Room Elevations and RTU Screening: There is an existing small building addition (used for utility rooms) along Milwaukee Avenue that currently has billboard-like signs on its flat roof. This portion of the building was not included in the elevation plans that were reviewed and approved through the special use process. Now the petitioner intends to cover the building walls in the same stone veneer used throughout the renovated exterior. In addition, five-foot high parapet walls of EIFS finish are proposed for the rooftop. These parapet walls will screen the rooftop mechanical units.

STAFF REVIEW

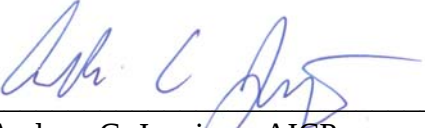
Impact on Adjacent Uses: There is no significant impact anticipated on adjacent uses.

Staff Recommended Action: After reviewing the proposal, staff suggests the Plan Commission approve the building changes.

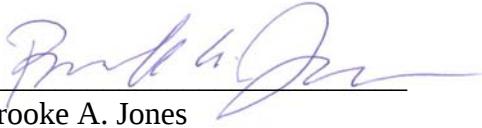
PROPOSED MOTION

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

Approve Docket No. PC 17-7, to grant minor site plan and appearance approval of the façade modifications as shown elevation plans (2 sheets) submitted April 25, 2017 for Boston Fish Market, located at 412 N. Milwaukee Avenue, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

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

 [Elevation plan for porch addition \(A-4\)](#)

 [Utility room plan \(A-8\)](#)

 [Elevation plan previously approved by Special Use Ord. No. 5079](#)

Boston Fish Market – 412 N. Milwaukee Avenue

Docket No. PC 17-7 (Minor Site Plan and Appearance Approval of Façade Modifications)
Plan Commission Meeting – April 27, 2017



Existing conditions of building (looking south)

Boston Fish Market – 412 N. Milwaukee Avenue

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Plan Commission Meeting – April 27, 2017

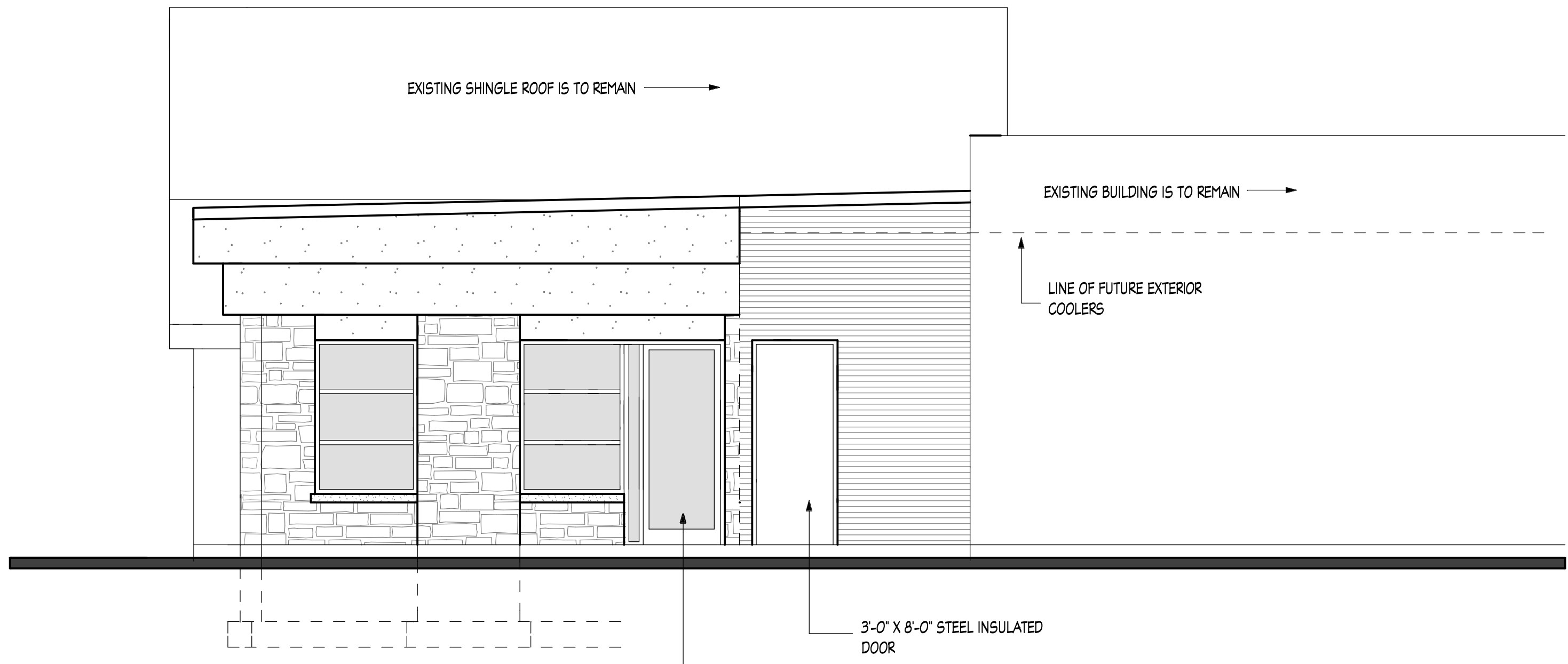


Existing conditions of rear of building (looking east)

Boston Fish Market – 412 N. Milwaukee Avenue
Docket No. PC 17-7 (Minor Site Plan and Appearance Approval of Façade Modifications)
Plan Commission Meeting – April 27, 2017

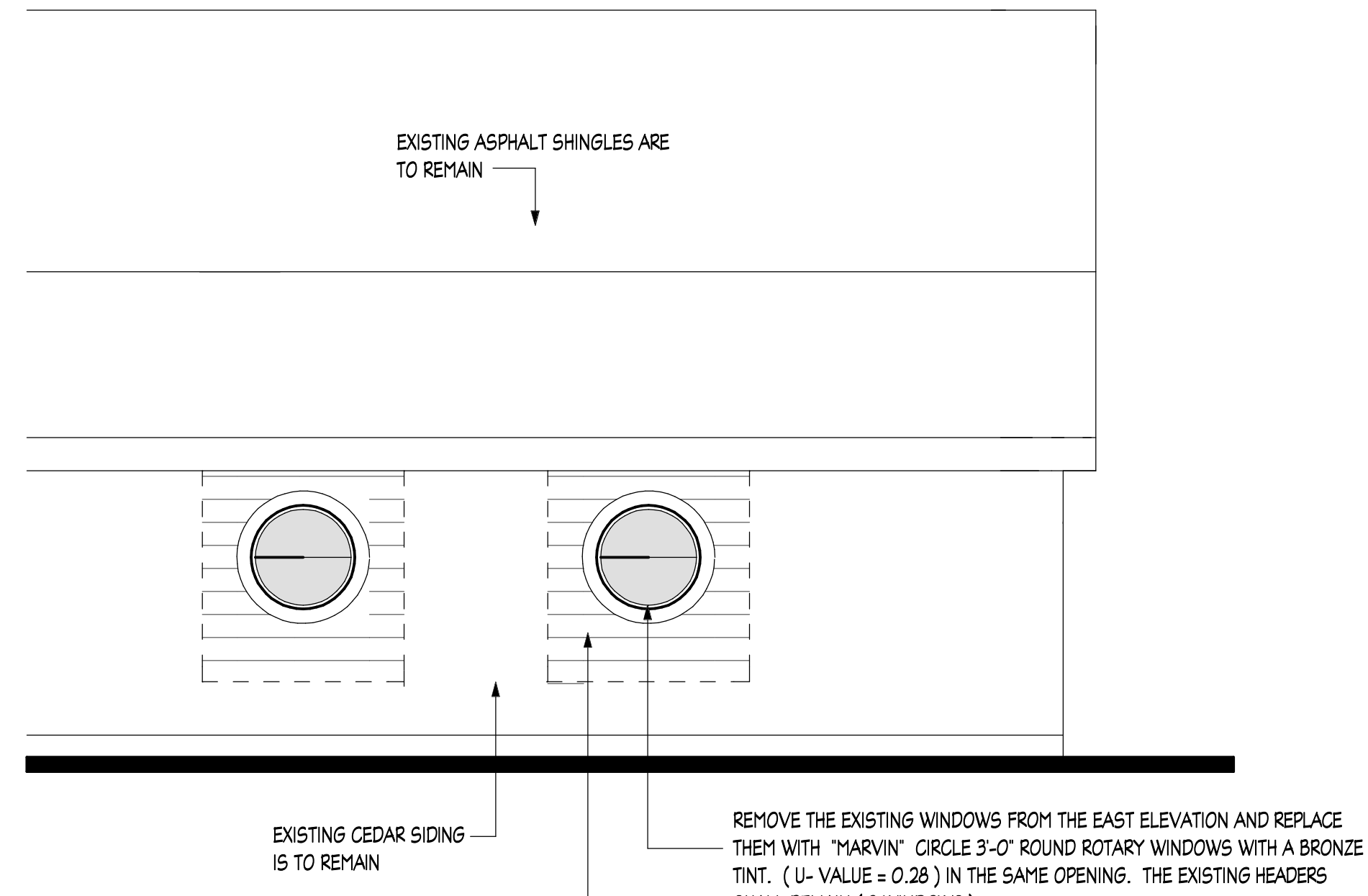


Existing conditions of subject property (looking west)



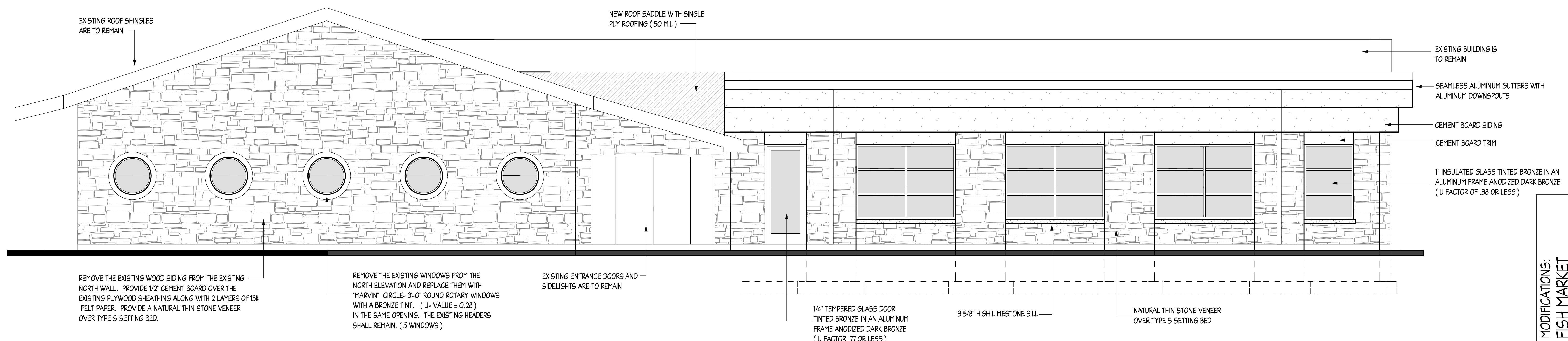
WEST ELEVATION
SCALE 1/4"=1'-0"

ELEVATION NOTES
PROVIDE SPLASHBLOCKS AT ALL DOWNSPOUTS.
PROVIDE DRIP CAPS AT ALL WINDOWS, DOORS, AND RAKES



EAST ELEVATION
SCALE 1/4"=1'-0"

FILL IN OPENING WITH STUDS AND SHEATHING TO MATCH THE EXISTING. PROVIDE NEW TYVEK HOUSEWRAP OVER SHEATHING. PROVIDE NEW CEDAR SIDING TO MATCH THE EXISTING CEDAR SIDING IN THE OPENING.



NORTH ELEVATION
SCALE 1/4"=1'-0"

Exhibit received April 25, 2017

PROPOSED MODIFICATIONS:
BOSTON FISH MARKET
412 NORTH MILWAUKEE AVENUE
WHEELING, ILLINOIS



PLAN No. NB 0404-17
SHEET No. A-4

REVISIONS	DATE	APPROVED BY
	April 4, 2017	

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL PLAN DIMENSIONS AND LOCATIONS OF THE WORK AND SHALL IMMEDIATELY NOTIFY THE ARCHITECTS, IN WRITING, OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE REQUIREMENTS OF THE APPLICABLE BUILDING CODES

n. batistich, architects
MEADOWBROOK OFFICE CENTER
16W475 S. FRONTAGE RD., SUITE 201
BURR RIDGE, IL 60527 (630) 996-1773

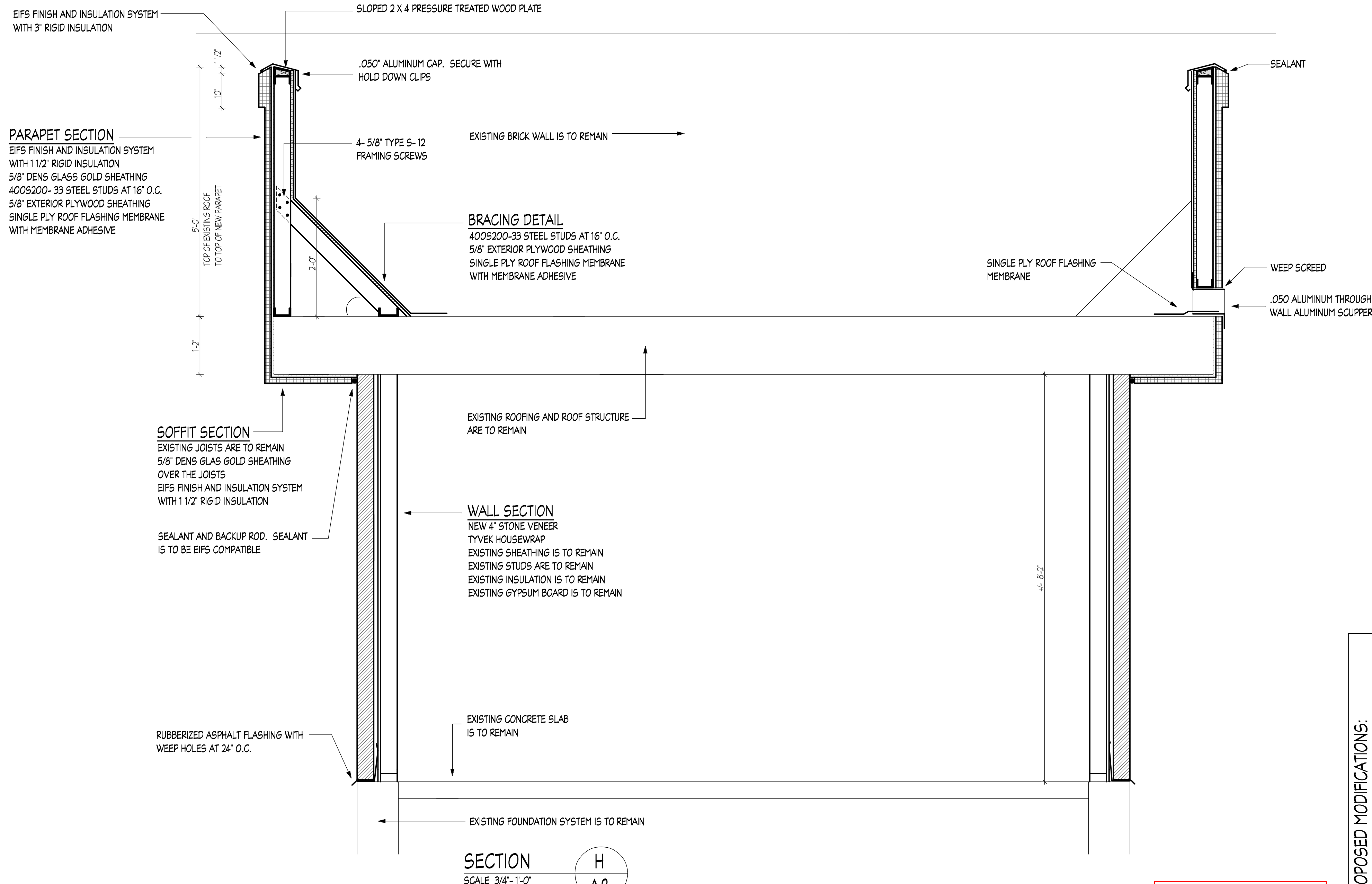
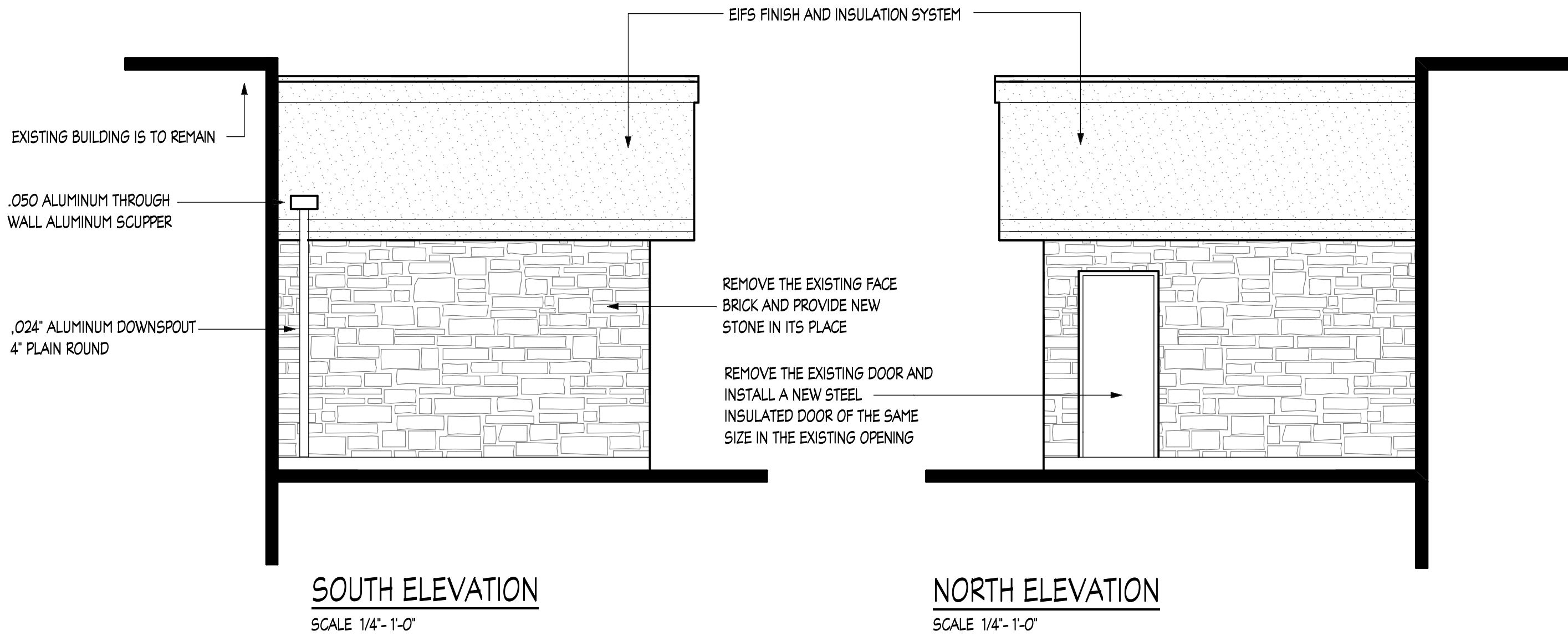
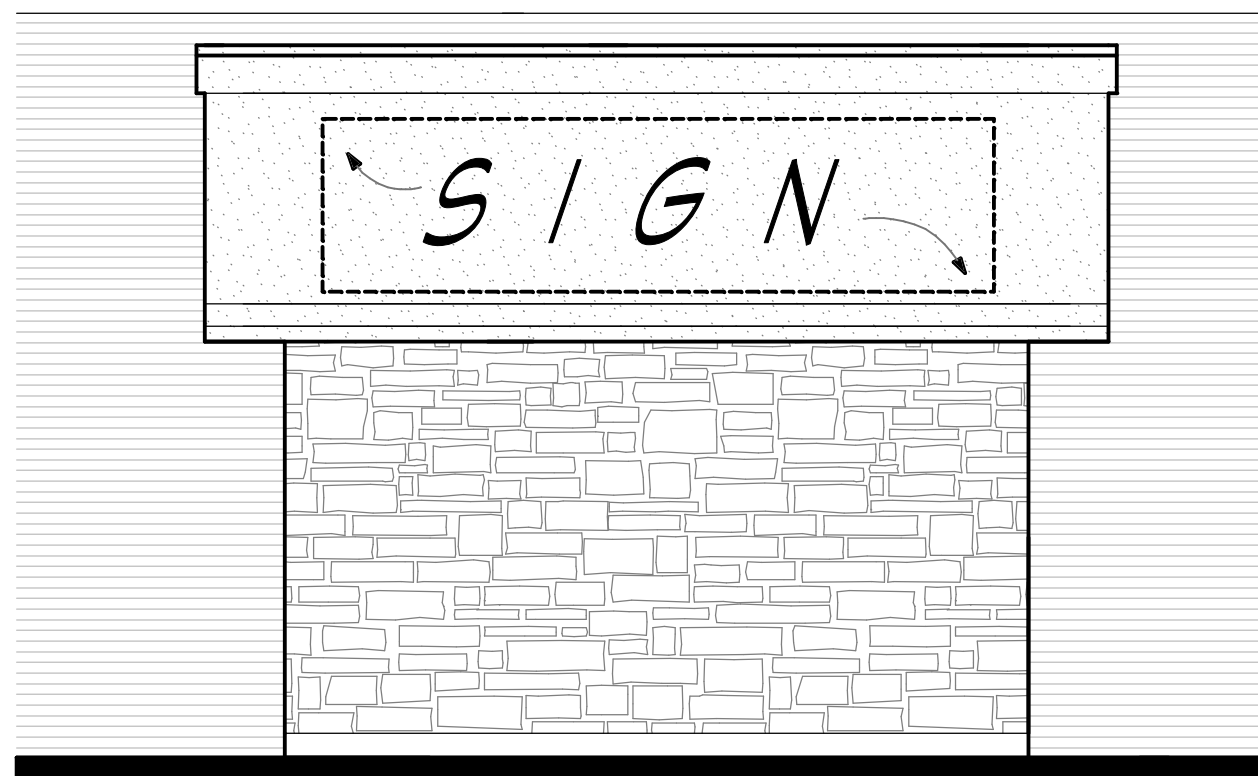
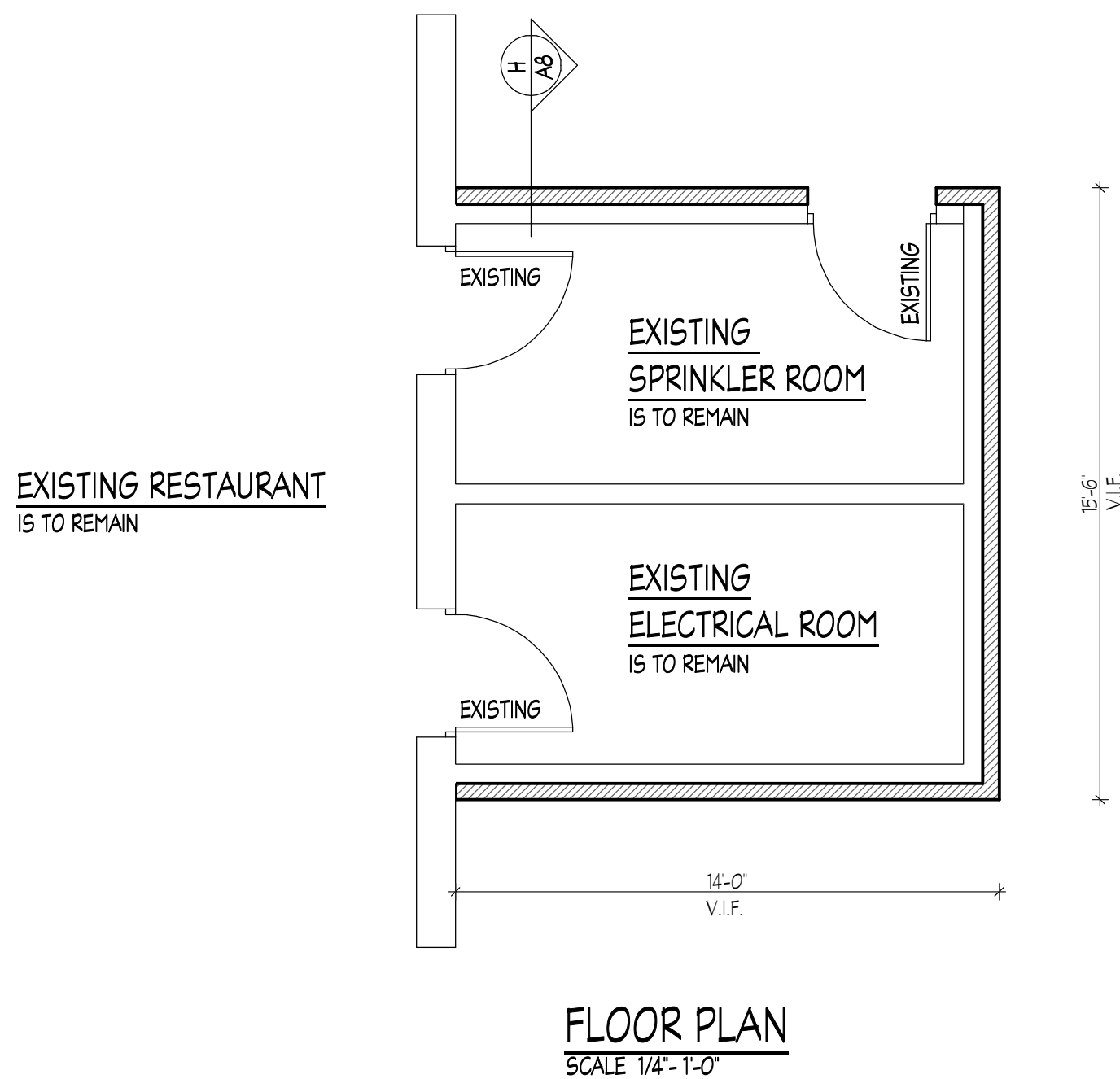
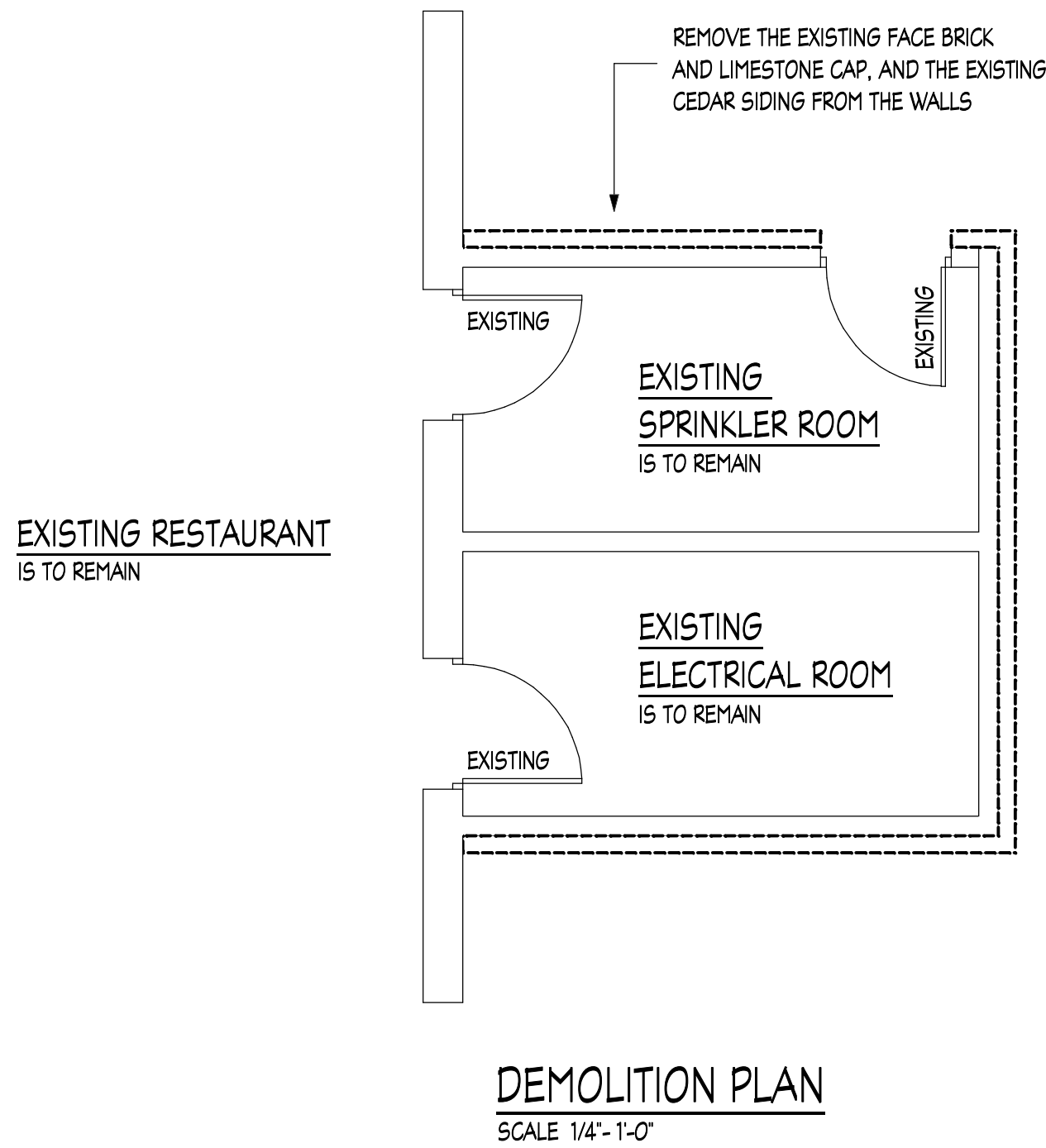
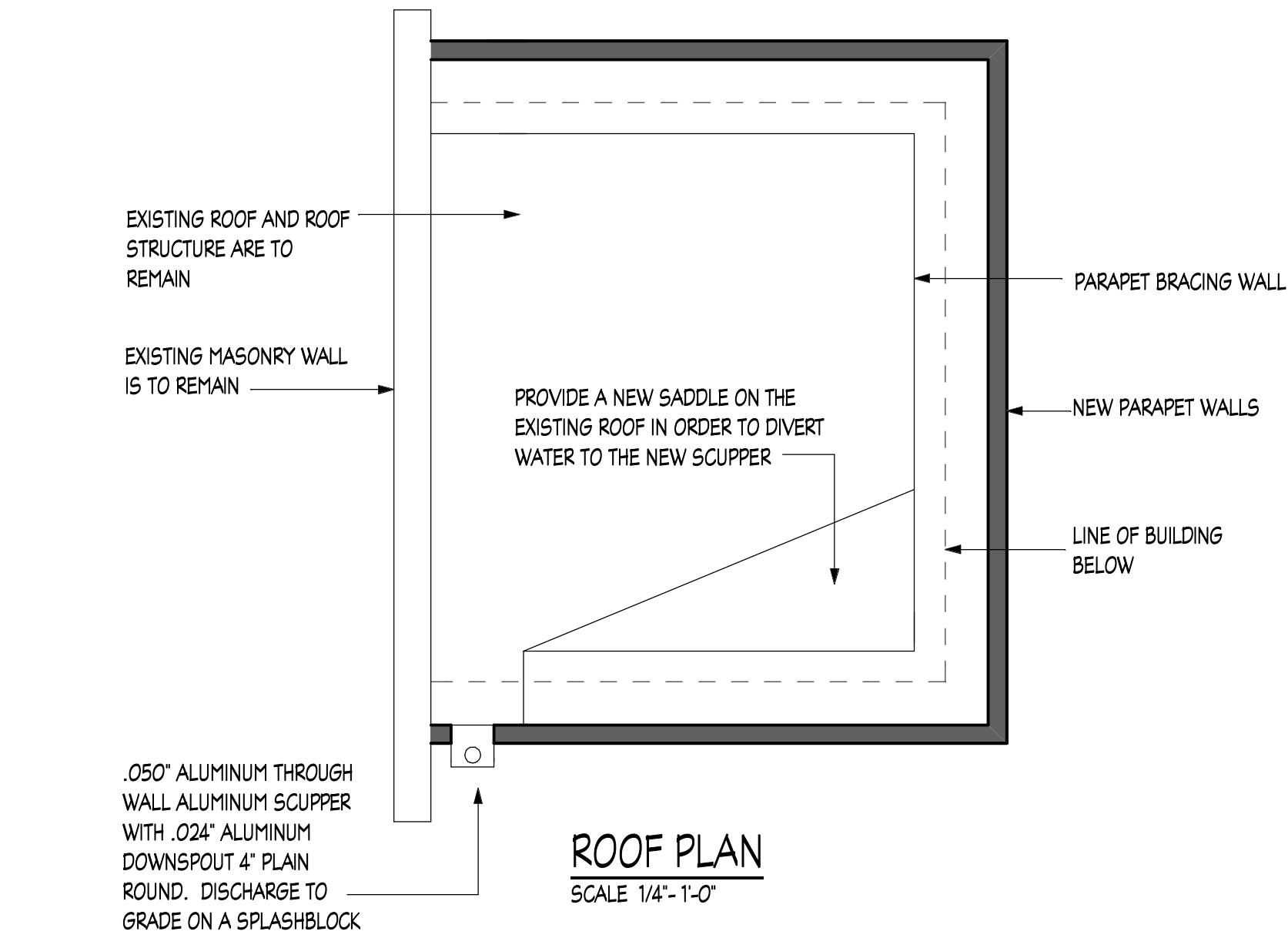
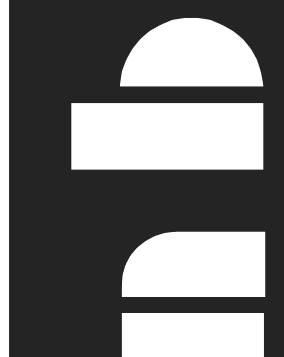


Exhibit received April 25, 2017

PROPOSED MODIFICATIONS:
BOSTON FISH MARKET
412 NORTH MILWAUKEE AVENUE
WHEELING, ILLINOIS



PLAN No. NB 0404-17
SHEET No. A-8

REVISIONS	DATE	APPROVED BY:
	April 4, 2017	

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I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE REQUIREMENTS OF THE APPLICABLE BUILDING CODES

n. batistich, architects
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BURR RIDGE, IL 60527 (630) 966-1773

412 NORTH MILWAUKEE AVENUE
WHEELING _____ ILLINOIS



SCALE: 1/8" = 1'-0"



SCALE 1/8"=1'-0"



SCALE 1/8"=1'-0"



SCALE 1/8" = 1'-0"



SCALE 1/8" = 1'-0"



SCALE 1/8" = 1'-0"



SCALE 1/8"=1'-0"

Colors shown are for illustration purposes only. Metal samples are available upon request.

NEW COLD/DRY STORAGE COLOR



PROPOSED MODIFICATIONS:

PROPOSED MODIFICATIONS: BOSTON FISH MARKET

412 NORTH MILWAUKEE AVENUE

WHEELING _____ ILLINOIS _____



PLAN No.

SHEET No.

3 of 3

DO NOT SCALE DRAWINGS

DATE: DEC 15 2016

DRAWN BY:

SCALE:

APPROVED BY:

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLAN AND DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL IMMEDIATELY NOTIFY THE ARCHITECTS, IN WRITING, OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.

Exhibit received Feb. 16, 2017

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE REQUIREMENTS OF THE APPLICABLE BUILDING CODES.

n. batistisch, architects

MEADOWBROOK OFFICE CENTER

16W475 S. FRONTAGE RD., SUITE 201

BURR RIDGE, IL 60527 (630) 986-1773

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, April 13, 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 17-17
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

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

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

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.

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).

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.

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 17-5](#)
Addolorata Villa
555 McHenry Road
Minor Site Plan and Appearance Approval of Site Modifications

Mr. Paul Horcher, President, Horcher Construction, Inc., 113 Wedgewood Drive, Barrington and Mr. Ron Kilkber, Director, Plan Operations, Addolorata Villa, 555 McHenry Road were present.

Mr. Horcher explained their intent was to create a walking path for their residents. The path will help in their physical therapy. Currently, everything they have to walk on outside is a dead end. They are trying to create a loop and use more of their property. It is primarily an asphalt path but

there will be certain sections as they are connecting to existing concrete sidewalks. There will be ramps down through the curbs where appropriate. There is a section that will run on the existing drive that ends into a fire lane.

Mr. Horcher reported there were some trees that needed to be removed in order to make this possible. The trees include 20 spruce trees that were well past their intended use with no branches for at least 25' high and were no longer a windbreak and did not provide any shade. There were also a few trees near the transformer that needed to be removed at the rear of the property in the northwest corner and a mulberry tree.

Commissioner Johnson had no questions.

Commissioner Zangara questioned if there was a future plan to replace some of the landscaping that was being removed. Mr. Kilbber explained they were funding this project through fundraisers so the next fundraiser would be for landscaping. Commissioner Zangara's only concern was that they would add some landscaping to replace the trees that were being removed.

Commissioner Issakoo agreed about the landscaping but also felt it was a great idea to add the sidewalk.

In reply to Commissioner Issakoo's question, Ms. Jones explained it was difficult for the Village to tell if the trees being removed should be removed since it was early in the season.

Commissioner Blinova had the same concern about the landscaping.

Commissioner Dorband thanked the petitioner for adding the path since she walks her dog in the area. Mr. Kilbber explained the proposed walk would also keep people off the drives that were currently be used.

Commissioner Powers had the same concern as Commissioner Zangara. He hopes landscaping is added back in with the removal of the trees. Mr. Kilbber explained their residents would insist on it too.

Chairman Ruffatto questioned if the proposed path would circle the entire complex. Mr. Horcher explained it was just on the western borderline of the complex and did not go all the way to the south end. Chairman Ruffatto referred to an existing sidewalk. Mr. Kilbber confirmed the sidewalk goes all around the northern property. They want to tie it all together but not take it up to McHenry Road. He explained it would be a loop including the fire lane. The loop consists of sidewalk or asphalt.

Chairman Ruffatto questioned the distance of the loop. Mr. Kilbber stated it was probably at least 1.0 mile. Chairman Ruffatto suggested marking the path at ¼ mile distances. Mr. Kilbber explained their rehab department insists on it. He also mentioned park benches would be included along the path.

Chairman Ruffatto questioned if the petitioner would return with a new landscaping plan. Ms. Jones felt it would be a good idea for the petitioner to submit the plan to Staff for review. She questioned

if he wanted the Plan Commission to review it as well. Chairman Ruffatto thought it would be a good idea. Ms. Jones suggested she could bring it as an item under “Other Business”. Chairman Ruffatto was in agreement and requested adding it as a condition.

Chairman Ruffatto referred to the picture of the transformer that was submitted. He suggested having it repainted since it was in poor condition. Mr. Kilkber confirmed it was ComEd’s transformer. He agreed to have it painted.

In response to Commissioner Dorband’s question, Mr. Horcher stated they planned to start the work as soon as they receive approval from the Village. She questioned if it would be finished in time for their anniversary. Mr. Kilkber confirmed they would like to have it finished by the anniversary.

Commissioner Powers questioned if the petitioner could indicate the locations of the park benches on the landscape plan they submit to Staff. Chairman Ruffatto agreed it was a good idea.

Commissioner Dorband moved, seconded by Commissioner Powers 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;
2. A plan for additional plantings and benches shall be submitted for Staff review and brought to the Plan Commission for informational review under “Other Business”; and
3. That the existing transformer shall be painted.

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 23, 2017](#)

Commissioner Powers moved, seconded by Commissioner Johnson to approve the minutes dated March 23, 2017. The motion was approved by a voice vote.

9. OTHER BUSINESS

Ms. Jones reported the petition for the parking lot variations, site plan and appearance approval at 300 South Milwaukee Avenue had been withdrawn by the petitioner.

Ms. Jones announced the tentatively scheduled joint meeting between the Plan Commission and Village Board on April 24th has been canceled. It is tentatively being rescheduled for May 22nd. She will let the Commission know as soon as it has been confirmed.

Staff wants to make sure everyone has a Plan Commission polo shirt and magnetic brass badge. Ms. Jones asked the Commissioners to contact her if they needed one. Commissioner Dorband needs a new badge and Commissioner Blinova needs a polo shirt.

Commissioner Issakoo announced his resignation. He is no longer able to commit the time the Commission and Village deserves. He thanked the Commission, Village Board and Village Staff. The Commission expressed their thanks for his service and best wishes for his future.

Chairman Ruffatto announced Mr. Jeff Creech as the new Plan Commissioner.

Chairman Ruffatto referred to the reopening of the Indian Trail Library. He suggested everyone visit the new building. The Commission commented how beautiful it was on the inside and outside.

Chairman Ruffatto announced the Gulf gas station will be the only one in the State of Illinois.

Commissioner Dorband commented on the library. She mentioned the life size Lite Bright that's in the library.

Commissioner Dorband mentioned a brick wall that was falling onto the sidewalk at Pine Hill on McHenry Road. Ms. Jones agreed to look into it.

Commissioner Powers referred to the recent petition for a bakery and Commissioner Dorband's suggestion to dress up the window. Commissioner Powers visited the bakery and felt they really did a nice job on the window and was well done.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Powers to adjourn the meeting at 6:56 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 4.20.2017
FOR APPROVAL ON 4.27.2017**