

**WHEELING PLAN COMMISSION  
THURSDAY, JUNE 8, 2017, 6:30 P.M.**

**AGENDA FOR A SPECIAL MEETING OF THE PLAN COMMISSION  
to Commence in the Scanlon Conference Room of the Village Hall  
2 Community Boulevard, Wheeling, Illinois**

**THIS MEETING WILL NOT BE TELEVISED**

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- 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 17-26](#)  
Twin Dolphin Family Restaurant  
274 McHenry Road  
Appearance Approval of a Wall Sign**
- 7. ITEMS FOR REVIEW – none**
- 8. OTHER BUSINESS**
  - A) Plan Commission driving tour of recently completed projects**
- 9. APPROVAL OF MINUTES - none**
- 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.**

**IF YOU WOULD LIKE TO ATTEND THE TOUR, PLEASE CALL (847) 459-2620 AT LEAST 24 HOURS PRIOR TO THE MEETING TO ENSURE A VEHICLE LARGE ENOUGH TO ACCOMMODATE THE PUBLIC CAN BE SECURED.**

**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

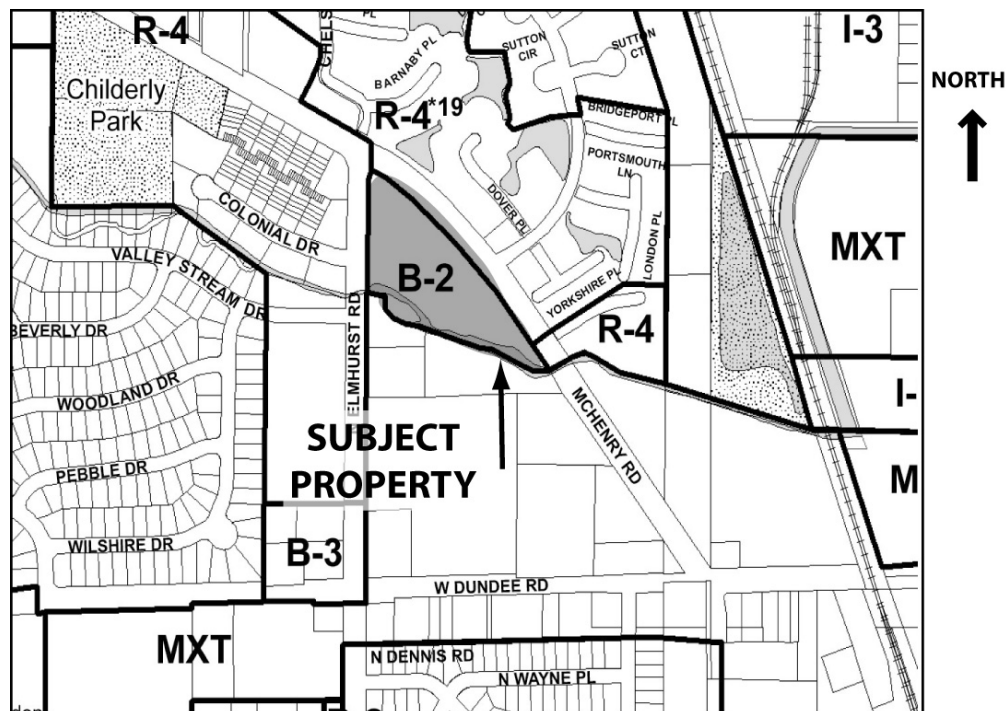
**RE:** **Docket No. SCBA 17-24**  
**Twin Dolphin Family Restaurant**  
**274 McHenry Road**  
**Appearance Approval of a Wall Sign**

**DATE OF REPORT:** June 1, 2017

**DATE OF MEETING:** June 8, 2017

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

**LOCATION MAP:**



**GENERAL PROPERTY INFORMATION**

|                                        |                           |
|----------------------------------------|---------------------------|
| <b><u>Applicant Name:</u></b>          | Heritage Signs, Ltd.      |
| <b><u>Property Owner:</u></b>          | Creekside Partnership LLC |
| <b><u>Common Property Address:</u></b> | Creekside Plaza           |

**Existing Use of Property:**

Restaurant

**Existing Property Zoning:**

B-2 Neighborhood Commercial District

**DESCRIPTION OF PROPOSAL**

The petitioner is requesting appearance approval to install a wall sign for a new restaurant, which will assume the special use permit for Furious Flames.

**SIGN REVIEW**

**Sign Location:** The proposed wall sign is located in the designated sign band above the storefront windows and awnings of the subject unit.

**Sign Type, Material and Size:** The sign is comprised of two sign types: a raceway sign and a box sign. The business name “Twin Dolphin” is displayed on the box sign along with the graphic logo of dolphins. The tagline “Family Restaurant” is displayed as internally illuminated blue letters on a raceway. The total area of the sign is 14.95 sq. ft., of which approximately 6.38 sq. ft. is the box sign. Therefore, the proposed sign meet the size requirements of the Sign Code.

**STAFF REVIEW**

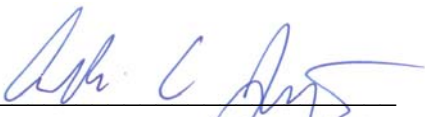
**Impact on adjacent uses:** No impact on adjacent uses is expected.

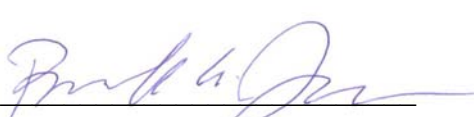
**Staff Recommended Action:** Staff recommends approval of the wall sign.

**PROPOSED MOTION**

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

**Approve Docket No. SCBA 17-26** to grant appearance approval for the wall sign in accordance with the sign plan submitted May 31, 2017 by Heritage Signs, on behalf of Twin Dolphin Family Restaurant, located at 274 McHenry Road, Wheeling, Illinois.

  
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Andrew C. Jennings, AICP  
Village Planner

  
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Brooke A. Jones  
Senior Planner

**Attachments:**

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

[Wall sign plan](#)

# Twin Dolphin Family Restaurant – 274 McHenry Road

Docket No. SCBA 17-26 (Appearance Approval of a Wall Sign)

Plan Commission Meeting – June 8, 2017



Existing conditions of front façade – looking south

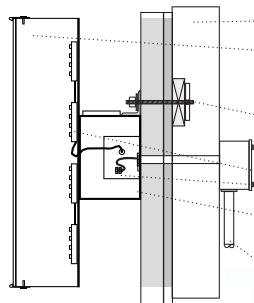
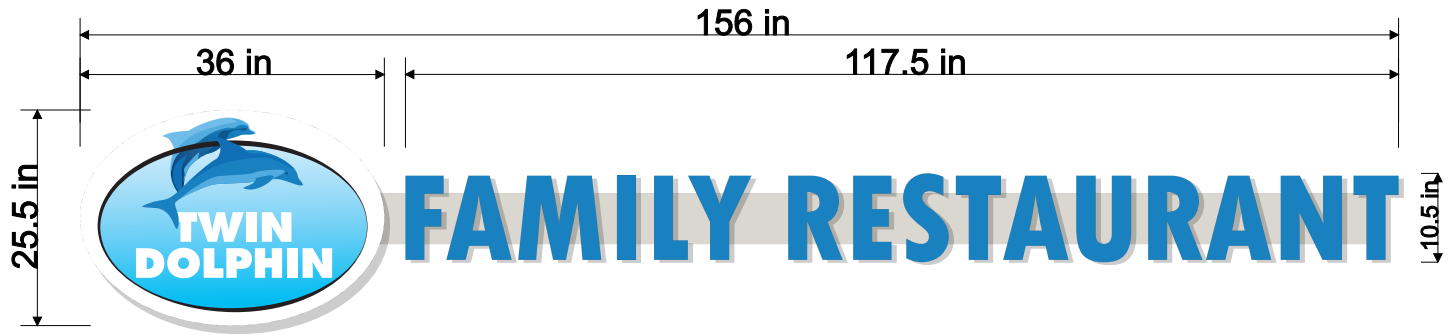
CLIENT: TWIN DOLPHIN RESTAURANT

DATE: 5/31/17

LOCATION: WHEELING, IL

JOB DESCRIPTION:

13' INTERNALLY LIT  
CHANNEL LETTERS  
MOUNTED TO RACEWAY



Partial Section  
Typical Construction  
n.t.s



Internally Illuminated, Face-Lit Raceway Channel Letter-set

Sign-band wall, varies by location

Channel letters, CNC fabricated aluminum returns, CNC-cut bright white aluminum backs, 3/16" acrylic faces with 1" aluminum-core trim-cap retainers

3/8" min non-corrosive steel anchor or toggle, (1) every 4' max., evenly spaced, back of wall re-inforced as needed by installer

High-efficiency internal LED illumination

Aluminum raceway with enclosed transformer(s), continuous structural aluminum mounting angle at top, removable service access lid, service disconnect on right end, paint in 2-part acrylic urethane, satin or flat finish to match sign-band wall, raceway sections to be 10' or less

120 volt primary required, in approved conduit, to sign location by others, dedicated circuit recommended

Sign shall be built and installed in strict accordance with UL standard 2161 and shall be UL listed and labeled



1840 Industrial Dr., Suite 240  
Libertyville, IL 60048  
847-549-1942  
(F)847-549-1944  
www.heritage-signs.com

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☐ OK AS IS

☐ OK WITH CHANGES

☐ MAKE CHANGES / SEND NEW PROOF

APPROVED BY:  
Print and Sign Name

DATE: Exhibit received May 31, 2017