Plan Commission **August 10, 2017**
Regular Meeting

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1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, August 10, 2017.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Johnson, Kalis, Powers and Ruffatto. Commissioner Dorband was absent with prior notice. 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 - None

7. ITEMS FOR REVIEW

A) Docket No. SCBA 17-30
Heritage Park
333 W. Dundee Road
Appearance Approval of Monument Signs

Mr. Larry Raffel, Superintendent of Planning, Wheeling Park District, 333 West Dundee Road, Wheeling was present.

Mr. Raffel was present for the appearance review of signage for Heritage Park. They developed a hierarchy of signs and information at Heritage Park. In the materials they presented, each sign has a primary, a secondary and a tertiary piece of information identified on the sign by the location and size of the information on the sign. They are trying to promote the brand in all mailers and everything seen about Heritage Park. Previously, the facilities in Heritage Park (aquatic center, community recreation center) were not always identified as part of Heritage Park. They are now trying to show it as part of Heritage Park.

Mr. Matt Wehby, Deputy Director, Ms. Jan Buchs, Executive Director and Sue Stein, Board President were present at the meeting.

Chairman Ruffatto asked the petitioner to note the location of each sign. Mr. Raffel reported the locations of the following signage.

"A" Sign – Is the primary entry into the park. It is located in the half circle on Wolf Road that aligns with Highland.

"A1" Sign – Is located at the entrance to the parking lot on Wolf Road.

"A2" Sign – Is located at the pedestrian entrance into Heritage Park off of Jeffery Avenue.

Commissioner Creech asked about the content that would be advertised on the electronic signage and how often it would scroll. Mr. Raffel confirmed they would comply with the Village Code regarding the scrolling. They will primarily advertise events that were happening in the Park.

Commissioner Creech expressed a concern that it was located in the crosswalk and across from the middle school. He questioned if it was taken into consideration. Mr. Raffel confirmed they had taken it into consideration. They met with IDOT regarding the location of the crosswalk and school and they had no concerns. The hope is that the crosswalk could be readjusted based on where it should be and locating it into the primary pedestrian entrance into Heritage Park. Commissioner Creech explained his concern was that there were restrictions on being on cell phones and texting in a school zone. Mr. Raffel reiterated that IDOT did not have any concerns about the location.

Commissioner Johnson had the same concern about the electronic sign being in a school zone. He wanted to make sure it wasn't too distracting for drivers.

Commissioner Johnson questioned the brightness of the electronic sign and the distance from the nearest home. Mr. Raffel stated it was 15' from the drive. Commissioner Johnson was comfortable that it was located far enough from the nearest house.

Commissioner Johnson questioned if IDOT was against putting a crosswalk more in line with Highland that would line up with the park's pedestrian entrance. Mr. Raffel confirmed IDOT was very receptive to the idea based on their improvements on Wolf Road. The Park District needs to do some research and counts.

In reply to Commissioner Johnson's question, Mr. Raffel confirmed the message board sign was the same size as the primary entry sign. The overall size is 11'8" long x 8' high.

In reply to Commissioner Blinova's question, Mr. Raffel confirmed only one of the signs would be electronic.

Commissioner Powers questioned if any of the signs besides the reader board would be illuminated at night. Mr. Raffel confirmed the sign on the street by the houses was not intending to be illuminated. Conduit will be placed by the sign in the horseshoe area. The intention is to have that sign lit using up lighting.

Commissioner Powers questioned how they would water the landscaping. Mr. Raffel explained they water the landscaping with whatever method they need to keep their plant material healthy.

Commissioner Powers referred to the staff report that stated the sign panels were to be mounted to steel beams and tubing matching the Heritage Park Shelter. He questioned which shelter they were referring to. Mr. Raffel confirmed the color would be a dark rust color and would match the beams on the shelters on the east and west sides of the lake.

Commissioner Kalis questioned if the signs would move because of the Wolf Road improvements. Mr. Raffel confirmed the proposed improvements were taken into consideration with the sign locations. He stated that if IDOT were to damage any of the signs they would be required to repair or replace the signs.

Chairman Ruffatto asked for clarification regarding the A1 sign. Mr. Raffel confirmed the A1 sign was located on the north side of the entryway. It was noted incorrectly on one of the drawings. Chairman Ruffatto wanted it noted correctly.

Chairman Ruffatto was in agreement with the proposed locations of the signs. He questioned why the reader board wasn't placed in the horseshoe area since it was more of a center area. Mr. Raffel explained they wanted it to be where people were entering into the Park.

Commissioner Johnson moved, seconded by Commissioner Powers to approve Docket No. SCBA 17-30 to permit the installation of the Heritage Park freestanding signs in accordance with the following plans submitted July 28, 2017 (except as noted) by the Wheeling Park District, located at 333 W. Dundee Road Wheeling, Illinois:

- Sheet SD 1.0 Location Plan,
- Sheet SD 1.1 Detailed Location Plan (8.07.2017),
- Sheet SD 2.0 Signage Concepts (elevations), and
- Sheet SD 3.0 Landscape plan (7.27.2017).

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

B) Docket Nos. PC 17-14 and SCBA 17-31
Burger King
425 W. Dundee Road
(PC 17-14) Site Plan & Appearance Approval of Building and Site Modifications
(SCBA 17-31) Appearance Approval of Wall Signs

Ms. Tracy Willie, Architect, Warren Johnson Architects, 19 North Greeley Street, Palatine was present.

Ms. Willie explained they were doing a remodel of the existing Burger King at 425 West Dundee Road. Material samples were provided. They are updating the site plan, restriping, redoing the drive-thru lane to make it easier for the driver and they are getting rid of the long wide extensive curb in front of the drive-thru window. They are updating the finishes, adding tower elements at the entries and renovating only the customer areas on the inside.

Chairman Ruffatto asked the petitioner to explain where the different material samples would be located on the building. Ms. Willie explained that the existing brick would be painted with a new color. The existing wood siding would be replaced with a hardy board material. A second hardy board will be used on the top of the building from 9' and up but not on the towers. The bottom of the brick (3' and below) would be painted Monterrey Cliffs. The upper half will be a Hardie board in a Tanner Taupe color. The northeast corner tower will have a red tile in between the cedar. Anywhere on the bottom that doesn't have brick will be a hardy board painted in the same Monterrey Cliffs color to replicate the painted brick.

Ms. Willie provided photographs of other Burger Kings that had been remodeled.

In reply to Chairman Ruffatto's question, Ms. Willie explained the towers drew attention to the entries and drive-thru.

Ms. Willie explained they closed the open canopies by using matching panels on the inside. The pictures need to be updated but they were noted correctly in the documents.

Commissioner Johnson questioned if the hardy board was weatherproof. Ms. Willie explained it was very sturdy. The only maintenance issue is if someone chips it with something metal. There is no upkeep and they have seen no weathering issues.

In reply to Commissioner Powers' question, Ms. Willie confirmed that all Burger Kings would be remodeled with the same design. She explained in the past they have had to change some of the finishes in certain towns. Munster, Indiana did not want cedar on any of the tower elements so they used a face stone instead. Naperville didn't want the brick to be painted so they left the brick the original color. She confirmed there was some flexibility in the material.

In reply to Commissioner Powers' question, Ms. Willie confirmed the trash enclosure would match the building so the lower half would be dark brown and lighter on the top.

Commissioner Powers questioned if they would add any bollards to the site. Ms. Willie explained if there was a need for them they would add them. They normally scrape, sand and paint any existing bollards black. She confirmed they were not adding any new bollards to this site.

Commissioner Powers referred to the existing fence. Ms. Willie confirmed they would replace the existing fence since it was in poor condition and would match the design. It is currently a wood privacy fence. Commissioner Powers would prefer to see a cedar board on board fence. Chairman Ruffatto agreed to take a poll.

Commissioner Powers had a concern with painting the brick because of maintenance issues. He questioned how long the paint lasted. Ms. Willie explained it usually lasted 5-6 years. The regional manager will visit the site and notice any maintenance issues. Painting cedar usually lasts longer than painting brick.

Commissioner Powers mentioned the poor condition of the parking lot. He questioned if they were planning to do any grinding to it. Ms. Willie confirmed there will be a complete asphalt overlay. The entire parking lot will be grinded down. They are aware the parking lot needs to be completely redone.

Commissioner Powers questioned if they planned to remain open during the remodeling. Ms. Willie confirmed the store completely closes but the drive-thru remains open. The drive-thru will remain open until they start to do the tower at the drive-thru or any other work by the drive-thru. The closing of the drive-thru window is usually between 2 days to a week.

Commissioner Creech also had a concern about the fence and parking lot. He wanted to see a cedar fence and make it huskier by using a 5/4" thick 1' x 6' instead of the regular ¾" and maybe 2' x 6' top, middle and bottom rails rather than 2' x 4' to give it a better chance with the wind and snow.

Commissioner Creech referred to the bike rack to the east of the entry. He questioned if there would be an issue with the bikes sticking out into the sidewalk. Ms. Willie referred to the blowup detail on sheet SP3 that gives a better idea about the dimensions. The sidewalk is just for the bike rack so they were out of the pathway from the parking lot to the building (detail 8). They are out of the way from the building and 5' sidewalk. She confirmed it was 6'+ from the north wall to the north wall of the entrance. It is currently landscaped but they were adding a sidewalk to get the bikes out of the way.

In response to Commissioner Blinova's question, Ms. Willie confirmed they were changing the customer areas on the interior including the dining area, front service counter, restrooms and vestibule. Anything from the service area and beyond was remaining. They were replacing all of the furniture.

Commissioner Blinova questioned if the number of interior seating was changing. Ms. Willie confirmed there would be fewer seats since they were adding home elements which take up more space. She explained that the dining rooms never get filled since the drive-thrus were now utilized more. Ms. Jones confirmed they were proposing 66 seats. The special use for Burger King was approved with a maximum of 95 seats.

Commissioner Kalis referred to the painting of the brick. He questioned if there was a policy regarding a planned maintenance. Ms. Willie confirmed the executive director of maintenance will check the trash enclosures, conditions of gates, painting of the brick, parking lot and any bike rack issues. They do it on a regular basis but she was unsure about how often.

Commissioner Kalis referred to the flow of the parking lot and drive-thru. He questioned if it was an entrance and exit only. Ms. Willie mentioned that the surveyor marked it as only an in and an out but there was room to do both in and out. Ms. Willie was unsure but would check. She questioned if he wanted it to go both ways.

Commissioner Kalis questioned the reason they were removing the outdoor seating. He felt it would be a nice area to sit outside with the proximity to the Town Center. Ms. Willie explained it was removed because it wasn't being used. They decided to clean the area up and add landscaping in place of the outdoor seating. She explained they did have packages with outdoor seating if the Commission preferred. Commissioner Kalis suggested considering it since the Town Center was a walkable, outdoor and family friendly area.

In reply to Chairman Ruffatto's question, Ms. Willie confirmed the existing brick located 9'7" and below would be painted. 3'2" and below would be painted dark (Monterrey Cliffs) and above it would be the light color (Tanners Taupe). Above the painted brick is the actual hardy board material that was shown.

Chairman Ruffatto was against painting brick especially to the entrance to Wheeling's Town Center. He is not a fan of painting brick because of the maintenance issues. He would prefer to see natural, non-painted brick. He does not want to see any painted brick on the building. A lot of time has been spent on the Wheeling's Town Center. He was in favor of the overall design of the building but not painting the brick.

Chairman Ruffatto questioned how the mechanicals would be shielded. Ms. Willie confirmed the proposed shielding matched the same height as the existing. The towers will actually go higher so they will be shielded even more.

Chairman Ruffatto requested that the light standards match the light standards in the Wheeling Town Center since they are located at the entrance to the Town Center. He also mentioned that the Burger King would gain all of the benefits from the Wheeling Town Center when it's opened. He asked the petitioner to investigate the light standards so they would closely match to provide some continuity.

Chairman Ruffatto noted the signage was being tabled.

Chairman Ruffatto asked if their landscaper reviewed the minimum standards for plant sizes. Ms. Willie confirmed it was reviewed.

Chairman Ruffatto referred to the pine trees and river birch that were being removed along Dundee Road because they blocked the visibility of the building. He questioned if they were being replaced. Ms. Willie explained the trees blocked the building but were also not in the best condition. The landscaper added several items in between the drive-thru lane and the parking lot. The shrubs around the monument sign will remain since they were in good condition but landscaping would be added following the parking. They would provide irrigation with hoses unless the Village required an irrigation system. Ms. Jones confirmed it was at the Plan Commission's discretion.

In reply to Chairman Ruffatto's question, Ms. Willie confirmed the upgrade was a directive from the corporate office. Tri City Foods owns this franchise. Certain items have to be done but other items were at the discretion of the franchisee. The actual appearance comes directly from Burger King corporate. Tri City owns 100s of Burger Kings in the area and Ms. Willie has been doing remodels since 2012 at about 25-30 a year.

Chairman Ruffatto felt if the remodel was done right, the restaurant would greatly benefit from the Village's activities.

Commissioner Powers questioned if the petitioner was aware of the traffic routing and how it affects the facility. Ms. Willie agreed to review the existing. Chairman Powers questioned the number of people that would be able to turn left into the northbound entrance if there was a double left turn. He thought maybe the northbound should only be a right-in only. Chairman Ruffatto asked the petitioner to review the traffic flow at Town Center with Village Staff. Ms. Willie agreed to work with Ms. Jones.

Commissioner Johnson questioned if there was a raised curb by the double left turn which means they couldn't turn left out of the north driveway. Ms. Jones confirmed the configuration allowed Burger King flexibility. Ms. Jones confirmed the Wheeling Town Center was not touching Burger King's property except perhaps with the construction easement. Ms. Willie wanted to input the Town Center's traffic flow into their site plan.

Commissioner Johnson referred to the curbing by the drive-thru that has a bend that implies cars should go to the north drive. Ms. Willie confirmed the curbing was existing and would remain.

Commissioner Johnson was in favor of keeping some outdoor seating.

Commissioner Johnson questioned why the signage was being tabled. Chairman Ruffatto confirmed it was not Code. The primary wall signs were cabinet signs and were not permitted. They are existing but legal, non-confirming. Commissioner Johnson questioned how it was different than others that had been approved like Dunkin Donuts. Ms. Jones explained Dunkin Donuts was not approved for a cabinet sign.

Chairman Ruffatto complimented the petitioner on the level of plans that were provided.

Chairman Ruffatto referred to the proposed shadow box fence. He questioned if the Commission wanted a board on board fence instead. Chairman Ruffatto was in agreement with Commissioner Creech's suggestion to beef up the rails.

Chairman Ruffatto took a poll for the following items.

A cedar fence?

Commissioner Johnson: in favor
Commissioner Blinova: in favor
Commissioner Powers: in favor
Commissioner Kalis: in favor
Commissioner Creech: in favor

The vote was 5:0 in favor of a cedar fence.

Beefing up the rails?
Commissioner Johnson: in favor
Commissioner Blinova: in favor
Commissioner Powers: in favor
Commissioner Creech: in favor
Commissioner Kalis: in favor

The vote was 5:0 in favor of beefing up rails.

Leave the proposed shadow box fence? Commissioner Creech explained a shadow box gave the same look from both directions and the metal support rails would be covered. The entire Commission present was in favor of keeping the shadow box fence.

5/4 x 6" fence boards or leave them 1 x 6"?
Commissioner Johnson: 5/4 x 6"
Commissioner Blinova: 5/4 x 6"
Commissioner Powers: 5/4 x 6"
Commissioner Kalis: 5/4 x 6"
Commissioner Creech: 5/4 x 6"

The vote was 5:0 in favor of beefing up the boards to 5/4 x 6".

Outdoor seating?
Commissioner Johnson: in favor
Commissioner Blinova: in favor
Commissioner Powers: in favor
Commissioner Kalis: in favor
Commissioner Creech: not in favor since it could be added later
Chairman Ruffatto: not in favor since it could be added later

The vote was 4:2 in favor of keeping the outdoor seating. Commissioner Powers changed his mind. Ms. Jones explained the petitioner could return for a minor site plan for any changes in the future. Chairman Ruffatto was in favor of removing the outdoor seating.

Chairman Ruffatto referred to the irrigation system.

Add a full irrigation system?
Commissioner Creech: in favor

Commissioner Kalis: in favor
Commissioner Powers: in favor
Commissioner Blinova: in favor
Commissioner Johnson: not in favor since it wasn't a new building

The vote was 4:1 in favor of adding a full irrigation system. Chairman Ruffatto asked what areas should be irrigated. Commissioner Powers wanted at minimum the planting beds around the building. Chairman Ruffatto asked about the islands. Commissioner Johnson referred to the planting beds around the drive-thru. Ms. Jones asked about the planting beds in the islands. Chairman Ruffatto was in favor of excluding the islands but including everything else. The entire Commission present was in agreement. Commissioners Powers and Creech asked for an irrigation plan.

Chairman Ruffatto referred to the brick. Commissioner Creech questioned if they paint or stain the brick material. Ms. Willie believes it's a sprayed paint. She confirmed it was not stained. Commissioner Creech explained that staining it penetrates the brick and does not peel like paint.

Commissioner Creech questioned if they could cover all of the brick with the proposed hardy board. Ms. Willie explained they used the panels to go over the brick at the Shorewood location instead of painting the existing brick. There is no brick at that location. She explained there were several options if the Commission didn't want the painted brick. Chairman Ruffatto was in favor of seeing other options other than painting the brick. He asked to see pictures from other locations.

Chairman Ruffatto questioned what was done at the Burger King in Rolling Meadows. Ms. Willie confirmed it was their typical remodel with the painted brick.

Commissioner Creech asked for an explanation on the preparation they did before painting the brick. Ms. Willie confirmed they sandblasted the paint off and then repainted it. Commissioner Creech felt it was a much better way to do it than just painting over the brick. The brick panel comes painted from the factory.

Chairman Ruffatto announced the Commission wanted to table the docket. Ms. Jones read the following comments:

- The fence shall be made of cedar;
- The fence rails shall be 2" x 6";
- The fence vertical boards shall be 5/4" thick;
- Irrigate plantings excluding islands;
- Provide an irrigation plan;
- Provide alternatives to painting existing brick and painting new fiber cement brick panel;
- Consider the Wheeling Town Center plan to verify safe access in and out of the subject property;
- Reconsider vehicle access out of the drive-thru;
- Consider installing new light poles that would complement the town center.

Commissioner Powers moved, seconded by Commissioner Johnson to table Docket Nos. PC 17-14 and SCBA 17-31. The motion was approved by a voice vote.

8. APPROVAL OF MINUTES – July 27, 2017 (including Findings for Docket No. 2017-6

Commissioner Johnson moved, seconded by Commissioner Powers to approve the minutes dated July 27, 2017 as amended. The motion was approved by a voice vote.

- Page 11, paragraph 1, line 4 – change Mr. Creech to Mr. Hoffman.

9. OTHER BUSINESS

Commissioner Johnson referred to the Dundee Dogs street signs. Ms. Jones noted they were illegal and Staff was currently working with the business.

10. ADJOURNMENT

Commissioner Powers moved, seconded by Commissioner Johnson to adjourn the meeting at 8:10 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

Steve Powers

Steve Powers, Secretary
Wheeling Plan Commission

DISTRIBUTED TO THE COMMISSION 8.18.2017
FOR APPROVAL ON 8.24.2017