

**WHEELING PLAN COMMISSION
THURSDAY, OCTOBER 12, 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 17-34](#)**
Integer
690 Chaddick Drive
Appearance Approval of a Freestanding and Wall Sign
 - B) [Docket No. SCBA 17-35](#)**
Integer
723 Chaddick Drive
Appearance Approval of a Freestanding Sign
 - C) [Docket No. SCBA 17-36](#)**
Integer
140 Hintz Road
Appearance Approval of Freestanding and Wall Signs
- 7. ITEMS FOR REVIEW - none**
- 8. APPROVAL OF MINUTES – [September 14, 2017 \(includes Findings for Docket Nos. 2017-10 and 2017-11\)](#)**
- 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

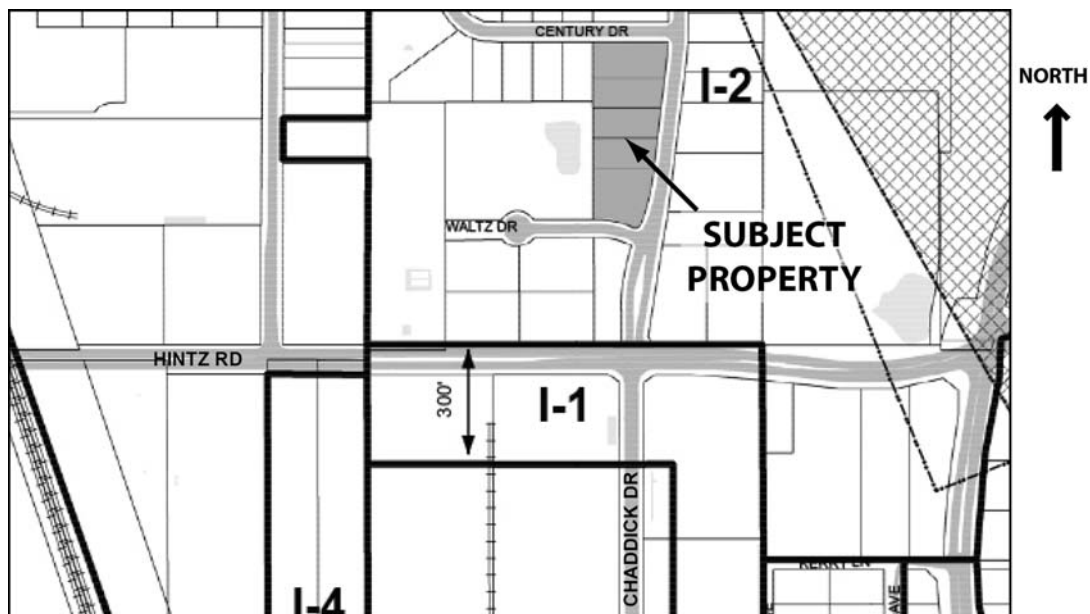
RE: **Docket No. SCBA 17-34**
Integer
690 Chaddick Drive
Appearance Approval of Freestanding & Wall Signs

DATE OF REPORT: October 4, 2017

DATE OF MEETING: October 12, 2017

PROJECT OVERVIEW: The petitioner is seeking appearance approval for one freestanding sign and one wall sign for a corporate merging of an existing industrial business.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Design Group Signage
<u>Property Owner Name:</u>	Integer
<u>Common Property Address:</u>	690 Chaddick Drive
<u>Common Location:</u>	Located at the northwest corner of Chaddick Drive and Waltz Drive.

Neighboring Property Land Use(s): North: Industrial
West: Industrial
South: Industrial
East: Industrial

Comprehensive Plan Designation: Industrial

Existing Use of Property: Industrial – Light manufacturing

Existing Property Zoning: I-2 Limited Industrial District

Previous Zoning Action on Property:
SCBA 06-36 Appearance of a freestanding sign, 6/8/2006
SCBA 15-6 Appearance approval of a wall and freestanding sign, 2/12/2015

PROJECT DESCRIPTION

The petitioner, which manufactures medical devices, is requesting appearance approval to reface an existing monument sign and to install a new wall sign.

SIGN REVIEW

Sign Locations: The existing freestanding sign is located along the Chaddick Drive frontage. A wall sign at the east façade of the building is also proposed.

Sign Types and Sizes: The 33 inch by 90 inch tenant panel of the existing freestanding sign will be swapped out to accommodate the new business identity. The new panel will be aluminum with vinyl graphics. The existing structure will remain untouched. The sign is non-illuminated.

A wall sign is also proposed for the east façade, which faces Chaddick Drive. This sign is comprised of an aluminum panel sign that includes the business name and logo. The panel is 3 feet by 9 feet (27 square feet) in size. The non-illuminated panel will include a 2 inch deep aluminum logo and 1 inch deep lettering, both flush mounted to the panel. The sign meets the requirements of the Sign Code.

Landscaping: In 2015, the existing monument sign was modified and a landscape plan was approved by the Plan Commission. Since then, it appears that several plants have died or have been removed. The approved landscape has been provided by staff. This plan includes an appropriate mix of dwarf evergreens (Mugo Pine), other winter interest (Little Bunny Dwarf Fountain Grass), deciduous shrubs (Knockout roses), ground cover (sedum) and other flowering perennials (catmint). The applicant has provided a letter acknowledging the missing plants and the intention to restore the landscaping to the previously approved plan. Staff has provided a condition of approval that the landscaping shall be installed per the landscape plan previously approved on February 12, 2015 through Docket No. SCBA 15-6.

STAFF REVIEW

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

Staff Recommended Action: Staff recommends approval of the proposed freestanding sign and wall sign, subject to the condition noted below.

PROPOSED MOTION

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

Approve Docket No. SCBA 17-34 to permit modifications to an existing freestanding sign and installation of a wall sign in accordance with the following exhibits submitted September 28, 2017(excepted as noted) by Design Group Signage, on behalf of Integer, located at 690 Chaddick Drive, Wheeling, Illinois:

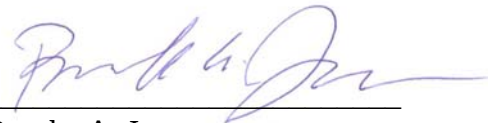
- Letter regarding landscaping, 10.03.2017,
- Monument sign plan,
- East façade wall sign plan, and
- Previous landscape plan, approved 2.12.2015.

And subject to the following condition of approval:

1. That the landscaping shall be installed per the landscape plan previously approved on February 12, 2015 through Docket No. SCBA 15-6.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

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

[Letter regarding landscaping](#)

[Monument sign plan](#)

[East façade wall sign plan](#)

[Previous landscape plan, approved 2.12.2015](#)

Integer – 690 Chaddick Drive

Docket No. SCBA 17-34 (Appearance Approval of a Wall & Freestanding Sign)
Plan Commission Meeting – October 12, 2017



Existing conditions of façade along Chaddick Drive (looking west)

Integer – 690 Chaddick Drive

Docket No. SCBA 17-34 (Appearance Approval of a Wall & Freestanding Sign)
Plan Commission Meeting – October 12, 2017



Existing conditions of freestanding sign along Chaddick Drive (looking northwest)



140 E. Hintz Rd
Wheeling, IL 60090

To: Village of Wheeling Review Board

We have our existing monument signs at 140 E. Hintz and 690 Chaddick and 723 Chaddick. These signs were recently modified in 2015 and included approved landscape plans at that time. It appears that some of the plants may have not grown well or died. We would like to assure the board that this Spring 2018 we will have our landscape contractor revitalize the beds and match the previously approved landscape plans.

Sincerely,

A handwritten signature in black ink that reads "Hans Traut". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Hans Traut

Facility Engineer

Location #7 - Monument Overlay Aluminum Sign



E1 Elevation: (Qty-1) #8901.1 Monument Overlay
Scale: 3/4"=1'

Description:
(Qty-1) Aluminum overlay with vinyl graphics.
- .08 Aluminum panel to overlay existing aluminum face.
- Contour cut high performance vinyl graphics.
- Mounted with required fasteners, VHB and silicone as needed.

Logo/Typeface:
Supplied by customer.

- Colors:**
- Overlay:**
- ☐ .08 White Aluminum
 - ☐ Digitally Printed on 3M ControlTac cast vinyl (contour cut)
 - ☐ Laminated with 3M 851 E gloss clear lamination
- "Integer" Icon:**
- ☐ PMS 7693c
 - ☐ PMS 641 c
 - ☐ PMS 2995c
- "Integer" Letters:**
- ☐ 3M (220-12) Black HP vinyl
 - ☐ 3M (220-41) Dark Gray HP vinyl
 - ☐ 3M (220-77) Peacock Blue
- Greatbatch:**
- ☐ 3M (220-12) Black HP vinyl
 - ☐ Oracal 76 Telegrey HP vinyl
 - ☐ Oracal 72 Light Gray HP vinyl
- Lake Region:**
- ☐ Oracal 31 Red
 - ☐ Oracal 032 Light Red HP vinyl

Proposed

Existing Sign Measurements (VIF)



PE Photo Elevation
Scale: NTS

Existing



Job:
Winbrook - Integer
Location:
Wheeling, IL

Account Manager:
Margaret Vosburgh
File:
Winbr-Integ_WheelingIL_Loc7-MonuOverlay_1.a.ai

Date:
08.18.17 .5
Designer:
Steven Manetta

Revisions:
08.28.17 .25

Revisions:

Revisions:

Winbrook
Helping you do business, better.™

Customer Approval

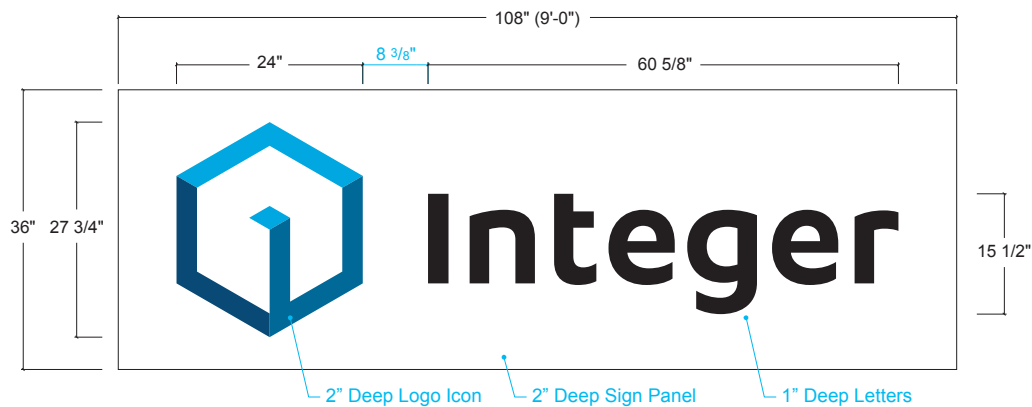
Act. Manager Approval

Production Approval

VIF

THIS PROPOSAL DRAWING CONTAINS ORIGINAL ELEMENTS. ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION OR REPRODUCTION IS PROHIBITED.

Location #8 - Building Wall Sign



E1 Elevation: (Qty-1) #8901.2 Building Wall Sign
Scale: 3/4"=1'

Description:
(Qty-1) Building Wall Sign
- Fabricated aluminum sign panel
- Logo icon is 2" deep fabricated aluminum.
(attached flush to sign panel)
- "Integer" is 1" deep fabricated aluminum.
(attached flush to sign panel)
- Mounted flush to exterior building wall
with required fasteners.

Logo/Typeface:
Supplied by customer.

Colors:
Sign Panel: ☐ Painted White
Logo Icon: ☒ Painted PMS 7693c (face/returns)
☒ Painted PMS 641c (face/returns)
☒ Painted PMS 2995c (face/returns)
"Integer": ☒ Painted Black

Proposed

Exact Scale of Sign on Building (TBD)



PE Photo Elevation
Scale: NTS

Existing



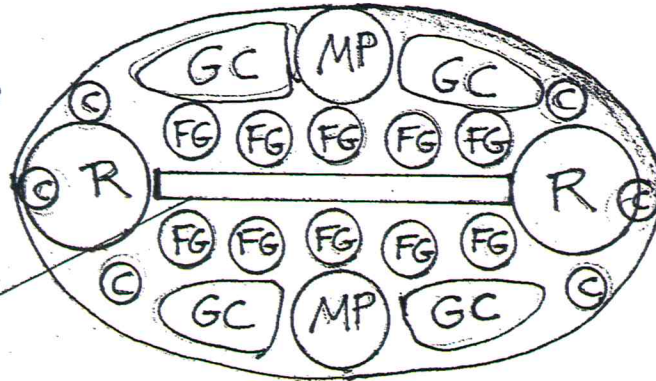
② FLATS OF 24- SEDUM HYBRIDUM 'IMMERGRÜNCHEN'
EVERGREEN GROUNDCOVER-YELLOW FLOWERS-ORANGE IN FALL

② ROSA KNOCKOUT™ 'RADRAZZ'
HOT PINK SINGLE ROSES - BLOOM JUNE - OCTOBER
LOVELY FALL COLOR - ROSE HIPS WINTER INTEREST

⑩ PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'
DWARF FOUNTAIN GRASS
WINTER INTEREST

② PINUS MUGO 'SLOWMOUND'
DWARF MUGO PINE

⑥ NEPETA RACE MOSSA
'BLUE WONDER'
SHORT CATMINT
SIGN



↗
N
 $\frac{1}{4}'' = 1''$

690 CHADDICK
PROPOSED BED
AROUND SIGN
© PLANTHEADS
2015

GC = GROUND COVER
(SEDUM)

MP = (DWARF) MUGO PINE

R = KNOCKOUT™ ROSE

FG = ('LITTLE BUNNY')
FOUNTAIN GRASS

C = ('BLUE WONDER')
CATMINT

SIZES INDICATED
ARE FULL-GROWN,
(AFTER 3+ YEARS)

Exhibit received February 3, 2015

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

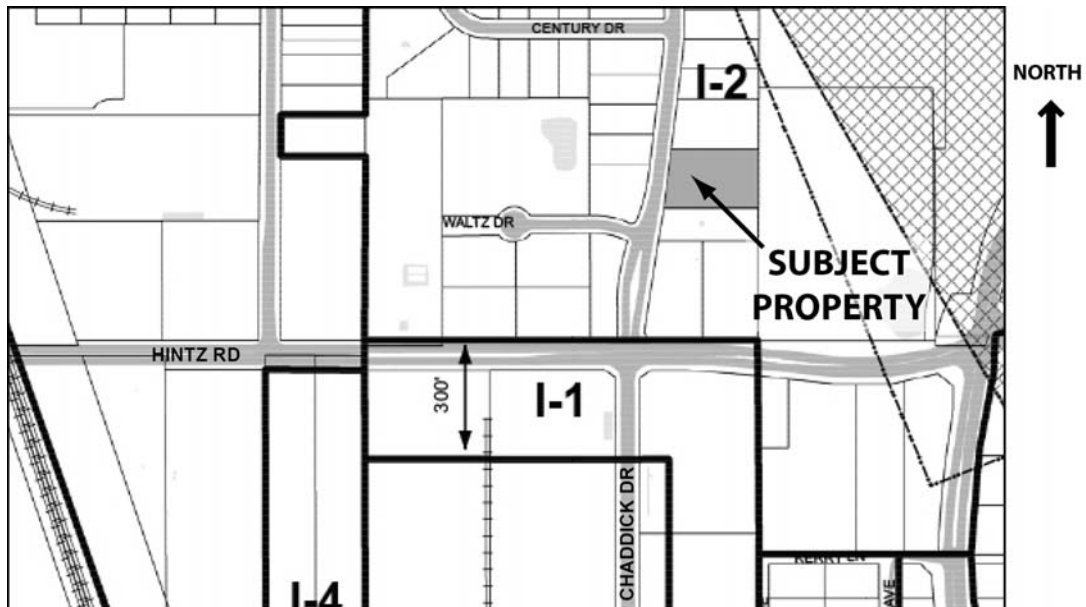
RE: **Docket No. SCBA 17-35**
Integer
723 Chaddick Drive
Appearance Approval of a Freestanding Sign

DATE OF REPORT: October 5, 2017

DATE OF MEETING: October 12, 2017

PROJECT OVERVIEW: The petitioner is seeking appearance approval for one freestanding sign for a corporate merging of an existing industrial business.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Design Group Signage
<u>Property Owner Name:</u>	Integer
<u>Common Property Address:</u>	723 Chaddick Drive
<u>Common Location:</u>	Located on the east side of Chaddick Drive, north of Waltz Drive and south of Century Drive.

<u>Neighboring Property Land Use(s):</u>	North: Industrial West: Industrial South: Industrial East: Industrial
<u>Comprehensive Plan Designation:</u>	Industrial
<u>Existing Use of Property:</u>	Industrial – Light manufacturing
<u>Existing Property Zoning:</u>	I-2 Limited Industrial District
<u>Relevant Zoning Action on Property:</u>	
SCBA 03-14	Appearance approval of a freestanding sign, 3/27/2003
SCBA 15-5	Appearance approval of a freestanding sign, 2/12/2015

PROJECT DESCRIPTION

The petitioner, which manufactures medical devices, is requesting appearance approval to reface an existing monument sign.

SIGN REVIEW

Sign Locations: The existing freestanding sign is located along the Chaddick Drive.

Sign Type and Size: The 33 inch by 90 inch tenant panels of the existing double-sided freestanding sign will be swapped out to accommodate the new business identity. The new panel will be aluminum with vinyl graphics. The existing structure will remain untouched. The sign is non-illuminated.

Landscaping: In 2015, the existing monument sign was approved for modifications by the Plan Commission. At that time, a landscape plan was not provided. However, the petitioner described the existing landscaping as having two Emerald Gaiety Wintercreeper (evergreen winter interest), at least ten catmint plants (flowering perennials), and a few ornamental grasses. All of the plants were located in an oval edged bed with brown mulch. To provide additional color, at staff's suggestion, the Plan Commission approved the existing landscaping with the following condition of approval: "Two additional knockout rose plants shall be installed at the base of the sign." At this time, the required two additional knockout rose plants do not appear in the landscaped bed at the base of the sign. The applicant has provided a letter acknowledging the missing plants and the intention to restore the landscaping to the previously approved plan, which would be to install two additional knockout roses. Staff has provided a condition of approval that the landscaping shall be modified to include the installation of two additional knockout rose plants.

STAFF REVIEW

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

Staff Recommended Action: Staff recommends approval of the proposed freestanding sign, subject to the condition noted below.

PROPOSED MOTION

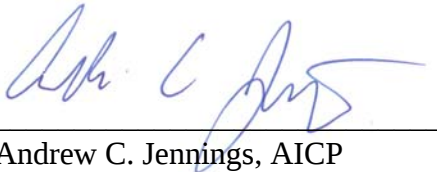
If the Plan Commission finds that the petitioner has satisfied the requirements for appearance approval of the sign, an appropriate motion would be to:

Approve Docket No. SCBA 17-35 to permit modifications to an existing freestanding sign in accordance with the following exhibits submitted September 28, 2017(excepted as noted) by Design Group Signage, on behalf of Integer, located at 723 Chaddick Drive, Wheeling, Illinois:

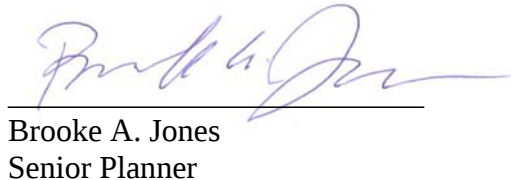
- Letter regarding landscaping, 10.03.2017,
- Monument sign plan,

And subject to the following condition of approval:

1. That the landscaping shall be modified to include the installation of two additional knockout rose plants.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

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

[Letter regarding landscaping](#)

[Monument sign plan](#)

Integer – 723 Chaddick Drive
Docket No. SCBA 17-35 (Appearance Approval of a Freestanding Sign)
Plan Commission Meeting – October 12, 2017



Existing conditions of freestanding sign along Chaddick Drive (looking north)



140 E. Hintz Rd
Wheeling, IL 60090

To: Village of Wheeling Review Board

We have our existing monument signs at 140 E. Hintz and 690 Chaddick and 723 Chaddick. These signs were recently modified in 2015 and included approved landscape plans at that time. It appears that some of the plants may have not grown well or died. We would like to assure the board that this Spring 2018 we will have our landscape contractor revitalize the beds and match the previously approved landscape plans.

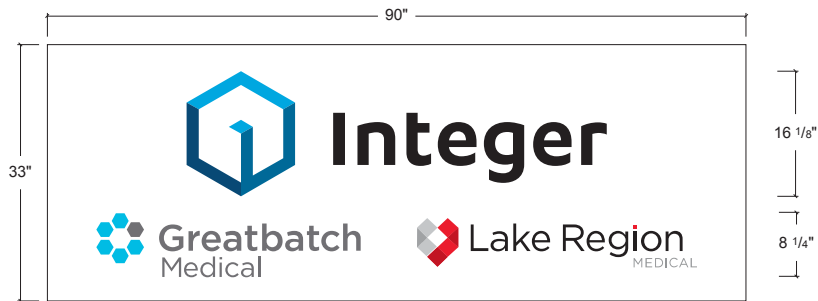
Sincerely,

A handwritten signature in black ink that reads 'Hans Traut'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Hans Traut

Facility Engineer

Location #5 - Monument Overlays & Vinyl Address



E1 Elevation: (Qty-2) #8901.1 Monument Overlay
Scale: 3/4"=1'

E2 Elevation: (Qty-2) Vinyl Address
Scale: 3/4"=1'

Description:

E1 (Qty-2) Aluminum overlays with vinyl graphics.

- .08 Aluminum panel to overlay existing aluminum face.
- Contour cut high performance vinyl graphics.
- Mounted with required fasteners, VHB and silicone as needed.

E2 (Qty-2) Vinyl address.

- Apply to bottom section of existing 2-sided aluminum sign as shown.

Logo/ Typeface:

Supplied by customer.

Address typeface: Helvetica Bold

Colors:

Overlay:

"Integer" Icon:

- .08 White Aluminum
- Digitally Printed on 3M ControlTac cast vinyl (contour cut)
- Laminated with 3M 8518 gloss clear lamination
- PMS 7693c
- PMS 641c
- PMS 2995c

"Integer" Letters:

Greatbatch:

Lake Region:

Address:

- 3M (220-12) Black HP vinyl
- 3M (220-41) Dark Gray HP vinyl
- 3M (220-77) Peacock Blue
- 3M (220-12) Black HP vinyl
- Oracal 76 Telegraph HP vinyl
- Oracal 72 Light Gray HP vinyl
- Oracal 31 Red
- Oracal 032 Light Red HP vinyl
- 3M (220-12) Black HP vinyl

Proposed

Existing Sign Measurements (VIF)



PE Photo Elevation
Scale: NTS

Existing



Job:
Winbrook - Integer
Location:
Wheeling, IL

Account Manager:
Margaret Vosburgh
File:
Winbr-Integ_WheelingIL_Loc5-MonuOverlay_1a.ai

Date:
08.18.17 .5
Designer:
Steven Manetta

Revisions:
08.28.17 .25

Revisions:

Revisions:

Winbrook
Helping you do business, better.™

Customer Approval

Acct. Manager Approval

Production Approval

VIF

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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

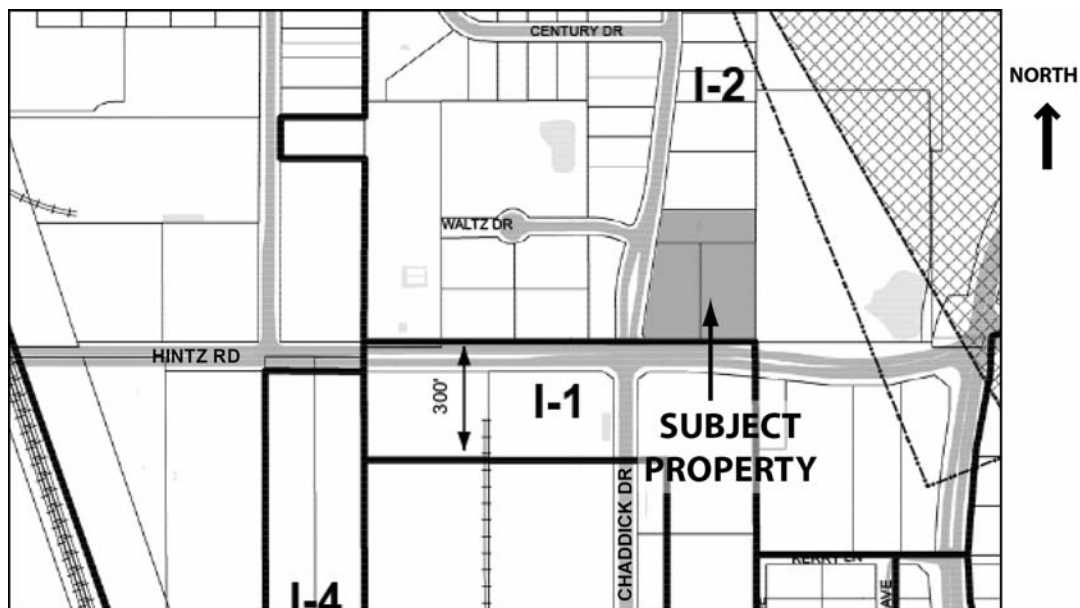
RE: **Docket No. SCBA 17-36**
Integer
140 Hintz Road
Appearance Approval of Freestanding & Wall Signs

DATE OF REPORT: October 4, 2017

DATE OF MEETING: October 12, 2017

PROJECT OVERVIEW: The petitioner is seeking appearance approval for two freestanding signs and one wall sign for a corporate merging of an existing industrial business.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Design Group Signage
<u>Property Owner Name:</u>	Integer
<u>Common Property Address:</u>	140 Hintz Road
<u>Common Location:</u>	Located at the northeast corner of Chaddick Drive and Hintz Road.

<u>Neighboring Property Land Use(s):</u>	North: Industrial West: Industrial South: Industrial East: Industrial
<u>Comprehensive Plan Designation:</u>	Industrial
<u>Existing Use of Property:</u>	Industrial – Light manufacturing
<u>Existing Property Zoning:</u>	I-2 Limited Industrial District
<u>Relevant Zoning Action on Property:</u>	
SCBA 15-4	Appearance approval of a wall and freestanding sign, 2/12/2015
SCBA 15-11	Appearance approval of a second freestanding sign, 5/26/2015

PROJECT DESCRIPTION

The petitioner, which manufactures medical devices, is requesting appearance approval to reface two existing monument signs and to install a new wall sign.

SIGN REVIEW

Sign Locations: There are two existing freestanding signs. One is located along the Chaddick Drive frontage and the other is along Hintz Road. A wall sign on the south façade of the building (facing Hintz) is also proposed.

Sign Types and Sizes: The existing freestanding sign along Hintz Road will be modified to remove the changeable copy area. The entire sign face will be comprised of a single panel that is 48 inches by 93.25 inches (31.08 sq. ft.). This panel will be made of polycarbonate material with applied vinyl graphics. This double-sided sign is internally illuminated. The existing structure will remain untouched.

The 33 inch by 90 inch tenant panel of the existing freestanding sign along Chaddick will be swapped out to accommodate the new business identity. The new panel will be aluminum with vinyl graphics. The existing structure will remain untouched. The sign has exterior illumination.

A wall sign is proposed for the south façade, which faces Hintz Road. This sign is comprised of an aluminum panel sign that includes the business name and logo. The panel is 4 feet by 12 feet (48 square feet) in size. The non-illuminated panel will include a 2 inch deep aluminum logo and 1 inch deep lettering, both flush mounted to the panel. The sign meets the requirements of the Sign Code.

Landscaping: In 2015, the existing monument sign along Hintz Road was modified and a landscape plan was approved by the Plan Commission through Docket No. SCBA 15-4. The approved landscape has been provided by staff. This plan includes an appropriate mix of dwarf evergreens (Mugo Pine), other winter interest (Karl Foerster Grass), deciduous shrubs (Knockout

roses), ground cover (sedum) and other flowering perennials (catmint and daylilies). It appears that the existing landscaping is consistent with the approved landscape plan.

Later in 2015, a new monument sign along Chaddick Drive was proposed and a landscape plan was approved by the Plan Commission through Docket No. SCBA 2015-11. Since then, it appears that several plants have died or have been removed. The approved landscape has been provided by staff. This plan includes an appropriate mix of dwarf evergreens (Mugo Pine), other winter interest (Karl Foerster Grass), deciduous shrubs (Knockout roses), ground cover (sedum) and other flowering perennials (catmint and daylilies). The applicant has provided a letter acknowledging the missing plants and the intention to restore the landscaping to the previously approved plan. Staff has provided a condition of approval that the landscaping shall be installed per the landscape plan previously approved on March 26, 2015 through Docket No. SCBA 15-11.

STAFF REVIEW

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

Staff Recommended Action: Staff recommends approval of the proposed freestanding signs and wall sign, subject to the condition noted below.

PROPOSED MOTION

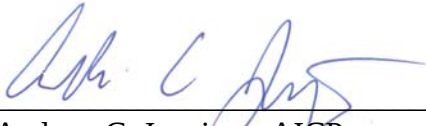
If the Plan Commission finds that the petitioner has satisfied the requirements for appearance approval of the signs, an appropriate motion would be to:

Approve Docket No. SCBA 17-36 to permit modifications to two existing freestanding signs and installation of a wall sign in accordance with the following exhibits submitted September 28, 2017(excepted as noted) by Design Group Signage, on behalf of Integer, located at 140 Hintz Road, Wheeling, Illinois:

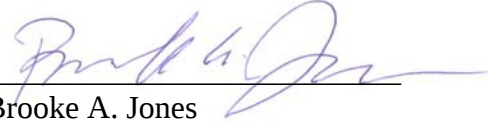
- Letter regarding landscaping, 10.03.2017,
- Monument sign plan for Hintz Road,
- Monument sign plan for Chaddick Drive,
- South façade wall sign plan,
- Previous landscape plan for sign along Hintz Road, approved 2.12.2015, and
- Previous landscape plan for sign along Chaddick Drive, approved 3.26.2015.

And subject to the following condition of approval:

1. That the landscaping for the Chaddick Drive sign shall be installed per the landscape plan previously approved on March 26, 2015 through Docket No. SCBA 15-11.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachments:

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

[Letter regarding landscaping](#)

[Monument sign plan for Hintz Road](#)

[Monument sign plan for Chaddick Drive](#)

[South façade wall sign plan](#)

[Previous landscape plan for sign along Hintz Road, approved 2.12.2015](#)

[Previous landscape plan for sign along Chaddick Dr, approved 3.26.2015](#)

Integer – 140 E. Hintz Road

Docket No. SCBA 17-36 (Appearance Approval of a Wall & Freestanding Signs)
Plan Commission Meeting – October 12, 2017



Existing conditions of freestanding sign along Hintz Road (looking west)

Integer – 140 E. Hintz Road

Docket No. SCBA 17-36 (Appearance Approval of a Wall & Freestanding Signs)
Plan Commission Meeting – October 12, 2017



Existing conditions of façade along Hintz Road

Integer – 140 E. Hintz Road

Docket No. SCBA 17-36 (Appearance Approval of a Wall & Freestanding Signs)
Plan Commission Meeting – October 12, 2017



Existing conditions of freestanding sign along Chaddick Drive (looking northeast)



140 E. Hintz Rd
Wheeling, IL 60090

To: Village of Wheeling Review Board

We have our existing monument signs at 140 E. Hintz and 690 Chaddick and 723 Chaddick. These signs were recently modified in 2015 and included approved landscape plans at that time. It appears that some of the plants may have not grown well or died. We would like to assure the board that this Spring 2018 we will have our landscape contractor revitalize the beds and match the previously approved landscape plans.

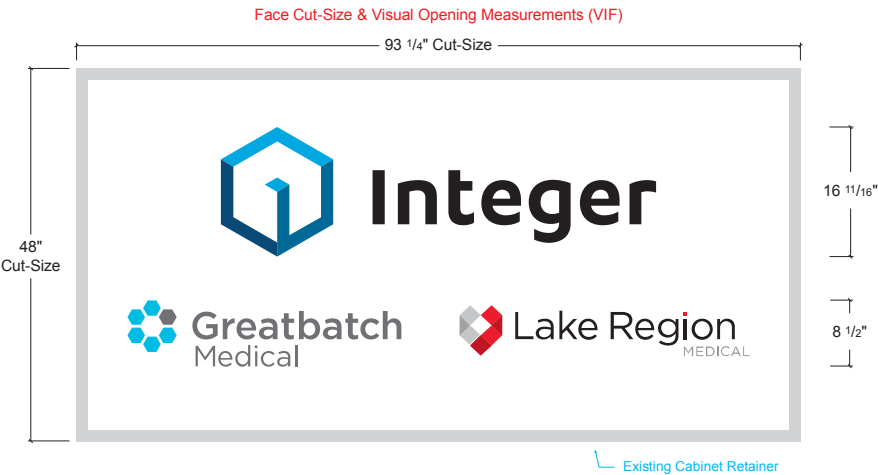
Sincerely,

A handwritten signature in black ink that reads 'Hans Traut'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Hans Traut

Facility Engineer

Location #3 - Polycarbonate Face Replacements



E1 Elevation: (Qty-2) #8901.3 Face Replacements
Scale: 3/4"=1'

Description:
(Qty-2) Face replacements for existing 2-sided cabinet (back-lit).
- 3/16" Polycarbonate faces.
- Contour cut translucent vinyl graphics.
- Mounted into existing 2-sided internally illuminated cabinet.

Logo / Typeface:
Supplied by customer.

- Colors:**
- Faces:
- 3/16" White Polycarbonate
 - Digitally Printed on Oracal 3850 translucent vinyl (contour cut)
 - Laminated with 3M 8518 glass clear lamination
- "Integer" Icon:
- PMS 7693c
 - PMS 641c
 - PMS 2995c
- "Integer" Letters:
- 3M (220-12) Black HP vinyl
- Greatbatch:
- 3M (230-61) Slate Grey translucent vinyl (close match to 3M Dark Gray HP) (TBD)
 - 3M (230-57) Olympic Blue translucent vinyl (close match to 3M Peacock Blue HP) (TBD)
- Lake Region:
- 3M (220-12) Black HP vinyl
 - Oracal 76 Telegray translucent vinyl
 - Oracal 72 Light Gray translucent vinyl
 - Oracal 31 Red translucent vinyl
 - Oracal 032 Light Red translucent vinyl

Proposed



PE Photo Elevation
Scale: NTS

Existing



Job:
Winbrook - Integer
Location:
Wheeling, IL

Account Manager:
Margaret Vashburgh
File:
Winbr-Integ_WheelingIL_Loc3-Panels_1a.ai

Date:
08.18.17 .75
Designer:
Steven Manetta

Revisions:
08.28.17 .25

Revisions:

Revisions:

Winbrook
Helping you do business, better.™

Customer Approval

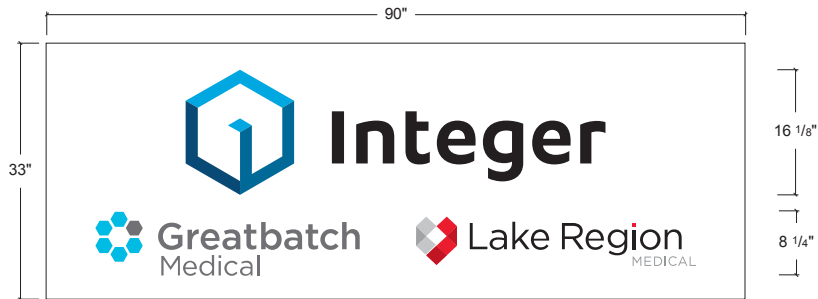
Acct. Manager Approval

Production Approval

VIF

THIS PROPOSAL DRAWING CONTAINS ORIGINAL ELEMENTS. ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION OR REPRODUCTION IS PROHIBITED.

Location #1 - Monument Overlay Aluminum Sign



E1 Elevation: (Qty-1) #8901.1 Monument Overlay
Scale: 3/4"=1'

Description:
(Qty-1) Aluminum overlay with vinyl graphics.
- .08 Aluminum panel to overlay existing aluminum face.
- Contour cut high performance vinyl graphics.
- Mounted with required fasteners, VHB and silicone as needed.

Logo/Typeface:
Supplied by customer.

Colors:
Overlay: ☐ .08 White Aluminum
"Integer" Icon: ☐ Digitally Printed on 3M ControlTac cast vinyl (contour cut)
☐ Laminated with 3M 8518 gloss clear lamination
☐ PMS 7693c
☐ PMS 641c
☐ PMS 2995c
"Integer" Letters: ☐ 3M (220-12) Black HP vinyl
Greatbatch: ☐ 3M (220-41) Dark Gray HP vinyl
☐ 3M (220-77) Peacock Blue
Lake Region: ☐ 3M (220-12) Black HP vinyl
☐ Oracal 76 Telegrey HP vinyl
☐ Oracal 72 Light Gray HP vinyl
☐ Oracal 31 Red
☐ Oracal 032 Light Red HP vinyl

Proposed

Existing Sign Measurements (VIF)



PE Photo Elevation
Scale: NTS

Existing



Job:
Winbrook - Integer
Location:
Wheeling, IL

Account Manager:
Margaret Vasburgh
File:
Winbr-Integ_WheelingIL_Loc1-MonuOverlay_1.aai

Date:
08.18.17 1
Designer:
Steven Manetta

Revisions:
08.28.17 .25

Revisions:

Revisions:

Winbrook
Helping you do business, better.™

Customer Approval

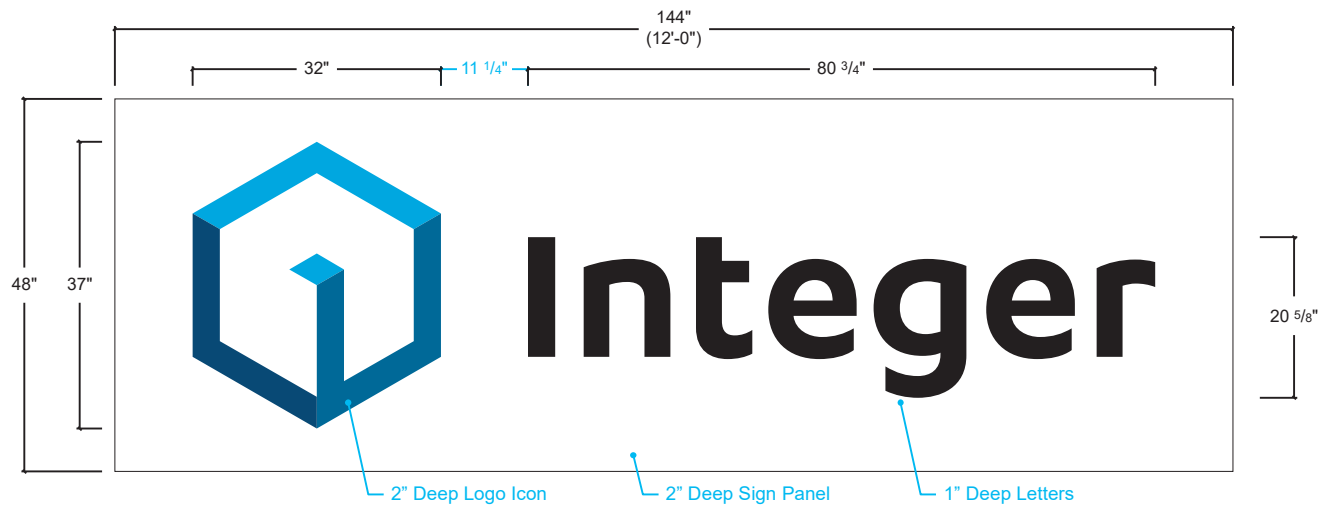
Acct. Manager Approval

Production Approval

VIF

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Location #2 - Building Wall Sign



E1 Elevation: (Qty-1) #8901.2 Building Wall Sign
Scale: 3/4"=1'

PE Photo Elevation
Scale: NTS

Description:

- (Qty-1) Building Wall Sign
- Fabricated aluminum sign panel
- Logo icon is 2" deep fabricated aluminum. (attached flush to sign panel)
- "Integer" is 1" deep fabricated aluminum. (attached flush to sign panel)
- Mounted flush to exterior building wall with required fasteners.

Logo/Typeface:

Supplied by customer.

Colors:

- Sign Panel: ☐ Painted White
- Logo Icon: ☒ Painted PMS 7693c (face/returns)
☒ Painted PMS 641c (face/returns)
☒ Painted PMS 2995c (face/returns)
- "Integer": ☒ Painted Black

Existing



Proposed

Job:
Winbrook - Integer
Location:
Wheeling, IL

Account Manager:
Margaret Vosburgh
File:
Winbr-Integ_WheelingIL_Loc2-BuildWallSign_1b.ai

Date:
08.18.17 1.5
Designer:
Matthew Hoard

Revisions:
08.28.17 .25
09.07.17 .5

Revisions:

Revisions:

Winbrook
Helping you do business, better.™

Customer Approval

Acct. Manager Approval

Production Approval

THIS PROPOSAL DRAWING CONTAINS ORIGINAL ELEMENTS. ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION OR REPRODUCTION IS PROHIBITED.

② FLATS OF 24 - SEDUM HYBRIDUM 'IMMERGRUNCHEN'
EVERGREEN GROUND COVER - YELLOW FLOWERS - ORANGE IN FALL

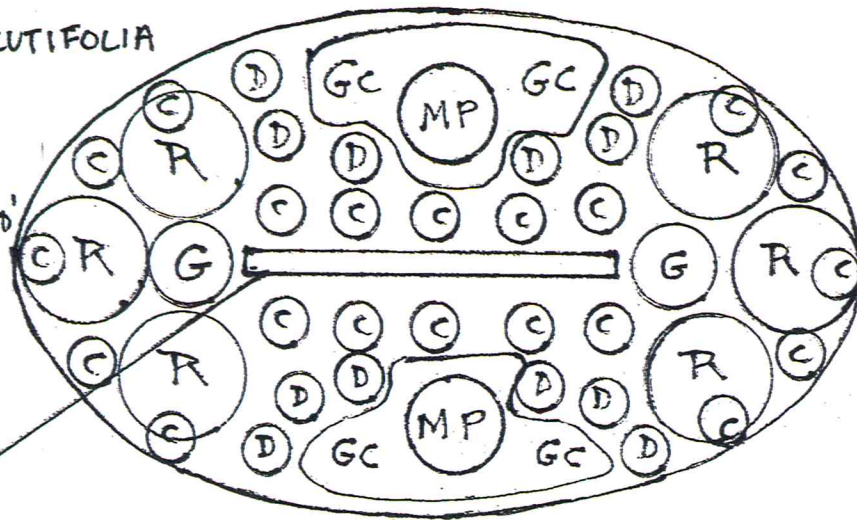
⑥ ROSA KNOCKOUT™ 'RADRAZZ'
HOT PINK SINGLE ROSES - BLOOM JUNE - OCTOBER
LOVELY FALL COLOR - ROSE HIPS WINTER INTEREST

② CALAMAGROSTIS X ACUTIFOLIA
'KARL FOERSTER'
FEATHER-REED GRASS
WINTER INTEREST

② PINUS MUGO 'SLOWMOUND'
DWARF MUGO PINE

②① NEPETA RACEMOSA
'BLUE WONDER'
SHORT CATMINT

①②
↓
SIGN
HEMEROCALLIS 'HAPPY RETURNS'
PALE YELLOW REBLOOMING DAYLILIES



← 140 HINTZ
N PROPOSED BED
AROUND SIGN
 $\frac{1}{4}'' = 1'$ © PLANTHEADS
2015

GC = GROUND COVER
(SEDUM)
MP = (DWARF) MUGO PINE
R = KNOCKOUT™ ROSE
G = ('KARL FOERSTER')
GRASS
C = ('BLUE WONDER')
CATMINT
D = ('HAPPY RETURNS')
DAYLILY

SIZES INDICATED
ARE FULL-GROWN,
(AFTER 3+ YEARS)

② FLATS OF 24 - SEDUM HYBRIDUM 'IMMERGRÜNCHEN'
EVERGREEN GROUND COVER - YELLOW FLOWERS - ORANGE IN FALL

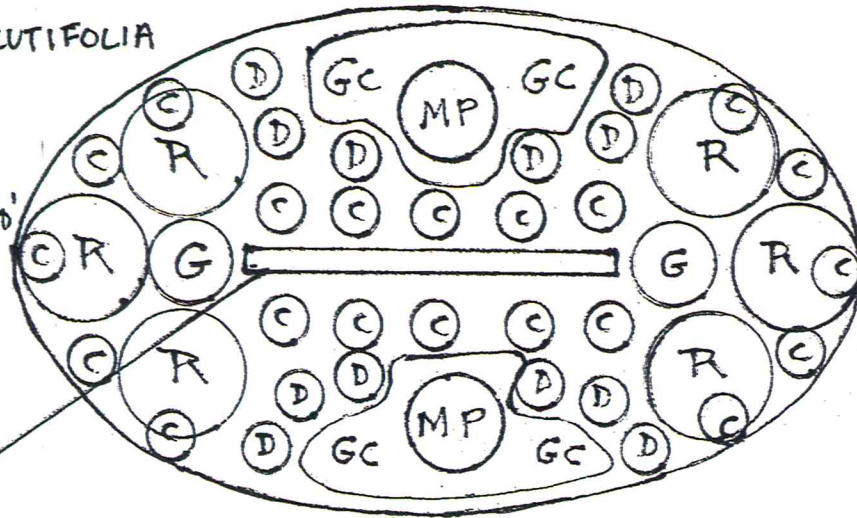
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2015

Gc = GROUND COVER
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MP = (DWARF) MUGO PINE
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GRASS
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CATMINT
D = ('HAPPY RETURNS')
DAYLILY

SIZES INDICATED
ARE FULL-GROWN,
(AFTER 3+ YEARS)

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, September 14, 2017.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Dorband, Johnson, Powers and Ruffatto. Commissioner Kalis was absent with prior notice. Also present were Brooke Jones, Senior Planner, Mallory Milluzzi, Village Attorney, Ron Antor, Fire Inspector and Jon Kyle Goetzelmann, Civil Engineer.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A) [Docket No. SCBA 17-31](#)
Burger King
425 W. Dundee Road
Appearance Approval of Wall Signs
- B) [Docket No. SCBA 17-33](#)
Guisela Salon
109 N. Wolf Road
Appearance Approval of a Wall Sign

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

Approve Docket No. SCBA 17-31 to grant appearance approval for the proposed sign modifications as shown on the following exhibits submitted August 15, 2017 for Burger King, located at 425 W. Dundee Road, Wheeling Illinois:

- Channel letter sign plan
- Cabinet sign plans (2 sheets)
- Proposed east elevation, A-4

- Proposed west, north and south elevations, A-4.1

Approve Docket No. SCBA 17-33 to grant appearance approval for the proposed wall sign in accordance with the plan submitted August 21, 2017, by Associated Graphics Group, for 109 N. Wolf Road, Wheeling, Illinois.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A)** [Docket No. 2017-10](#)
Sunrise Market Café
901 W. Dundee Road
Special Use-Site Plan Approval to Establish a Sit-Down Restaurant

See Findings of Fact and Recommendation for Docket No. 2017-10.

Commissioner Powers moved, seconded by Commissioner Johnson to recommend approval of Docket No. 2017-10, Special Use-Site Plan Approval as required under Chapter 19-05 Mixed use Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit a Sit-Down Restaurant in accordance with the project description and floor plan submitted June 26, 2017 by Sunrise Café, to be located at 901 W. Dundee Road, Wheeling, Illinois;

And with the following conditions of approval:

1. That a trash can be added to the outdoor seating area; and
2. That outdoor seating may include up to 10 chairs.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Dorband to close Docket No. 2017-10. The motion was approved by a voice vote.

- B) Docket Nos. 2017-11 and PC 17-16**
Wheeling Park District
333 W. Dundee Road
(2017-11) Variation from Title 19, Zoning, Related to Building Height
(PC 17-16) Site Plan and Appearance Approval of a Building Addition

See Findings of Fact and Recommendation for Docket Nos. 2017-11 and PC 17-16.

Commissioner Johnson moved, seconded by Commissioner Dorband to recommend approval of Docket No. 2017-11, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, , Chapter 19.05 Mixed Use and Overlay Districts, Section 19.050.020 Open Space Overlay District, Section E Setbacks, Size & Height Restrictions, and associated sections to increase the maximum allowed building height, in accordance with the Elevation Plan A3.1.0-2, submitted by the Wheeling Park District on August 14, 2017, for a building addition to the existing community recreational center, located at 333 W. Dundee Road, Wheeling Illinois.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Blinova moved, seconded by Commissioner Dorband to recommend approval of Docket No. PC 17-16 granting site plan and appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-04 Residential Districts, Chapter 19-05 Mixed Use Districts, and Chapter 19-12, Site Plan Approval Requirements, in order to construct a building addition to the existing community recreational center in accordance with the following exhibits submitted by the Wheeling Park District on August 14, 2017 (except as noted), for 333 W. Dundee Road, Wheeling, Illinois:

- Cover letter (2 sheets)
- Site plan, (August 23, 2017), A0.0.1-3
- First floor plan, A1.1.0-3
- Second floor plan, A1.2.0-3
- Elevation plans, A3.1.0-2
- Landscape plan, L1.0.0
- Photometric plan, E0.0.2
- Civil engineering plans (14 sheets)

- Exhibit list
- Parking count exhibit
- Existing photometrics exhibit
- Planting exhibits (4 sheets)
- Fencing exhibit (2 sheets)
- Bench exhibit
- Trash receptacle exhibit
- Recycle receptacle exhibit
- Bench and receptacle product data sheets (3 sheets)
- Bicycle rack photograph
- Bicycle rack product data sheet

And with the following conditions:

1. That the west drive aisle width (that is adjusted to the new parking) shall be adjusted at permit to meet Code; and
2. At building permit, a photometrics plan shall be provided that demonstrates adequate light levels for all pedestrian and vehicular access surrounding the CRC.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Johnson to close Docket No. 2017-11. The motion was approved by a voice vote.

The Commission took a break at 7:53 p.m. and reconvened at 7:56 p.m.

- C) Docket No. PC 17-17
Hawthorne Global Aviation
S. Milwaukee Avenue @ Tower Road
Site Plan and Appearance Approval of a New Hangar Building

Mr. Peter Fazio, Chapple Design, P.O. Box 25, Wayne, IL and Mr. David Annin, General Manager, Hawthorne Global Aviation were present.

Mr. Fazio explained that Hawthorne was constructing a 35,000 square foot airport hangar within an attached tenant space. Hawthorne is seeking to grow in order to meet the demands for corporate aviation services in the Chicago area. It is very similar to the other hangar on their property. They are not looking for any variations.

Mr. Annin stated that the proposed structure is consistent with the airport layout plan and has been approved by the airport. They have received all of the airspace requirements from the FAA. All of the comments from the airport's engineering have been incorporated within the plans. The building is slightly smaller than their existing building. Their intent is to build a building that was consistent with their existing complex.

Chairman Ruffatto asked for a description of the building materials. Mr. Fazio explained it was a pre-engineered butler building with a metal exterior and a brick wainscot going 4' up the wall. The office area would be constructed with brick. Mr. Annin explained there was an 8 or 9' mawall around the exterior of the hangar with insulated steel panel. The main color is aspen cream and is a blended color. The blending will be consistent with the darker color that is the base and the band so it will all tie together.

Commissioner Dorband questioned if the Fire Department had any concern. Fire Inspector Antor stated that Chief MacIsaac met with the petitioner and the petitioner is willing to address any concerns in the project. They will all be taken care of during the permit and construction phase.

Commissioner Blinova had no questions.

Commissioner Creech had no questions.

Commissioner Powers questioned the location of the HVAC screen. Mr. Annin confirmed the HVAC units were located above the office area. They will be screened by metal.

Commissioner Powers questioned the location of phase 2. Mr. Annin noted the proposed phase 2 location on the plan. Ms. Jones clarified it was not a building addition but a separate building.

Commissioner Johnson had no questions.

Chairman Ruffatto wished the front of the building facing Milwaukee Avenue would have been more decorative. It doesn't have the style of their original building. Mr. Fazio believes the landscaping and lighting would add to the appearance.

In reply to Chairman Ruffatto's question, Mr. Annin confirmed the gutters are interior on the office portion and exterior on the hangar.

Commissioner Powers requested details regarding the trash enclosure. Mr. Annin confirmed there was a gate with three sides that were consistent to the materials on the building.

Commissioner Blinova moved, seconded by Commissioner Johnson to recommend approval of Docket No. PC 17-17 granting site plan and appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-08 Airport District and Runway Protection Zones and Chapter 19-12, Site Plan Approval Requirements, in order to construct a new hangar building with offices in accordance with the following exhibits submitted on by Hawthorne Aviation on August 25, 2017 (except as noted), for the vacant property at the southwest corner of Milwaukee Avenue and Tower Road, Wheeling, Illinois:

- Cover letter
- Site plans (2 sheets)
- Floor plan
- Elevation plans (2 sheets)
- Roof plan
- Landscape plan (2 sheets)
- Irrigation plan
- Photometric plan
- Site lighting plan
- Elevation lighting plan
- Light fixture details (14 sheets)
- Truck auto-turn exhibit
- Civil engineering plans (13 sheets)
- Trash enclosure plan, September 8, 2017
- Letter addressing fire access, September 8, 2017

And with the following conditions:

1. As noted in the letter submitted September 8, 2017, if construction of Phase II (hanger pad directly northwest of the subject pad) has not yet commenced within three years of site plan and appearance approval, then secondary access drives shall be installed to satisfy the requirements of the Fire Department;
2. The drive aisle widths and other turning radiuses shall be adjusted at permit to meet the requirements of the Fire Department.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES – [August 24, 2017](#)

Commissioner Powers moved, seconded by Commissioner Johnson to approve the minutes dated August 24, 2017 as presented. The motion was approved by a voice vote.

9. OTHER BUSINESS

- A)** Appointment of a Secretary Pro-Tem

Commissioner Blinova volunteered for the position of Secretary Pro-Tem. The entire Plan Commission was in favor of nominating Commissioner Blinova for the position of Secretary Pro-Tem.

Ms. Jones announced that the September 28th meeting had been canceled to allow the Plan Commission to attend the Taste of the Town.

Chairman Ruffatto stated that everyone should have received an e-mail from Lisa regarding the Taste of the Town. Please RSVP to Lisa by September 22.

Commissioner Dorband announced the location of the Taste of the Town on September 28th at the Westin. There will be 23 restaurants. The cost is \$35. Contact the Chamber Office at 847-541-0170.

Chairman Ruffatto thanked the Village's technology staff for the new iPads.

Chairman Ruffatto mentioned the gas station at the corner of 83 and Dundee. He questioned if it was opened since there was no signage and appeared closed. Ms. Jones was unsure but agreed to check.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Blinova to adjourn the meeting at 8:15 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 10.05.2017
FOR APPROVAL ON 10.12.2017**

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: Docket Nos. 2017-10
Sunrise Market Café
901 W. Dundee Road
Special Use-Site Plan Approval to Establish a Sit-Down Restaurant

2017-10 Sunrise Indian Supermarket, tenant, is seeking Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-05 Mixed Use Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish a Restaurant within an existing retail store at 901 W. Dundee Road, Wheeling Illinois, which is zoned MXT Transit Oriented Mixed Use District.

Present were Commissioners Blinova, Creech, Dorband, Johnson, Powers and Ruffatto. Commissioner Kalis was absent with prior notice. Also present were Brooke Jones, Senior Planner, Mallory Milluzzi, Village Attorney, Ron Antor, Fire Inspector and Jon Kyle Goetzelmann, Civil Engineer.

Ms. Jones reported that the Staff Report and submittals were part of the public record.

Commissioner Powers read the following statement aloud.

A zoning Special Use, as defined in Title 19, of the village of Wheeling (Zoning), is a use of parcel of land that requires review and consideration before approval due to circumstances or effects on the surrounding properties that may adversely affect them. In order to be considered for a special use the petitioner is required to demonstrate through testimony to the Plan Commission at the public hearing why their request meets the conditions of the village code including, but not limited to, how the proposed use will not damage the enjoyment or use of the surrounding properties. Prior to the public hearing the petitioner provides written statements meant to show that their request for a special use meets the standards established in Title 19. The Commission Chairperson will typically direct that these statements be entered into the record without a full reading of them at the hearing. Based upon the testimony and supporting materials submitted, the Plan Commission will make findings in support of, or against, the petitioner's testimony and report those findings to the Village Board.

Mr. Hari Guda, business owner, 2675 North Greenwood Avenue, Arlington Heights was present and sworn in.

Mr. Guda explained he operated the supermarket for almost a year. They want to pull more people into the store. They have customers from Palatine, Buffalo Grove in addition to Wheeling. He felt having a seating area would be nice for the customers to eat their food and shop in the store. He wants to improve their business by attracting customers from Dundee Road.

Mr. Guda stated the store was 14,000 square feet. They have an existing kitchen that uses almost 600 square feet. They want to add another 600 square feet for the seating. The remainder of the existing store was not changing.

Chairman Ruffatto opened the discussion to the audience. No one from the audience came forward.

In reply to Commissioner Johnson's question, Mr. Guda confirmed they currently use the kitchen for takeout food. He wants to offer seating so the customers can eat the food while it's hot. The menu includes 60-70 items.

In reply to Commissioner Johnson's suggestion, Mr. Guda confirmed they would add a trash container by the seating area and another one outside the store.

Commissioner Creech questioned the type of furniture they were planning to use outside. Mr. Guda confirmed they would use metal furniture and bring it indoors each night.

Commissioner Creech questioned if they would be serving food outside. Mr. Guda confirmed they would not serve food outside. He explained customers could sit outside to drink their beverages and/or smoke.

Commissioner Creech referred to the four outdoor tables noted on the plan but the petitioner had stated they would have seating for 10. Mr. Guda confirmed they would have 4 tables with seating for 8. He explained he was using outdoor seating to attract customers from Dundee Road.

Commissioner Creech questioned if fencing was a requirement for the outdoor seating area. Ms. Jones confirmed there was no Village requirement for fencing. Mr. Guda confirmed he was planning to add fencing to the inside seating area.

Commissioner Blinova felt it was a similar concept to Fresh Farms. She questioned the packaging of the food. Mr. Guda explained they would use foam plates and have no wait staff. Commissioner Blinova expressed concern that the customers with plates of hot food would be passing through the shopping customers in order to get to the outdoor tables. Mr. Guda confirmed the diners would not be near the shopping customers. He also confirmed eating was not permitted outside.

Commissioner Dorband had no questions.

Commissioner Powers questioned if there would be 8 or 10 outdoor seats. Mr. Guda confirmed there would be 8 seats. Chairman Ruffatto explained he could have 10 so Mr. Guda changed his mind and confirmed 10 seats.

In reply to Commissioner Powers' question, Mr. Guda confirmed the café hours would match the store hours.

Chairman Ruffatto referred to the petitioner's comment about smoking. He reminded the petitioner

that there were State laws that prohibited smoking within a certain number of feet from an entrance. Village Attorney Milluzzi thought it was 15' from the entrance.

Chairman Ruffatto questioned how the petitioner planned to advertise the new restaurant. Mr. Guda explained he would mostly use Facebook and some magazines.

Chairman Ruffatto felt it would be difficult for the traffic from Dundee Road to know that they sold food. Mr. Guda thought he might need to put up a poster. Chairman Ruffatto reminded the petitioner that he would need to check with Village Staff before putting up any signage.

Commissioner Powers moved, seconded by Commissioner Johnson to recommend approval of Docket No. 2017-10, Special Use-Site Plan Approval as required under Chapter 19-05 Mixed use Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit a Sit-Down Restaurant in accordance with the project description and floor plan submitted June 26, 2017 by Sunrise Café, to be located at 901 W. Dundee Road, Wheeling, Illinois;

And with the following conditions of approval:

1. That a trash can be added to the outdoor seating area; and
2. That outdoor seating may include up to 10 chairs.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Dorband to close Docket No. 2017-10. The motion was approved by a voice vote.

Respectfully submitted,

Jim Ruffatto, Chairman
Wheeling Plan Commission/
Sign Code Board of Appeals

**DISTRIBUTED TO THE COMMISSION 10.05.2017
FOR APPROVAL ON 10.12.2017**

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: Docket Nos. 2017-11 and PC 17-16
Wheeling Park District
333 W. Dundee Road
(2017-11) Variation from Title 19, Zoning, Related to Building Height
(PC 17-16) Site Plan and Appearance Approval of a Building Addition

2017-11 Wheeling Park District, owner, is seeking variations from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.05 Mixed Use and Overlay Districts, Section 19.050.020 Open Space Overlay District, Section E Setbacks, Size & Height Restrictions, and associated sections to increase the maximum allowed building height to construct an addition to the existing public recreation center building at 333 W. Dundee Road, which is zoned MXT Transit Oriented Mixed Use District, R-1 Single Family Residential, R-2 Single Family Residential and Open Space Overlay District.

Present were Commissioners Blinova, Creech, Dorband, Johnson, Powers and Ruffatto. Commissioner Kalis was absent with prior notice. Also present were Brooke Jones, Senior Planner, Mallory Milluzzi, Village Attorney, Ron Antor, Fire Inspector and Jon Kyle Goetzelmann, Civil Engineer.

Ms. Jones reported that the Staff Report and submittals were part of the public record.

Commissioner Powers read the following statement aloud.

A zoning variation is intended to be a method of adjustment to equalize regulations where Title 19 of the Village of Wheeling (Zoning) has created an unnecessary hardship. A variation is designed to allow affected property owners the same rights and privileges that others enjoy in the same zoning district. In order to be granted a variation a petitioner is required to demonstrate through testimony to the Plan Commission at the public hearing why their request meets the conditions of the village code including, but not limited to, how their individual situation is unique or unusual. Prior to the public hearing the petitioner provides written statements meant to show that their request for variation meets the standards established in Title 19. The Commission Chairperson will typically direct that these statements be entered into the record without a full reading of them at the hearing. Based upon the testimony and supporting materials submitted, the Plan Commission will make findings in support of, or against, the petitioner's testimony and report those findings to the Village Board.

Mr. Brian Wright, FGM Architects, 1211 West 22nd Street, Suite 700, Oak Brook, IL, Ms. Louise Gruener Kowalczyk, FGM Architects, 1211 West 22nd Street, Suite 700, Oak Brook, IL, Mr. Brian Lipski, FGM Architects, 1211 West 22nd Street, Suite 700, Oak Brook, IL and Ms. Jan Buchs, Wheeling Park District were present as sworn in.

Mr. Wright reported that FGM Architects had a longstanding relationship with the Park District but also the Village. It is the team that did the Village Hall building. They understand the character, sensitivity and importance of the addition and remodeling as it pertains to the campus as a whole. Renderings and material of the additions were provided. They believe the addition blends in with the municipal campus.

Mr. Wright confirmed the proposed use of the property would stay the same. Based on research and surveys that the Park District did, they determined there were needs for additional amenities in the building. The existing recreation center is around 77,000 square feet. They are adding an additional recreation center. The position of the building has the main entrance in roughly the same location as the existing entrance. There is a separate pre-school entrance with a playground and a drop-off lane. Safety of the users was a large concern.

Ms. Kowalczyk provided a copy of the floor plan. At the main entrance, there is a new front desk with office space beyond it. The existing lounge area will get a facelift. There is program space in the front and to the rear. The existing locker rooms will receive a facelift. The existing gymnasium remains. To the right side of the entrance is the new fitness addition. There is lounge seating, a group exercise room and some dedicated locker room facilities that also lead to the natatorium. The second level includes some additional group exercise rooms, program spaces and the new administrative wing.

Mr. Wright reviewed the landscape plan. The intent of the new landscaping would be similar to the existing. It includes landscaping beds and turf surfaces that compliments the building. The Park District is requesting no irrigation for the landscape beds around the building. There is currently no irrigation in the landscape beds around the building just in some of the drive aisles and parkway. He feels the Park District had demonstrated over the last 20 years the ability to water the plants. They have maintained it very well. The plant type and tree type had been submitted. It is very similar to the existing.

Mr. Wright reviewed the exterior. Material samples were provided. They are trying to create a new heightened entry so there is more visibility and a very clear entrance into the building. The materials for the sides are the exact brick and colors as the existing. The colors are red with black stripes. The addition will blend in with the existing building. The rhythm of the piers is similar to the rhythm seen on the Village Hall and the Police Station with glass and piers. They are requesting a height of 36' for the gym to allow for basketball and volleyball. The height of the proposed entry is 38'8". The ordinance requires a maximum of 30'. The current building height is at 35' which is higher than the existing ordinance. They feel the height of the building was not disproportionately or unacceptably high.

Mr. Wright reviewed the materials. The precast of the gymnasium is a cast buff color which matches the limestone banding on the existing building. All of the materials can be found somewhere else in the campus. The attempt is to tie it all in including the clear anodized aluminum frames. The windows are insulated glass similar to Village Hall.

Chairman Ruffatto opened the discussion to the public. No one from the audience came forward.

Commissioner Powers questioned what part of the existing structure had a height of 35'. Mr. Wright explained the 35' was the mansard pitched roof next to the proposed entry which would be slightly taller. He felt it was appropriate that the entry be taller than the pieces next to it.

Commissioner Powers asked Fire Inspector Antor about the Fire Department's truck turning radius in the southwest corner. He questioned if the Fire Department had any concerns about the west drive aisle. Fire Inspector Antor explained the turning radius was the reconfigured drive aisle and parking and drop off area for the daycare center. Fire apparatus won't be able to go into the space as long as the turning radius to the outer drive remains the same. The width issue matters only if there was parking allowed. It meets the fire lane requirements at the current width. Commissioner Powers questioned if there was an issue with the turning radius. Fire Inspector Antor explained the only issue was the fact that you can't access into it which is where the Fire Department connection is located. It would lead to some longer hose lays but during the construction process, the Fire Department connection could possibly be relocated. There is no significant change in driving down the outer north/south drive. Fire Inspector Antor confirmed that the Fire Department will work with the turning radius.

Commissioner Powers questioned if there would be any additional trash enclosures. Mr. Wright confirmed they would use the existing trash enclosure. He explained the additional uses don't generate a lot of trash.

Commissioner Powers questioned if the addition would have additional HVAC units or air conditioning units. He questioned if the screening would protrude above it. Mr. Wright explained the existing building included a mansard roof that hides a lot of the units. In the addition, they would put units on top replacing some of the units in the mansard area. They may move some of the units closer together and add a prefabricated metal roof screen to enclose it in.

In reply to Commissioner Powers' question, Mr. Wright confirmed they were proposing the inclusion of some underground storage units.

Commissioner Powers questioned the location of the gutters and downspouts on the addition. Mr. Wright confirmed there were some gutters and downspouts on the existing building but there would be internal roof drains on the addition.

Commissioner Powers thought the plan included removing a lot of trees and was concerned about it. Mr. Wright confirmed they would be adding trees back in that would match the ordinance in caliber and quantity. Commissioner Powers questioned if they were going to try and save the trees they were removing and try to reuse them. Mr. Wright confirmed they will assess the trees and reuse them if possible.

Commissioner Powers questioned if there was a sidewalk in front of the new addition going to Village Hall. Mr. Wright confirmed there would be a walk that connects the path to the intersection which would lead to Village Hall. Commissioner Powers expressed concern regarding the lighting by the sidewalk. He questioned if they considered adding bollard lighting. Mr. Wright confirmed if there was a deviancy they would add it. The photometric plan provided did not include the impact from the existing lighting. Commissioner Powers questioned if the new addition would have any

lighting fixtures on it. Mr. Lipski confirmed the photometric exhibit included all of the existing lighting in the front of the parking lot. The light spill is covering a lot of the walkway area.

Commissioner Powers questioned if any of the existing site was irrigated. Ms. Buchs confirmed some of the landscaped beds in the parking area were irrigated but the landscaped beds around the building were not irrigated. Some of the turf areas in the parking lot area have been irrigated.

Commissioner Dorband loved the appearance and appreciated the fact that they coordinated the campus look.

Commissioner Dorband normally was in favor of irrigation but does not think it was necessary because of the past experience with the Park District. She thanked the petitioner for the complete packet.

Commissioner Creech thanked the petitioner for all of their hard work.

Commissioner Johnson questioned if there was a height variation for the existing building. Ms. Jones confirmed there was no height variation but noted the overlay district was not in place when the building was constructed.

Commissioner Johnson referred to the 10 additional parking spaces on the southwest end that were mentioned in the Staff Report. He noticed there were 30+ spaces now that were being removed and being replaced with 10. Mr. Wright confirmed they exceeded the parking requirement. Ms. Jones will clarify the language in the Staff Report.

Commissioner Blinova felt it was a beautiful project.

Chairman Ruffatto questioned the material being used for the dark color at the entrance. Mr. Wright confirmed it was the black brick color that was used as the dark stripe on the building.

Chairman Ruffatto questioned the color of the framing around the windows. Mr. Wright confirmed it would be the same clear anodized aluminum framing used on Village Hall.

Chairman Ruffatto questioned the material of the sidewalks. Ms. Kowalczyk confirmed the walkways would be concrete.

Chairman Ruffatto questioned if there would be a sidewalk at the northeast secondary entrance. Mr. Wright confirmed there was a walkway. Chairman Ruffatto wanted to make sure they were designated on the plans.

Chairman Ruffatto referred to the photometric plan. He noted they were virtually at zero, zero, zero on the walkway near the tent area according to the photometrics. Chairman Ruffatto wants it to be addressed. Mr. Wright noted there was some lighting to the west that was not shown. Ms. Kowalczyk confirmed the existing lighting does not show up on the photometrics. It was only for the new proposed lighting. Chairman Ruffatto wants to add a condition. He wants the photometrics to be shown for the property including the existing and new lighting.

Chairman Ruffatto wants the locations of the sidewalks to be finalized. Ms. Jones questioned if the diagram provided on the screen was representative of the proposed sidewalks. Mr. Wright explained it was what they were intending to do but they had not worked out all of the drawings. He agreed to provide an exhibit. Ms. Jones questioned if the Plan Commission would be interested in allowing the petitioner the flexibility to adjust the location of the sidewalks if needed. Chairman Ruffatto noted the sidewalks were currently marked in different locations on the different plans. Chairman Ruffatto was OK with giving the petitioner the latitude to adjust the location.

Commissioner Johnson wants to see a sidewalk that ties in from east to west on the north side of the building so someone could walk all the way around it without going through the grass. Mr. Wright noted it was in the camp area. Commissioner Johnson thought it would be nice to be able to walk around the entire building without having to walk through the parking lot in front of Village Hall.

Chairman Ruffatto questioned if the designated drop-off area for the pre-school would be marked. Mr. Wright confirmed it was their intent to do it with signage.

Chairman Ruffatto questioned if the senior programs would be held on the first floor. Ms. Buchs explained the senior programs would be held throughout the building since it is flexible space within the facility. Many of the senior programs will be held in the existing pre-school space.

Chairman Ruffatto asked for a condition regarding the photometrics.

Ms. Jones read the following proposed condition. At building permit, a photometrics plan shall be provided that demonstrates adequate light levels for all pedestrian and vehicular access surrounding the CRC.

Commissioner Powers was in favor of adding a sidewalk that tied the east to the west on the north side of the building. Mr. Wright explained the intent of the green space was for a park. Commissioner Johnson noted the landscape plan included trees in the triangle space.

Chairman Ruffatto took a poll agreeing to the waiver of irrigation for the new beds around the addition.

Commissioner Johnson: in favor
Commissioner Blinova: in favor
Commissioner Powers: in favor
Commissioner Dorband: in favor
Commissioner Creech: in favor
Chairman Ruffatto: in favor

The vote was 6:0 in favor of waiving the irrigation for the new beds.

Chairman Ruffatto took a poll regarding adding a sidewalk in the triangle space to the back of the gymnasium.

Commissioner Creech: not in favor

Commissioner Dorband: not in favor

She asked about the amount of additional sidewalk and who would use the sidewalk. Mr. Wright stated it was about 75' of sidewalk. He was unsure about the users but thought it would be for staff or building users. They want to preserve the maximum amount of green space for the recreational activities for the kids.

Commissioner Powers: in favor

Commissioner Blinova: not in favor

Commissioner Johnson: in favor

Chairman Ruffatto: not in favor

The vote was 4:2 not in favor of adding the sidewalk in the triangle area.

Commissioner Johnson questioned if they were changing the stairway. Mr. Wright confirmed they were removing the stairway and planter in the atrium space. He noted the locations of the new stairs.

Mr. Wright referred to the drive aisle that is 24.5' wide and Engineering recommended that it be 26.5' wide. He explained for budgetary reasons, they are requesting when then do the new pre-school parking and drop-off zone that they make that section 26.5' and leave the remainder at the current condition. Village Engineer John Tack was in agreement.

Commissioner Johnson moved, seconded by Commissioner Dorband to recommend approval of Docket No. 2017-11, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, , Chapter 19.05 Mixed Use and Overlay Districts, Section 19.050.020 Open Space Overlay District, Section E Setbacks, Size & Height Restrictions, and associated sections to increase the maximum allowed building height, in accordance with the Elevation Plan A3.1.0-2, submitted by the Wheeling Park District on August 14, 2017, for a building addition to the existing community recreational center, located at 333 W. Dundee Road, Wheeling Illinois.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Dorband, Johnson, Powers, Ruffatto

NAYS: None

ABSENT: Commissioner Kalis

PRESENT: None

ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Blinova moved, seconded by Commissioner Dorband to recommend approval of Docket No. PC 17-16 granting site plan and appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-04 Residential Districts, Chapter 19-05 Mixed Use Districts, and Chapter 19-12, Site Plan Approval Requirements, in order to construct a building addition to the existing community recreational center in accordance with the following exhibits submitted by the Wheeling Park District on August 14, 2017 (except as noted), for 333 W. Dundee Road, Wheeling, Illinois:

- Cover letter (2 sheets)
- Site plan, (August 23, 2017), A0.0.1-3
- First floor plan, A1.1.0-3
- Second floor plan, A1.2.0-3
- Elevation plans, A3.1.0-2
- Landscape plan, L1.0.0
- Photometric plan, E0.0.2
- Civil engineering plans (14 sheets)
- Exhibit list
- Parking count exhibit
- Existing photometrics exhibit
- Planting exhibits (4 sheets)
- Fencing exhibit (2 sheets)
- Bench exhibit
- Trash receptacle exhibit
- Recycle receptacle exhibit
- Bench and receptacle product data sheets (3 sheets)
- Bicycle rack photograph
- Bicycle rack product data sheet

And with the following conditions:

1. That the west drive aisle width that is adjusted to the new parking shall be adjusted at permit to meet Code; and
2. At building permit, a photometrics plan shall be provided that demonstrates adequate light levels for all pedestrian and vehicular access surrounding the CRC.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Johnson to close Docket No. 2017-11.
The motion was approved by a voice vote.

Respectfully submitted,

Jim Ruffatto, Chairman
Wheeling Plan Commission/
Sign Code Board of Appeals

**DISTRIBUTED TO THE COMMISSION 10.05.2017
FOR APPROVAL ON 10.12.2017**