
1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, November 16, 2017.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Powers and Ruffatto. Also present were Brooke Jones, Senior Planner and Ron Antor, Fire Inspector.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A) [Docket No. SCBA 17-44](#)
MCY
275 12th Street
Appearance Approval of a Wall Sign

Commissioner Dorband moved, seconded by Commissioner Blinova to approve the following consent item.

Approve SCBA 17-44, granting appearance approval for a wall sign as indicated in the sign plan submitted November 6, 2017, for MCY located at 275 12th Street, Wheeling, Illinois.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) Docket No. 2017-13
Amm's Limousine Service
2160 Foster Avenue
Special Use-Site Plan Approval for a Ground Transportation Service, Large

See Findings of Fact and Recommendation for Docket No. 2017-13.

Commissioner Blinova moved, seconded by Commissioner Johnson to recommend approval of Docket No. 2017-13, Special Use-Site Plan Approval as required under Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit a large ground transportation service, in accordance with the following exhibits submitted October 18, 2017, by Amm's Limousine Service, to be located at 2160 Foster Avenue, Wheeling, Illinois:

- Description of Proposal (2 sheets);
- Parking Plan;
- Floor Plan;
- landscape Plan; and
- Lighting Plan.

And with the following conditions of approval:

1. That the parking lots and drive aisles shall be seal-coated and striped prior to occupancy;
2. The number and size of fleet vehicles may fluctuate provided unobstructed drive aisles are provided in accordance with the Code;
3. Trash receptacles shall be stored indoors; and
- 4 . Prior to final occupancy the petitioner shall return to the Plan Commission with a landscape plan for minor site plan and appearance approval.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No. 2017-13. The motion was approved by a voice vote.

- B) Docket No. 2017-14
 Stay Fit 24
 740 W. Hintz Road
 Special Use-Site Plan Approval for a Health Club**

See Findings of Fact and Recommendation for Docket No. 2017-14.

Commissioner Johnson moved, seconded by Commissioner Dorband to recommend approval of Docket No. 2017-14, Special Use-Site Plan Approval as required under Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit a Health Club in accordance with the following plans submitted on October 19, 2017 (except as noted) for Stay Fit 24, to be located at 740 W. Hintz Road, Wheeling, Illinois:

- Project Description,
- Demolition Plan, 10.24.2017,
- Building Floor Plan, 10.24.2017,
- Elevation Plan, and
- Existing Site Plan.

And with the following condition of approval:

1. The building permit plans shall include a new sidewalk for exit access between the new exit at the rear of the building and the front parking lot; and
2. At minimum, the landscaping shall be consistent with the approved landscape plan for Family Video.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Powers to close Docket No. 2017-14. The motion was approved by a voice vote.

8. APPROVAL OF MINUTES – October 26,2017 (include Findings for Docket No. 2017-12) and November 2, 2017

Commissioner Johnson moved, seconded by Commissioner Blinova to approve the minutes dated October 26, 2017 as presented. The motion was approved by a voice vote.

Commissioner Johnson moved, seconded by Commissioner Blinova to approve the minutes dated November 2, 2017 as presented. Chairman Ruffatto abstained.

9. OTHER BUSINESS

Ms. Jones provided an update on the Village entrance signs. The design was first presented to the Plan commission during the joint Village Board and Plan Commission workshop in the spring. She provided a couple of design concepts that would replace the existing monument signs at all of the locations in the Village. She provided a similar drawing to what was seen in May. The rendering depicts the scale of the sign. It is 8' in diameter with a low maintenance plant pallet including decorative grasses. The sign is meant to be seen only from one direction. The overall design includes the wheel which is the base of the sign structure with a panel that goes on the front that includes the sign itself. The material is metal.

Ms. Jones provided additional designs that evolved and included different colors. There is a dark bronze color. There are two different renderings that depict the day and the night lighting effects. The wheel itself would be constructed of two different panels that would be side by side. The lighting components would be internal to the panels that would shoot in toward the center of the wheeling down the spokes. There would be a sign panel that is flush mounted to the wheel itself. The letters would be pin mounted and backlit so during the day, the color of the pin mounted letters would appear contrasting in color (white) to the dark color but at night, the colors would be backlit and appear black. Staff likes this concept because it doesn't have a sign cabinet and is consistent with the Sign Code.

Ms. Jones provided another option that is a stainless steel color instead of dark bronze. The lighting effects is not quite as apparent in the renderings but there would still be a flush mounted panel with pin mounted individual letters that are backlit at night. The lettering would be a black color to provide the contrast during the day but at night it would have the halo effect of the backlit letters.

Ms. Jones asked the Commission for their input regarding the two concepts. She asked the following questions:

- Do you feel comfortable with the proposed 8' size? The wheel itself would be taller than most of the landscaping. It is depicted to scale in the rendering with the dark bronze wheel.
- Do you feel it is a good concept in terms of design? The sign panel itself would be flush mounted to the wheel with pin mounted backlit letters and the structure of the sign would include two metal panels that are in the shape of a wheel. There would be lights inside the wheel and the lights would be shining toward the center of the wheel down the spokes.
- Which color do you prefer (dark bronze or stainless steel)?

Commissioner Dorband prefers the dark bronze. She is unsure how the stainless steel would look outside.

Commissioner Kalis prefers the stainless steel. He likes the design and is OK with the 8' size.

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Commissioner Creech prefers the stainless steel. He questioned if the wheel had an irregular shape. Ms. Jones confirmed it should be a smooth circle without jagged edges. He is OK with the design and height.

Commissioner Powers prefers the bronze color. He likes the design and is OK with the size. He expressed concern if it would be seen at night.

Commissioner Blinova prefers the bronze color. She also liked the stainless but expressed concern that it might be too bright on a sunny day and could blind drivers. She is OK with the size. She would change the design since she felt it was too bold. She prefers the pin mounted letters versus cabinet sign.

Commissioner Johnson prefers the bronze color. He is OK with the pin mounted letters. He felt the 8' diameter might be overpowering. Mr. Jones noted the existing signs were 8' in width but not 8' in height.

Chairman Ruffatto prefers the stainless color. He is OK with the size as long as the wording is large enough and proportional to the wheel. He expressed concern if the lettering on the bronze sign would be prominent enough at night. Ms. Jones noted there was no problem seeing the pin mounted backlit wall sign at Milwaukee and Dundee Roads at night. Chairman Ruffatto mentioned there was also other backlighting and street lighting at that intersection.

In response to Chairman Ruffatto's question, Ms. Jones did not think the population would be included on the sign.

Chairman Ruffatto expressed concern that the bronze color might appear black at night. Ms. Jones felt the stainless steel would also appear dark at night.

Chairman Ruffatto stated that the consensus from the Commission was in favor of the bronze color with back lighting sign design and with a diameter of 8'.

Commissioner Johnson announced he would not be present at the December 7th meeting.

Commissioner Blinova was excited about Sunday's lighting ceremony.

Commissioner Powers referred to the Gulf gas station at the corner of Dundee and Route 83. The sign was up but the Philips 66 sign was still leaning against the building. He asked if the Philips 66 sign could be removed. Ms. Jones noted the gas station was still under construction. Commissioner Johnson thought the station was open.

Commissioner Dorband announced the tree lighting on Sunday at 4:30 p.m. There will be a kiddy train and refreshments.

Commissioner Dorband announced Wheeling was mentioned and highlighted in the Chicago

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Business Ledger.

Commissioner Kalis mentioned he was recently in a similar condo building in TX and is excited about the developments coming to Wheeling with all of the amenities.

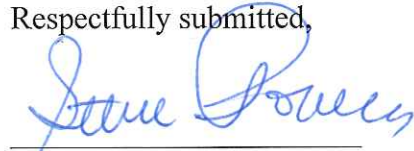
Commissioner Kalis announced he would not be present at the December 7th meeting.

Chairman Ruffatto announced the November 30th workshop.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Powers to adjourn the meeting at 8:01 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,



Steve Powers, Secretary
Wheeling Plan Commission

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