

**WHEELING PLAN COMMISSION
THURSDAY, APRIL 26, 2018 6:30 P.M.**

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

Revised April 24, 2018

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 18-8](#)**
Whippletree Village
525 McHenry Road
Appearance Approval of a Freestanding Sign
 - B) [Docket No. SCBA 18-10](#)**
Bella's
25 Huntington Lane
Appearance Approval of a Wall Sign
 - C) [Docket No. SCBA 18-11](#)**
Ekta Grocers
845 W. Dundee Road
Appearance Approval of a Wall Sign
 - D) [Docket No. SCBA 18-12](#)**
FedEx
1430 S. Wolf Road
Appearance Approval of a Wall Sign
 - E) [Docket No. SCBA 18-13](#)**
9Round
1540 Lake Cook Road
Appearance Approval of a Wall Sign
 - F) [Docket No. SCBA 18-14](#)**
Northfield Presbyterian Church
380 W. Palatine Road
Appearance Approval of a Wall Sign

G) [Docket No. SCBA 18-15](#)
Boston Fish Market
412 N. Milwaukee Avenue
Appearance Approval of a Wall Sign

H) [Docket No. SCBA 18-16](#)
US Bank
800 Wheeling Road
Appearance Approval of Wall Signs

I) [Docket No. SCBA 18-19](#)
One Wheeling Town Center
412 N. Milwaukee Avenue
Appearance Approval of a Wall Sign

7. ITEMS FOR REVIEW

A) [Docket Nos. PC 18-7 and SCBA 18-18](#)
Euro Tire Boutique
420 S. Milwaukee Avenue
(PC 18-7) Minor Site Plan & Appearance Approval of Façade Modifications
(SCBA 18-18) Appearance Approval of a Wall Sign

8. APPROVAL OF MINUTES – [March 22, 2018 \(including findings for Docket Nos. 2018-3A&B, 2018-5A&B, and 2018-6.\)](#)

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. Casolari, Senior Planner

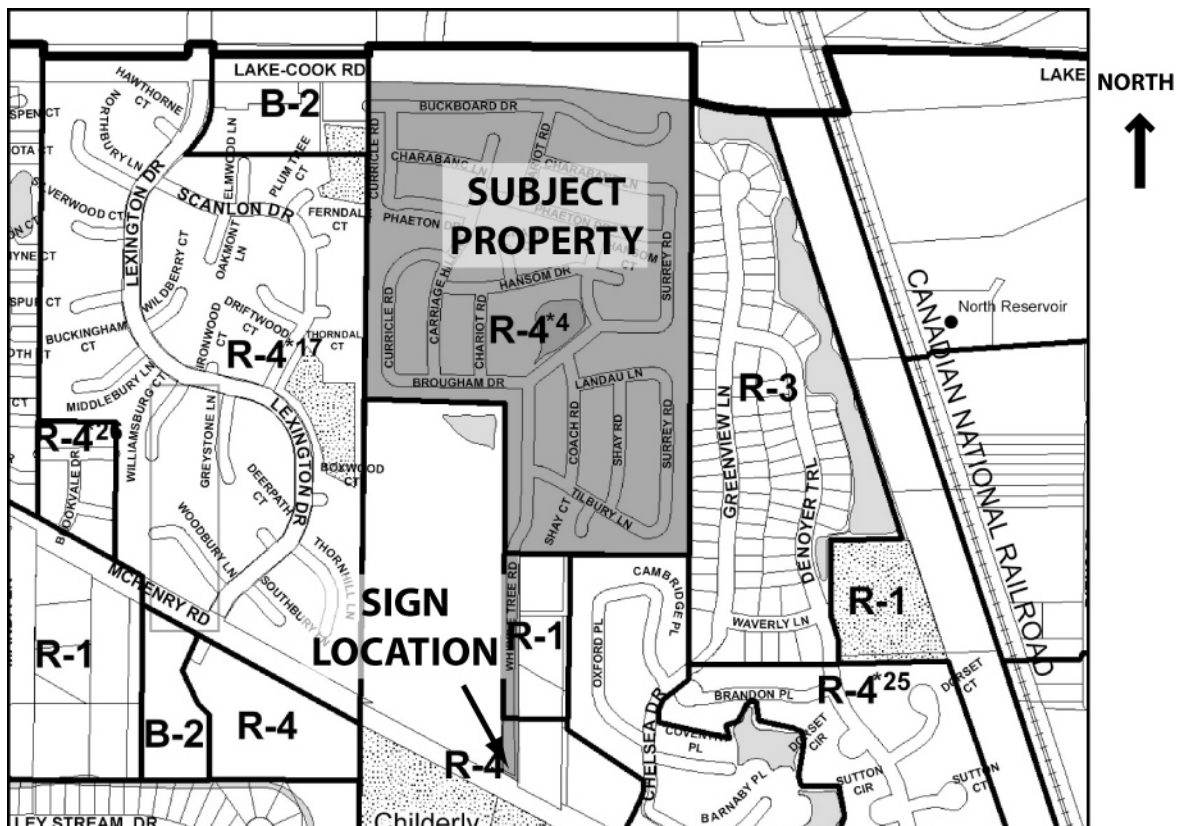
RE: **Docket No. SCBA 18-8**
Whippetree Village
525 McHenry Dundee Road
Appearance Approval of a Freestanding Sign

DATE OF REPORT: April 24, 2018

DATE OF MEETING: April 26, 2018

PROJECT OVERVIEW: The petitioner is requesting appearance approval of a new freestanding sign for an existing residential subdivision.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	ASI Signage Innovations
<u>Property Owner Name:</u>	Whippetree MHC, LLC
<u>Common Location:</u>	Located at Whippetree Road and McHenry Road

Neighboring Property Land Use(s): North: Industrial (Buffalo Grove)
West: Multi-Family Residential
South: Multi-Family Residential
East: Single-Family Residential and Multi-Family Residential

Existing Use of Property: Multi-Family Residential

Existing Property Zoning: R-4 Multi-Family Residential

Previous Zoning Action on Property:
587 Ord. No. 2113, passed 11.05.1984, approved a 0' side setback for a freestanding sign

DESCRIPTION OF PROPOSAL

The petitioner is requesting appearance approval to modify the existing freestanding sign for Whippletree Village.

SIGN REVIEW

Sign Location: A freestanding sign is existing. A sign variation was granted in 1984 to allow the sign to be constructed on the shared property line between Whippletree and the property to the north (Addolorata Villa). A new sign will occupy the location of the existing sign.

Sign Type, Materials and Size: The petitioner is proposing to install a two-pole style freestanding sign. The sign will be double-sided and will include the name of the facility, a tagline, the address and contact information. The sign is constructed of aluminum panels fastened to aluminum poles. The sign is 8'11" in height. The sizes of the sign panels are 93.5 sq. ft.

The proposed sign meets the size requirements of the Sign Code.

Landscaping: A landscape plan is proposed for the freestanding sign. The proposed landscaped area is approximately 160 square feet, which is 27 sq. ft. smaller than the size of the required landscaped area. Due to the location of the sign on the property line, staff does not recommend expanding the area of the landscaping because it would further encroach onto the adjacent property.

The proposed landscape plan meets the species mix requirements of the Sign Code. It includes dwarf evergreens (evergreen dense yew), winter interest (Karl Foerster and Dwarf Fountain Grass), deciduous shrubs (Bonvensis dwarf Forsythia), and perennial plants and flowers (Coral Bell, Stella Doro, and Bloomerang Lilac).

STAFF REVIEW

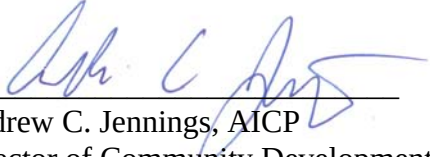
Impact on adjacent uses: No impact on adjacent uses is expected.

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

PROPOSED MOTION

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

Approve Docket No. SCBA 18-8 to grant appearance approval for the freestanding sign in accordance with the sign and landscaping plans (4 sheets) submitted April 20, 2018 for Whippletree Village, located at 525 McHenry Road, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Casolari
Senior Planner

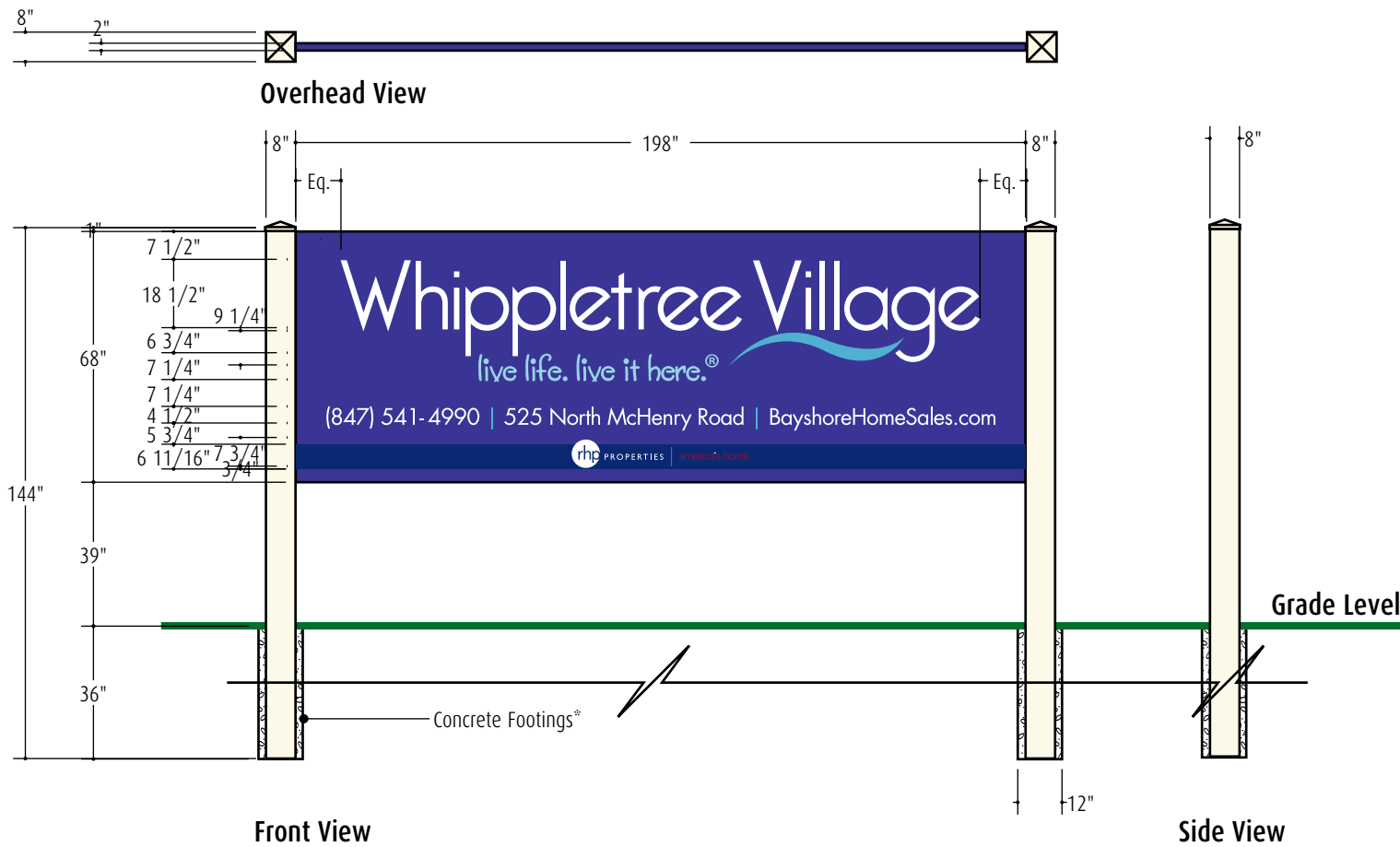
Attachments: [Photo of existing conditions \(staff\)](#)

 [Sign and landscape plans \(4 sheets\)](#)

Whippletree Village – 525 McHenry Road
Docket No. SCBA 18-8 (Appearance Approval for a Freestanding Sign)

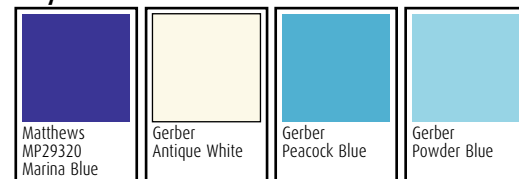


Existing conditions of sign (looking north)

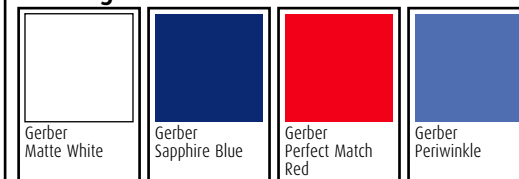


Actual Copy: (Sides A & B As Illustrated)
*NOTE: ASI Recommends 42" Depth Footings In Freezing Climates

Bayshore Colours:



RHP Logo Colours:



FWO No.: 107064 **Date:** 4/17/17

Client: RHP Properties, Inc.

Project: Whippletree Village

Sign Type: **MS**

Description: Monument Sign

Product Code: ALM **Size:** 68"x198"x2" Depth

Quantity: 1 (Double Faced)

Graphics Process: Surface Applied Vinyl

Typography:
~18-1/2" AT Capone Light, As Typed.
~9-1/4" Overall Height Logo Swoosh
~7-1/4" Crayon Normal, L/C
~4-1/2" Futura Book, As Typed.
~7-3/4" Overall Height RHP Logo
~6-11/16"x198" Rule Line

Graphics Color:
Gerber Vinyl Colours As Noted In Layout.

Frames & Fixtures:
Provide (2) 8"x8"x1/8" Aluminum Tube Posts,
144" Length w/ 8"x8" Aluminum Post Caps,
Painted MP55685 Snowflake.

Background Color:
Sign Cabinet - MP29320 Marina Blue
Posts & Caps - MP55685 Snowflake
(Clearcoat Cabinet & Posts)

Installation Method:
Direct Imbedment

Production Notes:
Graphic Sizes Shown Are Approximate Based On
Client Provided Full Sized Artwork.

See Attached Construction Detail.



1119 Wheaton
Troy, MI 48083
ph 248.680.8970
fx 248.680.9061

Drawings Shown In Proportion But Not To Scale

Dwg: AD **Page** of **Proofed:**

Submittal Comments

Please Check One:

- ☐ Approved As Submitted
☐ Approved As Noted
☐ Revise And Resubmit

Reviewed By:

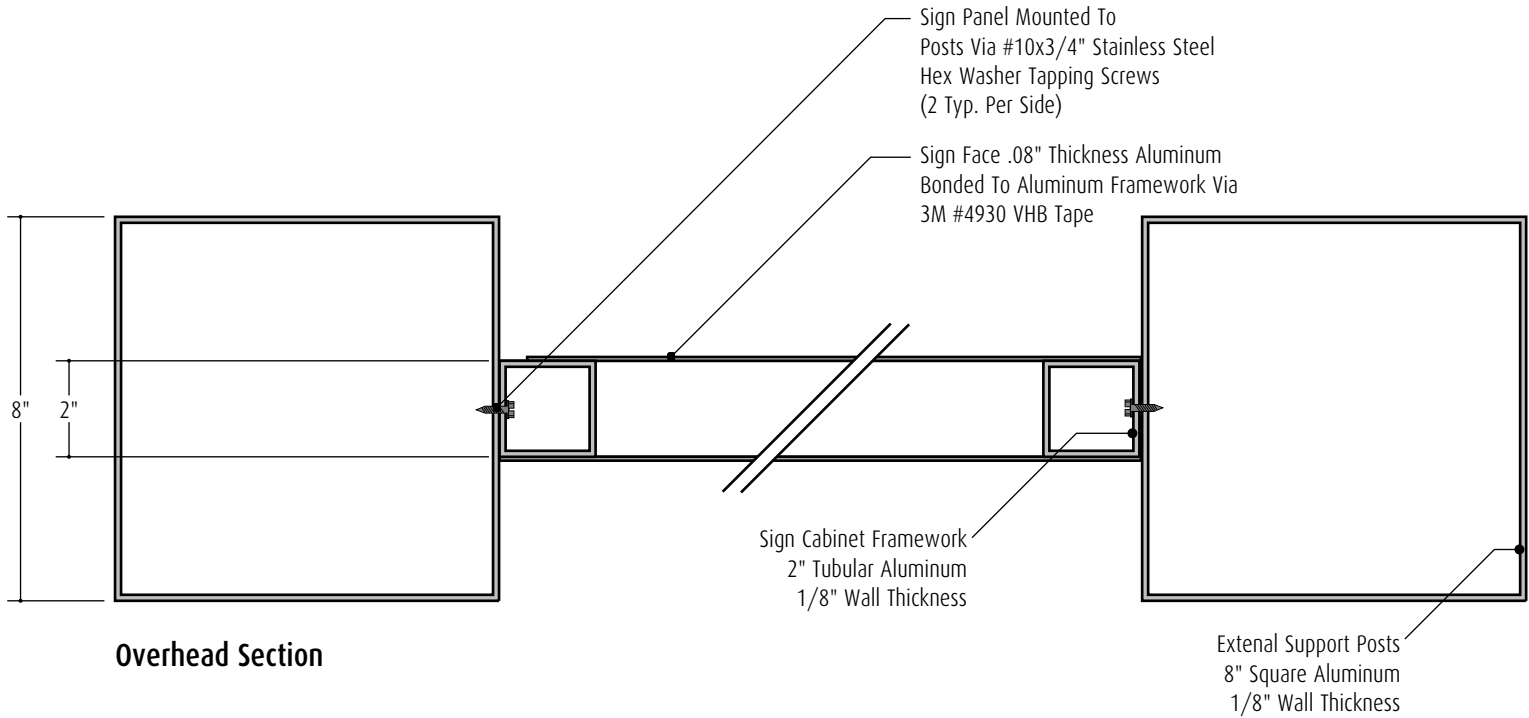
Date:

Additional Notes:

Exhibit received April 20, 2018

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Please Fax Or Mail Drawings To The Address At Left



Overhead Section

FWO No.: 107064 Date: 4/17/17

Client: RHP Properties, Inc.

Project: Whippletree Village

Sign Type: **MS**

Description: Monument Sign

Product Code: ALM Size: 68"x198"x2" Depth

Quantity: CONSTRUCTION DETAIL

Graphics Process:

Typography:

Graphics Color:

Frames & Fixtures:

Background Color:

Installation Method:

Production Notes:

asi
Signage Innovations
1119 Wheaton
Troy, MI 48083
ph 248.680.8970
fx 248.680.9061

Drawings Shown In Proportion But Not To Scale

Dwg: AD Page of Proofed:

Submittal Comments

Please Check One:

- ☐ Approved As Submitted
- ☐ Approved As Noted
- ☐ Revise And Resubmit

Reviewed By:

Date:

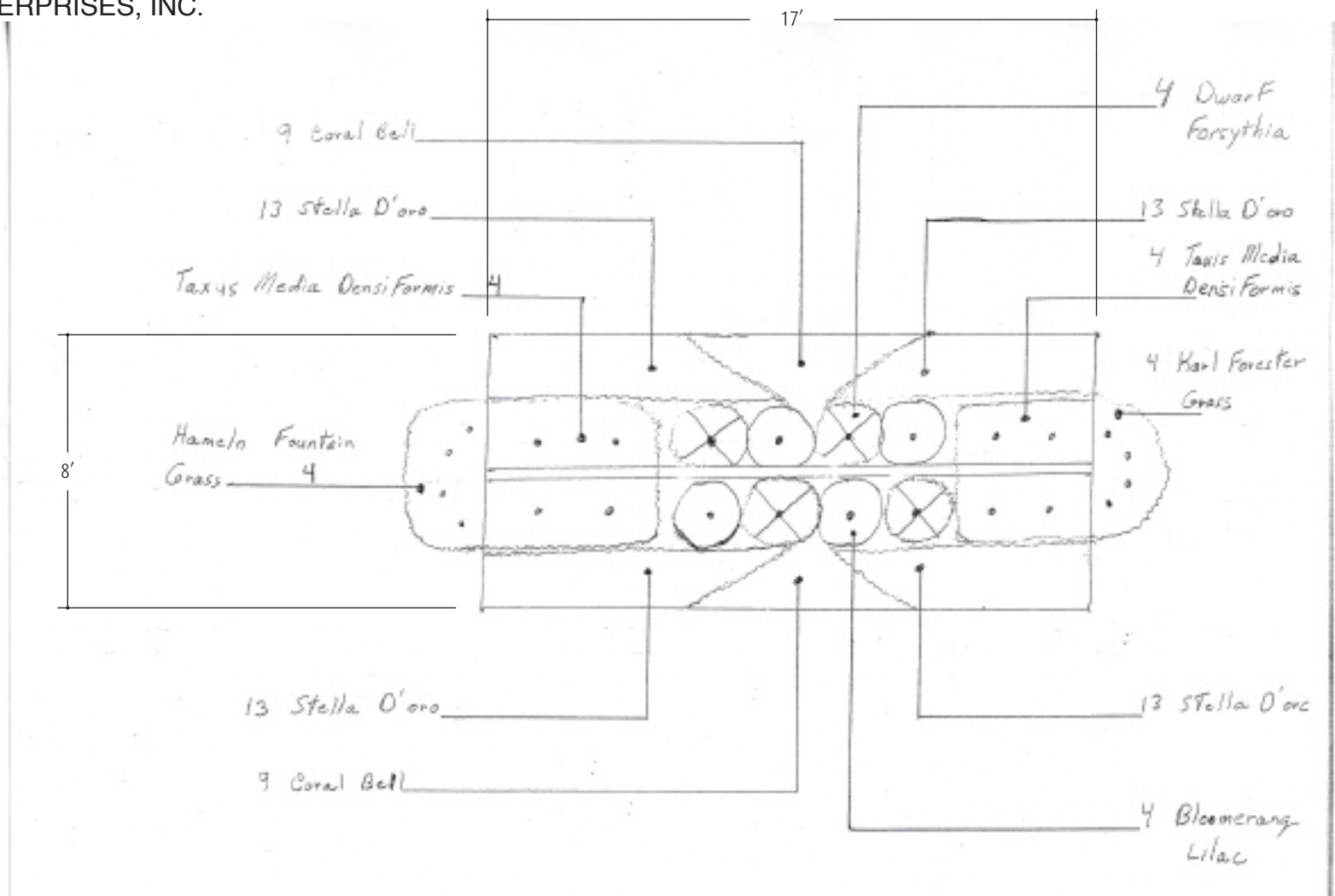
Additional Notes:

Exhibit received April 20, 2018

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Please Fax Or Mail Drawings To The Address At Left

HORCHER BROS. ENTERPRISES, INC.
 910 McHenry Rd.
 Wheeling, IL 60090
 847-541-4727



Coral Bell quantity 18
 one on each side



Stella Dora
 4 area
 13 each area 52



evergreen dense yew
 quantity 8



bloomerang lilac
 quantity 4



Bonvensis dwarf Forsythia
 quanti 4



'Karl Foerster' feather reed grass
 quantity 4



Dwarf Fountain Grass 'Hameln'
 quantity 4



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. Casolari, Senior Planner

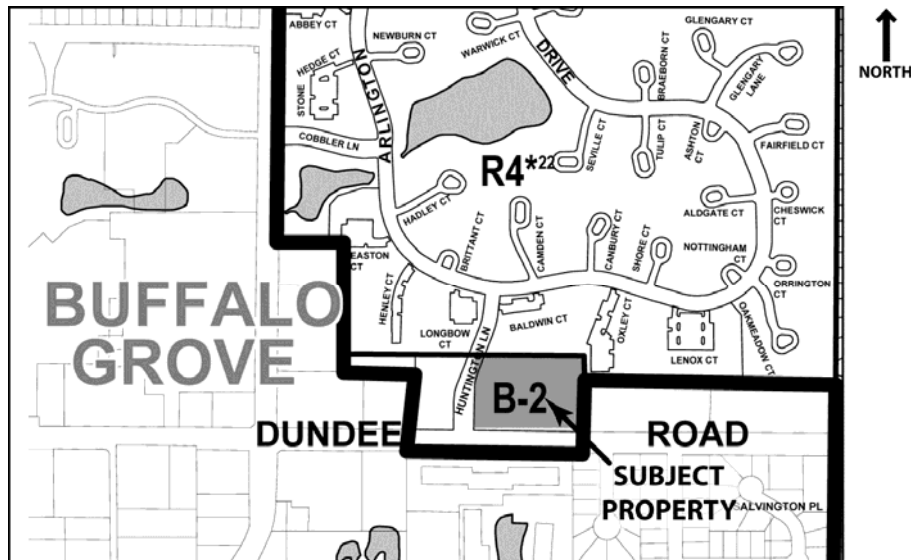
RE: **Docket No. SCBA 18-10**
Bella's
25 Huntington Lane
Appearance Approval of a Wall Sign

DATE OF REPORT: April 17, 2018

DATE OF MEETING: April 26, 2018

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

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	All American Sign Co.
<u>Property Owner Name:</u>	Richard M. Robey, Court Appointed Receiver
<u>Common Property Address:</u>	25 Huntington Lane
<u>Common Location:</u>	Arlington Club Commons
<u>Neighboring Property Land Use(s):</u>	North: Multi-family residential (R-4 District) West: Commercial (B-2 District) South: Multi-family residential (Buffalo Grove) East: Multi-family residential (Buffalo Grove)

Existing Use of Property: Sit-down restaurant and Packaged liquor sales

Existing Property Zoning: B-1, Planned Shopping District

Previous Relevant Zoning Action for Unit:

2017-5A Ord. No. 5097, passed 7.17.2017, granted special use approval for a restaurant

2017-5B Ord. No. 5098, passed 7.17.2017, granted special use approval for packaged liquor

DESCRIPTION OF PROPOSAL

The petitioner is requesting appearance approval to install a wall sign for a new restaurant.

SIGN REVIEW

Sign Location: The proposed business identification sign will be located on the south façade.

Sign Type, Material and Size: The sign includes internally illuminated channel letters displaying the business name and a small cabinet with the tagline. The sign is raceway mounted. The channel letters have yellow faces, black trims and black returns that are applied to a black aluminum backer panel. The cabinet has a black background with white lettering and is less than 40% of the total sign area. The proposed sign is a total of 23.5 sq. ft. in size. The unit has a width of 29.5 feet. Due to the use of the tagline, the sign warrants an area bonus of up to 50 percent.

The proposed sign meets the size requirements of the Sign Code.

STAFF REVIEW

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

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

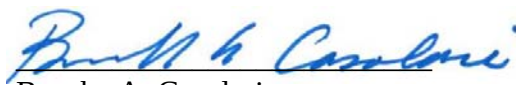
PROPOSED MOTION

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

Approve Docket No. SCBA 18-11 to grant appearance approval for the wall sign in accordance with the sign plan submitted April 17, 2018 by All American Sign, on behalf of Bella's, located at 25 Huntington Lane, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Casolari
Senior Planner

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

[Wall sign plan](#)

Bella's – 25 Huntington Lane
Docket No. SCBA 18-10 (Appearance Approval for a Wall Sign)



Existing conditions of subject unit (looking north)

ACCEL ENTERTAINMENT - BELLA'S - WHEELING

TYPE 2 -

(1) 45" x 108" CUSTOM SHAPED LED ILLUMINATED CABINET SIGN

2A - 36" x 91.5" x 4" (DEEP) CUSTOM CHANNEL SIGN WITH YELLOW FACE, BLACK TRIM AND RETURNS, ON A BLACK BACK PANEL - RACEWAY MOUNT

2B - 12" x 78" x 4" (DEEP) CUSTOM CABINET SIGN WITH BLACK VINYL FACE AND REVERSED-OUT WHITE COPY, BLACK TRIM & RETURNS - RACEWAY MOUNT

04/17/18 REV 4

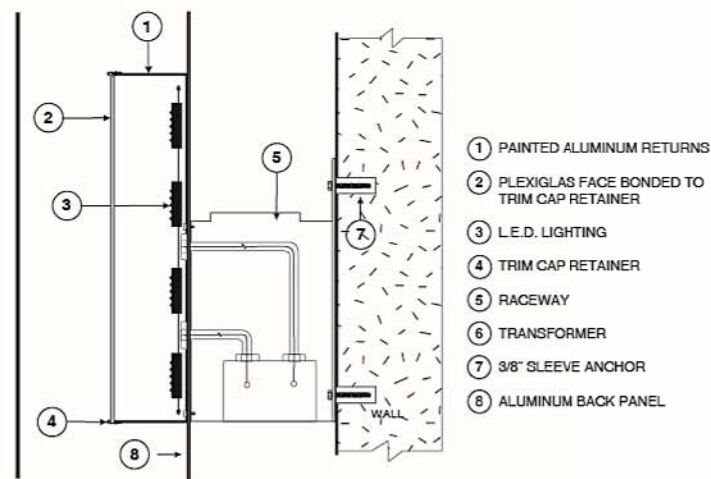
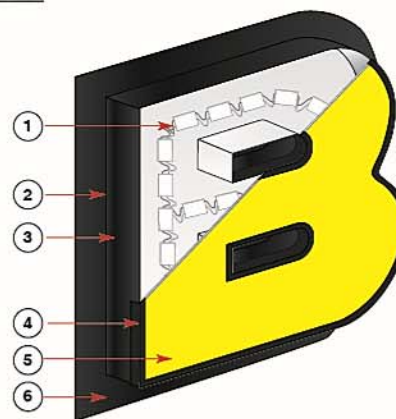


FRONT VIEW



SIDE VIEW

- ① L.E.D. LIGHTING
- ② .063 ALUMINUM BACKS
- ③ .063 ALUMINUM RETURNS
- ④ TRIM CAP RETAINER
- ⑤ PLEXIGLASS FACES
- ⑥ ALUMINUM BACK PANEL



NOTE: THIS IS AN ORIGINAL UNPUBLISHED DRAWING, CREATED BY ASC, INC. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY ASC, INC. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IS IT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION.

DATE
SCALE
DRAWN BY VV
SALESMAN GJ



All-American Sign Co., Inc.
Design • Fabrication • Installation • Maintenance
5501 W. 109th Street Oak Lawn, IL 60453
708/ 499-3000 Fax: 708/ 499-3943
www.allamericansign.com

SKETCH NO.
ACCOUNT
Exhibit received April 17, 2018
ADDRESS
CITY, STATE

708-499-3000

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. Casolari, Senior Planner

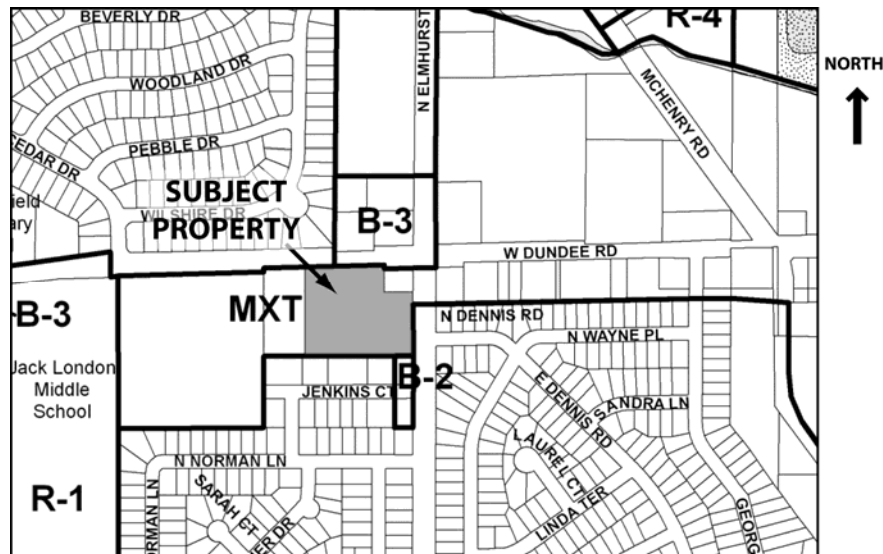
RE: **Docket No. SCBA 18-11**
Ekta Grocers
845 W. Dundee Road
Appearance Approval of a Wall Sign

DATE OF REPORT: April 13, 2018

DATE OF MEETING: April 26, 2018

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

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Rainbow Signs
<u>Property Owner Name:</u>	Dunhurst Realty
<u>Common Property Address:</u>	849 W. Dundee Road
<u>Common Location:</u>	Located near the southwest corner of Elmhurst Road and Dundee Road, within Dunhurst Plaza.
<u>Neighboring Property Land Use(s):</u>	North: Commercial & Single-Family Residential West: Commercial South: Commercial & Single-Family Residential

	East: Commercial & Single-Family Residential
<u>Existing Use of Property:</u>	Retail
<u>Existing Property Zoning:</u>	MXT, Transit Oriented Mixed Use
<u>Previous Zoning Action for Unit:</u>	None.

DESCRIPTION OF PROPOSAL

The petitioner is requesting appearance approval to install a wall sign for a grocery store.

SIGN REVIEW

Sign Location: The proposed business identification sign will be located on the front façade, facing north to Dundee Road.

Sign Type, Material and Size: The proposed sign is a total of 15 sq. ft. in size. The sign, which displays the business name, includes an internally illuminated channel letter sign and a small cabinet. The sign is mounted to a raceway painted to match the building façade. The sign has red letter faces with black trims and returns. The cabinet has a white background with red lettering and is 40% of the total sign area.

The proposed sign meets the size requirements of the Sign Code.

STAFF REVIEW

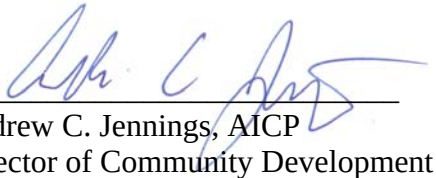
Impact on adjacent uses: No impact on adjacent uses is expected.

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

PROPOSED MOTION

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

Approve Docket No. SCBA 18-11 to grant appearance approval for the wall sign in accordance with the sign plan submitted April 11, 2018 by Rainbow Signs, on behalf of Ekta Grocers, located at 845 W. Dundee Road, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development



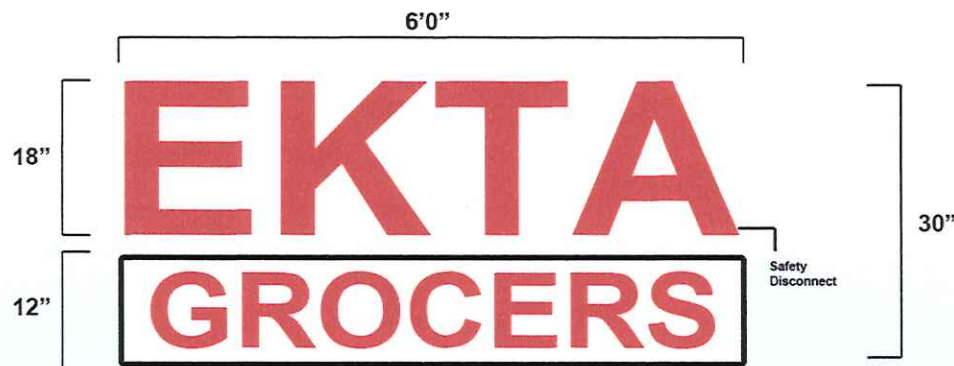
Brooke A. Casolari
Senior Planner

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

Ekta Grocers – 845 W. Dundee Road
Docket No. SCBA 18-11 (Appearance Approval for a Wall Sign)



Existing conditions of subject unit (looking south)



SIGN SPECIFICATIONS

TYPE: Individually Illuminated Channel Letters

MOUNT: Raceway - Color To Match Fascia

PLEXIGLASS: 3/16" Acrylite Red & White w/1st Surface Vinyl Overlay

TRIM: 1" Jewelite Black

RETURNS: .080 & .630 Aluminum Black

LIGHTING: White LED & Red LED

POWER SUPPLY: Low-Voltage LED

SERVICE: At Sign Location

ALL MOUNTS ARE CONCEALED & NON-CORROSIVE
ALL LETTERS ARE U.L. APPROVED



2404 SPRING RIDGE DR.
SPRING GROVE, IL. 60081
PHONE: 815-675-6750
FAX: 815-675-6832

EKTA Grocers

Client

845 Dundee Rd.
Wheeling, IL

Location

Landlord

Cole

Designer

384984

Drawing

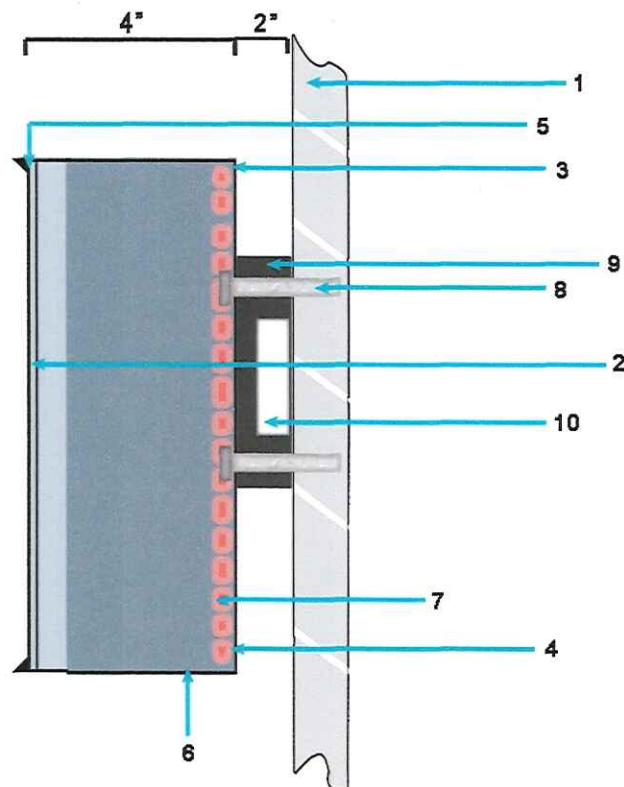
3-13-18

Date

X *[Signature]*
Customer Approval

These plans are the exclusive property of Rainbow Signs Inc. and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Rainbow Signs Inc. a sign manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company, or use of these plans to construct a sign similar to the one embodied here in, is expressly forbidden. In the event that such exhibition occurs, Rainbow Signs Inc. expects to be reimbursed \$2,000 in compensation for time and effort entailed in creating these plans.

Exhibit received April 11, 2018



WIREWAY LETTER DETAIL

ITEM	DESCRIPTION
1	WALL SECTION
2	3/16" PLEXIGLASS
3	MIG-WELD CONSTRUCTION
4	0.80 ALUMINUM BACKS
5	1" TRIM CAP
6	0.63 ALUMINUM SIDES
7	L.E.D
8	1/4" THRU BOLTS
9	0.80 ALUMINUM WIRE WAY
10	LOW VOLTAGE TRANSFORMER

SERVICE = Low-Voltage LED Power Supply

RAINBOW SIGNS INC.

2404 Spring Ridge Drive, Spring Grove, IL 60081

Ph#:815-675-6750 Fax:815-675-6832

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. Casolari, Senior Planner

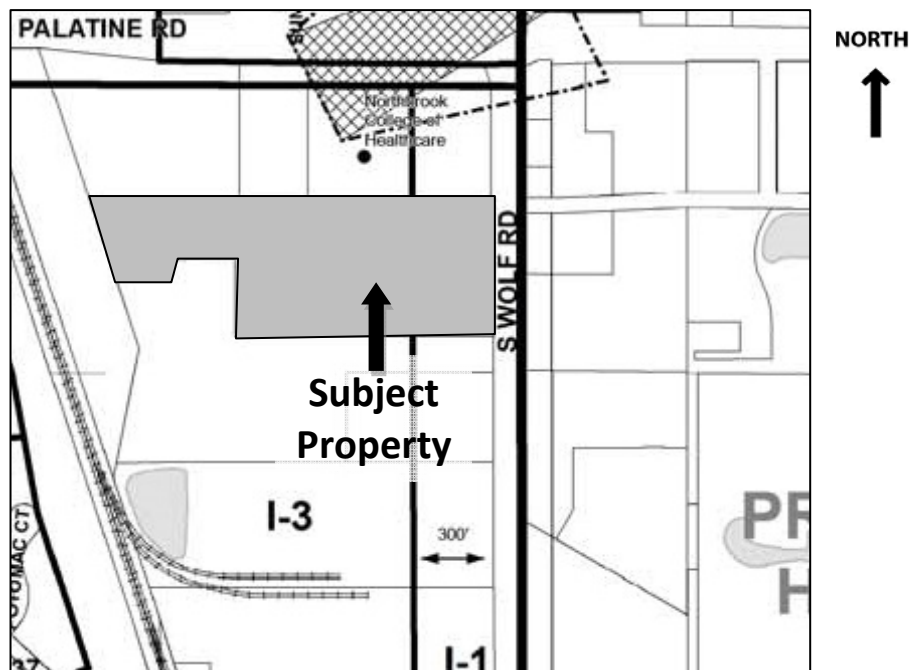
RE: **Docket No. SCBA 18-12**
FedEx
1430 S. Wolf Road
Appearance Approval of a Wall Sign

DATE OF REPORT: April 16, 2018

DATE OF MEETING: April 26, 2018

PROJECT OVERVIEW: The petitioner is requesting appearance approval of a new wall sign for an existing FedEx facility.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Integrity Sign
<u>Property Owner Name:</u>	Wheeling Partners, LLC
<u>Common Property Address:</u>	1430 S. Wolf Road
<u>Common Location:</u>	Located on the west side of Wolf Road, between Palatine Road and Willow Road
<u>Neighboring Property Land Use(s):</u>	North: Industrial & Institutional

West: Industrial
South: Industrial
East: Institutional (Prospect Heights)

Existing Use of Property: Industrial
Existing Property Zoning: Industrial
Previous Relevant Zoning: None

DESCRIPTION OF PROPOSAL

The petitioner is requesting appearance approval to replace a wall sign for an existing FedEx facility. The new sign reflects the new logo colors.

SIGN REVIEW

Sign Location: The proposed sign will be located on the front façade, facing east to Wolf Road.

Sign Type, Material and Size: The sign displays the business name, FedEx, and the tagline, Ground, below. The FedEx portion of the sign is individual internally illuminated channel letters with purple and orange faces. The Ground portion of the sign is non-illuminated, pin mounted and purple. The proposed sign is 79.7 sq. ft. in size. The building has a linear frontage of over 280 feet along Wolf Road.

The proposed sign meets the requirements of the Sign Code.

STAFF REVIEW

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

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

PROPOSED MOTION

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

Approve Docket No. SCBA 18-11 to grant appearance approval for the wall sign in accordance with the sign plan submitted April 13, 2018 by Integrity Sign, on behalf of FedEx, located at 1430 S. Wolf Road, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Casolari
Senior Planner

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

FedEx – 1430 S. Wolf Road
Docket No. SCBA 18-12 (Appearance Approval for a Wall Sign)



Existing conditions of subject unit (looking west)



ILLUMINATION VIEW

East: Commercial

Existing Use of Property:

Health Club

Existing Property Zoning:

B-1, Planned Shopping District

Previous Relevant Zoning Action for Unit:

2018-6 Ord. No. 5171, passed 4.2.2018, granted special use approval for a health club

DESCRIPTION OF PROPOSAL

The petitioner is requesting appearance approval to install a wall sign for a new health club.

SIGN REVIEW

Sign Location: The proposed business identification sign will be located on the south façade.

Sign Type, Material and Size: The sign includes internally illuminated channel letters displaying the business name and a small cabinet with the tagline. The sign is flush mounted to the building façade. The sign has red and gray letter faces with white trims and returns. The cabinet has a white background with gray lettering and is less than 40% of the total sign area. The proposed sign is a total of 23.5 sq. ft. in size. The unit has a width of 18.5 feet. Due to the use of the tagline, the sign warrants an area bonus of up to 50 percent.

The proposed sign meets the size requirements of the Sign Code.

STAFF REVIEW

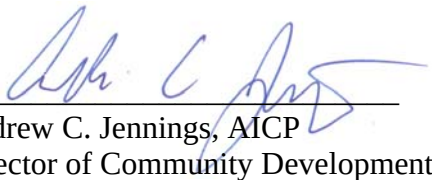
Impact on adjacent uses: No impact on adjacent uses is expected.

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

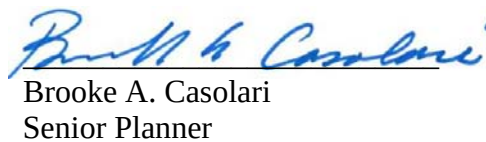
PROPOSED MOTION

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

Approve Docket No. SCBA 18-13 to grant appearance approval for the wall sign in accordance with the sign plan submitted April 16, 2018 by Landmark Visibility Solutions, on behalf of 9Round, located at 1540 Lake Cook Road, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Casolari
Senior Planner

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

[Wall sign plan](#)

9Round – 1540 Lake Cook Road
Docket No. SCBA 18-13 (Appearance Approval for a Wall Sign)

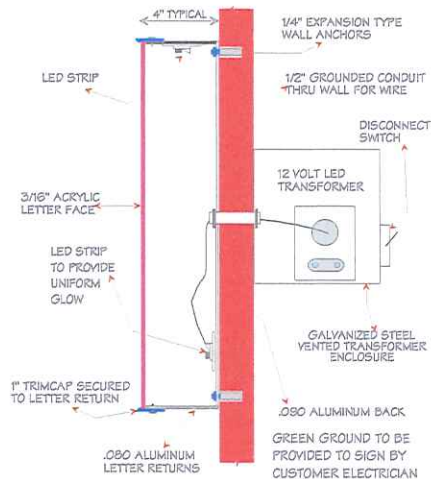


Existing conditions of subject unit (looking north)

9ROUND
30 MIN KICKBOX FITNESS

Ha

PLASTIC FACED LED CHANNEL LETTER DETAIL
ALL LETTERS INSTALLED PER UL REMOTE TRANSFORMER
INSTALLATION INSTRUCTIONS



Location of proposed sign: 28" x 121" Custom Front Illuminated Single Stroke LED channel letters and graphic. 3/16" Acrylic Faces, 1" Trim Cap, 1 Stroke LED, 5" Deep .080 Returns, .080 White Backs, Pre-wired with 1/4" Riv Nuts, Threaded Rod, Paper Pattern and Transformers.

The sign will use existing electrical wiring and junction box and installed 16' above grade.

Exhibit received April 16, 2018

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. Casolari, Senior Planner

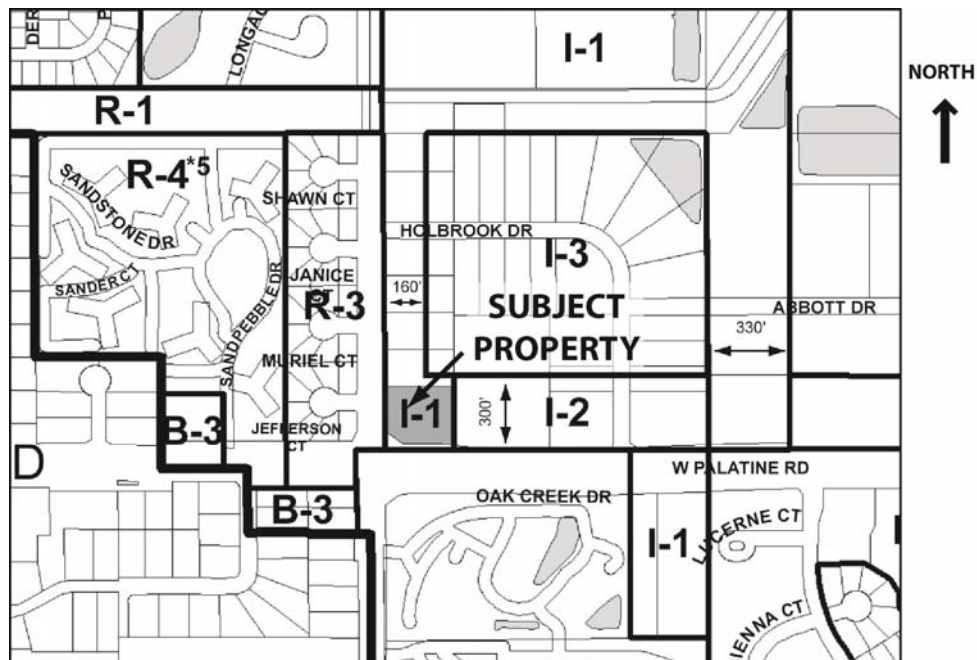
RE: **Docket No. SCBA 18-14**
Northfield Presbyterian Church
380 W. Palatine Road
Appearance Approval of a Wall Sign

DATE OF REPORT: April 18, 2018

DATE OF MEETING: April 26, 2018

PROJECT OVERVIEW: The petitioner is requesting appearance approval of a wall sign for an existing church.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	TFA Signs
<u>Property Owner Name:</u>	Northfield Presbyterian Church
<u>Common Property Address:</u>	380 W. Palatine Road
<u>Common Location:</u>	Located on the northeast corner of Palatine Road and Wheeling Roads
<u>Neighboring Property Land Use(s):</u>	North: Industrial

West: Single-Family Residential
South: Multi-Family Residential
East: Industrial

Existing Use of Property:

Religious Assembly

Existing Property Zoning:

I-1 Light Industrial and Office District

DESCRIPTION OF PROPOSAL

The petitioner is requesting appearance approval to install a wall sign for an existing church.

SIGN REVIEW

Sign Location: The proposed business identification sign will be located on the south façade, which face Palatine Road.

Sign Type, Material and Size: The sign includes internally illuminated channel letters displaying the church name in English and in Korean and a small cabinet with the logo. The signs is raceway mounted. The sign has white letter faces with black trims and returns. The cabinet has a white background with multi-colored graphics and is less than 40% of the total sign area. The proposed sign is a total of 25.1 sq. ft. in size.

The proposed sign meets the size requirements of the Sign Code.

STAFF REVIEW

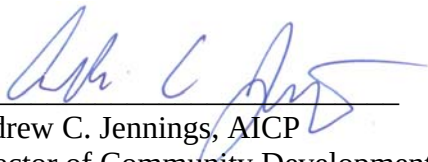
Impact on adjacent uses: No impact on adjacent uses is expected.

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

PROPOSED MOTION

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

Approve Docket No. SCBA 18-14 to grant appearance approval for the wall sign in accordance with the sign plans (2 sheets) submitted April 18, 2018 by TFA Signs, on behalf of Northfield Presbyterian Church, located at 380 W. Palatine Road, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Casolari
Senior Planner

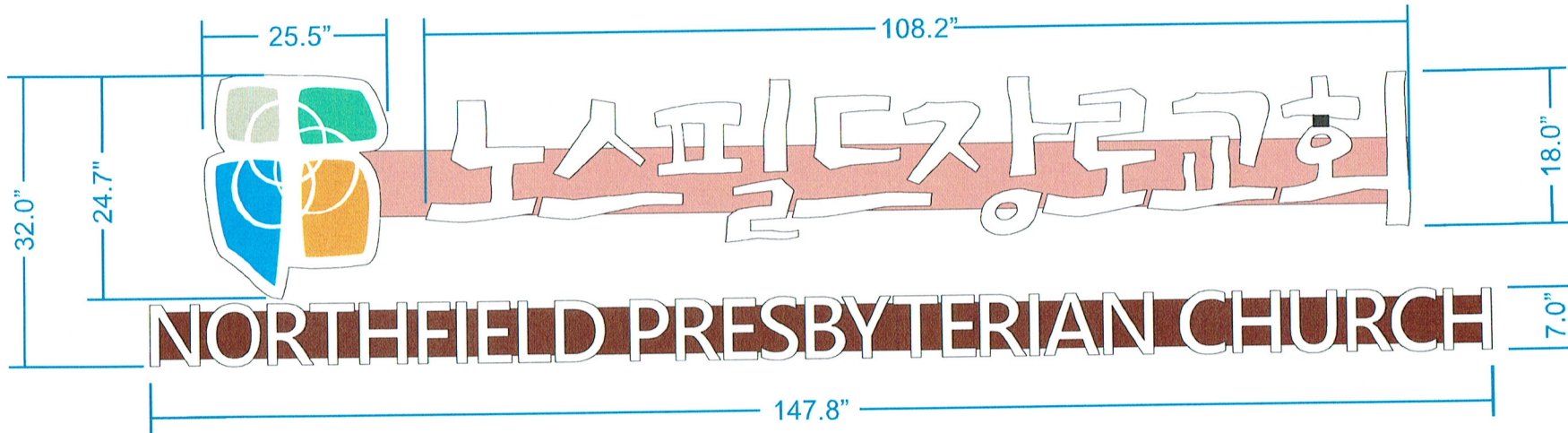
Attachments: [Photo of existing conditions \(staff\)](#)

[Wall sign plans](#)

Northfield Presbyterian Church – 380 W. Palatine Road
Docket No. SCBA 18-14 (Appearance Approval for a Wall Sign)



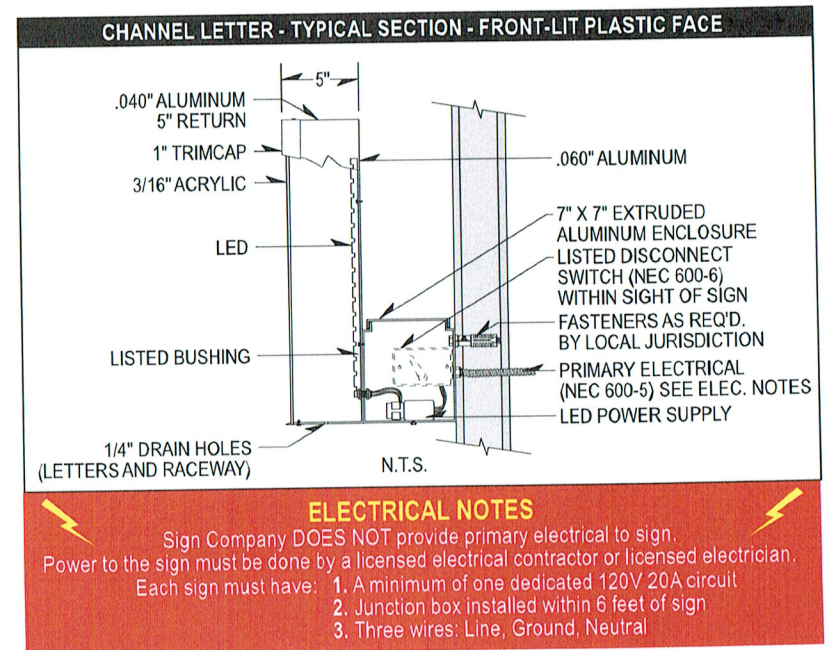
Existing conditions of building along Palatine Road (looking north)



A Front-Lit, Plex-Face Channel Letters w/ LED, Raceway Mounted • Front View
For Presentation

INTERNALLY ILLUMINATED PLASTIC FACE CHANNEL LETTERS

QUANTITY: ONE (1)
Overall Height: 32.0"
Overall Length: 147.8"
Total Sq.Ft.: 32.8 ft²
Returns: Black
Backs: PMS/Wrisco WHITE
Trimcap: Black
Face: #0000 WHITE
First-surface translucent vinyl:
 Colors UNDETERMINED
Raceway: COLOR TO MATCH FACADE
Illumination: WHITE LED
NOTES:
 • Raceway Mounted
 • WHITE interiors for increased illumination
 • All paint two-stage automotive acrylic



tfasigns
 5500 N. Kedzie Ave Chicago, IL 60625
 773-267-6007 | sales@tfasigns.com

Client Name:
Daniel Lee
Location:
380 W Palatine Rd
Wheeling, IL 60090

Start Date: 04/05/2018
Last Revision: 04/10/2018
Job#: 00000
Drawing#: 00000av1s1/e1
Page: 3 of 6

APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.
 • CLIENT APPROVAL
 • LANDLORD APPROVAL

Sales Rep:
Andrew Oh
Project Manager:
Designer:
 Line #:
Exhibit received April 18, 2018



tfasigns 5500 N. Kedzie Ave Chicago, IL 60625 773-267-6007 sales@tfasigns.com	Client Name: Daniel Lee Location: 380 W Palatine Rd Wheeling, IL 60090	Start Date: 04/05/2018 Last Revision: 00/00/0000 Job#: 00000 Drawing#: 00000av1s1/e1 Page: 5 of 5	APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation. • CLIENT APPROVAL _____ • LANDLORD APPROVAL _____	Sales Rep: Andrew Oh Project Manager: Designer: Lisc #:
--	--	--	--	---

Exhibit received April 18, 2018

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. Casolari, Senior Planner

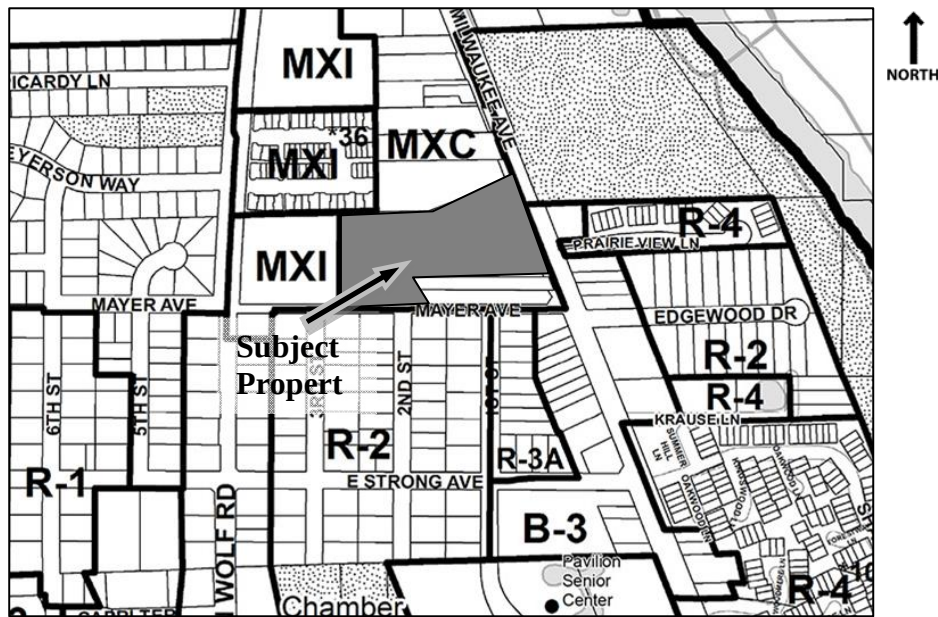
RE: **Docket No. SCBA 18-15**
Boston Fish Market
412 N. Milwaukee Avenue
Appearance Approval of a Wall Sign

DATE OF REPORT: April 20, 2018

DATE OF MEETING: April 26, 2018

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

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Mike Vallone
<u>Property Owner:</u>	412 North Milwaukee Ave LLC
<u>Common Property Address:</u>	412 North Milwaukee Avenue
<u>Common Location:</u>	Located on the west side of Milwaukee Avenue at Prairie View Lane
<u>Neighboring Property Land Use(s):</u>	North: Commercial

West: Industrial
South: Commercial
East: Commercial / Multi-Family Residential /
Open Space

Existing Use of Property:

Sit-down restaurant (under construction)

Existing Property Zoning:

MXC Residential Commercial Mixed Use District

Previous Relevant Zoning Action on Property:

SCBA 18-3 Appearance approval of wall & freestanding signs (1/25/2018).

DESCRIPTION OF PROPOSAL

The petitioner is requesting appearance approval to install a wall sign on the north façade for a new restaurant. Earlier this year, the applicant was approved for a wall sign on the east façade.

SIGN REVIEW

Sign Location: The proposed business identification sign will be located on the north façade, which faces the parking lot.

Sign Type, Material and Size: The sign includes internally illuminated channel letters displaying the restaurant name and logo and will be flush mounted to the wall. The sign is comprised of reverse (halo) channel letters in copper color. The overall sign area is 48.9 sq. ft.

The proposed sign meets the size requirements of the Sign Code.

STAFF REVIEW

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

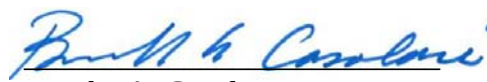
Staff Recommended Action: Staff recommends approval of the wall sign.

PROPOSED MOTION

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

Approve Docket No. SCBA 18-15 to grant appearance approval for the wall sign in accordance with the sign plan submitted April 10, 2018 for Boston Fish Market, located at 412 N. Milwaukee Avenue, Wheeling, Illinois.


Andrew C. Jennings, AICP
Director of Community Development


Brooke A. Casolari
Senior Planner

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

Boston Fish Market – 412 N. Milwaukee Avenue
Docket No. SCBA 18-15 (Appearance Approval for a Wall Sign)



Existing conditions of north facade (taken from parking lot)



customer: Boston Fish Market
location: Wheeling, IL

work order #: North Elevation
date: 2.22.18
revision: 01

SIGN PROOF

quantity: (1)
overall size: 80"w x 88"h
description: Boston Fish Market
1 1/2" deep fabricated copper reverse
channel letters. halo illuminated with
white LEDs
description: center logo
3" deep fabricated aluminum logo
with translucent, digitally printed face.
illuminated with white LEDs
all UL listed

Exhibit received April 10, 2018

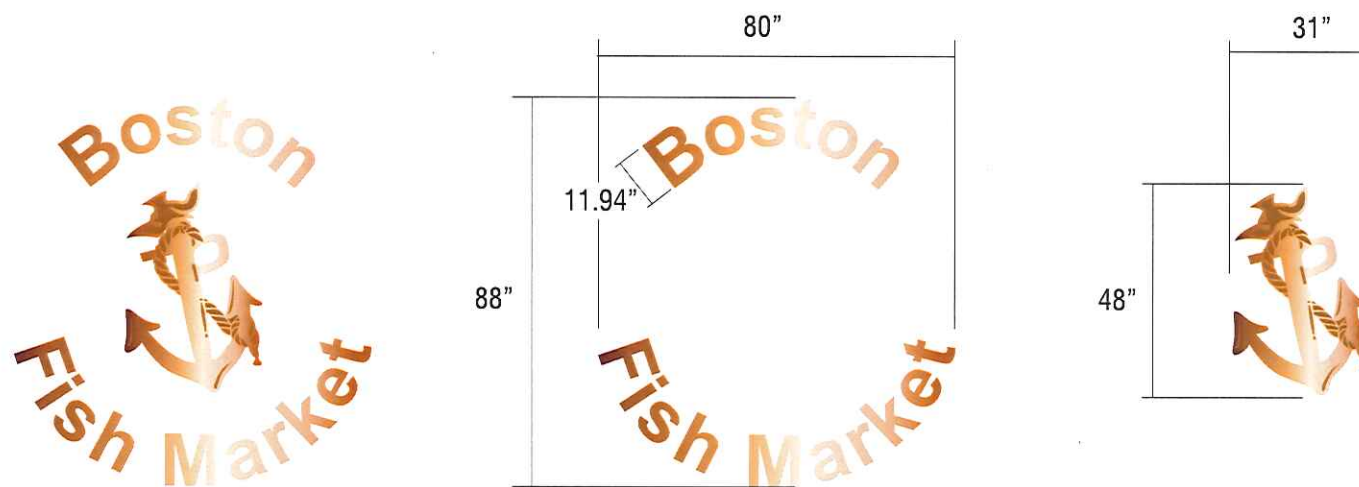
X _____
Customer Approval Date

X _____
Landlord Approval Date

ARTWORK CHARGE INCLUDES 1 DRAWING AND 1 REVISION.
Any subsequent revisions will be billed at \$75/hour.

847.640.1335 | signpalace.com

68 north lively blvd. elk grove village, IL 60007



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. Casolari, Senior Planner

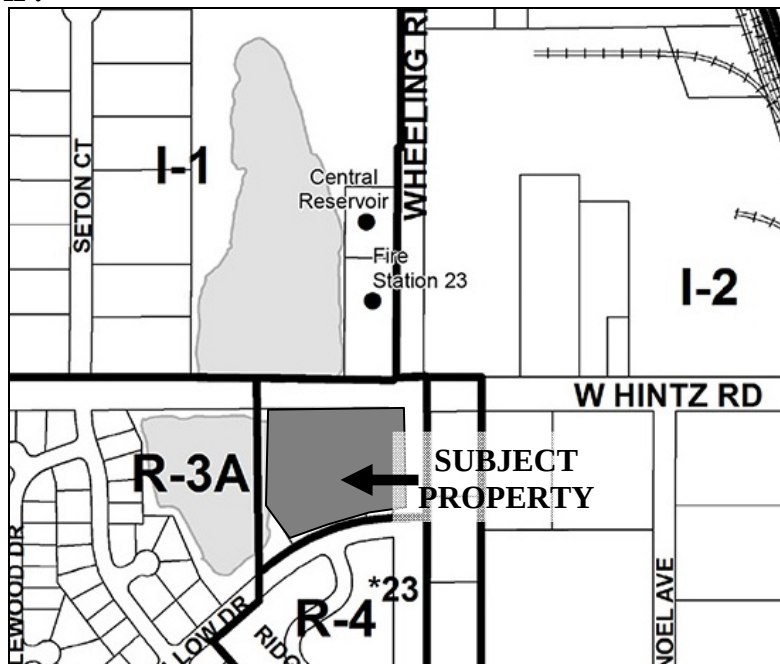
RE: **Docket No. SCBA 18-16**
US Bank
800 S. Wheeling Road
Appearance Approval of Wall Signs

DATE OF REPORT: April 23, 2018

DATE OF MEETING: April 26, 2018

PROJECT OVERVIEW: The petitioner is seeking appearance approval of wall signs for an existing bank.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Landmark Sign Group
<u>Property Owner:</u>	US Bank
<u>Common Property Address:</u>	800 S. Wheeling Road
<u>Common Location:</u>	Located at the southwest corner of Wheeling Road and Hintz Road.
<u>Existing Use of Property:</u>	Bank with drive-through facilities

Existing Property Zoning:

B-3 General Commercial and Office District

Previous Relevant Zoning Action on Property:

SCBA 16-24 Appearance Approval of Wall Signs, October 13, 2016

PROJECT DESCRIPTION

The petitioner, US Bank, is requesting appearance approval to replace two wall signs and to install an additional wall sign.

SIGNAGE PLAN REVIEW

Sign Locations, Type and Size: On the east façade, which faces Wheeling Road, the applicant proposes to place the existing non-illuminated wall sign onto a red backer plate. The new size of the sign will be the size of the backer plate, which is 46 sq. ft. The sign will remain non-illuminated. Based on its size, this east-facing sign will be considered the primary sign.

On the west façade, which is the building entry, the existing sign will be replaced by a nearly identical sign. The only difference is that the sign will now be internally illuminated with channel letters. The total sign size is 22.9 sq. ft., of which the logo is 40% of the sign area.

On the south façade, which does not include signage currently, a new sign is proposed. This sign will be identical to the new channel letter and logo sign on the west façade.

The proposed signs meet the requirements of the Sign Code.

STAFF REVIEW

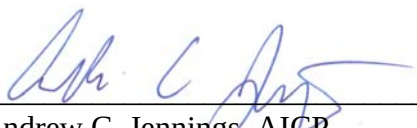
Impact on Adjacent Uses: No impact on adjacent uses is expected.

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

PROPOSED MOTION

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

Approve Docket No. SCBA 18-16 to permit installation of the wall signs in accordance with the sign drawings submitted April 20, 2018 for US Bank, located at 800 S. Wheeling Road, Wheeling, Illinois;


Andrew C. Jennings, AICP
Director of Community Development


Brooke A. Casolari
Senior Planner

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

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

US Bank– 800 S. Wheeling Road
Docket No. SCBA 18-16 (Appearance Approval of Wall Signs)



Existing conditions of building entry – west facade

US Bank– 800 S. Wheeling Road
Docket No. SCBA 18-16 (Appearance Approval of Wall Signs)



Existing conditions of east façade along Wheeling Road

US Bank– 800 S. Wheeling Road
Docket No. SCBA 18-16 (Appearance Approval of Wall Signs)



Existing conditions of south façade

By signing the **Customer Acceptance** on this print, I understand that I am accepting all aspects of this drawing. **X**
This includes Artwork, Specifications, Dimensions, Spelling, and all other representations herein.
I also understand that color reproductions on this print are approximate, and may not match manufacturers samples exactly.

Customer Acceptance SIGNATURE

DATE



IF REQUIRED: Landlord Acceptance SIGNATURE

DATE

L.S.G. SALES INITIALS

DATE

**Landmark
Sign
group**

7424 Industrial Avenue
Chesterton, IN 46304
phone 219.762.9577
fax 219.762.4259
www.landmarksign.com

PRINT #
RB-24311-1

RANDY BENNETT
LSG SALES REPRESENTATIVE

01.25.18
DATE

U.S. BANK

CLIENT NAME

800 WHEELING ROAD.
WHEELING, IL
JOB LOCATION

JL **1" = 1'-0"**

DRAWN BY **SCALE**

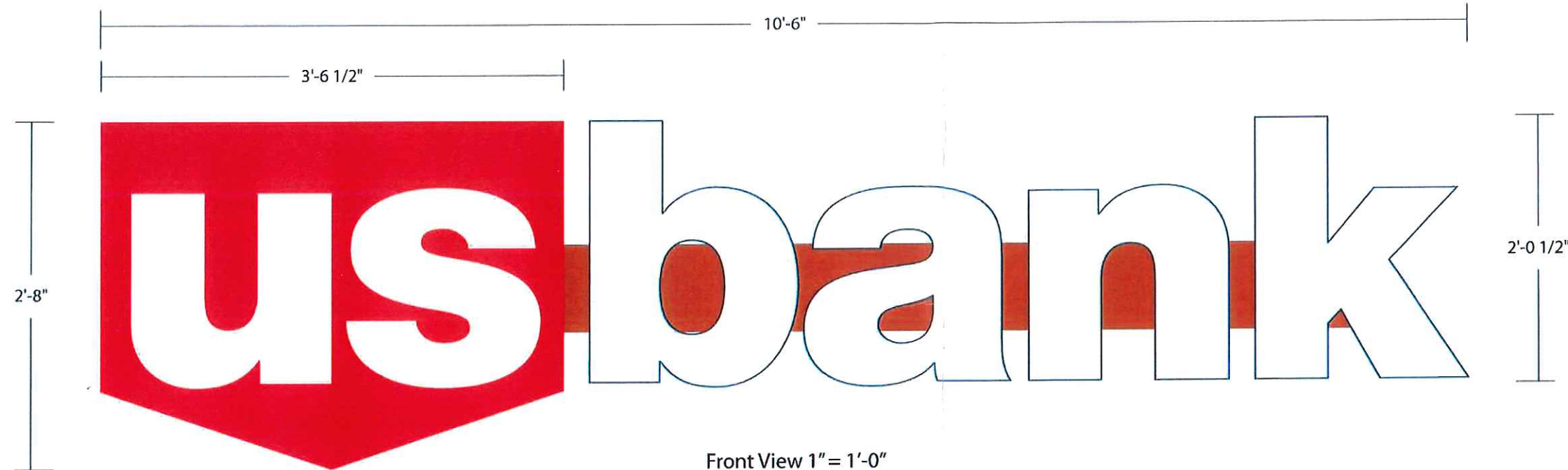
REVISIONS:

1.

Exhibit received April 20, 2018

WEST ELEVATION

CRE Site Number 4270



- ▶ **REMOVE and SAVE EXISTING FLAT-CUT-OUT LETTERS and CAULK HOLES ON BRICK BUILDING FASCIA**
- ▶ **INSTALL ONE SET OF EXISTING CHANNEL LETTERS AND LOGO ON RACEWAY TAKEN FROM ALSIP, IL STORAGE LOCATION**



Existing - N.T.S.



Proposed - N.T.S.

**THIS DRAWING IS THE PROPERTY OF
LANDMARK SIGN GROUP, INC.**
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WITHOUT THE EXPRESS WRITTEN CONSENT OF
LANDMARK SIGN GROUP, INC.
AN ASSESSMENT OF UP TO \$2,500.00 WILL BE CHARGED
FOR ANY MISUSE OF THIS DRAWING.

By signing the **Customer Acceptance** on this print, I understand that I am accepting all aspects of this drawing. **X**
This includes Artwork, Specifications, Dimensions, Spelling, and all other representations herein.
I also understand that color reproductions on this print are approximate, and may not match manufacturers samples exactly.

Customer Acceptance SIGNATURE

DATE

X

IF REQUIRED: **Landlord Acceptance SIGNATURE**

DATE

L.S.G. SALES INITIALS

DATE

**Landmark
Sign
group**

7424 Industrial Avenue
Chesterton, IN 46304
phone 219.762.9577
fax 219.762.4259

www.landmarksign.com

PRINT #

RB-24311-3

RANDY BENNETT

LSG SALES REPRESENTATIVE

01.25.18

DATE

U.S BANK

CLIENT NAME

**800 WHEELING ROAD.
WHEELING, IL**

JOB LOCATION

JL 3/4" = 1'-0"

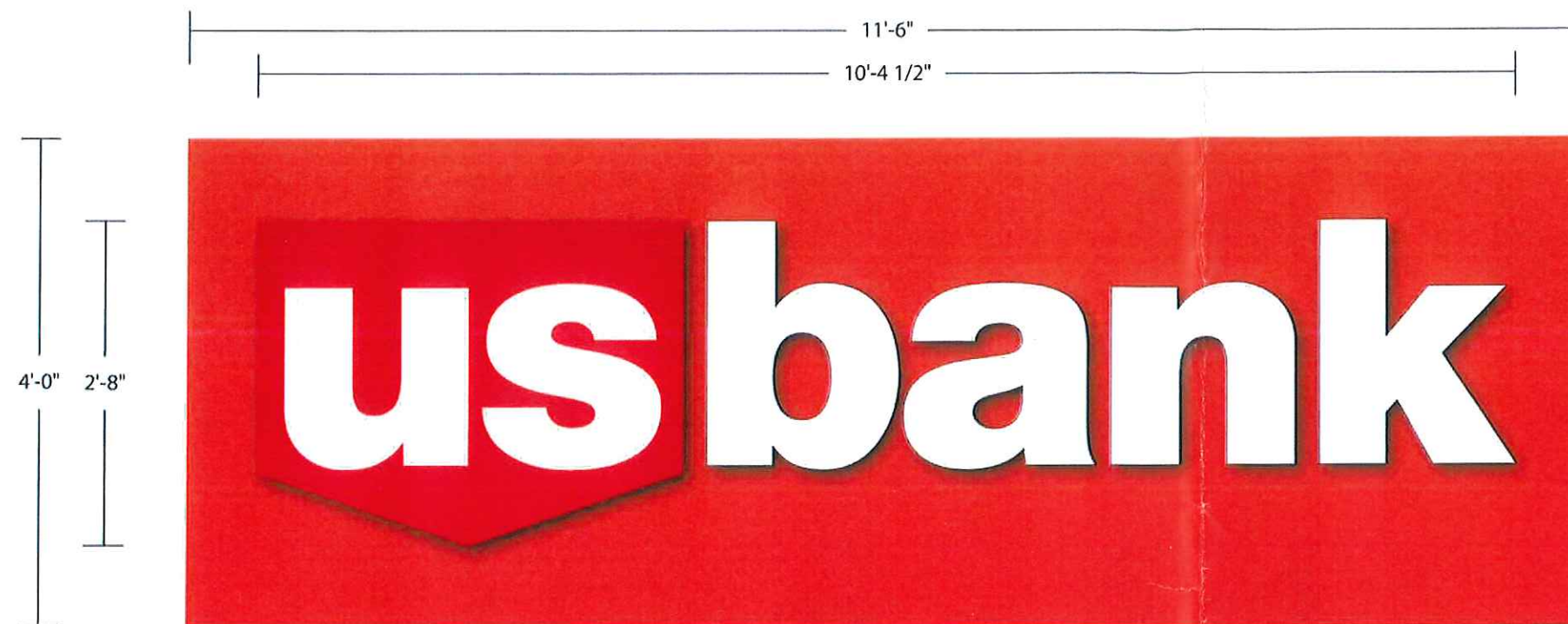
DRAWN BY SCALE

REVISIONS:

1.

Exhibit received April 20, 2018

CRE Site Number 4270



Front View 3/4" = 1'-0"

► **REMOVE EXISTING 1/4" ALUMINUM FLAT-CUT-OUT COPY and LOGO FROM BRICK WALL/
BRING BACK TO LANDMARK/ MOUNT LETTERS TO NEW 2" DEEP ALUCOBOND SHOEBOX
BACKER/ EXT. PAINTED/ RE-INSTALL HIGHER ON WALL**

● **SHOEBOX FACE & RETURNS = MATTHEWS MP03395 TALAVERA TILE**



Existing - N.T.S.



Proposed - N.T.S.

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By signing the **Customer Acceptance** on this print, I understand that I am accepting all aspects of this drawing. **X**
This Includes Artwork, Specifications, Dimensions, Spelling, and all other representations herein.
I also understand that color reproductions on this print are approximate, and may not match manufacturers samples exactly.

Customer Acceptance SIGNATURE

DATE



IF REQUIRED: Landlord Acceptance SIGNATURE

DATE

L.S.G. SALES INITIALS

DATE



7424 Industrial Avenue
Chesterton, IN 46304
phone 219.762.9577
fax 219.762.4259
www.landmarksign.com

PRINT #

RB-24311-2

RANDY BENNETT

LSG SALES REPRESENTATIVE

01.25.18

DATE

U.S BANK

CLIENT NAME

**800 WHEELING ROAD.
WHEELING, IL**

JOB LOCATION

JL

1" = 1'-0"

DRAWN BY

SCALE

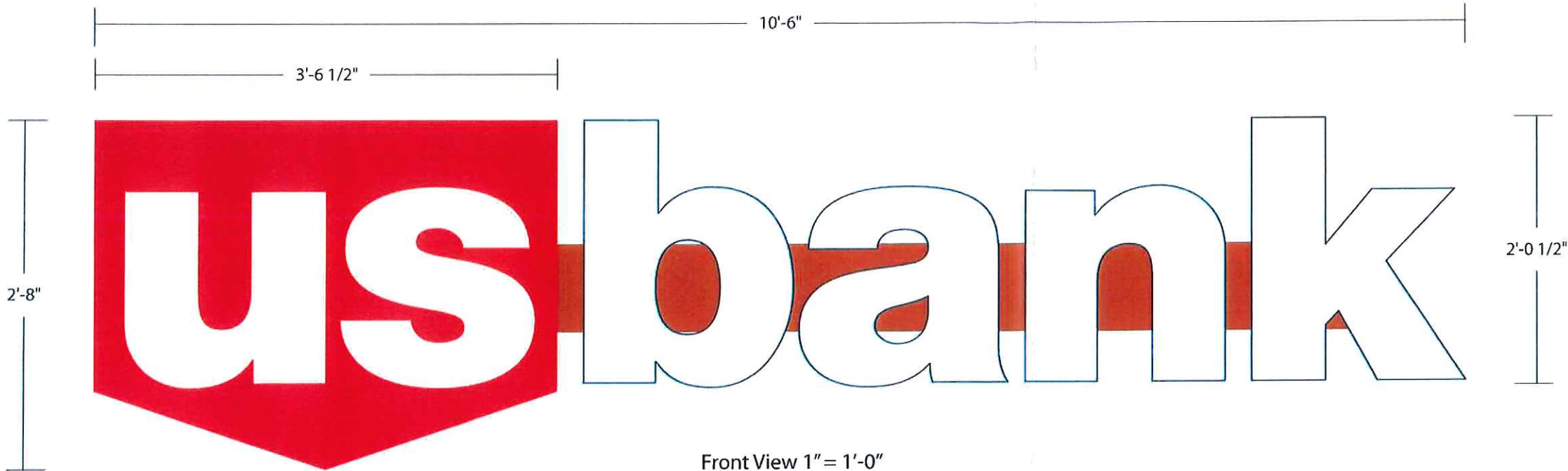
REVISIONS:

1.

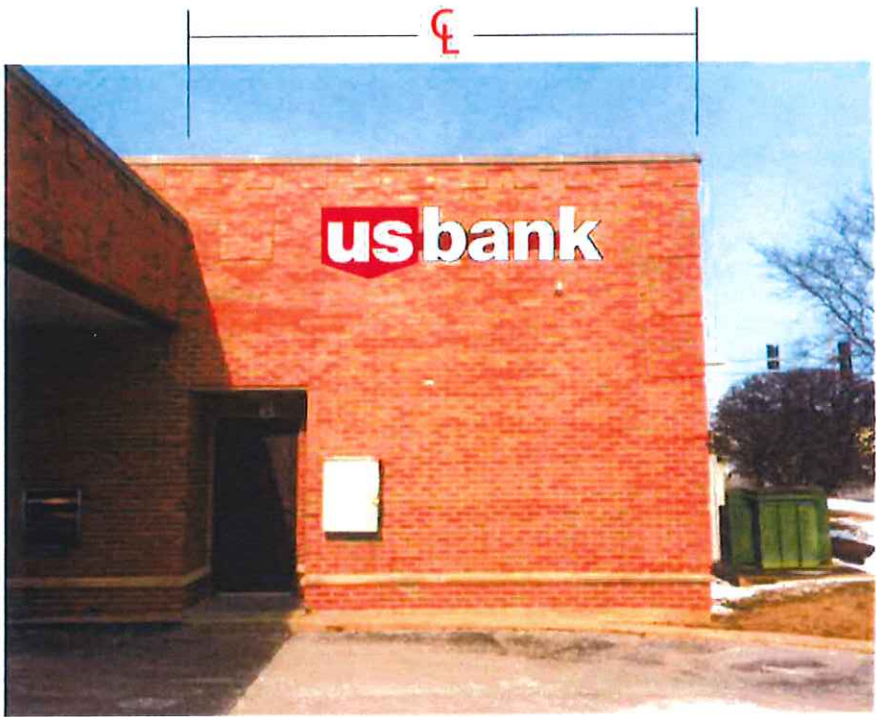
Exhibit received April 20, 2018

SOUTH ELEVATION

CRE Site Number 4270



► **INSTALL ONE SET OF EXISTING CHANNEL LETTERS AND LOGO ON RACEWAY TAKEN FROM ALSIP, IL STORAGE LOCATION**



Proposed - N.T.S.

THIS DRAWING IS THE PROPERTY OF LANDMARK SIGN GROUP, INC.
NO REPRODUCTIONS OR EXHIBITIONS ARE PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF LANDMARK SIGN GROUP, INC.
AN ASSESSMENT OF UP TO \$2,500.00 WILL BE CHARGED FOR ANY MISUSE OF THIS DRAWING.

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. Casolari, Senior Planner

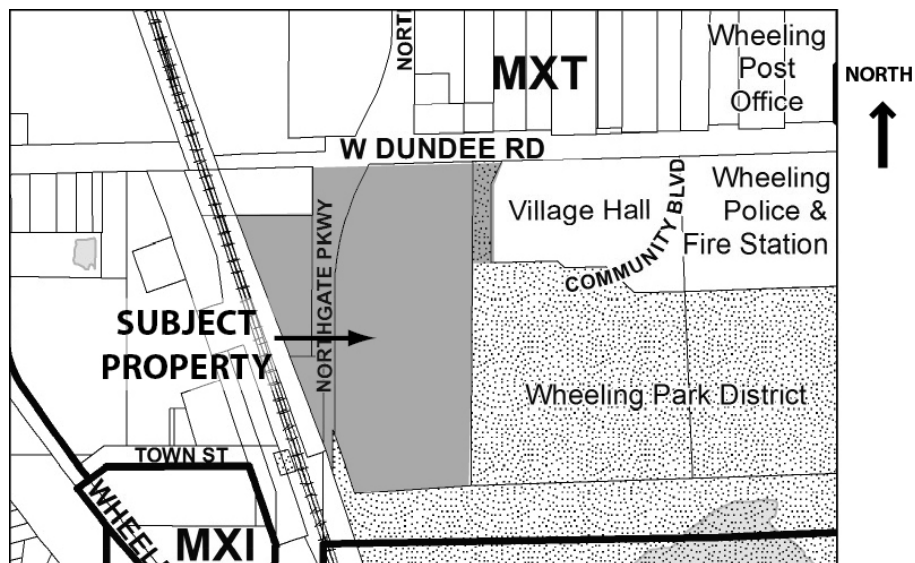
RE: **Docket No. SCBA 18-19**
ONE Wheeling Town Center
375 W. Dundee Road
Appearance Approval of a Wall Sign

DATE OF REPORT: April 23, 2018

DATE OF MEETING: April 26 2018

PROJECT OVERVIEW: The petitioner is requesting appearance approval of a wall sign for the new residential building within the Wheeling Town Center development.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Brad Friedman
<u>Property Owner Name:</u>	WTC LLC
<u>Common Location:</u>	The vacant parcel at 351 W. Dundee Road (former Wicke's Furniture), the commuter parking for the Wheeling Metra Station, and the existing right-of-way of Northgate Parkway
<u>Neighboring Property Land Use(s):</u>	North: vacant across Dundee Road & commercial adjacent to Metra lot (Burger King)

West: Transportation (Railroad)
South: Open Space (Heritage Park)
East: Public (Village Hall and Recreation Center)

Existing Use of Property:

Mixed-Use: apartments (295 units) and retail
(100,000 sq. ft.).

Existing Property Zoning:

MXT – Transit-Oriented Mixed Use District

Previous Relevant Zoning Action on Property:

2016-20A Wheeling Town Center Final PUD, Ordinance No. 5033, passed October 17, 2016.

DESCRIPTION OF PROPOSAL

The petitioner is requesting appearance approval of a wall sign for a new apartment building.

SIGN REVIEW

Sign Location: The proposed business identification sign will be located on the north façade.

Sign Type, Material and Size: The sign includes internally illuminated channel letters displaying the apartment building name. The sign is flush mounted to the building. The channel letters have black faces in the daylight and will appear white at night. The letters have black trims and black returns. The proposed sign is a total of 62.0 sq. ft. in size.

The proposed sign meets the size requirements of the Sign Code.

STAFF REVIEW

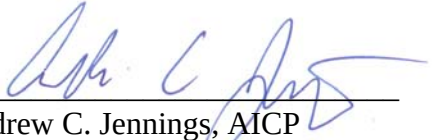
Impact on adjacent uses: No impact on adjacent uses is expected.

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

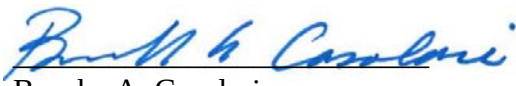
PROPOSED MOTION

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

Approve Docket No. SCBA 18-19 to grant appearance approval for the wall sign in accordance with the sign plan submitted April 20, 2018 by Brad Friedman, on behalf of ONE, located at 375 W. Dundee Road, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Casolari
Senior Planner

Attachments: [Wall sign plan](#)



505 LAWRENCE DR, DE PERE, WI 54115
920.336.8900 GREENBAYSIGNS.COM

CLIENT: WHEELING TOWN CENTER

LOCATION: 351 WEST DUNDEE ROAD, WHEELING, IL
DRAWN BY: NICOLE P
SALESPERSON: MARK M
DATE: 11/28/2017
DESIGN #: D12212
PAGE: 7

REVISION LOG:	INTL	DATE	DESCRIPTION
	NP	03/28/2018	FACE LIT

FACELIT CHANNEL LETTERS

QUANTITY: 1

LETTERS: FACELIT CHANNEL LETTERS

LIGHTING: LED (WHITE) *WITH DIMMER SWITCH*

FACES: 2406 TRANS ACRYLIC

TRIM CAP: 3/4" BLACK JEWELITE

RETURNS: 5" BLACK

GRAPHICS: PERF VINYL, 1ST SURFACE

VINYL: PERF W/ OPTICALLY CLEAR LAM

FONT: SUPPLIED ART

MOUNTING: FLUSH TO BUILDING

PHOTO EYE: TBD

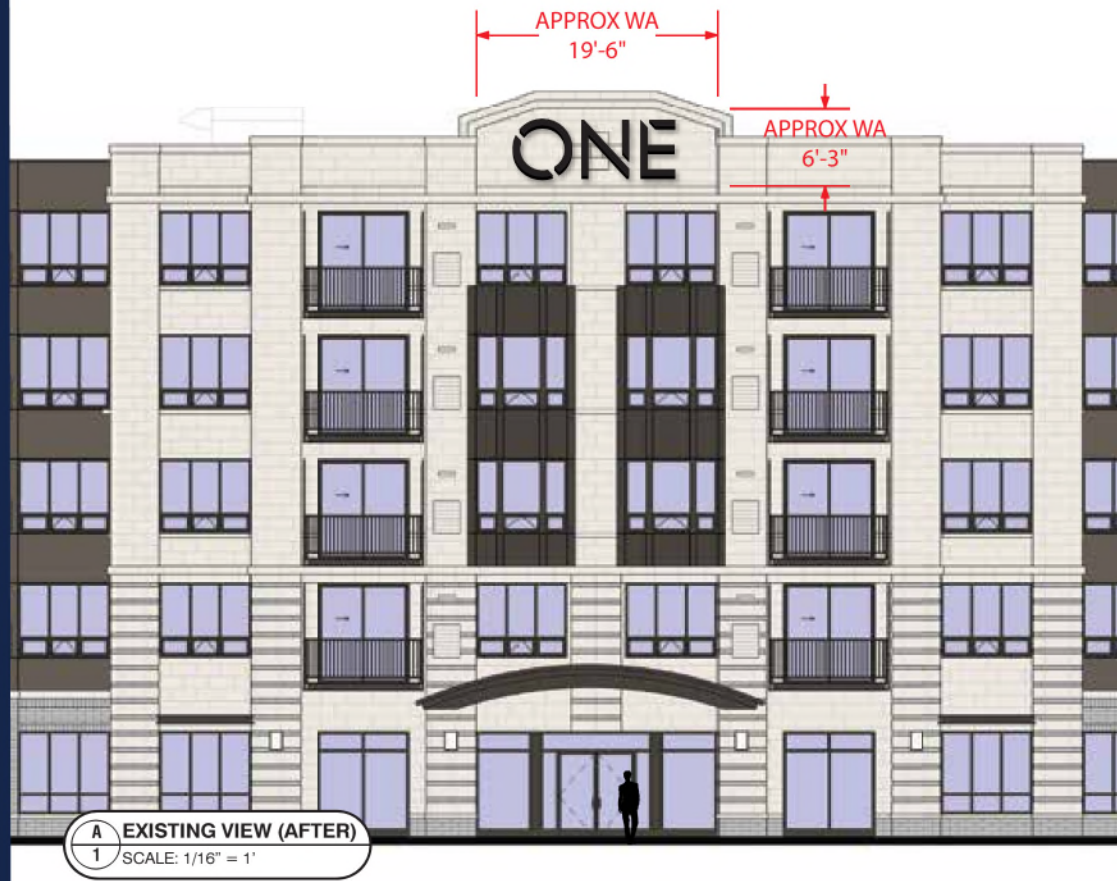
INSTRUCTION: PRODUCE & INSTALL.

COLORS:

■ C-1 BLACK

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

DATE

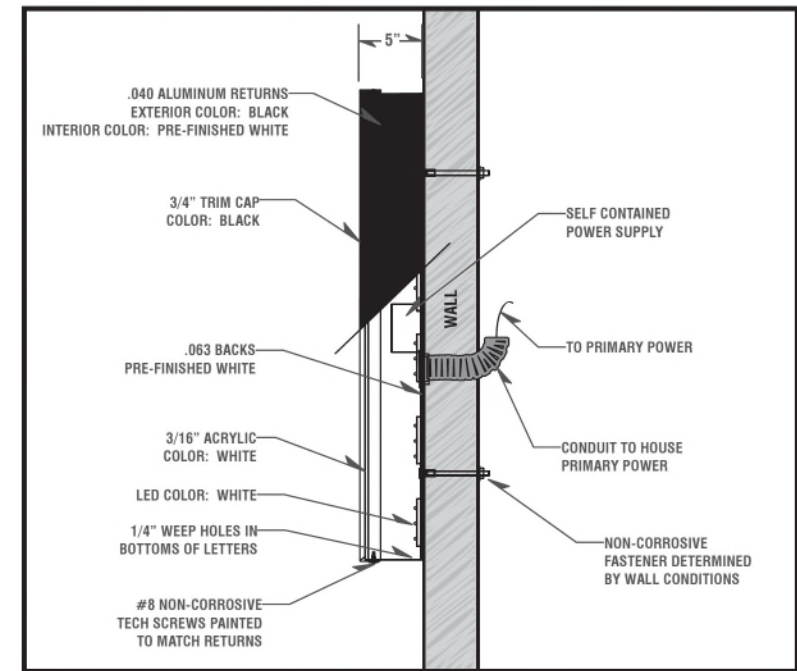


CONCEPTUAL DRAWING ONLY - NOT FOR FABRICATION PURPOSES (SIZES ARE APROX)

Exhibit received April 20, 2018

This is an original, unpublished drawing by Creative Sign Co, Inc. It is for your personal use, in conjunction with a project being planned for you by Creative Sign Co, Inc. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the expressed written permission of Creative Sign Co, Inc., is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. Creative Sign will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for clients conception of the project and are not to be understood as being exact size or exact scale.

SIGN TYPE 5: FACELIT LETTERS



FACE-ILLUMINATED CH. LTRS. (SELF CNTD. P.S.)

LETTER WITH SELF CONTAINED
POWER SUPPLY LOCATED
INSIDE LETTER



WA

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. Casolari, Senior Planner

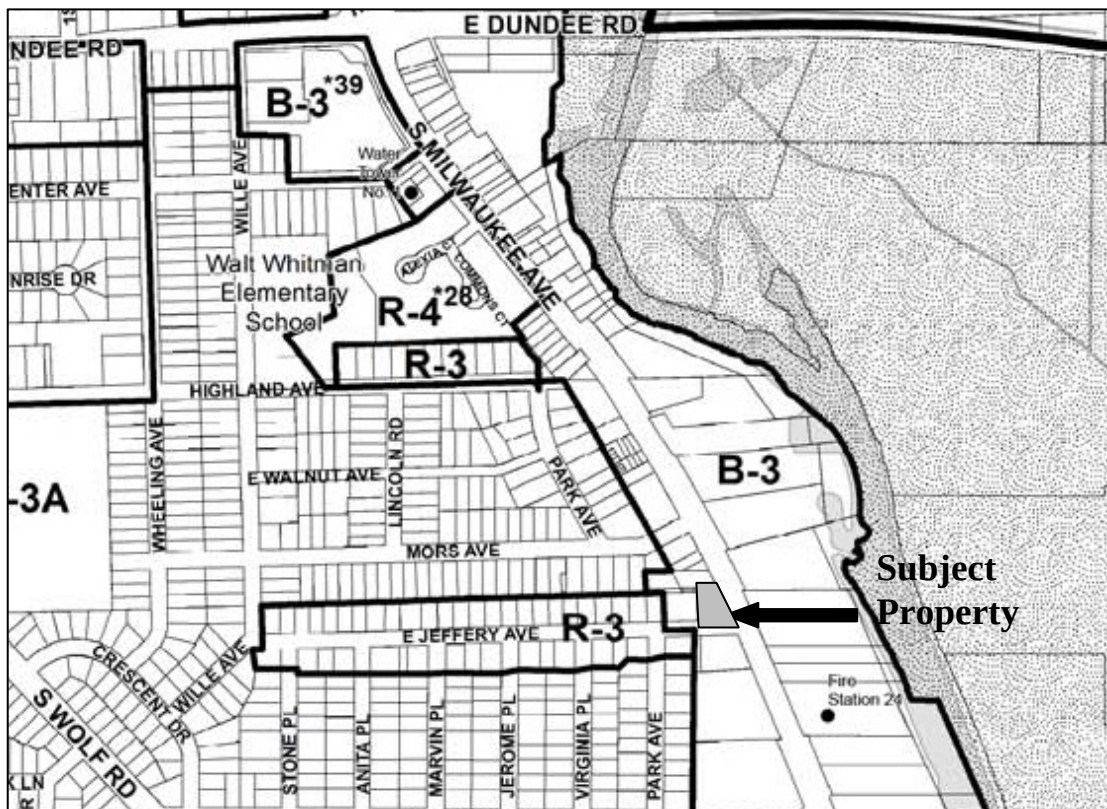
RE: **Docket Nos. PC 18-7 and SCBA 18-18**
Euro Tire Boutique
420 S. Milwaukee Avenue
(PC 18-7) Minor Site Plan and Appearance Approval of
Façade Modifications
(SCBA 18-18) Appearance Approval of a Wall Sign

DATE OF REPORT: April 23, 2018

DATE OF MEETING: April 26, 2018

PROJECT OVERVIEW: The petitioner is seeking minor site plan and appearance approval for changes to the existing building and for appearance approval of a wall sign.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant(s) Name: Debbie Lampros, Owner

Property Owner Name: George Alexander

Common Location: The property is located at the northwest corner of Milwaukee Ave. and Jeffery Ave.

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

Comprehensive Plan Designation: Commercial

Property size: Approximately 11,580 sq. ft.

Existing Use of Property: Light motor vehicle repair

Proposed Use of Property: no change

Existing Property Zoning: B-3 General Commercial and Office District

Previous Relevant Zoning Action on Property:
none

DESCRIPTION OF PROPOSAL

The petitioner, Euro Tire Boutique, has submitted for appearance approval of minor changes to the building façade, including signage. The petitioner requests approval of the following changes:

1. New wall sign (to replace the existing banner on the mansard roof);
2. Re-shingle existing mansard roof (using new asphalt shingle color);
3. Installation of two 4' x 6' racing flags on the roof of the building; and
4. Approval to maintain the existing window coverings on the overhead garage doors.

The proposed panel wall sign will replace the illegal banner sign.

The new shingles will improve the appearance of the worn mansard roof. Plan Commission approval is required because a new color shingle is requested. A sample will be provided at the meeting.

The installation of flags on the roof, as shown on the sign plan, is an appearance change to the building that requires Plan Commission approval.

A while ago, the applicant installed window “clings” to the windows of the garage doors. Because the windows are 100% covered, they require appearance approval by the Plan Commission for façade changes. If the Plan Commission does not approve, the petitioner will be required to remove the applications to the windows.

SIGNAGE PLAN REVIEW

Sign Location: The existing temporary banner along the east façade of the building will be replaced by a permanent sign panel. The sign will be placed on the mansard roof.

Sign Type and Size: The proposed wall sign will be an aluminum pan sign that is externally illuminated by the existing roof-mounted lights. The sign includes the business name and logo. The sign is 80 sq. ft. in size. The building has a frontage of 45 feet along Milwaukee Avenue and 30 feet along Jeffery Avenue, for a total frontage of 75 feet. Signs incorporating a graphic element may receive up to a 50% bonus for the total area of the sign. If the Plan Commission grants a bonus for the use of the graphic element, then the sign meets the requirements of the Sign Code.

STAFF REVIEW

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

Staff Recommended Action: After reviewing the proposal, staff suggests the Plan Commission approve the minor site plan and appearance changes to the building and the appearance of the wall sign.

PROPOSED MOTIONS

If the Plan Commission approves of the façade changes and the wall sign, appropriate motions would be to:

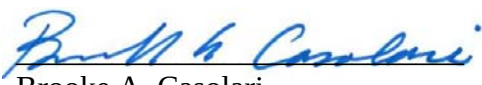
Approve Docket No. PC 18-7 granting minor site plan and appearance approval of the façade changes, as shown on the following exhibits submitted April 20, 2018 for Euro Tire Boutique, which is located at 420 S. Milwaukee Avenue, Wheeling, Illinois:

- Cover letter,
- Photographs of window coverings (2 sheets),
- Flag exhibit,
- Sign plan (indicating the location of the proposed checkered flags), and
- Roof shingle sample.

And Approve Docket No. SCBA 18-18 granting appearance approval of a wall sign as shown on the sign plan submitted April 20, 2018 for Euro Tire Boutique, which is located at 420 S. Milwaukee Avenue, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Casolari
Senior Planner

Attachments: [Photos of existing conditions](#)

[Cover letter](#)

[Photographs of window coverings \(2 sheets\)](#)

[Flag exhibit](#)

[Sign plan \(also indicating the location of the proposed checkered flags\)](#)

[Roof shingle sample.](#)

Euro Tire Boutique – 420 S. Milwaukee Avenue

Docket Nos. PC 18-7 & SCBA 18-18 (Minor Site Plan and Appearance Approval of Façade Modifications and Appearance Approval of a Wall Sign)



Existing conditions of property – looking north

Euro Tire Boutique – 420 S. Milwaukee Avenue

Docket Nos. PC 18-7 & SCBA 18-18 (Minor Site Plan and Appearance Approval of Façade Modifications and Appearance Approval of a Wall Sign)



Existing conditions of building – looking west

EURO TIRE BOUTIQUE
420 S. Milwaukee Avenue
Wheeling, IL 60090
Telephone# 847-947-7500 fax# 847-947-7600
email: eurotire@sbcglobal.net

April 12, 2018

To the Officers: Village of Wheeling

Window Coverings

The lettering on each window covering is a lot less than the allowable 50%. They are also perforated vinyl that is visible through the interior and exterior of the garage doors. Visually it tells a story, gives information and adds character to the store.

The Checkered Flags on The Building

The flags make a strong statement to Euro Tire Boutique. They have become a symbol, an image and the way that our customers recognizes us. The type of work that we do is that we work and install wheels and tires to European cars, racing cars, performance cars, vintage cars, and show cars. We have people coming from Waukegan, Chicago, Evanston, Gurnee, and Indiana. The best way to explain it is that when customers look for the signs they also look for the flags. One of the reasons that they became important, I think, it's because I always had the flags, since we opened that is around fourteen years ago. (We were in Niles for five years). People just look for them, and because of that they are extremely important and need for them to stay with us. I am requesting, strongly, that you don't take them away, I just need to know where I can position them on the parapet wall of course with your permission. The flags are 4x6 and have a high quality material. They are also made in USA.

The Sign on the Building

Per your request, we have designed the sign to match the free standing sign. Nothing has been altered other than the size. Please see enclosed, information given by the Signs of Destination.

Thank you for your cooperation, and understanding.

Respectfully yours,

Debbie Lampros



Exhibit received April 20, 2018



THE WINDOW COVERINGS



VIEW FROM INSIDE LOOKING OUTSIDE

THE WINDOW COVERINGS

Exhibit received April 20, 2018



Exhibit received April 20, 2018

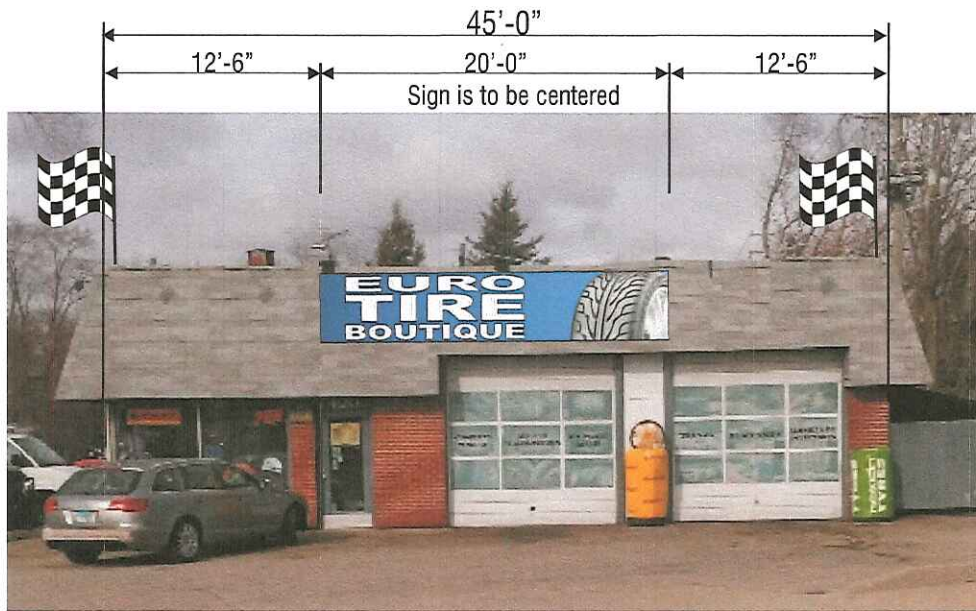


PHOTO ELEVATION OF PROPOSED BANNER SIGN

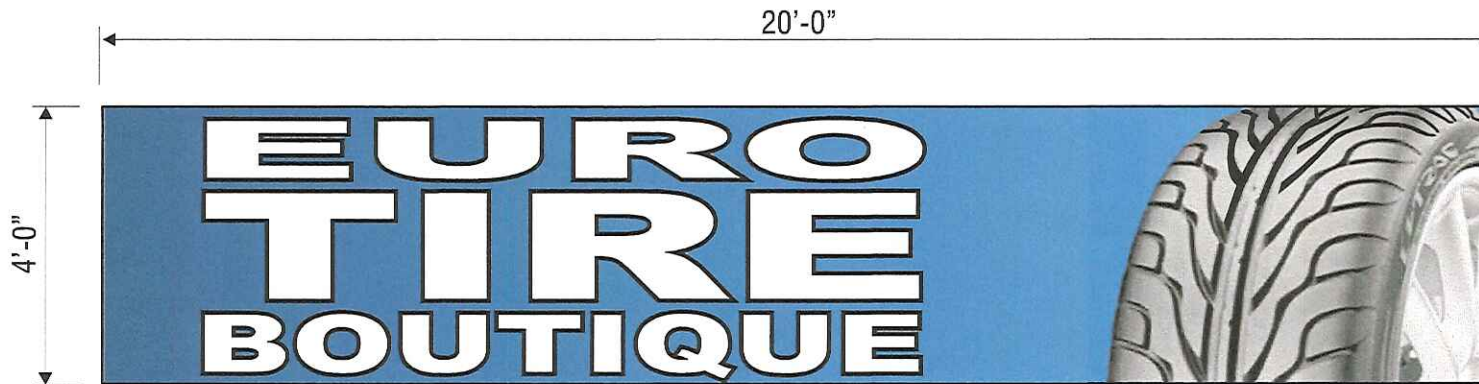
SCALE: 3/32" = 1'-0"

PROPOSED BANNER SIGN IS 48" TALL X 20' LONG = 80 SQ. FT.
TWO 4' X 6' CHECKERED FLAGS ON POLES



PHOTO END ELEVATION

SCALE: 3/32" = 1'-0"

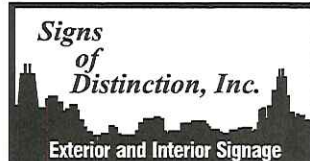
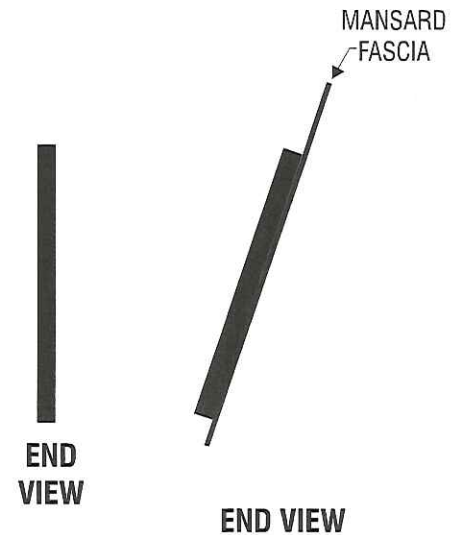


FRONT ELEVATION

SCALE: 3/8" = 1'-0"

SCOPE OF WORK:

ALUMINUM PAN FORMED SIGN PANEL WITH DIGITALLY PRINTED GRAPHICS. PAN DEPTH TO BE DETERMINED



165 Wheeling Rd.
Wheeling, IL 60090
847-520-0787

Display Discription

Exhibit received April 20, 2018

Customer and Address

EURO TIRE BOUTIQUE
420 South Milwaukee Ave.
Wheeling, IL 60090

Revision Notes

R-1 4-4 Adjust sizes, add black treads & flags
R-2 4-8 Add mfg notes to page 2
R-3 4-18 Rear side flag removed
R-1
Date: 3-24-18 Page Number: of 02



Exhibit received April 20, 2018

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, March 22, 2018.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Dorband, Johnson, Kalis and Ruffatto. Commissioner Powers 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

A) [Docket No. SCBA 18-6](#)
Potbelly
1520 Lake Cook Road
Appearance Approval of Wall Signs

B) [Docket No. SCBA 18-7](#)
Sunny's Dulceria
105 N. Wolf Road
Appearance Approval of a Wall Sign

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

Approve Docket No. SCBA 18-6, to grant appearance approval of the two signs as shown sign plans (4 sheets) submitted March 13, 2018 for Potbelly, located at 1520 Lake Cook Road, Wheeling, Illinois.

Approve Docket No. SCBA 18-7 to permit installation of the wall sign in accordance with the sign

**Wheeling Plan Commission
Regular Meeting**

March 22, 2018

drawing submitted March 13, 2018 for Sunny's Dulceria, located at 105 N. Wolf Road, Wheeling, Illinois.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Dorband visited Sunny's Dulceria and said they did a nice job with the interior and was very inviting inside.

7. ITEMS FOR REVIEW

- A) [Docket No. 2018-5A&B](#)
Superdawg Drive-In
333 S. Milwaukee Avenue
(2018-5A) Special Use-Site Plan Amendment to Ordinance No. 4326 to
Allow Alcoholic Beverages
(2018-5B) Special Use-Site Plan Approval for Packaged Liquor Sales

See Findings of Fact and Recommendation for Docket No. 2018-5A&B.

Commissioner Dorband moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2018-5A, granting an amendment to Special Use Ordinance No. 4326 to allow alcoholic beverages to be served, substantially in conformance with the following exhibits submitted February 21, 2018 for Superdawg Drive-In, located at 333 S. Milwaukee Avenue, Wheeling Illinois:

- Project description (2 sheets), and
- Floor plan.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Johnson moved, seconded by Commissioner Kalis to recommend approval of

**Wheeling Plan Commission
Regular Meeting**

March 22, 2018

Docket No. 2018-5B, granting Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish Packaged Liquor Sales, substantially in conformance with the following submitted February 21, 2018 for Superdawg Drive-In, located at 333 S. Milwaukee Avenue, Wheeling Illinois:

- Project description (2 sheets), and
- Floor plan.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Johnson to close Docket No. 2018-5A&B. The motion was approved by a voice vote.

B) [Docket Nos. 2018-6](#)
 9Round
 1540 Lake Cook Road
 Special Use-Site Plan Approval for a Health Club

See Findings of Fact and Recommendation for Docket No. 2018-6.

Commissioner Dorband moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2018-6, 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 project description and floor plan submitted on February 20, 2018 by 9Round, to be located at 1540 Lake Cook Road, Wheeling, Illinois,

And with the following condition of approval:

1. Additional insulation shall be added to the unit to reduce noise from neighboring tenants.

On the roll call, the vote was as follows:

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

ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Kalis to close Docket No. 2018-6. The motion was approved by a voice vote.

- C) [Docket No. 2018-3A&B](#) (continued from March 8, 2018 without discussion)
Mexico Mufflers and Brakes
1210 N. Elmhurst Road
(2018-3A) Special Use-Site Plan Approval for Light Motor Vehicle Repair
(2018-3B) Zoning Variations Related to Required Parking, Green Space,
Building Setback, and Parking Setback

See Findings of Fact and Recommendation for Docket No. 2018-3A&B.

Commissioner Johnson moved, seconded by Commissioner Kalis to Recommend approval of Docket No. 2018-3A to grant Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, in order to establish Light Motor Vehicle Repair, in accordance with the following exhibits submitted January 29, 2018 for Mexico Mufflers and Brakes, to be located at 1210 Elmhurst Road, Wheeling, Illinois:

- Project (2 sheets),
- Site plan,
- Landscape plan,
- Photometrics plan,
- Floor plan,
- East elevation plan,
- West elevation plan,
- North elevation plan, and
- South elevation plan.

And with the following conditions:

1. Prior to occupancy, the parking lot and asphalt drives shall be resurfaced and restriped;
2. In the event that the Special Use is no longer owned or operated in tandem by the light auto motor vehicle repair business at 1212 Elmhurst Road, the Village shall be notified immediately. This change in ownership, management, or operation will require the petitioner to obtain approval of a revision of the Special Use after review by the Plan Commission and consideration by the Village Board pursuant to Section 19.10.030(I) of the Village's Zoning Code. If such revision is not approved, the Special Use shall automatically terminate without a revocation hearing;
3. Prior to occupancy, efforts shall be made to alleviate the standing water on the south side of the building;
4. Prior to occupancy, the non-painted exterior walls shall be power washed.

5. The trash enclosure gate shall have a sliding mechanism for opening pursuant to the Fire Department memo;
6. The existing wall signs shall be removed and the wall repaired as needed;
7. It is recommended that the rear fence height be increased pursuant to the Community Director's discretion per Section 19.030.080 of the Village's Zoning Code; and
8. No outdoor storage is permitted.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Kalis moved, seconded by Commissioner Johnson to Recommend approval of Docket No. 2018-B to grant the following variations from Title 19, Zoning, of the Wheeling Municipal Code, which are related to the light motor vehicle repair redevelopment, as shown on the site plan submitted January 29, 2018 for Mexico Mufflers and Brakes, to be located at 1210 Elmhurst Road, Wheeling, Illinois:

Chapter 19-06, Commercial Districts, Section 19.06.040 B-3 General Commercial and Office District,

1. Subsection D3, Minimum Green Space, reducing the minimum required green space from 25% to 5.2%;
2. Subsection E Setbacks of the Principal Building, reducing the minimum required rear yard setback from 25 feet to 17'11";
3. Subsection E Parking Setbacks, reducing the minimum required parking setback from the front and side property lines from 10 feet to 0 feet; and

Chapter 19-11, General Development Standards, Section 19.11.010, Off-street Parking and Loading, Subsection E1 Minimum Required Parking Per Land Use Category, reducing the total required parking from 12 stalls to 5 stalls with the following condition:

1. In the event that the property is no longer owned or operated in tandem by the light auto motor vehicle repair business at 1212 Elmhurst Road, the Village shall be notified immediately. This change in ownership, management or operation will require the petitioner to obtain approval of a revision of the parking variation after review by the Plan Commission and consideration by the Village Board pursuant to Section 19.06.030D(b) of the Village's Zoning Code. If such revision is not approved, the parking variation shall automatically terminate without a revocation hearing.

On the roll call, the vote was as follows:

**Wheeling Plan Commission
Regular Meeting**

March 22, 2018

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

There being five affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Johnson to close Docket No. 2018-3. The motion was approved by a voice vote.

8. APPROVAL OF MINUTES – [March 8, 2018 \(including findings for Docket No. 2017-19\)](#)

Commissioner Johnson moved, seconded by Commissioner Dorband to approve the minutes dated March 8, 2018 as presented. The motion was approved by a voice vote.

9. OTHER BUSINESS

Chairman Ruffatto reminded the Commission to complete their statement of economic interest. The deadline is May 30, 2018.

Chairman Ruffatto announced he would not be present at the next meeting.

10. ADJOURNMENT

Commissioner Kalis moved, seconded by Commissioner Creech to adjourn the meeting at 8:17 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

Tatiana Blinova, Secretary Pro Tem
Wheeling Plan Commission

**DISTRIBUTED TO THE COMMISSION 04.20.2018
FOR APPROVAL ON 04.26.2018**

DRAFT
FINDINGS OF FACT
AND RECOMMENDATION

DOCKET NO. 2018-3A&B

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: [Docket No. 2018-3A&B](#) (continued from March 8, 2018 without discussion)
Mexico Mufflers and Brakes
1210 N. Elmhurst Road
(2018-3A) Special Use-Site Plan Approval for Light Motor Vehicle Repair
(2018-3B) Zoning Variations Related to Required Parking, Green Space,
Building Setback, and Parking Setback

2018-3A&B Mexico Mufflers and Brakes 4 Less 2, Inc., owner, is seeking the following for the property at 1210 Elmhurst Road, which is zoned B-3 General Commercial and Office District:

2018-3 (A) Variations from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Section 19.06.010 Commercial District General Requirements, Subsection C(1) Required Off-Street Parking, Section 19.06.040 B-3 General Commercial and Office District, Subsection D(3) Minimum Green Space, Subsection E, Minimum Principal Building Rear Yard Setback and Minimum Parking Setback, and associated sections to establish a light auto repair facility; and

2018-3 (B) Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish a light auto repair use.

Chairman Ruffatto called Docket No. 2018-3A&B on March 22, 2018. Present were Commissioners Blinova, Creech, Dorband, Johnson, Kalis and Ruffatto. Commissioner Powers was absent with prior notice. Also present were Brooke Jones, Senior Planner and Mallory Milluzzi, Village Attorney.

Commissioner Blinova read the following statement.

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.

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

Mr. George Deunes, 1212 North Elmhurst Avenue, Prospect Heights and Mr. Thomas Budzik, Architect, 2800 South River Road, Suite 105, Des Plaines were present and sworn in.

Mr. Budzik reported that the property owner currently operates his business at 1212 N. Elmhurst Road in Prospect Heights. He has purchased the 1210 Elmhurst Road building because he has seen an increase in his business. He will utilize the space to expand his light auto repair use. It is a unique condition. The intention is to use the existing building as it is currently laid out. There will be no material changes to the building itself except for taking care of deferred maintenance issues.

The existing building has four bays within it with two overhead doors. There is a large overhead door in front and a large overhead door behind the building. There is an access drive running along the north end of the property for access to the overhead door on the west side of the building. The property owner's intention is to direct all their customers to the 1212 N. Elmhurst Road location and to reserve the parking at 1210 N. Elmhurst for the employees. The employees will move the vehicles as necessary to the 1210 location. In such, they would not be doing repairs at the 1210 location because it wasn't suited for taking the vehicles there. It would still be light auto repair, sensor repair and muffler. There would not be long-term vehicles at this location.

There are several variations being requested. Many of the variations are a result of the layout of the existing building. There is a reduction in the rear. The building has been in this configuration for many years and the current property owner has recently purchased it. There is a request for a reduction in the green space requirement. The property is almost 100% impervious. They are trying to do a few things to add some green space and to improve some of the landscaping around the building. There is also a reduction in the setback for the location of parking spaces. It has been the existing configuration of the site for many years. There is a reduction of the parking count from 12 to 7. Since they are limiting the customer access to the site, the intention is for the employees and the occasional car that might be waiting to be serviced to use the 7 spaces so it would be more than sufficient. The location of 1212 would be able to handle the current parking demand for the customers.

Chairman Ruffatto asked for details on the proposed improvements to the exterior of the building. Mr. Budzik explained they are repainting the building, replacing the necessary doors, repairing the existing masonry trash enclosure and planning a couple of planter boxes in front of the building.

Mr. Budzik explained the painting of the building is a three-band color scheme. The lowest band with the top of the overhead door will be in a darker gray color. The intermediate band, will be in a lighter gray and the very top will be a light beige color. Samples of the paint colors were provided at the meeting.

Mr. Budzik reviewed Staff's comments from the Staff Report regarding the outdoor storage. He explained there is sufficient secure storage in their existing 1212 location. They would not be doing any high value parts storage. It will be very limited and might include storage of some mufflers.

They are providing screening to the west along the residential properties. There is an existing concrete retaining wall at the north end of the property. He explained it was more of a curb than a retaining wall. The property owner would be willing to remove a section of it to allow vehicular access between the two properties as opposed to moving cars onto Elmhurst Road, if preferred. Ms. Jones wanted Engineering to review it in terms of change in grade and access easements. She suggested returning with a site plan change if they wanted to do it in the future. Mr. Budzik didn't think the sawtooth location was the best for Wheeling or Prospect Heights. He thought it would be easier to resolve if the property were annexed into Prospect Heights so they were pursuing it. Ms. Jones explained the Plan Commission shouldn't address it at tonight's meeting but if they wanted to make the modifications in the future they could return with a site plan change to the Special Use.

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

Commissioner Dorband questioned what the petitioner intended to store outside the building. Mr. Budzik explained it was limited and might be some muffler storage in the back. Mr. Deunes confirmed nothing would be stored in the front.

Commissioner Dorband questioned their intentions for the side. Mr. Budzik explained they would restore the sod, repair the masonry trash enclosure and provide foundation landscaping along the building. Commissioner Dorband questioned if it should be made a condition. Ms. Jones mentioned it was noted on the landscape plan.

Commissioner Dorband questioned if the resurfacing and restriping of the parking lot needed to be included as a condition. Ms. Jones confirmed it was a condition in the motion.

Commissioner Creech requested the history of the property being annexed into Wheeling. Ms. Jones did not have information.

Commissioner Creech referred to the petitioner's comment about possibly annexing into Prospect Heights. Mr. Budzik felt it would benefit both Prospect Heights and Wheeling to go that route. He mentioned that the B-3 District was not intended for such a small parcel and they could never connect the buildings. Commissioner Creech noted that the petitioner did not own the other property and they were just leasing it. Mr. Budzik explained if they should become owners of the 1212 property, it would be in their best interest to annex it. Commissioner Creech questioned if the petitioner was considering purchasing the 1212 property. Mr. Deunes explained they were on the lease as the first option to purchase if the property became available. The current lease is for 10 more years. They have been in the location for 10 years. Ms. Milluzzi explained if they decided to go the route of annexation, it would all be legal aspects that would need to be worked out and approved by both municipalities.

Commissioner Creech was confused that the petitioner was purchasing a property in Wheeling but leasing a property in Prospect Heights where he is doing the bulk of his work. The zoning asks for office so he thought they should make the building an office rather than a commercial space. Mr. Deunes explained their office space was very small, 100 square feet. Their corporate office is in Frankfort. They have 14 locations. The only office needed for this location is for the receptionist. Commissioner Creech does not feel the property fits into the area and they were asking for

variations. Mr. Budzik noted that 3 of the variations were structurally to the property and anyone choosing to reuse the property would most likely require the variations. The next owner would suffer the same challenges. The petitioner understands the single property is not self-sustaining. They could not run their operation just out of the property. They are taking the risk to acquire the property because they have the demand right now. Chairman Ruffatto mentioned there was a condition if the property was sold. Ms. Jones read the proposed condition – “If the subject property is no longer owned or operated in tandem by the light auto repair business at 1212 Elmhurst Road the Village shall be notified so they can determine if the Special Use is still operating as it was approved”. Commissioner Creech questioned if it would go back to the original zoning. Ms. Jones explained the underlining zoning would not change (B-3). The Special Use would need to be reviewed by the Plan Commission to make sure the intent of the Special Use didn’t change. Ms. Milluzzi confirmed it was a very unique situation.

Commissioner Creech referred to the standing water on the sidewalk on the south side of the property. He questioned where the water came from and if they were going to address the grading issue. Mr. Budzik stated they had not studied where the water was coming from but noted the residential properties to the west were about 18” higher. He was unsure if there was a significant grade difference to the property to the south. He was unsure where the water was coming from. Commissioner Creech mentioned there was no control over the adjacent property to the south so if their downspouts were pouring onto the sidewalk there would be no control over it. He felt it was a problem for the petitioner and could be an ice pond and dangerous in the winter. Mr. Budzik explained the intention was to have the customers at the 1212 location and the walk would be for the employees. Commissioner Creech wants them to alleviate the standing water since it was a health hazard to everyone. Mr. Budzik agreed the property owner would investigate it.

In reply to Commissioner Creech’s question, Mr. Budzik confirmed they were removing the chain-link fence and replacing the fence that runs parallel with the front of the building with a board-on-board fence. The fence will be on the south and west elevations and would stop at the property line going north.

Commissioner Creech questioned the fence material of the storage area in the back and for the trash enclosure. Mr. Budzik confirmed it would all be the same board-on-board fence.

In reply to Commissioner Creech’s question, Mr. Budzik confirmed all the asphalt in the back and in the parking lot would be resurfaced and restriped. There will be no parking permitted in the back or along the north of the building.

Commissioner Creech questioned if the interior of the building would need to meet the Village Code. Ms. Jones confirmed it would need to meet the Code.

Commissioner Kalis agreed the standing water was a health hazard. He wants it fixed.

Commissioner Kalis felt it would be nice to have matching shrubs also at the 1212 building. Mr. Deunes agreed and wanted it to be a continuation of the same business.

Commissioner Kalis addressed Commissioner Creech’s concern about the variations. Commissioner

Kalis believed the variations would be required for any business in that location.

Commissioner Kalis questioned if 1210 was previously a freestanding building. Mr. Deunes confirmed it was a separate business from 1212. It can work as a standalone business. The business at 1210 went out of business.

Mr. Deunes mentioned they have a very good relationship with the owner. They also rent two of their other locations from the same owner.

Commissioner Kalis questioned if the petitioner had ever asked the 1212 property owner if they could purchase the property. Mr. Deunes confirmed the family does not want to sell at this time.

Commissioner Kalis questioned if the residents behind the property had any issues with noise from the business. Mr. Deunes confirmed they have never received any complaints. They are on a three-tier lease so they are required to fix everything.

Commissioner Johnson questioned if the neighbors behind the property received notification on the public hearing. Ms. Jones confirmed they were notified.

Commissioner Johnson questioned if they would power wash the bricks because they looked very bad. Mr. Budzik agreed to power wash it. Chairman Ruffatto requested that it be added as a condition.

Commissioner Johnson questioned if they were adding lighting to the building. Mr. Budzik confirmed they were adding a handful of wall mounted exterior lights to illuminate the side.

Commissioner Johnson referred to the Fire Department's request to add a sliding gate to the trash enclosure. Mr. Budzik agreed. It will be added as a condition.

Commissioner Johnson questioned the signage since they didn't want to attract customers to this building. Chairman Ruffatto noted the signs would need to be removed since they were nonconforming. They would need to return with any signage. Ms. Jones noted the existing pole sign had a variation for the location because it has a noncomplying setback. It also has a variation for lack of landscaping. They may reuse the sign in the current location. Commissioner Johnson questioned if they would even want to use the pole sign. Chairman Ruffatto questioned if they would remove the signs. Mr. Budzik agreed they would not add signage to the pole but would not remove the pole because of the cost. Ms. Jones suggested that they might want to use it in some manner. She will discuss the options with the petitioner.

Commissioner Johnson questioned if there were underground tanks on the property. He thought the one photograph of the parking lot looked like an access point to a tank. Mr. Deunes stated they only did a first phase ESA and not a second one.

Commissioner Blinova was glad the building was getting updated.

In reply to Chairman Ruffatto's question, Mr. Budzik reconfirmed the asphalt was being resurfaced

with new asphalt in the front, along the sides and back. The front will also be striped for parking spaces. There will be a handicap parking space.

Chairman Ruffatto questioned if there will be a gate by the dumpster. Mr. Budzik confirmed the only gate to the outdoor storage area was off to the rear. Chairman Ruffatto thought it looked like there was an existing gate. Mr. Budzik confirmed the gate would be removed.

Chairman Ruffatto referred to the existing chain link fence on the southside of the building. He questioned if it would be replaced. Mr. Budzik confirmed all of the chain link would be removed.

Chairman Ruffatto questioned the height of the fence in the back along the residential homes. Mr. Budzik confirmed the height was 6'. Chairman Ruffatto questioned if the fencing would go on top of the retaining wall in the back. Mr. Budzik thought the fence limitation was 6'. Ms. Jones thought there was an exception in the Code for a 25% increase for fencing. Ms. Jones agreed to look at the Code. Chairman Ruffatto wanted to go with a higher fence in the back.

Chairman Ruffatto mentioned the trash enclosure was in disrepair and needed some tuckpointing and new brick. Mr. Budzik confirmed the masonry would be repaired.

Chairman Ruffatto questioned if the light beige EIFS sill band was new. Mr. Budzik confirmed it was new.

Chairman Ruffatto mentioned the plan indicated the existing sign would remain. He suggested removing both can signs. Ms. Jones confirmed they should be removed and would be added as a condition to the Special Use approval.

Chairman Ruffatto noted there were no samples of the wall packs but there was a lighting plan with zero at the back property line.

Chairman Ruffatto referred to the storage. He suggested adding a condition to what could be stored outside. He did not want the height to exceed the height of the fence. Mr. Deunes confirmed they don't store a lot of materials or parts since they are delivered on the same day. There are sometimes mufflers stored outside. They will not need a lot of outside storage needs. The old mufflers are picked up every day for scrap metal.

Ms. Jones found a section of the Code that allows the Community Director discretion in increasing the fence height by 25% which would be an additional 1.5 feet. In this situation, it would be up to 7.5' but it is up to the Community Director's discretion. She will include a recommendation in the conditions that the fence height be increased pursuant to the Community Director's discretion per Section 19.03.080 of the Village's Zoning Code. All Commissioners present agreed to increase the height of the back fence.

Chairman Ruffatto mentioned the property appeared to be a mess according to Google Maps. Mr. Deunes confirmed they've had the property since January 2017. Chairman Ruffatto mentioned the pictures includes a car in the location of the outdoor storage area.

Commissioner Johnson referred to a shed in the pictures. Mr. Budzik confirmed the shed would be removed.

Commissioner Johnson referred to the standing water and thought it looked like the sidewalk was dropped down. Chairman Ruffatto referred to the proposed condition to alleviate the standing water.

Chairman Ruffatto agreed it was a tough property but noted it puts it back on the Village's tax role.

Ms. Jones read the following proposed conditions for the Special Use:

1. Prior to occupancy, the parking lot and asphalt drives shall be resurfaced and restriped;
2. In the event that the Special Use is no longer owned or operated in tandem by the light auto motor vehicle repair business at 1212 Elmhurst Road, the Village shall be notified immediately. This change in ownership, management, or operation will require the petitioner to obtain approval of a revision of the Special Use after review by the Plan Commission and consideration by the Village Board pursuant to Section 19.10.030(I) of the Village's Zoning Code. If such revision is not approved, the Special Use shall automatically terminate without a revocation hearing;
3. Prior to occupancy, efforts shall be made to alleviate the standing water on the south side of the building;
4. Prior to occupancy, the non-painted exterior walls shall be power washed.
5. The trash enclosure gate shall have a sliding mechanism for opening pursuant to the Fire Department memo;
6. The existing wall signs shall be removed and the wall repaired as needed; and
7. It is recommended that the rear fence height be increased pursuant to the Community Director's discretion per Section 19.030.080 of the Village's Zoning Code.

Commissioner Creech questioned if they were painting the entire building. Mr. Budzik clarified it was only the front façade. The sides and rear would just be power washed and cleaned. Mr. Deunes added that they would also be tuckpointed.

Ms. Jones requested a discussion about the proposed outdoor storage. She explained that light auto motor vehicle repair was not supposed to have outdoor storage. It should be enclosed within the building. If the petitioner identifies a certain type of need for outdoor storage it should be very specific. Commissioner Creech mentioned there shouldn't be any old vehicles or garbage in the storage area. He assumed it should be useable product. Chairman Ruffatto questioned how it should be addressed since there is no storage allowed in light automotive. Ms. Jones explained if there was storage, it was supposed to be specific to proper disposal needs such as motor oils or tires that are not permitted to be stored indoors or in the trash enclosure per Code. She questioned the reason they would need to store the parts on a rack outside as opposed to indoors. Mr. Deunes explained there was no reason. Chairman Ruffatto questioned how to address the outdoor storage situation. Mr. Budzik offered to eliminate the request for outdoor storage since it was not a major aspect of the business.

Ms. Jones referred to a condition related to the parking variation. Attorney Milluzzi suggested that a condition be added similar to condition #2 on the Special Use – Such that if the property is no longer owner operated in tandem with the adjacent light motor vehicle repair business at 1212 Elmhurst

Road, the Village shall be notified immediately. This would allow for the Plan Commission and ultimately the Village Board to review the use to verify that the parking variation was sufficient or if it needed to be adjusted.

Commissioner Johnson moved, seconded by Commissioner Kalis to Recommend approval of Docket No. 2018-3A to grant Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, in order to establish Light Motor Vehicle Repair, in accordance with the following exhibits submitted January 29, 2018 for Mexico Mufflers and Brakes, to be located at 1210 Elmhurst Road, Wheeling, Illinois:

- Project (2 sheets),
- Site plan,
- Landscape plan,
- Photometrics plan,
- Floor plan,
- East elevation plan,
- West elevation plan,
- North elevation plan, and
- South elevation plan.

And with the following conditions:

1. Prior to occupancy, the parking lot and asphalt drives shall be resurfaced and restriped;
2. In the event that the Special Use is no longer owned or operated in tandem by the light auto motor vehicle repair business at 1212 Elmhurst Road, the Village shall be notified immediately. This change in ownership, management, or operation will require the petitioner to obtain approval of a revision of the Special Use after review by the Plan Commission and consideration by the Village Board pursuant to Section 19.10.030(I) of the Village's Zoning Code. If such revision is not approved, the Special Use shall automatically terminate without a revocation hearing;
3. Prior to occupancy, efforts shall be made to alleviate the standing water on the south side of the building;
4. Prior to occupancy, the non-painted exterior walls shall be powered wash.
5. The trash enclosure gate shall have a sliding mechanism for opening pursuant to the Fire Department memo;
6. The existing wall signs shall be removed and the wall repaired as needed;
7. It is recommended that the rear fence height be increased pursuant to the Community Director's discretion per Section 19.030.080 of the Village's Zoning Code; and
8. No outdoor storage is permitted.

On the roll call, the vote was as follows:

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

ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Kalis moved, seconded by Commissioner Johnson to Recommend approval of Docket No. 2018-B to grant the following variations from Title 19, Zoning, of the Wheeling Municipal Code, which are related to the light motor vehicle repair redevelopment, as shown on the site plan submitted January 29, 2018 for Mexico Mufflers and Brakes, to be located at 1210 Elmhurst Road, Wheeling, Illinois:

Chapter 19-06, Commercial Districts, Section 19.06.040 B-3 General Commercial and Office District,

1. Subsection D3, Minimum Green Space, reducing the minimum required green space from 25% to 5.2%;
2. Subsection E Setbacks of the Principal Building, reducing the minimum required rear yard setback from 25 feet to 17'11";
3. Subsection E Parking Setbacks, reducing the minimum required parking setback from the front and side property lines from 10 feet to 0 feet; and

Chapter 19-11, General Development Standards, Section 19.11.010, Off-street Parking and Loading, Subsection E1 Minimum Required Parking Per Land Use Category, reducing the total required parking from 12 stalls to 5 stalls with the following condition:

1. In the event that the property is no longer owned or operated in tandem by the light auto motor vehicle repair business at 1212 Elmhurst Road, the Village shall be notified immediately. This change in ownership, management or operation will require the petitioner to obtain approval of a revision of the parking variation after review by the Plan Commission and consideration by the Village Board pursuant to Section 19.06.030D(b) of the Village's Zoning Code. If such revision is not approved, the parking variation shall automatically terminate without a revocation hearing.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Johnson to close Docket No. 2018-3. 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 04.20.2018
FOR APPROVAL ON 04.26.2018**

**DRAFT
FINDINGS OF FACT
AND RECOMMENDATION**

DOCKET NO. 2018-5A&B

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: [Docket No. 2018-5A&B](#)
Superdawg Drive-In
333 S. Milwaukee Avenue
(2018-5A) Special Use-Site Plan Amendment to Ordinance No. 4326 to
Allow Alcoholic Beverages
(2018-5B) Special Use-Site Plan Approval for Packaged Liquor Sales

2018-5 Superdawg Drive-In, Inc., property owner, is seeking Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish Packaged Liquor Sales, at an existing restaurant at 333 S. Milwaukee Avenue, Wheeling Illinois, which is zoned B-3 General Commercial and Office Use. The petitioner is also seeking an amendment to the existing Restaurant Special Use approval that specifically prohibits sales of alcoholic beverages.

Chairman Ruffatto called Docket No. 2018-5 on March 22, 2018. Present were Commissioners Blinova, Creech, Dorband, Johnson, Kalis and Ruffatto. Commissioner Powers was absent with prior notice. Also present were Brooke Jones, Senior Planner and Mallory Milluzzi, Village Attorney.

Commissioner Blinova read the following statement.

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.

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

Mr. Scott Berman, Owner of Superdawg Drive-In, 333 S. Milwaukee Avenue, Wheeling, IL was present and sworn in. Mr. Berman stated he was also an attorney and served as a Plan Commissioner for the Village of Skokie.

Mr. Berman announced that it was their 70th year of Superdawg Drive-In and the 8th year for their Wheeling location. They have been collaborating with a local brewery, Lake Effect Brewery from Jefferson Park to brew a beer for Superdawg. He brought two 6-packs of the beer to show as samples. They wanted to offer something special in celebration of their 70th year so they rolled out the sale of their collaborated special recipe beer and selling it at local grocery stores throughout the Chicagoland area. Their intention on selling beer at the Superdawg Wheeling is to give their customer a better experience and to be the exclusive seller of the beer in the area. They will be selling it at stores south, in the Chicago area, but didn't want to sell it in the Wheeling area since they want to be the exclusive distributor in the Superdawg location. They will serve the beer by the can refrigerated by pouring it into their Superdawg cups. They will not be installing a tap. They intend to sell unrefrigerated 6-packs of beer. They will only sell beer at their indoor dining room front counter and only sold by BASSET certified people. The only two people on their staff who are BASSET certified are always present. The BASSET certified staff (2) will be the only ones selling it at the counter. It will not be sold by carhops or at their drive-thru window.

Mr. Berman confirmed they would not need to modify their building or parking lot. There is adequate storage and refrigerator space. He provided a drawing of their current indoor facility and noted the intended locations for the storage of refrigerated and unrefrigerated beer.

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

Commissioner Johnson questioned if there was signage to limit consumption to the dining room. Mr. Berman explained they didn't think it was necessary. They expect the beer to be consumed in the dining room and picnic area. They will not serve the beer in the picnic area. It will be controlled by dispensing at the counter and then taken to the picnic area.

In response to Commissioner Johnson's questions, Mr. Berman confirmed they would be selling unrefrigerated six-packs which would be stored in the back. They are intentionally not selling refrigerated six-packs.

Commissioner Creech thinks it's a great idea.

In response to Commissioner Blinova's question, Mr. Berman confirmed the cups (16oz) were clear so the beer could be seen. They currently serve milkshakes in the same cup.

Commissioner Kalis thinks it's a great idea. He likes that they are only serving it at the Wheeling location to attract business to the location.

Commissioner Dorband announced that it was nice to see young people in the audience.

In response to Chairman Ruffatto's question, Village Attorney Milluzzi confirmed they would apply for the on-premise consumption as part of their liquor license.

Chairman Ruffatto questioned how they would manage the outside consumption. Mr. Berman explained their two BASSET managers were trained to recognize it at the counter when serving but also to recognize it in a party setting. He stated that he was onsite most of the time and his daughter

would be onsite the remainder of the time. Their other manager is also on site. They will also train other staff to recognize it. Carhops will also know how to recognize any unruly behavior.

Mr. Berman explained they have always been BYOB in Chicago for 70 years so many people have brought their own beer and wine. There is a liquor store nearby their Chicago location so people drink beer and wine in the picnic area while having a hot dog. The Wheeling location will be controlled in the same way. Chairman Ruffatto doesn't think anything will occur but wants it reviewed.

Chairman Ruffatto questioned the process on ordering a beer. Mr. Berman explained it was identical to what is done at a grocery store. The customer places an order including a beer. A manager steps forward to swipe the card. One beer per customer, per transaction. Only managers will serve the beer. Mr. Berman confirmed everyone ordering a beer will be carded regardless of age.

In reply to Chairman Ruffatto's question, Mr. Berman confirmed their Chicago location will not sell the beer since the liquor store next door sells it.

Chairman Ruffatto referred to the car nights held at the Wheeling location. He questioned how the selling of beer would be handled. Mr. Berman explained they expect the customer to purchase a beer and then walk around the car show. He explained the car show drove the desire for the sale of beer. Mr. Berman confirmed they had served beer at several parties over the years without any issues.

Commissioner Kalis questioned if the BASSET training included a process to handle unruly customers. He questioned if they were instructed to call the Police. Mr. Berman explained part of the BASSET training was trying not to engage in any difficult situation. When it moves beyond not being served and they can't stop it, the employees are instructed to call the Police. Mr. Berman confirmed they have never had to call the Police at their Chicago location.

Chairman Ruffatto questioned if an individual could order several beers. Mr. Berman confirmed it was sold one beer to one person.

Commissioner Dorband moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2018-5A, granting an amendment to Special Use Ordinance No. 4326 to allow alcoholic beverages to be served, substantially in conformance with the following exhibits submitted February 21, 2018 for Superdawg Drive-In, located at 333 S. Milwaukee Avenue, Wheeling Illinois:

- Project description (2 sheets), and
- Floor plan.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Johnson moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2018-5B, granting Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish Packaged Liquor Sales, substantially in conformance with the following submitted February 21, 2018 for Superdawg Drive-In, located at 333 S. Milwaukee Avenue, Wheeling Illinois:

- Project description (2 sheets), and
- Floor plan.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Johnson to close Docket No. 2018-5A&B. 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 04.20.2018
FOR APPROVAL ON 04.26.2018**

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: [Docket No. 2018-6](#)
9Round
1540 Lake Cook Road
Special Use-Site Plan Approval for a Health Club

Maureen Twohey, applicant on behalf of 9Round, is seeking Special Use-Site Plan Approval as required under Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, and associated sections, to establish a Health Club at 1538 Lake Cook Road, Wheeling, Illinois, which is zoned B-1 Planned Shopping Center District.

Chairman Ruffatto called Docket No. 2018-6 on March 22, 2018. Present were Commissioners Blinova, Creech, Dorband, Johnson, Kalis and Ruffatto. Commissioner Powers was absent with prior notice. Also present were Brooke Jones, Senior Planner and Mallory Milluzzi, Village Attorney.

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

Chairman Ruffatto questioned the different addresses. Ms. Jones explained there were two units that would be subdivided. The site being reviewed will become 1540 Lake Cook Road.

Ms. Maureen Twohey, 9Round, 1540 Lake Cook Road, Wheeling and Mr. Josh Lapins, Landlord, Forefront Properties, 1S 450 Summit Avenue, Oak Brook Terrace were present and sworn in.

Ms. Twohey explained that 9Round was a fitness facility that is full body, kickboxing for 30 minutes. It is set up with 9 stations. Each member works out for 3 minutes at each station with a 30 second active rest in between. There are different workouts each day. There are no set class times. Personal trainers are always present. The kick bags are located around the perimeter of the room. There is music that doesn't get louder than 80 decibels. There will be soundproofing in the unit.

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

Commissioner Kalis referred to another kickboxing location near the proposed site. He hopes the petitioner succeeds and likes that another health concept was moving into the Village.

Commissioner Creech had no questions.

Commissioner Dorband has visited the site and noticed there were no cars in the lot. She has no concerns about the parking. She went online and saw the layout of the business. She questioned the length of time a customer stays. Ms. Twohey explained a typical customer stays about 40 meetings

Findings of Fact and Recommendation

DOCKET NO. 2018-6

since they wrap their hands prior to the workout and then unwrap them afterwards. She explained it was a very friendly environment.

Commissioner Blinova thought it was a great concept. Her only concern was soundproofing which had already been addressed.

In reply to Commissioner Johnson's question, Mr. Lapins stated they had just signed a lease for the other space. It will be a Sprint store. They will add a new rear door and will have a 6" wide wall with double insulation so it will have an STC rating of 51 which means it would be a soundproof wall. The other side is a cinderblock wall with drywall on the outside.

In reply to Chairman Ruffatto's question, Ms. Twohey explained the stations included jump rope, free weights/medicine balls, punching bags and kick bags.

Chairman Ruffatto questioned the difference between the I Love Kickboxing and their concept. Ms. Twohey explained they don't have class times which is ideal for working women. They also keep the classes small so there is always personal attention. She believes the other business has about 30 people at each class and there are class times. She explained that both businesses appeal to different types of people.

Chairman Ruffatto asked for clarification on the personal trainers. Ms. Twohey explained there were trainers on staff throughout the entire day. Usually, there is one trainer at the front dealing with the four stations in the front and then there is another trainer in the back. Each trainer is constantly working with people as well as giving them one-on-one attention.

Ms. Twohey stated there were 600 locations nationally and is based out of South Carolina. It is open to all ages. They offer 12- month contracts, month-to-month and full payment for six and twelve-month memberships.

Commissioner Dorband questioned the targeted opening date. Ms. Twohey hopes to open around April 20th.

Commissioner Dorband moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2018-6, 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 project description and floor plan submitted on February 20, 2018 by 9Round, to be located at 1540 Lake Cook Road, Wheeling, Illinois,

And with the following condition of approval:

1. Additional insulation shall be added to the unit to reduce noise from neighboring tenants.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Ruffatto
NAYS: None

**Findings of Fact and
Recommendation**

DOCKET NO. 2018-6

ABSENT: Commissioner Powers
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Kalis to close Docket No. 2018-6. 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 04.20.2018
FOR APPROVAL ON 04.26.2018**