



**WHEELING PLAN COMMISSION
THURSDAY, FEBRUARY 28, 2019 6:30 P.M.**

**AGENDA FOR A REGULAR MEETING OF THE PLAN COMMISSION
Board Room - 2 Community Boulevard, Wheeling, Illinois**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. CHANGES TO THE AGENDA**
- 5. CITIZEN CONCERNS AND COMMENTS**

*Municipal Code 2.03.060 Subjects of Orders of Business:

Citizen Concerns and Comments. Members of the public may address the Plan Commission with comments regarding only those issues that are relevant to the Plan Commission's agenda or topics that the Plan Commission has the authority, pursuant to the Village Code, to address. The chairperson or his or her designee shall strictly restrain comments to matters that are relevant to the Plan Commission business and shall not permit repetitious comments or arguments. Members of the general public who wish to address the Plan Commission must sign the request to speak form prior to the commencement of the public meeting. The persons submitting a petition, concern or other comment shall be allocated five minutes to present their points.

6. CONSENT ITEMS

- A) [Docket No. SCBA 19-3](#)
City Works Eatery and Pour House
365 W. Dundee Road
Appearance Approval of a Wall Sign
- B) [Docket No. SCBA 19-4](#)
Fifth-Third Bank
125 McHenry Road
Appearance Approval of Wall Signs and Freestanding Sign
- C) [Docket No. SCBA 19-6](#)
Express Auto Title Loans
353 N. Milwaukee Avenue
Appearance Approval of a Freestanding Sign
- D) [Docket No. SCBA 19-7](#)
House of Rental
318 N. Milwaukee Avenue
Appearance Approval of a Wall Sign

7. ITEMS FOR REVIEW

- A) [Docket No. 2018-30](#) (Continued from the December 20, 2018 hearing)
House of Rental
318 N. Milwaukee Avenue
Special Use-Site Plan Approval of Tool/Equipment Rental Facility with Outside Display or Storage
- B) [Docket No. 2019-4A&B](#)
City Works Eatery and Pour House
365 W. Dundee Road
2019-4A Sign Variation to Increase Wall Sign Area, North Façade
2019-4B Sign Variation to Increase Wall Sign Area, East Façade

8. APPROVAL OF MINUTES – [February 14, 2019](#) (including Findings for Docket No. 2019-1)

9. OTHER BUSINESS

10. ADJOURNMENT

THIS MEETING WILL STREAM LIVE AND TELEVISED ON WHEELING'S CABLE CHANNELS 17 & 99.
IF YOU WOULD LIKE TO ATTEND A VILLAGE MEETING BUT REQUIRE AUXILIARY AID SUCH AS A SIGN LANGUAGE INTERPRETER, PLEASE CALL (847) 499-9085 AT LEAST 72 HOURS PRIOR TO THE MEETING

**Public Hearing Information
Wheeling Plan Commission Meeting
February 28, 2018
(Attachment to Agenda)**

2018-30 House of Rental, lessee, 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 a Tool/Equipment Rental Facility with Outside Display or Storage at 318 N. Milwaukee Avenue, which is zoned B-3 General Commercial and Office District.

2019-4A&B Bright Light Sign Company, applicant, is seeking variations from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21-06 Signs in Commercial and Industrial Districts, and associated sections, to permit an increase in the permitted wall sign area for the north and east building elevations, for the City Works Eatery and Pour House sit-down restaurant located at 365 W. Dundee Road.

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
Steve Robles, Assistant Director of Community Development

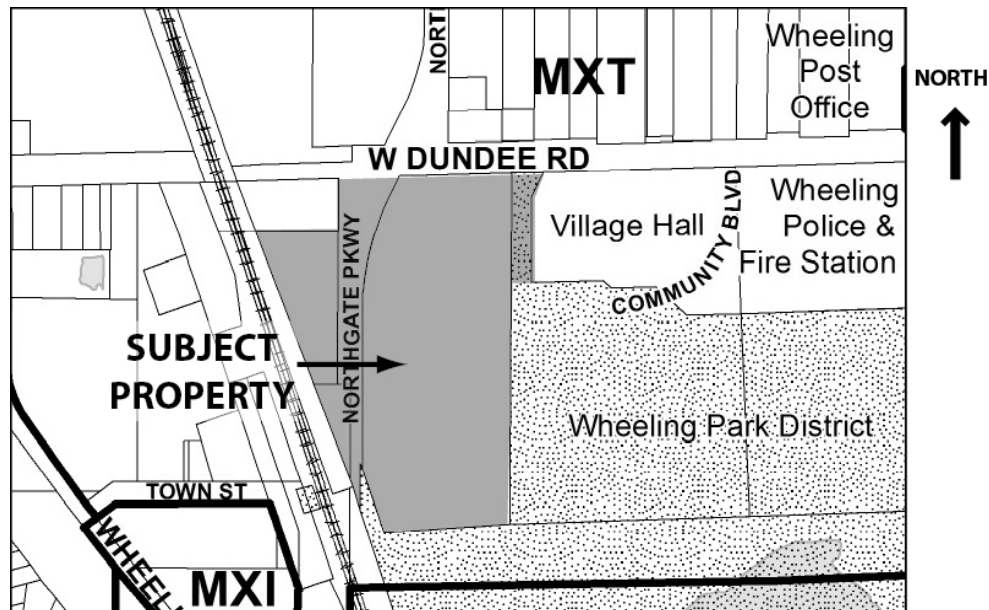
RE: **Docket No. SCBA 19-3**
City Works Eatery and Pour House
365 W. Dundee Road
Appearance Approval of Wall Sign

DATE OF REPORT: February 22, 2019

DATE OF MEETING: February 28, 2019

PROJECT OVERVIEW: The petitioner is seeking appearance approval of a new wall sign for the City Works Eatery and Pour House, which is located in Building H1 of the Wheeling Town Center

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Development Name:</u>	Wheeling Town Center
<u>Applicant/Owner Name:</u>	Bright Light Sign Company
<u>Common Location:</u>	Building H1, Wheeling Town Center
<u>Proposed Use of Unit:</u>	Sit-down restaurant – Under construction
<u>Existing Property Zoning:</u>	MXT – Transit-Oriented Mixed Use District

Previous Relevant Zoning Action on Property:

2016-20 Wheeling Town Center Final PUD, Ordinance No. 5033, passed October 17, 2016.
2017-16 City Works Eatery and Pour House Special Use-Site Plan Approval, Ordinance No. 5149, passed February 5, 2018.

DESCRIPTION OF PROPOSAL

The petitioner is requesting appearance approval to install a new wall sign at the newly constructed sit-down restaurant in the Wheeling Town Center.

SIGNAGE PLAN REVIEW

Signage Locations: A total of three wall signs are proposed for the restaurant building. This item is for the installation of the primary wall sign and will be located on the west façade, facing the Village Green courtyard. Two additional wall signs are proposed for the north and east facades, which are the subject of a separate sign variation petition.

Proposed Signage Size, Style and Type: The primary wall sign would be installed on the west façade of the building, facing the Village Green courtyard of the Wheeling Town Center. The sign will be constructed of aluminum and include internally illuminated individual channel letters for the “City Works” sign copy. The logo will be reverse lit/halo lit to create a glow from the back of the logo. Two light bars are located on the top and bottom portions of the sign. The sign meets the requirements of the Sign Code based on the following:

- Proposed Sign Area: 71.25 square feet
- Allowable Sign Area: 202.5 square feet (based on a 135’ wide west building façade)

STAFF REVIEW

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

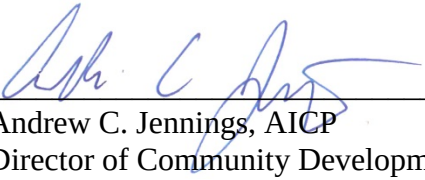
Staff Recommended Action: Staff recommends approval of the proposed wall sign.

PROPOSED MOTION

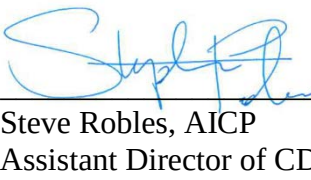
If the Plan Commission approves of the appearance of the proposed wall sign, an appropriate motion would be to:

Approve Docket No. SCBA 19-3 to grant appearance approval of the wall sign, as shown on the following exhibits received January 24, 2019, for City Works Eatery and Pour House, located at 365 W. Dundee Rd, Wheeling, Illinois:

- West façade wall sign plans (4 pages total)



Andrew C. Jennings, AICP
Director of Community Development



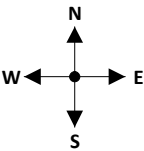
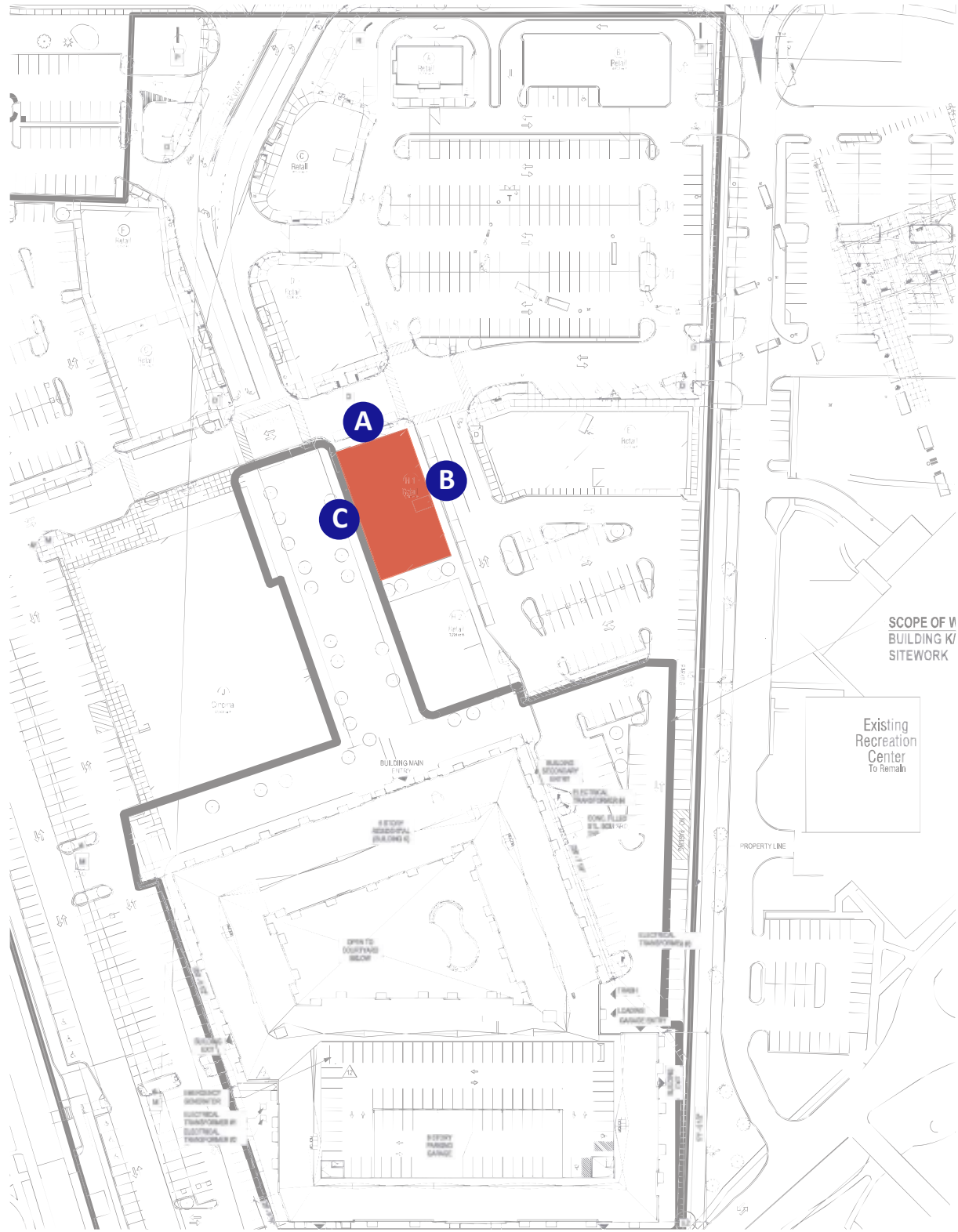
Steve Robles, AICP
Assistant Director of CD

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

 [West Façade Wall Sign Plans](#)



Existing conditions of subject building (looking south)



SITE

SCALE: SEE LEGEND

SCBA 19-3 City Works Eatery



Design #	
0820368AR13	
Sheet 1 of 9	
Client	
CITY WORKS	
Address	
365 W. DUNDEE ROAD WHEELING, IL	
Account Rep.	R GLAESER
Designer	P MCDONALD
Date	12/07/17
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	

R4:PM:05/03/18:REMOVE OPT 1 (D), ADD LIGHT BAR TO ELEVATIONS, ADD BLACK/WHITE ELEVATIONS.
R05:HG:06/7/18:ADD RESTROOM SIGNS
R06:ECS:06/12/18: INCREASE RENDERING/ELEVATION FOR (G), REPLACE (D) W/ R3 VERSION, REMOVE (E3).
R07:EC:07/31/18: (D1-D4) DELETE. (B&C) REDUCE TO APPROX 15' OAW.
R08:PM:08/13/18:REVISE (B,C) TO MATCH (A)
R09:HG:08/20/18:REVISE G TO INCLUDE BACKER PANEL
R10:ENS:10/03/10: ADD 2ND &3RD MORE AFORDABLE OPTIONS FOR SIGNS (B&C).
R11:ECS:10/19/18: REVISE SIZE & REMOVE OPTIONS FROM (B,C).
R12:TB:10/24/18: REVISE SPECS 'B', 'C'
R13:EC:12/12/18: (G) DELETE.



chandler signs.com

National Headquarters	3201 Manor Way Dallas, TX 75235 (214) 902-2000 Fax (214) 902-2044
	17319 San Pedro Ave Ste 200 San Antonio, TX 78232 (210) 349-3804 Fax (210) 349-8724
San Antonio	3220 Executive Ridge Dr Ste 250 Vista, CA 92081 (760) 734-1708 Fax (760) 734-3752
West Coast	965 Baxter Avenue Suite 200 Louisville, KY 40204 (502) 479-3075 Fax (502) 412-0013
Northeast US	2584 Sand Hill Point Circle Davenport, FL 33837 (863) 420-1100 Fax (863) 424-1160
Florida	111 Woodstone Place Dawsonville, GA 30534 (678) 725-8852 Fax (210) 349-8724
Georgia	PO BOX 125 206 Dorai Drive Portland, TX 78374 (361) 563-5599 Fax (361) 643-6533
South Texas	

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WEST ELEVATION

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

C



Design #	
0820368AR13	
Sheet	
3	of 9
Client	
CITY WORKS	
Address	
365 W. DUNDEE ROAD WHEELING, IL	
Account Rep.	
R GLAESER	
Designer	
P McDONALD	
Date	
12/07/17	
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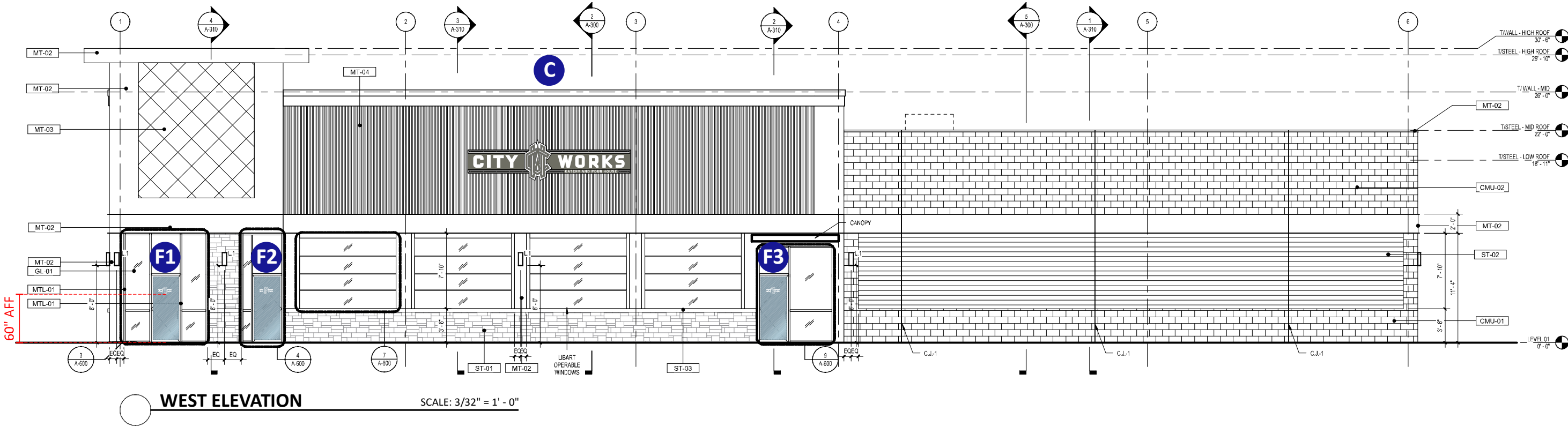
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SCBA 19-3 City Works Eatery



Design #	0820368AR13
Sheet	5 of 9
Client	CITY WORKS
Address	365 W. DUNDEE ROAD WHEELING, IL
Account Rep.	R GLAESER
Designer	P MCDONALD
Date	12/07/17
Approval / Date	
Client	
Sales	
Estimating	
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Engineering	
Landlord	
Revision/Date	

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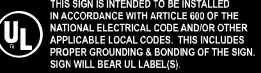
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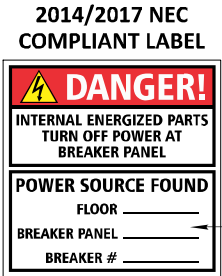
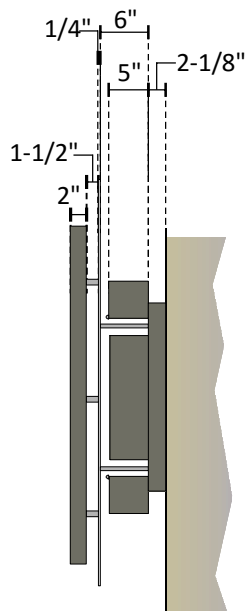
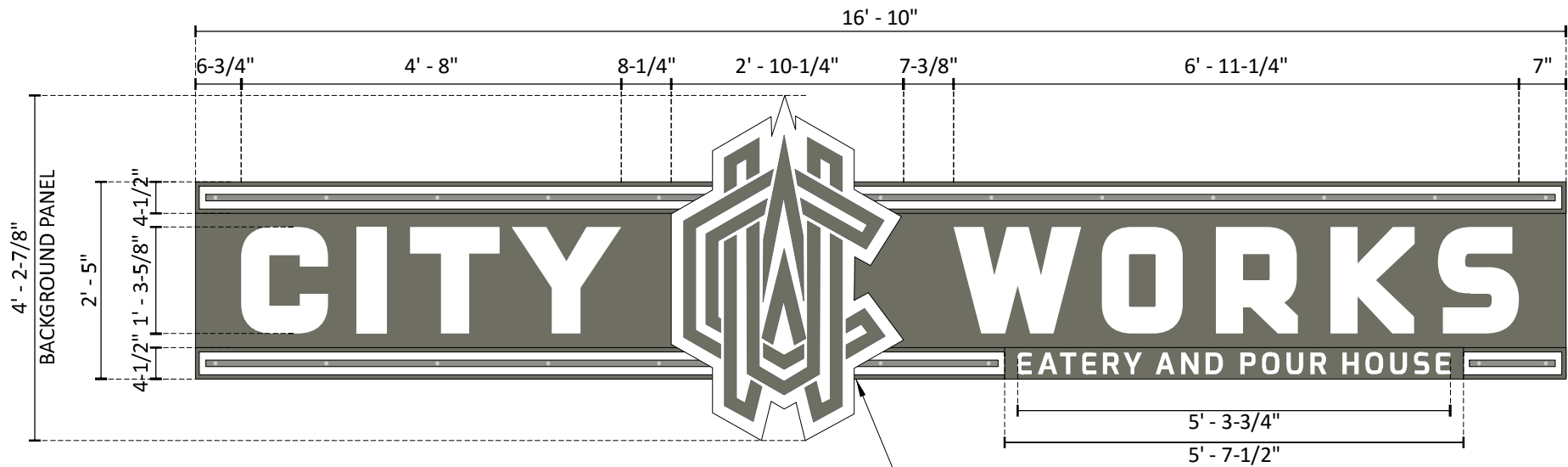
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SCBA 19-3 City Works Eatery



WARNING LABEL/
BREAKER LOCATION

END VIEW



PPG #UC51713XL DURANAR XL
PEWTER



NIGHT VIEW



WALL SIGN

TWO [2] REQUIRED - MANUFACTURE & INSTALL

SCALE: 1/2" = 1' - 0"

71.25 SQFT EACH

LOCATE SEAM FOR
"LIGHT BARS" BEHIND
LOGO

GENERAL SPECIFICATIONS

BACKGROUND: 2-1/8" DEEP ALUMINUM PAN PANEL RACEWAY PAINTED PPG #UC51713XL DURANAR XL PEWTER. PANEL MOUNTS FLUSH TO WALL w/ SUITABLE HARDWARE FOR WALL CONDITION.

LOGO:

1/4" THK. ALUMINUM BACKER PTM MAP WHITE w/ SATIN STIPPLE CLEAR COAT. MOUNT BACKER 6" FROM

BACKGROUND PANEL USING THREADED STUDS AND ALUMINUM TUBE SPACERS - COLOR TBD

2" DEEP HALO-LIT CHANNEL LOGO PAINTED PPG #UC51713XL DURANAR XL PEWTER. CLEAR POYLCARBONATE BACKS w/ WHITE DIFFUSER FILM. ILLUMINATE W/ 7100K WHITE LEDS. STAND-OFF 1-1/2" FROM BACKER PANEL. PAINT SPACERS TO MATCH PANEL.

CITY WORKS:

5" DEEP ALUMINUM FACE-LIT CHANNEL LETTERS

RETURNS TO BE PAINTED PPG #UC51713XL DURANAR XL PEWTER.

7328 WHITE ACRYLIC FACES W/ 1" TRIM CAP TO MATCH RETURN

ILLUMINATE W/ 7100K WHITE LEDS. HOUSE POWER SUPPLIES IN BACKGROUND.

LETTERS MOUNT FLUSH TO BACKGROUND WIREWAY.

LIGHT BARS:

5" DEEP ALUMINUM UPPER & LOWER "LIGHT BARS" RETURNS PTM PPG #UC51713XL

DURANAR XL PEWTER. "BARS" HAVE ALUMINUM BACKS.

FACE TO BE WHITE ACRYLIC. RETAIN W/ FABRICATED ALUMINUM RETAINERS PTM RETURNS. FACE TO HAVE

1ST SURFACE 7725-120 SATIN ALUMINUM VINYL BACKED WITH 3635-20B WHITE BLOCKOUT FILM.

INSTALL

DECORATIVE RIVNUTS ATTACHED THROUGH FACE.

LOWER LIGHTBAR HAS .080" thk. ALUMINUM TAGLINE PANEL PAINTED PPG #UC51713XL DURANAR XL

PEWTER w/ ROUTED OUT SHOW-THRU COPY CHEMICALLY WELDED TO WHITE ACRYLIC BACKER.

BACK LIGHT w/ 7100K WHITE LEDS. HOUSE POWER SUPPLIES IN BACKGROUND PANEL.



Design

0820368AR13

Sheet 7 of 9

Client

CITY WORKS

Address

365 W. DUNDEE ROAD
WHEELING, IL

Account Rep.

R GLAESER

Designer

P MCDONALD

Date

12/07/17

Approval / Date

Client

Sales

Estimating

Art

Engineering

Landlord

Revision/Date

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Vista, CA 92081
(760) 734-1708 Fax (760) 734-3752

Northeast US 965 Baxter Avenue
Suite 200
Louisville, KY 40204
(502) 479-3075 Fax (502) 412-0013

Florida 2584 Sand Hill Point Circle
Davenport, FL 33837
(888) 420-1100 Fax (863) 424-1160

Georgia 111 Woodstone Place
Dawsonville, GA 30534
(678) 725-8852 Fax (210) 349-8724

South Texas PO BOX 125 206 Doral Drive
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FINAL ELECTRICAL
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THIS SIGN IS INTENDED TO BE INSTALLED
IN ACCORDANCE WITH ARTICLE 600 OF THE
NATIONAL ELECTRICAL CODE AND/OR OTHER
APPLICABLE LOCAL CODES. THIS INCLUDES
PROPER GROUNDING & BONDING OF THE SIGN.
SIGN WILL BEAR UL LABEL(S).

SCBA 19-3 City Works Eatery

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
Steve Robles, Assistant Director of Community Development

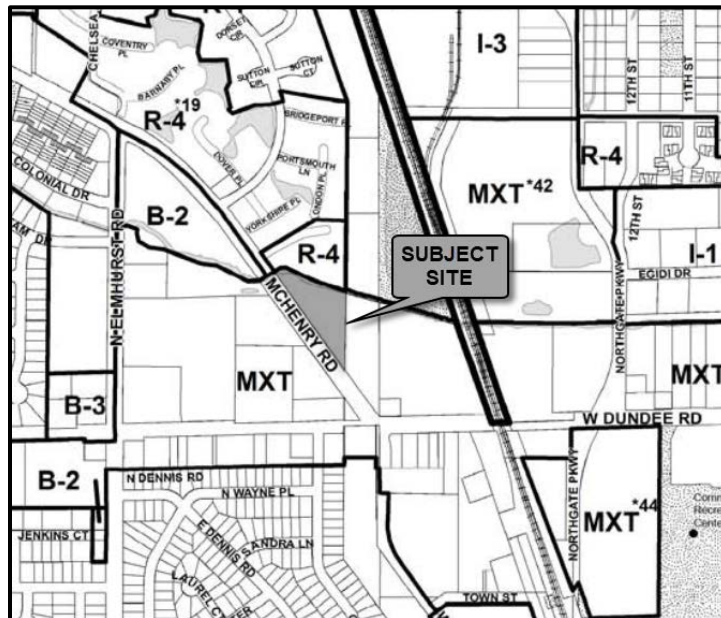
RE: **Docket No. SCBA 19-4**
Fifth Third Bank
125 McHenry Road
Appearance Approval of Wall and Freestanding Signs

DATE OF REPORT: February 22, 2019

DATE OF MEETING: February 28, 2019

PROJECT OVERVIEW: The petitioner is seeking appearance approval for modifications for new wall signs and freestanding sign for the existing bank, which are located at 125 McHenry Road.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Development Name:</u>	MB Financial Bank
<u>Applicant/Owner Name:</u>	Identity Services LLC
<u>Common Location:</u>	East side of McHenry Road, north of W. Dundee Rd.
<u>Existing Use of Property:</u>	Bank with drive-through
<u>Existing Property Zoning:</u>	MXT, Transit Oriented Mixed Use District

Previous Relevant Zoning Action on Property:

SCBA 10-4 Appearance approval of wall and freestanding sign replacements to MB Financial Bank (3/11/2010 approval date).

DESCRIPTION OF PROPOSAL

Due to a change in corporate branding, the current MB Financial Bank is being rebranded to Fifth Third Bank. Apart from the replacement of the exterior signage, no other exterior site/building modifications have been identified at this time. The petitioner is requesting appearance approval of new replacement signs that will match the rebranding of the site.

SIGNAGE PLAN REVIEW

Signage Locations: Two wall signs are proposed. The primary sign will be located on the south façade, which faces McHenry Road. The second additional wall sign will be located on the north façade facing the parking lot, but will also be visible from McHenry Road. The existing freestanding pylon sign, which is located along McHenry Road, will also be modified.

Proposed Signage Size, Style and Type: The main (primary) wall sign, which is located on the south façade, will include the Fifth Third logo and the rebranded bank name; “Fifth Third Bank”. The sign will be internally illuminated aluminum channel letters in white. The logo will also include channel letters to provide dimension to the Fifth Third letters, and include the corporate color scheme of blue, white and green. The sign meets the requirements of the Sign Code based on the following:

- Proposed Sign Area: 45.26 square feet (18'-1.25" wide x 2.5' high)
- Allowable Sign Area: 81 square feet (based on a 54' wide building)

The additional wall sign on the north façade will consist of the logo only. The logo sign will be internally illuminated aluminum panel, with channel letters displaying the 5/3 graphic element, and display the same color scheme of blue, white and green. The sign meets the requirements of the Sign Code based on the following:

- Proposed Sign Area: 10 square feet (3'-4 3/8" wide x 3' high)
- Allowable Sign Area: 35 square feet (based on 1 sq. ft. of sign area for each lineal foot of window on the subject wall; 35')

The proposed freestanding pylon sign will be installed in the same location as the existing sign. The overall height will increase by 6", for a total height of 20' from grade, which is the maximum height permitted. The shape of the sign will be rectangular, but have rounded corners on opposite ends to create visual interest. The majority of the pylon sign will be blue, with the bottom portion in white with a diagonal pattern. The 5/3 square logo and bank name will be the only sign copy on the double-sided sign. The sign will be internally illuminated and restrict the light to the logo and bank name. An additional internal lighting element will create a green glow effect from the sides and top of the sign. The sign meets the requirements of the Sign Code based on the following:

- Proposed Sign Area: 88.95 square feet

- Allowable Sign Area: 100 square feet
- Proposed Sign Height: 20 feet
- Allowable Sign Height: 20 feet

Landscaping: A landscape plan is provided for the modifications to the existing freestanding pylon sign. The area of the landscaping exceeds the requirements of the Sign Code. The proposed landscape plans meet the species mix requirements of the Sign Code. It includes dwarf evergreens and winter interest (flowering quince), deciduous shrubs (Caryopteris ‘Longwood Blue’), ground cover and annuals.

STAFF REVIEW

Impact on Adjacent Uses: No significant impact is anticipated on adjacent uses.

Staff Recommended Action: Staff recommends approval of the proposed wall and freestanding signs, subject to the condition that the façades are repaired from the removal of the existing wall signs.

PROPOSED MOTION

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

Approve Docket No. SCBA 19-4 to permit the installation of the wall and freestanding signs in accordance with the Fifth Third Bank sign plan (total of 10 pages), prepared by Advance Sign Group, dated February 6, 2019, for Fifth Third Bank, located at 125 McHenry Road, Wheeling, Illinois, and subject to the following condition of approval:

1. The façades shall be repaired from the removal of the existing wall signs.



Andrew C. Jennings, AICP
Director of Community Development



Steve Robles, AICP
Assistant Director of CD

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

[Fifth Third Bank Sign Plan \(10 pages total\), dated February 6, 2019](#)



Existing conditions of subject property (looking north)



Existing conditions of subject property (looking northeast)

SUMMARY OF SIGNAGE

SIGN	GRAPHIC	DESCRIPTION	SQ FT
1.0-2.0		- CHL-30 ON RACEWAY - (1) ONE REQUIRED - SOUTHEAST	45.26
2.0		- CHL-36 SHIELD ONLY - (1) ONE REQUIRED - NORTH ELEVATION	10.00
3.0		- 20' PYLON SIGN - (1) ONE REQUIRED - SOUTH ELEVATION	Total:119.5 Blue: 88.9
4.0		- DIRECTIONAL SIGNAGE - (1) ONE REQUIRED - SOUTH ELEVATION	3.00
5.0		- DIRECTIONAL SIGNAGE - (1) ONE REQUIRED - EAST ELEVATION	3.00
6.0		- DIRECTIONAL SIGNAGE - (1) ONE REQUIRED - NORTH ELEVATION	3.00
7.0		- EXTERIOR FREESTANDING ATM - (1) REMOVAL BY OTHERS - NORTH ELEVATION	00.00
8.0	125	- FIRST SURFACE WHITE VINYL - (1) ONE REQUIRED - SOUTHWEST ELEVATION	00.55



SITE MAP

NOT TO SCALE

Building Strategy: Keep-Maintain
Building Ownership: Owned

SCBA 19-4 Fifth Third Bank



125 McHenry Rd., Wheeling, IL 60090

DRAWING NO.
027163

SUM/
SITE

DATE OF
LAST CHANGE:
02/06/19

REVISION NO.
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CONSULTANT:
ANDY WASSERSTROM
PROJECT MANAGER:
HEIDI PAPWORTH
DESIGNER:
BK/P-EB

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CHL-30 ON RACEWAY ILLUMINATED - EXISTING AND PROPOSED
(1) ONE REQUIRED - SOUTHEAST ELEVATION

SCALE 3/16" = 1'-0"
45.26 SQUARE FEET

SCBA 19-4 Fifth Third Bank



FIFTH THIRD BANK

125 McHenry Rd., Wheeling, IL 60090

DRAWING NO.	DATE OF LAST CHANGE:
027163	02/06/19
ELEV1.0	REVISION NO.
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PAINT TO MATCH WALL
SHERWIN WILLIAMS SPEC TBD



CHL-30 ON RACEWAY ILLUMINATED - EXISTING AND PROPOSED

SCALE 1/8" = 1'-0"

(1) ONE REQUIRED - NORTH ELEVATION

10.00 SQUARE FEET

SCBA 19-4 Fifth Third Bank



FIFTH THIRD BANK

125 McHenry Rd., Wheeling, IL 60090

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ELEV2.0	REVISION NO.
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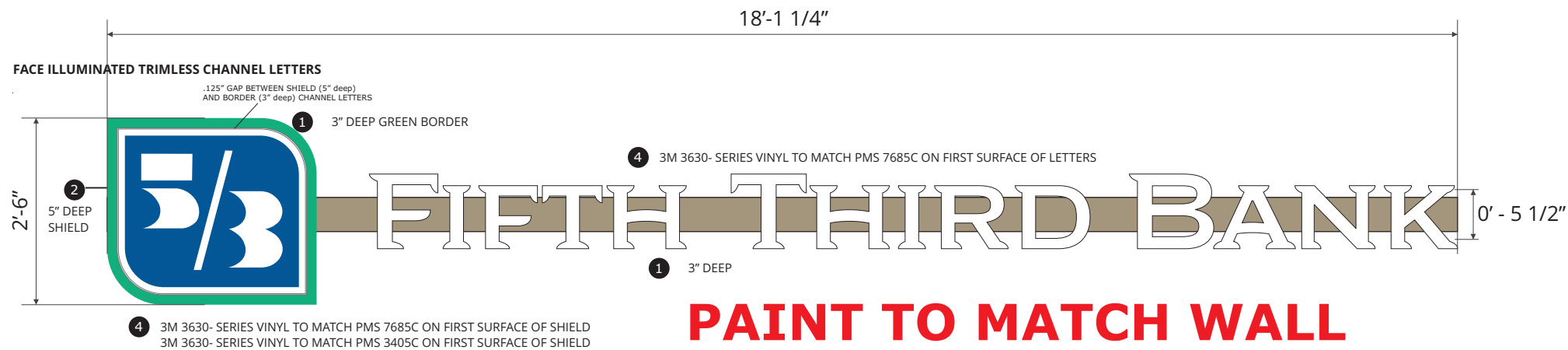
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**PAINT TO MATCH WALL
MATHEWS 12567 TANTARA**

CHL-30 ON RACEWAY ILLUMINATED

(1) ONE REQUIRED - SOUTHEAST ELEVATION

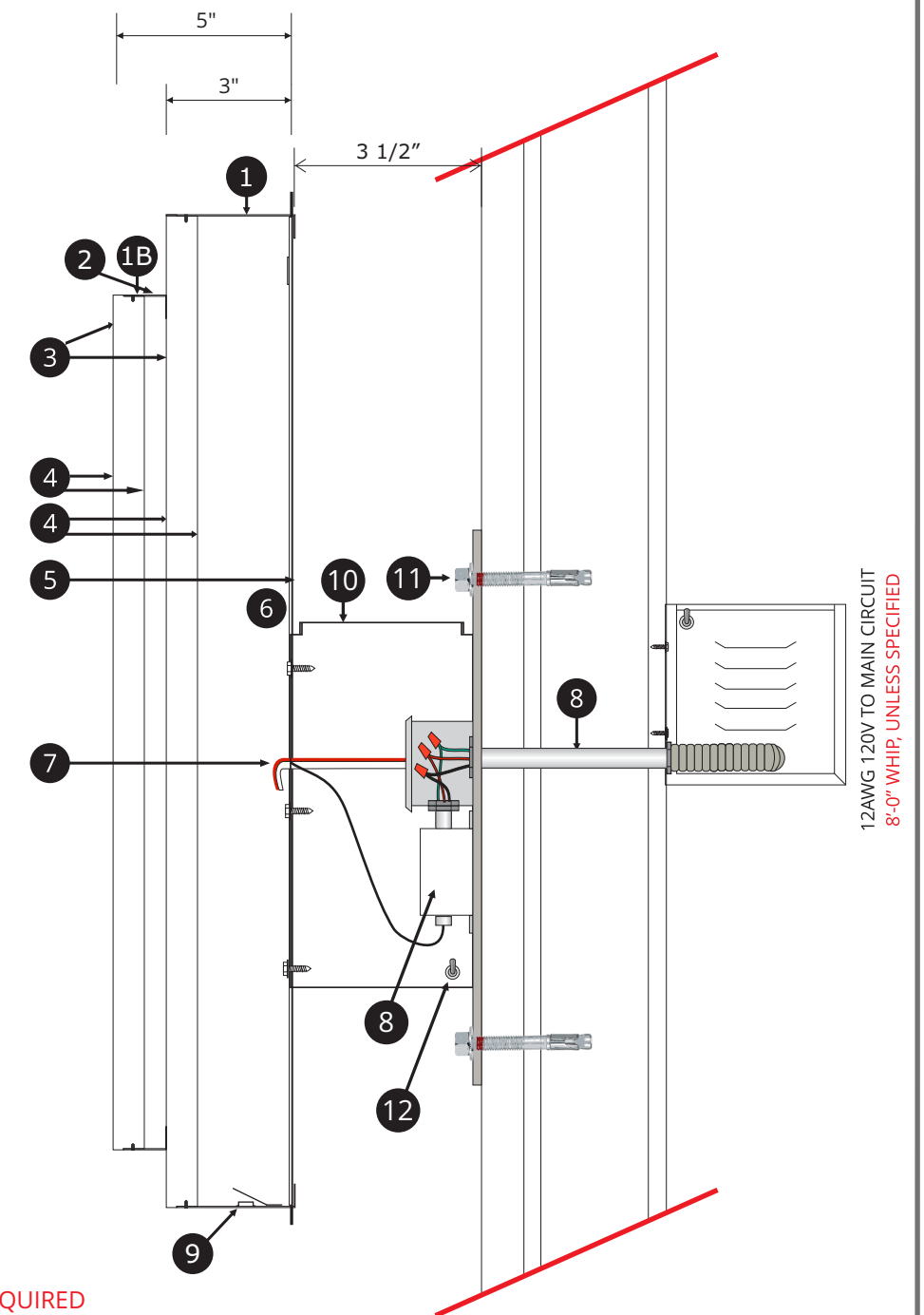
SCALE 1/2" = 1'-0"

45.26 SQUARE FEET

- 3" DEEP - .040 ALUMINUM RETURNS)
LOGO: OUTSIDE PMS 3405c (GREEN) /INSIDE WHITE
LETTERS: OUTSIDE ALUMET BRUSHED ALUMINUM COIL/ INSIDE WHITE
- 5" DEEP - .040 ALUMINUM RETURNS) OUTSIDE WHITE/INSIDE WHITE FOR WHITE/BLUE SHIELD
- 1/2" THICK **CLEAR** ACRYLIC FACES W/1/8" THICK ROUTED LIP. ACRYLIC TO SLIDE 3/8" INTO RETURNS
- 3M 3630-146 / 3630-047 SERIES VINYL ON FIRST SURFACE
- 1/8" ACM BACKS
- WHITE LEDS AS REQUIRED (QTY & PLACEMENT DETERMINED BY SIGN SIZE)
- REMOTE 120V POWER SUPPLIES MOUNTED INSIDE UL APPROVED METAL BOX W/ DISCONNECT SWITCH
- UL LISTED/RECOGNIZED 18 AWG/2PLTC WIRING AND FIXTURES GOING TO POWER SUPPLIES
- WEEP HOLES W/040 ALUMINUM BAFFLES
- 5.5"X 3.5" SIGN COMP 1970N RACEWAY PAINTED TO MATCH MP:12567 TANTARA
- MOUNTED WITH REDHEAD EXPANSION BOLTS
- EXTERIOR CUT OFF SWITCH

MOUNTING IS TO BE DETERMINED BY SURVEY PER LOCATION

SIGN TO HAVE AN 8'-0" WHIP, INSTALLER TO SPECIFY IF SPECIFIC LENGTH IS REQUIRED



SIDE VIEW

SCALE 3" = 1'-0"

INSTALLATION NOTES 1: USE NON-CORROSIVE HARDWARE AND SEAL ALL EXTERIOR FACADE PENETRATIONS WATERTIGHT.

SCBA 19-4 Fifth Third Bank

INSTALLATION NOTES 2: ONE DEDICATED (1) 120VAC CIRCUIT BY OTHERS REQUIRED WITHIN 5' OF CENTER OF SIGN. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE CODES. THIS INCLUDES PROPER GROUNDING AND BONDING.

INSTALLATION NOTES 3: GC TO PROVIDE ADEQUATE WOOD OR METAL BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.



FIFTH THIRD BANK

125 McHenry Rd., Wheeling, IL 60090

DRAWING NO.

027163

SIGN #

1.0

**DATE OF
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02/06/19

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PROJECT MANAGER:

HEIDI PAPWORTH

DESIGNER:

BK/P-EB

FILE LOC:

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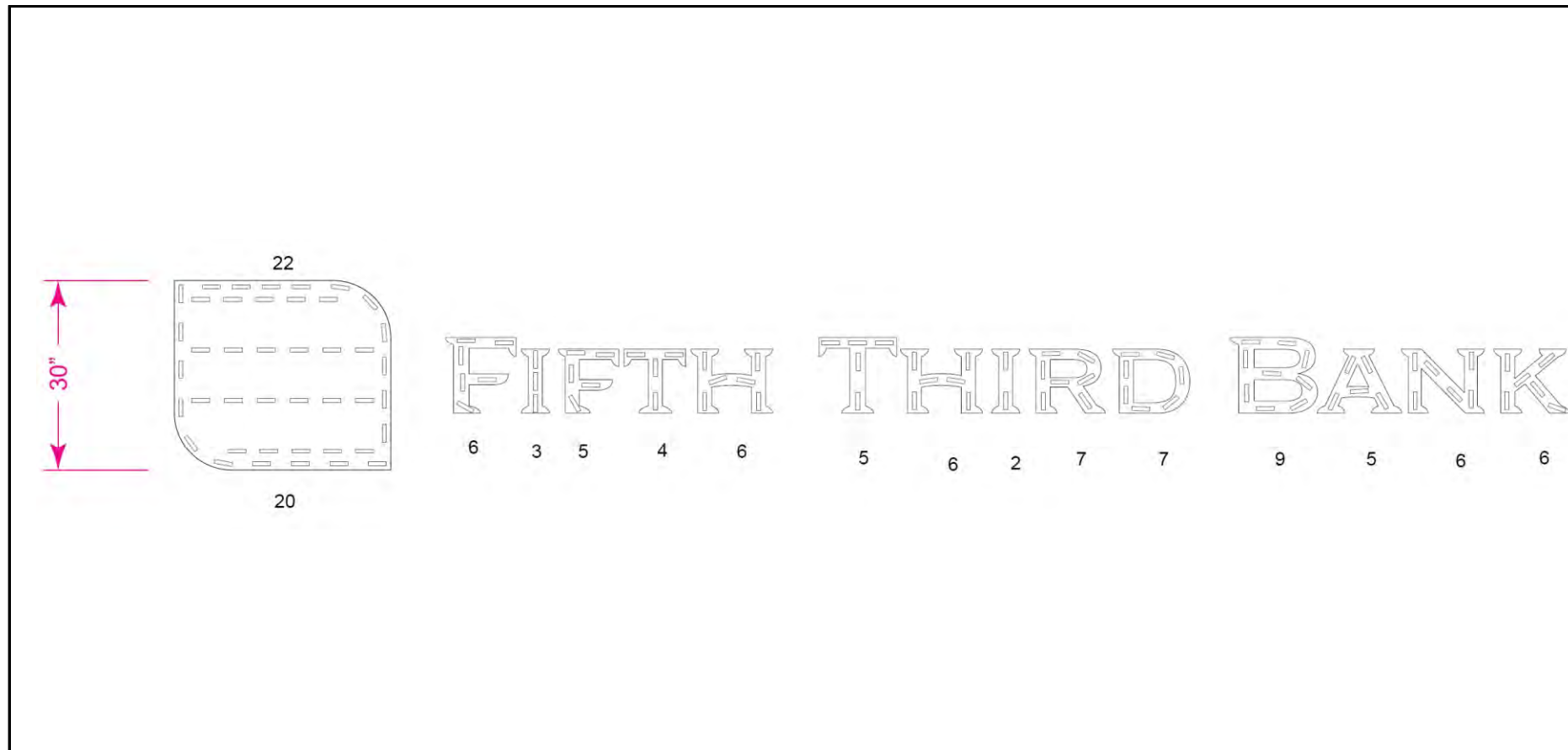
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ZLight Technology
1013 Harimaw CT East
Metairie, LA 70001

Tel: 504-322-4516
Fax: 504-836-0008
www.zlighttech.com



Z-ECO2-W 119 pcs

60W Power Supply 2 pcs

layout@zlighttech.com

ZLight recommends the customer verify the LED placement and quantity to ensure even illumination.

Date: 11/14/2018

INSTALLATION NOTES 1: USE NON-CORROSIVE HARDWARE AND SEAL ALL EXTERIOR FACADE PENETRATIONS WATERTIGHT.

INSTALLATION NOTES 2: ONE DEDICATED (1) 120VAC CIRCUIT BY OTHERS REQUIRED WITHIN 5' OF CENTER OF SIGN. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE CODES. THIS INCLUDES PROPER GROUNDING AND BONDING.

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SCBA 19-4 Fifth Third Bank



FIFTH THIRD BANK

125 McHenry Rd., Wheeling, IL 60090

DRAWING NO.

027163

SIGN #

1.0 - 2.0

DATE OF
LAST CHANGE:
02/06/19

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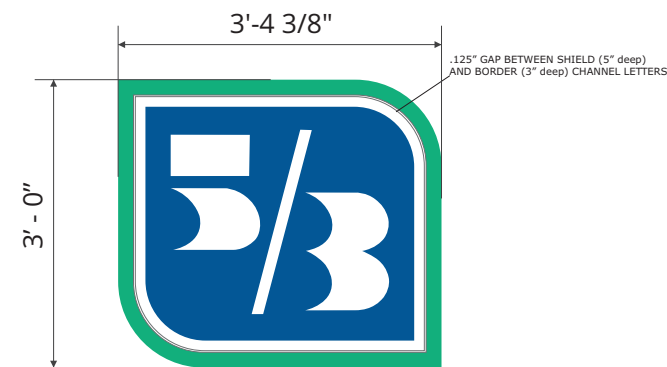
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FACE ILLUMINATED TRIMLESS CHANNEL LETTERS

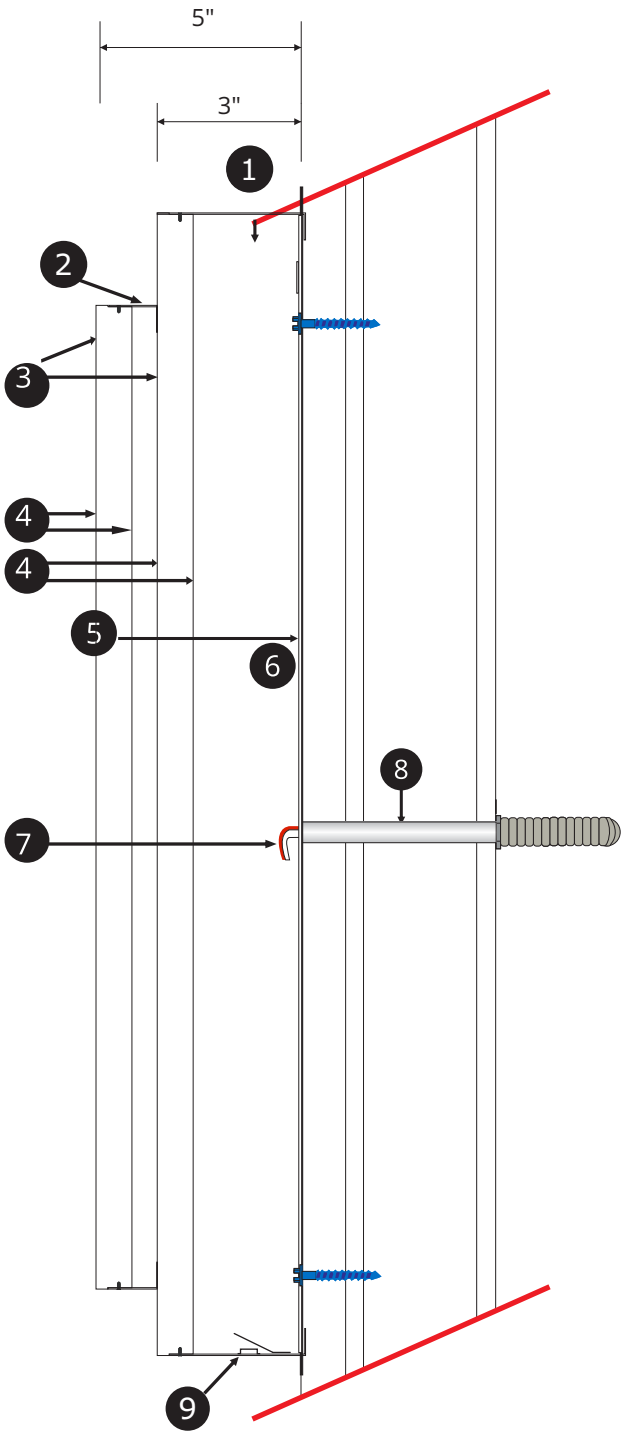
CHL-36 DIRECT MOUNT

(1) ONE REQUIRED - NORTH ELEVATION

SCALE 1/2" = 1'-0"

10.00 SQUARE FEET

- 1 3" DEEP - OUTSIDE PMS 3405c (GREEN) /INSIDE WHITE
- 2 5" DEEP - .040 ALUMINUM RETURNS) OUTSIDE WHITE/INSIDE WHITE FOR WHITE/BLUE SHIELD
- 3 1/2" THICK **CLEAR** ACRYLIC FACES W/1/8" THICK ROUTED LIP. ACRYLIC TO SLIDE 3/8" INTO RETURNS
- 4 3M 3630-146 LIGHT KELLY GREEN / 3630-047 PATRIOT BLUE SERIES VINYL ON FIRST SURFACE
- 5 1/8" ACM BACKS
- 6 WHITE LEDS AS REQUIRED (QTY & PLACEMENT DETERMINED BY SIGN SIZE)
- 7 REMOTE 120V POWER SUPPLIES MOUNTED INSIDE UL APPROVED METAL BOX W/ DISCONNECT SWITCH
- 8 UL LISTED/RECOGNIZED 18 AWG/2PLTC WIRING AND FIXTURES GOING TO POWER SUPPLIES
- 9 WEEP HOLES W/040 ALUMINUM BAFFLES
- 10 STAINLESS STEEL COUNTERSUNK SCREWS TO ATTACH ACRYLIC FACE TO RETURN
- 11 WALL CONSTRUCTION IS SOLID (BRICK, STONE, CONCRETE), SIGN MOUNTED WITH TAPCONS



SIDE VIEW

SCALE 3" = 1'-0"

INSTALLATION NOTES 1: USE NON-CORROSIVE HARDWARE AND SEAL ALL EXTERIOR FACADE PENETRATIONS WATERTIGHT.

SCBA 19-4 Fifth Third Bank

INSTALLATION NOTES 2: ONE DEDICATED (1) 120VAC CIRCUIT BY OTHERS REQUIRED WITHIN 5' OF CENTER OF SIGN. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE CODES. THIS INCLUDES PROPER GROUNDING AND BONDING.

INSTALLATION NOTES 3: GC TO PROVIDE ADEQUATE WOOD OR METAL BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.



FIFTH THIRD BANK

125 McHenry Rd., Wheeling, IL 60090

DRAWING NO.

027163

SIGN #

2.0

DATE OF
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02/06/19

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DESIGNER:
BK/P-EB

FILE LOC:

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20' TALL PYLON - EXISTING AND PROPOSED
(1) ONE REQUIRED - SOUTH ELEVATION

SCALE 3/16" = 1'-0"
119.54 SQUARE FEET

SCBA 19-4 Fifth Third Bank



FIFTH THIRD BANK

125 McHenry Rd., Wheeling, IL 60090

DRAWING NO.

027163

ELEV3

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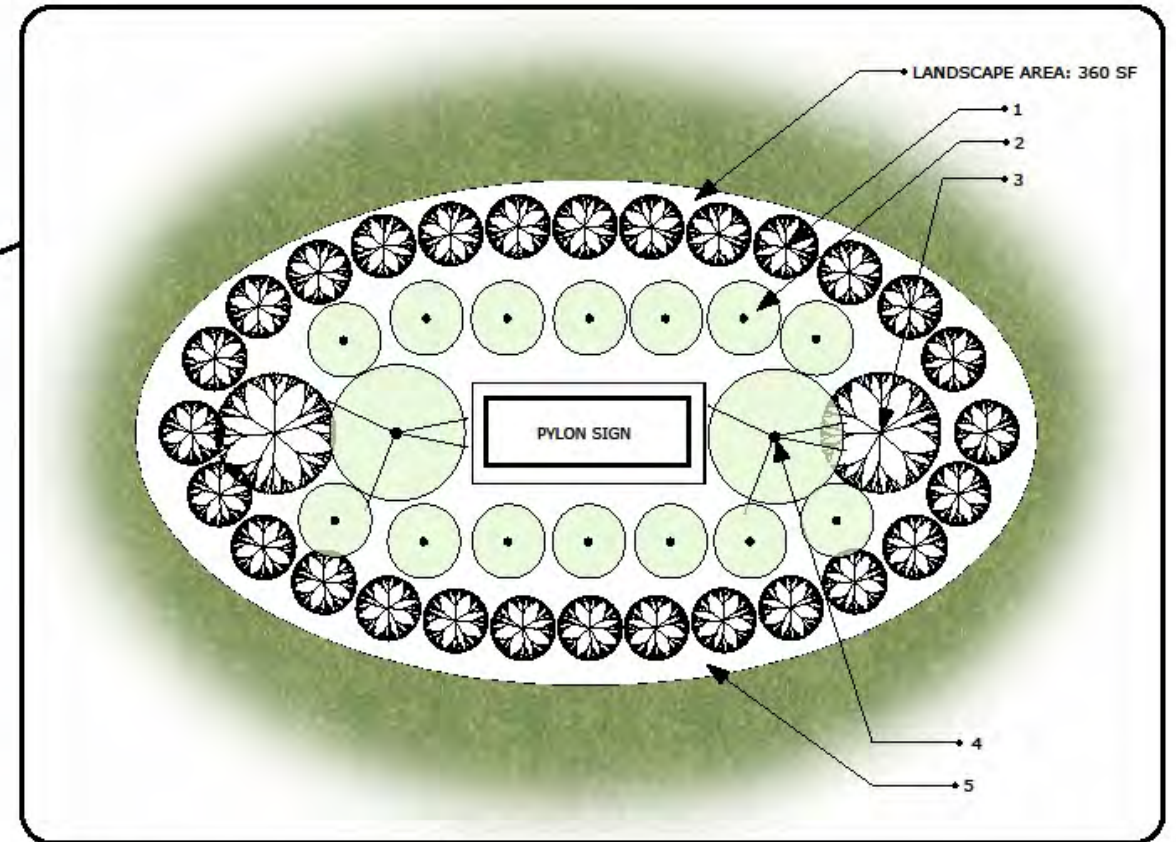
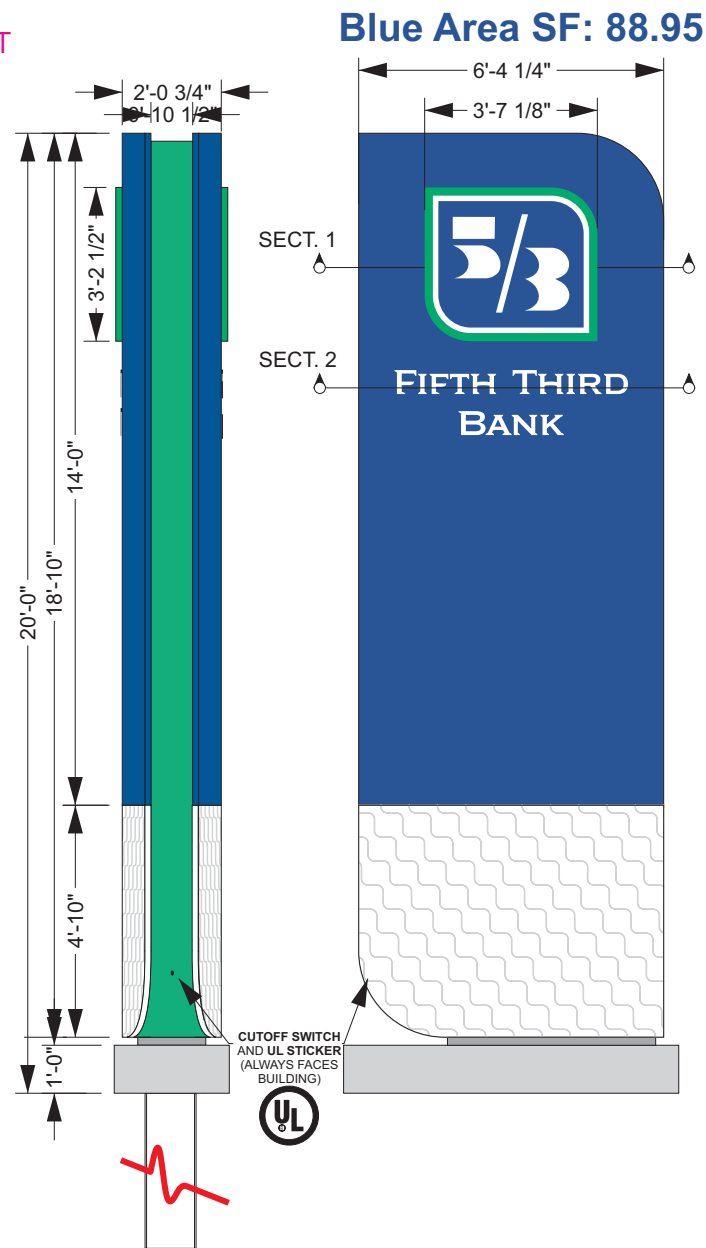


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PYL20
119.54 SQ FT



0 PYLON SIGN LANDSCAPING PLAN
Scale: 1/4" = 1'-0"



PLANTING LEGEND

1. FLOWERING PERENNIALS OR ANNUAL FLOWERS (40%): YARROW
2. OTHER PLANTS WITH WINTER INTEREST (20%): FLOWERING QUINCE
3. DECIDUOUS SHRUBS (10%): CARYOPTERIS 'LONGWOOD BLUE'
4. DWARF EVERGREENS (10%)
5. GROUND COVER (20%)

*SQUARE FEET OF PYLON SIGN FACE (ALL SIDES) = 360 SF.

20' PYLON ILLUMINATED

(1) ONE REQUIRED - SOUTH ELEVATION

SCALE 1/4" = 1'-0"

119.54 SQUARE FEET

1 PER FIFTH THIRD TECHNICAL DRAWINGS

INSTALLATION NOTES 1: USE NON-CORROSIVE HARDWARE AND SEAL ALL EXTERIOR FACADE PENETRATIONS WATERTIGHT.

SCBA 19-4 Fifth Third Bank

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FIFTH THIRD BANK

125 McHenry Rd., Wheeling, IL 60090

DRAWING NO.

027163

SIGN #

3.0

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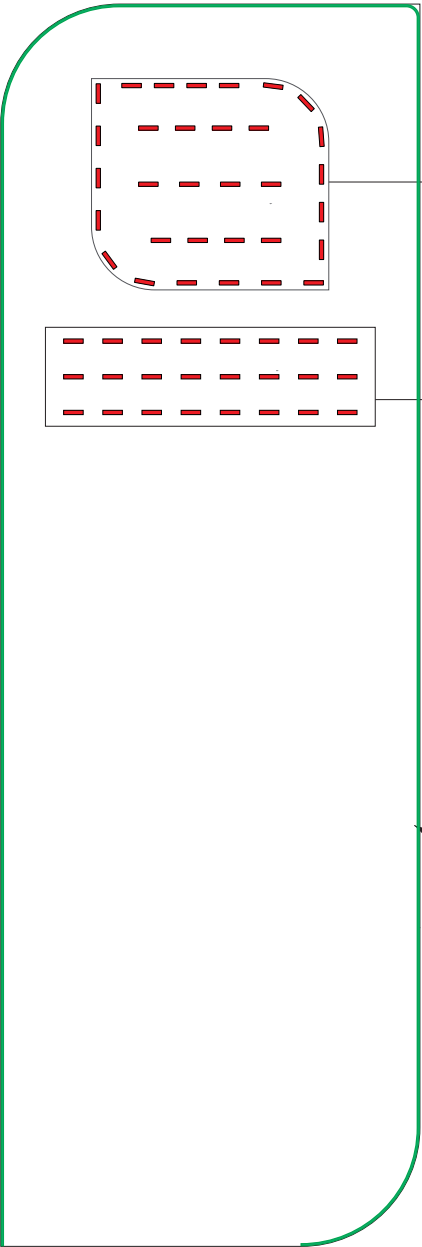
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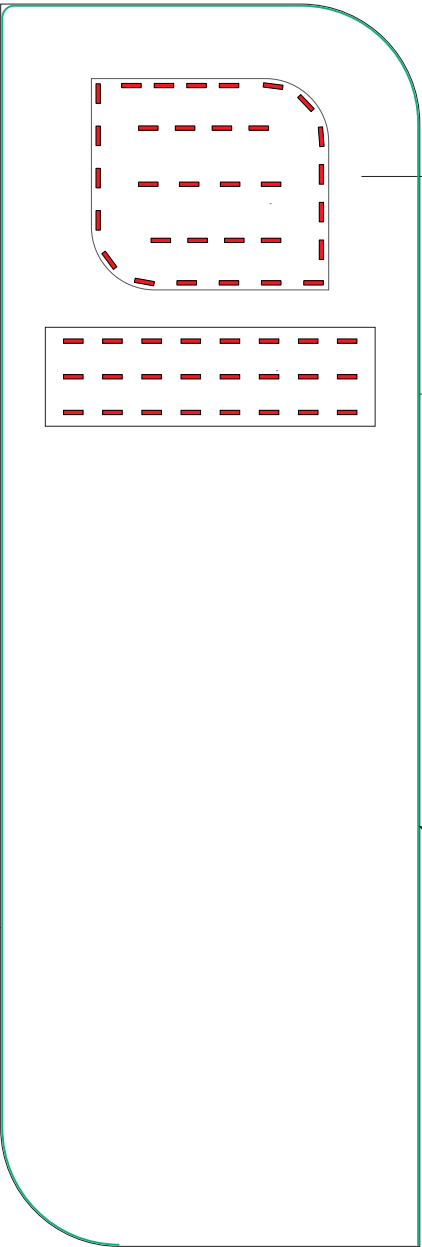


PYL20
119.54 SQ FT



LOAD: 85.0
MODULES: 68
WATTS: 42.8 OF 60.0

LED BORDER TUBE



LOAD: 85.0
MODULES: 68
WATTS: 42.8 OF 60.0

LED BORDER TUBE

SCBA 19-4 Fifth Third Bank



FIFTH THIRD BANK

125 McHenry Rd., Wheeling, IL 60090

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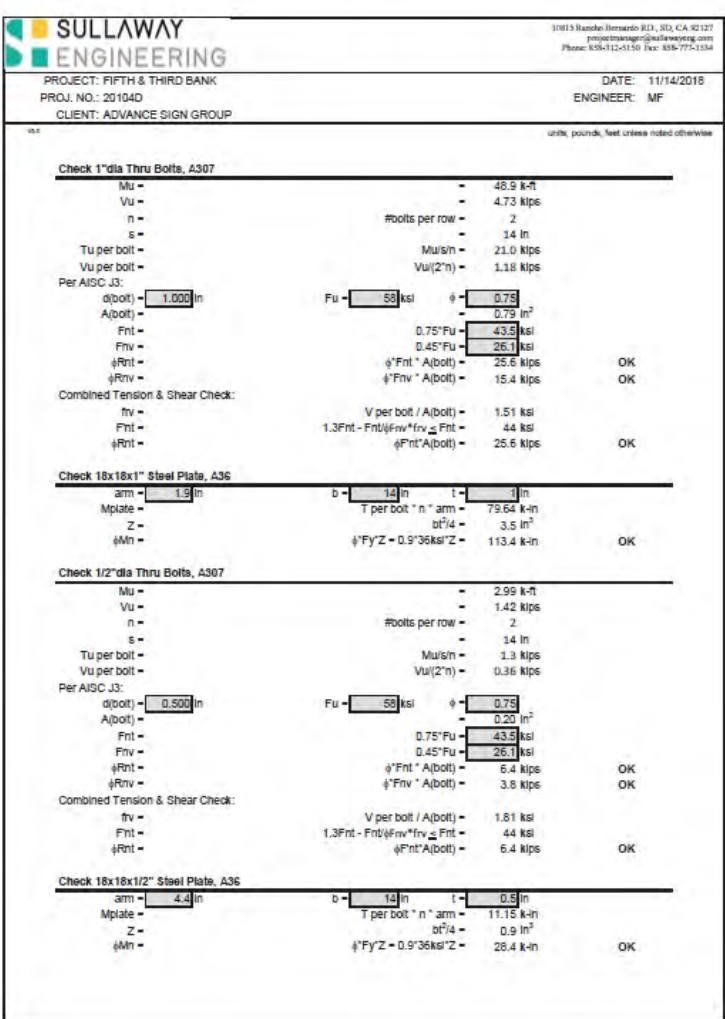
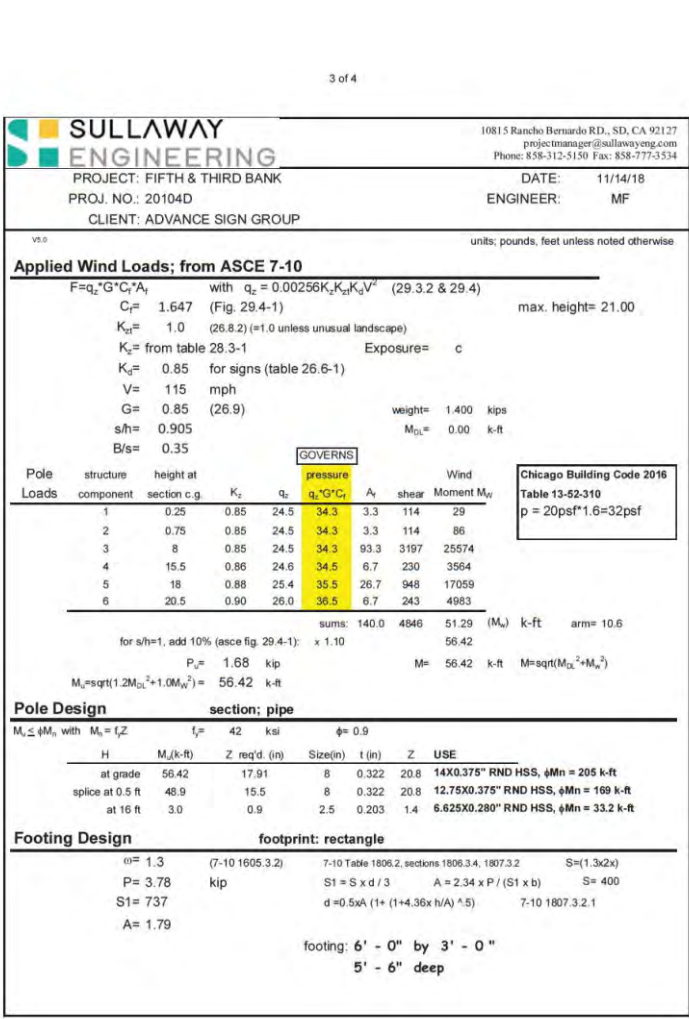
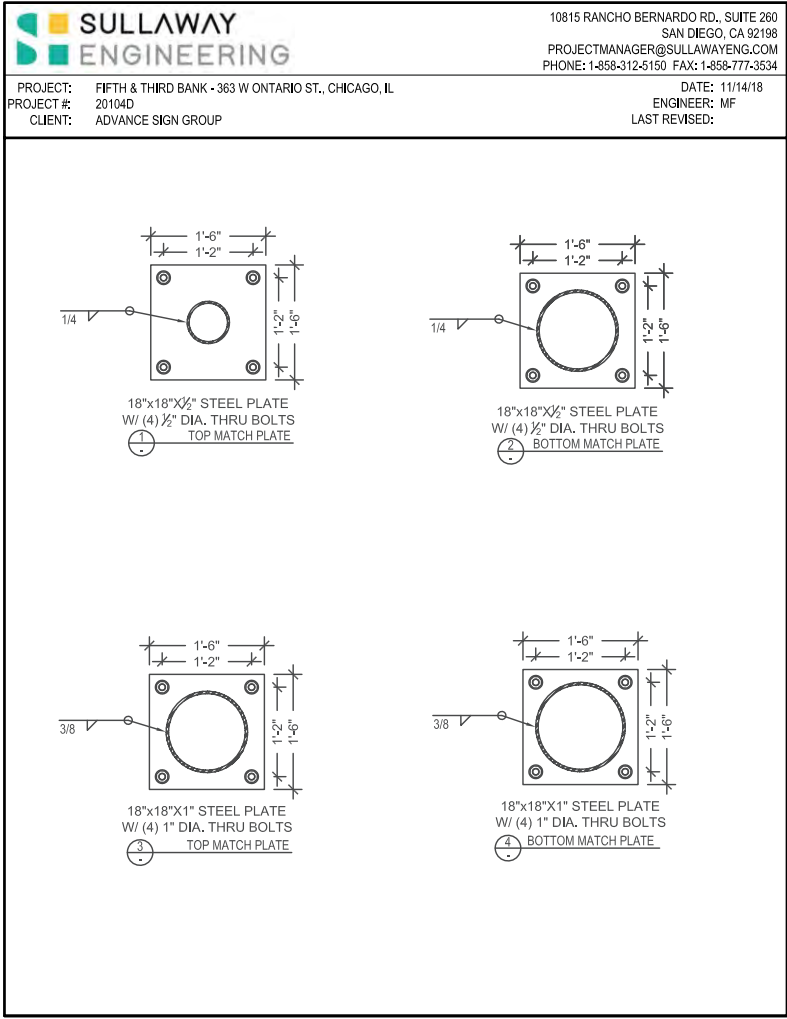
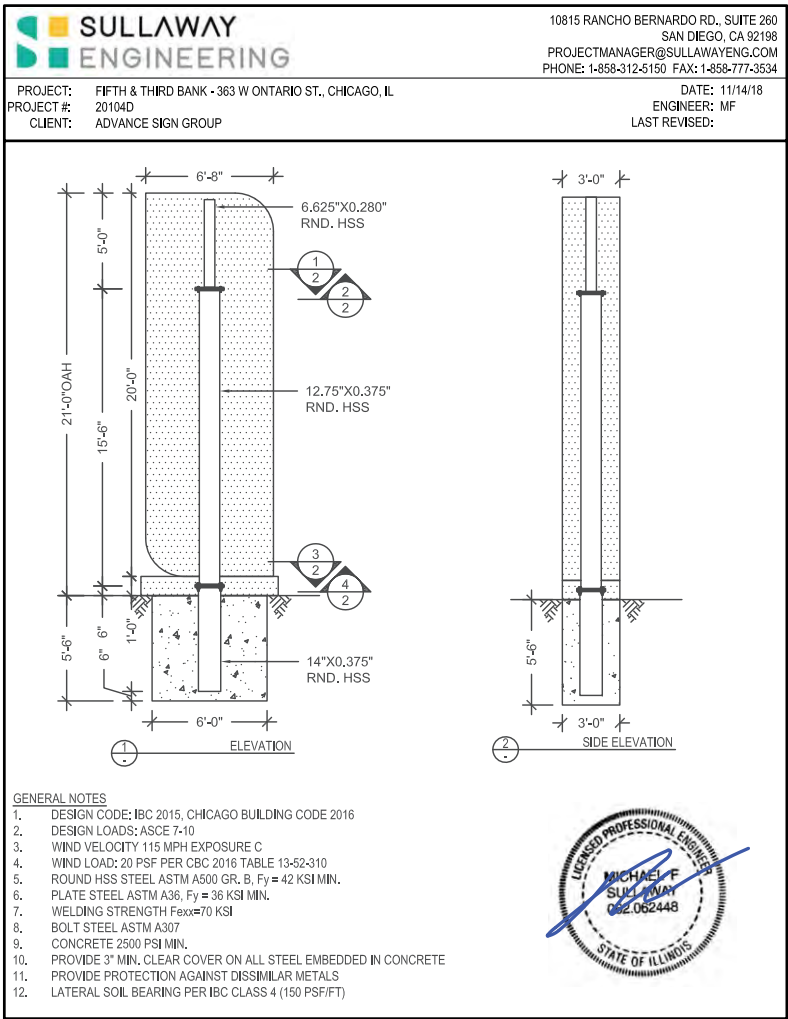
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SCBA 19-4 Fifth Third Bank



FIFTH THIRD BANK

125 McHenry Rd., Wheeling, IL 60090

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REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

FROM: Andrew C. Jennings, Director of Community Development
Steve Robles, Assistant Director of Community Development

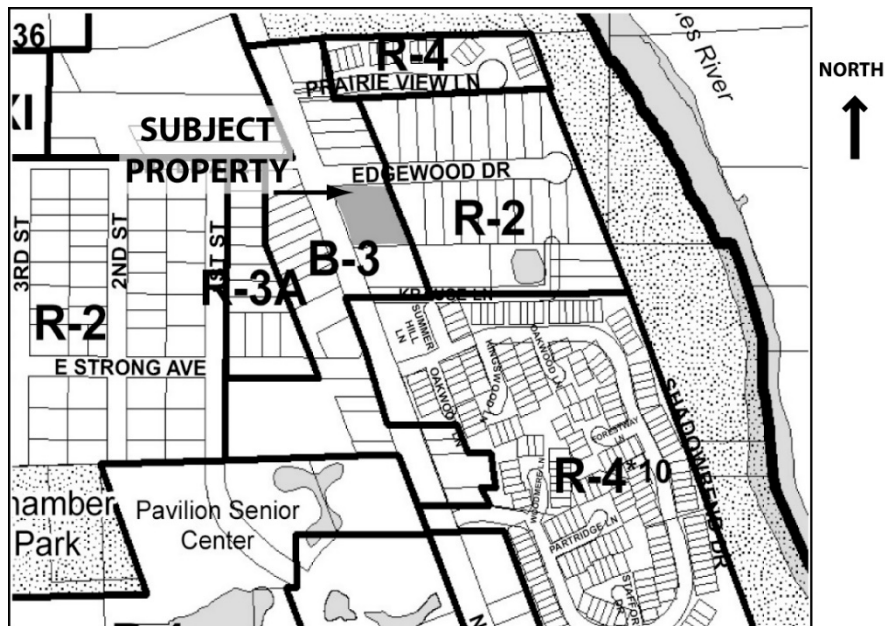
RE: **Docket No. SCBA 19-6**
Express Auto Title Loans
353 N. Milwaukee Avenue
Appearance Approval of Freestanding Sign

DATE OF REPORT: February 22, 2019

DATE OF MEETING: February 28, 2019

PROJECT OVERVIEW: The petitioner is seeking appearance approval of a new freestanding sign for Express Auto Title Loans, located at 353 N. Milwaukee Avenue.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant/Owner Name: Roman Zilber

Common Location: Located at the southeast corner of Milwaukee Avenue and Edgewood Drive.

Use of Unit: Short term lending facility

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

Previous Relevant Zoning Action on Property:

2018-29 Special Use-Site Plan Approval for Short-Term Lending Facility,
Ordinance No. 5240, passed January 7, 2019.

DESCRIPTION OF PROPOSAL

The petitioner is requesting appearance approval to install a new replacement sign on the existing freestanding sign for the recently approved Express Auto Title Loans location.

SIGNAGE PLAN REVIEW

Signage Locations: A new replacement sign is proposed for the existing freestanding sign at the subject property. The special use for a short-term lending facility was recently in front of the Plan Commission, and approved by the Village Board on January 7th. This request would reuse the existing freestanding sign structure and replace the double-sided sign panel.

Proposed Signage Size, Style and Type: The existing freestanding pylon sign will remain in the same location, but be replaced with a new sign. The overall sign dimensions will remain unchanged (8 feet long by 4 feet tall). The sign will be a lexan/plastic panel, with vinyl applied letters and graphics. The sign panel will be internally illuminated. The top portion of the sign will identify the Express Title Loans business, and the bottom portion of the sign will be reserved for two future tenants. The petitioner has clarified that the future tenant spaces will be used to advertise space availability until the leases are secured. The sign meets the requirements of the Sign Code based on the following:

- Proposed Sign Area: 32 square feet (8' x 4')
- Allowable Sign Area: 100 square feet
- Existing Sign Height: 11 feet
- Allowable Sign Height: 20 feet

Landscaping: A landscape plan is provided for the modifications to the existing freestanding pylon sign. The area of the landscaping exceeds the requirements of the Sign Code. The proposed landscape plans meet the species mix requirements of the Sign Code. It includes preserving existing evergreens and winter interest (garden juniper), deciduous shrubs (shrub rose), fountain grasses, ground cover and annuals.

STAFF REVIEW

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

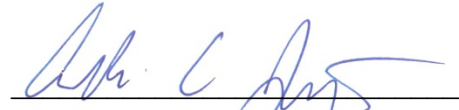
Staff Recommended Action: Staff recommends approval of the proposed freestanding sign, subject to the condition that the existing sign structure be repaired, power-washed, and painted prior to sign installation.

PROPOSED MOTION

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

Approve Docket No. SCBA 19-6 to grant appearance approval of the freestanding sign, as shown on the sign exhibits received February 13, 2019, for Express Title Loans, located at 353 N. Milwaukee Avenue, Wheeling, Illinois, subject to the following condition of approval:

1. Prior to sign installation, the freestanding sign structure shall be repaired, power-washed and painted.



Andrew C. Jennings, AICP
Director of Community Development

Steve Robles, AICP
Assistant Director of CD

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

[Freestanding Sign Plan](#)

[Landscape Plan](#)

[Property Survey](#)

Express Auto Title Loans – 353 N. Milwaukee Avenue

Docket No. 2018-29 (Special Use and Site Approval of a Short Term Lending Facility)



Existing conditions of subject property – west elevation

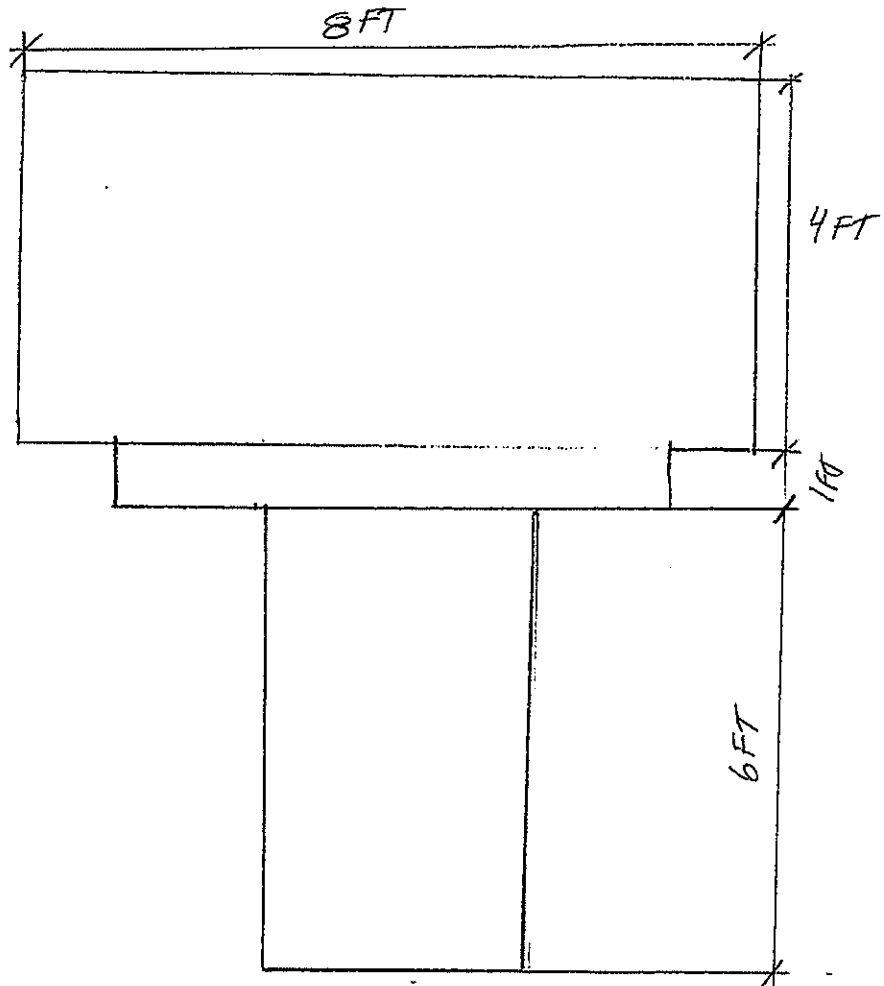


Existing conditions of subject sign (looking north)

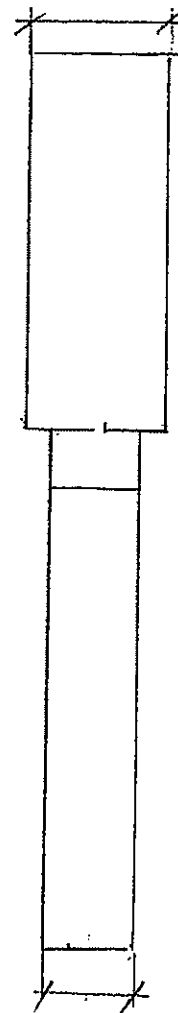


Existing conditions of subject sign (looking west)

FRONT VIEW



SIDE VIEW





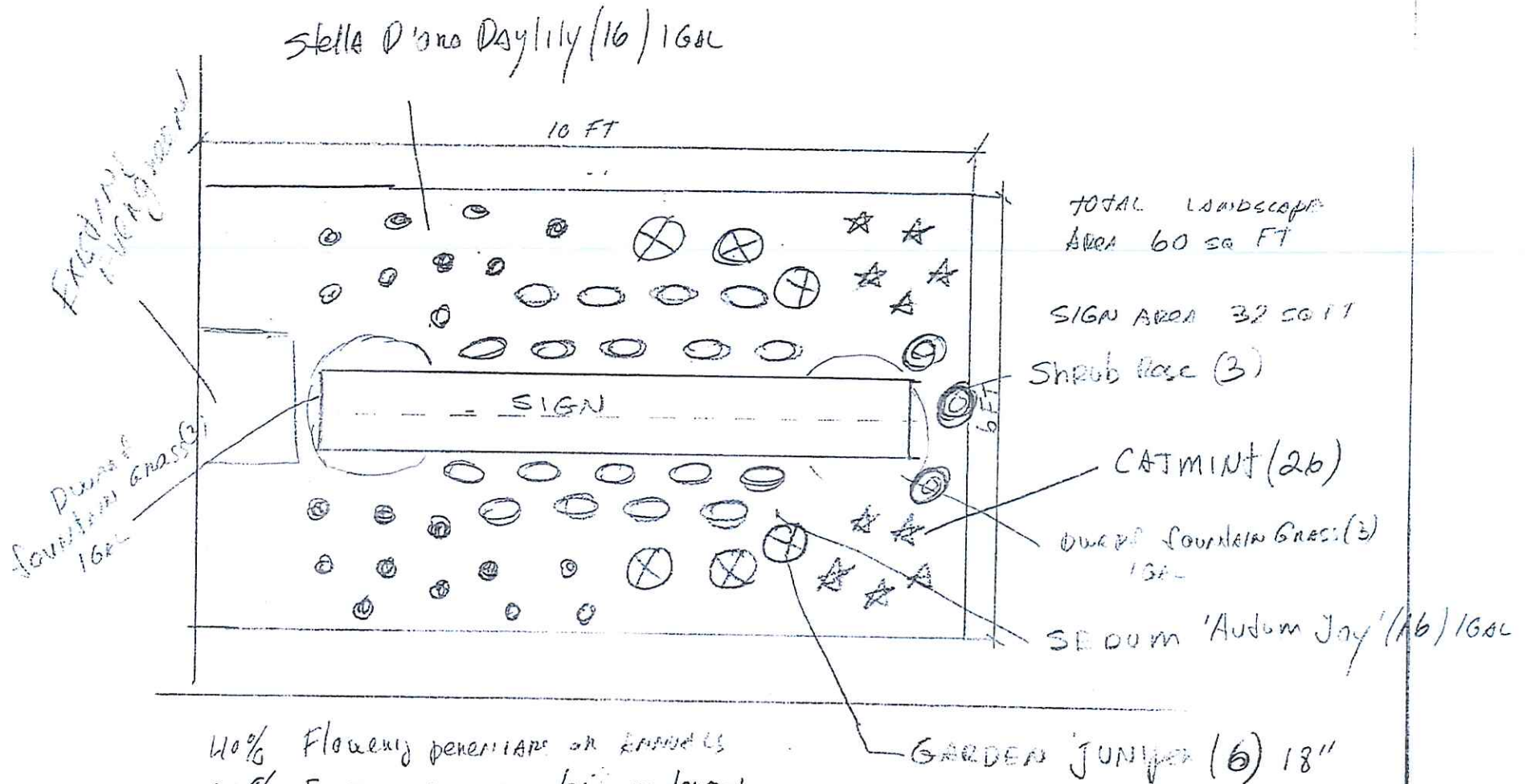
EXPRESS TITLE LOANS

IN BUSINESS FROM 1999

**FUTURE
TENANT**

**FUTURE
TENANT**

LANDSCAPE PLAN



TOTAL LANDSCAPE AREA 60 SQ FT

SIGN AREA 32 SQ FT

Shrub Rose (3)

CATMINT (26)

Dwarf Fountain Grass (3) 1 GAL

SEDUM 'Autumn Joy' (16) 1 GAL

GARDEN JUNIPER (6) 18"

40% Flowering perennials or annuals
30% Evergreens winter interest
10% deciduous shrubs

SUMMARY

1. Exceeds minimum 1 sq ft per sq ft of sign area
2. Low plants in front of sign
3. Meets minimum plant variety requirement

MidLakesSurvey.Com
382 Lake Street
Antioch, IL 60002

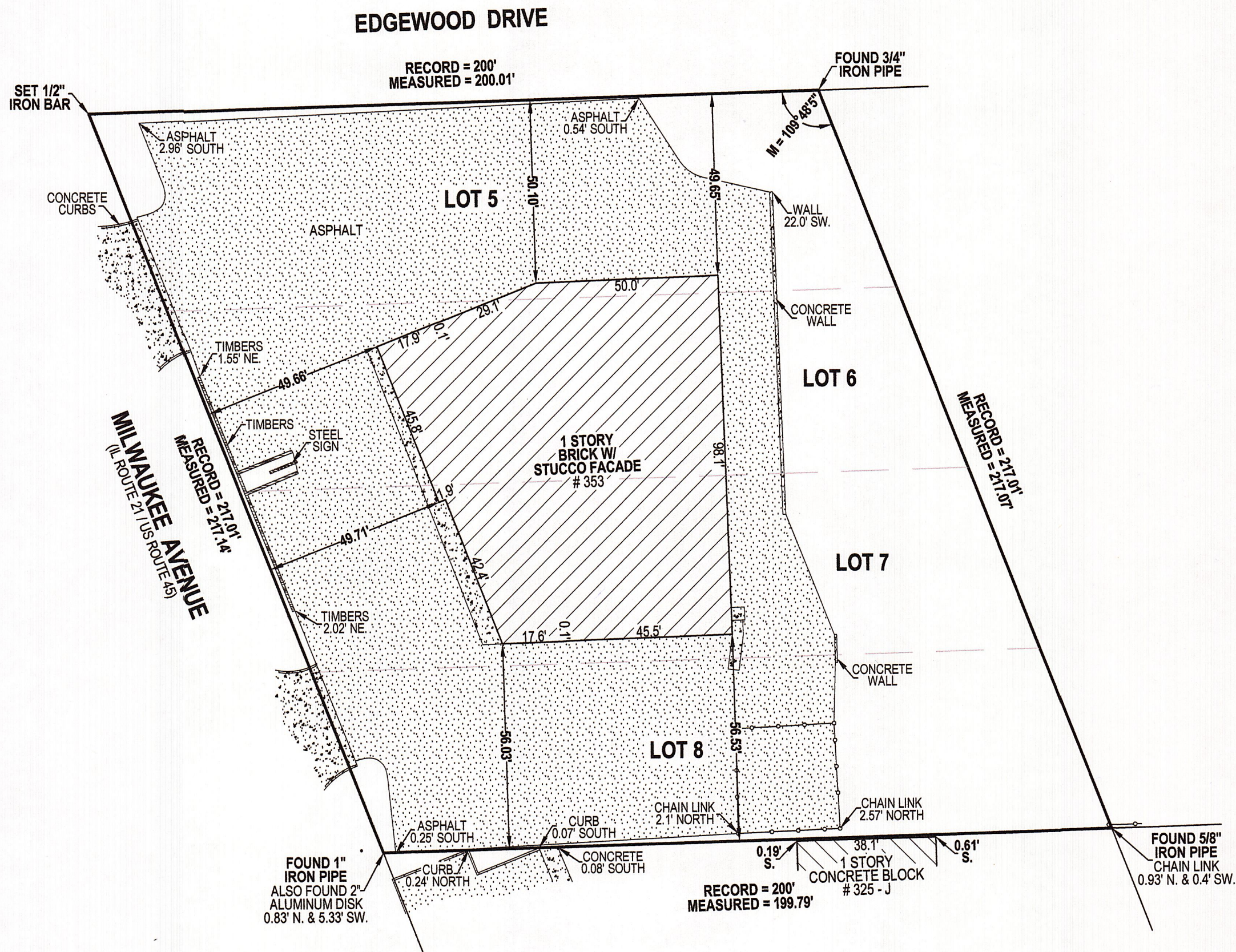
MID LAKES SURVEY COMPANY

Illinois Professional Design Firm 184.006153

PLAT OF SURVEY

Phone: 847-973-1873
Fax: 847-973-9783
midlakes.survey@yahoo.com

LOTS 5, 6, 7 AND 8 IN FOREST EDGE ADDITION TO WHEELING, BEING A SUBDIVISION OF THE EAST 1/2 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 1, 1953, AS DOCUMENT 15782079 IN COOK COUNTY, ILLINOIS.



SURVEY AREA = 40.827 Sq.Ft. ± 0.94 ACRES.

Only those Building Lines and Easements shown on the Recorded Plat of Subdivision or disclosed on a current Title Policy are shown hereon. All Distances shown in feet and decimal parts thereof. No distances are to be determined by scaling. All fences are located to centerlines, unless otherwise noted. Field work completed on 11/07/2018.

COPYRIGHT © 2018 - MID LAKES SURVEY COMPANY

Job no. 459576 P.I.N. 03-02-201-231 Scale 1" = 30'
Address 353 N. MILWAUKEE AVENUE Township WHEELING Platted By JER
WHEELING, IL 60090 Ordered By FRONTLINE REAL ESTATE PARTNERS, LLC Checked By NNM

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

On behalf of MID LAKES SURVEY COMPANY, I hereby certify that the above described property was surveyed under my supervision and that the annexed plat is a correct representation of said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated NOVEMBER 12, 2018

MID LAKES SURVEY COMPANY

By Nathaniel N. Messer, PLS
Illinois Professional Land Surveyor. My license expires 11/30/2018



CERTIFIED COPIES EMBOSSED WITH RAISED SEAL

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
Steve Robles, Assistant Director of Community Development

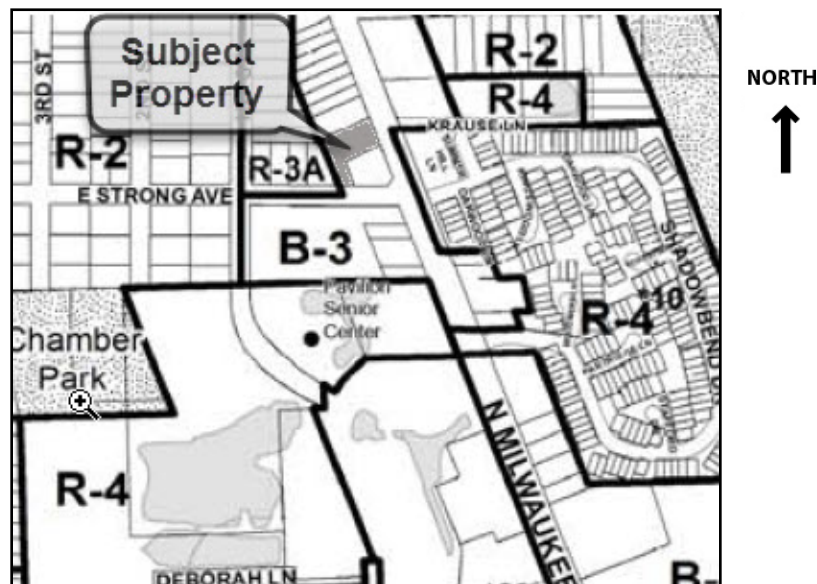
RE: **Docket No. SCBA 19-7**
House of Rental and Sales
318 N. Milwaukee Avenue
Appearance Approval of Wall Sign

DATE OF REPORT: February 22, 2019

DATE OF MEETING: February 28, 2019

PROJECT OVERVIEW: The petitioner is seeking appearance approval of a new wall sign for the House of Rental, which is located at 318 N. Milwaukee Avenue.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant/Owner Name: Chris Wright, business owner

Common Location: 318 N. Milwaukee Avenue

Existing Use of Property: Tool/Equipment Rental Facility

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

Previous Relevant Zoning Action on Property:
None

DESCRIPTION OF PROPOSAL

The petitioner is requesting appearance approval to install a new wall sign on the south building elevation for House of Rental.

SIGNAGE PLAN REVIEW

Signage Locations: One wall sign is proposed for the south building elevation, facing Strong Street.

Proposed Signage Size, Style and Type: House of Rental is proposing to install a wall sign on the south façade of the building, which would face Strong Street, to provide identification of the business from this street frontage. The primary entrance to the building/site is located along Milwaukee Avenue, where an existing freestanding sign is installed to provide the main business identification. Apart from the existing freestanding sign, there are no other signs for House of Rental. The proposed wall sign is an aluminum metal panel with vinyl letters and logo. The non-illuminated sign will be installed above an existing overhead door, where an exterior wall light will provide illumination to the sign. The sign meets the requirements of the Sign Code based on the following:

- Proposed Sign Area: 24 square feet
- Allowable Sign Area: 126 square feet (based on a 85' wide south building façade)

STAFF REVIEW

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

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

PROPOSED MOTION

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

Approve Docket No. SCBA 19-7 to grant appearance approval of the wall sign, as shown on the wall sign plan, prepared by North Shore Sign, received February 4, 2019, for House of Rental, located at 318 N. Milwaukee Avenue, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development



Steve Robles, AICP
Assistant Director of CD

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

[Wall Sign Plans](#)

House of Rental – 318 N. Milwaukee Avenue

**Docket No. 2018-30 (Special Use and Site Approval of a Tool/Equipment Rental Facility
with Outdoor Storage or Display)**



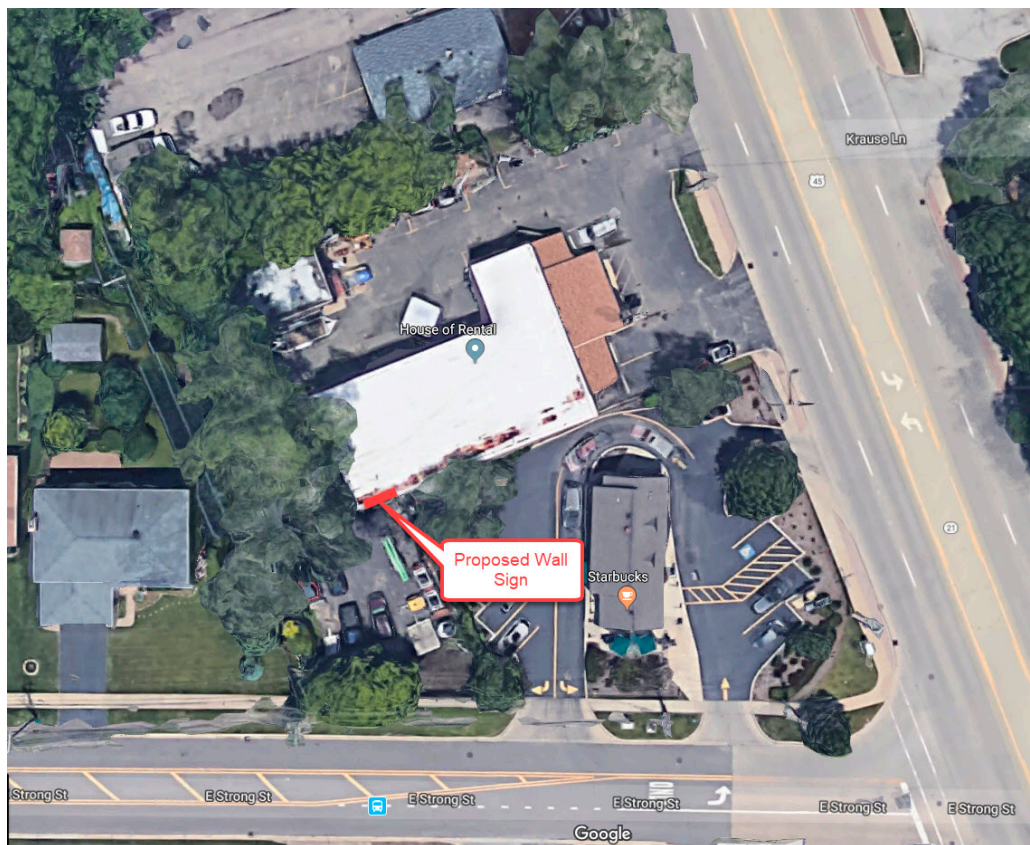
Existing conditions of subject property – east elevation

House of Rental – 318 N. Milwaukee Avenue

**Docket No. 2018-30 (Special Use and Site Approval of a Tool/Equipment Rental Facility
with Outdoor Storage or Display)**



Existing conditions of subject property – looking into fenced storage area



SINGLE FACE PANEL
1/2" = 1'-0"

FLAT ALUCO-BOND PANEL / WHITE BKG. RED VINYL LOGO
BLACK VINYL COPY



NORTH SHORE SIGN

1925 Industrial Drive Libertyville, Illinois 60048 847-816-7020

"Quality Signage Since 1930"



Colors depicted on this drawing are printed simulations to assist in visualizing the design. They do not accurately reflect the actual colors specified.

This design is the exclusive property of North Shore Sign Company Inc., and is the result of the original and creative work of its employees. This drawing is submitted to the respective customer for the sole purpose of consideration of whether or not to purchase this design, or a sign manufactured to this design from North Shore Sign Co. **Distribution, use of, or exhibition of this drawing to anyone outside customers organization, in order to secure quotation, design work, or purchase of a sign either to this design or similar to this design, is expressly forbidden.** In the event that such distribution, use or exhibition occurs, **North Shore Sign is to be compensated \$1500.00** for time, effort and creative service entailed in creating these plans, as well as any and all legal fees and expenses to enforce its rights. Copyright 2014 North Shore Sign Company Inc.

HOUSE OF RENTAL
318 N. MILWAUKEE AVE. WHEELING, IL.

SCALE NOTED

DATE 6/7/16

DRAW BY: AS

SALESPERSON

BRIAN

DRAWING #

10871

SCBA 19-7 House of Rental

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

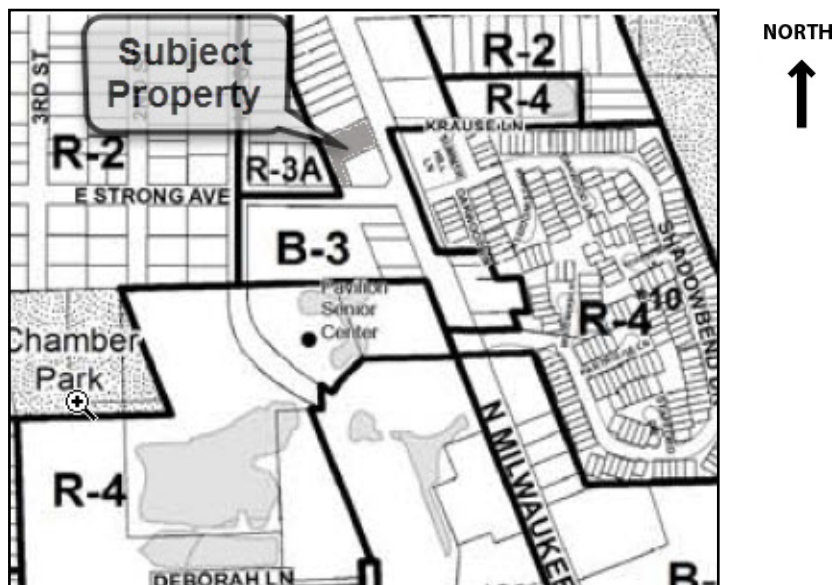
RE: **Docket No. 2018-30**
House of Rental
318 N. Milwaukee Avenue
Special Use-Site Plan Approval for a Tool/Equipment Rental
Facility with Outside Display or Storage

DATE OF REPORT: February 22, 2019

DATE OF MEETING: February 28, 2019

PROJECT OVERVIEW: The petitioner requests special use-site plan approval to seek approval of an existing tool/equipment rental facility with outside display or storage located at a property that is zoned B-3 General Commercial and Office District. While no substantive changes are proposed to the existing operations of the business, staff recently discovered that the business did not have proper zoning approval for its existing configuration.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant Name: Chris Wright, business owner

Property Owner Name: CSP Series, LLC-Series Milwaukee Avenue

Common Property Location: Located on the west side of Milwaukee Avenue,
just north of Strong Avenue.

<u>Neighboring Property Land Use(s):</u>	North: Commercial West: Single-Family Residential South: Commercial East: Commercial / Multi-Family Residential
<u>Comprehensive Plan Designation:</u>	Commercial
<u>Property size:</u>	20,676 sq. ft. (0.47 ac) for the entire site; 5,414 sq. ft. for the principal building
<u>Existing Use of Property:</u>	Tool/Equipment Rental Facility
<u>Proposed Use of Property:</u>	Tool/Equipment Rental Facility with outdoor storage or display
<u>Existing Property Zoning:</u>	B-3 General Commercial and Office District
<u>Previous Zoning Action on Property:</u>	
1981-34A	Ord. No. 1840, passed 02/16/1982, granted a variation for a front yard setback.
1981-34B	Ord. No. 1839, passed 02/16/1982, granted special use approval for an equipment rental service.
1983-13	Ord. No. 2033, passed 01/16/1984, granted a variation for a front yard fence.
PC-62	Ord. No. 2037, passed 01/23/1984, granted site plan and appearance approval for a building addition.

SUMMARY OF DECEMBER 20, 2018 PLAN COMMISSION REVIEW

At the December 20th Plan Commission discussion of the proposal, the Commission expressed the need to replace the existing chain link fencing with an enhanced fence to improve the screening of the rental equipment from adjacent properties and from Strong Street. The Commission noted the preference of a wood fence as a replacement, but was open to discussing other options at the request of the petitioner. The following are the items from the Plan Commission (staff updates provided in **bold**):

1. Present alternate fencing materials to replace the existing fence along Strong Street. **As an alternate material, the petitioner proposes installing a nylon screen/mesh over the existing chain link fence, as identified in the attached photos. Two colors are proposed, black or green fence screen. The screens would be placed over the outward facing portions of the fence that would be viewed from outside the subject property. As the Commission expressed a preference for a wood fence, the proposed fence screen would not provide the same visual quality of a wood fence. The proposed screen would further conceal the view of the storage areas from the street.**
2. Present alternate fencing materials to replace the existing fence along the west property line and east property line (adjacent to Starbucks Coffee property). **As described above, the petitioner proposes a black or green fence screen as an alternate to a wood fence.**

BACKGROUND INFORMATION / DESCRIPTION OF PROPOSAL

Recently, it came to the attention of staff that the existing business at 318 N. Milwaukee Avenue, House of Rental, did not have legal zoning authority for its outdoor storage or display.

The petitioner, House of Rental, was granted a special use for an equipment rental service in 1982, subject to the condition that all outdoor storage shall be eliminated within three years.

It was the Village's intent that outdoor storage would be allowed temporarily to allow the applicant time to prepare a long term plan for its equipment storage. However, this condition was not adhered to by the applicant and was not tracked by staff. Since its initial special use approval, the business has continued outdoor storage.

To rectify this violation, the applicant is now seeking special use-site plan approval of a tool/equipment rental facility with outdoor storage or display. The use will generally continue as it has been for years. The types of equipment stored outdoors includes trailers, tow behind air compressors, wheeled loaders, track backhoe, tow behind wood chipper, and scissor lifts. During operating hours, the business also displays seasonal or new equipment in the front parking lot. Customer pickups and other equipment orders are prepared and loaded in the fenced area north of the building. This location averages six customers per day. There are two employees. The hours of operation are 7:00 am to 5:30 pm, Monday through Friday, and 8 am to 3 pm on Saturday.

No building changes are proposed. Very minor site changes are proposed related to landscaping.

SITE PLAN REVIEW

Scale of Site Plan: unknown.

General site layout: There are two existing curb cuts onto Milwaukee Avenue. While the property also abuts Strong Avenue, access is fenced off on Strong.

Customer parking is provided in the front lot. The existing striping includes a total of seven parking stalls. However, the site plan indicates a total of six because only one angled parking stall is shown. The Plan Commission may wish to confirm if the front parking lot is to be restriped per the site, which reduces customer parking by one stall (to six).

The only equipment display area is shown at the northeast corner of the site.

All outdoor storage areas are located in within the fenced area. The petitioner proposes to remove the western parking stall in the parking row just north of the building to provide emergency clearance as requested by the Fire Department. It does not appear that storage along the property lines would impact access. This amended site plan was presented at the December 20th Plan Commission meeting, and the Fire Department confirmed the adjustment allowed for better emergency access.

Floor Plan: The existing floor plan shows that most of the building is used as warehouse space. There is less than 1,000 sq. ft. of customer areas at the front of the building.

Total Number of Parking Spaces: The proposed use has a parking requirement of 6 stalls per 1,000 sq. ft. of customer area. As such, only six parking stalls are required. This requirement is met. In addition to the customer parking in the front lot, additional stalls for employees are provided in the fenced portion of the lot.

Bicycle parking: No exterior bicycle parking is provided. Indoor parking is likely available for employees.

Landscaping: A landscape plan is provided that notes existing trees around the perimeter of the site, some of which have been removed. The petitioner plans to install three juniper shrubs in the existing bare planter space at the front of the parking lot.

Screening: An existing chain link fence surrounds the outdoor storage area. There is gated access from Milwaukee Avenue.

STANDARDS FOR SPECIAL USE

Following are standards for special use with the petitioner's responses in italics. (**Village Planner comments are in bold.**)

1. State why the Special Use is necessary for the public convenience at the proposed location.

"A special use is necessary for customers to see equipment available for rental. Equipment is positioned for the ease of customers to be able to load, unload and test equipment."

The special use is required for outdoor storage or display of equipment. The use as a tool/equipment rental facility (without outdoor storage or display) is a permitted use.

2. State how the Special Use will not alter the essential character of the area in which it is to be located.

"The property is fenced. Equipment visibility makes it easier for customers to find our location. Trees block views from the south. A building blocks views from the north."

No substantial change is proposed to the existing operations of the business.

3. State how the location and size of the Special Use, the nature and intensity of the operation involved in or conducted with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it will be in harmony with and not impede the normal, appropriate and orderly development of the district in which it is to be located and the development of surrounding properties.

"We have been in the same location doing the same business since 1977. For over 40 years, we have been able to service our customers and neighbors without any incidents. The site works well for the size of the operation we have and will not cause conflicts with adjacent properties."

No substantive changes are proposed to the existing operations.

4. State how the location, nature and height of buildings, walls and fences, and the nature and extent of the landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, or will not impair the value thereof.

“There is no negative impact on existing adjacent land use. The area is fully developed.”

Very little landscaping is provided on site. The outdoor storage is enclosed by an existing chain link fence. No changes are proposed to the existing structures.

5. State how the parking areas will be of adequate size for the particular use, properly located and suitably screened from adjacent residential uses, entrance and exit drives shall be laid out so as to prevent traffic hazards and nuisances and the development will not cause traffic congestion.

“Business is expected to continue at the same rate. Parking areas are not visible to homeowners. Entrance and exits have safe access and good visibility. The special use will not change traffic or cause congestion.”

The parking is adequate for the proposed special use. Access to the site is only via Milwaukee Avenue, not Strong Avenue.

6. State how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulation in that zone.

“Equipment & Party rental equipment is 100% of our business. Without outdoor storage we would be forced to close the business. Since the Village of Wheeling has limited storage, business is down 20% this year. It is very difficult to see our business driving on Milwaukee Avenue from the north. Siding 1 Windows 1 is the business to the north. It is a non-compliant structure that blocks all views of our sign & building. Driving on Milwaukee Avenue from the south, it is very difficult to see our business. Starbucks has landscaping & structures that blocks views of the building and signage. Outdoor storage helps identify that we are a rental business. With customers being able to view the business they are able to have time to slow down and use proper signals to safely enter our business. It prevents any U turns and last minute braking from vehicles coming to House of Rental.”

If the special use is not approved, then the petitioner could only use the property as a tool/equipment rental facility without outdoor storage or display.

STAFF REVIEW

Fire Department Review: The Fire Department’s previous review from November 21, 2018 noted the concern that the outdoor storage will impact emergency access. The revised site plan, received December 20, 2018, has resolved the Fire Department’s comment.

Engineering Division Review: The Engineering Division has received the plans and has no comments at this time.

Impact on adjacent uses: No significant changes to the impact on adjacent uses is expected.

Staff Recommended Action Staff recommends that the Plan Commission discuss the following prior to making a motion on the special use petition:

1. Fence material. Determine if the petitioner's proposed nylon mesh fence screen is an acceptable material to provide the visual screening desired by the Plan Commission. If the material is not acceptable, is there another acceptable substitution for the wood fence discussed at the meeting in December?

PROPOSED MOTION

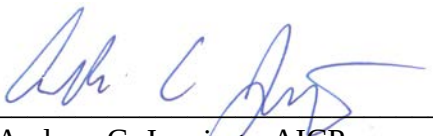
If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of special use-site plan approval, an appropriate motion would be to:

Recommend approval of Docket No. 2018-30, 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 Tool/Equipment Rental Facility with outdoor storage or display in accordance with the following exhibits submitted November 16, 2018 (except as noted), by House of Rental, located at 318 N. Milwaukee Avenue, Wheeling, Illinois:

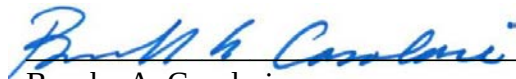
- Cover letter,
- Floor plan,
- Site plan, received December 20, 2018
- Landscape plan.

And with the following conditions of approval:

1. To be determined at the hearing.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Casolari
Senior Planner

Attachments:

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

[Cover letter](#)

[Floor plan](#)

[Site plan, received December 20, 2018](#)

[Landscape Plan](#)

[Alternate Fence Screen Material and Photos](#)

House of Rental – 318 N. Milwaukee Avenue

**Docket No. 2018-30 (Special Use and Site Approval of a Tool/Equipment Rental Facility
with Outdoor Storage or Display)**



Existing conditions of subject property – east elevation

House of Rental – 318 N. Milwaukee Avenue

**Docket No. 2018-30 (Special Use and Site Approval of a Tool/Equipment Rental Facility
with Outdoor Storage or Display)**



Existing conditions of subject property – looking into fenced storage area



HOUSE OF RENTAL

Skokie
5115 Church St.
Skokie, IL 60077
Tel. (847) 677-2010
Fax (847) 677-3790

Wheeling
318 N. Milwaukee.
Wheeling, IL 60090
Tel. (847) 537-2255
Fax (847) 537-4599

Glenview
1766 Waukegan Rd.
Glenview IL 60025
Tel. (847) 657-9020
Fax (847) 657-9099

HOUSE OF RENTAL was founded in May of 1969 in Skokie. Originally called A to Z Rental Center, we had one store on Dempster Street. In 1970, the name was changed to HOUSE OF RENTAL as we ended our affiliation with the A to Z Rental franchise system.

In June 1977, our second store was established at its current location in Wheeling. Designed as a tool rental location, it gave us access to the northwest suburbs. This facility was remodeled and expanded to its present size in 1983, providing space for a shop, more indoor storage and a larger showroom.

The original Skokie store was moved to its second location on Dempster in September of 1985. Glenview opened in June of 1988 in its award winning new building. This filled the gap between Skokie and Wheeling so that there is less than five miles separating each location.

By 1992, HOUSE OF RENTAL had entered the special event field and continued to mature into the Company you see today. With approximately 40 employees, we rent a broad range of equipment from three locations covering the north and northwest Chicagoland, with a customer base extending far beyond our immediate market area.

HOUSE OF RENTAL has continued to evolve during the years. As the target customers have changed, store locations have also changed. The Skokie facility is now located on Church street. The new facility offers more space and opportunities to broaden the Company's horizons. House of Rental has moved away from paper good sales and more towards renting upscale linens and dishes. A dish wash facility and laundry facility have been added as well as more yard space for contractor equipment. House of Rental continues to change as the needs of the customers changes.

ORGANIZATION

HOUSE OF RENTAL has stores in three locations serving customers in the north and northwest suburban markets and adjacent areas of Chicago.

Headquarters store:	5115 Church St, Skokie IL
Additional stores:	318 N. Milwaukee Ave., Wheeling IL
	1766 Waukegan Rd., Glenview IL

Detailed use of the property

House of Rental Wheeling is open 7:00am-5:30pm Monday thru Friday and Saturday 8:00am - 3:00pm.

There are 2 employees at the Wheeling location. Types of rental equipment stored outside: trailers, tow behind air compressors, wheeled loaders, track backhoe, tow behind wood chipper and scissor lifts. During business hours, we have seasonal or new equipment displays in the front parking lot. All party & equipment deliveries are made from our Skokie location. Customer pick up orders at Wheeling are prepared and loaded out of the back warehouse overhead doors. Equipment orders are loaded and unloaded in the fenced in areas of the side asphalt lot. On average the Wheeling facility has 6 customers a day. The site works well for the size of its operation. We have been able to service our customers without any accidents or incidents for over 40 years.

Exhibit received November 16, 2018

REVISIONS	BY

318

THESE PLANS HAVE BEEN MADE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE IN ACCORDANCE WITH LOCAL BUILDING ORDINANCES.

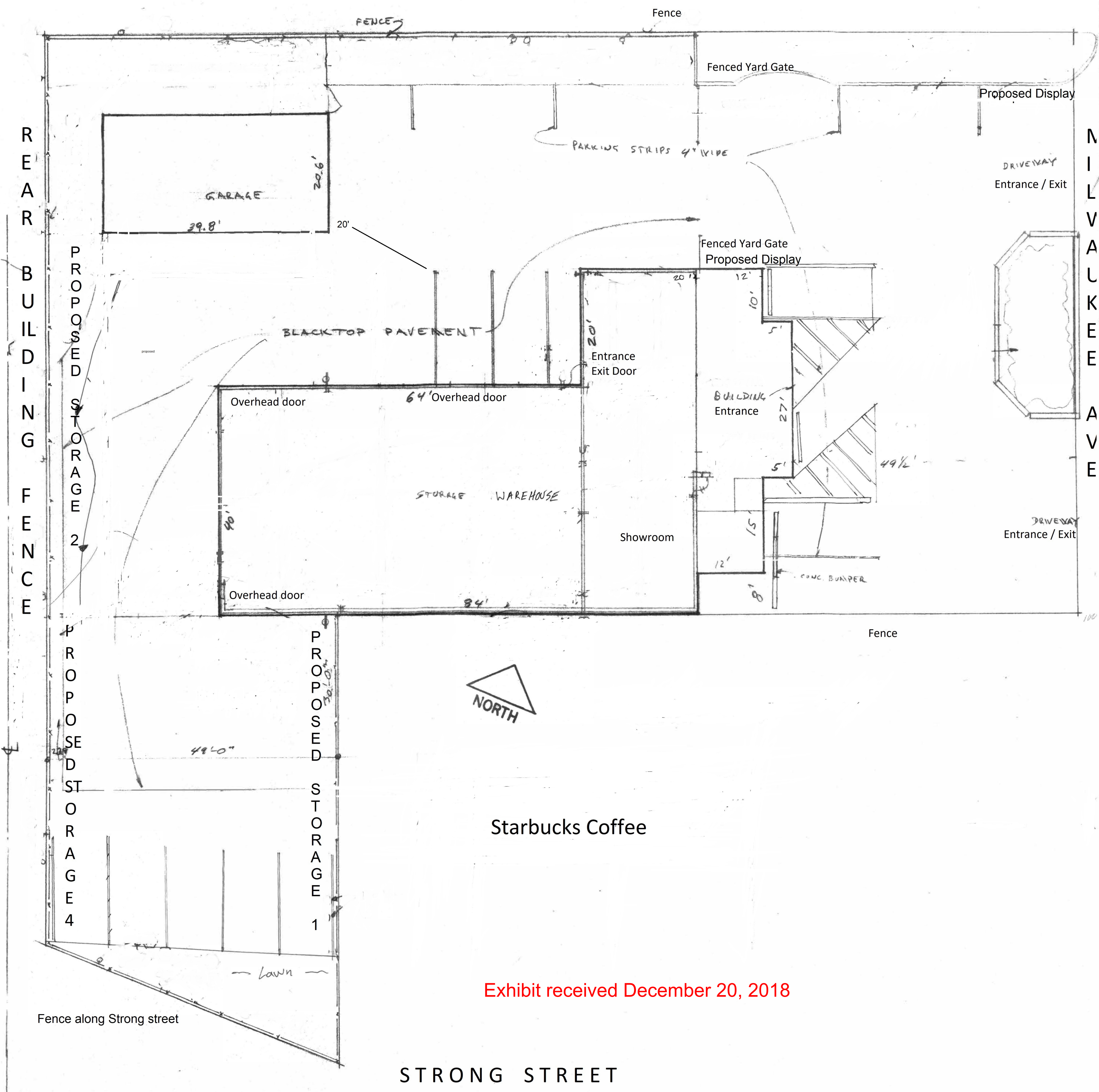
10/4/83

#4716

GEORGE SVOBODA, Architect
 2445 Riverwoods Rd
 Riverwoods, IL 60015
 312-945-9577
 Designing Planning Engineering

HOUSE OF RENTAL
 318 NO. MILWAUKEE
 WHEELING ILLINOIS

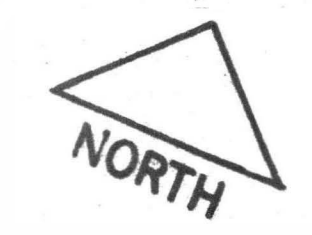
Date **6-14-83**
 Scale
 Drawn
 Job **8307**
 Sheet **1**
 Of 2



Starbucks Coffee

Exhibit received December 20, 2018

STRONG STREET



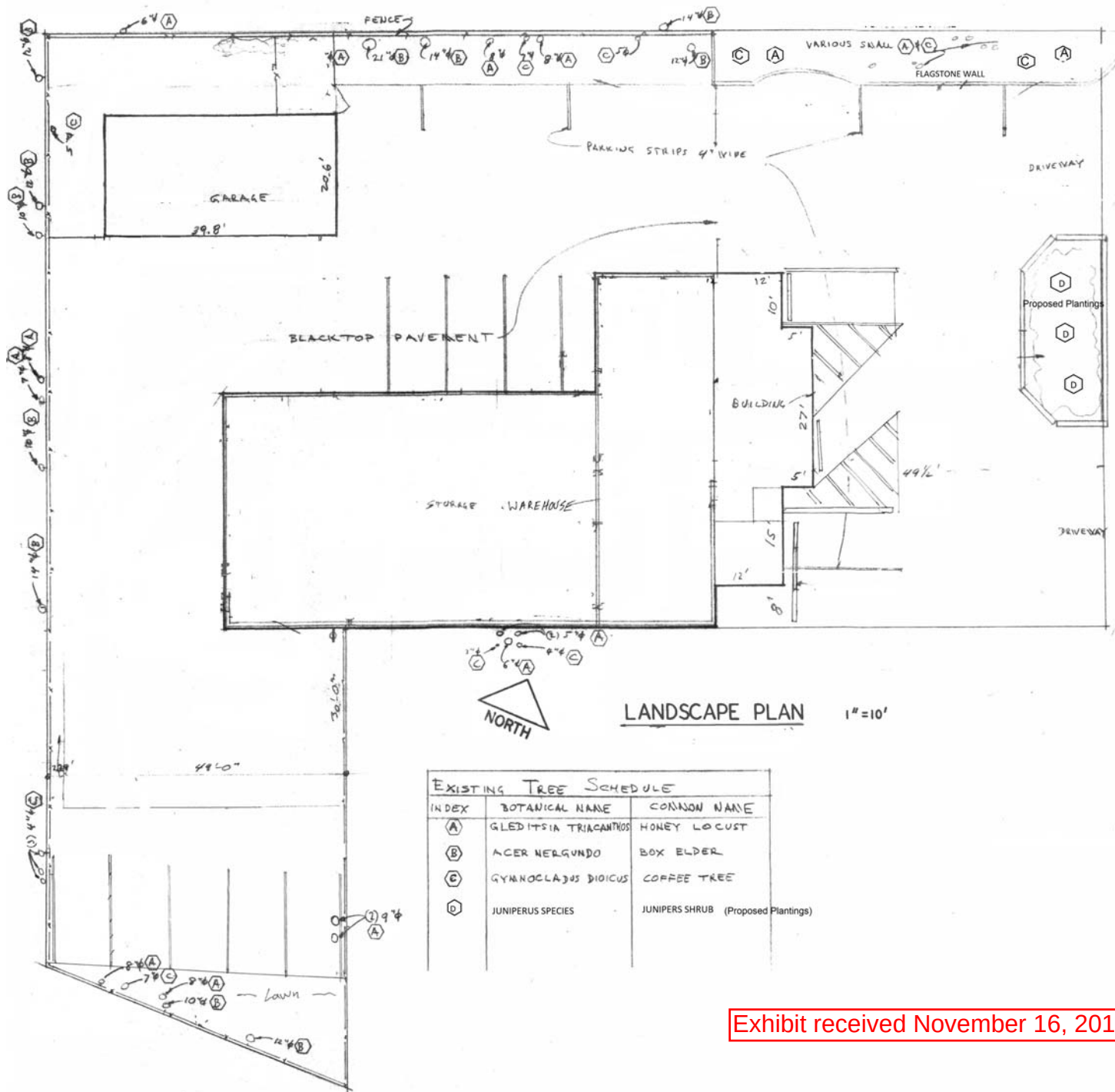


Exhibit received November 16, 2018





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HOUSE OF
RENTAL



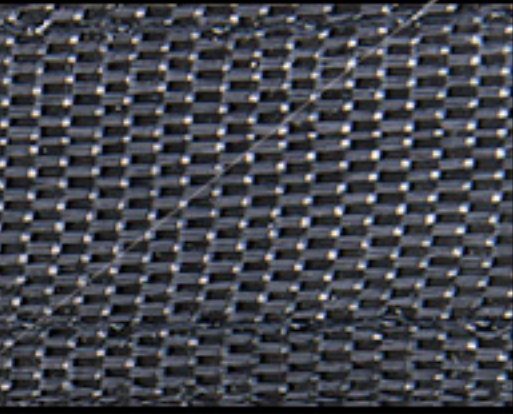
INTER
HOMES

entellio

CRIS





		
SOLID BRASS NO RUST GROMMETS EVERY 24"	88% BLOCKAGE VIBRANT NON- DEGRADING COLOR	300 GSM REINFORCED BLACK NYLON BINDING

fence screen



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FABRIC

MADE WITH SUPERIOR
TRUTECH[®] FABRIC



UV RESISTANT FOR
OUTDOOR USE



KNIT DESIGN FOR
MAXIMUM AIR
PASSAGE





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
Steve Robles, Assistant Director of Community Development

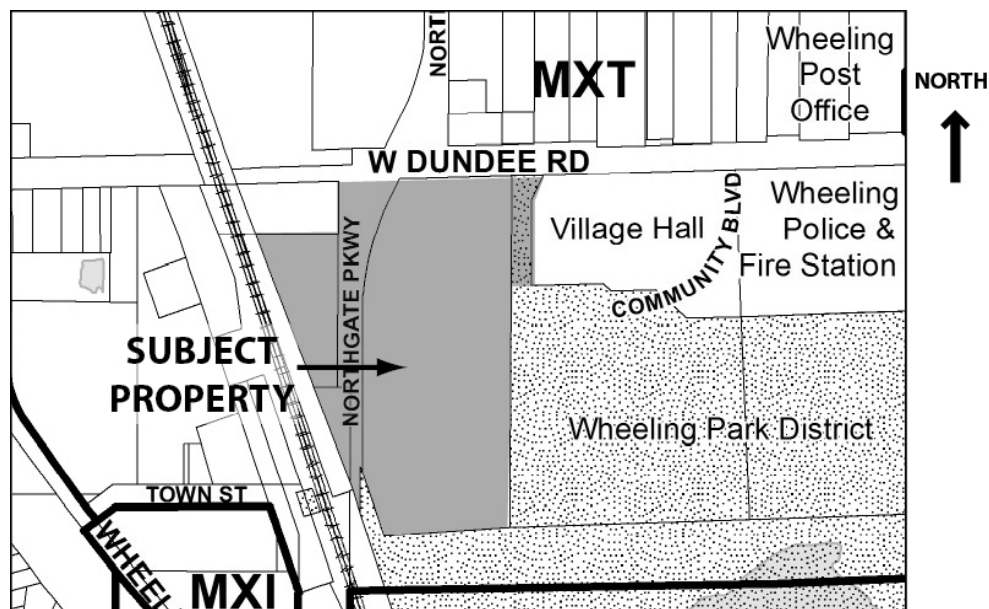
RE: **Docket No. 2019-4A&B**
City Works Eatery and Pour House
365 W. Dundee Road
2019-4A Variation from Title 21, Signs, Regarding Wall
Sign – North Elevation
2019-4B Variation from Title 21, Signs, Regarding Wall
Sign – East Elevation

DATE OF REPORT: February 22, 2019

DATE OF MEETING: February 28, 2019

PROJECT OVERVIEW: The petitioner is seeking variations to permit an increase in permitted wall sign area for two new wall signs for the City Works Eatery and Pour House, which is located in Building H1 of the Wheeling Town Center, 365 E. Dundee Road.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Development Name:</u>	Wheeling Town Center
<u>Applicant/Owner Name:</u>	Bright Light Sign Company
<u>Common Location:</u>	Building H1, Wheeling Town Center

Proposed Use of Unit: Sit-down restaurant – Under construction
Existing Property Zoning: MXT – Transit-Oriented Mixed Use District

Previous Relevant Zoning Action on Property:

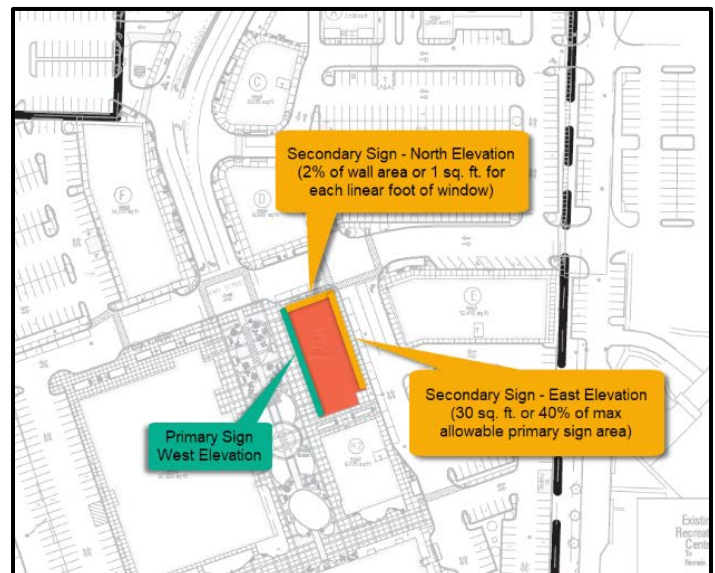
2016-20 Wheeling Town Center Final PUD, Ordinance No. 5033, passed October 17, 2016.
2017-16 City Works Eatery and Pour House Special Use-Site Plan Approval, Ordinance No. 5149, passed February 5, 2018.

DESCRIPTION OF PROPOSAL

The petitioner is requesting variations to permit an increase in the permitted sign area for two new wall signs at the newly constructed sit-down restaurant in the Wheeling Town Center.

SIGNAGE PLAN REVIEW

Signage Locations: A total of three wall signs are proposed for the restaurant building. The “primary” wall sign will be located on the west façade, facing the Village Green courtyard, and is compliant with the Sign Code (not included with this request). The additional two wall signs which are the subject of the sign variations are located on the north and east building elevations. These wall signs are identified by the Sign Code as “additional signs” and are allowed, but the allowable sizes are greatly limited, as summarized in the image.



Proposed Signage Size, Style and Type: Two wall signs are proposed and are consistent with the corporate branding of City Works.

North Elevation Sign: The wall sign would be installed on the north façade of the building, facing the main entry to Wheeling Town Center. The sign will be constructed of aluminum and include internally illuminated individual channel letters for the “City Works” sign copy. The logo will be reverse (halo) lit to create a glow from the back of the logo. Two light bars are located on the top and bottom portions of the sign. The following is the proposed sign and the requirements of the Sign Code:

- Proposed Sign Area: 59.44 square feet
- Allowable Sign Area: 17 square feet (2% of the subject wall area or one square foot for each linear foot of window on the subject wall, whichever is greater)

East Elevation Sign: The wall sign would be installed on the east façade of the building, facing the secondary entry to Wheeling Town Center, from the east/Village Hall. The sign will be

constructed of aluminum and include internally illuminated individual channel letters for the “City Works” sign copy. The logo will be reverse lit/halo lit to create a glow from the back of the logo. Two light bars are located on the top and bottom portions of the sign. The following is the proposed sign and the requirements of the Sign Code:

- Proposed Sign Area: 71.25square feet
- Allowable Sign Area: 30 square feet (30 sq. ft. or 40% of the maximum allowable primary sign area (whichever is less).

Logo Only: In addition to the size limitations for additional wall signs, the Sign Code limits these signs to graphic-only signs. As proposed, the wall signs include a central graphic, but also include the restaurant name.

STANDARDS FOR VARIANCE

Following are standards for special use with the petitioner's responses. **(Any staff comments are in bold.)**

1. State how the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a practical difficulty or particular hardship upon or for the owner, lessee or occupant, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

“This building is a pad restaurant location, with 4 elevations, not an in-line tenant The building design and location lends itself to signage on (3) elevations, equally sized for visibility and in proportion to this building and others in the area.”

Staff concurs with the petitioner’s response.

2. Indicate how the hardship is due to unique circumstances that do not generally apply to the other properties or uses.

“This is a new development with high traffic uses and a stand-alone building that requires signage on at least (3) of the (4) elevations in order for visibility and to draw customer traffic from the surrounding businesses to be successful. The proposed signage is typical of national brands, fits well within the design of the landlords building, and is an asset to both the new development and the neighborhood. The applicant is merely requesting to allow signage proportional to the current buildings size & design, and in-line with others in the area.”

Staff concurs with the petitioner’s response.

3. Describe how the alleged difficulty or hardship has not been created by any person presently having an interest in the property.

“There is no action taken by the tenant/applicant to modify the property which creates this hardship. Applicant is providing signage on an as- built building already approved by the city within this development.”

The limitations on the allowable sign area for additional wall signs does not take into consideration the unique layout of the Wheeling Town Center. The current regulations of the Sign Code are more applicable to a traditional in-line (strip style) shopping center. The Wheeling Town Center has multiple free-standing buildings that are uniquely laid out. Additionally, the multiple points of entry to the site and multiple parking lots creates added need for signage beyond what was anticipated by the Code.

4. State how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.

“Restaurants and food service revenue is directly impacted by street traffic, and strong, visible signage attracts those customers. Low revenues due to poor visibility results in restaurant closings.”

The use of the building for a sit-down restaurant has already been granted by special use. The proposed signage is generally consistent with the site plan and appearance approval previously granted for the building.

5. State how the granting of the variation will not alter the essential character of the locality.

“The signage proposed here will not alter the character or appearance of the neighborhood.”

The proposed wall signs are appropriately scaled for the building and their locations are best suited to take advantage of the visibility of the building from different angles.

6. Describe how the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

“None of the above items apply here, except that the signs will illuminate at night. This is a stand-alone building, not impacting the surrounding properties.”

Staff concurs with the petitioner’s response.

STAFF REVIEW

Impact on Adjacent Uses: No significant impact is anticipated on adjacent uses within the Wheeling Town Center or the nearby Wheeling Park District Recreation Center.

Staff Recommended Action: The current regulations of the Sign Code are more applicable to a traditional in-line shopping center and the limitations on the allowable wall sign area does not account for the unique layout of the Wheeling Town Center. The proposed signs are appropriately scaled with the building and do not give the appearance of signage that is excessively too large. Staff recommends approval of the proposed wall and freestanding signs.

PROPOSED MOTION

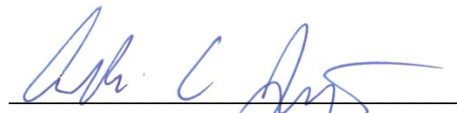
If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of the sign variations, an appropriate motions would be to:

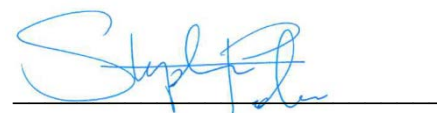
Recommend approval of Docket No. 2019-4A, granting a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21-06 Signs in Commercial and Industrial Districts, and associated sections, to permit an increase in the permitted wall sign area on the north building elevation in accordance with the following exhibits received January 24, 2019, for City Works Eatery and Pour House, located at 365 W. Dundee Road Wheeling, Illinois:

- Project description letter
- City Works Sign Plans (7 pages)

Recommend approval of Docket No. 2019-4B, granting a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21-06 Signs in Commercial and Industrial Districts, and associated sections, to permit an increase in the permitted wall sign area on the east building elevation in accordance with the following exhibits received January 24, 2019, for City Works Eatery and Pour House, located at 365 W. Dundee Road Wheeling, Illinois:

- Project description letter
- City Works Sign Plans (7 pages)



Andrew C. Jennings, AICP
Director of Community Development

Steve Robles, AICP
Assistant Director of CD

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

[Project Description Letter](#)

[City Works Sign Plans](#)

[Approved Building H1 Elevations \(reference materials\)](#)



Existing conditions of subject building (looking south)

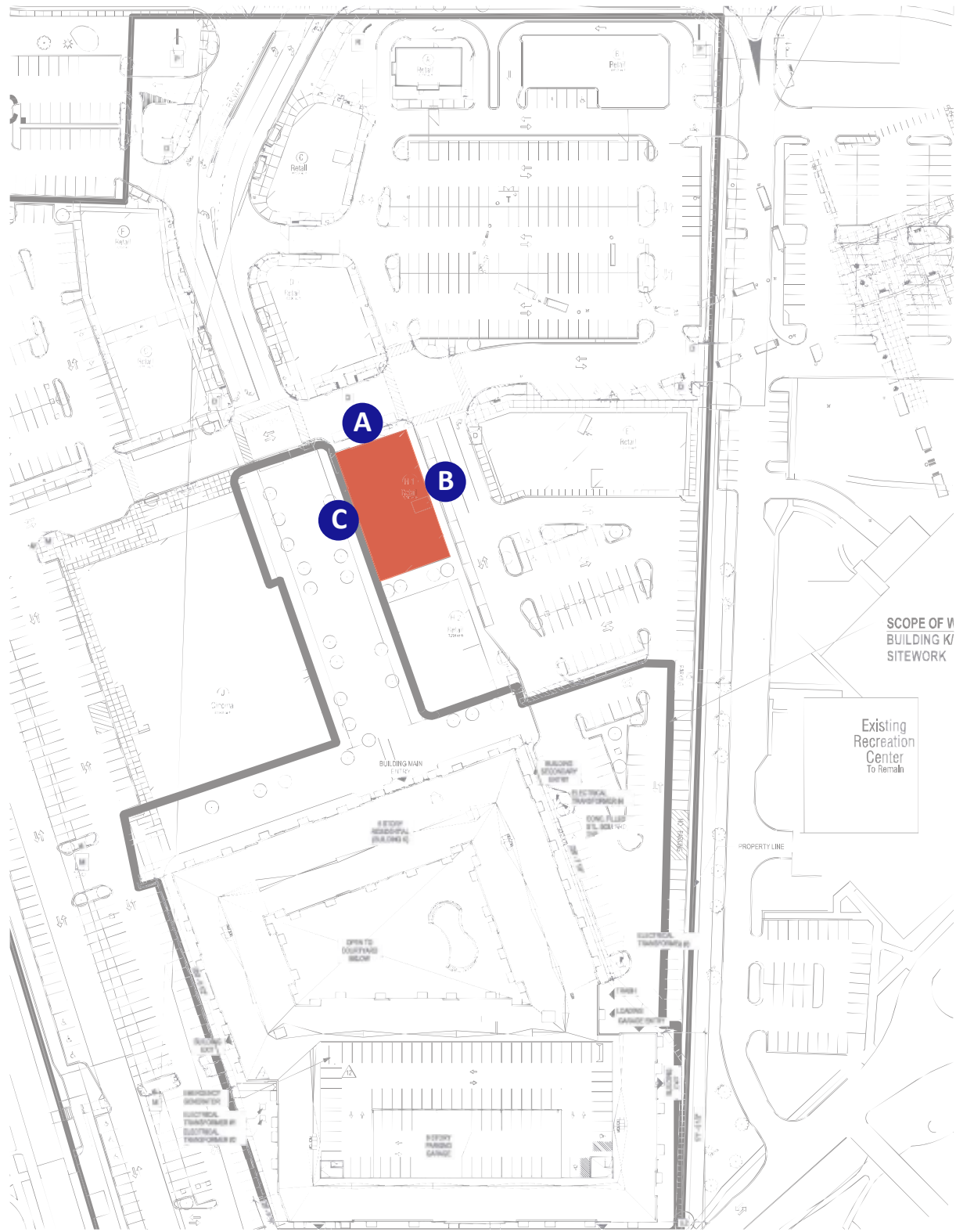
To whom it may concern:

To follow is the variance applications for Sign A and Sign B. City Works is seeking not only more allowable sign square footage but also wording on Sign A and Sign B which currently to code they are only allowed logo for secondary signage.

Sign A exceeds the wall area allowed of 2% of the subject wall area or one square foot for each lineal foot of window on the subject wall, whichever is greater. Along with having extra wording which we are requesting to be allowed.

Sign B exceeds the allowed 30 sq. ft. or 40% of the maximum allowable primary sign area (whichever is less). Along with having extra wording as we are requesting to be allowed.

Your consideration and time is appreciated on this matter.



SITE

SCALE: SEE LEGEND



A horizontal scale bar with a black and white checkered pattern. Above the bar, the number '1500' is positioned at the midpoint and '3000' is at the right end.

2019-4A&B City Works Eatery Sign Variations

UL
THE SIGN IS INTENDED TO BE INSTALLED
IN ACCORDANCE WITH ARTICLE 600 OF THE
NATIONAL ELECTRICAL CODE AND/OR OTHER
APPLICABLE LOCAL CODES. THIS INCLUDES
PROPER GROUNDING & BONDING OF THE SIGN.
SIGN WILL BEAR UL LABEL(S).

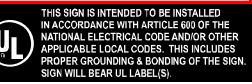


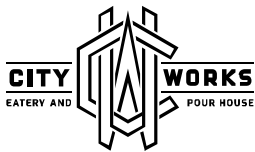
Architectural elevation drawing of the City Works Eatery and Pour House building. The drawing shows a modern structure with a dark grey base, a light tan upper section, and a dark grey upper section. A large sign reads "CITY WORKS EATERY AND POUR HOUSE". A blue circle with the letter "B" is positioned above the sign. To the right, a vertical section of the building features a textured orange-brown wall. A white human figure is shown for scale on the left, and a small tree and another white human figure are on the right. A legend on the far right indicates height markers: TOWER PARAPET 38'-0", HIGH PARAPET 34'-0", and LOW PARAPET 22'-0".

2019-4A&B City Works Eatery Sign Variations

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West Coast	2920 Executive Ridge Dr Ste 250 Vista, CA 92081 (760) 734-1708 Fax (760) 734-3752
Northeast US	965 Baxter Avenue Suite 200 Louisville, KY 40204 (502) 479-3075 Fax (502) 412-0013
Florida	2584 Sand Hill Point Circle Davenport, FL 33837 (863) 420-1100 Fax (863) 424-1160
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 725-8857 Fax (678) 721-8724
South Texas	PO BOX 125 206 Derial Drive Portland, TX 78374 (361) 663-5599 Fax (361) 643-6533

**FINAL ELECTRICAL
CONNECTION BY
CUSTOMER**





Design #

0820368AR13

Sheet 4 of 9

Client

CITY WORKS

Address

365 W. DUNDEE ROAD
WHEELING, IL

Account Rep.

R GLAESER

Designer

P MCDONALD

Date

12/07/17

Approval / Date

Client

Sales

Estimating

Art

Engineering

Landlord

Revision/Date

R4:PM:05/03/18:REMOVE OPT 1 (D),
ADD LIGHT BAR TO ELEVATIONS, ADD
BLACK/WHITE ELEVATIONS.

R05:HG:06/7/18:ADD RESTROOM SIGNS

R06:ECS:06/12/18: INCREASE
RENDERING/ELEVATION FOR (G),
REPLACE (D) W/ R3 VERSION, REMOVE
(E3).

R07:EC:07/31/18: (D1-D4) DELETE.
(B&C) REDUCE TO APPROX 15' OAW.

R08:PM:08/13/18:REVISE (B,C) TO
MATCH (A)

R09:HG:08/20/18:REVISE G TO INCLUDE
BACKER PANEL

R10:ENS:10/03/10: ADD 2ND &3RD
MORE AFORDABLE OPTIONS FOR SIGNS
(B&C).

R11:ECS:10/19/18: REVISE SIZE &
REMOVE OPTIONS FROM (B,C).

R12:TB:10/24/18: REVISE SPECS 'B', 'C'

R13:EC:12/12/18: (G) DELETE.



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Dallas, TX 75235
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San Antonio 17319 San Pedro Ave
Ste 200
San Antonio, TX 78232
(210) 349-3804 Fax (210) 349-8724

West Coast 3220 Executive Ridge Dr
Ste 250
Vista, CA 92081
(760) 734-1108 Fax (760) 734-3752

Northeast US 965 Baxter Avenue
Suite 200
Louisville, KY 40204
(502) 479-3075 Fax (502) 412-0013

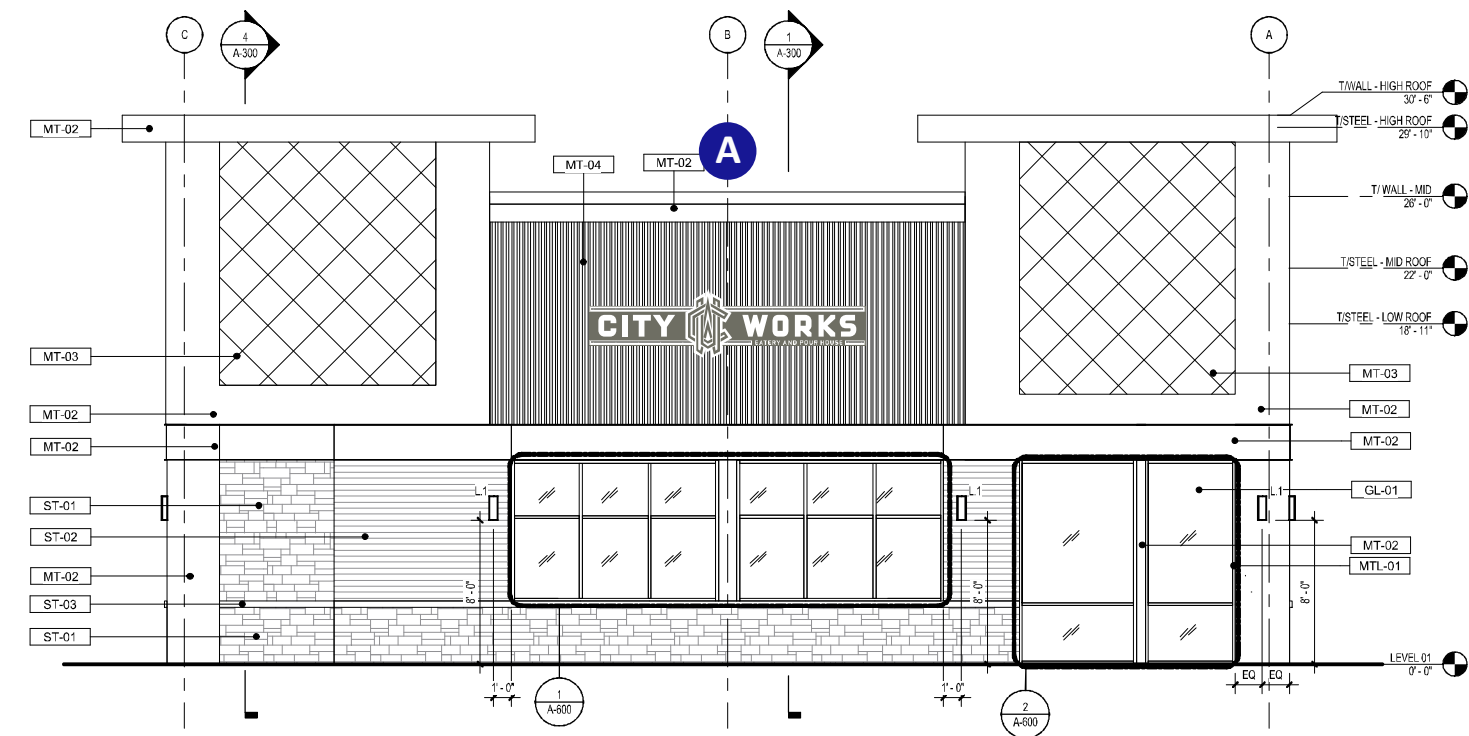
Florida 2584 Sand Hill Point Circle
Davenport, FL 33837
(863) 420-1100 Fax (863) 424-1160

Georgia 111 Woodstone Place
Dawsonville, GA 30534
(678) 725-8852 Fax (210) 349-8724

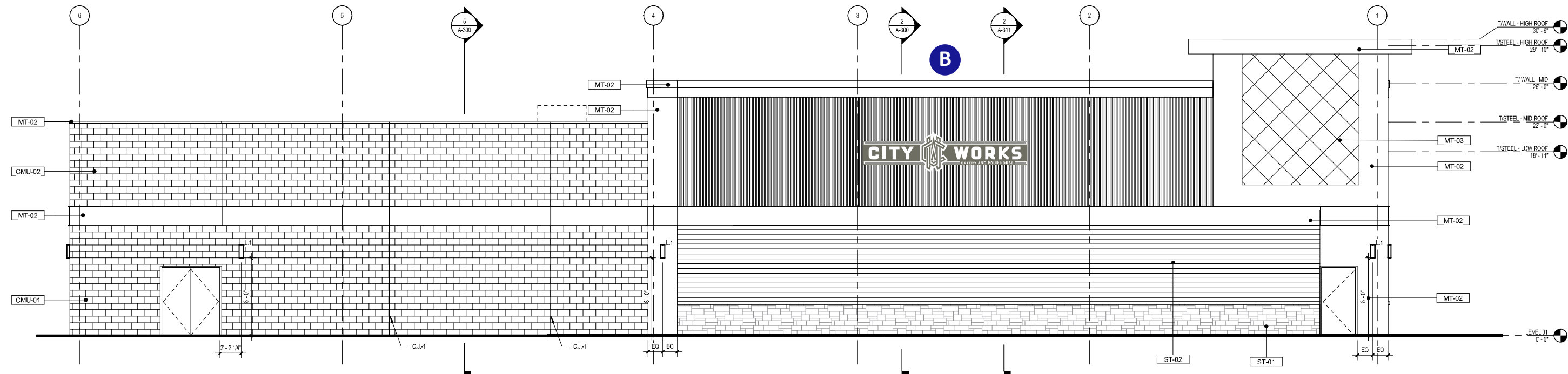
South Texas PO BOX 125 206 Dorai Drive
Portland, TX 78374
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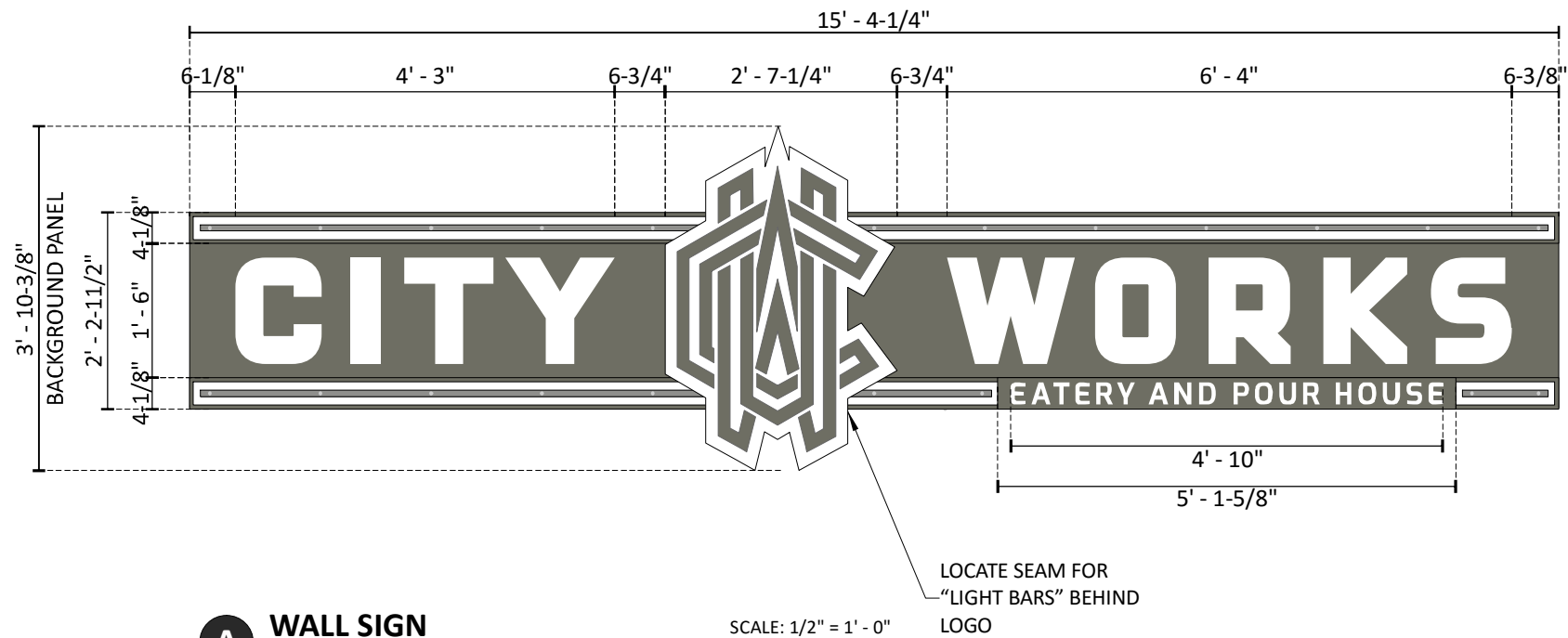


NORTH ELEVATION SCALE: 3/32" = 1' - 0"



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

2019-4A&B City Works Eatery Sign Variations



A WALL SIGN
ONE [1] REQUIRED - MANUFACTURE & INSTALL
SCALE: 1/2" = 1' - 0"
59.44 SQFT

GENERAL SPECIFICATIONS

BACKGROUND: 2-1/8" DEEP ALUMINUM PAN PANEL RACEWAY PAINTED PPG #UC51713XL DURANAR XL PEWTER. PANEL MOUNTS FLUSH TO WALL w/ SUITABLE HARDWARE FOR WALL CONDITION.

LOGO:
1/4" THK. ALUMINUM BACKER PTM MAP WHITE w/ SATIN STIPPLE CLEAR COAT. MOUNT BACKER 6" FROM BACKGROUND PANEL USING THREADED STUDS AND ALUMINUM TUBE SPACERS - **COLOR TBD**

2" DEEP HALO-LIT CHANNEL LOGO PAINTED PPG #UC51713XL DURANAR XL PEWTER.
CLEAR POYLYCARBONATE BACKS w/ WHITE DIFFUSER FILM. ILLUMINATE W/ 7100K WHITE LEDS.
STAND-OFF 1-1/2" FROM BACKER PANEL. PAINT SPACERS TO MATCH PANEL.

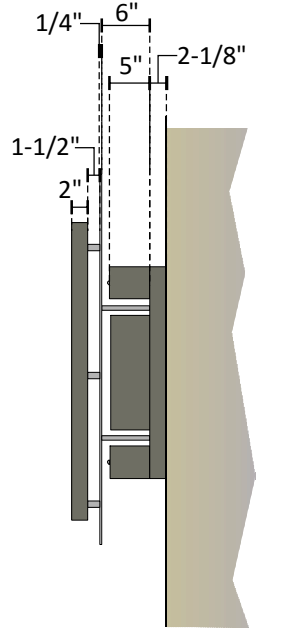
CITY WORKS:
5" DEEP ALUMINUM FACE-LIT CHANNEL LETTERS
RETURNS TO BE PAINTED PPG #UC51713XL DURANAR XL PEWTER.
7328 WHITE ACRYLIC FACES W/ 1" TRIM CAP TO MATCH RETURN
ILLUMINATE W/ 7100K WHITE LEDS. HOUSE POWER SUPPLIES IN BACKGROUND.
LETTERS MOUNT FLUSH TO BACKGROUND WIREWAY.

LIGHT BARS:
5" DEEP ALUMINUM UPPER & LOWER "LIGHT BARS" RETURNS PTM PPG #UC51713XL DURANAR XL PEWTER. "BARS" HAVE ALUMINUM BACKS.

FACE TO BE WHITE ACRYLIC. RETAIN W/ FABRICATED ALUMINUM RETAINERS PTM RETURNS. FACE TO HAVE 1ST SURFACE 7725-120 SATIN ALUMINUM VINYL BACKED WITH 3635-20B WHITE BLOCKOUT FILM. INSTALL DECORATIVE RIVNUTS ATTACHED THROUGH FACE.

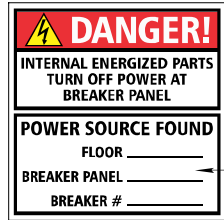
LOWER LIGHTBAR HAS .080" thk. ALUMINUM TAGLINE PANEL PAINTED PPG #UC51713XL DURANAR XL PEWTER w/ ROUTED OUT SHOW-THRU COPY CHEMICALLY WELDED TO WHITE ACRYLIC BACKER.

BACK LIGHT w/ 7100K WHITE LEDS. HOUSE POWER SUPPLIES IN BACKGROUND PANEL.



END VIEW

2014/2017 NEC
COMPLIANT LABEL



WARNING LABEL/
BREAKER LOCATION



**PPG #UC51713XL DURANAR XL
PEWTER**



NIGHT VIEW



Design #	
0820368AR13	
Sheet	of
6	9
Client	
CITY WORKS	
Address	
365 W. DUNDEE ROAD WHEELING, IL	
Account Rep.	R GLAESER
Designer	P MCDONALD
Date	12/07/17
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	
R4:PM:05/03/18:REMOVE OPT 1 (D), ADD LIGHT BAR TO ELEVATIONS, ADD BLACK/WHITE ELEVATIONS. R05:HG:06/7/18:ADD RESTROOM SIGNS R06:ECS:06/12/18: INCREASE RENDERING/ELEVATION FOR (G), REPLACE (D) W/ R3 VERSION, REMOVE (E3). R07:EC:07/31/18: (D1-D4) DELETE. (B&C) REDUCE TO APPROX 15' OAW. R08:PM:08/13/18:REVISE (B,C) TO MATCH (A) R09:HG:08/20/18:REVISE G TO INCLUDE BACKER PANEL R10:ENS:10/03/10: ADD 2ND &3RD MORE AFORDABLE OPTIONS FOR SIGNS (B&C). R11:ECS:10/19/18: REVISE SIZE & REMOVE OPTIONS FROM (B,C). R12:TB:10/24/18: REVISE SPECS 'B', 'C' R13:EC:12/12/18: (G) DELETE.	



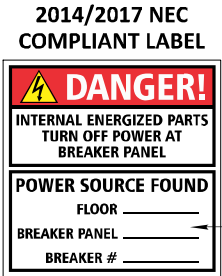
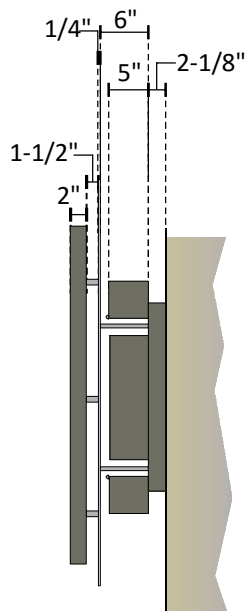
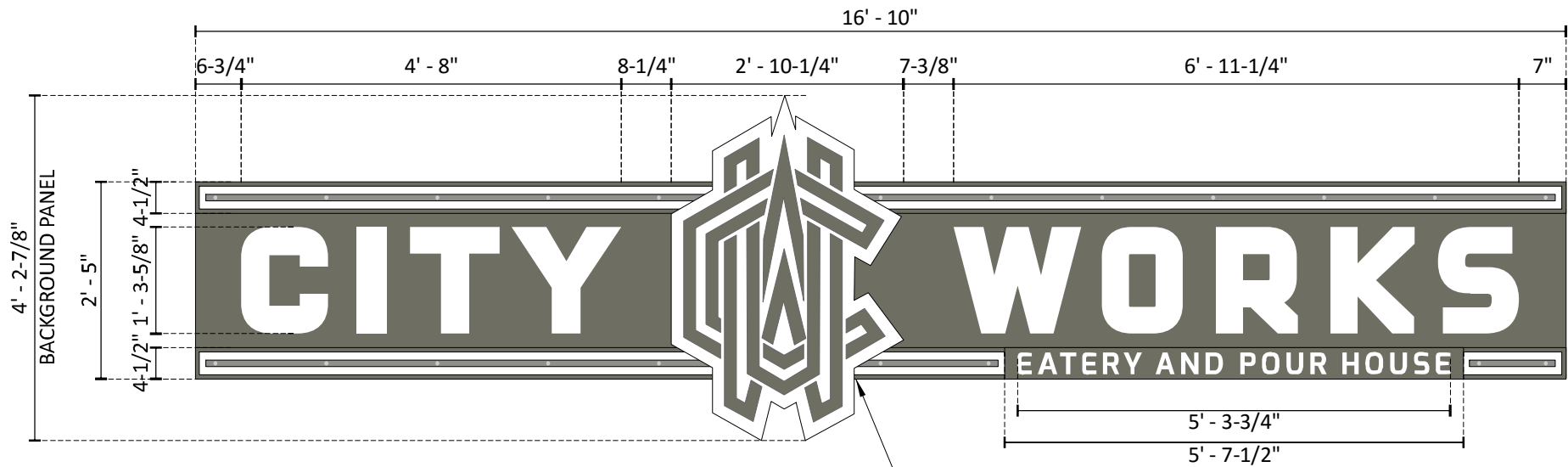
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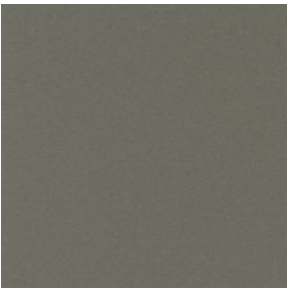


2019-4A&B City Works Eatery Sign Variations



WARNING LABEL/
BREAKER LOCATION

END VIEW



PPG #UC51713XL DURANAR XL
PEWTER



NIGHT VIEW



WALL SIGN

TWO [2] REQUIRED - MANUFACTURE & INSTALL

SCALE: 1/2" = 1' - 0"

71.25 SQFT EACH

LOCATE SEAM FOR
"LIGHT BARS" BEHIND
LOGO

GENERAL SPECIFICATIONS

BACKGROUND: 2-1/8" DEEP ALUMINUM PAN PANEL RACEWAY PAINTED PPG #UC51713XL DURANAR XL PEWTER. PANEL MOUNTS FLUSH TO WALL w/ SUITABLE HARDWARE FOR WALL CONDITION.

LOGO:

1/4" THK. ALUMINUM BACKER PTM MAP WHITE w/ SATIN STIPPLE CLEAR COAT. MOUNT BACKER 6" FROM

BACKGROUND PANEL USING THREADED STUDS AND ALUMINUM TUBE SPACERS - COLOR TBD

2" DEEP HALO-LIT CHANNEL LOGO PAINTED PPG #UC51713XL DURANAR XL PEWTER. CLEAR POYLYCARBONATE BACKS w/ WHITE DIFFUSER FILM. ILLUMINATE W/ 7100K WHITE LEDS. STAND-OFF 1-1/2" FROM BACKER PANEL. PAINT SPACERS TO MATCH PANEL.

CITY WORKS:

5" DEEP ALUMINUM FACE-LIT CHANNEL LETTERS

RETURNS TO BE PAINTED PPG #UC51713XL DURANAR XL PEWTER.

7328 WHITE ACRYLIC FACES W/ 1" TRIM CAP TO MATCH RETURN

ILLUMINATE W/ 7100K WHITE LEDS. HOUSE POWER SUPPLIES IN BACKGROUND.

LETTERS MOUNT FLUSH TO BACKGROUND WIREWAY.

LIGHT BARS:

5" DEEP ALUMINUM UPPER & LOWER "LIGHT BARS" RETURNS PTM PPG #UC51713XL

DURANAR XL PEWTER. "BARS" HAVE ALUMINUM BACKS.

FACE TO BE WHITE ACRYLIC. RETAIN W/ FABRICATED ALUMINUM RETAINERS PTM RETURNS. FACE TO HAVE

1ST SURFACE 7725-120 SATIN ALUMINUM VINYL BACKED WITH 3635-20B WHITE BLOCKOUT FILM.

INSTALL

DECORATIVE RIVNUTS ATTACHED THROUGH FACE.

LOWER LIGHTBAR HAS .080" thk. ALUMINUM TAGLINE PANEL PAINTED PPG #UC51713XL DURANAR XL

PEWTER w/ ROUTED OUT SHOW-THRU COPY CHEMICALLY WELDED TO WHITE ACRYLIC BACKER.

BACK LIGHT w/ 7100K WHITE LEDS. HOUSE POWER SUPPLIES IN BACKGROUND PANEL.



Design #	
0820368AR13	
Sheet	7 of 9
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Address	
365 W. DUNDEE ROAD WHEELING, IL	
Account Rep.	R GLAESER
Designer	P MCDONALD
Date	12/07/17
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Estimating	
Art	
Engineering	
Landlord	
Revision/Date	
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South Texas	PO BOX 125 206 Doral Drive Portland, TX 78374 (361) 563-5599 Fax (361) 643-6533

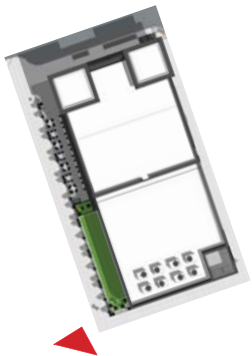
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2019-4A&B City Works Eatery Sign Variations







MATERIAL SCHEDULE	
1	COPPER TILE
2	CAST STONE CAP
3	CAST STONE BASE
4	STONE VENEER
5	ELDORADO STONE
6	24G METAL PANEL
7	ROOF COPING
8	CORRUGATED PANEL
9	STOREFRONT
10	INTEGRALLY COLORED 8" CMU



1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, February 14, 2019.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Johnson, Kalis, Powers, Ruffatto and Yedinak. Also, present were Steve Robles, Assistant Director of Community Development, Mallory Milluzzi, Village Attorney, Mr. Kyle Goetzelmann, Civil Engineer and Mr. Ron Antor, Fire Inspector.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS

Commissioner Powers read the following statement.

Citizen Concerns and Comments. Members of the public may address the Plan Commission with comments regarding only those issues that are relevant to the Plan Commission's agenda or topics that the Plan Commission has the authority, pursuant to the Village Code, to address. The chairperson or his or her designee shall strictly restrain comments to matters that are relevant to the Plan Commission business and shall not permit repetitious comments or arguments. Members of the general public who wish to address the Plan Commission must sign the request to speak form prior to the commencement of the public meeting. The persons submitting a petition, concern or other comment shall be allocated five minutes to present their points.

From the audience, Mr. Peter Perkins, Handi Foil Corporation, 135 East Hintz Road came forward. Handi Foil is located adjacent to the rezoning site. They are present to provide comments regarding the site plan and rezoning.

From the audience, Mr. Philip Taplan, 95 Fox Lane, Wheeling came forward. He is not in favor of the proposed rezoning and feels having a trucking terminal in the area would be similar to having the Queen Mary sitting in the harbor with row boats around it. He does not believe it should be put in the area and would create a nightmare for traffic. He mentioned the roadway was not large enough and would create traffic issues. The street narrows down to one lane in each direction and in the afternoon, traffic is backed up past Fox Lane. He didn't think it would work even with a stop light. He doesn't think any Commissioner would want their house in front of a warehouse. Some of the homes are less than 30' from the property line and are two story so the 6' fence would

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not help. He suggested having it on Chaddick that has a large industrial area. He purchased the property 30 years ago and knew the area would be industrial but thought it would be light industrial similar to the area south.

From the audience, Ms. Maryann Ligori, 105 Debra Lane, Wheeling came forward. She was not in favor of the potential of having 24/7 trucks running in and out located next to residential. She did not think it was appropriate or compatible. She referred to the noise she would hear from the backup beepers from the trucks. She felt the plan did not respect the residents and asked the Commission to say no to the proposed. She did not want the Commission to be part of something that would cause harm to the residents. She referred to the heavy impact. She does not want the Commission to set a precedent to cut a neighborhood in half. She reiterated that the Commission would be causing physical and medical harm to the residents. She asked the Commission to vote with their heart. If the property is rezoned to industrial (I-2) and it doesn't go through because it doesn't qualify with the Cook County Board of Review, the Plan Commission would still be rezoning it for people who still live there, and they would be living in an industrial area so the Village would they need to buy them out. She did not believe the Cook County Board of Review will approve it.

From the audience, Mr. Robert Ligori, 105 Debra Lane, Wheeling came forward. He stated that it was located 20' from a residential yard and would cut a neighborhood in half. He mentioned there wasn't a buffer zone and questioned the Village's restrictions regarding noise pollution. He doesn't understand how the business could operate being located so close to residential. He doesn't think a 6' fence would make a difference. He doesn't understand how something could be located so close to residential. He felt it was a bad idea and asked the Commission to say no.

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

- A) [Docket No. PC 18-19](#) (Continued from January 24, 2019 meeting)
JV Global Services LLC
150 Abbott Drive
Minor Change to Approved Site Plan

Ms. Milluzzi referred to the parking issues that had been raised at the last meeting. She provided the Commission with some clarification on the issue. Staff confirmed the current Village Code does have a parking setback of 10' within the I-3 Zoning District. The research and review of the file found that the current parking lot was a legal, non-conforming condition or structure on the property and therefore, the parking lot did not need a variance and the parking can go to the lot line. A parking setback requirement in the I-3 District is a generally applicable requirement that applies to all uses in the I-3 District and is not tied to the use of the property. When the parking lot was poured as part of the prior development in the 80s or 90s, the parking lot was allowed to go to the lot line and there was no 10' parking setback in the I-3 Zoning District in the

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Code. This was not a variation on the prior use, the Code never required a setback. As such, the parking lot is a physical condition of the property and is considered a structure on the land. The current owner hasn't altered or expanded the actual physical parking lot. If an office building had been built on the property and no changes had been made to the parking lot, the office building and user would be able to park cars up to the lot line similar for an auto repair facility. While uses can change on the property, the physical condition of the parking lot has not changed and thus remains a legal, non-confirming structure on the property. She reiterated that a parking lot was a structure and not a use. It is similar to a fence or other structures. She confirmed the building was a legal, non-confirming building. If they wanted to put an addition on the building, it would trigger them having to come into compliance. They did not change the actual physical condition of the parking lot. They did not add or tear up the parking lot.

Mr. Dan Shapiro, 618 Academy Drive, Northbrook was present. He reported there had been additional research on the site plan since the last meeting and it was provided to the Commission. They were present to answer any questions.

Commissioner Johnson's questions had been covered by Ms. Milluzzi's explanation. He questioned if the Fire Department was in favor of the new configuration. Mr. Antor confirmed they were still in agreement since it hadn't changed.

Commissioner Johnson was disappointed that they needed to return long after the changes had been made instead of before they were made.

Commissioner Powers had no questions.

Commissioner Kalis had no questions.

Commissioner Blinova had no comments.

Commissioner Creech had no comments.

Commissioner Yedinak questioned if the handicapped ramp sloped west to east and questioned if there would be enough room to negotiate the ramp with a truck in the closest space. Mr. Shapiro was unsure but stated if there was a problem, they would lose the parking space.

In reply to Chairman Ruffatto's question, Mr. Shapiro confirmed the width of all of the parking spaces was 11' wide.

Chairman Ruffatto's concern was with the snow removal. He didn't think it made sense to store it near the entrance.

Chairman Ruffatto mentioned the proposed site had been a thorn for Community Development and hoped that the relationship would be improved. Mr. Shapiro agreed.

Commissioner Johnson moved, seconded by Commissioner Blinova, to approve Docket No. PC 18-19 granting a minor change to the site plan approved by Ordinance No. 5064 (Docket No. 2016-21A) and Ordinance No. 5064 (Docket No. 2016-21C), as required under Title 19, Zoning, of the

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Wheeling Municipal Code and Chapter 19-12, Site Plan Approval Requirements, in order to increase the outdoor parking of trucks and contractor's vehicles for 150 Abbott Drive, Wheeling, Illinois, in accordance with the Site Dimensions plan dated January 14, 2019 and last revised January 30, 2019, and subject to the following condition:

1. The minor change to the site plan shall permit outdoor parking of trucks and contractor's vehicles not to exceed 89 parking stalls (86 in winter due to snow storage), and specifically excludes outdoor material storage and daily/hourly parking.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- B)** [Docket No. 2019-1](#) (Continued from January 14, 2019 hearing)
Wolf Road Industrial
1020, 1022, 1026, 1027, and 1030 Carol Avenue; 10321 Dean Avenue; 37 Kerry Lane; and 1032 S. Wolf Road
Rezoning to the I-2 Limited Light Industrial District

See Findings of Fact and Recommendation for Docket No. 2019-1.

Commissioner Creech moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2019-1, granting Rezoning from R-1A Single-Family Residential District and I-1 Light Industrial District to I-2 Limited Industrial District as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.14 Ordinance Administration, and associated sections, for the construction of an industrial warehouse building in accordance with the following exhibits, for the properties located at 1020, 1022, 1026, 1027, and 1030 Carol Avenue; 37 Kerry Lane; 1020 Plant Road; and 1032 S. Wolf Road, Wheeling, Illinois:

- Project Description Letter, received December 10, 2018
- Site plan, dated February 7, 2019, and
- Rezoning Exhibit, received January 14, 2019.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Johnson, Kalis, Powers, Ruffatto, Yedinak
NAYS: None
ABSENT: None

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PRESENT: None

ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No. 2019-1. The motion was approved by a voice vote.

- C) [Docket No. PC 19-1](#) (Continued from January 24, 2019 meeting)
Wolf Road Industrial
1020, 1022, 1026, 1027, and 1030 Carol Avenue; 10321 Dean Avenue; 37 Kerry Lane; and 1001 S. Wolf Road
Site Plan-Appearance Approval of Industrial Warehouse Building

Mr. Robles stated the Staff Reports and submittals of the petitioner were part of the public record.

Mr. John Pagliari, Partner, Panattoni Development Company, 6250 North River Road, Rosemont, IL was present.

Mr. Pagliari described the proposal for an attractive industrial building with a lot of glass on all four sides of the building including three entrances. The east side faces Wolf Road with two story glass and wrapped glass around the northeast and southeast corners. They are asking for no variances on the site plan. They have a landscape and irrigation plan to screen the building to make a very attractive site.

Commissioner Creech had no questions.

Commissioner Johnson referred to one of the parcels being used as a storage yard in the past; he questioned if there had been any environmental issues with the site. Mr. Pagliari explained they did a phase 1 environmental test of the entire property and it came back clean. If there are any “hot” spots, they would remove them per IPA standards.

Commissioner Johnson questioned if the north drive could be designated as the truck entrance and limit the south drive to only vehicles for employees. Mr. Pagliari explained it was difficult to limit the access but agreed they liked to keep the cars and trucks separate. He stated the majority of the trucks would be parked in the back on the west side. They would typically enter on the north entrance but would probably exit using the south entrance to Wolf Road. Chairman Ruffatto questioned if it could be added as a condition. Ms. Milluzzi explained it would be difficult to limit the movement of trucks without knowing the operation. Mr. Robles agreed it would also be challenging for the enforcement. Chairman Ruffatto suggested adding the request to the file including no idling when the uses come to the Village.

Commissioner Johnson questioned if the height of the fence could be increased from 6’ to 8’.

Chairman Ruffatto requested adding a berm on the south side with the fence on the berm. Mr.

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Pagliari agreed and mentioned there was 26' of green space between the property line and their curb on the south side. On the north side there is much less. Mr. Goetzelmann confirmed as long as the drainage was met, you could get a 4' elevation gain as long as there are no drainage issues. Chairman Ruffatto agreed to add a condition. Mr. Pagliari agreed it would be a good idea.

Commissioner Kalis questioned if an 8' fence would be better for the neighborhood. Mr. Pagliari agreed to use an 8' fence on the berm. Commissioner Powers questioned what was used at the asphalt plant. Chairman Ruffatto thought it was 8'. Mr. Robles confirmed an 8' fence was permitted for outdoor storage. Chairman Ruffatto suggested adding it as a condition.

Commissioner Kalis referred to the proposed 16 dock doors. He questioned if they had a standard per unit. Mr. Pagliari explained they could add a few more, one per 10,000 feet was a rough number.

In reply to Commissioner Powers' question, Mr. Pagliari confirmed the environmental study included soil samples.

Commissioner Powers questioned if there would be any internal trash enclosures. Mr. Pagliari confirmed the trash enclosures would be located inside the building.

Commissioner Powers referred to the proposed Spruce trees on the lot line by the fence. He questioned if there was any way for them to protrude above the fence and berm since they grew slow (10-15' in 10 years). He suggested starting with something more mature that would go above the proposed fence and berm. Mr. Pagliari explained it gets difficult to transplant larger trees. Commissioner Powers referred to a similar situation for the car wash by Gators Pub when he asked for additional more mature screening along the fence line by residential. Chairman Ruffatto suggested adding a condition for more mature trees, to be reviewed by Staff and reported back to the Commission.

Commissioner Powers asked for input from the Fire Department. Fire Inspector Antor reported that all of the previous comments had been addressed in the current submittal.

In reply to Commissioner Powers' question, Mr. Pagliari didn't think they had done a traffic study. Mr. Robles stated they had provided a traffic study. Ms. Milluzzi explained it would be tied to the use and not the building. Chairman Ruffatto questioned if a traffic study could be required for a permitted use. Ms. Milluzzi confirmed it could not be required. If Staff feels it's necessary for a permitted use, they will ask for it. She explained that every use did not warrant a traffic study.

Commissioner Powers requested details on the retaining wall in the southwest corner and the one on the east side of the property. Mr. Pagliari confirmed the height of the brick retaining wall on the west side of the detention basin on Wolf Road is about 3-4'. Commissioner Powers questioned if the east parking lot was pavers. Mr. Pagliari confirmed it was not pavers. Commissioner Powers thought the landscape plan had it as all brick pavers. Mr. Goetzelmann referred to sheet 5 of 16 showing the front east parking lot as permeable pavers. Commissioner Powers questioned the paver color and color scheme of the building. He referred to the banding

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on the building. Mr. Pagliari described the building as whiteish with a blue accent band. Commissioner Powers questioned if there were color renderings available. Chairman Ruffatto noted the provided renderings were in color.

In reply to Commissioner Powers' question, Mr. Pagliari confirmed there were no exterior gutters.

Commissioner Powers questioned the percentage of greenspace on the property. Mr. Pagliari stated it was 25%. Mr. Goetzelmann confirmed it met the Village Code.

Commissioner Powers questioned the snow removal. Mr. Pagliari explained there was 18' from the south curb to the fence and 8-10' between the building and parking lot against the building. Each corner of the site (northwest and southwest) had large greenspace and 10' on both the north and west sides of the building. Commissioner Powers requested that they designate the areas on the site for snow storage prior to going to the Village Board. Mr. Pagliari mentioned they may also dump some of the snow into the pond. He stated that all the green space would be available for snow removal.

Commissioner Powers referred to the stain proposed for the band on the building and requested that something be done to prevent the sun from ruining it.

Commissioner Blinova had no comments.

Commissioner Yedinak questioned the lighting proposed on the south side. He expressed concern that it didn't spill out to the residents. Mr. Pagliari confirmed they were using all building mounted lights and no poles. The lights would be pointed down and would not spill out. Mr. Goetzelmann explained there were minimums based on the mounting heights identified on the photometric lighting plan. The wall mounted lights would be mounted 17' vertical so they will not be at the very top. The fixtures will also be shielded.

Chairman Ruffatto questioned how outdoor storage could be prevented when a use came before the Plan Commission. Mr. Robles explained it was permitted by zoning with provisions in terms of how much (limited to no more than 400 square feet). There is no outdoor storage on the site plan so if the occupant wanted it in the future, they would need to come in for a minor site plan approval.

Chairman Ruffatto questioned if the petitioner would be part of the group that leases it out. Mr. Pagliari confirmed he would since he is part owner of the building. Chairman Ruffatto asked the petitioner to please keep the residents and other businesses in mind when they were going through the use and to be respectful of them. Mr. Pagliari agreed and mentioned he would be present for the showings and wanted everyone to be happy.

Chairman Ruffatto questioned the type of signage. Mr. Pagliari explained they may come back with a monument sign but explained it would depend on the tenants. Chairman Ruffatto didn't think there was room for a monument sign. Mr. Pagliari explained monument signs weren't that large (4' high x 8' wide) and would be located near the front entrance.

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Commissioner Johnson questioned if the petitioner had any other spec buildings they maintained. Mr. Pagliari agreed to provide addresses to Village Staff. He mentioned buildings in Elk Grove and Skokie. The Elk Grove building is very similar to the proposed and is an airport freight forwarding company and light assemblers in Skokie.

Commissioner Powers moved, seconded by Commissioner Kalis to recommend approval of Docket No. PC 19-1, granting Site Plan-Appearance Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, and Chapter 19-12 Site Plan Approval Requirements, in order to construct an industrial warehouse building, in accordance with the following exhibits, for Panattoni Development Company:

- Project Description Letter, received December 10, 2018
- Site plan, dated February 7, 2019,
- Building Elevations, dated January 7, 2019,
- Landscape Plan (2 sheets), dated January 28, 2019
- Photometrics, dated January 29, 2019,
- Preliminary Site Improvement Plans (16 sheets), dated January 14, 2019
- Line of Site Plans (4 sheets), received January 29, 2019

And with the following conditions of approval:

1. The trash collection areas shall be indicated on the floorplan prior to the issuance of a permit for the construction of the building;
2. A berm shall be added along the south property line and the fence shall be added on top of the berm;
3. The fence height shall be increased to 8' in height;
4. The tree planting height shall be increased within the south yard and to work with Staff on the final design which shall be reported back to the Plan Commission; and
5. Any outdoor storage shall require review by the Plan Commission for minor site plan revision.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- D)** [Docket No. PC 19-2](#) (Continued from January 24, 2019 meeting)
Wolf Road Industrial
1020, 1022, 1026, 1027, and 1030 Carol Avenue; 10321 Dean Avenue; 37 Kerry Lane; and 1001 S. Wolf Road

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Preliminary Plat of Subdivision Approval of Wolf Road Industrial

Mr. Robles explained the proposal is for preliminary plat of subdivision since the property is comprised of multiple individual lots. The petitioner is seeking to consolidate the lots. The petitioner must demonstrate that they meet compliance with the Code requirements for plats of subdivisions. Staff has verified that it met the Code requirements for a preliminary plat of subdivision. Upon a recommendation from the Plan Commission, the preliminary plat will be forwarded to the Village Board for final decision. The Village Board confirms the final plat is in substantial compliance with the preliminary plat. The final plat will be the actual article that will be recorded for the lots to be combined into one developable lot. There is a condition on the plat that is noted in the Staff Report, the Village Board's consideration of the final plat of subdivision, shall also include a plat of vacation for the three Village rights-of-ways, to be prepared by the petitioner.

Mr. John Pagliari, Partner, Panattoni Development Company, 6250 North River Road, Rosemont, IL was present.

Commissioner Kalis questioned if it gets approved, do all the property lines get erased. Mr. Robles confirmed it would be an entirely new process for any future subdivisions.

Commissioner Creech moved, seconded by Commissioner Blinova to recommend approval of Docket No. PC 19-2, granting Preliminary Plat of Subdivision Approval of Wolf Road Industrial as required under Title 17, Planning, Subdivisions and Developments, of the Wheeling Municipal Code, and Chapter 17.20.030 Preliminary Plat Approval requirements, to consolidate 13 parcels into one parcel in order to construct an industrial warehouse building, in accordance with the following exhibits, for Panattoni Development Company:

- Preliminary Plat (3 sheets), dated February 6, 2019

And with the following condition of approval:

1. The Village Board's consideration of the final plat of subdivision shall also include a plat of vacation for the three Village rights-of-way, to be prepared by the petitioner.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

The Commission took at a break at 8:10 p.m. and reconvened at 8:15 p.m.

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E) [Docket No. PC 19-5](#)

CMX Theater

401 W. Dundee Road (Wheeling Town Center)

Request for Special Use Revision

Mr. Robles explained this was unique since the Plan Commission typically sees revisions to site plans, elevations or modifications. With the CMX movie theater, part of the Wheeling Town Center development, the site plan and everything exterior was already approved. The proposal is for a change to the interior operation of the CMX use which did receive a Special Use approval. As a result, there is a procedural item in the Code that addresses it. It is a request for a Special Use revision and comes in front of the Plan Commission for a recommendation and then precedes to the Village Board for a final decision with a new ordinance to reflect that decision. He confirmed it is not a Public Hearing.

Mr. Davidson, CMX Theater, 3832 Turtle Creek Drive, Dallas, TX was present.

Mr. Davidson reported they operate two kinds of theaters. One is a theater where you go to a counter to pick up the concession items and take them directly to the seat. Another type is where they bring the items to the seats which is what they are proposing for Wheeling. This is the only change they are making but it did require some changes to the kitchen.

Mr. Robles referred to the previously approved plan with the counter service. The proposed is a full service element where the previous market area becomes kitchen service. The full service restaurant has an expanded bar and lounge. The change does take up space of a previous auditorium which has been redistributed. The previously proposed included 8 auditoriums and the current proposal now has a total of 7 auditoriums to gain the space for the full service kitchen.

Commissioner Kalis questioned the reason for the change. Mr. Davidson confirmed they had been doing both concepts but after looking at the markets and receiving feedback, they feel the full service is better for this market.

Commissioner Kalis questioned the type of food that would be served. Mr. Davidson thought it would be American food. They will serve everything from chicken fingers, club sandwiches to steaks. It is user friendly and easy to eat in a semi-dark auditorium. Commissioner Kalis questioned how it would impact the other restaurants. Mr. Davidson thinks it helps people save time.

Commissioner Blinova had no questions.

In reply to Commissioner Powers' question, Mr. Davidson confirmed that the same food is served in both the restaurant and theater.

Commissioner Powers questioned if the change impacted the parking. Mr. Robles explained it was a redistribution of parking. A revised parking study was done to account for some of the more recent changes. The fast casuals that were recently discussed, the change of CMX and the

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Learning Experience redistributed the parking from full retail to a mixture of uses that have different demands. Based on the revised parking study, the parking demand for CMX based on seats has increased, but overall the Town Center parking has actually decreased due to the mix of uses. The total parking required for the Town Center was previously 1,011 spaces and the total required now is 994 spaces. 816 parking spaces was being provided and now it is 803 spaces based on changes in the site. The total provided is still within the range that has always been the case from the beginning.

Commissioner Powers questioned the location of the trash for this use. Mr. Robles confirmed the original version included it within the center portion of the rear of the building. The intent was to have it in another location that wasn't identified in 2018 with the most recent CMX revision. It wasn't identified or discussed, the original approval of the trash enclosure still remained in the original location. An item will need to be returned to the Commission to discuss the details of the enclosure and technically approve the minor revision to the PUD to formally authorize the trash location.

Commissioner Johnson expressed concerns with the impact to the restaurants that have already signed on and currently built out. From the audience, Mr. Friedman stated that the other restaurant owners had not said anything about the change.

In reply to Commissioner Johnson's question, Mr. Davidson explained the food was delivered using the hallway and main entryway. Commissioner Johnson questioned if there was a concession stand where popcorn could be purchased. Mr. Davidson confirmed there was no concession stand but felt it would be easier to first get a seat and then have it brought to him. Commissioner Johnson disagreed.

Commissioner Creech thought the restaurant and bar was a large area with only two bathrooms with one facility in each bathroom. He questioned if it would be enough since the bathrooms for the theaters required a ticket. Mr. Davidson stated they had never stopped anyone from using the theater bathrooms.

Mr. Davidson explained that the theaters have all reserved seating, so the control point is the seat, so they are not as concerned where people are going in the building since they have sold a ticket for a specific seat within a specific auditorium. Commissioner Yedinak questioned if the number of restrooms and location was acceptable to the Village Code. Mr. Robles was unfamiliar and would verify it when the interior build out permit came in. There are international building requirements that dictate the location and size of restrooms. He explained the designation of the restroom may need to change.

Chairman Ruffatto felt the proposed change was fairly large and shouldn't be considered a small change. He referred to the original movie theater concept that included a brewery. He felt if the original theater would have come in, the demographics of the other restaurants would have changed.

Chairman Ruffatto personally likes the concept.

Chairman Ruffatto questioned if they knew the percentage of patrons that would just visit the

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restaurant without seeing a movie. Mr. Davidson indicated they didn't have hard data on it since it was difficult to collect. They feel they would have more people using the restaurant along with seeing a movie.

Commissioner Johnson asked about the process for ordering food. Mr. Davidson explained there were tables with servers, or the food/drink could be ordered using an app. The servers come throughout the movie. They encourage people to get to the theater before the movie starts. The service seems to be congregated in the first few minutes and within 30 minutes of the start of the feature most of the service stopped.

Commissioner Powers moved, seconded by Commissioner Kalis to recommend approval Docket No. PC 19-5, to revise the indoor theater special use in accordance with the following exhibits submitted for CMX, which is located at Building J in the Wheeling Town Center development, 351 W. Dundee Road, located in Wheeling, Illinois:

- Project Description Letter, dated February 4, 2019
- Ground Floor Plan, dated September 27, 2018
- Shared Parking Study, dated January 25, 2019

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES – [January 24, 2019](#)

Commissioner Powers moved, seconded by Commissioner Blinova to approve the minutes dated January 24, 2019 as presented.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

9. OTHER BUSINESS

Commissioner Kalis referred to the comments from the citizens regarding voting with an opinion, heart and love. As a citizen, he would love to do it, but he questioned his role as a Plan Commissioner whose job is to uphold zoning, rules and regulations. He felt it was difficult to draw the line between the desire of what they think should happen and upholding the rules irrelevant on how they feel. He asked for clarification. Ms. Milluzzi confirmed and explained that was the reason there were clear standards for rezonings, variations and special uses so that the Commission looks at the standards and they need to be met in order to approve them. It is more of a logical approach. If they believe the petition has met the standards and if they are not met, that would be the time to add conditions or deny. Chairman Ruffatto explained that feelings shouldn't be completely eliminated, but the standards need to be met.

Commissioner Johnson referred to Kiki's Café Monte Carlo and mentioned the machines were in but were very visible from Dundee Road. The layout is similar to what they presented with a partial wall. Mr. Robles confirmed Staff had been made aware of it and were looking into what needs to be done to make sure they meet the discussion points in the findings of fact.

10. ADJOURNMENT

Commissioner Creech moved, seconded by Commissioner Powers to adjourn the meeting at 8:43 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

Steve Powers, Secretary
Wheeling Plan Commission

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DOCKET NO. 2019-1

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: [Docket No. 2019-1](#)
Wolf Road Industrial
1020, 1022, 1026, 1027, and 1030 Carol Avenue; 10321 Dean Avenue; 37 Kerry Lane; and 1032 S. Wolf Road
Rezoning to the I-2 Limited Light Industrial District

Panattoni Chicago LPIV, LLC., contract purchaser, seeking Rezoning from R-1A Single-Family Residential District and I-1 Light Industrial District to I-2 Limited Industrial District as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.14 Ordinance Administration, and associated sections, for the properties located at 1020, 1022, 1026, 1027 and 1030 Carol Avenue (Lots 1 through 8 of the Wolf Road Estates Subdivision), 10321 Dean Avenue; 37 Kerry Lane; and 1032 South Wolf Road (the adjacent vacant lot north of Debra Lane, west of Wolf Road, and south of Carol Avenue), in order to construct a 163,000 square foot industrial warehouse building.

Chairman Ruffatto called Docket No. 2019-1 on February 14, 2019. Present were Commissioners Blinova, Creech, Johnson, Kalis, Powers, Ruffatto and Yedinak. Also, present were Steve Robles, Assistant Director of Community Development, Mallory Milluzzi, Village Attorney, Mr. Kyle Goetzelmann, Civil Engineer and Mr. Ron Antor, Fire Inspector.

Ms. Milluzzi reminded the public that there were three opportunities for the public to speak after the petitioner gives their presentation and Staff gives any presentation. The first will be for anyone wanting to ask questions of the petitioner and not to give testimony. The second opportunity after the questioning is all complete, persons wishing to provide evidence or direct testimony related to the rezoning are invited to speak. The testimony or evidence must be relevant and material to the rezoning petition and standards. Finally, any persons that want to provide general comments such as their opinions or thoughts about the rezoning petition may speak and these comments are limited to 5 minutes per person.

Mr. John Pagliari, Partner, Panattoni Development Company, 6250 North River Road, Rosemont, IL was present.

Mr. Pagliari explained they were present to seek approval for rezoning to I-2 Zoning, Light Industrial from residential and I-1 Zoning. They have worked with Staff and three land owners. They are surrounded by industrial on the north and west, airport on the east and they feel the zoning is consistent with the Village's master use plan.

Ms. Milluzzi suggested that Chairman Ruffatto ask if anyone that had signed up had any specific questions to ask the petitioner.

Chairman Ruffatto questioned if anyone had specific questions about the rezoning.

From the audience, Mr. Terry Steilen, 473 Briarwood Drive, Wheeling came forward and was sworn in. He noticed the rezoning was taking residential and light industrial and converting it into an I-2 with a little heavier industrial zoning for an office and warehouse use. He noted that type of use was permitted in an I-1 area which the property is currently zoned. He noted an I-1 was normally used adjacent to residential areas. He noticed the only major difference between I-1 and I-2 was that I-2 allows outdoor storage of material. He did not see any area on the plan for outdoor storage of material. He questioned why they chose to go I-2 when their current plan could be permitted in an I-1 area.

Mr. Pagliari confirmed they would not have any outdoor storage. He explained the I-2 zoning allows a 40' foundation wall. They need a 32' clear height inside the warehouse to rack their products. With a 32' clear with bar joists and walls above the ceiling they would end up 38-40' high. The I-1 District only allows a 30' height.

From the audience, Ms. Maryann Ligori, 105 Debra Lane, Wheeling came forward and was sworn in. She questioned why they were making the project so small and were not requesting the entire neighborhood. Mr. Pagliari explained that they would love to buy the entire neighborhood, but it would be very difficult to purchase 18 houses in the same timeframe.

Ms. Ligori questioned if it was their future plan? If so, how would it unfold after construction of the parcel and what is their timeframe? She said she's lived in her house for 20 years and has never had an offer on her house. Mr. Pagliari explained he wasn't sure it was their plan. They work with brokers on all their projects. He confirmed it took time. Ms. Ligori questioned why there was a rush for one building if their plan was for a larger development. Mr. Pagliari explained they were buying the land and closing in 45 days. They hope to start in spring and finish by the end of the year. If the next site happens, they would be happy to talk to people.

Ms. Ligori questioned the type of business. Ms. Milluzzi explained the proposed was for a spec building. Certain uses are permitted in the I-2 Zoning District. There are several uses including a chemical plant that require a Special Use. Any use that would require a Special Use, would require a Special Use hearing before the Plan Commission. She explained that Special Uses generally have an impact on the surrounding community.

Commissioner Johnson stated that anything involving hazardous materials would require a special use in all zoning districts.

Ms. Ligori questioned the reason the petitioner wanted to rezone the area. Mr. Pagliari explained they think it's a great area for industrial with big users in the neighborhood and an airport located across the street with retail in the area. They also like the five lane cross section on Wolf Road. They think it's a great area for industrial development. He referred to the building on Chaddick that had a signed leased pretty quickly.

From the audience, Mr. Robert Ligori came forward and was sworn in. He questioned the reason they wanted an I-2 District. Mr. Ligori explained I-2 allows them to build a 40' tall building versus

a 30' tall building in an I-1. It clears what they need inside the building.

Chairman Ruffatto asked if there was anyone with evidence that was contrary to what the petitioner has presented.

Ms. Ligori came forward. She did not believe it was in the Comprehensive Plan to pick apart and rezone a parcel since it sets a precedent. She stated there isn't an area in the Village of Wheeling that has been changed from residential to industrial. She did not believe the Comprehensive Plan planned for a heavy industrial use next to residential single-family homes.

From the audience, Mr. Terry Steilen stated that outdoor storage is permitted in the I-2 District. Once the property is rezoned, the petitioner doesn't need to build the proposed building. He could build anything that was permitted in an I-2 Zone. The only thing the Plan Commission could do was to not allow outdoor storage to be adjacent to a residential area.

Chairman Ruffatto opened the discussion for general comments. Each person would be limited to 5 minutes.

From the audience, Mr. Peter Perkins, Handi Foil, 135 East Hintz Road (property to the west of the proposed site) came forward and was sworn in. They were not objecting to the rezoning but wanted to point out that they were filing an objection with the Village for one of the right-of-ways that encompasses the area that is being rezoned. The right-of-way was promised to Handi Foil Corporation which is the business just west of the proposed site. They met with the Village when they were granted the right-of-way about an expansion plan that would have likely included expanding on the northwest end of the area being rezoned. He reiterated that they were not objecting to the rezoning but wanted to bring it to the Commission's attention. They feel they will prevail on the right-of-way which would impact the rezoning. They feel it may be premature to decide on the rezoning at this time. Chairman Ruffatto explained it was a matter outside of the purview of the Plan Commission.

From the audience, Maryann Ligori came forward. She believed the project would fail. She mentioned that they originally went before the Village Board without the 6B tax credit they could not move forward. She stated that the property was not a vacated tax relief area and had been owned by the airport. She asked the Plan Commission to table it until everything gets resolved. She mentioned homeowners would be living in an industrial area without a buffer for the residential. She doesn't think it's a great idea for residential and would set a precedent. The spec building could be for any use including a major transportation center. There was no traffic study, environmental study or market study provided. The rezoning is being requested without any additional evidence. She asked the Plan Commission to say no.

From the audience, Robert Ligori came forward. He asked the Plan Commission to say no since it is located too close to residential without a buffer.

Commissioner Powers had no questions.

Commissioner Kalis questioned if the Plan Commission could require the petitioner to build the

building currently being requested. Ms. Milluzzi explained by approving rezoning, the property is being rezoned as I-2 and anything in the I-2 District could make proposals to be built on the property and then they would need to go through all the normal Code requirements including site plan approval and any different use would need approval.

Commissioner Creech had no questions.

Commissioner Johnson had no questions.

Commissioner Blinova had no questions.

Commissioner Yedinak had no questions.

Chairman Ruffatto had no questions.

Commissioner Creech moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2019-1, granting Rezoning from R-1A Single-Family Residential District and I-1 Light Industrial District to I-2 Limited Industrial District as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.14 Ordinance Administration, and associated sections, for the construction of an industrial warehouse building in accordance with the following exhibits, for the properties located at 1020, 1022, 1026, 1027, and 1030 Carol Avenue; 37 Kerry Lane; 1020 Plant Road; and 1032 S. Wolf Road, Wheeling, Illinois:

- Project Description Letter, received December 10, 2018
- Site plan, dated February 7, 2019, and
- Rezoning Exhibit, received January 14, 2019.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No. 2019-1. 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 2.22.2019
FOR APPROVAL ON 2.28.2019**