



**WHEELING PLAN COMMISSION
THURSDAY, MARCH 14, 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 19-8](#)
Wieland Metals, Inc.
567 Northgate Parkway
Appearance Approval of Wall Signs
- B) [Docket No. SCBA 19-9](#)
Jetlinx
1806 S. Milwaukee Avenue
Appearance Approval of a Wall Sign

7. ITEMS FOR REVIEW

- A) [Docket No. PC 19-7](#)
Arbor Court
100 Arbor Court
Minor Site Plan and Appearance Approval for Minor Site Alterations
- B) [Docket No. PC 19-8](#)
Adhesive Coating Technologies
420 Northgate Parkway
Minor Site Plan and Appearance Approval for Building Addition

8. **APPROVAL OF MINUTES** – [February 28, 2019](#) (including Findings for Docket No. 2018-30 and 2019-4&B)
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

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

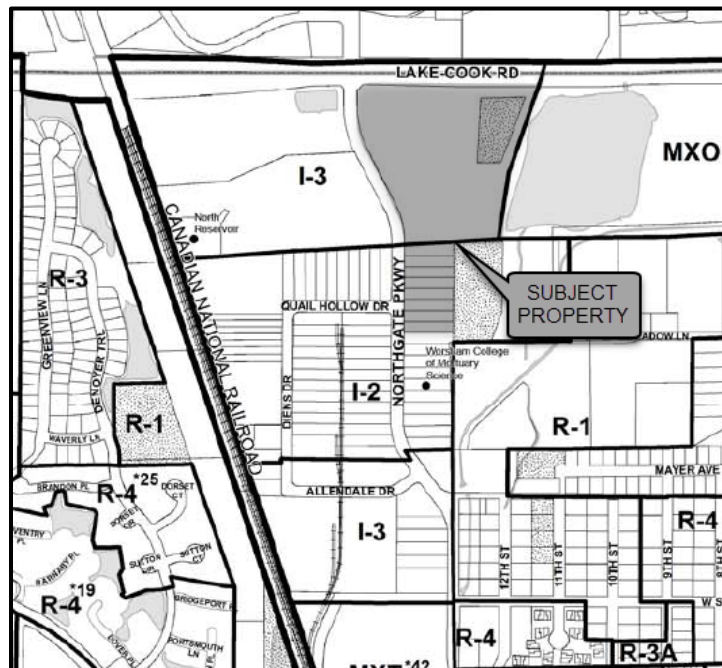
RE: **Docket No. SCBA 19-8**
Wieland Metals, Inc.
567 Northgate Parkway
Appearance Approval of Wall Signs

DATE OF REPORT: March 8, 2019

DATE OF MEETING: March 14, 2019

PROJECT OVERVIEW: The petitioner is seeking appearance approval for new replacement wall signs located at 567 Northgate Parkway.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Company Name:</u>	Wieland Metals, Inc.
<u>Applicant/Owner Name:</u>	Signs of Distinction, Inc.
<u>Common Location:</u>	Southeast corner of Lake Cook Road and Northgate Parkway
<u>Existing Use of Property:</u>	Metal fabrication

Existing Property Zoning:

I-2, Limited Industrial District and I-3, General Industrial District

Previous Relevant Zoning Action on Property:

PC 18-6 Site Plan and Appearance approval of a 47,450 sq. ft. building addition (Ord. 5183, passed 5/21/2018).
2018-7 Zoning variation related to required parking for a building addition (Ord. 5182, passed 5/21/2018)

DESCRIPTION OF PROPOSAL

Due to a change in corporate branding, Wieland Metals is requesting to replace the existing wall signs with new wall signs to reflect the new branding. The petitioner is requesting appearance approval of new replacement signs that will match the rebranding of the company.

SIGNAGE PLAN REVIEW

Signage Locations: Three total wall signs are proposed, which is a reduction in the number of existing wall signs on the building; 4 wall signs are currently installed on the building. The primary (main) wall sign will be located at the southwest corner of the building on the west building façade, facing Northgate Parkway. There will be two additional wall signs; located on the south façade facing the parking lot and the other wall sign located at the northwest corner of the building on the west façade facing Northgate Parkway. The existing fourth wall sign that faces north to Lake Cook Road will be removed and is not proposed to be replaced.

Proposed Signage Size, Style and Type: All three wall signs will be identical in size and appearance, and consist of the rebranded company logo. The signs will be internally illuminated aluminum channel letters in red, with brushed aluminum returns. The signs meet the requirements of the Sign Code based on the following:

Primary Wall Sign (southwest corner of building – west façade)

- Proposed Sign Area: 89.3 square feet (21'-3 7/8" wide x 3' – 0 5/16" high)
- Allowable Sign Area: 400 square feet (based on a maximum wall sign area)

Secondary Wall Sign (southwest corner of building – south façade)

- Proposed Sign Area: 89.3 square feet (21'-3 7/8" wide x 3' – 0 5/16" high)
- Allowable Sign Area: 128 square feet (based on 1 square foot for each linear foot of window on the subject wall)

Secondary Wall Sign (northwest corner of building – west façade)

- Proposed Sign Area: 89.3 square feet (21'-3 7/8" wide x 3' – 0 5/16" high)
- Allowable Sign Area: 160 square feet (based on 40% of the maximum wall sign area allowed for the primary wall sign)

STAFF REVIEW

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

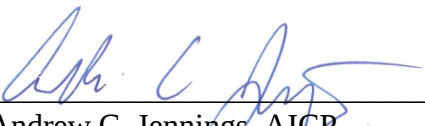
Staff Recommended Action: Staff recommends approval of the proposed wall signs, subject to the condition that the façades are repaired from the removal of the existing wall signs.

PROPOSED MOTION

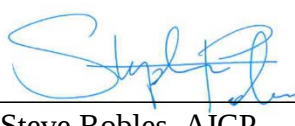
If the Plan Commission approves of the requested signs, an appropriate motion would be to:

Approve Docket No. SCBA 19-8 to permit the installation of the wall signs in accordance with the Wieland Metals sign plan (total of 2 pages), dated August 21, 2018, and last revised September 21, 2018 for Wieland Metals, Inc., located at 567 Northgate Parkway, 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 \(staff\)](#)

[Wieland Metals Sign Plan \(2 pages total\), dated August 21, 2018](#)



Existing Wall Signs (looking northeast)



Existing Wall Sign (looking east)

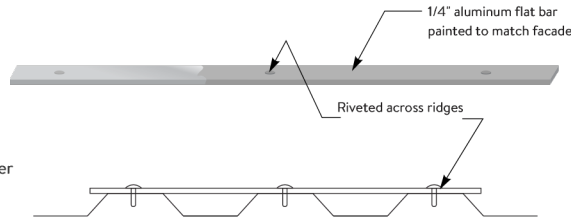
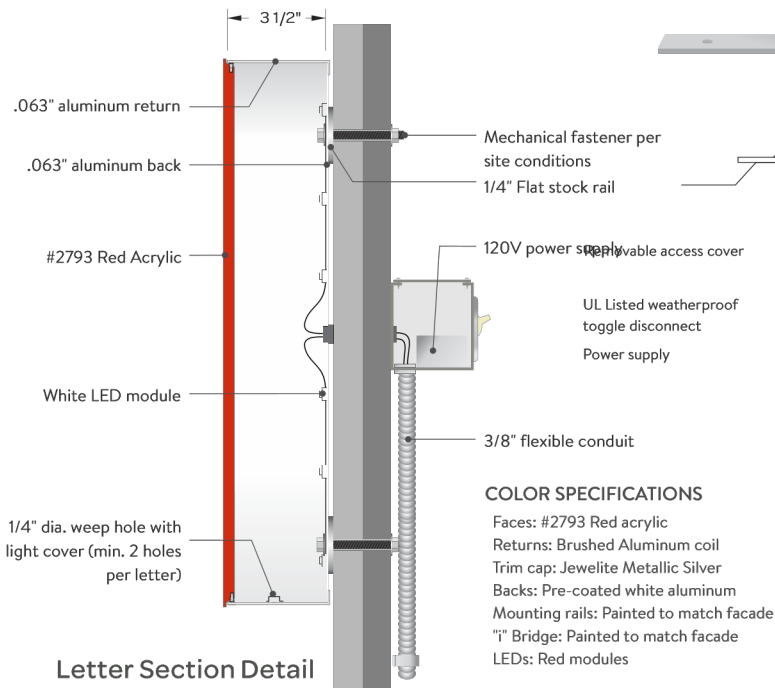
S1

Custom Letterset - Qty. 2

Remove existing illuminated lettersets, patch and repair corrugated metal siding. Install new letterset in same general location as the existing lettersets.



Existing Letterset: 4'-0" x 21'-0" - 84 sf



Scale | 3/8" = 1'-0"
Sq Ft | 89.3

Revisions:
Revised dimensions / AS / 09.19.18
updated cross section detail - JAS - 9.21.18
X

Revisions:
X
X
X

Revisions:
X
X
X

File Location:
Drive/Clients/
AS CR EN

STND
CSTM
Date: 8.21.18
Designer: JAS PM: SK

City/State: Wheeling, IL
Address: 567 Northgate Parkway

Drawing # C58479-2
OE # 117416

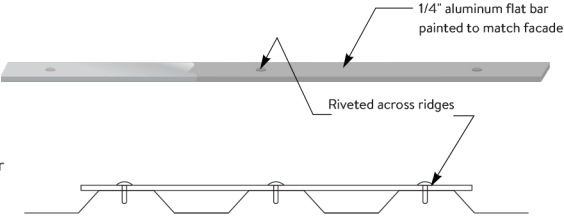
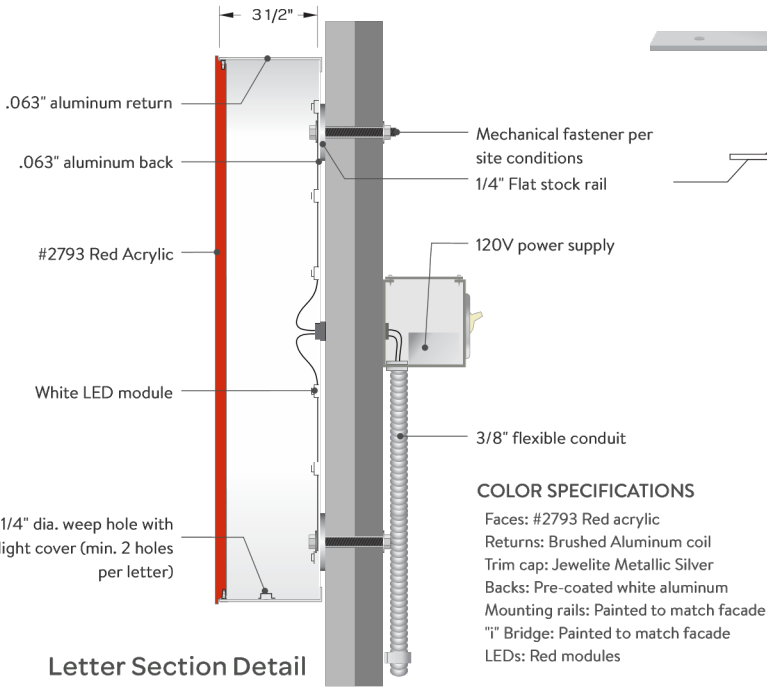
S2 Custom Letterset - Qty. 1

Remove two existing illuminated lettersets, patch and repair corrugated metal siding. Install one new letterset in same general location as the existing letterset.

NOTE: Cap the electrical per UL regulations for the letterset that is being removed and not replaced.



Existing Letterset: 4'-0" x 21'-0" - 84 sf



Revisions:	Revisions:	Revisions:	File Location:	STND	Date:	City/State:	Drawing #
only replacing one of the two lettersets - JAS - 9.8.18	X	X	Drive/Clients/	CSTM	8.21.18	Wheeling, IL	C58479-2
updated OA length of letterset and cross section - JAS - 9.21.18	X	X					
X	X	X	☐ AS	☒ CR	Designer: JAS	Address: 567 Northgate Parkway	OE #
			☐ EN		PM: SK		117416

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

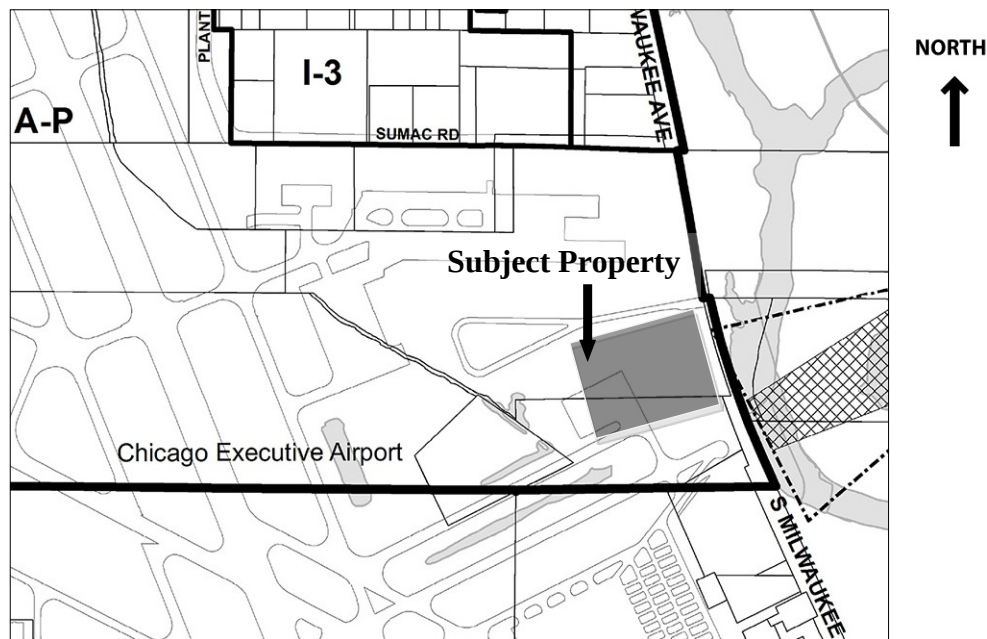
RE: **Docket No. SCBA 19-9**
Jetlinx
1120 S. Milwaukee Avenue
Appearance Approval of a Wall Sign

DATE OF REPORT: March 8, 2019

DATE OF MEETING: March 14, 2019

PROJECT OVERVIEW: The petitioner is seeking appearance approval for the installation of a new wall sign located at 1120 S. Milwaukee Avenue, a recently constructed airport hangar.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Development Name:</u>	Jetlinx
<u>Applicant Name:</u>	North Shore Sign
<u>Property Owner Name:</u>	Chicago Executive Airport
<u>Common Location:</u>	Located at the Chicago Executive Airport west of Milwaukee Avenue and south of Tower Road.
<u>Neighboring Property Land Use(s):</u>	North: Airport West: Airport

South: Airport
East: Open Space (Forest Preserve)

Existing Use of Property: Private aircraft hangar and office

Existing Property Zoning: A-P, Airport District

Previous Relevant Zoning Action on Property:

PC 17-17 Ord. No. 5120, passed 10/17/2017, granted site plan and appearance approval for a new hangar.

DESCRIPTION OF PROPOSAL

The applicant is seeking appearance approval for the installation of a new wall sign associated with a new tenant of the newly constructed airport hangar, Jetlinx, which provides private jet travel solutions.

SIGNAGE PLAN REVIEW

Signage Locations: One wall sign is proposed to be installed on the south façade, which faces a parking area and a side entrance to the building.

Proposed Signage Size, Style and Type: As the Plan Commission recently granted appearance approval for the primary wall sign for Hawthorne Global Aviation Services (installed on the west façade), the proposed wall sign is classified as an “additional” wall sign and the allowable sign area is limited based on the primary wall sign. The proposed sign area is 45 sq. ft., which is less than the maximum permitted sign area of 48 sq. ft. This business identification sign is comprised of individual channel letters on a raceway. The letters will have navy blue faces and white trim and returns. At night, the sign will be illuminated in a white color since the day time navy color will not provide sufficient visual illumination at night. The proposed wall sign meets the size requirements of the code.

STAFF REVIEW

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

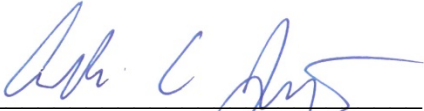
Staff Recommended Action: Staff recommends approval of the proposed wall sign, subject to the condition that the business operator for Jetlinx shall submit a Business License Application prior to the issuance of a sign permit.

PROPOSED MOTION

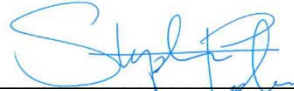
If the Plan Commission approves of the requested signs, an appropriate motion would be to:

Approve Docket No. SCBA 19-9 to permit the installation of a wall sign in accordance with the Jetlinx sign exhibits (total of 2 pages), prepared by North Shore Sign, dated October 10, 2018, and last revised February 18, 2019, for Jetlinx, located at 1120 S. Milwaukee Avenue, Wheeling, Illinois, and subject to the following condition of approval:

1. Prior to the issuance of a sign permit, the business operator of Jetlinx shall submit a Business License Application to the Community Development Department.



Andrew C. Jennings, AICP
Director of Community Development



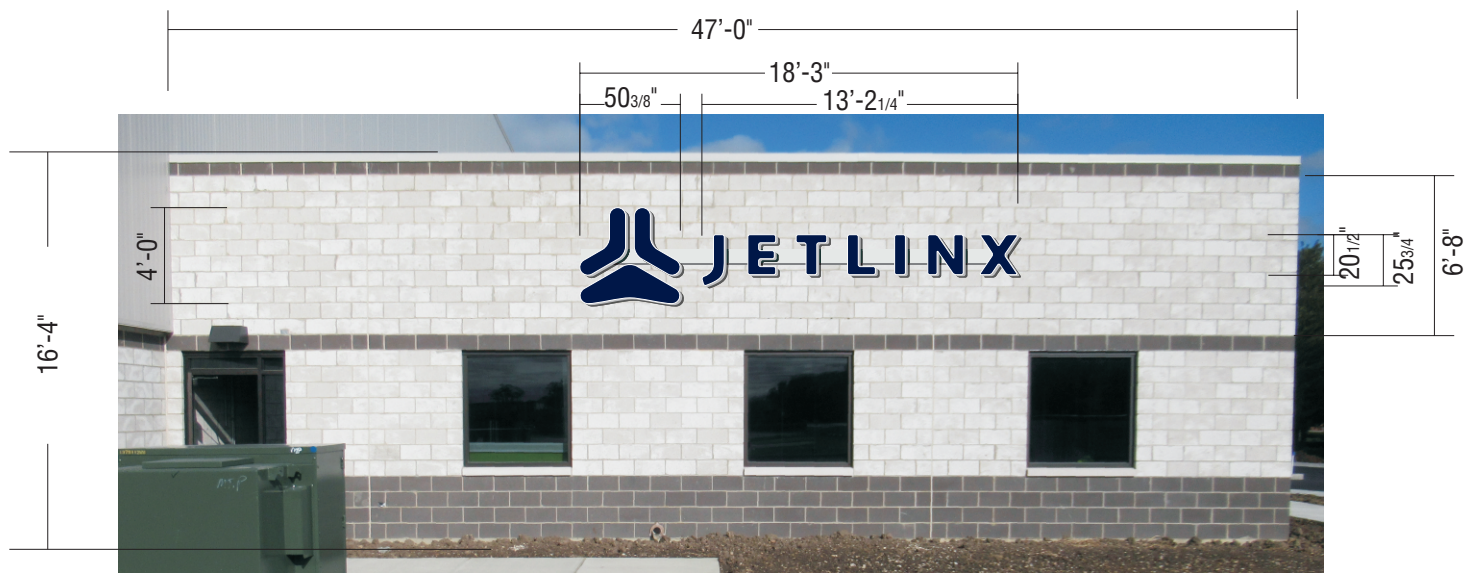
Steve Robles, AICP
Assistant Director of CD

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

[Jetlinx Sign Plan](#)



Existing conditions of subject unit (looking west)

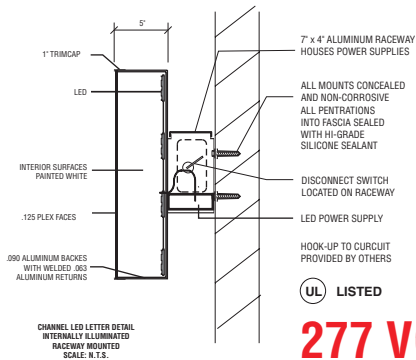


INDIVIDUAL LED ILLUMINATED CHANNEL LETTERS
1/8" = 1'-0"

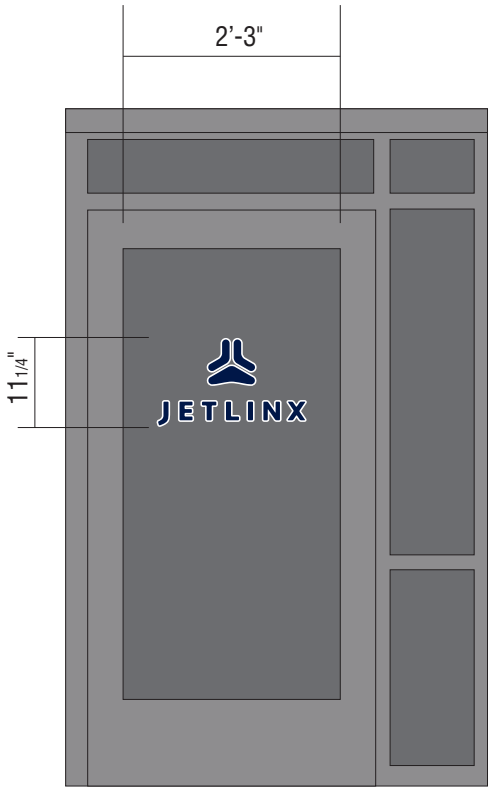
FABRICATED INDIVIDUAL CHANNEL LETTERS
WHITE POLYURETHANE FINISH
WHITE LED ILLUMINATION / WHITE PLEX FACES / WHITE TRIM CAPS
NAVY BLUE (PMS 655) VINYL DAY/NIGHT CUSTOM
1ST SURFACE / MOUNTED TO RACEWAY PAINTED TO MATCH
WALL COLOR / PHOTO CELL CONTROL ON RACEWAY



SOUTH ELEVATION
45 sq. ft.



277 VOLT



APPLIED WINDOW VINYL
1/2" = 1'-0"
OPAQUE BLUE (PMS 655) VINYL LOGO & COPY
WHITE OUTLINE / APPLIED TO 1ST SURFACE
OF GLASS DOOR
ALTERNATE FROSTED VINYL
(2) INTERIOR DOORS
(1) EXTERIOR DOOR



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 2016 North Shore Sign Company Inc.

REVISED		COMMENTS	
C	2/18/19	LAYOUT CHANGE	
JETLINX 1086 S. MILWAUKEE AVE. WHEELING, IL.			
SCALE	NOTED		SALESPERSON SKIP
DATE	10/10/18		DRAWING # 11627 A
DRAW BY:	AS		

SCBA 19-9

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

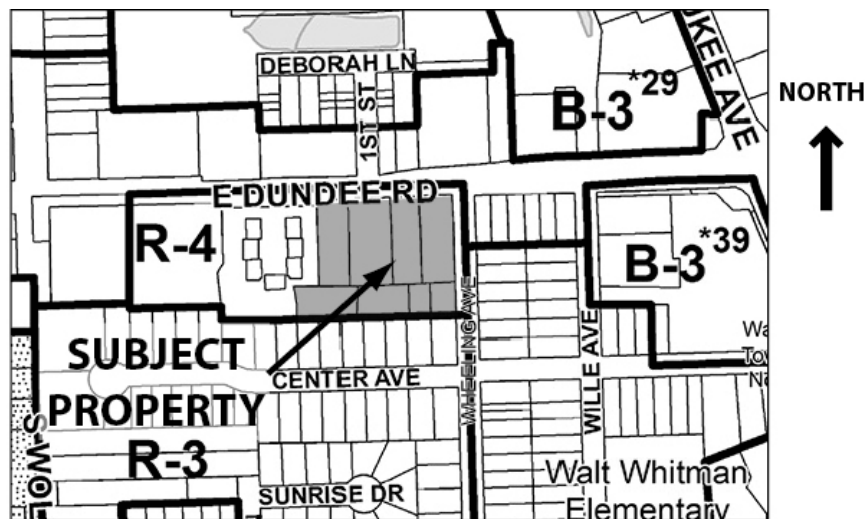
DATE OF REPORT: March 8, 2019

DATE OF MEETING: March 14, 2019

RE: **Docket No. PC 19-7**
100 Arbor Court
Minor Site Plan and Appearance Approval for Minor Site Alterations

PROJECT OVERVIEW: The petitioner is seeking site plan and appearance approval to modify the approved material for the trash enclosures and approval of a landscape plan associated with the conditions of approval for Docket No. PC 16-13, approved October 13, 2016.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant Name: Arbor Management

Property Owner: Arbor Management

Common Property Address: 100 Arbor Court

Common Location: Located on the south side of Dundee Road west of Wheeling Avenue

<u>Neighboring Property Land Use(s):</u>	North: Commercial & Multi-family residential South: Single family residential East: Commercial & Single-family residential West: Multi-Family Residential
<u>Comprehensive Plan Designation:</u>	Multi-family residential
<u>Property size:</u>	approximately 3.4 acres
<u>Existing Use of Property:</u>	Multi-family residential
<u>Proposed Use of Property:</u>	No change
<u>Existing Property Zoning:</u>	R-4 Multi Family Residential
<u>Previous Zoning Action on Property:</u>	
PC 16-13	Minor site plan and appearance approval of building and site modifications, approved October 13, 2016.

DESCRIPTION OF PROPOSAL

In 2016, the petitioner (Arbor Management) received Plan Commission approval for several improvements in conjunction with a Redevelopment Agreement (RDA) approved by the Village. The RDA allowed the petitioner access to TIF funds to complete improvements, such as replacement window installation and a parking lot expansion, upon successful completion of other improvements (such as building façade improvements and new roofs). The Plan Commission's approval of the site plan and building modifications (Docket No. PC16-13), was conditioned upon 11 items, as follows:

1. That the existing landscaping is to remain along Dundee Road until a landscape plan (including bench locations) is reviewed and approved by the Plan Commission **(subject of this request)**;
2. That the parking lot plan is subject to final permit review **(completed)**;
3. That the Hardie Board feature shall appear as sheets (not lap siding) and in Autumn Tan color **(completed)**.
4. That the trash enclosures shall be clear stained wood with wood wrapped steel posts **(subject of this request)**.
5. That all buildings shall be tuck-pointed (repaired), as needed **(completed)**.
6. The parking lot shall be repaired, as needed, and resealed **(completed)**.
7. Consider installing a new fence along the south property line **(various sections of fence have been replaced)**.
8. The awning color shall be forest green throughout the development **(completed)**.
9. The awning shape shall be flat (shed) throughout the development **(completed)**.
10. The doors and windows adjacent to the doors shall be contrasting in color in green and brown **(completed)**.
11. The building with a Dundee address shall have the building address displayed **(completed)**.

LANDSCAPE PLAN

As a condition of the 2016 site plan modifications, the applicant has submitted the attached landscape plan for the Plan Commission's review. The plan identifies new bench areas along Dundee Road. A variety of existing trees within the interior of the property have been removed. Apart from the inclusion of a new grass area, benches, and bike racks to the landscape plans, staff cannot identify any substantive changes to the landscape from current conditions. One exception is a curvilinear stone bench seating area that was installed along Dundee Road between buildings 12 and 190, which is not identified on the attached landscape plan. Staff has provided the attached comparison images for the Plan Commission's review to determine if the changes meet the intent and expectations of the Commission. The applicant should also clarify the landscape plan and identify the areas of improvements.

TRASH ENCLOSURE MATERIAL

The Plan Commission had conditioned their approval of the previously requested site plan modifications that the trash enclosure material shall be clear stained wood with wood wrapped steel posts. However, when staff conducted a site inspection last fall, the material installed was white vinyl fence material, rather than the approved wood material. While the applicant did not receive Village authorization for the installed vinyl material, the applicant is seeking to amend the approved enclosure material to the (installed) white vinyl material. As identified by the applicant, the white vinyl was installed as they have determined it to be more durable and effective for the weather conditions of this area. Additionally, the applicant stated the white color fits better with the façade enhancements and the vinyl is graffiti proof. The Zoning Code identifies materials such as brick, precast concrete, cedar, and composite wood as permitted materials for trash enclosures. The Village's Design Guidelines encourage trash enclosures to be constructed of durable materials, and should match the building in locations where the enclosure is visible from public streets and parking areas. The installed white vinyl material is durable; however, it is materially different from brick, precast, cedar or composite wood as identified in the Zoning Code and from the material approved by the Plan Commission.

STAFF REVIEW

Impact on Adjacent Uses: The proposed site plan modifications will not have a negative impact on the surrounding properties.

Staff Recommended Action: The installation of the white vinyl for the trash enclosures are contrary to the intent of the Plan Commission's approval of the clear stained wood with wood wrapped steel posts. Staff suggest the Plan Commission discuss the applicant's testimony in support of the change in material. Additionally, the landscape plan doesn't appear to identify any significant improvements. The Plan Commission should consider if the requested modifications are appropriate.

PROPOSED MOTION

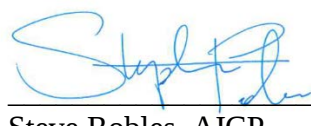
If the Plan Commission approves of the request to modify the approved material for the trash enclosures and of the landscape plan, an appropriate motion would be to:

Approve Docket No. PC 19-7 to grant minor site plan and appearance approval as shown on the following exhibits received February 23, 2019, for Arbor Court, located at 100 Arbor Court, Wheeling, Illinois:

- Landscape Plan
- Trash Enclosure Material (photos)



Andrew C. Jennings, AICP
Director of Community Development



Steve Robles, AICP
Assistant Director of CD

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

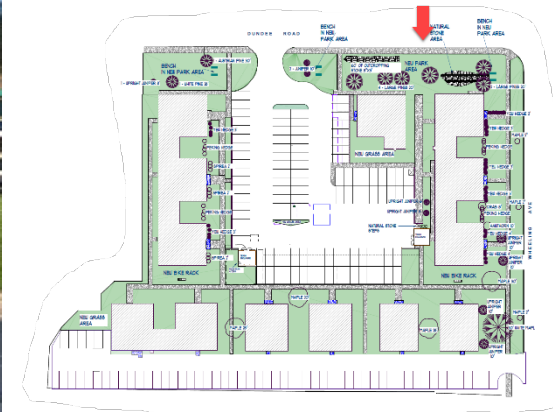
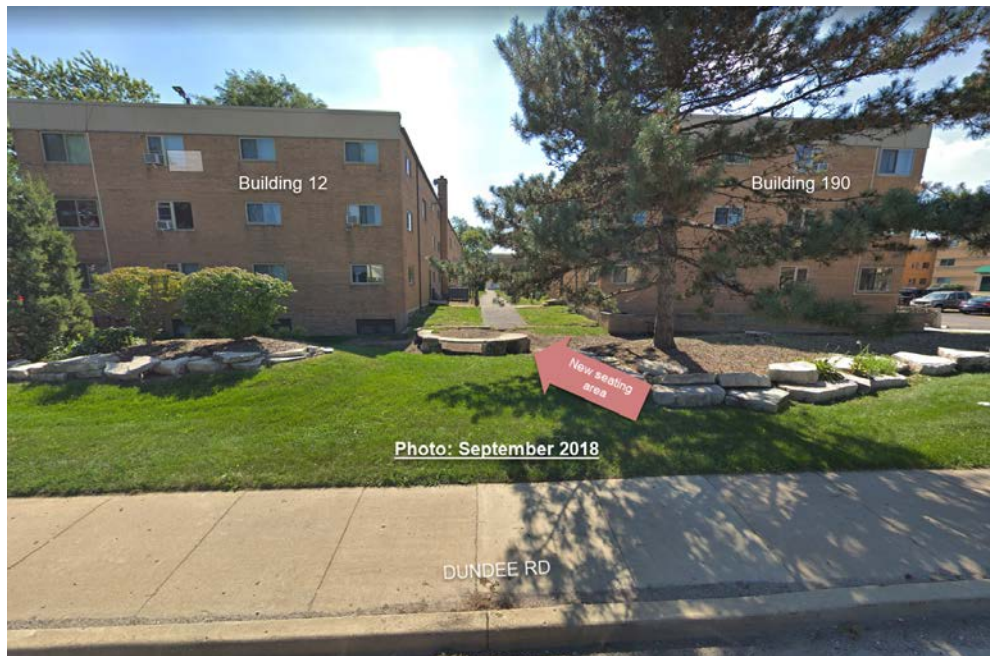
[Landscape Plan, received February 23, 2019](#)

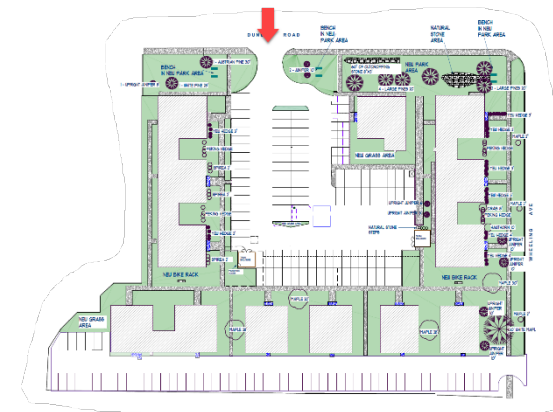


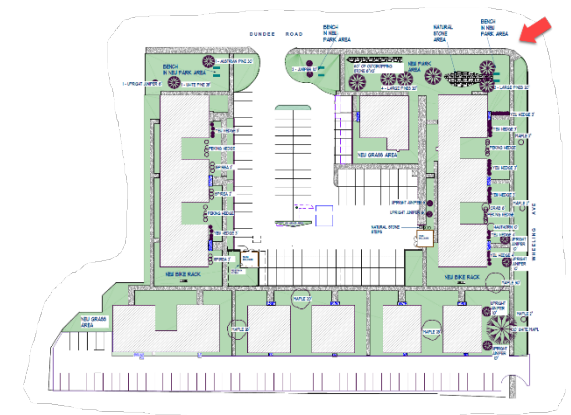
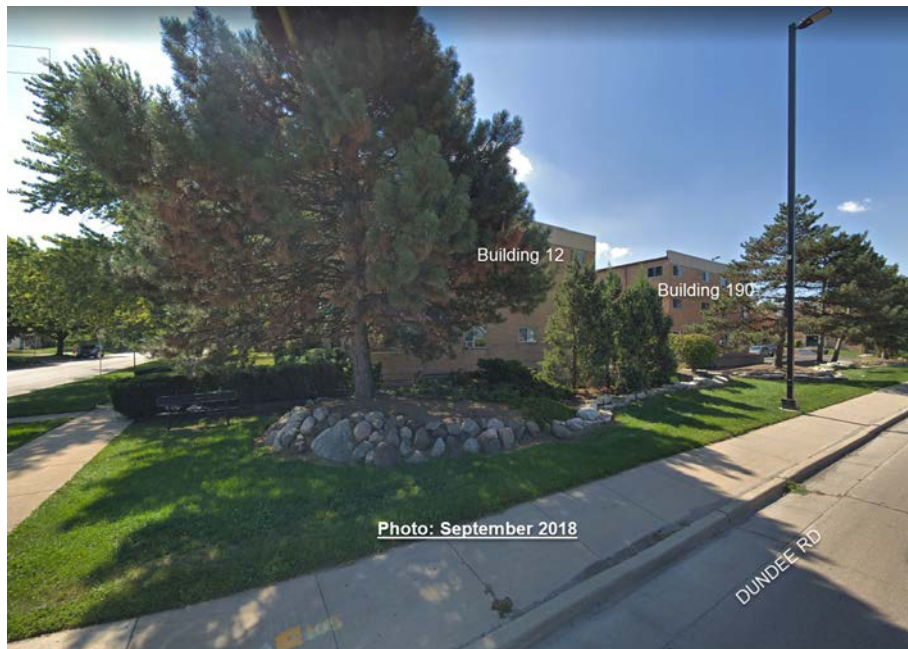
White Vinyl Enclosure (looking south)



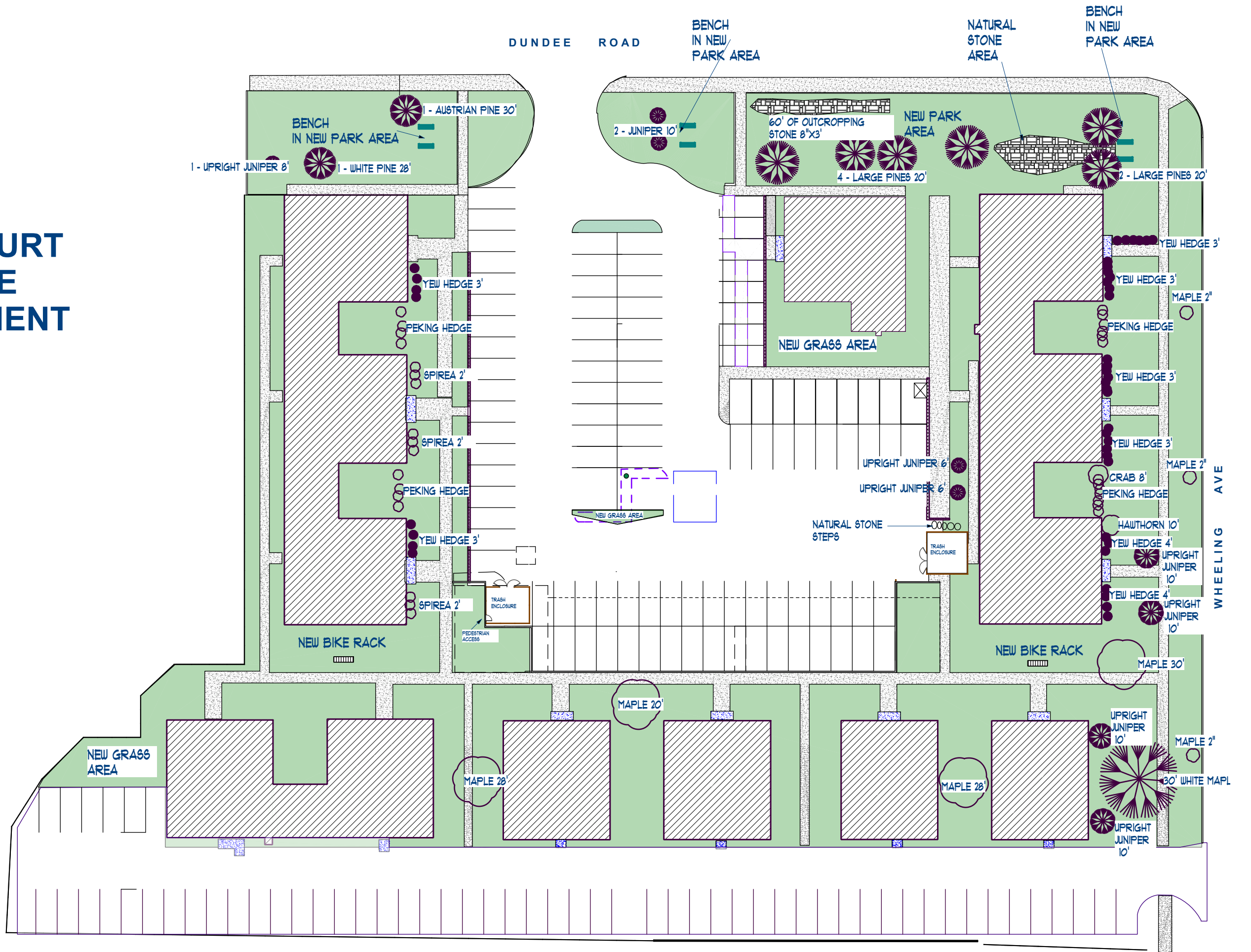
White Vinyl Enclosure (looking east)







ARBOR COURT LANDSCAPE ENHANCEMENT SITE PLAN 1"=40'



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

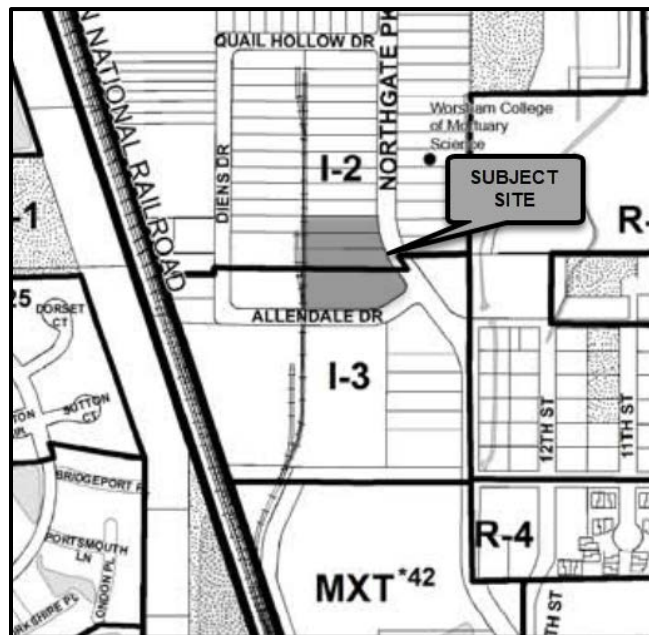
RE: **Docket No. PC 19-8**
Adhesive Coating Technologies, Inc.
420 Northgate Parkway
Minor Site Plan and Appearance Approval

DATE OF REPORT: March 8, 2019

DATE OF MEETING: March 14, 2019

PROJECT OVERVIEW: The petitioner requests minor site plan and appearance approval associated with a building addition to an existing industrial building for Adhesive Coating Technologies.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Development Name:</u>	Adhesive Coating Technologies (ACT)
<u>Applicant Name:</u>	Charles Schwartz
<u>Property Owner:</u>	Dimitri Poullokepalos, Adhesive Coating Technologies (ACT)

<u>Common Location:</u>	Located on the west side of Northgate Parkway, north of Allendale Drive.
<u>Neighboring Property Land Use(s):</u>	North: Industrial South: Industrial West: Industrial East: Industrial (parking for Shri Swaminarayan Temple)
<u>Comprehensive Plan Designation:</u>	Industrial
<u>Property Size:</u>	3.1 acres (total lot)
<u>Building Size:</u>	51,356 sq. ft. (building area)
<u>Existing Use of Property:</u>	Manufacturing
<u>Proposed Use of Property:</u>	No change
<u>Existing Property Zoning:</u>	I-2 Limited Industrial and I-3 General Industrial Districts

DESCRIPTION OF PROPOSAL

The petitioner, Adhesive Coating Technologies (ACT), requests minor site plan and appearance approval for the construction of a one-story, 2,436 sq. ft. building addition to the west elevation (rear of building) for expanded equipment and supply storage for the current manufacturing operation.

SITE PLAN REVIEW

General Site Layout: The proposed building addition would fill in an existing open court between two sections of the existing building located in the rear of the site/building. The open court area was part of the building's initial construction, where a large piece of equipment was previously located and has since been removed. The proposed 2,436 sq. ft. addition would enclose this area and would be in-line with the remaining building line in the rear.

Floor Plan: The attached floor plan is for illustrative purposes and shows how the new addition will be accessed.

Building Appearance: Due to the location of the proposed addition, only one exterior wall will be added, which will be finished with metal sheeting to match the existing metal sheeting of the adjacent building sections. The base of the wall will be a 4' tall section of concrete wall that is also a continuation of the exiting building. The new metal wall section will be colored in the same dark brown color to blend with the existing building. The height of the addition will extend 2' taller than the existing building, for a total height of 30'. The 2' height increase is to provide the necessary slope to allow proper drainage of the new building section and to utilize the existing roof drainage system. The subject property is split zoned between the I-2 and I-3 Industrial Districts, with the building addition located within the I-2 District. The 30' building height is compliant with the 40' maximum building height of the I-2.

STAFF REVIEW

Fire Department Review: The Fire Department has reviewed the site plan and the identified items will be confirmed at the time of building permit review.

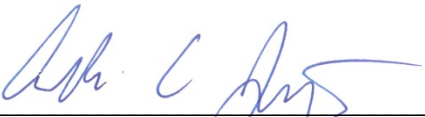
Engineering Division Review: The Engineering Division has reviewed the plans and has indicated there are no comments at this time.

Staff Recommended Action: Staff recommends approval of the minor site plan and appearance for the proposed addition.

PROPOSED MOTION

If the Plan Commission finds that the minor site plan and appearance approval for the construction of a 2,426 sq. ft. addition is acceptable, the appropriate motion would be to:

Approve Docket No. PC 19-8 granting a minor site plan and appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan Approval Requirements, in order to permit the construction of a 2,436 sq. ft. building addition, in accordance with the plans prepared by S.K.I. Architecture, dated February 13, 2019, located at 420 Northgate Parkway, Wheeling, Illinois



Andrew C. Jennings, AICP
Director of Community Development



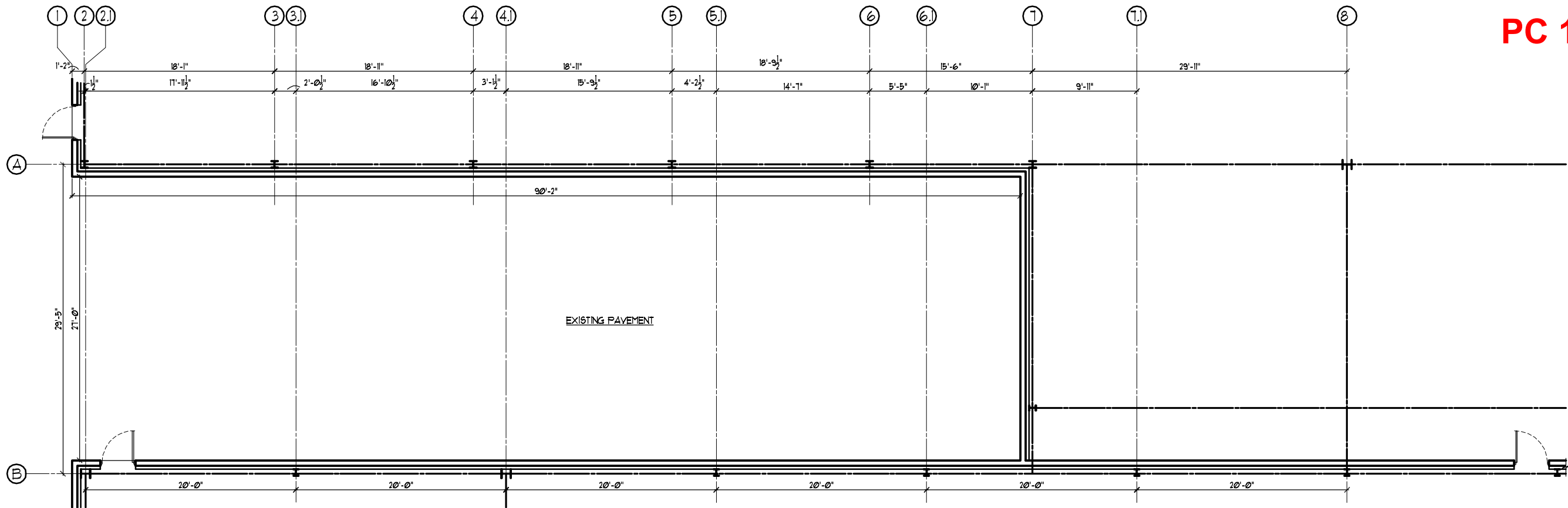
Steve Robles, AICP
Assistant Director of Community Development

Attachments: [Photos of Existing Conditions \(staff\)](#)

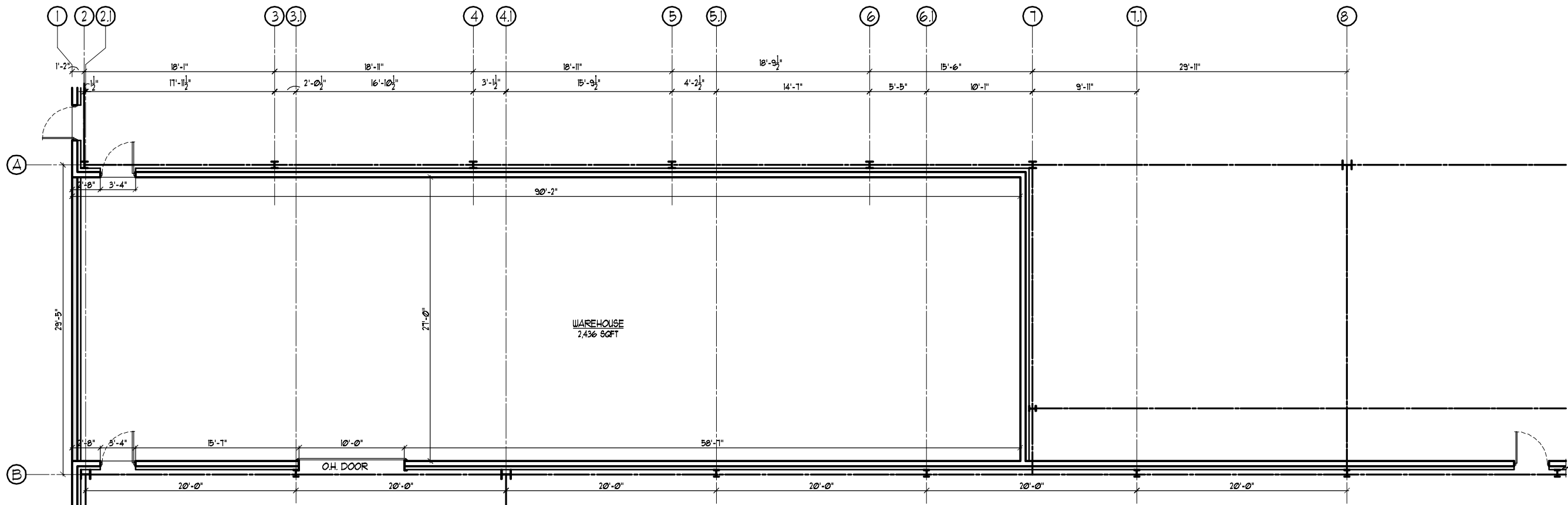
[Building Addition Plans](#)



Existing conditions (looking west)



**EXISTING
1ST FLOOR PLAN**
SCALE: NONE
EVERYTHING SHOW IS EXISTING UNO.



**NEW
1ST FLOOR PLAN**
SCALE: NONE

**PROPOSED 1 STORY ADDITION
TO EXISTING BUILDING**
420 N. NORTHGATE PARKWAY
WHEELING IL

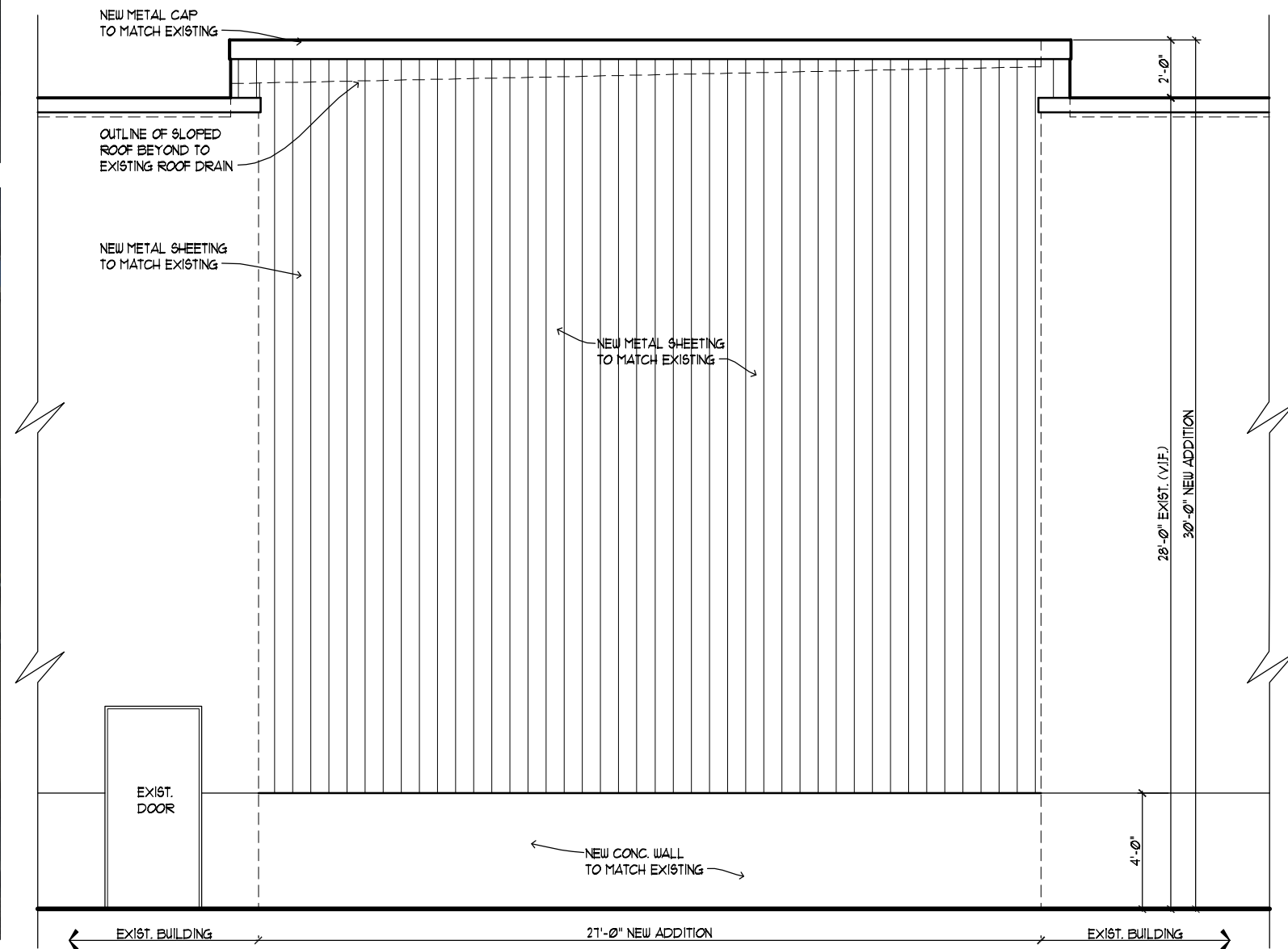
**S.K.I.
ARCHITECTURE**
1645 W. OGDEN AVE. SUITE # 523
CHICAGO, IL 60607
312.963.3424 312.963.3424
sai@skia.com skiaarchitect.com

PROJECT #:
PRINT DATE: 2-13-19

PC 19-8



EXIST. PHOTO



REAR ELEVATION

SCALE: NONE

**PROPOSED 1 STORY ADDITION
TO EXISTING BUILDING**

420 N. NORTHGATE PARKWAY WHEELING IL

S.K.I.
ARCHITECTURE
1645 W. OGDEN AVE. SUITE # 523
CHICAGO, ILLINOIS 60607
312.933.9142 106.93.1614
central@skt22@hotmail.com FAX: 106.93.1390-46
book@skt22@hotmail.com

PROJECT #:

PRINT DATE: 2-13-19

A-3

COPYRIGHT 2019



PC 19-8

**PROPOSED 1 STORY ADDITION
TO EXISTING BUILDING**

420 N. NORTHGATE PARKWAY WHEELING IL

S.K.I.
ARCHITECTURE
61645 W. OGDEN AVE., SUITE # 523
CHICAGO, ILLINOIS 60607
TEL: 708.363.9342 708.363.9644
FAX: 708.363.9646
bbl@skia.com/castnet
www.skia.com/castnet

PROJECT #:

PRINT DATE: 2-13-19

A-4

100

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, February 28, 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 and Mallory Milluzzi, Village Attorney.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

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

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

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)

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.

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.

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.

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.

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

See Findings of Fact and Recommendation for Docket No. 2018-30.

Commissioner Powers moved, seconded by Commissioner Blinova 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. All fences shall be improved along the perimeter and the areas at the base of the fences shall be cleaned up prior to installing the mesh screening;
2. Add top rails to all fence sections where missing; and
3. Fence height shall be increased to at least 6’.

On the roll call, the vote was as follows:

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

There being one affirmative votes, the motion was denied.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No. 2018-30. The motion was approved by a voice vote.

- 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

See Findings of Fact and Recommendation for Docket No. 2019-4A&B.

Commissioner Kalis moved, seconded by Commissioner Johnson 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, Section 21.06.500(a)(3)(G) Sign Dimensions, to permit an increase in the permitted wall sign area on the north building elevation

**Wheeling Plan Commission
Regular Meeting**

February 28, 2019

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)

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 Kalis to recommend approval of Docket No. 2019-4B, Sign variation to increase wall sign area on the east façade....SORRY BUT I DIDN'T SEE THE MOTION INCLUDED IN THE DOCKET

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. 2019-4A&B. The motion was approved by a voice vote.

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

Commissioner Powers moved, seconded by Commissioner Johnson to approve the minutes dated February 14, 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

**Wheeling Plan Commission
Regular Meeting**

February 28, 2019

PRESENT: None
ABSTAIN: Ruffatto

There being seven affirmative votes, the motion was approved.

9. OTHER BUSINESS

Mr. Robles provided an update on the station area plan. Staff is now seeking public comment of the draft plan. It is located on the Village's website under calendar events. They are seeking feedback from anyone interested in the station area plan. There will be a link for the actual draft plan and a link for the survey which is about 8 questions. The plan would update the 2004 station area plan and provide the framework for a continued development of the Dundee Road corridor near and around the Metra station. It will be up until March 10th and Staff encourages everyone to review it and provide their input on the future of the station area.

Chairman Ruffatto announced the Commission's condolences to the Brady family. Ken will be sorely missed in the Village and the neighborhood. The services are tomorrow from 3:00 – 8:00 p.m. at St. Joe's hall and then a celebration mass of his life on Saturday, March 2nd at 11:00 a.m. at St. Joe's.

Commissioner Kalis referred to the City Works' signage and didn't feel it was relevant for the building and the current Code. He questioned if the Sign Code should be reviewed in the future or if variances should continue. He felt the Sign Code refers to strip malls with smaller facades. Mr. Robles explained it was on Staff's to do list.

Commissioner Powers announced he would not be present at the next meeting on March 14th. He echoed Chairman Ruffatto's comments about Ken Brady. He extended his deepest sympathy to the Brady family.

Commissioner Jonson expressed his condolences to the Brady family.

Mr. Robles announced the joint workshop on March 14th had been changed to a regular Plan Commission meeting due to scheduling conflicts.

Commissioner Creech announced he would not be present at the March 14th meeting. He expressed his condolences to the Brady family.

10. ADJOURNMENT

Commissioner Creech moved, seconded by Commissioner Powers to adjourn the meeting at 7:26 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

**Wheeling Plan Commission
Regular Meeting**

DRAFT

February 28, 2019

Steve Powers, Secretary
Wheeling Plan Commission

DRAFT

DOCKET NO. 2018-30

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: [Docket No. 2018-30](#)
House of Rental
318 N. Milwaukee Avenue
Special Use-Site Plan Approval of Tool/Equipment Rental Facility with Outside Display or Storage

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.

Chairman Ruffatto called Docket No. 2018-30 on February 28, 2019. Present were Commissioners Blinova, Creech, Johnson, Kalis, Powers, Ruffatto and Yedinak. Also, present were Steve Robles, Assistant Director of Community Development and Mallory Milluzzi, Village Attorney.

Mr. Robles announced the docket had been continued from the December 20th meeting. During the December 20th discussion, there was a focus around the outside storage and specifically the screening of the storage area. The Plan Commission discussed fencing options and the petitioner had asked if he could return to the Plan Commission to propose some alternative fence designs. There has been no other changes to the petition. The site plan is the one that was provided at the December 20th meeting that addressed the previous Fire Department review comments. The only outstanding item relates to the fencing and screening.

Mr. Chris Wright, owner of House of Rental. 318 North Milwaukee Avenue, Wheeling was present and previously sworn in.

Mr. Wright proposed a fence screening that has been used on other properties. It is a mesh screen which he feels would beautify the fence. He has had good luck with it before and feels it is a suitable option for the Wheeling property.

Commissioner Johnson questioned if the petitioner was just covering the fence with the proposed mesh material and not redoing it. Mr. Wright confirmed the fence was solid and he had received quotes from a couple contractors for wood fence alternatives. An 8' tall cedar fence would cost approximately \$18,000 to replace the existing fencing. He came up with this alternative which would cost \$600 for the product and they can do the installation themselves. Commissioner Johnson questioned if the barbed wire would still be on the top. Mr. Wright explained it was just chain link with no barbed wire. Commissioner Johnson disagreed according to the photographs provided. Mr. Wright explained the photograph was of a different property and he confirmed the

height of the current fence is 6'. Commissioner Johnson expressed concern the proposed material was similar to what is seen at construction sites and didn't last for a year before it started deteriorating. He felt it wouldn't have lasted in the recent wind storm. He wanted to see something much better. Mr. Wright explained there were different tiers of the products. The proposed product shown in the picture had been up for 5 years and had a lifespan of 5-7 years.

Commissioner Creech questioned if the height of the fencing along Strong Street was 6' tall. Mr. Wright explained they had used the meshing product on a section near the gate and it had proven to hold up for the last couple years. He was unsure of the height along Strong Street. The quotes he received from the contractors was for 6'. Commissioner Creech drove to the site today and the height didn't appear to be 6'. He mentioned it didn't have a top rail on the fence to attach the screening. He mentioned the north fence that is adjacent to the Siding One Windows One business was not in good condition.

Commissioner Creech noticed the petitioner had storage in between the little shed and the fence along the north property line which shouldn't be there.

Commissioner Creech is opposed to the proposed type of screening. The petitioner has had the site for over 32 years with storage outside that is not permitted. The Plan Commission is asking for a wood fence to shield the storage that has been granted for the property. Commissioner Creech doesn't think it is a lot to ask the petitioner to put up a fence on the property. Mr. Wright stated they had been on the property for 42 years and the storage issue was not brought to his attention until this year and that when they started the process. He referred to other businesses along Milwaukee Avenue who also stored item not behind a fence. Commissioner Creech wants to see a wood fence.

Commissioner Powers had no additional comments.

Commissioner Blinova mentioned the business was located on a main street and agreed the fence needed to be taller and something better than the proposed material. She referred to the façade improvement program but Chairman Ruffatto explained the proposed was not a façade improvement.

Commissioner Blinova understood a fence cost a lot but she explained it was located on a main street with a house located next to the property, so she wanted it taller to cover the equipment. Mr. Wright explained they were good neighbors and had never had any complaints from their neighbors. He explained that spending \$18,000 on a fence would be tough. Once they weren't able to store anything, their business went down 20 percent. He felt the structure of the existing fence was solid and they could put up the material and make sure the fence was in good condition. He felt the Village was asking him to do a lot when he has received no complaints. He can't afford a wood fence and he felt it would also be a security issue. Commissioner Blinova didn't think landscaping would help and reiterated she wants it to be taller.

Commissioner Kalis explained the Plan Commission is charged with making sure the Village is beautiful and upholds the standards. He thinks not having any complaints from the neighbors is nice but didn't pertain to what the Plan Commission is doing for the image of the Village. He

felt the mesh was prone to upkeep and replacement. He felt since the petitioner had outdoor storage for a long time and was making 20% more, it would justify the cost of the fence itself. He agrees the fence along Strong Avenue didn't look 6' and thinks the mesh will be a maintenance issue. He is in favor of allowing the outdoor storage but personally wants it done properly. He thinks mesh might be suitable but was not the best option. He explained the Plan Commission's job was to make sure the Village was upholding standards of how it looks for people coming into the Village. Commissioner Kalis was in favor of a wood fence. Mr. Wright explained a wood fence was a security issue for him.

Commissioner Yedinak questioned if there had been complaints about the outside storage or the condition of the existing fence. Mr. Robles stated there had been complaints that had been closed out or resolved, some were related, and some were unrelated to storage. In terms of the current request, it was a result of Staff witnessing the storage and zoning research.

Commissioner Yedinak referred to the proposed mesh material that they've used on their other properties. He questioned if there were residential properties neighboring the sites. Mr. Wright confirmed there was 600' of residential on one side with industrial on the other side. Commissioner Yedinak questioned if the material was used next to the residential. He had a concern with the material flapping in the wind. Mr. Wright confirmed it did not flap in the wind since the slats would be left on the fence. On the street side would be the material. They install tents as part of their business, so they know how to install the mesh product. They would tension it out with 175 pound zip ties spaced out every 18-24" on the top and bottom with grommets.

Commissioner Yedinak asked about the neighbor directly north. Mr. Wright confirmed it was the window and siding business. The residential is west and facing Strong.

Commissioner Yedinak questioned if the petitioner would be agreeable to compromise by putting in a nicer looking fence along Strong and the west border that would meet his security needs? Mr. Wright suggested using an 8' tall chain link along Strong Street and the fence on the west property line can't be seen.

Chairman Ruffatto referred to the fence along Milwaukee Avenue, he disagreed that it was in good shape. He referred to the shrubbery growing out of the fence. He is not in favor of using the mesh material and felt the general consensus is that the mesh product was not something the Commission wanted to use. He referred to Commissioner Yedinak's suggestion of using a wood fence from the building out to Strong Street, along Strong Street and then back along the residential and then using the mesh or another material on the fence that separates their business from the window/siding business.

Chairman Ruffatto referred to the petitioner's comment about the condition of other properties along Milwaukee Avenue. He explained the Plan Commission had the opportunity to clean up properties when people come before the Commission.

Chairman Ruffatto reiterated the Commission's desire to see a wooden fence or another creative option. He does not think using the proposed mesh material was creative to improving the appearance. He reiterated the poor condition of the existing fence. Chairman Ruffatto explained

that steel posts can be used in a wooden fence to help with security issues. He referred to wooden fences that are used in industrial areas that had steel posts wrapped in wood.

Chairman Ruffatto took a poll regarding the Commission's opinion about a wooden fence.

Commissioner Creech: in favor

Commissioner Yedinak: in favor

Commissioner Johnson: in favor (it doesn't need to go all the way around)

Commissioner Powers: in favor

Commissioner Kalis: in favor

Commissioner Blinova: in favor

The consensus of the Plan Commission was in favor of a wooden fence. He asked the Commission if they agreed with a compromise of using a wooden fence from the building out to Strong Street, along Strong Street back along by the houses and making improvements on the north side.

Commissioner Creech: agreeable, but mentioned the fence along the north property line was in the worst condition.

Commissioner Yedinak: agreeable, but also wants the fence along the north property line fixed.

Commissioner Powers: agreeable, but also wants the fence along the north property line fixed.

Commissioner Johnson: agreeable

Commissioner Kalis: agreeable

Commissioner Blinova: agreeable

Chairman Ruffatto: agreeable along Strong Street, back along by the houses and making improvements to the north side.

The consensus of the Plan Commission agrees using a wooden fence from the building out to Strong Street,

Chairman Ruffatto explained the Plan Commission was a recommending body and there were options. If the petitioner could take the Plan Commission's recommendation and go before the Village Board with the proposed mesh with a "no" vote from the Plan Commission or the petitioner could go with the Plan Commission's suggestion of a wooden fence from the building

out to Strong, along Strong with the house in the back and then repairing the fence along the north side with the proposed mesh.

Commissioner Yedinak explained he was not opposed to the Special Use but would like to see improvements. He questioned if two recommendations could be sent to the Village Board? He questioned if the appearance could be tied to the vote on the special use.

Ms. Milluzzi explained it was a Special Use and Site Plan approval and part of the Special Use standards were also screening.

Mr. Wright explained the aesthetic issue was just brought to his attention. He felt the proposed product was economical and it worked since he had used it before. He expressed concern with the security and the cost of the wood fence. Commissioner Yedinak explained the mesh made it appear like a construction site. Mr. Wright explained there were other options he would like to try before spending \$20,000 on a fence. Chairman Ruffatto explained it would be less since the Commission was not requiring the wood fence on the north side. Mr. Wright felt reducing it by 60-80' out of 412' would only save about 20% of the cost. He felt it was still large dollars when he had already been held back by the Village so there was no money left in the bank for this type of project. He explained if they were not able to store equipment in the yard, he would be forced to close his business. He wants to do the best he can for what they are trying to do. He felt the proposed mesh was a good option and asked the Plan Commission to reconsider tying the special use to the fence issue.

Chairman Ruffatto asked about options since the petitioner was not willing to make the changes. Mr. Robles explained there could be a motion and vote for the Special Use with proposed fence material. If the vote fails, then the petitioner can see if the Plan Commission wants to propose an alternate motion with conditions.

Mr. Wright explained if he was able to use the screening, he would agree to clean up the property. He would also make sure it was 6' tall. Commissioner Johnson explained the chain link fence would require new posts and would be basically installing a new chain link fence.

Ms. Milluzzi recommended one vote since it sounded like the petitioner wanted a motion which would then go to the Village Board. If a motion would be made, it would be a proposed by the petitioner so he could move forward to the Village Board.

Commissioner Creech questioned why the Commission was compromising and not just going with the wooden fence. Mr. Milluzzi explained the petitioner had a right to refuse the condition, so he was asking for the Commission to take a vote on his proposal.

Commissioner Powers moved, seconded by Commissioner Blinova 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. All fences shall be improved along the perimeter and the areas at the base of the fences shall be cleaned up prior to installing the mesh screening;
2. Add top rails to all fence sections where missing; and
3. Fence height shall be increased to at least 6'.

On the roll call, the vote was as follows:

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

There being one affirmative votes, the motion was denied.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No. 2018-30. 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 3-8-2019
FOR APPROVAL ON 3-14-2019**

DRAFT

DOCKET NO. 2019-4A&B

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: [Docket No. 2019-4A&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

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.

Chairman Pro Tem Johnson called Docket No. 2019-4A&B on February 28, 2019. Present were Commissioners Blinova, Creech, Johnson, Kalis, Powers, Ruffatto and Yedinak. Also, present were Steve Robles, Assistant Director of Community Development and Mallory Milluzzi, Village Attorney.

Mr. Ron Glazer, 3220 Executive Ridge Drive, Vista, CA was present and sworn in.

Mr. Glazer explained they were the sign manufacturer representing City Works. Bright Light Sign Company is the local installer. The site plan on the original plan had a lot of signage. After looking at it as proposed, they felt it was too much money to add the proposed signage, so they brought the signage down to scale. The proposed does not have any signage on the rear side, there is a main entrance sign on the north with signage on the east and west sides. He explained the minimum square footage in the Sign Code makes the signage on the sides too small.

Mr. Glazer described the signs as high quality, well-engineered and GELD inside with automotive grade paint.

Commissioner Kalis felt the extra signage made sense, looked great and was suitable for the area.

Commissioner Blinova questioned the color on the sign on the north elevations since it looked pink. Chairman Ruffatto confirmed the color was all gold and was probably just a reflection.

Commissioner Powers agreed with the variation.

Commissioner Creech was pleased with the improvements and had no problem with the proposed.

Commissioner Johnson had no problem with the variation. He wants to make sure the 8' logo on the tower elements were not coming back in the future. Mr. Glazer confirmed they were not since they were too expensive and were not part of their national branding.

Commissioner Yedinak had no questions or objections.

Chairman Ruffatto had no questions and thought it looked great.

Commissioner Kalis moved, seconded by Commissioner Johnson 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, Section 21.06.500(a)(3)(G) Sign Dimensions, 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)

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 Kalis to recommend approval of Docket No. 2019-4B, Sign variation to increase wall sign area on the east façade....SORRY BUT I DIDN'T SEE THE MOTION INCLUDED IN THE DOCKET

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. 2019-4A&B. The motion was approved by a voice vote.

Respectfully submitted,

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

**DISTRIBUTED TO THE COMMISSION 3-8-2019
FOR APPROVAL ON 3-14-2019**