



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

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

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- 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 19-10](#)  
Kumon  
431 E. Dundee Road  
Appearance Approval of a Wall Sign

**7. ITEMS FOR REVIEW**

- A) [Docket No. 2019-4A&B](#) (Petition sent back from March 18, 2019 Village Board)  
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
- B) [Docket No. PC 19-6](#)  
Fresh Farms  
20 S. Milwaukee Avenue  
Minor Site Plan and Appearance Approval
- C) [Docket No. 2019-7](#)  
Spears Bourbon Burgers Beer  
723 N. Milwaukee Avenue  
Special Use to Permit Package Liquor Sales

- D) [Docket No. 2019-8A&B](#)  
Chicago Auto Center  
309 N. Wolf Road  
2019-8A Variation to Required Parking  
2019-8B Special Use-Site Plan Approval for Light Motor Vehicle Repair Facility

**8. APPROVAL OF MINUTES – [March 14, 2019](#)**

**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  
March 28, 2019  
(Attachment to Agenda)**

**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.

**2019-7** Spears Bourbon Burgers Beer, lessee, seeking a Special Use Permit under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-05 Mixed use and Overlay Districts, Chapter 19-10 Use Regulations, and associated sections, in order to permit package liquor sales within an existing sit-down restaurant located at 723 N. Milwaukee Avenue, which is zoned MXC Commercial-Residential Mixed Use District.

**2019-8A&B** Chicago Auto Center, Ltd., contract purchaser, seeking Variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-11 General Development Standards, Section 19-11-010 Off-Street Parking and Loading, Section E Parking Standards, Subsection 1 Minimum Required Parking per Land Use Category, and associated sections, to reduce the required parking; and Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-05 Mixed use and Overlay Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, for a light motor vehicle repair facility for the property located at 309 N. Wolf Road, which is zoned MXC Commercial-Residential Mixed Use District.

**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

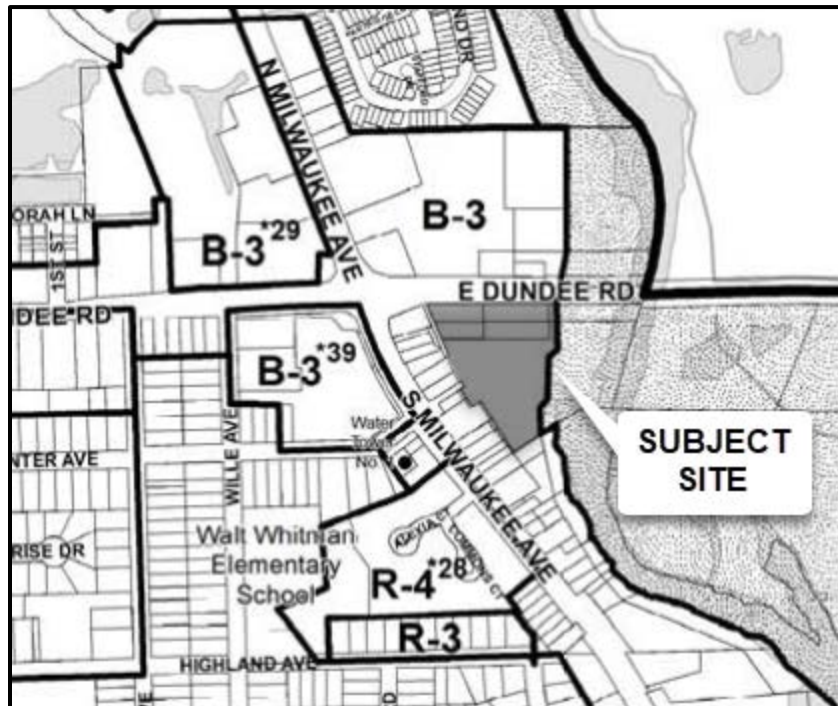
**RE:** **Docket No. SCBA 19-10**  
**Kumon**  
**431 E. Dundee Road**  
**Appearance Approval of a Wall Sign**

**DATE OF REPORT:** March 22, 2019

**DATE OF MEETING:** March 28, 2019

**PROJECT OVERVIEW:** The petitioner is seeking appearance approval for the installation of a new replacement wall sign for the existing specialty school located at 431 E. Dundee Road.

**LOCATION MAP:**



**GENERAL PROPERTY INFORMATION**

|                                    |                          |
|------------------------------------|--------------------------|
| <b><u>Development Name:</u></b>    | Riverside Plaza          |
| <b><u>Applicant Name:</u></b>      | DeSign Group Signage Co. |
| <b><u>Property Owner Name:</u></b> | Job Youshari             |

|                                                            |                                                                                                  |
|------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| <b><u>Common Location:</u></b>                             | Located at the southeast corner of E. Dundee Road and Milwaukee Avenue.                          |
| <b><u>Neighboring Property Land Use(s):</u></b>            | North: Commercial<br>West: Commercial<br>South: Commercial<br>East: Open Space (Forest Preserve) |
| <b><u>Existing Use of Property:</u></b>                    | Specialty school with afterschool programs                                                       |
| <b><u>Existing Property Zoning:</u></b>                    | B-3, General Commercial and Office District                                                      |
| <b><u>Previous Relevant Zoning Action on Property:</u></b> | None                                                                                             |

### **DESCRIPTION OF PROPOSAL**

The applicant is seeking appearance approval for the installation of a new wall sign to replace an existing wall sign for Kumon, a specialty school located within the Riverside Plaza.

### **SIGNAGE PLAN REVIEW**

**Signage Locations:** One wall sign is proposed to be installed on the west façade, above the main public entrance to the space.

**Proposed Signage Size, Style and Type:** Kumon is seeking to replace the existing wall sign with a new wall sign that will reflect the updated branding of the business. The wall sign will be installed on the west façade of the tenant space and in the same location as the existing wall sign. The proposed sign area is 26.7 sq. ft., which is less than the maximum permitted sign area of 30 sq. ft. The wall sign is comprised of individual channel letters flush mounted to the mansard roof. The letters will have “kumon” blue faces and black trim caps and returns. The “o” of Kumon includes the company face logo. 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.

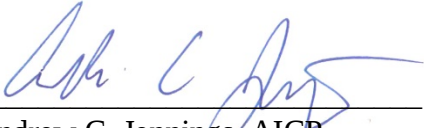
**Staff Recommended Action:** Staff recommends approval of the proposed wall sign, subject to the condition that the roof/façade shall be repaired from the removal of the existing wall sign.

### **PROPOSED MOTION**

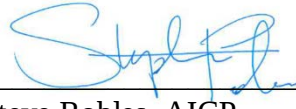
If the Plan Commission approves of the requested signs, an appropriate motion would be to:

**Approve Docket No. SCBA 19-10** to permit the installation of a wall sign in accordance with the Kumon sign exhibit, dated October 17, 2018, for Kumon, located at 431 E. Dundee Road, Wheeling, Illinois, and subject to the following condition of approval:

1. The roof/façade shall be repaired from the removal of the existing wall sign.



Andrew C. Jennings, AICP  
Director of Community Development



Steve Robles, AICP  
Assistant Director of CD

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

[Kumon Sign Plan](#)



Existing conditions of subject unit (looking east)



\*Door vinyl tagline reading "MATH.READING.SUCCESS" to be removed



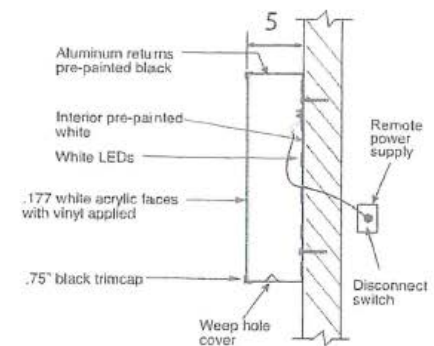
- 5" DEEP BLACK RETURNS
- .75" BLACK TRIM CAP
- .177" WHITE ACRYLIC FACES WITH VINYL APPLIED
- AGILIGHT PRO LED'S
- WEEP HOLE COVERS

3M 3630-7753 KUMON BLUE  
TRANSLUCENT VINYL

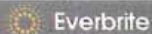
RETURNS & TRIM CAPS  
ARE BLACK



UL 48 & NEC COMPLIANT



SECTION VIEW- FLUSH MTD.



DISCLAIMER: Renderings are for graphic purposes only and are not provided for actual construction dimensions. For wall mounting, mounting, actual dimensions and mounting detail, please refer to engineering specifications and actual drawings. These drawings and designs are the exclusive property of Everbrite LLC. Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.

|                                                                 |              |                             |                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------|--------------|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Customer: KUMON                                                 |              | Description: 30" Individual | Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite. |
| Project No: 393848-0 A                                          | Scale: N/A   | LED Channel Letters         |                                                                                                                                                                                                                                                                             |
| Date: 10/17/18                                                  | Drawn By: TH | #E032481                    |                                                                                                                                                                                                                                                                             |
| Location & Site No: 431 EAST DUNDEE ROAD,<br>WHEELING, IL 60090 |              | Revised:                    | CUSTOMER SIGNATURE                                                                                                                                                                                                                                                          |
| KU10014232                                                      |              | Revised:                    | DATE 10/17/18                                                                                                                                                                                                                                                               |
|                                                                 |              |                             | LANDLORD SIGNATURE                                                                                                                                                                                                                                                          |
|                                                                 |              |                             | DATE                                                                                                                                                                                                                                                                        |

**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**

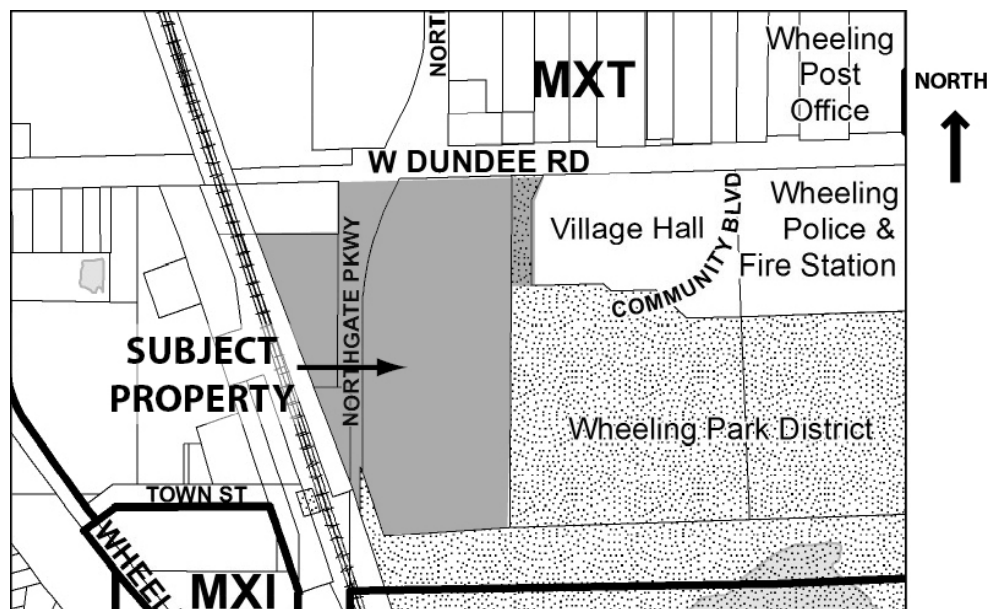
**DATE OF REPORT:** March 22, 2019

**DATE OF MEETING:** March 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.

Following the February 28<sup>th</sup> Plan Commission meeting, the applicant discovered that the sign plans submitted for the variations were the wrong plans that did not accurately illustrate the size of signage desired by the applicant. As a result, the applicant has submitted new wall sign plans that are larger than the signs previously reviewed by the Plan Commission. The applicant requested the Village Board send this petition back to the Plan Commission for reconsideration of the variations based on the revised plans. The following report has been updated based on the revised wall sign plans.

**LOCATION MAP:**



### **GENERAL PROPERTY INFORMATION**

**Development Name:** Wheeling Town Center  
**Applicant/Owner Name:** Bright Light Sign Company  
**Common Location:** 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:**

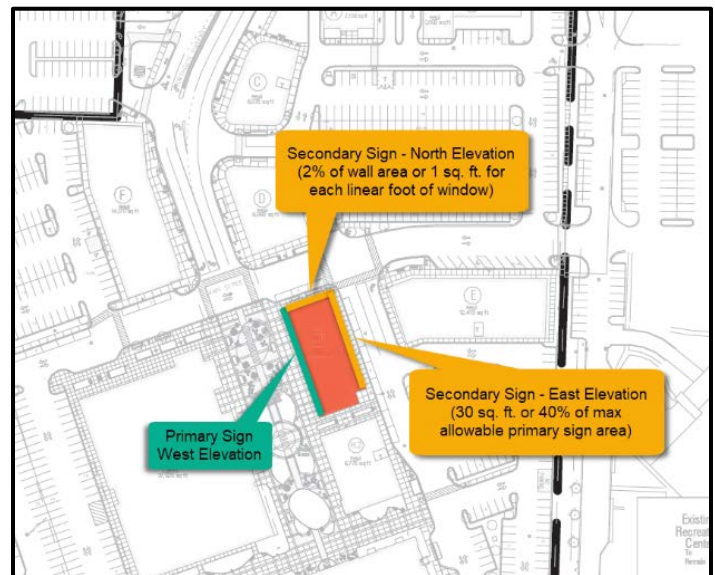
2016-20 Wheeling Town Center Final PUD, Ordinance No. 5033, passed October 17, 2016.  
2017-16 City Works Eatery and Pour House Special Use-Site Plan Approval, Ordinance No. 5149, passed February 5, 2018.

### **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), which was approved by the Plan Commission on February 28<sup>th</sup>. 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 (no change in sign area)
- 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: 90.05 square feet (prior sign area was 71.25 sq. ft.)
- 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.

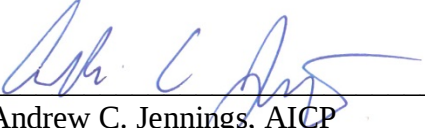
**Staff Recommended Action:** The current regulations of the Sign Code are more applicable to a traditional in-line shopping center and the limitations on the allowable wall sign area does not account for the unique layout of the Wheeling Town Center. The proposed signs are appropriately scaled with 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.

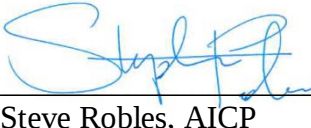
### **PROPOSED MOTION**

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of the sign variations, an appropriate motion 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, 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 dated December 7, 2017, and last revised March 4, 2019, for City Works Eatery and Pour House, located at 365 W. Dundee Road Wheeling, Illinois:

- Project description letter
- City Works Sign Plans (5 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 \(revised\)](#)



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.





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



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



| Design #                           |            |
|------------------------------------|------------|
| 0820368AR14                        |            |
| Sheet                              | 2 of 9     |
| Client                             |            |
| CITY WORKS                         |            |
| Address                            |            |
| 351 W. DYNDEE ROAD<br>WHEELING, IL |            |
| Account Rep.                       | R GLAESER  |
| Designer                           | P MCDONALD |
| Date                               | 12/07/17   |
| Approval / Date                    |            |
| Client                             |            |
| Sales                              |            |
| Estimating                         |            |
| Art                                |            |
| Engineering                        |            |
| Landlord                           |            |
| Revision/Date                      |            |

|                                                                                                |
|------------------------------------------------------------------------------------------------|
| R3:PM:02/21/18:UPDATE LIGHT BAR SPECS (A,B,C)                                                  |
| R4:PM:05/03/18:REMOVE OPT 1 (D), ADD LIGHT BAR TO ELEVATIONS, ADD BLACK/WHITE ELEVATIONS       |
| R05:HG:06/27/18: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.                                                                   |
| R14:HG:03/04/19:REVISE A/B TO LARGER SIGNS                                                     |

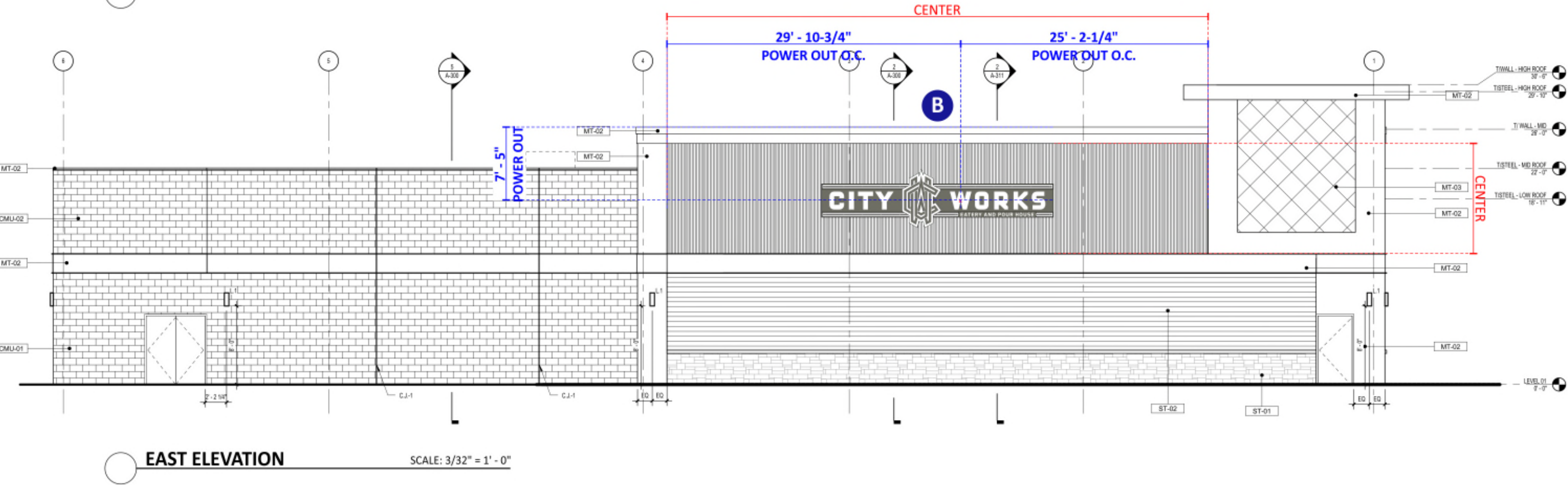
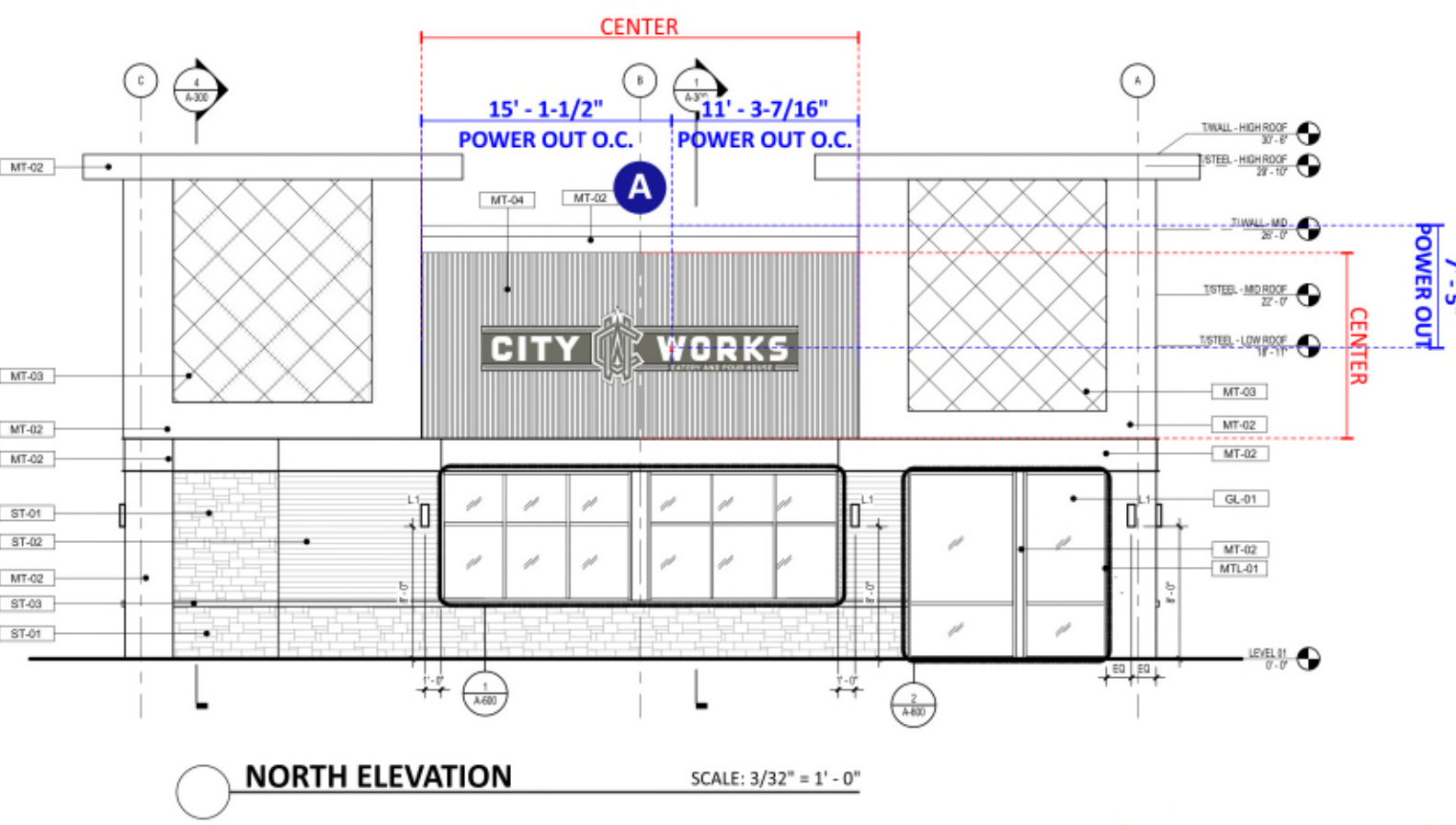
| Chandler Signs           |                                                                                              |
|--------------------------|----------------------------------------------------------------------------------------------|
| Brand Image Begins Here™ |                                                                                              |
| chandler signs.com       |                                                                                              |
| National Headquarters    | 3201 Manor Way<br>Dallas, TX 75235<br>(214) 902-2800 Fax (214) 902-2044                      |
| San Antonio              | 17319 San Pedro Ave<br>Ste 200<br>San Antonio, TX 78232<br>(214) 349-1834 Fax (214) 349-8724 |
| West Coast               | 3220 Executive Ridge Dr<br>Ste 250<br>Vista, CA 92081<br>(760) 794-1200 Fax (760) 794-9792   |
| Northeast US             | 955 Baxter Avenue<br>Suite 200<br>Louisville, KY 40204<br>(502) 479-3675 Fax (502) 412-8033  |
| Florida                  | 2584 Sand Hill Point Circle<br>Davenport, FL 33837<br>(888) 426-1300 Fax (888) 424-5160      |
| Georgia                  | 111 Woodstone Place<br>Dawsonville, GA 30534<br>(770) 725-6852 Fax (770) 349-8724            |
| South Texas              | PO BOX 125 206 Doral Drive<br>Portland, TX 78374<br>(361) 363-5399 Fax (361) 643-8533        |

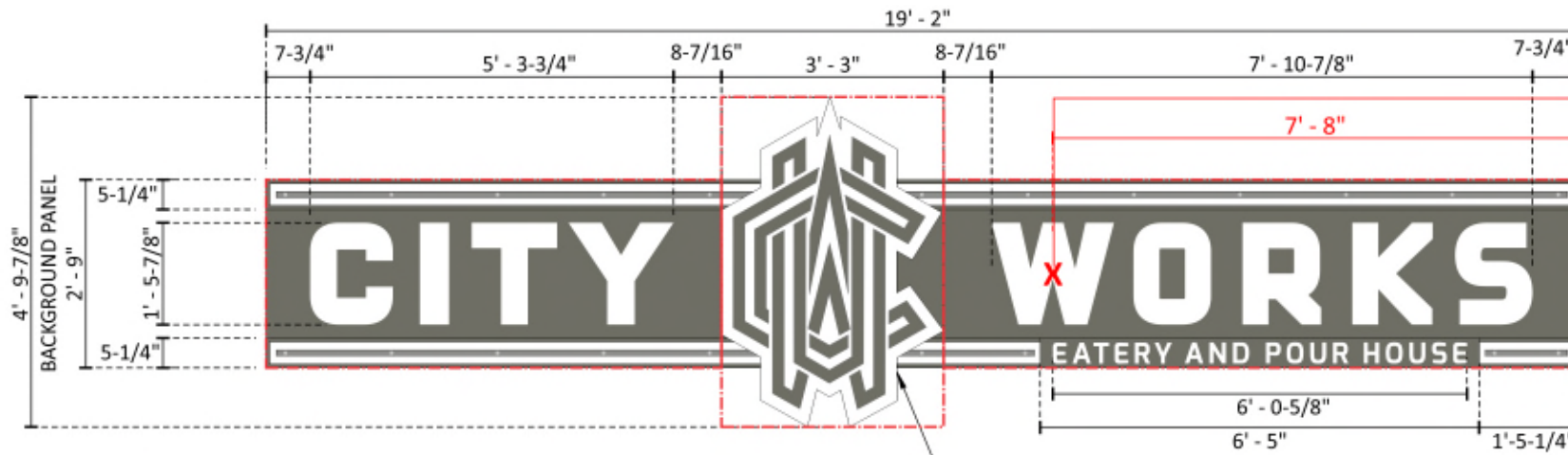
This drawing is the property of Chandler Signs, LLC. All rights to its use for reproduction are reserved by Chandler Signs, LLC.

**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

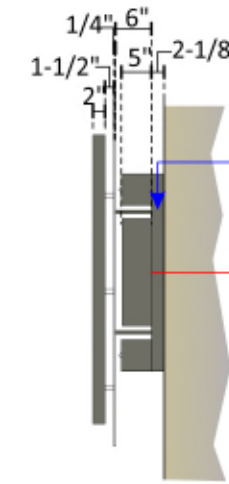
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 606 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).





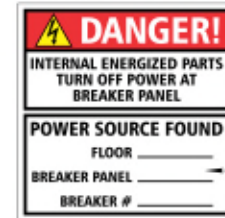


STUB OUT POWER @ CABINET  
BEHIND "W"



DISCONNECT SWITCH  
@ TOP OF CABINET  
BEHIND LOGO

2014/2017 NEC  
COMPLIANT LABEL



WARNING LABEL/  
BREAKER LOCATION

END VIEW

## A WALL SIGN

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

ONE [1] REQUIRED - MANUFACTURE & INSTALL

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 PAINTED TO MATCH PANEL.

2" DEEP HALO-LIT CHANNEL LOGO PAINTED PPG #UC51713XL DURANAR XL PEWTER. CLEAR POLYCARBONATE 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.



NIGHT VIEW



PPG #UC51713XL DURANAR XL  
PEWTER



Design #

0820368AR14

Sheet 6 of 9

Client

CITY WORKS

Address

351 W. DYNDEE ROAD  
WHEELING, IL

Account Rep. R GLAESER

Designer P McDONALD

Date 12/07/17

Approval / Date

Client

Sales

Estimating

Art

Engineering

Landlord

Revision/Date

R3:PM:02/21/18:UPDATE LIGHT BAR  
SPECS (A,B,C)

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.

R14:HG:03/04/19:REVISE A/B TO  
LARGER SIGNS

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West Coast 3220 Executive Ridge Dr  
Ste 250  
Vista, CA 92081  
(760) 794-1200 Fax (760) 794-9792

Northeast US 955 Baxter Avenue  
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(502) 479-3675 Fax (502) 412-8013

Florida 2584 Sand Hill Point Circle  
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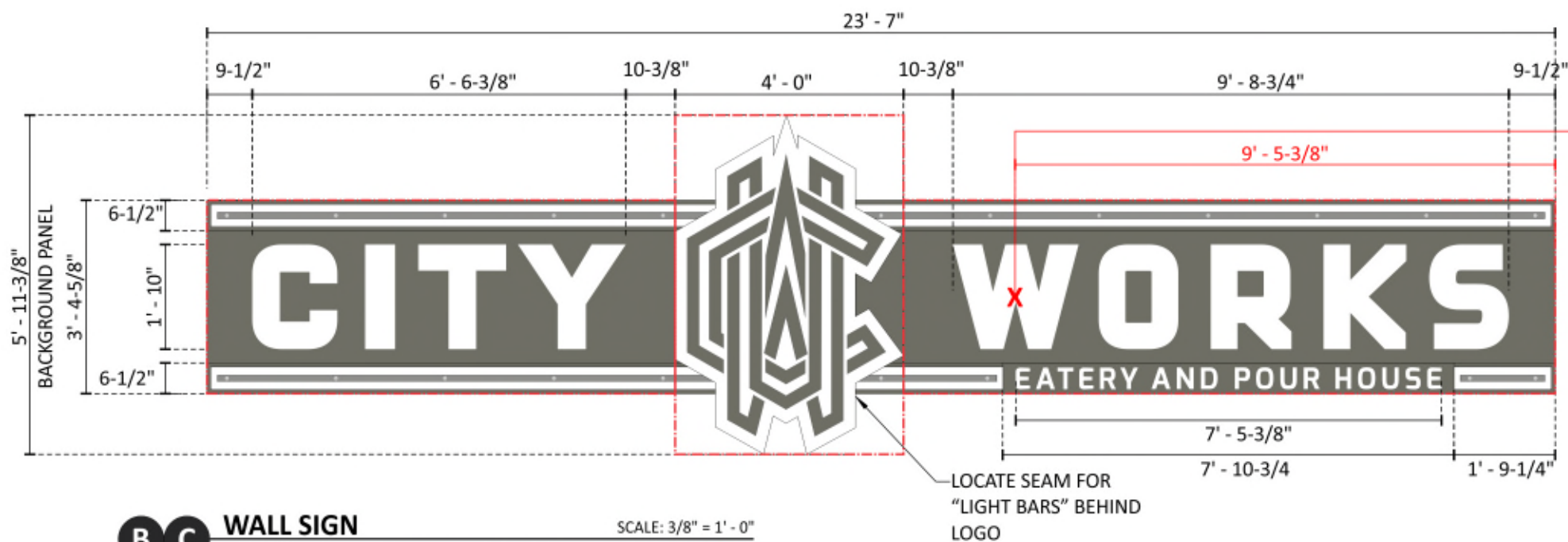
Georgia 111 Woodstone Place  
Dawsonville, GA 30534  
(770) 725-6852 Fax (770) 725-8724

South Texas PO BOX 125 206 Doral Drive  
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FINAL ELECTRICAL  
CONNECTION BY  
CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED  
IN ACCORDANCE WITH ARTICLE 6 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).



## WALL SIGN

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

TWO [2] REQUIRED - MANUFACTURE & INSTALL

90.05 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 PAINTED TO MATCH PANEL.

2" DEEP HALO-LIT CHANNEL LOGO PAINTED PPG #UC51713XL DURANAR XL PEWTER. CLEAR POLYCARBONATE 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.

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



PPG #UC51713XL DURANAR XL PEWTER



NIGHT VIEW



### Design #

0820368AR14

Sheet 7 of 9

### Client

CITY WORKS

### Address

351 W. DYNDEE ROAD  
WHEELING, IL

Account Rep. R GLAESER

Designer P MCDONALD

Date 12/07/17

### Approval / Date

|             |  |
|-------------|--|
| Client      |  |
| Sales       |  |
| Estimating  |  |
| Art         |  |
| Engineering |  |
| Landlord    |  |

### Revision/Date

|                                                                                                 |
|-------------------------------------------------------------------------------------------------|
| R3:PM:02/21/18:UPDATE LIGHT BAR SPECS (A,B,C)                                                   |
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| R14:HG:03/04/19:REVISE A/B TO LARGER SIGNS                                                      |



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| <b>Northeast US</b>          | 965 Baxter Avenue<br>Suite 200<br>Louisville, KY 40204<br>(502) 479-3675 Fax (502) 412-8013  |
| <b>Florida</b>               | 2584 Sand Hill Point Circle<br>Davenport, FL 33837<br>(888) 426-1100 Fax (888) 424-1100      |
| <b>Georgia</b>               | 111 Woodstone Place<br>Dawsonville, GA 30534<br>(770) 725-6852 Fax (770) 725-8724            |
| <b>South Texas</b>           | PO BOX 125 206 Doral Drive<br>Portland, TX 78374<br>(361) 363-5399 Fax (361) 643-8333        |

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**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 606 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).

**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

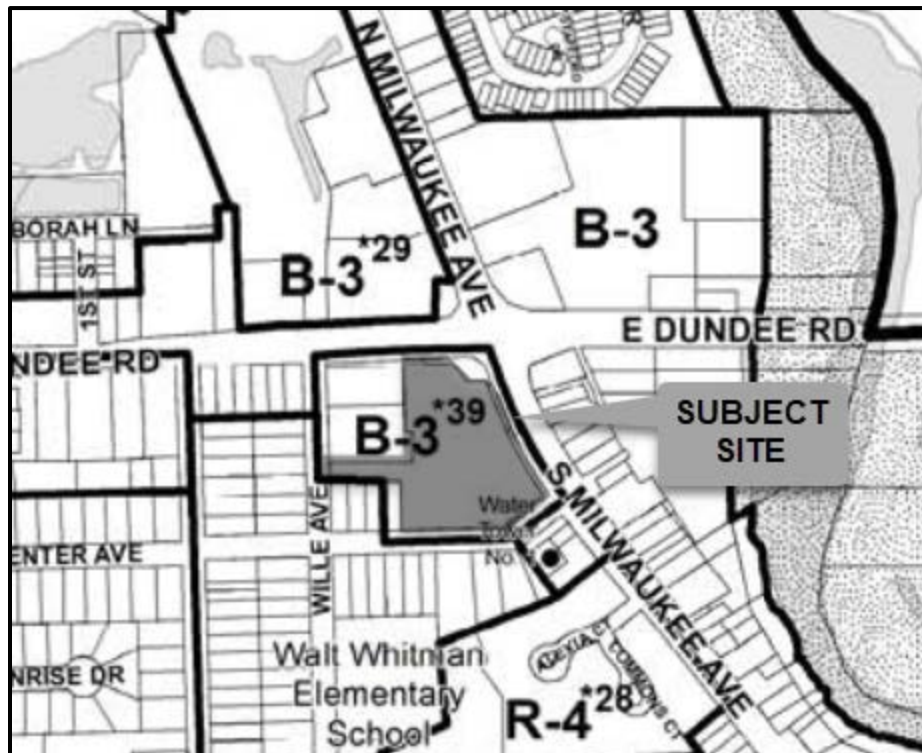
**RE:** **Docket No. PC 19-6**  
**Fresh Farms**  
**20 S. Milwaukee Avenue**  
**Minor Site Plan and Appearance Approval**

**DATE OF REPORT:** March 22, 2019

**DATE OF MEETING:** March 28, 2019

**PROJECT OVERVIEW:** The petitioner requests minor site plan and appearance approval for the construction of an entry vestibule and rear building enclosure for the existing Fresh Farms grocery store.

**LOCATION MAP:**



**GENERAL PROPERTY INFORMATION**

**Development Name:** Fresh Farms

**Applicant Name:** Dean Svigos

|                                                 |                                                                                                                                        |
|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Property Owner:</u></b>                   | Wheeling Shopping Center Inc.                                                                                                          |
| <b><u>Common Location:</u></b>                  | Located on the south side of Dundee Road, west of Milwaukee Avenue.                                                                    |
| <b><u>Neighboring Property Land Use(s):</u></b> | North: Commercial/E/ Dundee Road<br>South: Commercial/Residential<br>West: Commercial/Residential<br>East: Commercial/Milwaukee Avenue |
| <b><u>Comprehensive Plan Designation:</u></b>   | Commercial                                                                                                                             |
| <b><u>Property Size:</u></b>                    | 3.4 acres (total lot)                                                                                                                  |
| <b><u>Existing Use of Property:</u></b>         | Commercial shopping center                                                                                                             |
| <b><u>Proposed Use of Property:</u></b>         | No change.                                                                                                                             |
| <b><u>Existing Property Zoning:</u></b>         | B-3 General Commercial and Office District                                                                                             |

### **DESCRIPTION OF PROPOSAL**

The petitioner, Fresh Farms, is proposing two minor additions to the existing grocery store building. The first addition is the installation of an exterior entry vestibule at the north customer entrance to the store. The second is the enclosure of a loading dock in the rear of the building (south side of building). The petitioner has identified that the vestibule will provide additional protection from the weather elements when customers enter the grocery store at the north entrance. Currently there is no such protection. The enclosure of the rear loading dock will also allow for weather protection when employees access this utility area to dispose of trash/material from the store, and will prevent a wind tunnel effect from blowing debris into the store.

### **SITE PLAN REVIEW**

**General Site Layout:** The proposed 280 sq. ft. vestibule addition will be the only expansion of the building's footprint. The vestibule extension will provide sufficient sidewalk clearance for pedestrians. No other changes are proposed to the site.

**Building Appearance:** The petitioner has made efforts to preserve the existing building design and character with the design of the proposed vestibule addition. The vestibule elevation will match the curved arch detail of the façade. The aluminum storefront and arched roof will be pre-finished in charcoal color to match the rest of the Fresh Farms' store front. Apart from the aluminum fascia and roof, the rest of the vestibule will be glass, with sliding entry doors on all three sides. The existing wall-mounted light fixtures will be relocated to the front face of the vestibule to provide further consistency with the building's appearance.

The rear loading dock enclosure will be insulated metal panels divided by a horizontal steel frame to align with the horizontal stone banding of the existing building. A standard man door and an overhead door will provide the necessary ingress/egress into the new enclosure area. Staff has requested the petitioner identify the proposed paint color for the metal panels, but no information

has been provided. The attached plans identify the metal panels will be “paint color to match existing masonry”. As the existing building façade is brick, color matching can be tricky and any color should be solid rather than trying to paint/simulate a brick pattern. Staff has added a condition that prior to the issuance of a building permit, the final color shall be identified for staff approval. The Plan Commission should consider if any specific color is preferred for the metal panels.

### **STAFF REVIEW**

**Fire Department Review:** All Fire Department 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 approval, subject to the following condition:

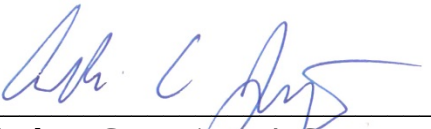
1. Prior to the issuance of a building permit and subject to staff acceptance, the final paint color of the rear insulated metal panels for the loading dock enclosure shall be identified and shall be a solid paint color to complement with the existing building color scheme.

### **PROPOSED MOTION**

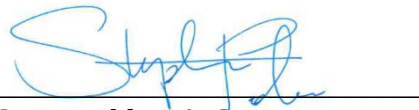
If the Plan Commission finds that the minor site plan and building appearance to permit the installation of an entry vestibule and rear loading dock enclosure, the appropriate motion would be to:

**Approve Docket No. PC 19-6** 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 and Building Appearance Approval Requirements, in order to construct an entry vestibule and rear loading dock enclosure for 20 S. Milwaukee Avenue, Wheeling, Illinois, in accordance with the exhibit prepared by Studio Dom Architects, last revised March 7, 2019, and subject to the following condition:

1. Prior to the issuance of a building permit and subject to staff acceptance, the final paint color of the rear insulated metal panels for the loading dock enclosure shall be identified and shall be a solid paint color to complement with the existing building color scheme.



Andrew C. Jennings, AICP  
Director of Community Development



Steve Robles, AICP  
Assistant Director of Community Development

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

[Site Plan/Building Elevations \(1 Sheet\), last revised March 7, 2019](#)



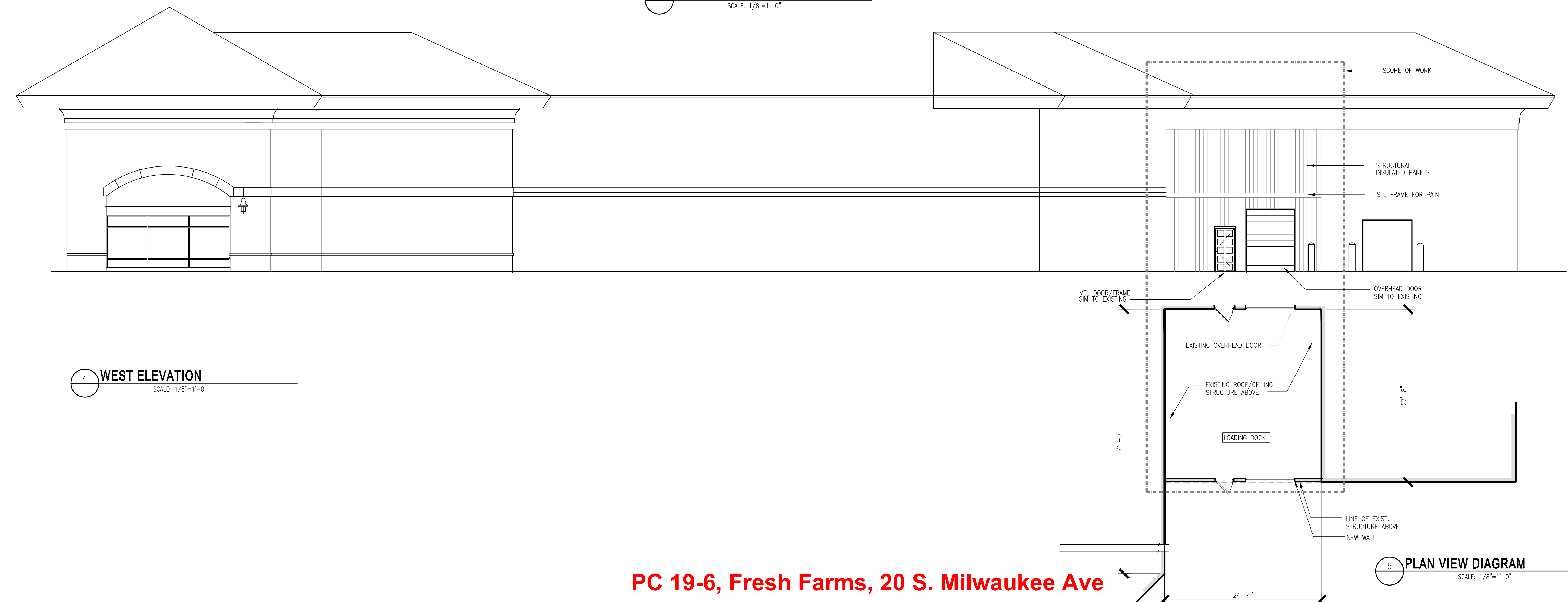
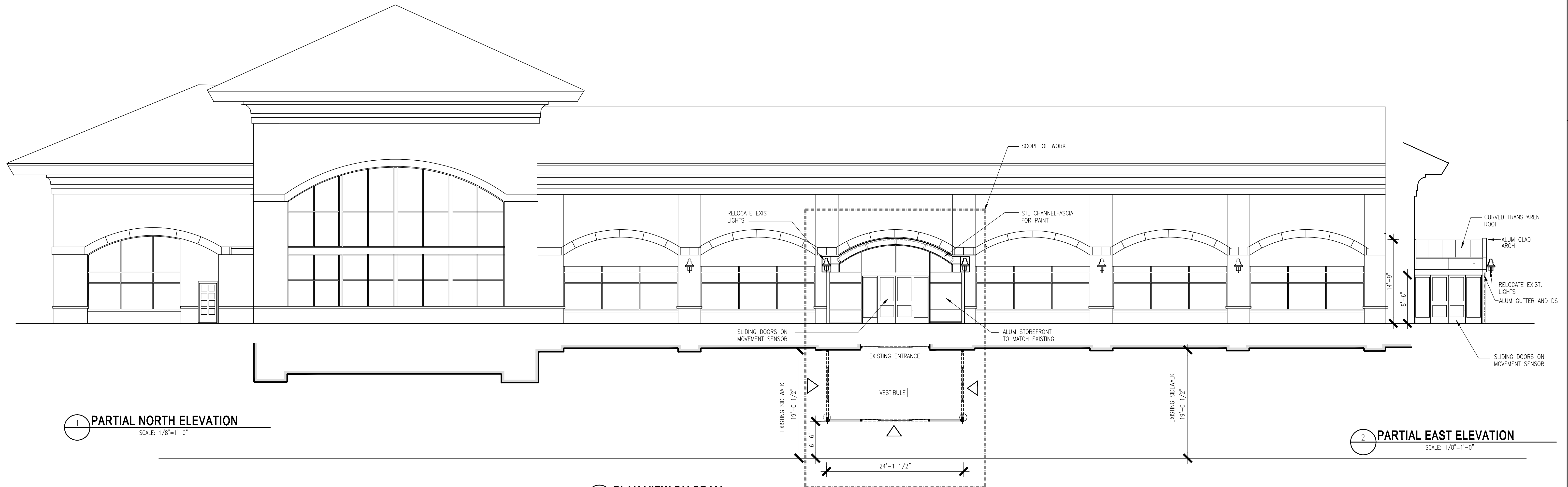
Existing conditions of front entry (looking south)



Existing conditions of rear loading area (looking northeast)



Existing conditions of rear loading area (looking north)



**PC 19-6, Fresh Farms, 20 S. Milwaukee Ave**

**STUDIO  
DOM  
ARCHITECTS**  
910 OAKTON #1  
EVANSTON, IL 60202  
PH. 224 622 3340

FRESH FARMS STORE  
FRONT VESTIBULE ADDITION  
REAR LOADING DOCK ENCLOSURE  
291 E. DUNDEE, WHEELING, IL

ISSUED  
PERMIT 11.20.2018

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1   |      |             |
| 2   |      |             |
| 3   |      |             |

I, JAMES J. GIBNEY, ARCHITECT, DO NOT GUARANTEE THE ACCURACY OF THESE PLANS NOR THE RESULTS OF ANY CONSTRUCTION THEREFROM. I AM NOT RESPONSIBLE FOR ANY CONSTRUCTION VIOLATIONS OR TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PROJECT COMPLIES WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND ORDINANCES OF THE VILLAGE OF WHEELING, ILL.

WALTER M. HENRY  
IL LIC. 001-026999

PROJECT #,  
DIGITAL  
FILE  
SHEET 2840

**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

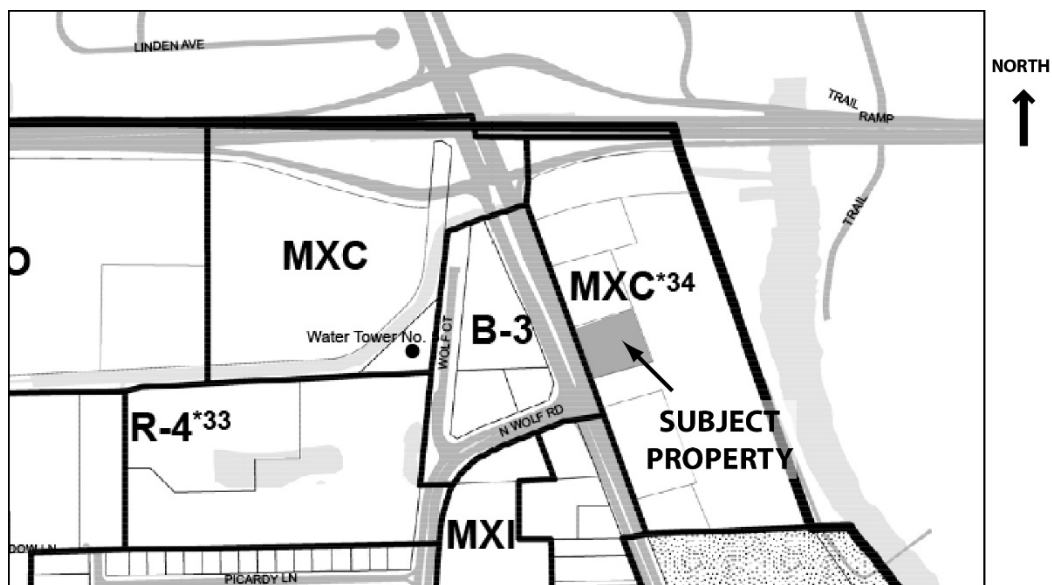
**RE:** **Docket No. 2019-7**  
**Spears Bourbon, Burgers, and Beer**  
**723 N. Milwaukee Avenue**  
**Special Use Approval for Package Liquor Sales within an**  
**Existing Sit-Down Restaurant**

**DATE OF REPORT:** March 22, 2019

**DATE OF MEETING:** March 28, 2019

**PROJECT OVERVIEW:** The petitioner requests Special Use approval to permit package liquor sales within an existing sit-down restaurant.

**LOCATION MAP:**



**GENERAL PROPERTY INFORMATION**

**Applicant Name:** Sam Carter, Spears Bourbon Burgers Beer

**Property Owner Name:** Realty and Mortgage Co.

**Common Property Address:** 723 N. Milwaukee Avenue

|                                                   |                                                                                                                                                       |
|---------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Common Location:</u></b>                    | The property is located at the northeast corner of Lake Cook Road and Wolf Road                                                                       |
| <b><u>Neighboring Property Land Use(s):</u></b>   | North: Commercial (restaurant)<br>West: Commercial (restaurant)<br>South: Commercial (restaurant)<br>East: Commercial (restaurant and hotel)          |
| <b><u>Comprehensive Plan Designation:</u></b>     | Commercial/residential mixed use                                                                                                                      |
| <b><u>Property size:</u></b>                      | 59,208 sq ft (1.36 acres); 14,000 sq ft (building)<br>5,472 sq ft (subject unit)                                                                      |
| <b><u>Existing Use of Property:</u></b>           | Sit-down restaurant                                                                                                                                   |
| <b><u>Proposed Use of Property:</u></b>           | Sit-down restaurant                                                                                                                                   |
| <b><u>Existing Property Zoning:</u></b>           | MXC, Commercial/residential mixed-use                                                                                                                 |
| <b><u>Previous Zoning Action on Property:</u></b> |                                                                                                                                                       |
| 2005-12 A&B                                       | Ord. No. 3970, passed 5/9/2005: Planned Development Approval and associated Final Plat Approval for the Westin North Shore Hotel/Retail PUD.          |
| 2013-20                                           | Ord. No 4796, passed 10/7/2013: Special Use, Site Plan and Appearance Approval for a Sit-Down Restaurant with Entertainment.                          |
| PC 14-15                                          | Ord. No. 2014-4896, passed 11/3/2014: Amending Ord. No. 4796 which granted Special Use, Site Plan, and Appearance Approval for a Sit-Down Restaurant. |

### **DESCRIPTION OF PROPOSAL**

The petitioner is requesting Special Use approval to permit package liquor sales within the existing Spears Bourbon Burgers Beers sit-down restaurant to allow customers to purchase single bottles of private barrel bourbon or whisky, craft beer, wine and/or liquor to take home. As described in the petitioner's project description letter, the purchased product will not be for consumption on premises at the restaurant and is for take home/to-go only. The packaged liquor would be stored in the existing storage areas and customers would be informed of available items for purchase to take home. This additional service will be accessory to the existing sit-down restaurant; the principal use as a sit-down restaurant will remain unchanged.

### **SITE PLAN REVIEW**

**General site layout:** No changes are proposed; the site layout will remain in its current format.

**Floor Plan:** No changes are proposed to the interior floor plan. The package liquor offered for purchase will be the same products already stored within the restaurant.

### **STANDARDS FOR SPECIAL USE**

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

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

*"First and always most important it will generate, "Sales Tax Revenue" which will take the burden off of the residents. It will give the opportunity to Spears Bourbon Burgers Beer as a leader throughout the suburbs as the number one Bourbon, Burgers, and Beer place to eat and to go. On top of that it will increase the flow of customers to restaurant row. I have seen towns such as Libertyville, IL (Firkin's) and Lincolnshire, IL. (Half Day Brewery) doing this and many local restaurants in Wheeling also."*

**The petitioner offers a variety of unique bourbons, whiskies, and beers that customers may not be able to find at the traditional package liquor store. This type of package service is becoming more commonplace with restaurants similar to Spears.**

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

*"Here at Spears the only thing that will change is that we will be packaging the liquor to go. Everything else will be the same."*

**Staff concurs with the petitioner's response.**

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.

*"Here at Spears the only thing that will change is that we will be packaging liquor to go. Everything else will be the same."*

**Staff concurs with the petitioner's response. No exterior or interior changes to the existing restaurant will be associated with this request.**

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.

*"Here at Spears the only thing that will change is that we will be packaging liquor to go. Everything else will be the same."*

**Staff concurs with the petitioner's response. No exterior changes/modifications to the existing restaurant are required for this request.**

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.

*“Here at Spears the only thing that will change is that we will be packaging liquor to go. Everything else will be the same.”*

**The package liquor sales will be ancillary to restaurant use and will be targeted to the customers of the restaurant, no additional parking is required.**

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.

*“Here at Spears the only thing that will change is that we will be packaging liquor to go. Everything else will be the same.”*

**The existing restaurant will remain the primary use of the subject lot, the request for package liquor sales will be an additional service offered by the restaurant.**

#### **STAFF REVIEW**

**Fire Department Review:** There are no changes to the exterior site or interior floorplan; therefore, there are no review comments.

**Health Division Review:** There are no changes to the interior floorplan; therefore, there are no review comments.

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

**Staff Recommended Action:** Staff recommends approval of the special use for package liquor sales within the existing sit-down restaurant, subject to the following condition:

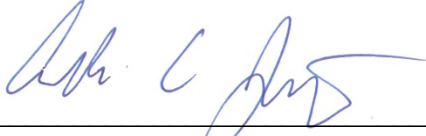
1. The package liquor sales shall be contingent upon approval of the associated liquor license.

#### **PROPOSED MOTION**

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

**Recommend approval of Docket No. 2019-7** Special Use Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-05 Mixed use and Overlay Districts, Chapter 19-10 Use Regulations, and associated sections, in order to permit package liquor sales within an existing sit-down restaurant, Spears Bourbon Burgers Beers, located at 723 N. Milwaukee Avenue, and with the following condition of approval:

1. The package liquor sales shall be contingent upon approval of the associated liquor license.



Andrew C. Jennings, AICP  
Director of Community Development



Steve Robles, AICP  
Assistant Director of CD

**Attachments:**      [Photos of existing conditions](#)

[Project Description Letter, received February 7, 2019](#)



Existing conditions of subject unit (looking north)

## Spears Bourbon Burgers Beer Proposal

### To Whom It May Concern:

Here at Spears we want to bring the excitement from the restaurant back to your home. It's hard to find a private barrel bourbon or whiskey, craft bottle beer, wine, and/or liquor you would like to buy before trying it.

The opportunity we have at Spears is that we have over 100 different craft bottle beers and 400 different Bourbon and Whiskeys. When a customer wants to buy a private barrel bourbon or whiskey, craft bottle beer, wine, and/or liquor we at Spears would give them the opportunity to buy them at menu price to go (full bottles only). Many of you know this but many of you don't; it's hard to find a lot of these products because they are limited in supply and/or only offered to restaurants and bars only. By giving us this opportunity to sell them will increase our business and bring in more tax dollars to Wheeling.

### Example of Selling from Start to finish:

1. Customer likes craft beer (full bottles only).
2. Spears ID's customer before proceeding.
3. Customer requests Goose Island 312, one bottle only.
4. Spears trained bartender will find that bottle.
5. Spears trained bartender will package that bottle into a brown bag or Spears labeled bag to go.
6. Spears Bartender will then charge the full menu price for that bottle, "NOT RETAIL".
7. Customer will pay.
8. Customer received bottle in brown bag or Spears labeled bag to go.

Thank you,

Sam Carter

Spears Bourbon Burger, Beer  
723 North Milwaukee Ave Wheeling, IL 60090

**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

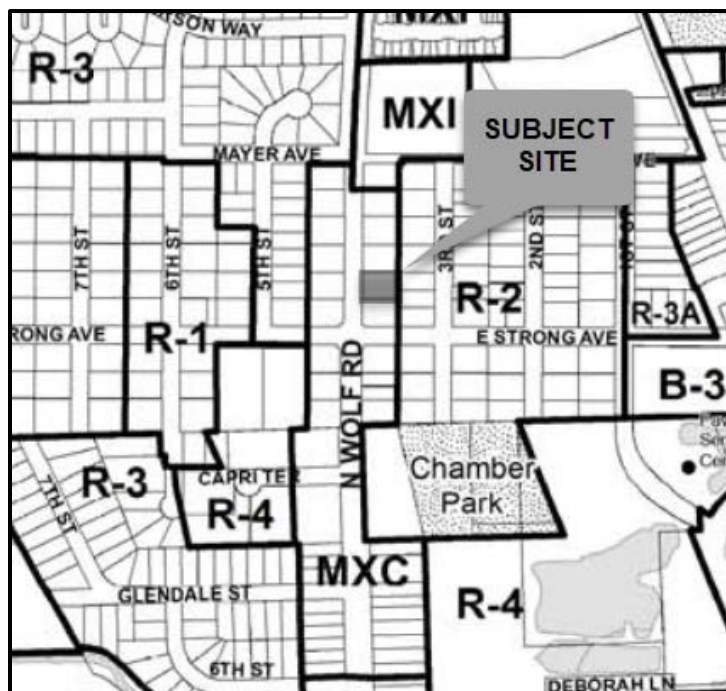
**RE:** **Docket No. 2019-8A&B**  
**Chicago Auto Center, Ltd.**  
**309 N. Wolf Road**  
**(2019-8A) Variation from Title 19, Zoning, Regarding**  
**Required Parking**  
**(2019-8B) Special Use-Site Plan Approval of a Light**  
**Motor Vehicle Repair Facility**

**DATE OF REPORT:** March 22, 2019

**DATE OF MEETING:** March 28, 2019

**PROJECT OVERVIEW:** The petitioner requests special use-site plan approval for a light motor vehicle repair facility and a zoning variation to reduce the required amount of off-street parking at an existing light industrial building at 309 N. Wolf Road.

**LOCATION MAP:**



**GENERAL PROPERTY INFORMATION**

**Applicant Name:** Chicago Auto Center, Ltd.

**Property Owner:** Eric Matye

|                                                   |                                                                                                |
|---------------------------------------------------|------------------------------------------------------------------------------------------------|
| <b><u>Common Location:</u></b>                    | Located on the east side of N. Wolf Road, north of Strong Street                               |
| <b><u>Neighboring Property Land Use(s):</u></b>   | North: Residential<br>West: Commercial/N. Wolf Road<br>South: Residential<br>East: Residential |
| <b><u>Comprehensive Plan Designation:</u></b>     | Commercial/Residential Mixed Use                                                               |
| <b><u>Property Size:</u></b>                      | 13,171.67 sq. ft. (property)<br>5,286 sq. ft. (building)                                       |
| <b><u>Existing Use of Property:</u></b>           | Vacant (former printing and copy facility)                                                     |
| <b><u>Proposed Use of Property:</u></b>           | Light Motor Vehicle Repair Facility                                                            |
| <b><u>Existing Property Zoning:</u></b>           | MXC Commercial-Residential Mixed Use District                                                  |
| <b><u>Previous Zoning Action on Property:</u></b> | None                                                                                           |

### **DESCRIPTION OF PROPOSAL**

Chicago Auto Center is an auto repair shop seeking to relocate to the subject property, which requires the following requests:

1. Special use-site plan approval for a light motor vehicle repair facility; and
2. A zoning variation to reduce the amount of required parking for a light motor vehicle repair facility.

The applicant intends to purchase the subject property, pending the granting of the requested zoning actions. A total of five vehicle lifts for vehicle repair are proposed on the floor plan, along with office space, customer waiting area, and storage areas. No outdoor storage is planned. Outdoor parking is available on the east side of the building, in front of the building. All auto repair work will be conducted indoors. The hours of operation are Monday through Friday, 8am to 6pm, and Saturday, 8am to 3 pm, with a total of four employees.

### **SITE PLAN REVIEW**

**General site layout:** There are no changes proposed to the property or the building's exterior. There are 14 parking stalls in the existing parking lot, which is located on the east half of the property and the existing 5,286 sq. ft. building is located on the west half of the property. A single overhead roll-up door is located on the west façade at the north end of the building, which will remain to allow customer vehicle access inside the building for repair/service.

The existing setbacks for the parking lot and building do not comply with the current MXC District requirements; however, the building's construction pre-dates the current zoning standards and is legal non-conforming. The existing setbacks are allowed to remain as long as there are no substantial changes/modifications to the parking lot and/or building.

**Floor plan:** The applicant has provided a floor plan illustrating how the interior of the building will be used for the proposed auto repair use. As shown, there will be 5 vehicle lifts for repair and 7 indoor

parking spaces for overnight vehicle storage. The office, customer waiting area, restrooms and storage room are located at the southern end of the building. A drive aisle will be located within the center of the building to allow maneuvering for vehicles.

In the process of verifying the applicant's proposed floor plan, staff found that the interior layout doesn't align with the applicant's provided dimensions. Staff prepared the attached "Staff Floor Plan Exhibit" to provide a more accurate floor plan utilizing the provided survey and the applicant's dimensions. As demonstrated in this exhibit, the existing building is able to accommodate 5 vehicle lifts, 5 indoor parking spaces, and the interior office/customer/storage areas. The primary difference between the two floor plans is that applicant's plan included parking spaces in front of egress doors. These doors must remain unobstructed, which results in a reduction of 2 indoor parking spaces.

**Total Number of Parking Spaces:** There are 13 existing outdoor parking stalls on the property. The provided plat of survey identifies 15 existing spaces; however, the two spaces at the northeast corner of the parking lot cannot be count toward required parking since one space is located in front of the overhead door and the other is located in front of an ingress/egress door. Based on the staff prepared floor plan, an additional 5 parking spaces can be located inside the building. All parking stalls comply with the Village's parking stall dimensions.

Auto repair uses require parking at 6/1,000 sq. ft. plus one space for each employee during peak shift (4). Based on the existing 5,286 sq. ft. building, a total of 36 parking spaces are required. In addition to the existing 13 exterior parking stalls, the proposed use can accommodate a total of 10 spaces inside the building (5 auto repair lifts and 5 indoor stalls), resulting in 23 available parking stalls. The parking variation for the proposed auto repair use is 13 parking stalls.

**Bicycle parking:** There is no existing or proposed bicycle parking. The applicant may elect to locate employee bicycle storage inside the building.

**Trash Enclosure:** The site plan does not identify an exterior trash enclosure area; however an existing trash container is located in the parking lot without a dedicated enclosure area. The petitioner has indicated they will locate the trash container inside the building.

**Landscaping:** A landscape plan is not provided; however the applicant's project description letter identifies mulch will be added and the existing landscape will be cleaned up. As identified in the attached Property Survey, there is very limited space for any substantial landscaping. The Plan Commission may wish to discuss if any additional landscaping should be required.

### **STANDARDS FOR SPECIAL USE**

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

1. State why the Special Use is necessary for the public convenience at the proposed location. (Explain how the proposed use will benefit residents, the neighborhood or the community-at-large.)

*"As the neighborhood is continuing to develop, with new residential housing and business re-development projects, it will be creating an increase need for vehicle service. We believe that this location is easily accessible to residents, business owners and their employees. Since we are an independent owned and operated family business, we can accommodate our neighbors and*

*business owners in a professional and personal way allowing custom customer service. We offer more affordable prices vs. large chains and dealerships. We are ASE certified mechanics and enjoy problem solving difficult vehicles.”*

**Staff concurs with the petitioner’s response.**

2. State how the special use will not alter the essential character of the area in which it is to be located. (Explain how the proposed special use is appropriate for the neighborhood or shopping center and how the overall character will not be affected by the special use.)

*“The essential character of the area will not be alter in any negative way. Having a family operated small repair business, makes this business more of a neighborhood staple for help with all your car service needs.”*

**The existing building is a light industrial building that limits how the building can be reused; any more intensive uses would be not be suitable at the subject property.**

3. State how the location and size of the Special Use, the nature and intensity of the operation involved in or conducted in connection 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 will not impede the normal, appropriate, and orderly development of the district in which it is to be located and the development of surrounding properties. (Explain how the proposed use will allow the surrounding area to develop appropriately. Is the use too large for the site? Will it be in a location on the lot that will cause conflicts with adjacent properties? Does the use create noise, odor, smoke, or light that will affect other properties?)

*“The location and size works perfectly to accommodate vehicles to be driven directly inside to be serviced. The property has its own parking lot with entrance on Wolf Road which allows direct access to business parking lot. Therefore, not creating any negative flow of traffic for surrounding area. The parking lot is private and will not cause any issues with any future developments or surrounding properties.”*

**The proposed use would utilize an existing building and parking lot, with all auto repair occurring inside the building. However, the size of the site in relation to the proposed use may not be sufficient for the parking demands of the proposed use, as a result for the need of the parking variation. The applicant has the ability to help mitigate parking by managing customer volume through appointments to alleviate the on-site parking deficiencies.**

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. (Explain how the proposed use will not prevent development on adjacent properties. Will the proposed use have a negative impact on existing adjacent land uses?)

*“The building and landscaping will not be altered. It will remain the same. Therefore, it will not hinder or discourage any use of adjacent land or buildings.”*

**The existing building and parking lot will remain unchanged. There is limited landscaping on site, and limited area for additional landscaping.**

5. State how the parking areas will be of adequate size for the particular use, properly located, and suitably screened from adjoining 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. (Is adequate parking provided? Is parking area visible from adjacent homes? Are the entrance and exit drives designed for safe access to the site? Will the special use generate so much traffic as to cause congestion? Will visitors to the special use access the site through residential streets?)

*“The property consists of a private parking lot of approx. 6200 square ft. There are spaces in lot for employee/owners parking and any visitors. We will also be utilizing the interior of shop area to keep customer cars inside until repairs are completed and vehicle is picked up. There is a private driveway entrance/exit off of Wolf Road that leads you directly into the business parking lot location. There is no need for use of residential streets to access. We do not expect any congestion or traffic.*

**A parking variation is required for the proposed special use. There is a parking deficiency of 13 spaces based on the proposed use. The applicant has the ability to help mitigate parking by managing customer volume through appointments to alleviate the on-site parking deficiencies.**

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. (Other than the special use listed in this application, the proposal must meet all other requirements of the Zoning Code. Note any other exceptions.)

*“We are currently under contract to purchase property located at 309. N. Wolf Road. This is a contingency in the contract to be able to purchase and obtain a Special Use Permit to operate as a light motor vehicle repair facility. Without permit being granted, we would not be able Purchase property to operate our business. This would cause great hardship on us and also to the seller.”*

**The existing building was constructed for light industrial use. There are relatively few uses allowed in the MXC district that could utilize the existing structure.**

### **STANDARDS FOR VARIATION**

Following are standards for variation with petitioner’s responses. *The petitioners’ response to the following questions has been shown in italics.* **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.

*“Without the zoning variation we cannot purchase property located at 309 N. Wolf, Wheeling, Illinois 60090 to operate our business. The purchase is contingent upon approval of permits and zoning.”*

**There is no opportunity to build additional parking on the site. As proposed, 10 additional parking spaces would be provided inside the building for secure parking/car storage, but still results in the need for a parking variation for the proposed use.**

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

*“Our business and the way we operate it, will not cause any conflicts with parking as we have control over the volume of cars serviced with appointment scheduling. This will allow us to address any concerns regarding parking. We cannot answer as to how other businesses zoning requirements differ from ours, but what we can say is that our circumstances are unique as to the type of service we provide.”*

**The variation is based on the proposed light auto repair use, the property is improved with an existing parking lot. There is no opportunity to build additional parking on the site.**

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

*“The difficulty/hardship is not created by the property in itself, but by the require parking spaces needed by zoning to operate such business. We have the ability to counter the parking issues with vehicles inside for storage and scheduling. We have 25 years of experience in dealing with the day to day operation of our repair business, which allows us the ability to control number of vehicles which we service daily by appointment.”*

**Light motor vehicle repair facilities require a high parking demand by Village Code, which the site was not originally constructed for such use.**

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.

*“Without the variation, we will not be purchasing property located at 309 N. Wolf, Wheeling, Illinois 60090. No improvements will be made at property and it will remain vacant and for sale.*

**Staff concurs with the petitioner’s response.**

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

*“If granted variation, there will not be any issues with construction, as we will not be changing the exterior of structure or its essential character. The private parking lot and indoor shop area is adequate to accommodate day to day operation of business. No street parking is to be used in any case. No encroachment on adjacent property line. We repair cars daily and except them picked up same day.”*

**Staff concurs with the petitioner’s response.**

6. Describe how the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase 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.

*“The parking variation will not cause any changes to light or air to adjacent property. No congestion is to arise from us occupying property. We have a private entrance with private parking lot on premises. No negative impact or encroachment on adjoining properties. No street parking*

*is allowed or will be used. Our responsibility is to keep customer cars safe while in our possession, will mean cars are to be kept inside.”*

**Staff concurs with the petitioner’s response.**

### **STAFF REVIEW**

**Fire Department Review:** The Fire Department has reviewed the submitted plans and identified items which 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.

**Impact on Adjacent Uses:** The Plan Commission should discuss how parking will be managed and if it the proposed light automotive repair facility can be accommodated at the site.

**Staff Recommended Action:** The existing building lends itself for the proposed light motor vehicle repair use; however, the Zoning Code requires a high number of parking spaces for such use in order to provide sufficient parking for employees, customers, and vehicles waiting repair. Staff suggests that the Plan Commission consider the following:

- Decide if additional landscaping should be required;
- Consider if the petitioner should provide further detail on the business operations on how parking will be managed; and
- Consider if the staff prepared floor plan exhibit should be used in place of the petitioner’s provided floor plan.

### **PROPOSED MOTIONS**

If the Plan Commission approves of the requested special use for a light motor vehicle repair facility and a parking variation, appropriate motions would be to:

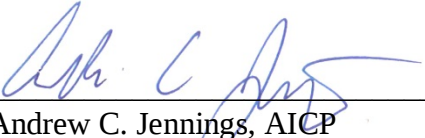
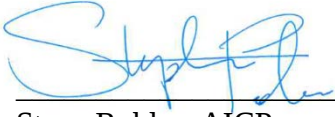
**Recommend approval of Docket No. 2019-8A**, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11 General Development Standards, Chapter 19.11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading, Section E Parking Standards, Subsection 1 Minimum Required Parking per Land Use Category, and associated sections, to reduce the required parking for the proposed light motor vehicle repair facility, from 36 to 25), which consists of an 13 parking stall variation, for Chicago Auto Center, to be located at 309 N. Wolf Road, Wheeling Illinois.

**And recommend approval of Docket No. 2019-8B** to grant special use-site plan approval for a light motor vehicle repair facility in accordance with the following exhibits submitted by Chicago Auto Center to be located at 309 N. Wolf Road, Wheeling, Illinois:

- Project Description Letter, February 1, 2019
- Site/floor plan, prepared by Community Development staff titled “Staff Floor Plan Exhibit”
- Plat of Survey, March 7, 2019

And with the following conditions of approval:

1. *Any additional conditions as determined at the hearing...*

  
\_\_\_\_\_  
Andrew C. Jennings, AICP  
Director of Community Development  
\_\_\_\_\_  
Steve Robles, AICP  
Assistant Director of Community Development

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

[Project Description Letter, dated 2/1/2019](#)

[Site/floor plan, received 3/17/2019](#)

[Plat of survey, dated 3/7/2019](#)

[Staff Floor Plan Exhibit \(staff\)](#)



Existing conditions of site (looking east)



Existing conditions of site (looking east)



Existing conditions of site (looking south)

February 1, 2019

Chicago Auto Center, Ltd.  
224-628-5396  
Chicagoautocenter@yahoo.com

Village of Wheeling  
Planning Division/Community Development  
2 Community Blvd.  
Wheeling, Illinois 60090

Re: Special Use Permit  
309 N. Wolf, Wheeling, Illinois 60090

To whom it may concern,

I, Adam Rizos am requesting the Planning commission departments approval to allow Special Use Permit to operate a light motor vehicle repair facility at: 309 N. Wolf, Wheeling, Illinois 60090.

I currently own and operate a family automotive repair business in the West Loop since 1997. We will be relocating and are currently under contract to purchase 309 N. Wolf, Wheeling, Illinois 60090 with the intent to operate such business pending approval of Special Use Permit.

The Auto repair facility will provide maintenance and repair for foreign and domestic vehicles with specialized work in European imports as follows: brakes, clutches, transmissions, fuel systems, exhaust, electrical, steering, drive lines, suspension, heating/cooling systems, schedule maintenance, etc. We are an independent repair shop and can offer personal service and greater discounts vs large chains and dealerships.

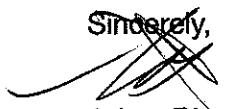
Hours of operation will be Monday thru Friday 8:00am to 6:00 pm. Saturday 8:00am to 3:00pm. With a staff of 3-4 employees.

The exterior of the property will not be changed. There is (approximately 6200 feet of exterior space) used as a private parking lot for facility. There is (approximately 5400 square feet of interior space) that is already used as a shop work area with offices, lunch/ break room area along with customer waiting area. Vehicles will be serviced and stored inside facility, until customer is able to pick-up.

The landscaping already consists of bushes all along the front of the parking lot with small tree and a large pine on the side. We will be adding fresh mulch and trimming any existing landscaping.

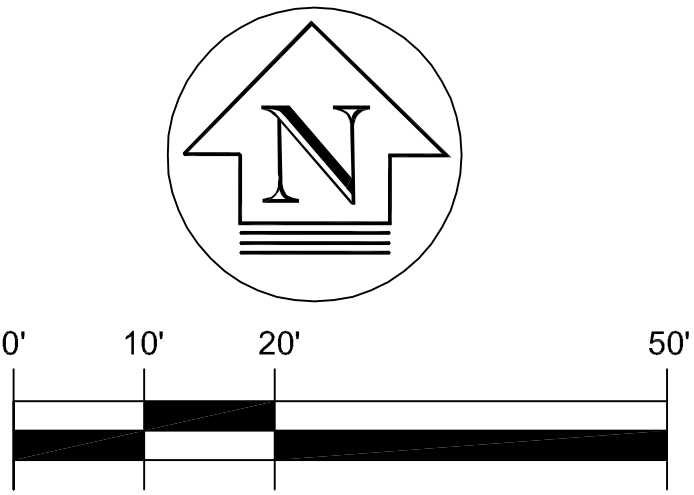
Thank you kindly for your time and should any additional information be needed, please do not hesitate to contact us.

Sincerely,



Adam Rizos  
President

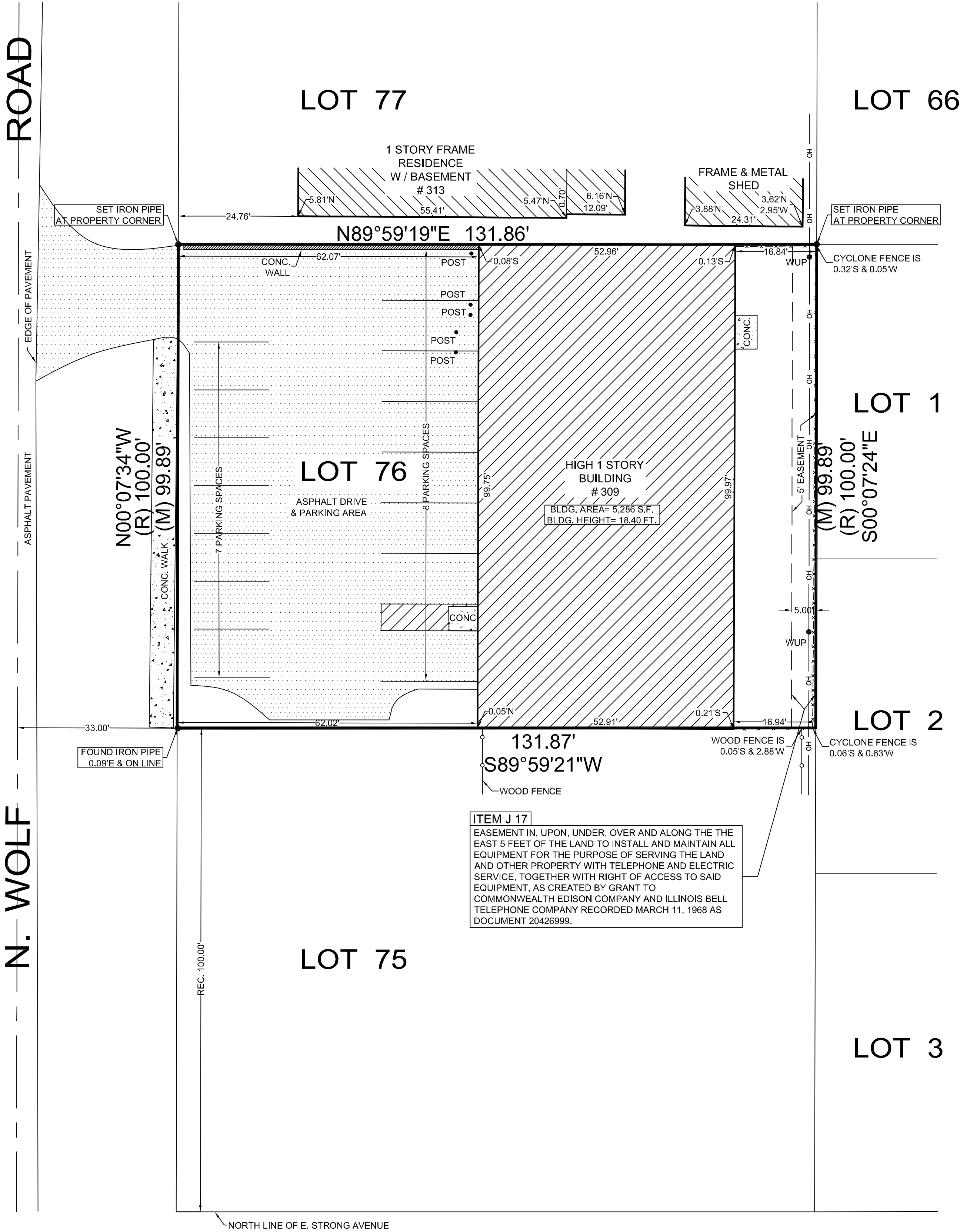
2019-8A&B, Chicago Auto Center, 309 N. Wolf Rd



ROAD

N. WOLF

66' R.O.W. HERETOFORE DEDICATED AS FOR PUBLIC STREET PURPOSES

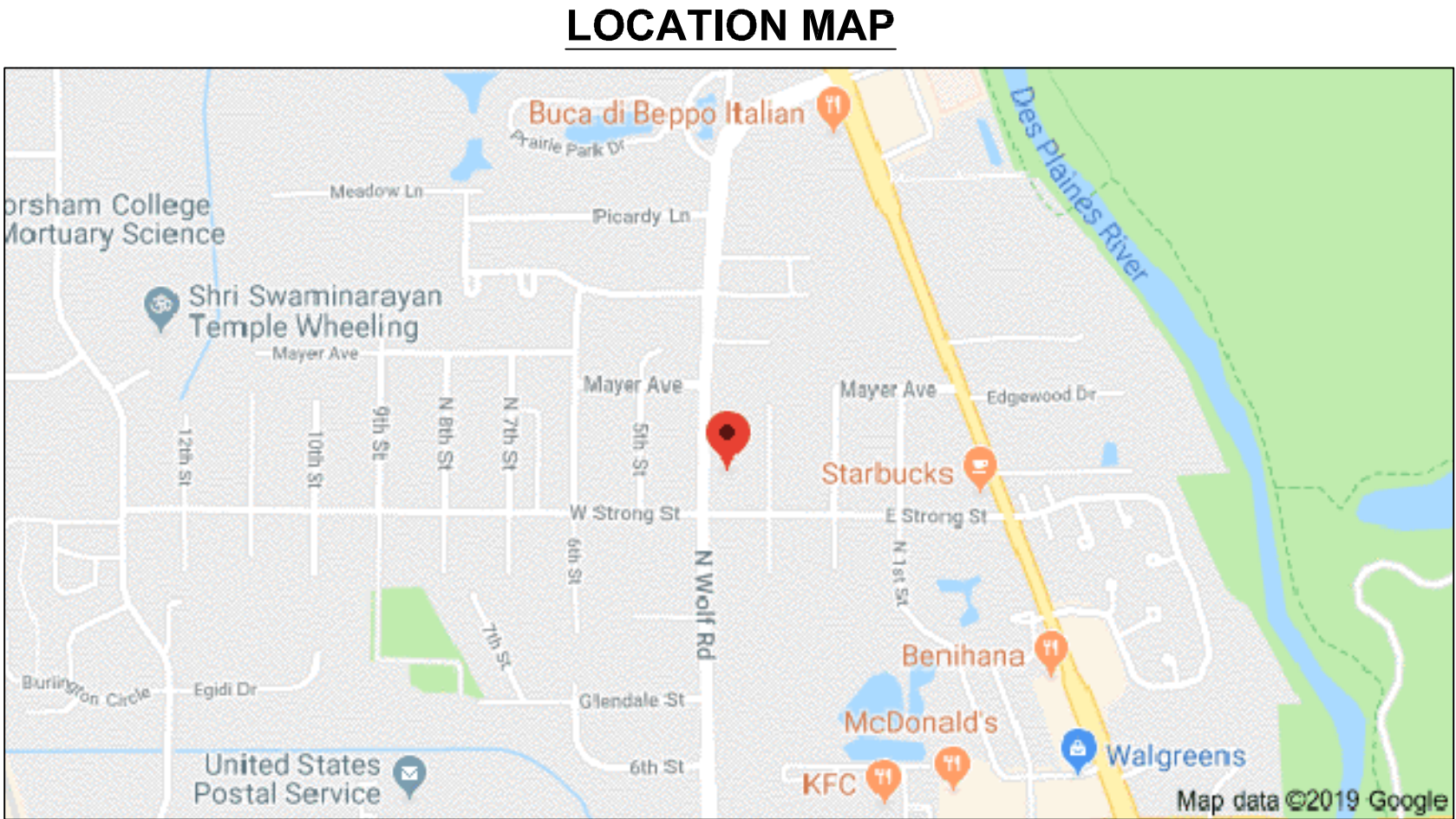


| LEGEND ABBREVIATIONS |                   |
|----------------------|-------------------|
|                      | WOOD UTILITY POLE |
|                      | METAL GUARD POST  |

|                           |      |          |
|---------------------------|------|----------|
| ORDERED BY:<br>ERIC MATYE |      |          |
| SCALE : 1" = 15'          |      |          |
| DATE : FEBRUARY 27, 2019  |      |          |
| FILE No.:                 |      |          |
| 2019 - 26586              | DATE | REVISION |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>FLOOD STATEMENT:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP 17031 C 0068 J, WITH A DATE OF IDENTIFICATION OF AUGUST 19, 2008, FOR COMMUNITY NUMBER 170173 0068 J, IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED. |

2019-8A&B, Chicago Auto Center, 309 N. Wolf Rd



**NOTES:**

-THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET KNOWN AS N. WOLF ROAD

-THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT;

-THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME;

-THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS;

- ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.

- THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.

- **ITEM # 8 FROM TABLE A**  
ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.

- **ITEM # 9 FROM TABLE A**  
THERE ARE 15 STRIPED PARKING SPACES ON THE PROPERTY.

- **ITEM # 10 FROM TABLE A**  
THERE ARE NO PARTY WALLS (ALL WALLS ARE INDEPENDENT).

- **ITEM # 11 FROM TABLE A**  
ALL VISIBLE UTILITIES ARE PLOTTED.

- **ITEM # 14 FROM TABLE A** DISTANCE TO THE NEAREST INTERSECTING STREET KNOWN AS W. STRONG AVENUE IS 100.00 FEET.

- **ITEM # 16 FROM TABLE A**  
AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.

- **ITEM # 17 FROM TABLE A**  
AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

- **ITEM # 18 OF TABLE A**  
THERE ARE NO WETLANDS LOCATED ON THE PROPERTY.

- **ITEM # 20 FROM TABLE A**  
RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$ 1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

VILLAGE OF WHEELING  
2 COMMUNITY BOULEVARD  
WHEELING, IL 60090  
PH: (847) 459-2600

**ZONING REQUIREMENTS:**

**DEVELOPMENT STANDARDS.**  
THE BASE ZONING REGULATIONS FOR ALL MIXED USE DISTRICTS SHALL BE AS FOLLOWS:

(A) - PORTIONS OF A DEVELOPMENT THAT ARE COMPLETELY COMMERCIAL IN NATURE SHALL BE CONSIDERED WITH RESPECT TO THE B-3 DISTRICT REGULATIONS.

**MXC = COMMERCIAL-RESIDENTIAL MIXED USE AREA.**

**FLOOR AREA RATIO:**  
THE MAXIMUM FLOOR AREA RATIO= 0.90

**19-06-040-E FRONT SETBACKS.**  
25 FEET OR THE HEIGHT OF THE BUILDING, WHICHEVER IS GREATER

**19-06-040-E REAR SETBACKS.**  
25 FEET OR THE HEIGHT OF THE BUILDING, WHICHEVER IS GREATER

**19-06-040-E SIDE SETBACKS.**  
15 FEET OR THE HEIGHT OF THE BUILDING, WHICHEVER IS GREATER

**19-06-040-E MINIMUM PARKING SETBACK**  
ALL SIDES 10 FEET

**19-06-040-E MAXIMUM BUILDING HEIGHT.**  
50 FEET, NOT TO EXCEED FOUR STORIES

**PARKING REQUIREMENTS**  
3 SPACES PER 1,000 SQ FT

**UNITED SURVEY SERVICE, LLC**  
CONSTRUCTION AND LAND SURVEYORS  
7710 CENTRAL AVENUE RIVER FOREST, IL 60305  
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887  
E-MAIL: USURVEY@USANDCS.COM

**ALTA / NSPS**  
**LAND TITLE SURVEY**  
OF

LOT 76 IN WILLIAM ZELOSKEY'S MILWAUKEE AVENUE ADDITION TO WHEELING IN SECTION 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **309 N. WOLF ROAD, WHEELING, ILLINOIS**

PERMANENT INDEX NUMBER: 03 - 02 - 401 - 005 - 0000

AREA = 13,171.67 SQ.FT. OR 0.302 ACRE

NOTE:  
THIS LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT AND ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

| PARKING SPACE TABLE |                |
|---------------------|----------------|
| TYPE OF SPACE       | TOTAL EXISTING |
| REGULAR             | 15             |
| HANDICAP            | 0              |
| TOTAL               | 15             |

**CHICAGO TITLE INSURANCE COMPANY**

COMMITMENT NO.: 19GSA299020LP  
EFFECTIVE DATE: FEBRUARY 6, 2019

**ITEMS CORRESPONDING TO SCHEDULE B, PART II:**

**ITEMS 1 - 16.**  
**NOT SURVEY RELATED.**

**ITEM J 17.**  
EASEMENT IN, UPON, UNDER, OVER AND ALONG THE THE EAST 5 FEET OF THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY RECORDED MARCH 11, 1968 AS DOCUMENT 20426999.  
(PLOTTED ON THE DRAWING)

**ITEMS 18.**  
**NOT SURVEY RELATED.**

STATE OF ILLINOIS )  
) SS  
COUNTY OF COOK )

I, **ROY G. LAWNICZAK**, A REGISTERED LAND SURVEYOR, LICENSE NO. 35-2290, IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DO HEREBY CERTIFY TO:

- **LINK LETTERS INVESTMENTS, INC.**

- **CHICAGO TITLE INSURANCE COMPANY**

AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

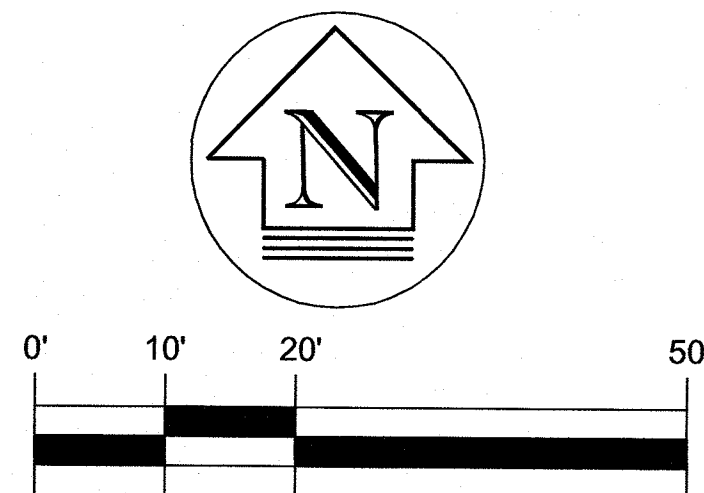
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 14, 16, 17, 18 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 27, 2019.

DATE OF PLAT: MARCH 7, 2019.

BY:  
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290  
LICENSE EXPIRES: NOVEMBER 30, 2020  
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576  
LICENSE EXPIRES: APRIL 30, 2021

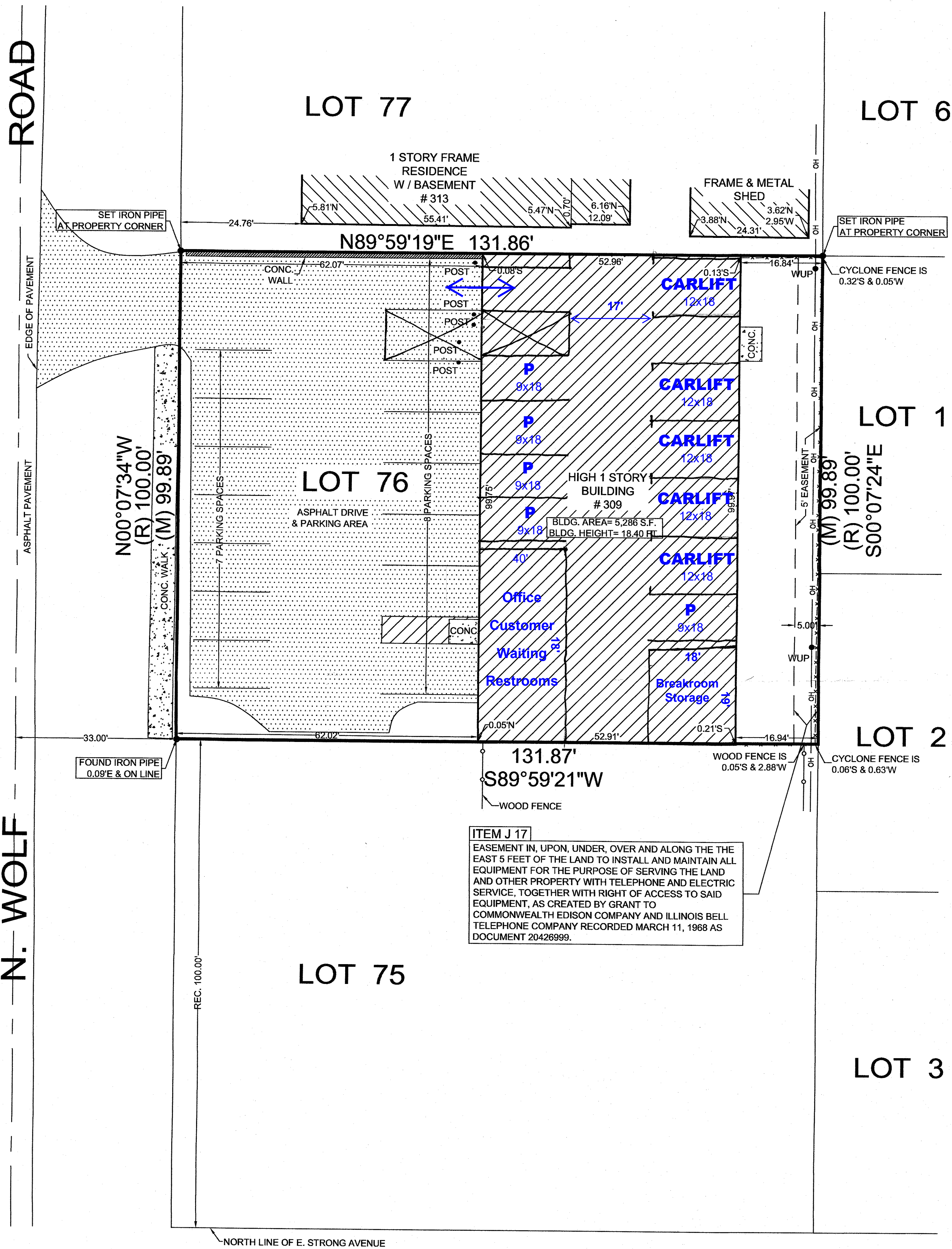




ROAD

N. WOLF

66' R.O.W. HERETOFORE DEDICATED AS FOR PUBLIC STREET PURPOSES



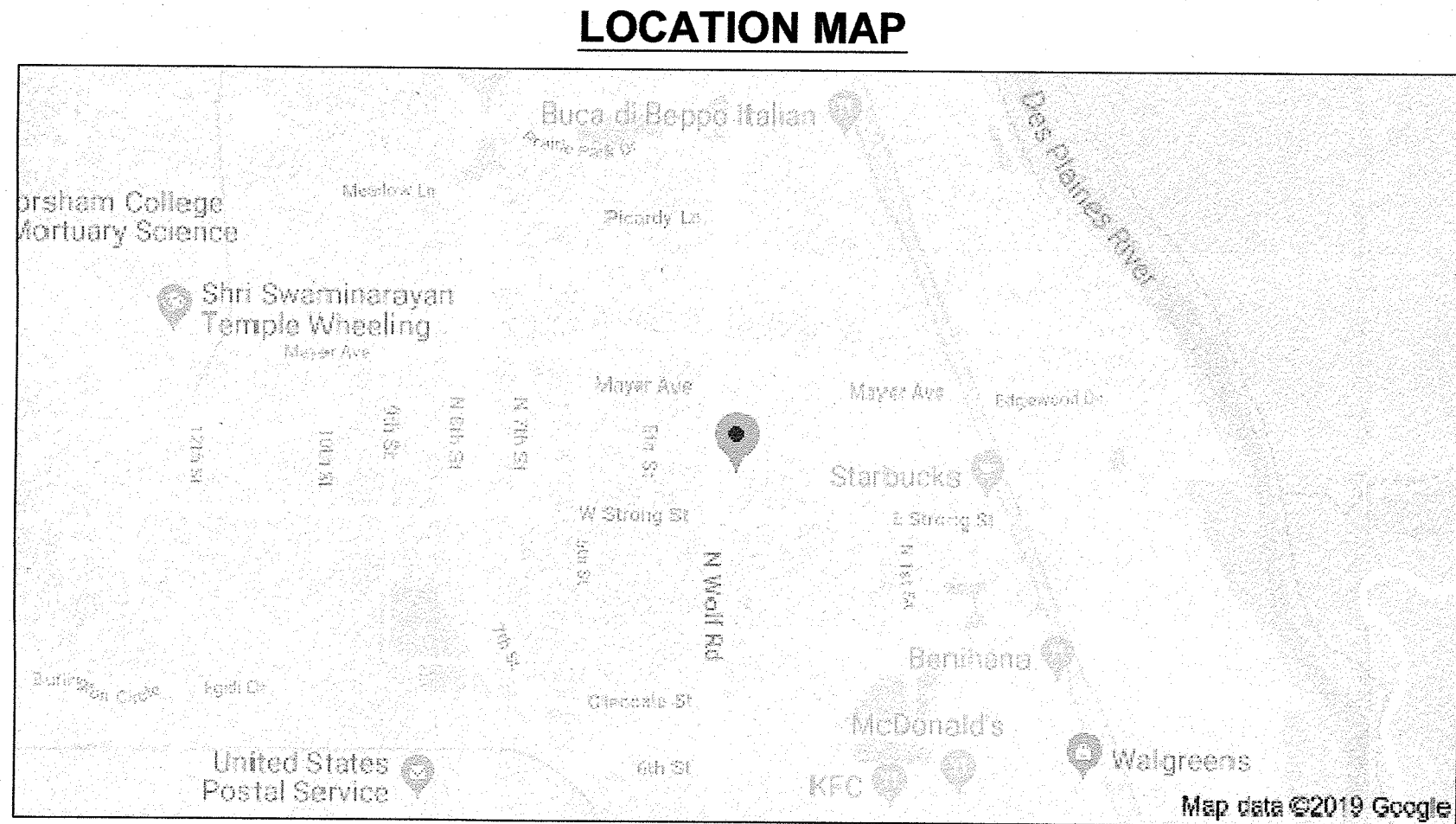
| LEGEND | ABBREVIATIONS     |
|--------|-------------------|
| WUP    | WOOD UTILITY POLE |
| POST   | METAL GUARD POST  |

|                          |  |          |
|--------------------------|--|----------|
| ORDERED BY:              |  |          |
| ERIC MATYE               |  |          |
| SCALE : 1" = 15'         |  |          |
| DATE : FEBRUARY 27, 2019 |  |          |
| FILE No.:                |  |          |
| 2019 - 26586             |  |          |
| DATE                     |  | REVISION |

**FLOOD STATEMENT:**

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP 17031 C 0068 J, WITH A DATE OF IDENTIFICATION OF AUGUST 19, 2008, FOR COMMUNITY NUMBER 170173 0068 J, IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

Staff Floor Plan Exhibit  
2019-8A&B



**NOTES:**

-THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET KNOWN AS **N. WOLF ROAD**

-THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT;

-THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME;

-THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS;

-ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.

-THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.

**- ITEM # 8 FROM TABLE A**  
ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.

**- ITEM # 9 FROM TABLE A**  
THERE ARE 15 STRIPED PARKING SPACES ON THE PROPERTY.

**- ITEM # 10 FROM TABLE A**  
THERE ARE NO PARTY WALLS (ALL WALLS ARE INDEPENDENT).

**- ITEM # 11 FROM TABLE A**  
ALL VISIBLE UTILITIES ARE PLOTTED.

**- ITEM # 14 FROM TABLE A**  
DISTANCE TO THE NEAREST INTERSECTING STREET KNOWN AS W. STRONG AVENUE IS 100.00 FEET.

**- ITEM # 16 FROM TABLE A**  
AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.

**- ITEM # 17 FROM TABLE A**  
AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

**- ITEM # 18 OF TABLE A**  
THERE ARE NO WETLANDS LOCATED ON THE PROPERTY.

**- ITEM # 20 FROM TABLE A**  
RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$ 1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

**VILLAGE OF WHEELING**  
**2 COMMUNITY BOULEVARD**  
**WHEELING, IL 60090**  
**PH: (847) 459-2600**

**ZONING REQUIREMENTS:**

**DEVELOPMENT STANDARDS.**  
THE BASE ZONING REGULATIONS FOR ALL MIXED USE DISTRICTS SHALL BE AS FOLLOWS:

**(A) - PORTIONS OF A DEVELOPMENT THAT ARE COMPLETELY COMMERCIAL IN NATURE SHALL BE CONSIDERED WITH RESPECT TO THE B-3 DISTRICT REGULATIONS.**

**MXC = COMMERCIAL-RESIDENTIAL MIXED USE AREA.**

**FLOOR AREA RATIO:**  
THE MAXIMUM FLOOR AREA RATIO= 0.80

**19-06-040-E FRONT SETBACKS.**  
25 FEET OR THE HEIGHT OF THE BUILDING, WHICHEVER IS GREATER

**19-06-040-E REAR SETBACKS.**  
25 FEET OR THE HEIGHT OF THE BUILDING, WHICHEVER IS GREATER

**19-06-040-E SIDE SETBACKS.**  
15 FEET OR THE HEIGHT OF THE BUILDING, WHICHEVER IS GREATER

**19-06-040-E MINIMUM PARKING SETBACK**  
ALL SIDES 10 FEET

**19-06-040-E MAXIMUM BUILDING HEIGHT.**  
50 FEET, NOT TO EXCEED FOUR STORIES

**PARKING REQUIREMENTS**  
3 SPACES PER 1,000 SQ FT

**UNITED SURVEY SERVICE, LLC**  
CONSTRUCTION AND LAND SURVEYORS  
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305  
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887  
E-MAIL: USURVEY@USANDCS.COM

**ALTA / NSPS**  
**LAND TITLE SURVEY**  
OF

LOT 76 IN WILLIAM ZELOSKEY'S MILWAUKEE AVENUE ADDITION TO WHEELING IN SECTION 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **309 N. WOLF ROAD, WHEELING, ILLINOIS**

PERMANENT INDEX NUMBER: 03 - 02 - 401 - 005 - 0000

AREA = **13,171.87 SQ.FT. OR 0.302 ACRE**

**NOTE:**  
THIS LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT AND ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

| PARKING SPACE TABLE |                |
|---------------------|----------------|
| TYPE OF SPACE       | TOTAL EXISTING |
| REGULAR             | 15             |
| HANDICAP            | 0              |
| TOTAL               | 15             |

**CHICAGO TITLE INSURANCE COMPANY**

COMMITMENT NO.: **19GSA299020LP**  
EFFECTIVE DATE: **FEBRUARY 6, 2019**

**ITEMS CORRESPONDING TO SCHEDULE B, PART II:**

**ITEMS 1 - 16.**  
**NOT SURVEY RELATED.**

**ITEM J 17.**  
EASEMENT IN, UPON, UNDER, OVER AND ALONG THE THE EAST 5 FEET OF THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY RECORDED MARCH 11, 1968 AS DOCUMENT 20426999.  
**(PLOTTED ON THE DRAWING)**

**ITEMS 18.**  
**NOT SURVEY RELATED.**

STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF COOK )

I, **ROY G. LAWNICZAK**, A REGISTERED LAND SURVEYOR, LICENSE NO. **35-2290**, IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DO HEREBY CERTIFY TO:

**- LINK LETTERS INVESTMENTS, INC.**

**- CHICAGO TITLE INSURANCE COMPANY**

AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH **2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA / NSPS**, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 14, 16, 17, 18 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 27, 2019.

DATE OF PLAT: **MARCH 7, 2019.**

BY: **ROY G. LAWNICZAK**, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290  
LICENSE EXPIRES: NOVEMBER 30, 2020  
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576  
LICENSE EXPIRES: APRIL 30, 2021



**Plan Commission  
Regular Meeting**

**March 14, 2019**

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**1. CALL TO ORDER**

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

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present were Commissioners Blinova, Johnson, Kalis, Ruffatto and Yedinak. Commissioners Creech and Powers were absent with prior approval. 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 19-8](#)  
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

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

**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.

**Wheeling Plan Commission  
Regular Meeting**

**March 14, 2019**

**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.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was denied.

**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

Mr. Boris Strat, 370 West Dundee Wheeling was present.

Mr. Strat stated the previously approved plan was for a different color trash enclosure. The Plan Commission had recommended cedar but when they put it next to white plastic, the plastic was easier to maintain so they installed a white vinyl enclosure. They provided a site plan at the meeting.

Commissioner Johnson felt the Commission had made it clear to the petitioner that they wanted a cedar fence. He questioned what appeared on the drawings when they went for permitting? Mr. Strat explained they did not originally specify. Commissioner Johnson explained there were reasons the Commission didn't want vinyl. The vinyl cracks and he preferred a wooden enclosure. Mr. Strat mentioned the vinyl material had a warranty.

Commissioner Johnson asked about the change in the landscape plan. Mr. Strat explained they removed the area by the double parking spaces and added a new grass area in the middle of the parking lot because of the reconfiguration of the lot. They cut down some grass area by Building 190 in the front and added some more grass in the back. Mr. Strat referred to some trees they removed that were old and in poor condition. They did not plant anything new except for the benches and stone areas that were part of the approval. Commissioner Johnson referred to a

**Wheeling Plan Commission  
Regular Meeting**

**March 14, 2019**

curved bench in a photo but didn't see it on the approved landscaping plan. Mr. Strat explained it was his addition and wasn't part of what the Village had approved. He explained the bench was originally in the area of the additional parking. The bench had been installed in 2015 where the old playground had been located.

In reply to Commissioner Johnson's question, Mr. Strat confirmed there were two trash enclosures in the parking lot. Both are identical in the white vinyl. They installed an opening so the tenants could drop off their trash without opening the doors. Commissioner Johnson didn't recall discussing two separate trash enclosures. Mr. Robles confirmed both enclosures were part of the original plan.

Commissioner Kalis mentioned that vinyl was not a permitted material for trash enclosures in the Village of Wheeling. He didn't think the vinyl matched the appearance of the building and was not natural looking.

Commissioner Kalis addressed the landscaping. He likes more grass, stone work and the bench. He thought adding some color to the landscaping would be nice. He questioned if he had considered adding color in some plantings. Mr. Strat didn't believe Dundee Road allowed for anything. He referred to the only small grass area in the parking lot where some perennials could be added seasonally. Mr. Strat agreed with the recommendation.

Commissioner Blinova referred to the trees that had been located on the side and in the front of Building 12. Boris explained they had a permit to remove the dead tree. She questioned if the existing tree was in poor condition? Mr. Strat confirmed it would probably be removed and replaced.

Commissioner Yedinak wasn't on the Plan Commission for the original proposal but he is not personally opposed to the vinyl material. He did not like the bright white and would have used more of a wood tone to blend in with the building. He felt the Code for trash enclosures had some leeway in it that allowed material that was compatible with the materials on the front of the building.

Commissioner Yedinak visited the property this week and noted some of the posts were already exposed and needed to be fixed. Mr. Strat confirmed it was being addressed.

Commissioner Yedinak mentioned the picture didn't include the wrought iron benches that were added to the landscaping. Mr. Strat mentioned they also added some walkways and stone that were not included.

Commissioner Yedinak was unsure what happened if a petitioner made a commitment in the meeting and questioned if it needed to be upheld. Ms. Milluzzi explained the original plan had the wood as a condition and now the petitioner is asking for a modification to the approved plan.

Chairman Ruffatto reiterated the Commission wanted the wood since it looked better. He then referred to the landscaping. He questioned if there was a landscaping plan for the property when it was originally approved. Mr. Robles explained as part of the amendments of the façade improvements, there wasn't a detailed landscaping plan provided. There was a site plan that

indicated the relocation of the trash enclosures and the reconfiguration of the parking lot and some of the other surrounding improvements. There was discussion about landscaping and adding in some park and seating areas. The Plan Commission had placed a condition on the motion to have the applicant return with a landscape plan for approval by the Plan Commission. The landscape plan was submitted for tonight's meeting. Chairman Ruffatto didn't see anything new since the plan included the existing landscaping. He mentioned there was no color in the photographs from December 2018. Mr. Strat explained there were bushes. Chairman Ruffatto indicated the landscaping didn't look any different and he had removed plantings that were dead, but he didn't see any improvements.

Chairman Ruffatto recommended the petitioner work with Staff on the landscaping. He was not in favor of having the fence installed without approval. The Commission asked for a wooden fence since they look nicer. He did not agree with the plastic enclosures. He is OK with adding an opening to allow people to drop off their trash.

Chairman Ruffatto suggested adding a condition for the landscaping that allows the petitioner to work with Staff to improve it. He wants some color added. Mr. Strat mentioned there were a lot of kids in the apartments that made it difficult to maintain flowers. Chairman Ruffatto understood about the landscaping in the parking areas, but he wanted it added along Dundee Road where it would be seen. Boris agreed.

Commissioner Johnson questioned if TIF money or façade improvement money had been used for this project. Mr. Robles confirmed it was a façade improvement grant request for the improvements. The way the program works, the applicant spends the money and then seeks reimbursement at the end once the Village determines everything complied with the approved site. It is still pending. Mr. Robles noted that some of the funds did come from the TIF District. Mr. Strat confirmed the money was for the overall work on the building.

Commissioner Yedinak moved, seconded by Commissioner Kalis 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)

With the following condition:

- Work with Staff to enhance landscape plan and to include additional seasonal landscape color with the focus along Dundee Road.

On the roll call, the vote was as follows:

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

**Wheeling Plan Commission  
Regular Meeting**

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There being one affirmative votes, the motion was denied.

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

Mr. Charles Schwartz, SKI Architecture, 1645 Ogden Avenue, Chicago was present.

Mr. Schwartz explained they were proposing an addition to fill in a courtyard of the existing approximate 50,000 square foot building. The addition will be approximately 2,400 square feet and will include only one wall facing the existing parking lot of the facility. The exterior service will be metal siding to match the existing. They are proposing to extend the wall of the addition up 2' as a parapet to help with the drainage of the new roof from the addition.

Commissioner Kalis questioned what was in the existing outdoor space. Mr. Schwartz confirmed a machine was stored in the outdoor space. Once the equipment was relocated, the courtyard was empty. Commissioner Kalis didn't see any harm in completing the building.

Commissioner Kalis questioned if there would be an access or overhead door? Mr. Schwartz confirmed there will be a man door and an overhead door on the south and a door from the north portion of the building. Mr. Schwartz confirmed they would do their best to match the metal color.

Commissioner Blinova questioned if the addition would impact the parking. Mr. Schwartz confirmed the edge of the parking stopped before the wall.

Commissioner Johnson had no questions.

Commissioner Yedinak had no questions.

Commissioner Kalis moved, seconded by Commissioner Johnson 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

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

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

Commissioner Kalis moved, seconded by Commissioner Blinova to approve the minutes dated February 28, 2019 as presented. The motion was approved by a voice vote.

9. **OTHER BUSINESS**

Commissioner Kalis questioned the reason vinyl was not a permitted material for fencing. Chairman Ruffatto thought it had been around for awhile and thought it related to durability and appearance. Commissioner Kalis thought it would have been helpful to know the reasoning so it could have been relayed to the petitioner. Commissioner Johnson mentioned there were different grades of vinyl and that the grade/brand name would need to be disclosed. Commissioner Kalis questioned how long ago was the Code written to prohibit vinyl? He felt if it had been a long time, the material may have changed, and may now be made stronger. He questioned how often the Code was evaluated? Commissioner Kalis would have been OK with the vinyl if it would have been a wood color and durable like wood. He felt it might be worth looking into it. Chairman Ruffatto agreed to add it to the to do list. He explained a lot of it had to do with durability and appearance.

Commissioner Yedinak referred to the new Trex deck wood product that was more durable than wood and had a longer warranty.

Commissioner Yedinak referred to the recent disputes about material and suggested determining the objective of the material and let the petitioner provide a proposal based on cost. Chairman Ruffatto explained the Commission was looking at it from an appearance and durability standpoint. Commissioner Yedinak questioned if applicants could present their proposal ahead of time and then approve it based on color or durability and not get into an adversarial position over forcing material that may be more costly. Chairman Ruffatto explained cost was not a concern of the Plan Commission. The concern is the appearance and durability. The petitioners do come to the Commission with suggestions and in this case the Commission indicated they wanted cedar but that wasn't what they presented, and they didn't challenge it. Commissioner Yedinak suggested removing materials from the Code and asking the petitioner about their proposal. Chairman Ruffatto reiterated that guidelines were needed. Commissioner Kalis suggested refreshing the design guidelines periodically. Chairman Ruffatto explained they were just redone a couple of years ago and a lot of time was spent on it.

Commissioner Johnson would have approved a Trex material if they would have come before the Commission with a proposal.

Ms. Milluzzi explained when the petitioner first came to the Commission, they didn't have a material in mind and the Commission then added a condition that it would be wood wrapped with steel posts. If the petitioner had priced it and determined it was too much and found another material that was just as durable and looked as nice, they could have come for the same minor site plan and asked permission to build it. Ms. Milluzzi explained that cost could be a

consideration as long as they show the other elements on how it meets the intent of the Code. It is the petitioner's burden to establish and satisfy each Commissioner.

Commissioner Yedinak suggested that Village Staff should tell the petitioner what they need to be doing to get approved. Mr. Robles confirmed Staff already does it. He further explained there are discussions and revisions with the applicant prior to going in front of the Plan Commission.

Commissioner Yedinak didn't think cost should be totally disregarded. He felt it needed to be reasonable for the applicant. Chairman Ruffatto explained it was not a discussion item for the Plan Commission. Commissioner Yedinak didn't think the Plan Commission should push the petitioner into a corner that would force them to spend money that was not reasonable. Ms. Milluzzi explained that from tonight's earlier discussion, the petitioner built the trash enclosure without a permit so if they would have pulled a permit, Staff would have told the petitioner the material did not meet the condition of the approval. Commissioner Kalis questioned if tonight's petition was a result of enforcement. Mr. Robles explained Staff did an inspection to check on the status since it was related to a façade improvement grant and when Staff went to the property, they noticed the material.

Commissioner Kalis questioned if the condition for adding color in the landscaping mattered since it was denied. Ms. Milluzzi explained it doesn't go to the Board. As of now, the landscape plan is not approved so the petitioner would need to return for a minor site plan approval for the landscape. The Commission could have made a motion to only approve the landscape plan and not the minor site plan regarding the trash enclosure. Commissioner Kalis questioned if a condition could have been added for a wood trash enclosure. Ms. Milluzzi explained it was part of the original site plan so it would be redundant. The petitioner will need to return with the landscaping plan.

Commissioner Johnson noticed the jazz café on McHenry Road still had a temporary sign on the east side of the building that had been up for many years. Mr. Robles made a note to look at it.

Chairman Ruffatto requested that the Commission review the last item discussed at the last Village Board meeting concerning a town house development west of Prairie Park. It is not a PUD so it is not workshopped and will just come to the Plan Commission for site plan and variations. It will come before the Plan Commission in the near future.

Commissioner Johnson questioned if everyone looked at the station area plan on the Village's website.

## **10. ADJOURNMENT**

Commissioner Yedinak moved, seconded by Commissioner Johnson to adjourn the meeting at 7:20 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

---

Tatiana Blinova, Secretary Pro Tem  
Wheeling Plan Commission