



**WHEELING PLAN COMMISSION
THURSDAY, JULY 25, 2019 6:30 P.M.**

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

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

*Municipal Code 2.03.060 Subjects of Orders of Business:

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

6. CONSENT ITEMS

- A) [Docket No. SCBA 19-22](#)**
Inland Bank
337 W. Dundee Road
Appearance Approval of Wall Signs
- B) [Docket No. SCBA 19-24](#)**
CMX
401 W. Dundee Road
Appearance Approval of Wall Signs

7. ITEMS FOR REVIEW

- A) [Docket No. PC 19-7](#) (Continued from March 14, 2019)**
Arbor Court
100 Arbor Court
Minor Site Plan Approval for Landscape Alterations
- B) [Docket No. PC 19-6](#)**
Fresh Farms
20 S. Milwaukee Avenue

Minor Site Plan and Appearance Approval for Building Additions

- C) [Docket No. 2019-9A&B](#) (To Be Continued to August 8, 2019)
Catherine Court Industrial Condominium Association
145-189 Wheeling Road
2019-9A Text Amendment to Define Contractor's Vehicle Parking Lot & Add as a
Special use in the MXI District
2019-9B Special Use-Site Plan Approval to Permit a Contractor's Vehicle Parking
Lot
8. **APPROVAL OF MINUTES** – [July 11, 2019](#) (including Findings for Docket No's. 2019-15,
2019-17A&B, and 2019-19)
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
July 25, 2019
(Attachment to Agenda)

2019-9A&B Catherine Court Industrial Condominium Association, property owner, seeking the following requests: 2019-9 (A) Text Amendment to Title 19 Zoning, of the Wheeling Municipal Code, to establish a definition for "Contractor's Vehicle Parking Lot" and add the use category as a Special Use in the MXI Industrial Mixed District (Under Appendix A, Use Table); and 2019-9 (B) Special Use and 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, and Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to permit a Contractor's Vehicle Parking Lot., for the property located at 145-189 Wheeling Road.

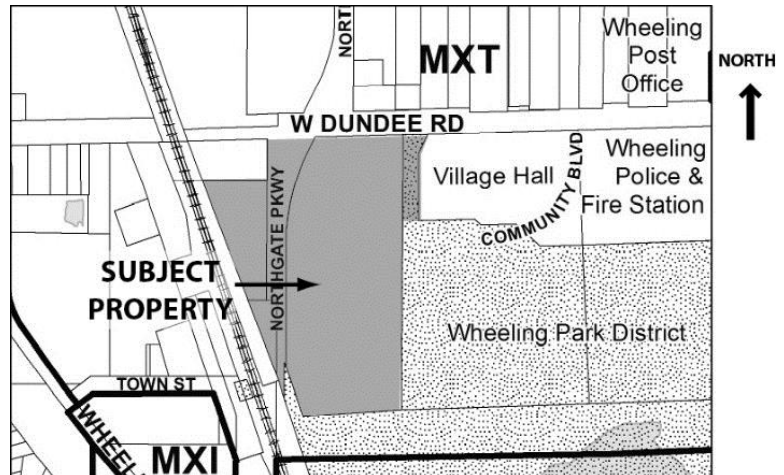
VILLAGE OF WHEELING PLAN COMMISSION - STAFF PROJECT REVIEW

SUBJECT: Docket No. SCBA 19-22
Inland Bank, 337 W. Dundee Rd.

MEETING DATE: July 25, 2019

REQUESTED ACTION: Appearance Approval of Wall Signs

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant:	Triangle Sign and Awning
Existing Use of Property:	Vacant (under construction)
Existing Zoning:	MXT, Transit Oriented Mixed Use District
Zoning History:	2018-17, Special Use-Site Plan and Appearance approval for drive-through bank, granted by Ordinance No. 5202, passed 8/6/2018. SCBA19-14, Appearance Approval of 3 Wall Signs, approved 4/25/2019.

SUMMARY OF REQUEST

The petitioner requests appearance approval for the installation of three new wall signs for the new Inland Bank at the Wheeling Town Center. Three wall signs were previously approved at the 4/25/2019 Plan Commission meeting; however, the petitioner has submitted revised sign plans showing a different location for the signs. The proposed locations have been moved to a higher position on the brick wall. The design, materials, and sign area of the signs remain unchanged.

SIGN ANALYSIS

The primary sign will be located on the north façade, which faces Dundee Road. The second (additional) wall sign will be located on the south façade facing the parking lot and

the third (additional) wall sign will be located on the west elevation (which will also be visible from Dundee Road).

The main (primary) wall sign, which is located on the north façade, will include the bank name "INLAND BANK" and include the corporate "i" logo. The sign will be internally illuminated aluminum channel letters in white, with a black aluminum background panel. The circular logo will also be channel letter construction in red. A red stripe will be located below the sign letters of the bank name.

The following table identifies permitted and proposed sign dimensions:

Permitted Wall Sign Area (max)	Proposed Sign Area
52.5 sq. ft.	24 sq. ft.

The additional wall signs will be located on the west façade (visible from Dundee Road) and the south façade (facing the customer parking lot) and will be identical to the primary (main) wall sign on the north façade.

The following table identifies permitted and proposed sign dimensions:

Permitted Wall Sign Area (max)	Proposed Sign Area
30 sq. ft.	24 sq. ft.

STAFF REVIEW

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

* * * * *

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

Approve Docket No. SCBA 19-14 to permit the installation of wall signs in accordance with the Inland Bank sign plans (total of 3 pages), prepared by Triangle Sign and Awning, dated June 26, 2019, for Inland Bank, located at 337 W. Dundee Road, Wheeling, Illinois.

ATTACHMENTS:

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

[Inland Bank Sign Plan \(3 sheets total\), dated June 26, 2019](#)



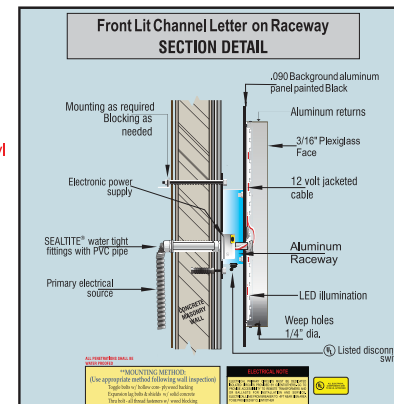
Existing conditions of subject unit (looking southeast at north and west elevations)



Existing conditions of subject unit (looking northeast at south elevation)

South Elevation

SCBA 19-22, Inland Bank



Channel letter General Specifications		
Sign Type	Front Lit Channel Letters	
Illumination Type	LED	
LED Color	White	
Face Material Gauge	3/16"	
Face Color	White/Red PMS 185C	
Return depth Gauge/Color	3" Wide Alum .040 White	
Back Material Gauge	Aluminum .063	
Tube Support Type	N/A	
Transformer Type / mA /vlt	LED Power Supply 12v	
Retainer screw	#4 x 0.5" Ig Hex hd	
Wire Type	UL 12V Jacketed cable	
Electrical Connectors	1/2" Greenfield	



888-263-6639
sales@trianglesignandawning.com
127 W. Wrightwood Ave. Elmhurst, IL 60126

CUSTOMER: Inland Bank Wheeling

LOCATION: 337 W. Dundee Rd.
Wheeling, IL

Design by: Aleona S.
Date: 06/26/2019

Customer approval signature

/ /2019
Date

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Scale: 1/8" = 1'

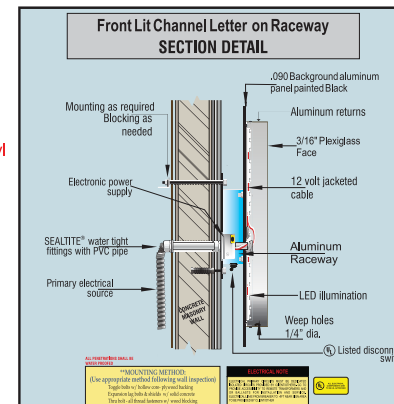
Landlord approval signature

Sheet NO.
1 of 3

/ /2019
Date

North Elevation

SCBA 19-22, Inland Bank



Channel letter General Specifications			
Sign Type	Front Lit Channel Letters		
Illumination Type	LED		
LED Color	White		
Face Material Gauge	3/16"		
Face Color	White/Red PMS 185C		
Return depth Gauge/Color	3" Wide Alum .040 White		
Back Material Gauge	Aluminum .063		
Tube Support Type	N/A		
Transformer Type / mA /vlt	LED Power Supply 12v		
Retainer screw	#4 x 0.5" Ig Hex hd		
Wire Type	UL 12V Jacketed cable		
Electrical Connectors	1/2" Greenfield		



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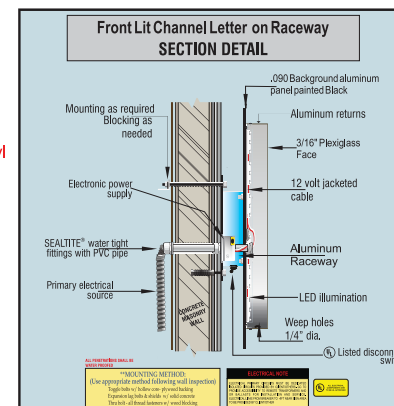
Landlord approval signature

Sheet NO.
2 of 3

/ /2019
Date

West Elevation

SCBA 19-22, Inland Bank



Channel letter General Specifications			
Sign Type	Front Lit Channel Letters		
Illumination Type	LED		
LED Color	White		
Face Material Gauge	3/16"		
Face Color	White/Red PMS 185C		
Return depth Gauge/Color	3" Wide Alum .040 White		
Back Material Gauge	Aluminum .063		
Tube Support Type	N/A		
Transformer Type / mA /vlt	LED Power Supply 12v		
Retainer screw	#4 x 0.5" lg Hex hd		
Wire Type	UL 12V Jacketed cable		
Electrical Connectors	1/2" Greenfield		



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127 W. Wrightwood Ave. Elmhurst, IL 60126

CUSTOMER: Inland Bank Wheeling
LOCATION: 337 W. Dundee Rd.
Wheeling, IL

Design by: Aleona S.
Date: 06/26/2019

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Customer approval signature

/ /2019
Date

Scale: 1/8" = 1'

Landlord approval signature

/ /2019
Date

Sheet NO.
3 of 3

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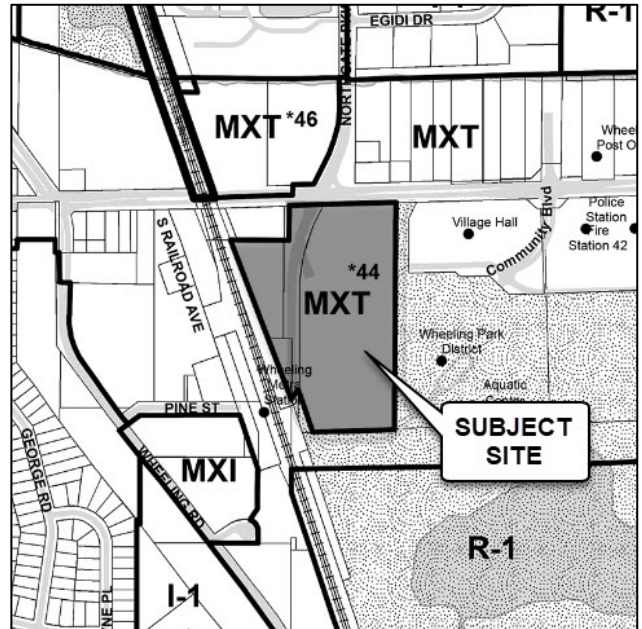
VILLAGE OF WHEELING PLAN COMMISSION - STAFF PROJECT REVIEW

SUBJECT: Docket No. SCBA 19-24
CMX, 401 W. Dundee Rd

MEETING DATE: July 25, 2019

REQUESTED ACTION: Appearance Approval of Wall Signs

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant: CMX Cinemas

Existing Use of Property: Vacant – Under construction

Existing Zoning: MXT, Transit Oriented Mixed Use District

Zoning History:

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

2016-20B: CMX Special Use-Site Plan Approval for a Theater Use, Ordinance No. 5034, passed October 17, 2016.

PC18-2: CMX Site Plan & Appearance Approval of Building and Site Modifications, Ordinance No. 5154, passed February 20, 2018.

PC 19-5: CMX Special Use Revision to Modify Restaurant Operations and Floor Plan, Ordinance No. 5250, passed March 4, 2019.

PC 19-10: CMX Minor Site Plan & Appearance Approval for an Exterior Trash Enclosure, approved April 25, 2019.

SUMMARY OF REQUEST

The petitioner requests appearance approval for 3 new wall signs associated with the new movie theater, CMX, located in the Wheeling Town Center.

SIGN ANALYSIS

The attached sign renderings and details are provided to describe the proposed wall signs.

North Elevation: The primary wall sign will be located on the vertical light tower element on the north building elevation. The sign will have a vertical orientation, rather than the traditional horizontal placement. The sign letters will consist of individual, internally illuminated letters that will be consistent with the CMX corporate branding. The sign will also include the “CineBistro” copy to identify the interior sit-down restaurant.

A second sign will be installed on top of the entry canopy, also on the north building elevation. The sign letters will be individual, internally illuminated letters, but will be mounted from the bottom of the sign to the canopy. The “CMX STONE” sign will identify the name of the bar/lounge inside the cinema.

The following table identifies permitted and proposed sign dimensions for the north elevation:

Permitted Wall Sign Area (max)	Proposed Sign Area
255 sq. ft.	157 sq. ft. (139 sq. ft. CMX CineBistro) (18 sq. ft. CMX Stone)

East Elevation: A second wall sign will be located on the east elevation, facing the internal courtyard. The sign orientation will follow the typical horizontal positioning, and consists of individual, internally illuminated letters consistent with the CMX corporate branding.

The following table identifies permitted and proposed sign dimensions for the east elevation:

Permitted Wall Sign Area (max)	Proposed Sign Area
400 sq. ft.	37 sq. ft.

West Elevation: The third wall sign will be located on the west elevation, facing the main parking lot and the rail line. The sign will be a copy of the primary wall sign (on north elevation), but follow the typical horizontal positioning. The sign consists of individual,

internally illuminated letters consistent with the CMX corporate branding. The sign will also include the “CineBistro” copy to identify the interior sit-down restaurant.

The following table identifies permitted and proposed sign dimensions for the north elevation:

Permitted Wall Sign Area (max)	Proposed Sign Area
400 sq. ft.	139 sq. ft.

STAFF REVIEW

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

* * * * *

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

Approve Docket No. SCBA 19-24 to permit the installation of three wall signs in accordance with the plans prepared by Rite Lite Signs, Inc. (8 sheet total), last revised July 9, 2019, for CMX, located at 401 W. Dundee Road.

ATTACHMENTS:

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

[CMX Sign Plans \(8 sheets total\)](#)



Existing conditions of subject building (looking southwest)

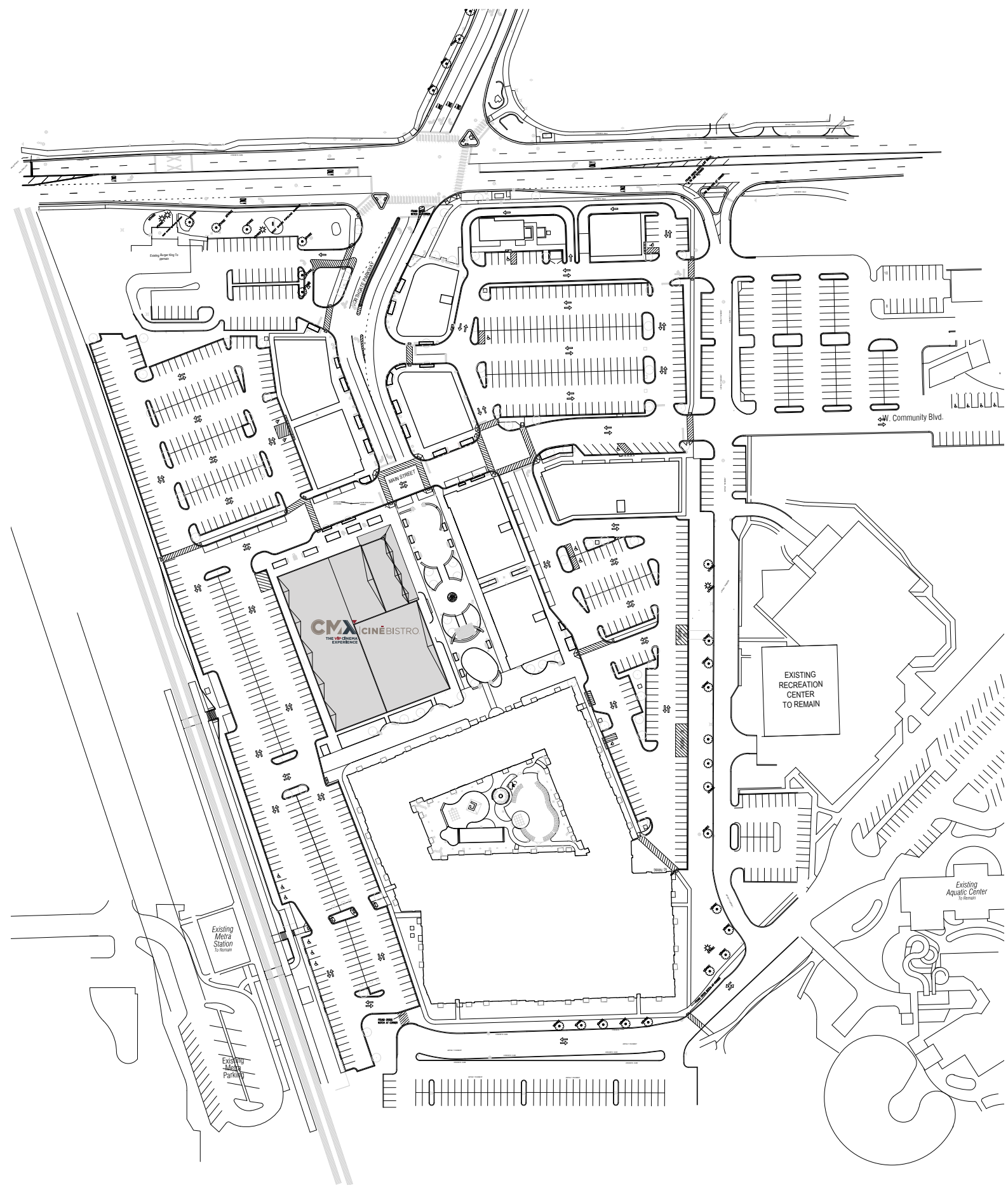


Existing conditions of subject building (looking southwest)

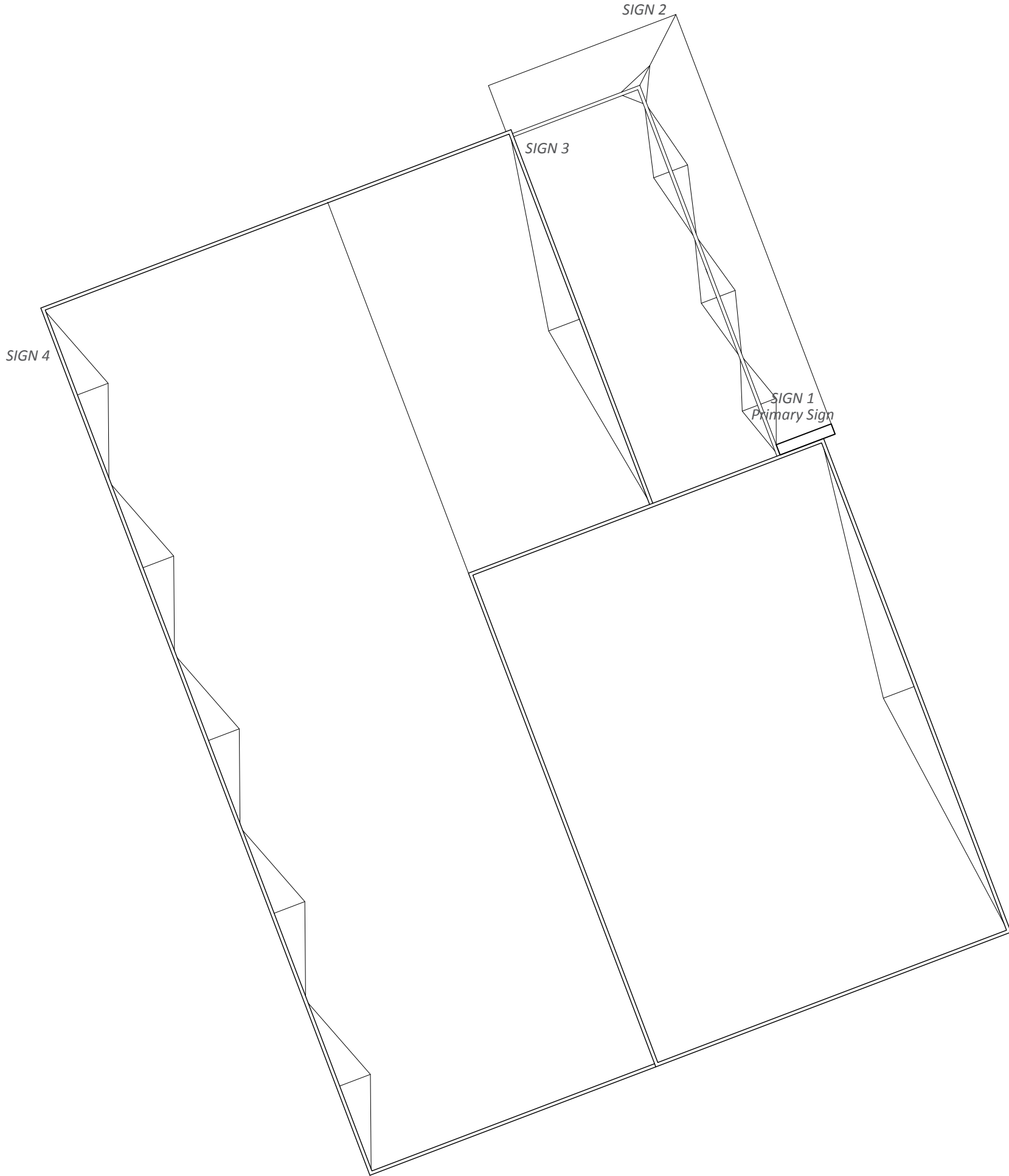


Existing conditions of subject building (looking east)

SCBA 19-24, CMX 401 W. Dundee Rd



P1
Site Plan

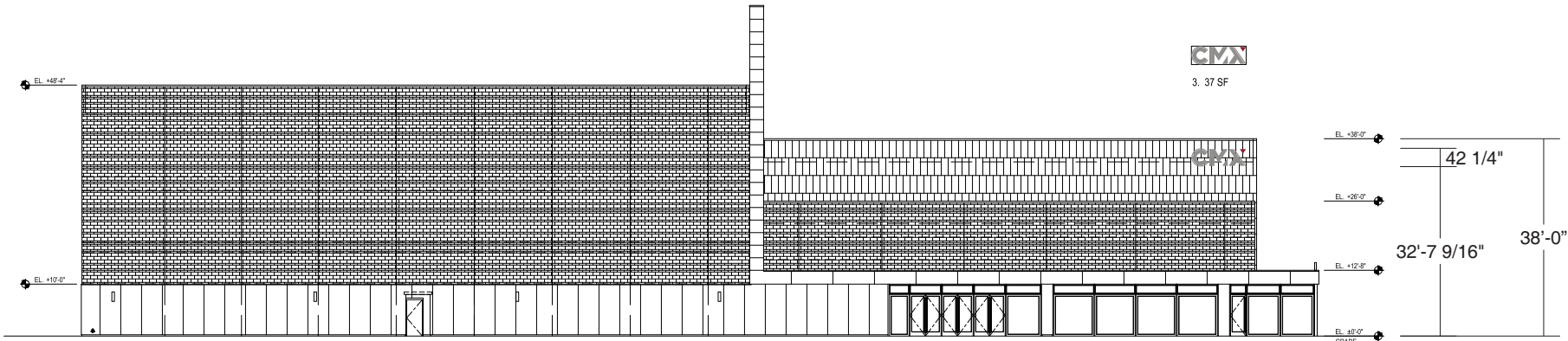


P2
Roof Plan

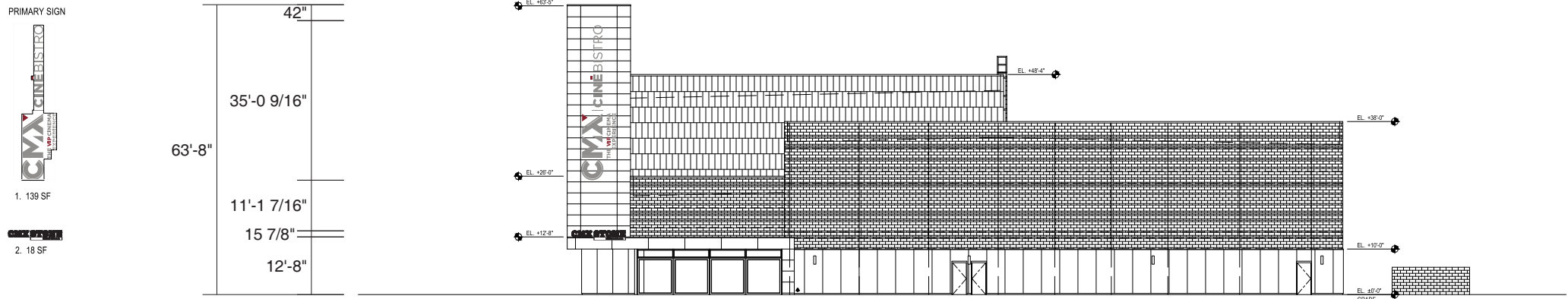


CMX- Wheeling - Exterior North

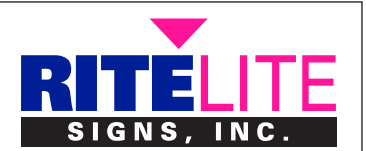
 1000 Biscayne Drive Concord, NC 28027 704.788.7097 fax: 704.788.7091	Customer:	CMX	This design is the sole property of Rite Lite Signs, Inc. and is protected by federal copyright laws. Any reproduction or construction of a sign similar to the one embodied herein is expressly forbidden. 
	Address:	401 W. Dundee Rd. Wheeling, IL	
	City, State, Zip:	Wheeling, Illinois	
	Salesperson:	Joel Whittington	
	Designer:	S. Mueller	
	Project Manager:	D. Raborn	
	Date:	June 27, 2017	



1 EAST ELEVATION - Area of Facade: 10,142 SF
2 SCALE: 1/32" = 1' - 0"



2 NORTH ELEVATION - Area of Facade: 7,639 SF
2 SCALE: 1/32" = 1' - 0"



1000 Biscayne Drive
Concord, NC 28027

704.788.7097
fax: 704.788.7091

Client: _____



Job Location: _____
Wheeling, IL

Designer: SM	Salesperson: JW
-----------------	--------------------

Project # 21263	Date: 26 Jun 19
--------------------	--------------------

Revision Date:
3 July 2019 SM
8 July 2019 SM
9 July 2019 SM

File Location:
ART\2019\Art\CMX\21263

Customer Approval: _____ Date: _____

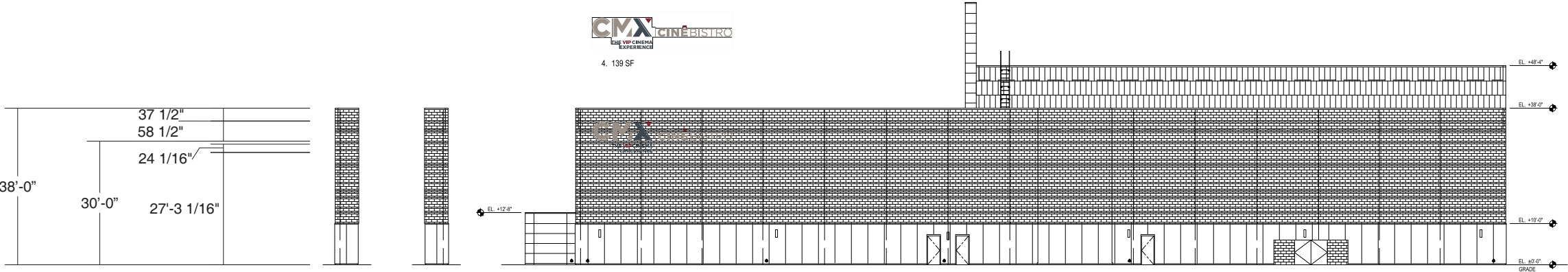
Land Lord Approval: _____ Date: _____

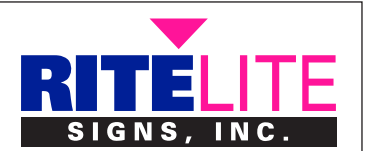
Architect Approval: _____ Date: _____

Production Approval: _____ Date: _____

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1000 Biscayne Drive
Concord, NC 28027

704.788.7097
fax: 704.788.7091

Client:

CMX

Job Location:

Wheeling, IL

Designer:	Salesperson:
SM	JW
Project #	Date:
21263	26 Jun 19

Revision Date:

3 July 2019 SM
8 July 2019 SM
9 July 2019 SM

File Location:

ART2019/Art/CMX/21263

Customer Approval:

Date:

Land Lord Approval:

Date:

Architect Approval:

Date:

Production Approval:

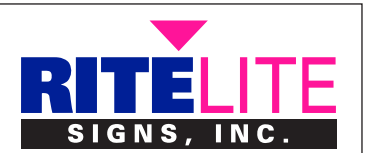
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UNDERWRITERS
LABORATORIES

Color Notes:	
Channel Letters	
• Faces	2406 White Acrylic w/ 3M 3630-121 Vinyl Silver
• "Accent"	2406 White Acrylic w/ 3M 3630-121 Vinyl Digitally Printed to match PMS 202C "Red"
Trim	Painted 811E "Metallic"
• Trim "Accent"	Painted to match PMS 202C "Red"
• Returns	Painted 811E "Metallic"
• Illumination	Everylite PA-2D-W6CL



RITELITE
SIGNS, INC.

1000 Biscayne Drive 704.788.7097
Concord, NC 28027 fax: 704.788.7091

Client: _____



Job Location: Wheeling, IL

Designer: SM	Salesperson: JW
-----------------	--------------------

Project # 21263	Date: 26 Jun 19
--------------------	--------------------

Revision Date:

3 July 2019	SM
8 July 2019	SM
9 July 2019	SM

File Location:
ART2019/Art/CMX/21263

Customer Approval: _____ Date: _____

Land Lord Approval: _____ Date: _____

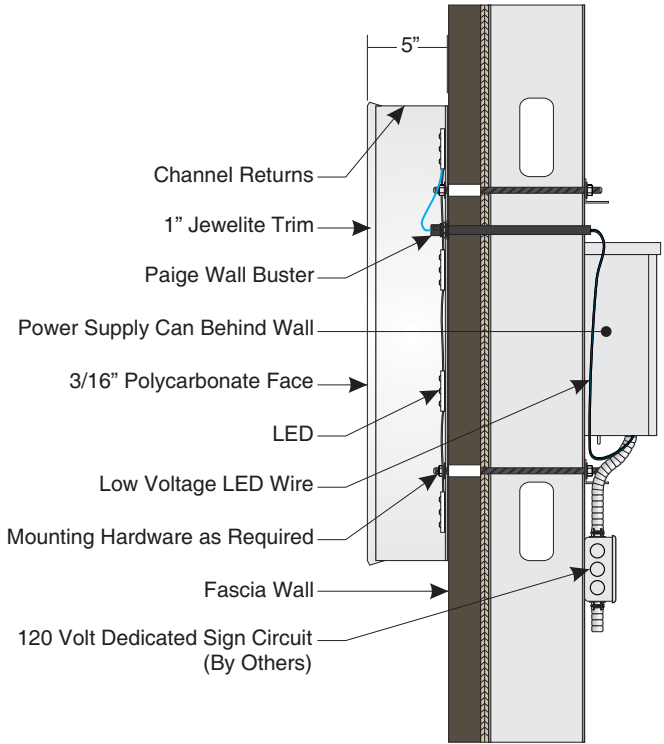
Architect Approval: _____ Date: _____

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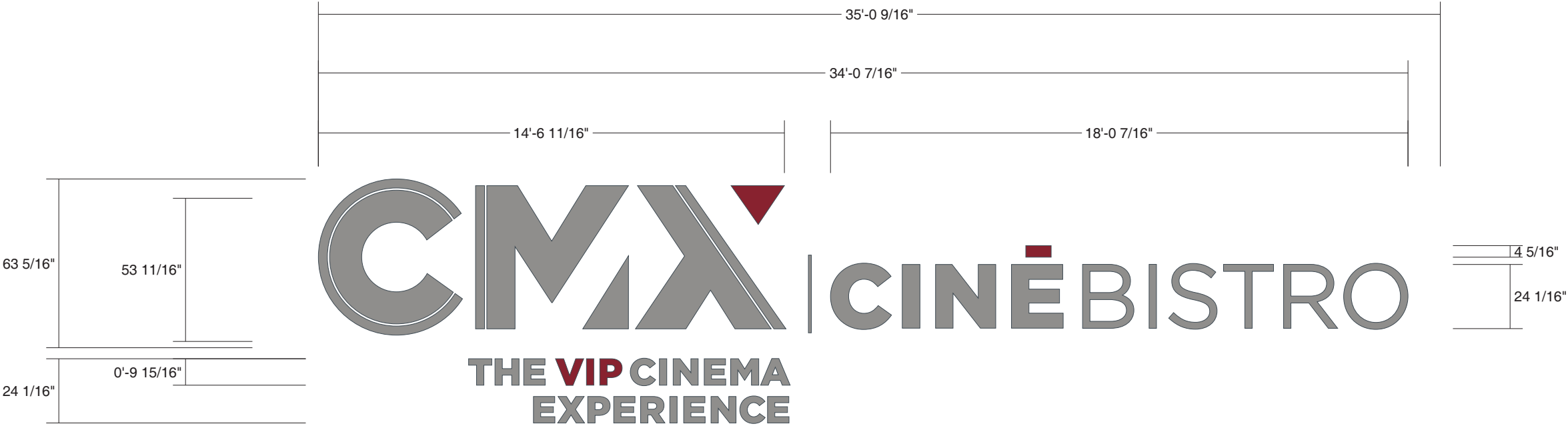


1
CHANNEL LETTERS - EAST ELEVATION
SCALE: 3/4" = 1' - 0"



2
SECTION
Not to Scale

Color Notes:	
Channel Letters	
• Faces	2406 White Acrylic w/ 3M 3630-121 Vinyl Silver
• "VIP", "Accent"	2406 White Acrylic w/ 3M 3630-121 Vinyl Digitally Printed to match PMS 202C "Red"
• Trim	Painted 811E "Metallic"
• Trim "VIP" "Accent"	Painted to match PMS 202C "Red"
• Returns	Painted 811E "Metallic"
• Illumination	Everylite PA-2D-W6CL



1 CHANNEL LETTERS NORTH ELEVATION VERTICAL
5 SCALE: 1/4" = 1' - 0"

1000 Biscayne Drive
Concord, NC 28027

704.788.7097
fax: 704.788.7091

Client: _____

Job Location: _____
Wheeling, IL

Designer: SM	Salesperson: JW
Project # 21263	Date: 26 Jun 19

Revision Date:
3 July 2019 SM
8 July 2019 SM
9 July 2019 SM

File Location:
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Customer Approval: _____ Date: _____

Land Lord Approval: _____ Date: _____

Architect Approval: _____ Date: _____

Production Approval: _____ Date: _____

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UNDERWRITERS
LABORATORIES

Color Notes:

Trimless Channel Letters

- Faces "CMX" "O" 7328 White Acrylic w/3M 3635-210 Digitally Printed to Match PMS 201 C,
- Faces "S,T,N,E" 7328 White Acrylic w/ Digitally Printed Vinyl
- Returns Painted Akzo Nobel BCCC-Gloss to Match Reynobond Medium Bronze
- Illumination Everlyte PA-2D-W6CL

Routed and Pushed Through

- Faces "SPORTS BAR" 7328 Clear Acrylic w/ Digitally Printed Vinyl
- Faces " " 7328 Clear Acrylic w/ Digitally Printed Vinyl to match PMS 201 C
- Cabinet Painted to Match Facade
- Illumination Everlyte PA-2D-W6CL

Note:

- Routed and Pushed Through Detail on Page 8.



1000 Biscayne Drive 704.788.7097
Concord, NC 28027 fax: 704.788.7091

Client:



Job Location:

Wheeling, IL

Designer:

SM

Salesperson:

JW

Project #

21263

Date:

26 Jun 19

Revision Date:

3 July 2019 SM

8 July 2019 SM

9 July 2019 SM

File Location:

ART\2019\Art\CMX\21263

Customer Approval:

Date:

Land Lord Approval:

Date:

Architect Approval:

Date:

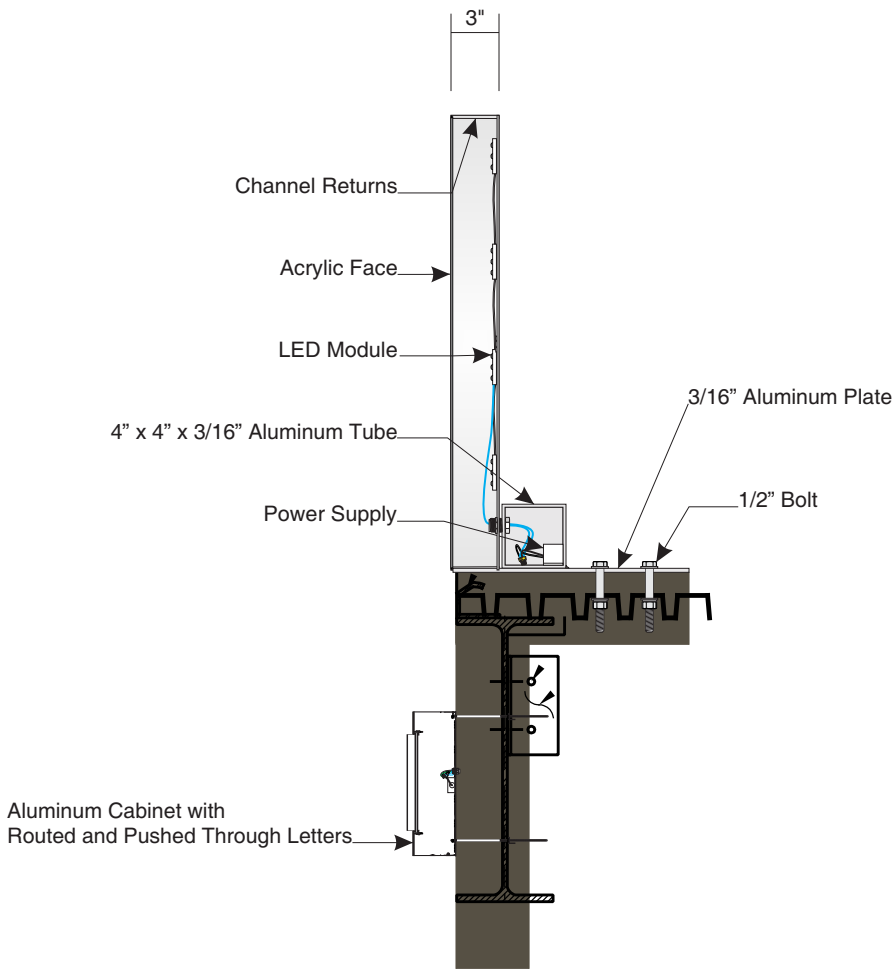
Production Approval:

Date:

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1 TRIMLESS CHANNEL LETTERS NORTH ELEVATION HORIZONTAL
6 SCALE: 1/2" = 1' - 0"



2 SECTION
6 Not to Scale



Vinyl Note:
• Vinyl to be Perforated & Printed to Match PMS Colors.

Color Notes:	
Channel Letters	
• Faces	7328 White Acrylic w/ 3M 3635-210 Dual-Color Film White Digitally Printed to Match PMS 403 C, PMS 432 C & PMS 202 C,
• Trim	Painted to Match PMS Colors 403 C, 432 C, 202 C - Gloss
• Returns	Painted Akzo Nobel BCCC-Gloss to Match Reynobond Medium Bronze
• Illumination	Everylite PA-2D-W6CL

1000 Biscayne Drive
Concord, NC 28027

704.788.7097
fax: 704.788.7091

Client: _____



Job Location: _____
Wheeling, IL

Designer: SM	Salesperson: JW
Project # 21263	Date: 26 Jun 19

Revision Date:
3 July 2019 SM
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File Location:
ART\2019\Art\CMX\21263

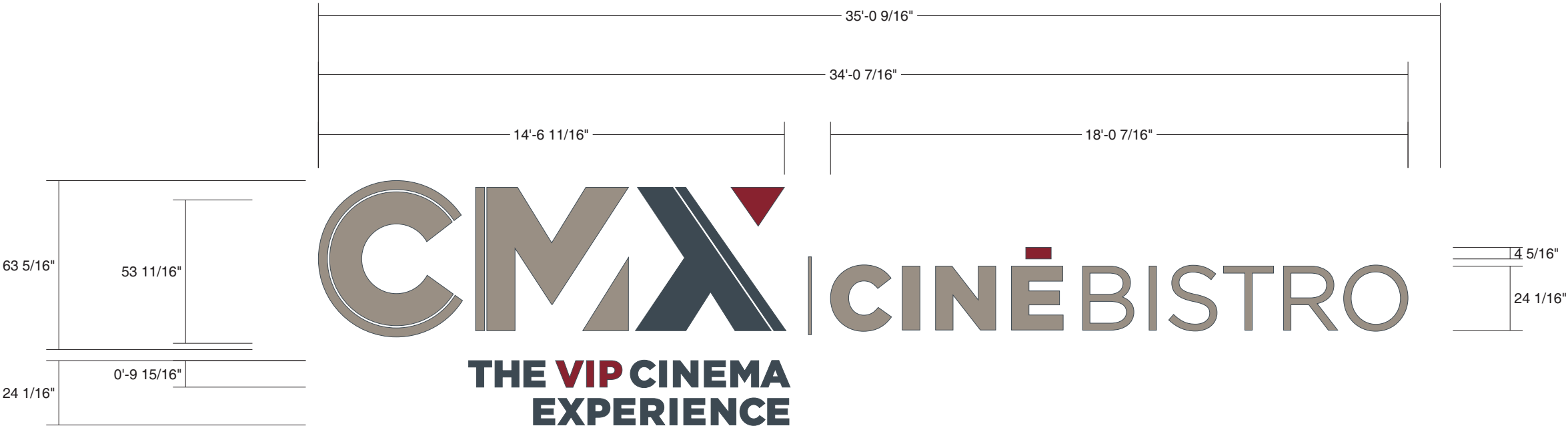
Customer Approval: _____ Date: _____

Land Lord Approval: _____ Date: _____

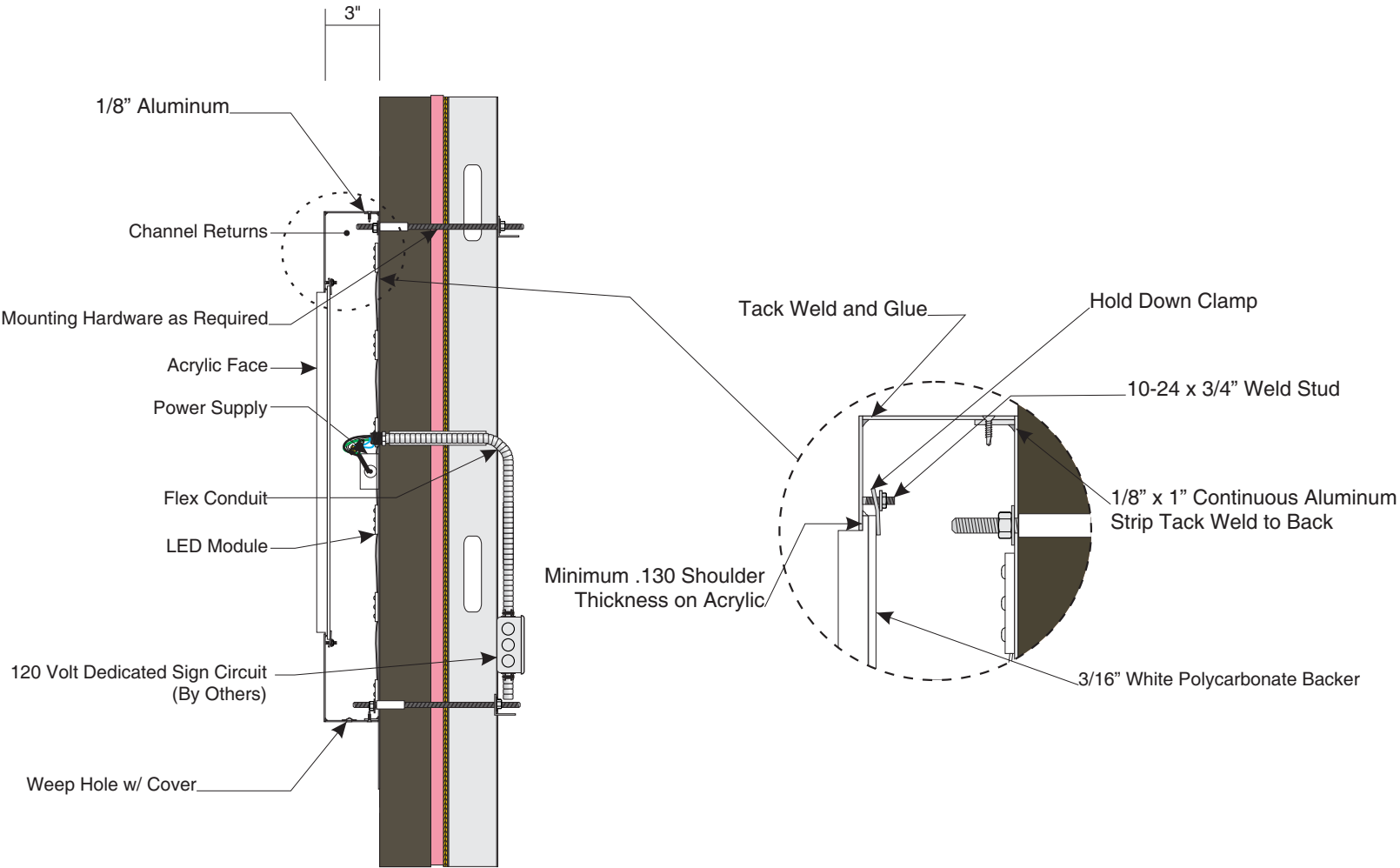
Architect Approval: _____ Date: _____

Production Approval: _____ Date: _____

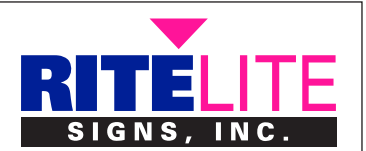
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1 CHANNEL LETTERS - WEST ELEVATION
7 SCALE: 3/8" = 1' - 0"



1 **ROUTED AND PUSHED THROUGH DETAIL**
8 Not to Scale



1000 Biscayne Drive
Concord, NC 28027

704.788.7097
fax: 704.788.7091

Client: _____



Job Location: Wheeling, IL

Designer: SM	Salesperson: JW
--------------	-----------------

Project # 21263	Date: 26 Jun 19
-----------------	-----------------

Revision Date:

3 July 2019	SM
8 July 2019	SM
9 July 2019	SM

File Location: ART\2019\Art\CMX\21263

Customer Approval: _____ Date: _____

Land Lord Approval: _____ Date: _____

Architect Approval: _____ Date: _____

Production Approval: _____ Date: _____

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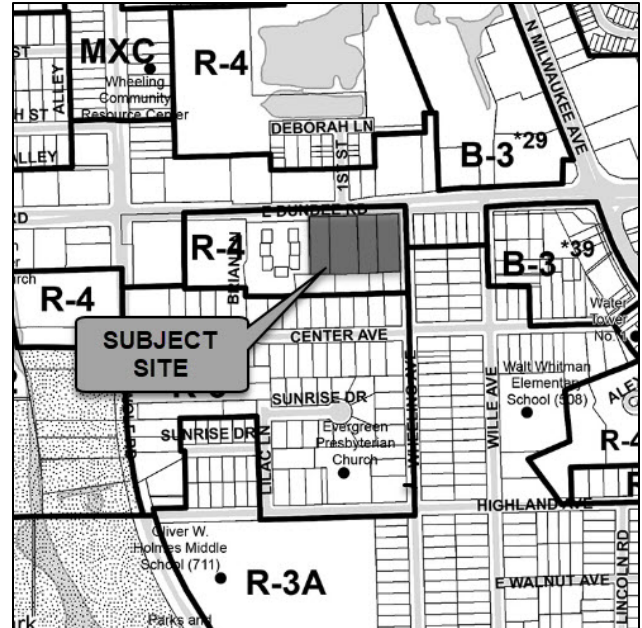
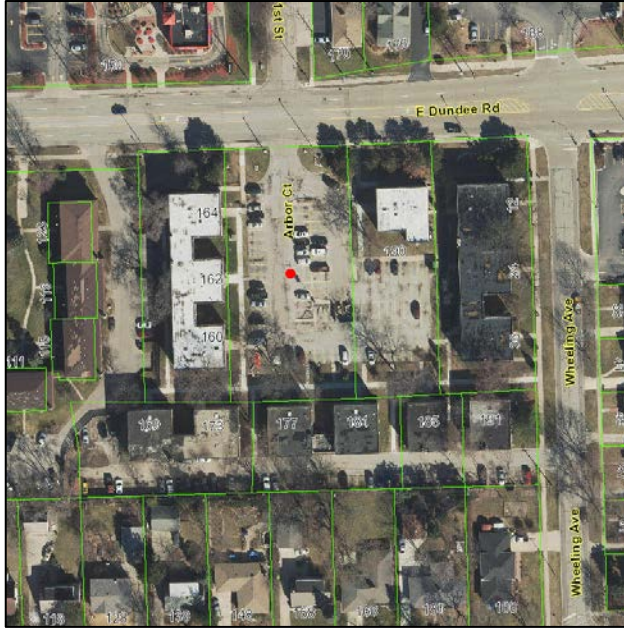
VILLAGE OF WHEELING PLAN COMMISSION - STAFF PROJECT REVIEW

SUBJECT: Docket No. PC 19-7
Arbor Court, 100 Arbor Court

MEETING DATE: July 25, 2019

REQUESTED ACTION: Minor Site Plan Approval for Landscape Alterations

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant:	Arbor Management
Property size:	2.37 acres (103,215 sq. ft.)
Neighboring Property Land Use(s):	North: Commercial & Multi-family residential South: Single family residential East: Commercial & Single-family residential West: Multi-Family Residential
Existing Use of Property:	Multi-family residential
Existing Zoning:	R-4 Multi Family Residential
Comprehensive Plan Designation:	Multi-family residential
Zoning History:	PC 16-13, Minor site plan and appearance approval of building and site modifications, approved October 13, 2016.

SUMMARY OF REQUEST

The petitioner is seeking approval of a landscape plan associated with the conditions of approval for Docket No. PC 16-13, approved October 13, 2016.

In 2016, the petitioner (Arbor Management) received Plan Commission approval for several improvements in conjunction with a Redevelopment Agreement (RDA) approved by the Village. The RDA allowed the petitioner access to TIF funds to complete improvements, such as replacement window installation and a parking lot expansion, upon successful completion of other improvements (such as building façade improvements and new roofs). The Plan Commission's approval of the site plan and building modifications (Docket No. PC16-13), was conditioned upon 11 items. One of the conditions was that the existing landscaping is to remain along Dundee Road until a landscape plan (including bench locations) is reviewed and approved by the Plan Commission.

This request was previously discussed at the March 14th Plan Commission meeting. Following the Commission's discussion of the proposed plan, the Commission requested the petitioner work with staff to enhance the landscape plan to include additional seasonal landscape color with the focus along Dundee Road. The petitioner is returning with a revised landscape plan for the Commission's consideration.

SITE ANALYSIS

Landscaping: The attached landscape plan has been revised to more accurately reflect the existing landscaping within the development and the planting areas along Dundee Road and Wheeling Avenue. As previously noted, a variety of existing trees within the interior of the property have been removed, as reflected in the attached plan. The petitioner proposes to plant 5 new trees along the Dundee Road frontage, which will include pink perfection crabapple trees and 1 river birch tree. Additionally, 4 spring gold forsythia bushes will be planted along the west side of the Dundee Road driveway to provide additional landscaping in this area. The additional trees and shrubs will provide additional variety and seasonal color along Dundee.

The two interior parking lot islands will be replanted with grass. These islands were previously planted with prairie grasses, but the petitioner noted that they were removed due to the daily abuse they received. The proposed grass will be able to endure the daily traffic and winter salt conditions better than prairie grasses or other shrubs. Additionally, a new grass/lawn area will be created at the southwest portion of the property replacing a current gravel area.

STAFF REVIEW

Fire Department Review: There are no Fire Department review comments.

Engineering Division Review: The Engineering Division's review of the plan has resulted in the following condition:

1. Prior to any site work requiring any fill of dirt to be placed at the subject property, an Engineering Site Alteration Permit shall be submitted for Village review.

Staff Recommended Action: Staff recommends approval of the minor site plan approval, subject to the following condition:

1. Prior to any site work requiring any fill of dirt to be placed at the subject property, an Engineering Site Alteration Permit shall be submitted for Village review.

* * * * *

If the Plan Commission finds that the minor site plan appearance is acceptable, the appropriate motion would be to:

Approve Docket No. PC 19-7, granting minor site plan appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, for Arbor Court, located at 100 Arbor Court, in accordance with the following exhibits:

- Arbor Court Landscape Enhancement Plan, revised dated June 24, 2019.

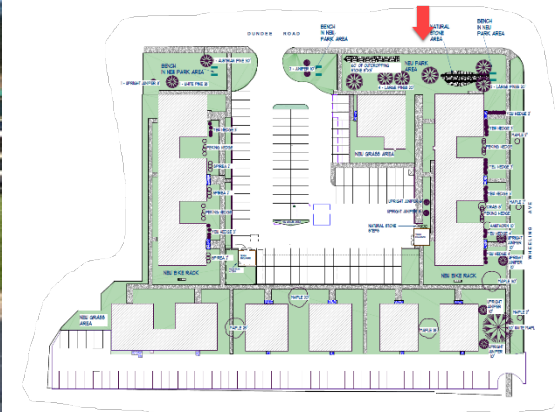
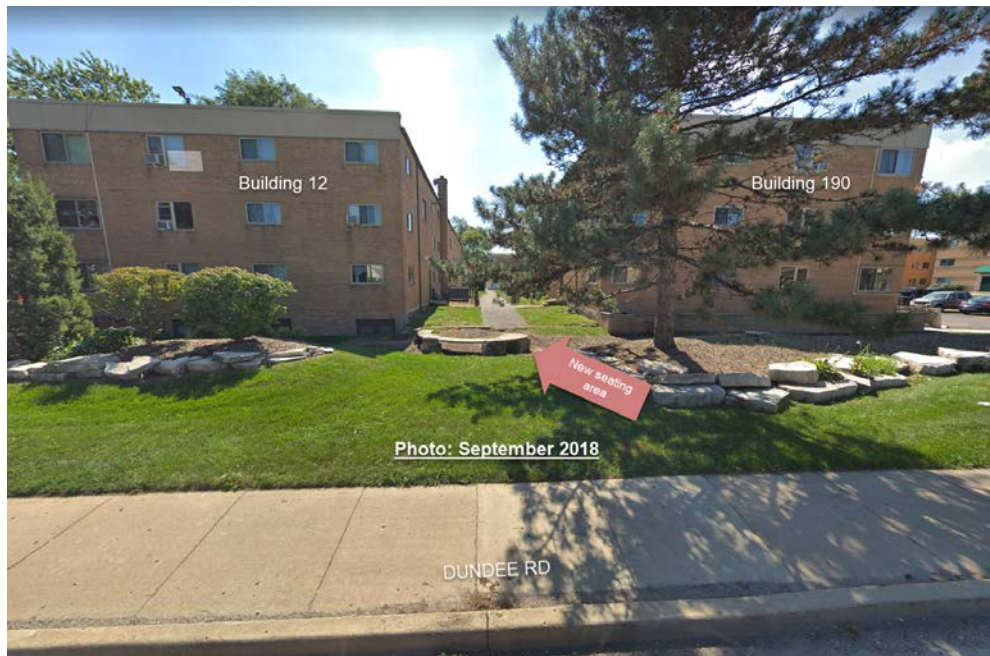
And subject to the following condition:

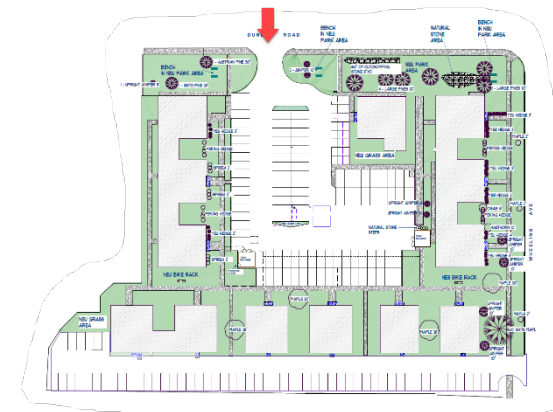
1. Prior to any site work requiring any fill of dirt to be placed at the subject property, an Engineering Site Alteration Permit shall be submitted for Village review.

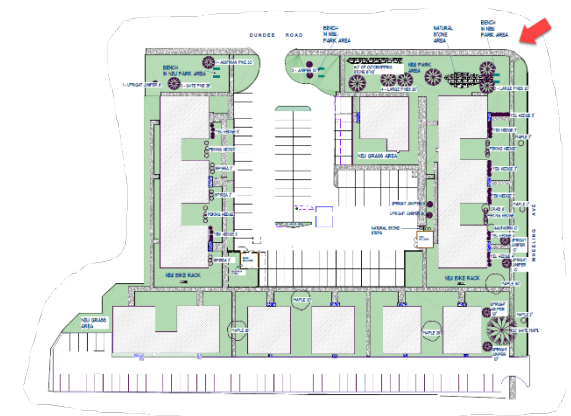
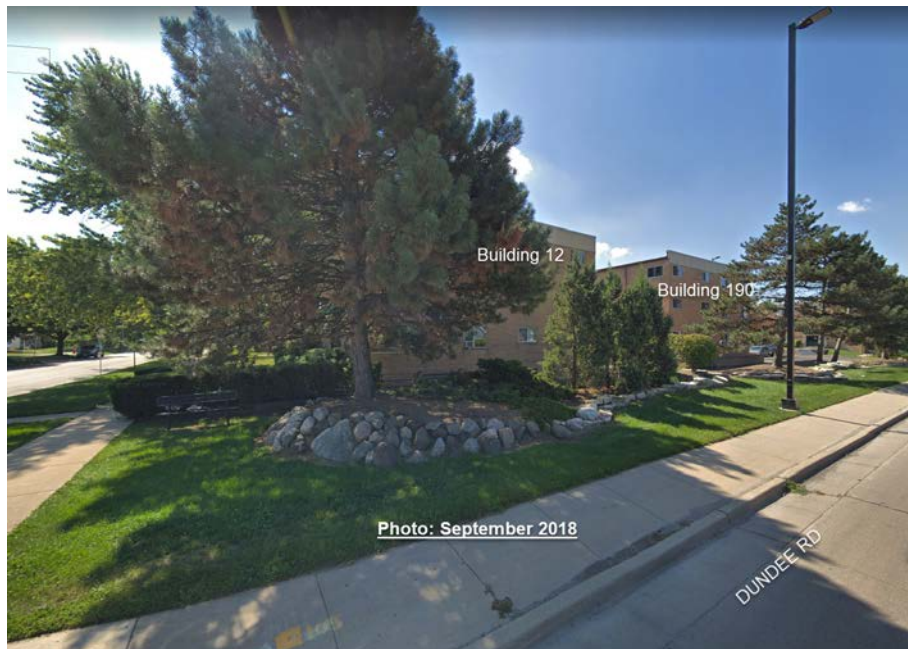
ATTACHMENTS:

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

[Landscape Plan, last revised June 24, 2019](#)



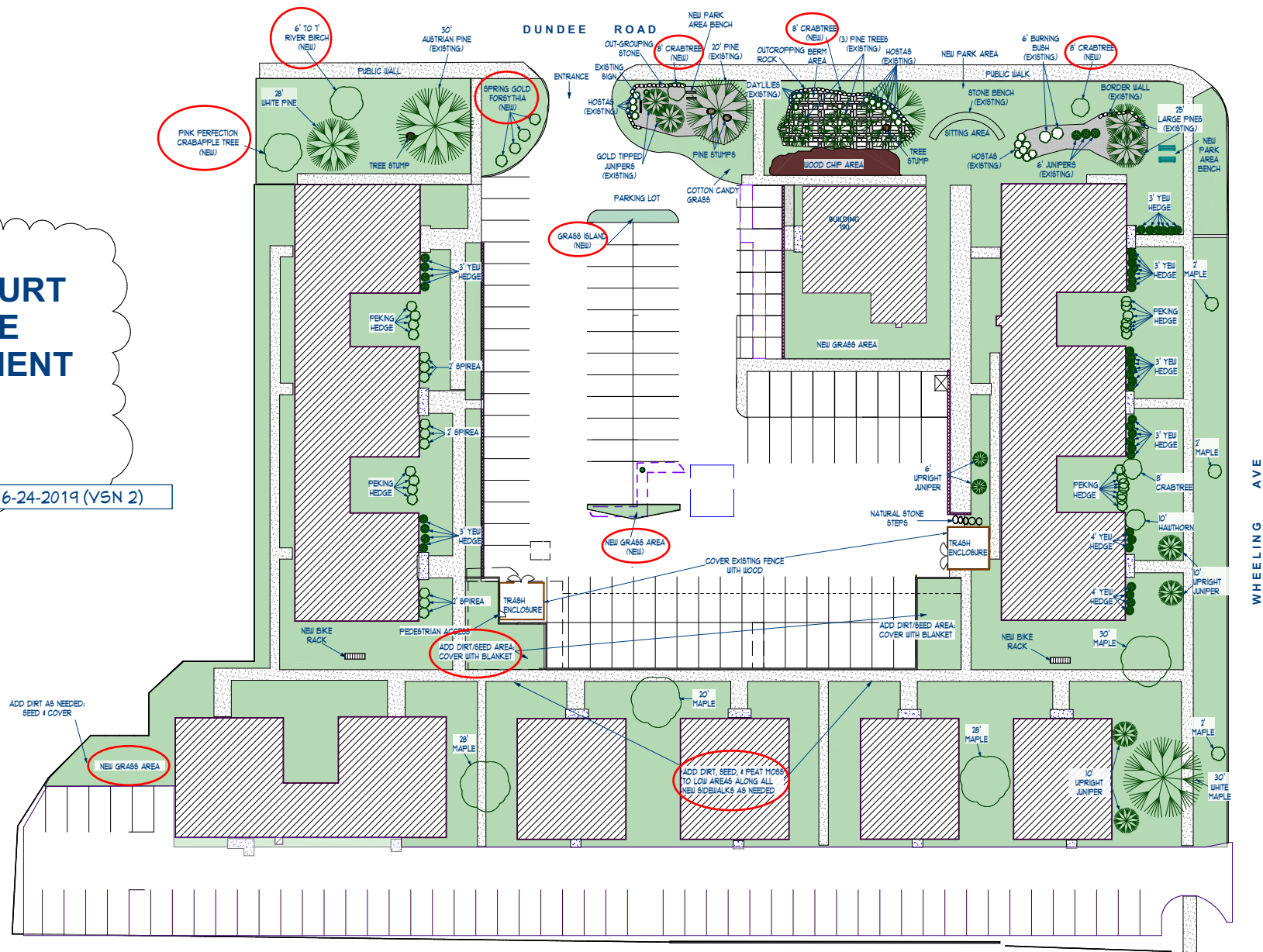




PC 19-7, Arbor Court

**ARBOR COURT
LANDSCAPE
ENHANCEMENT
SITE PLAN
1"=40'**

REVISÉ 6-24-2019 (VSN 2)



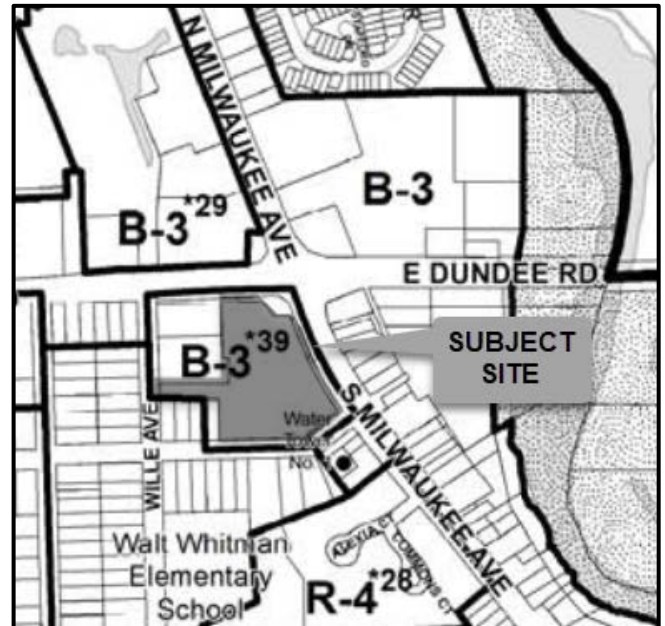
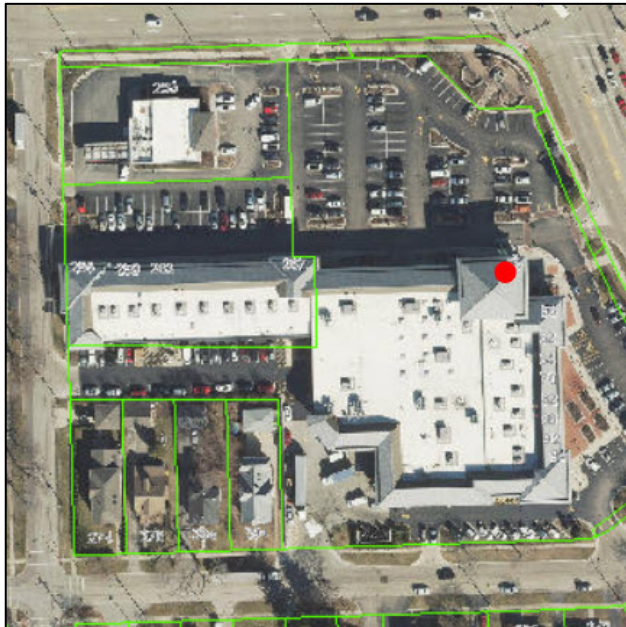
VILLAGE OF WHEELING PLAN COMMISSION - STAFF PROJECT REVIEW

SUBJECT: Docket No. PC 19-16
Fresh Farms, 20 S. Milwaukee Avenue

MEETING DATE: June 27, 2019

REQUESTED ACTION: Minor Site Plan and Appearance Approval for Building Additions

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant:	Dean Svigos, Fresh Farms
Property size:	3.4 acres (148,104 sq. ft.)
Neighboring Property Land Use(s):	North: Commercial/E/ Dundee Road South: Commercial/Residential West: Commercial/Residential East: Commercial/Milwaukee Avenue
Existing Use of Property:	Commercial shopping center
Existing Zoning:	B-3, General Commercial and Office District
Comprehensive Plan Designation:	Commercial
Zoning History:	PC 19-6, Minor site plan & appearance approval for new entry vestibule and rear building enclosure, approved May 9, 2019.

SUMMARY OF REQUESTS

The petitioner requests minor site plan and appearance approval for the construction of an entry vestibule, small rear building addition, and trash enclosure for the existing Fresh

Farms grocery store. The petitioner recently received minor site plan and appearance approval for a new entry vestibule and enclosure of a rear loading area for the grocery store, approved at the May 9th Plan Commission meeting.

Since the May approval, the petitioner has changed the design of the vestibule addition. The petitioner is also seeking to add a small addition to rear of the grocery store (west side) for additional bakery storage. Due to the change in vestibule design and building expansion from the March meeting, Plan Commission approval is required for the new (revised) plans.

SITE ANALYSIS

Site Plan: The vestibule addition will be in the same location as the previous vestibule plans, but the size has been increased to 576 sq. ft. (previous vestibule size was 280 sq. ft.). The vestibule extension will provide sufficient sidewalk clearance for pedestrians. Pedestrian bollards have been added in front of the new vestibule doors to provide a safety barrier to pedestrians from the adjacent drive aisle, which was requested by the Commission during the previous review. A new accessible ramp and pavement markings will also be added to provide sufficient ADA access to the new vestibule.

Additionally, a 300 sq. ft. storage addition will be constructed at the southwest corner of the grocery store to provide additional space for bakery storage. The small storage addition will require an existing trash enclosure to be relocated, which the enclosure will be reconstructed immediately west of the new storage room.

Building Elevations: The new vestibule will replicate the same tower design of the existing building that will preserve the existing building design and character. The new vestibule tower will also utilize the same building materials of natural stone, cast stone, store front glass system and roofing used on the existing tower elements. The height elevation will provide a step-down between the main tower (east) and the next tenant tower (west), at a height in between the two towers – rather than mating the height of either tower. Sliding entry doors will be provided on two sides; the north and east elevations. 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 bakery storage addition at the back of the building will be finished with the same brick material to match the existing building. A double soldier brick course is proposed to match up with the existing beige glazed block, rather than utilizing the same glazed block. As this addition will be located in the rear service area, the difference will be subtle and not be visible to the general public. The addition will be 16'-4" in height, which will be shorter than the surrounding rear building walls, and will be capped with limestone copping. The addition will also require relocation of an existing trash enclosure immediately west of the addition and share a wall with the addition. The reconstructed enclosure will match the existing enclosure.

Parking/Access: The site plan identifies a small adjustment to the curb radius across from the proposed rear bakery storage addition. Based on the turning radius of the semi-

truck shown on the site plan, the curb radius is proposed to be widened to allow additional maneuvering space. However, this may not be possible as a fire hydrant is located in the planting area behind the curb and requires minimum separation from the curb to the hydrant, per the Fire Protection Bureau. Additionally, staff has requested a turning radius for a Village-standard fire truck to demonstrate a fire truck can sufficiently maneuver through the revised service area, which was not provided. As a result, a condition should be added requiring a fire truck turning radius be provided for Fire Protection Bureau review and acceptance prior to the issuance of a building permit for the bakery storage addition and trash enclosure.

STAFF REVIEW

Fire Department Review: The Fire Department's review of the plan has resulted in the following condition:

1. A fire truck turning radius shall be provided for Fire Protection Bureau review and acceptance prior to the issuance of a building permit for the bakery storage addition and trash enclosure

Engineering Division Review: The Engineering Division's review of the plan has resulted in the following condition:

1. Prior to any alterations to the parking lot and/or curbing at the subject property, an Engineering Site Alteration Permit shall be submitted for Village review.

Staff Recommended Action: Staff recommends approval of the minor site plan and appearance approval, subject to the following conditions:

1. A fire truck turning radius shall be provided for Fire Protection Bureau review and acceptance prior to the issuance of a building permit for the bakery storage addition and trash enclosure.
2. Prior to any alterations to the parking lot and/or curbing at the subject property, an Engineering Site Alteration Permit shall be submitted for Village review.
3. Prior to the construction of any building additions, the applicant shall submit a building permit application for Village review and issuance.

* * * * *

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

Approve Docket No. PC 19-16 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, rear storage addition and trash enclosure for 20 S. Milwaukee Avenue, in

accordance with the exhibit prepared by Angelo Stamatoukos - Architect, dated July 17, 2019, and subject to the following conditions:

1. A fire truck turning radius shall be provided for Fire Protection Bureau review and acceptance prior to the issuance of a building permit for the bakery storage addition and trash enclosure.
2. Prior to any alterations to the parking lot and/or curbing at the subject property, an Engineering Site Alteration Permit shall be submitted for Village review.
3. Prior to the construction of any building additions, the applicant shall submit a building permit application for Village review and issuance.

ATTACHMENTS:

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

[Site Plan and Elevations \(1 Sheet\), dated July 17, 2019](#)



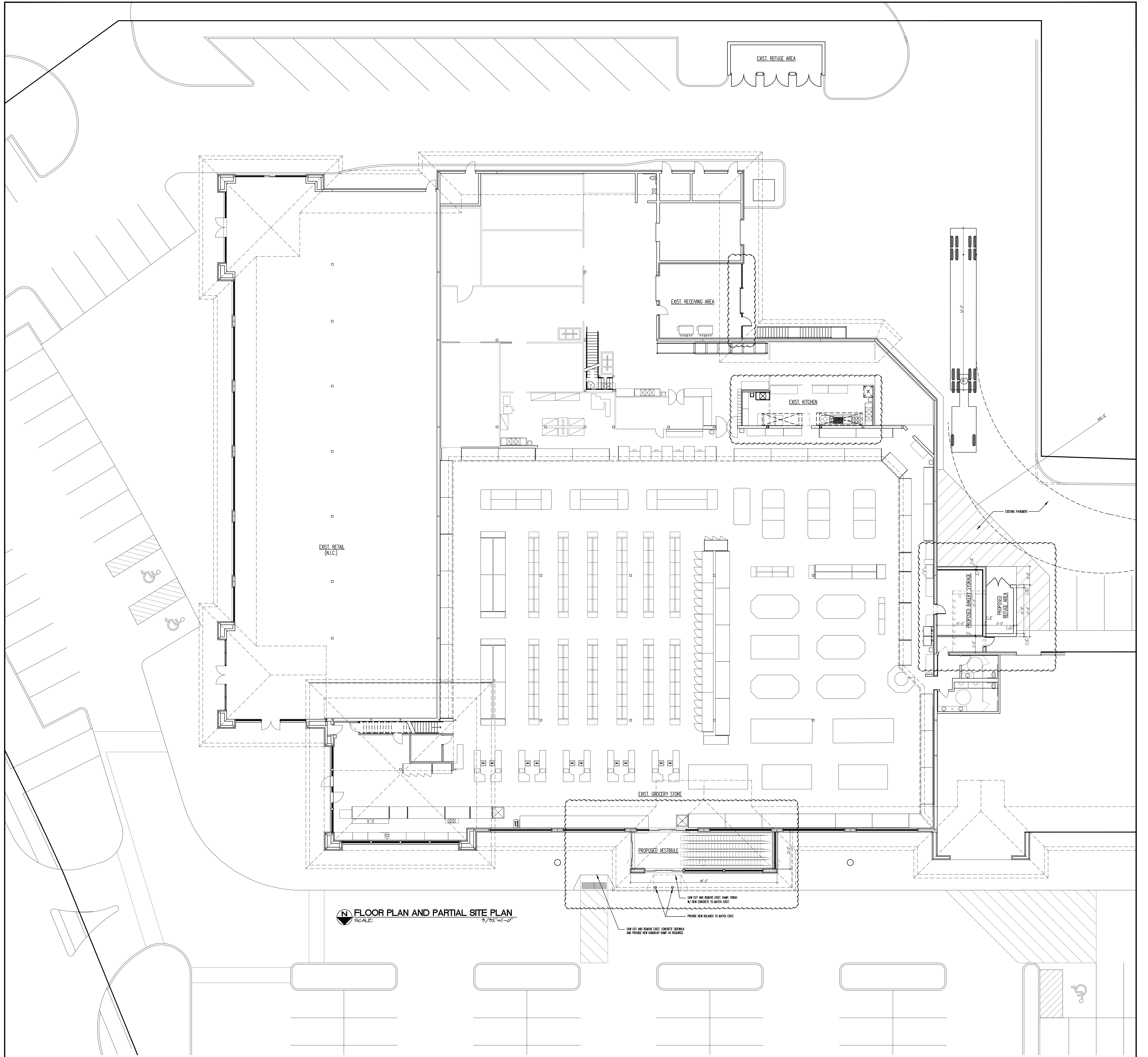
Existing conditions of front entry (looking south)



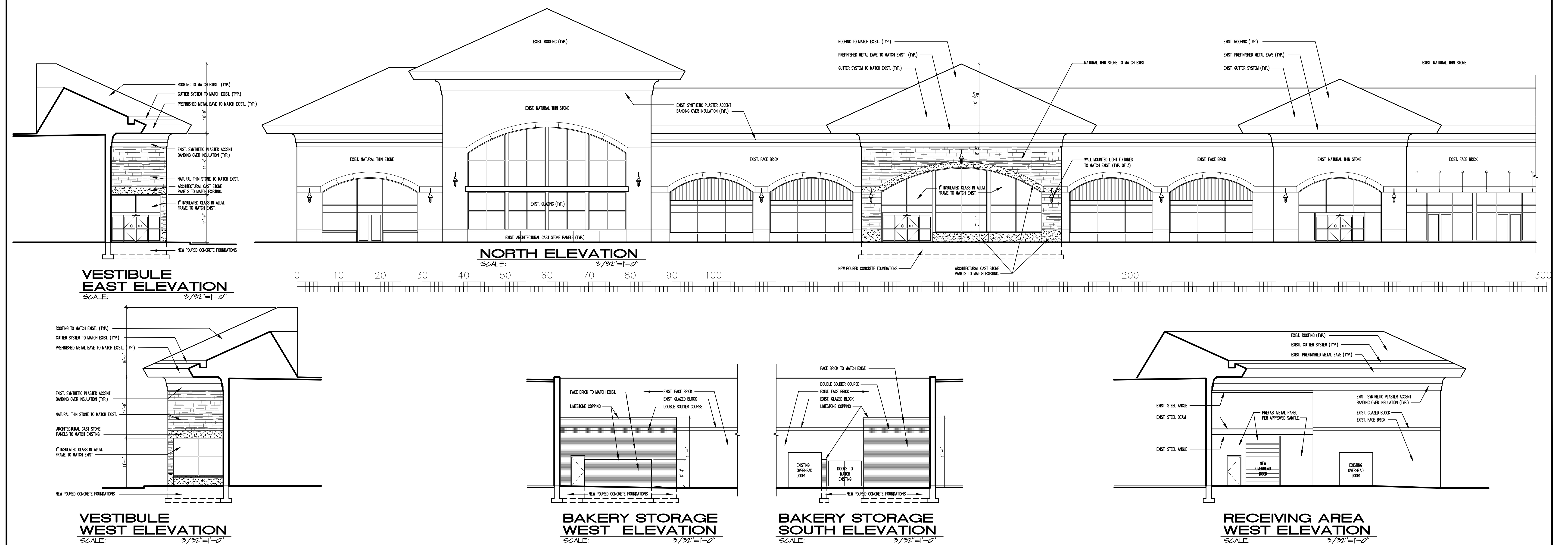
Existing conditions of rear area (looking north)



Existing conditions of rear area – fire hydrant and curbing (looking west)



FLOOR PLAN AND PARTIAL SITE PLAN
SCALE: 3/32"=1'-0"



VILLAGE OF WHEELING PLAN COMMISSION - STAFF PROJECT REVIEW

SUBJECT: Docket No. 2019-9A&B
Catherine Court Industrial Condominium Association,
145-189 Wheeling Road

MEETING DATE: July 25, 2019

REQUESTED ACTIONS:

2019-9 (A) Text Amendment to Define Contractor's Vehicle Parking Lot & Add as a Special use in the MXI District

2019-17 (B) Special Use-Site Plan Approval to Permit a Contractor's Vehicle Parking Lot

SUMMARY OF REQUEST

The petitioner has requested the public hearing on these items be continued to the August 8, 2019 Plan Commission meeting in order to allow additional time to assess the requested action and proposed site plan amendments. A full staff analysis of the request will be provided for the August 8th meeting.

**Plan Commission
Regular Meeting**

July 11, 2019

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on Thursday, July 11, 2019.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A)** [Docket No. SCBA 19-16](#)
 Gorditas La Milpa
 48 W. Dundee Road
 Appearance Approval of a Wall Sign

Commissioner Kalis moved, seconded by Commissioner Creech to approve the following consent item.

Approve Docket No. SCBA 19-16 to permit the installation of a wall sign in accordance with the sign plan prepared by Signs Now Mundelein (4 sheet total), for Gorditas La Milpa, located at 48 W. Dundee Road.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A)** [Docket No. 2019-15](#)
 Gorditas La Milpa
 48 W. Dundee Road
 Special Use for Sit-Down Restaurant

See Findings of Fact and Recommendation for Docket No. 2019-15.

Commissioner Kalis moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2019-15, granting Special Use, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, and Chapter 19-10 Use Regulations, and associated sections, in order to establish a sit-down restaurant located at 48 W. Dundee Road, and with the following condition of approval:

1. The total number of seating shall not exceed 18 seats.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

The docket was not closed.

- B)** [Docket No. 2019-19](#)
 415 Walnut Avenue Setback Variation
 415 Walnut Avenue
 Variance to Permit a Reduction in Side Yard Setback

See Findings of Fact and Recommendation for Docket No. 2019-19.

Commissioner Creech moved, seconded by Commissioner Yedinak to recommend approval of Docket No. 2019-19, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-04, Residential Districts, and associated sections, to permit a reduction of the side setback for detached accessory buildings from the minimum required six (6) feet to three (3) feet to construct a detached garage, for the property located at 415 Walnut Avenue, in accordance

**Wheeling Plan Commission
Regular Meeting**

July 11, 2019

with the following exhibit:

- Site plan

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

The docket was not closed.

- C) [Docket No. 2019-17A&B](#)
Hutton
1048 S. Milwaukee Avenue
2019-17A Special Use-Site Plan & Appearance Approval to Establish a Gas
Station with Convenience Store
2019-17B Special Use to Establish a Sit-Down Restaurant with Drive-Through

See Findings of Fact and Recommendation for Docket No. 2019-17A&B.

Commissioner Creech moved, seconded by Commissioner Yedinak to recommend approval of Docket No. 2019-17A, granting Special Use-site plan and appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish a gas station with convenience store located at 1048 S. Milwaukee Avenue, in accordance with the following exhibits:

- Project description letter, prepared by Advantage Consulting Engineers, dated July 3, 2019
- Geometric Site Plan, prepared by Advantage Consulting Engineers, dated May 13, 2019 and last revised July 3, 2019
- Landscape Plans, prepared by Gary R. Weber Associates Inc., dated May 10, 2019, and last revised July 3, 2019
- Photometric Plan, received June 18, 2019
- Building Elevations, prepared by WT Group, received July 3, 2019
- Fuel Canopy and Trash Enclosure Elevations, prepared by WT Group, received July 3, 2019
- Rooftop Equipment Screening Views, prepared by WT Group, received June 18, 2019
- Rooftop Equipment Screening (Viewpoint Reference Plan), prepared by Advantage Consulting Engineers, dated May 13, 2019 and last revised June 17, 2019

And subject to the following conditions:

**Wheeling Plan Commission
Regular Meeting**

July 11, 2019

1. Pavement markings shall be added to the eastern driveway (Sumac Road) to include an arrow (pointing into the site) and text (“Enter Only” or similar) to the acceptance of the Engineering Division.
2. For a looped water main, a plat of easement shall be required and provided prior to (engineering) permit issuance.
3. The sidewalk proposed in the private Sumac Road limits will need to be added to the plat of easement, with language stating the walk is to be owned and maintained by the easement owner.
4. Prior to the issuance of a building permit, an irrigation plan shall be included for staff review.
5. A bike rack shall be added to the site plan.
6. Prior to Village Board consideration the traffic study shall be submitted.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Creech moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2019-17B, granting Special Use approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, and associated sections, in order to establish a sit-down restaurant with drive-through located at 1048 S. Milwaukee Avenue, in accordance with the following exhibits:

- Project description letter, prepared by Advantage Consulting Engineers, dated July 3, 2019

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Kalis moved, seconded by Commissioner Creech to close Docket No. 2019-17A&B. The motion was approved by a voice vote.

8. **APPROVAL OF MINUTES** – [June 27, 2019](#) (including Findings for Docket No’s. 2019-14 and 2019-18)

Commissioner Kalis moved, seconded by Commissioner Creech to approve the minutes dated June 27, 2019 as presented. All were in favor on a unanimous voice vote and the motion was approved.

9. OTHER BUSINESS

Mr. Robles introduced and welcomed Marcy Knysz as the new Village Planner.

The Commission welcomed Mrs. Knysz.

Commissioner Kalis mentioned his family enjoyed the new park at Heritage Park.

10. ADJOURNMENT

Commissioner Kalis moved, seconded by Commissioner Creech to adjourn the meeting at 8:06 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

Joe Kalis, Secretary
Wheeling Plan Commission

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: [Docket No. 2019-15](#)
Gorditas La Milpa
48 W. Dundee Road
Special Use for Sit-Down Restaurant

Gorditas La Milpa, lessee, seeking Special Use approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, and Chapter 19-10 Use Regulations, and associated sections, in order to establish a sit-down restaurant, for the property located at 48 W. Dundee Road.

Chairman Johnson called Docket No. 2019-15 on July 11, 2019. Present were Commissioners Blinova, Creech, Johnson, Kalis and Yedinak. Also present were Steve Robles, Assistant Director of Community Development, Mallory Milluzzi, Village Attorney, Kyle Goetzelmann, Civil Engineer and Ron Antor, Fire Inspector.

Commissioner Kalis read the following statement.

A zoning Special Use, as defined in Title 19, of the village of Wheeling (Zoning), is a use of parcel of land that requires review and consideration before approval due to circumstances or effects on the surrounding properties that may adversely affect them. In order to be considered for a special use the petitioner is required to demonstrate through testimony to the Plan Commission at the public hearing why their request meets the conditions of the village code including, but not limited to, how the proposed use will not damage the enjoyment or use of the surrounding properties. Prior to the public hearing the petitioner provides written statements meant to show that their request for a special use meets the standards established in Title 19. The Commission Chairperson will typically direct that these statements be entered into the record without a full reading of them at the hearing. Based upon the testimony and supporting materials submitted, the Plan Commission will make findings in support of, or against, the petitioner's testimony and report those findings to the Village Board.

Mr. Robles referred to the Special Use for a sit-down restaurant. Based on the zoning of the property and the uses allowed, sit-down restaurants require a special use. The former bakery had a special use, but it was for a carry-out and the applicant would like to allow for customer seating. This request is a dual request, to increase to allow for a dine-in as well as carryout. The provided floorplan indicates there are 20 customer seats with two employees. Based on the parking requirements, 9 parking spaces would be required for this proposed use. There are only 8 parking spaces allocated for this tenant within the center so the total number of seating would need to be reduced to no more than 18 plus 2 employees to be at the maximum space count of 8 parking spaces. Staff has placed a condition on the recommendation that the total number of seating shall not exceed 18 seats. Staff will verify the seat count at the time of permit.

Ms. Irma Campos, 48 W. Dundee Road was present and sworn in.

The proposal is for a sit-down restaurant. The drawings have been modified for 18 seats. The restaurant is for homemade Mexican food. They feel the community will be able to sit in the restaurant and enjoy the food.

Chairman Johnson opened the docket to the audience, no one came forward.

Commissioner Creech had no questions.

Commissioner Blinova suggested painting the rusted metal next to the parking space. The petitioner agreed. Commissioner Blinova also requested restriping the yellow markings on the pavement. Ms. Milluzzi requested passing the request to the landlord versus making it a condition since the petitioner is a tenant.

Commissioner Blinova questioned if they would advertise on their windows. The petitioner thought they would have their name and maybe menu posted on the window along with graphics.

Commissioner Kalis agreed the metal railing and striping needed to be beautified by the landlord. He also mentioned a tile was missing toward the sign.

Commissioner Kalis questioned if the dry storage requirement had been met. Mr. Robles confirmed the Health Division reviewed the floorplan and found it to be in compliance.

Commissioner Kalis questioned how their restaurant was different than the neighboring Mexican restaurant. The petitioner explained their neighbor sells tacos and carnitas and they would not be serving the same types of food.

In reply to Commissioner Creech's question, the petitioner confirmed they would not be selling alcohol.

Mr. Robles confirmed the Staff Report and the petitioner's submittal materials were part of the record.

Commissioner Kalis moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2019-15, granting Special Use, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, and Chapter 19-10 Use Regulations, and associated sections, in order to establish a sit-down restaurant located at 48 W. Dundee Road, and with the following condition of approval:

1. The total number of seating shall not exceed 18 seats.

On the roll call, the vote was as follows:

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

**Findings of Fact and
Recommendation**

DOCKET NO. 2019-15

PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

The docket was not closed.

Respectfully submitted,

Don Johnson, Chairman
Wheeling Plan Commission/
Sign Code Board of Appeals

**DISTRIBUTED TO THE COMMISSION 7/19/2019
FOR APPROVAL ON 7/25/2019**

DRAFT

DOCKET NO. 2019-17A&B

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: [Docket No. 2019-17A&B](#)
Hutton
1048 S. Milwaukee Avenue
2019-17A Special Use-Site Plan & Appearance Approval to Establish a Gas
Station with Convenience Store
2019-17B Special Use to Establish a Sit-Down Restaurant with Drive-Through

Hutton, applicant, seeking the following requests: 2019-17 (A) Special use-site plan and appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish a gas station with convenience store; and 2019-17 (B) Special use approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, and associated sections, in order to establish a sit-down restaurant with drive-through, for the property located at 1048 S. Milwaukee Avenue.

Chairman Johnson called Docket No. 2019-17A&B on July 11, 2019. Present were Commissioners Blinova, Creech, Johnson, Kalis and Yedinak. Also present were Steve Robles, Assistant Director of Community Development, Mallory Milluzzi, Village Attorney, Kyle Goetzelmann, Civil Engineer and Ron Antor, Fire Inspector.

Mr. Robles explained there were two Special Uses for the docket. One is for the gas station/convenience store and the second Special Use is for the sit-down (a few tables/chairs) portion of the restaurant within the gas station including a drive thru.

The property is zoned in the B-3 District and located within the industrial lane redevelopment plan of the Comprehensive Plan. Generally, Comprehensive Plans will provide a general land use recommendation such as commercial, industrial or residential. However, in the industrial lane redevelopment plan, the recommendation is specific for the property which is a gas station. The request is consistent with the industrial lane redevelopment plan. Based on the petitioner's proposal, Staff has identified a few items they would like the Plan Commission to clarify or provide some further input from the petitioner. During the concept review at the Village Board on July 1st, Staff had some concerns regarding the porcelain panels and the durability of them as well as the consistency with the building designs and rest of the building materials. The Village Board also shared Staff's concerns. As a result, between the July 1st concept meeting and tonight's meeting, the petitioner has revised the elevations. There is a slight change in the elevations that simplifies the roof lines in the front elevation. Staff appreciates the increase in the parapet on the east and west elevations. There is a herringbone patterned tile that is proposed to replace the originally proposed porcelain tiles. Additionally, there is a white block or stone base that has been added around all four sides of the building.

Given the change between the Village Board's concept review and the appearance review being requested tonight, Staff is asking the Plan Commission to review to see if it is an acceptable change.

There is an existing off premise sign/billboard on the property that has been existing and in place. The petitioner has not shown the billboard on the site plan so Staff would like confirmation if the billboard will remain or be removed. If it remains, it needs to be shown on the site plan.

Mr. Robles confirmed the Staff Report and the petitioner's submittal materials were part of the record.

Mr. Ben Carroll, Hutton, 736 Cherry Street, Chattanooga, TN was present and sworn in.

Mr. Carroll explained the proposed use was the exact use recommended in the future land use plan. They have received positive feedback from Staff and the Village Board.

Mr. Carroll addressed Staff's comments.

Mr. Carroll asked Mr. Robles if they wanted the sidewalk dedicated to the Village or if they wanted them to own and maintain the sidewalk. Mr. Goetzelmann explained the Village does not want to maintain responsibility and ownership of the sidewalk since it is a private road. The easement is more for ingress/egress for pedestrian to use the sidewalk and have access to the businesses down the street. Mr. Carroll confirmed they were willing to construct it, but their preference would be that the village owned and maintained it since it would be benefitting the public.

Mr. Carroll thinks it makes sense to locate the sidewalk on the south side of Sumac rather than the north side shown on the current site plan. He explained it would prevent having the sidewalk cross two driveways. As you look further west along Sumac Road, if it's on the north side of Sumac, there are ditches on the other properties that would make it more difficult to construct. The adjacent properties on the south side are more level.

Mr. Carroll referred to Staff's comment about including an irrigation plan prior to permitting. They agreed to provide an irrigation plan but they don't have it now and may not have it prior to pulling a building permit. They requested a condition that would allow them to provide an irrigation plan prior to construction for Staff approval. They don't want it to hold up the building permit. They explained the reason they don't currently have it was because they may not have a landscape contractor selected by the time they are ready to pull the building permit.

Mr. Carroll referred to Staff's comment about clarification on the billboard. Mr. Carroll confirmed it was their intent to keep the billboard since it was an income source for the property and a legal use and did not conflict with the proposed. They agreed to make it look nicer.

Mr. Carroll explained they were proposing a typical convenience store with a coffee user located within the store on the south end. The coffee user will also have a drive-thru window. Cars will

enter around the side of the building on the north, go around the back and then the drive-thru window is located on the south side of the building. The coffee user they are considering is Biggby coffee. The coffee use doesn't offer many food options except for a few prepackaged foods. The convenience store will have the typical convenience store items including some hot dogs, nachos, etc. It is typical convenience food with nothing being cooked onsite.

There is a main gas canopy in front for the regular fuel and a standalone canopy on the south side for diesel fuel to service larger trucks.

Chairman Johnson opened the docket to the audience, no one came forward.

Commissioner Creech thanked the petitioner for a professional packet. He questioned if the left turn/right turn on to Milwaukee Avenue was approved. Mr. Carroll stated they did a traffic study and submitted it to the State since they control Milwaukee Avenue. It is currently under review. They believe a left turn lane will be recommended by the State.

Commissioner Creech referred to the MWRD submittal that states they didn't completely meet their recommendation. He wants them to meet or exceed the number. He agreed with the idea about the sidewalk.

Commissioner Yedinak questioned if the ownership of the sidewalk needed to be resolved immediately. Mr. Robles thought the Plan Commission could note a preference as part of a recommendation. Ultimately, it would be decided upon by Public Works and the Village Board if they would be willing to accept ownership and maintenance of a sidewalk not located on a Village road.

Mr. Robles referred to the request of putting the sidewalk on the south side. From a planning perspective he didn't think it was a problem but putting the sidewalk on the north side provides immediately pedestrian access to the site. Commissioner Yedinak didn't think the sidewalk could be added on the south because it looked like Sumac will be widened going into Milwaukee Avenue. Mr. Robles explained it would need to be redesigned and subject to approval by Engineering. Staff does not have a strong design for one side or the other.

Mr. Robles referred to the billboard and if the intent was to keep it, the plan needed to be updated to show it.

Mr. Robles referred to the irrigation plan and agreed to work with the petitioner so they could start construction on the site.

Commissioner Yedinak watched the concept review at the Village Board meeting. He questioned how a semi would exit after entering from the western driveway and would be facing Milwaukee Avenue while pumping. Mr. Carroll explained the intent is for them to enter from Milwaukee using the right in only (they will have signage). If they arrive from the west, they could circle the gas canopy. Commissioner Yedinak thinks a truck will be hung up while waiting for cars to give them access. He questioned if there was a turnaround on Sumac Road. Mr. Carroll explained the trucks that would be existing from the diesel fuel canopy would be

able to make the U-turn to go back out to Milwaukee Avenue and would not have to head west. He confirmed it had been studied and approved. Mr. Robles confirmed the traffic study had been provided. Mr. Carroll believes most of the truck users would not be full 18 wheelers but more of the box type trucks or landscape contractors.

In reply to Commissioner Yedinak's question, Mr. Carroll confirmed they would not be selling alcohol.

Commissioner Blinova asked for them to identify the 28 parking stalls. Mr. Robles confirmed the parking at the gas pumps was included in the parking count and he noted the other parking spaces on the plan.

Commissioner Blinova asked for details about the tile issue. Mr. Carroll confirmed they were eliminating the original porcelain tile and replaced it with brick in a herringbone pattern. He agreed to provide a sample.

Commissioner Kalis questioned if Sumac is owned by IDOT. Chairman Johnson confirmed it is a private road. Mr. Carroll explained they need to go to the State for a permit for the sidewalk on Milwaukee Avenue. The traffic study has been submitted to the State for review. They believe they will require a left turn lane.

Commissioner Kalis questioned how they planned to design their monument sign with the large billboard sign. Mr. Carroll explained they plan to reuse the existing pylon post. The billboard would not be related to the gas station use. The post they are planning to reuse is about 20' tall and the billboard is to the west of it. They are still working on their signage design package which hasn't been submitted.

Commissioner Kalis questioned if they owned the land on the south side. Mr. Carroll confirmed they owned the land on the east end.

Commissioner Kalis clarified that alcohol could not be sold per the Village Code.

Commissioner Kalis referred to the irrigation requirement. Mr. Robles explained the timing should never get to the point where the building is ready with no irrigation. If it did, Staff would be willing to work with the petitioner if they submitted the irrigation permit, they could release the certificate of occupancy.

Mr. Robles questioned if Engineering was in the position to provide any feedback or input on the relocation of the sidewalk. Mr. Goetzelmann explained if they could make it work on the other side of the street, a crosswalk would need to be installed. He stated the Village had a plan to extend a sidewalk to that point within the next 2-3 years. He believes the sidewalk would be owed by the Village since it would be located within the State right-of-way.

Commissioner Kalis questioned how the ownership of the sidewalk would get resolved. Mr. Robles explained the Plan Commission could make a recommendation based on the plan submitted which doesn't involve the ownership of the sidewalk and then allow the petitioner to

discuss the ownership at the Board Meeting.

Commissioner Yedinak questioned why a sidewalk on Sumac was being required. Mr. Robles explained there was a sidewalk plan that requires developers to put in sidewalks. The progression needs to start at some point. Commissioner Yedinak questioned the zoning for the property west on Sumac. Mr. Robles explained the plan recommendation is for commercial and industrial uses. At some point there will be development down Sumac. The sidewalks need to start somewhere and will eventually lead to a completed pedestrian pathway system throughout the Village. Commissioner Yedinak questioned the need for a sidewalk in this area. He asked if the Plan Commission could decide against requiring a sidewalk in the area. Mr. Robles explained the Village's approach was to require pedestrian facilities for all redevelopments or developments in the Village. If the Plan Commission does not want to require a sidewalk, a recommendation could be added and decided on by the Village Board. At a minimum, there should be a sidewalk on Milwaukee Avenue.

Commissioner Kalis agrees the Village Board should determine the ownership of the sidewalk.

Commissioner Kalis asked for a bike rack. Mr. Carroll agreed to add one to the plan.

Ms. Milluzzi asked if the Commission wanted to see the plan updated before voting on it since there were now three potential changes with adding the billboard, bike rack and potential change of sidewalk location on Sumac.

Commissioner Yedinak wants to vote on the sidewalk. He agrees with adding one on Milwaukee Avenue but not on Sumac. Chairman Johnson explained it made sense to add a sidewalk on Sumac because it's part of the Code. Ms. Milluzzi suggested taking a poll for adding a sidewalk on Sumac. She also mentioned it was a consideration for employees walking on Sumac to get coffee or something from the convenience store. Mr. Carroll mentioned that in most jurisdictions they have built sidewalks on a public driveway, but Sumac is private. They agreed with adding a sidewalk on Milwaukee Avenue and have shown one on Sumac because Staff asked but they will also seek TIF funds to help pay for it along with some of the other unexpected expenses.

Commissioner Kalis asked if maintenance of a private sidewalk include snow plowing. Ms. Milluzzi explained that snow removal on sidewalks were always maintained by the property owner abutting them. He questioned the petitioner's apprehensiveness of maintaining a sidewalk. Mr. Carroll stated it was a liability issue to allow the public to use it on private property, but the Village doesn't want to be responsible for it. All the properties west of Sumac are private properties. Commissioner Kalis questioned why the Village didn't want responsibility. Mr. Goetzelmann explained they have only a limited number of resources to maintain all the sidewalks and if they start maintaining every new private sidewalk it would be a cost, the Village couldn't necessary handle.

Chairman Johnson noticed none of the plans included the billboard. Mr. Carroll was unsure why it wasn't shown on the plans. Chairman Johnson personally wants to see it removed.

Chairman Johnson took the following polls.

The Commission needs to decide if they were in favor of adding the billboard to the plans and returning to the Plan Commission or allowing them to move forward and adding it to the plans prior to going to the Village Board. Ms. Milluzzi reported that the billboard is currently a nonconforming use on the property. Chairman Johnson questioned if the Commission could ask the petitioner to remove it. Ms. Milluzzi explained it would be very costly to make them remove the billboard. Ms. Milluzzi questioned if the petitioner would be the owner of the billboard or if they would be leasing the billboard to the owner. Mr. Carroll confirmed they would own the billboard but there was a lease to use the billboard. He would need to review the lease to determine who was responsible for the maintenance. Ms. Milluzzi would need to research the petition before giving an answer about requiring the petitioner to remove the billboard. Initially, it was Staff's assumption it was being removed since it was not included on any of the plans. The petitioner would need to return after Staff had a chance to review if the Commission was permitted to require the removal of the billboard.

Commissioner Kalis was not in favor of having a giant billboard in front of a business for appearance reasons. The Plan Commission's responsibility does not include considering financial reasons. He thought the property would look nicer without the billboard.

If the Commission wanted further clarification, the docket would need to be continued to allow Ms. Milluzzi to review the lease since billboards were very complicated.

Chairman Johnson took a poll regarding adding a sidewalk on Sumac. The Code requires it.

Commissioner Creech: in favor of a sidewalk on either side

Commissioner Yedinak: not in favor

Commissioner Blinova: not in favor

Commissioner Kalis: in favor of a sidewalk

The vote was 3:2 in favor of adding a sidewalk on Sumac.

Chairman Johnson suggested taking a poll about moving the sidewalk on Sumac to the south side. Mr. Carroll didn't have a preference about north or south but thought having it located on the south side might be a better option. Commissioner Yedinak suggested having Staff determine the location. Mr. Robles suggested just leaving the location as is since the petitioner didn't have a strong opinion about having it on the south side. The petitioner could always change it later.

Ms. Milluzzi provided two options regarding the billboard. The first option is to continue the docket and come back with more information or the second option is for the Plan Commission to give their recommendation on their thoughts about the billboard so the Village Attorneys could work on a legal opinion between now and the Village Board meeting.

In reply to Commissioner Kalis' question, Ms. Milluzzi explained the issue with billboard leases is that they usually automatically renew so if a billboard is required to come down it is

essentially like a taking and money needs to be paid and there are other legal issues. Mr. Carroll confirmed there is a long-term lease on the billboard.

Chairman Johnson asked the Commission if the billboard should remain or be removed. Following are the recommendations.

Commissioner Creech: removed
Commissioner Yedinak: over time have it removed
Commissioner Blinova: no opinion
Commissioner Kalis: removed
Chairman Johnson: removed

Commissioner Creech moved, seconded by Commissioner Yedinak to recommend approval of Docket No. 2019-17A, granting Special Use-site plan and appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish a gas station with convenience store located at 1048 S. Milwaukee Avenue, in accordance with the following exhibits:

- Project description letter, prepared by Advantage Consulting Engineers, dated July 3, 2019
- Geometric Site Plan, prepared by Advantage Consulting Engineers, dated May 13, 2019 and last revised July 3, 2019
- Landscape Plans, prepared by Gary R. Weber Associates Inc., dated May 10, 2019, and last revised July 3, 2019
- Photometric Plan, received June 18, 2019
- Building Elevations, prepared by WT Group, received July 3, 2019
- Fuel Canopy and Trash Enclosure Elevations, prepared by WT Group, received July 3, 2019
- Rooftop Equipment Screening Views, prepared by WT Group, received June 18, 2019
- Rooftop Equipment Screening (Viewpoint Reference Plan), prepared by Advantage Consulting Engineers, dated May 13, 2019 and last revised June 17, 2019

And subject to the following conditions:

1. Pavement markings shall be added to the eastern driveway (Sumac Road) to include an arrow (pointing into the site) and text (“Enter Only” or similar) to the acceptance of the Engineering Division.
2. For a looped water main, a plat of easement shall be required and provided prior to (engineering) permit issuance.
3. The sidewalk proposed in the private Sumac Road limits will need to be added to the plat of easement, with language stating the walk is to be owned and maintained by the easement owner.
4. Prior to the issuance of a building permit, an irrigation plan shall be included for staff review.
5. A bike rack shall be added to the site plan.
6. Prior to Village Board consideration the traffic study shall be submitted.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Creech moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2019-17B, granting Special Use approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, and associated sections, in order to establish a sit-down restaurant with drive-through located at 1048 S. Milwaukee Avenue, in accordance with the following exhibits:

- Project description letter, prepared by Advantage Consulting Engineers, dated July 3, 2019

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Kalis moved, seconded by Commissioner Creech to close Docket No. 2019-17A&B. The motion was approved by a voice vote.

Respectfully submitted,

Don Johnson, Chairman
Wheeling Plan Commission/
Sign Code Board of Appeals

**DISTRIBUTED TO THE COMMISSION 7/19/2019
FOR APPROVAL ON 7/25/2019**

DRAFT

DOCKET NO. 2019-19

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: [Docket No. 2019-15](#)
415 Walnut Avenue Setback Variation
415 Walnut Avenue
Variance to Permit a Reduction in Side Yard Setback

Jack Arnoux, property owner, seeking a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-04, Residential Districts, and associated sections, to permit a reduction of the side setback for detached accessory buildings from the minimum required six (6) feet to three (3) feet to construct a detached garage, for the property located at 415 Walnut Avenue.

Chairman Johnson called Docket No. 2019-19 on July 11, 2019. Present were Commissioners Blinova, Creech, Johnson, Kalis and Yedinak. Also present were Steve Robles, Assistant Director of Community Development, Mallory Milluzzi, Village Attorney, Kyle Goetzelmann, Civil Engineer and Ron Antor, Fire Inspector.

Commissioner Kalis read the following statement.

A zoning variation is intended to be a method of adjustment to equalize regulations where Title 19 of the Village of Wheeling (Zoning) has created an unnecessary hardship. A variation is designed to allow affected property owners the same rights and privileges that others enjoy in the same zoning district. In order to be granted a variation a petitioner is required to demonstrate through testimony to the Plan Commission at the public hearing why their request meets the conditions of the village code including, but not limited to, how their individual situation is unique or unusual. Prior to the public hearing the petitioner provides written statements meant to show that their request for variation meets the standards established in Title 19. The Commission Chairperson will typically direct that these statements be entered into the record without a full reading of them at the hearing. Based upon the testimony and supporting materials submitted, the Plan Commission will make findings in support of, or against, the petitioner's testimony and report those findings to the Village Board.

Mr. Robles reported the homeowner was seeking a setback variance for a detached accessory structure (garage). The Code requires a 6' setback, the petitioner is seeking to reduce it to a 3' setback to allow for enough maneuvering into the two-car garage space. Many of the detached garages in the area were built to preexisting standards with a reduced setback from the current Code requirements. Staff is recommending approval without any conditions.

Mr. Jack Arnoux, homeowner, 415 Walnut Avenue, Wheeling was present and sworn in.

The petitioner is proposing a 2.5 car garage (20'x22') on the west side of the backyard. His backyard is not deep enough so he can't go back to the easement. He wants to get as much space as he can by moving it over an extra 3'. He stated his neighbor's garage is 3' off the property line.

Chairman Johnson opened the docket to the audience, no one came forward.

Commissioner Yedinak questioned if the neighbors were notified. Mr. Robles confirmed they were notified.

In response to Commissioner Yedinak's question, Mr. Arnoux confirmed he's owned the property for 14 years.

Mr. Robles noted Staff could not locate any variances for a detached garage within the neighborhood. He believes the setbacks that use to be in place for this residential district allowed for a reduced setback.

Commissioner Yedinak questioned if the Fire Department had any concerns about the clearance between the two structures. Mr. Antor confirmed it was similar to others in the neighborhood.

Commissioner Kalis questioned if Staff had seen an issue with residential setbacks. Mr. Robles explained most setback requests are to prevent an encroachment into a neighboring property and prevent them use and enjoyment of their property. There may be a Staff concern if there was a patio or other useful area in the neighbor's yard. There is no impact with this proposal because the neighboring property to the west is a garage.

Commissioner Creech had no questions.

Chairman Johnson questioned if there is enough space between both garages in order to mow the grass. Mr. Arnoux confirmed if he gets the 3' setback there would be enough room.

In reply to Chairman Johnson's question, Mr. Arnoux confirmed he was removing part of his patio to widen the driveway.

Commissioner Creech moved, seconded by Commissioner Yedinak to recommend approval of Docket No. 2019-19, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-04, Residential Districts, and associated sections, to permit a reduction of the side setback for detached accessory buildings from the minimum required six (6) feet to three (3) feet to construct a detached garage, for the property located at 415 Walnut Avenue, in accordance with the following exhibit:

- Site plan

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

The docket was not closed.

Respectfully submitted,

Don Johnson, Chairman
Wheeling Plan Commission/
Sign Code Board of Appeals

**DISTRIBUTED TO THE COMMISSION 7/19/2019
FOR APPROVAL ON 7/25/2019**