**WHEELING PLAN COMMISSION**
**THURSDAY, AUGUST 8, 2019 6:30 P.M.**

***Revised August 2, 2019***

**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 19-23
Target
1400 W. Lake Cook Road
Appearance Approval of a Freestanding Sign and Wall Signs

**B)** Docket No. SCBA 19-25
Hidden Valley
1197 Willis Ave.
Appearance Approval of a Freestanding Sign

## 7. ITEMS FOR REVIEW

**A)** Docket No. 2019-15
Target
1400 W. Lake Cook Road
Appearance Approval of Façade Improvements

**B)** Docket No. 2019-9A&B (Continued from July 25, 2019)
Catherine Court Industrial Condominium Association
145-189 Wheeling Road
2019-9 Text Amendment to Establish Commercial Vehicle Parking
PC 19-3 Minor Site Plan Approval for Commercial Vehicle Parking

**C)** Concept Review Phased Planned Unit Development (PUD)
Opus Development Group
SW Corner of Milwaukee Avenue and Lake Cook Road (17 acre vacant parcel)

**D)** Docket No. 2019-18 (To Be Continued to August 22, 2019)
Village of Wheeling
Amendment to the Comprehensive Plan for the Station Area Plan

**8. APPROVAL OF MINUTES –** July 25, 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**
**August 8, 2019**
**(Attachment to Agenda)**

**2019-9** Catherine Court Industrial Condominium Association, property owner, seeking a Text Amendment to Title 19 Zoning, of the Wheeling Municipal Code, to establish Commercial Vehicle Parking for the property located at 145-189 Wheeling Road. *Petition 2019-9 (B) has been withdrawn.*

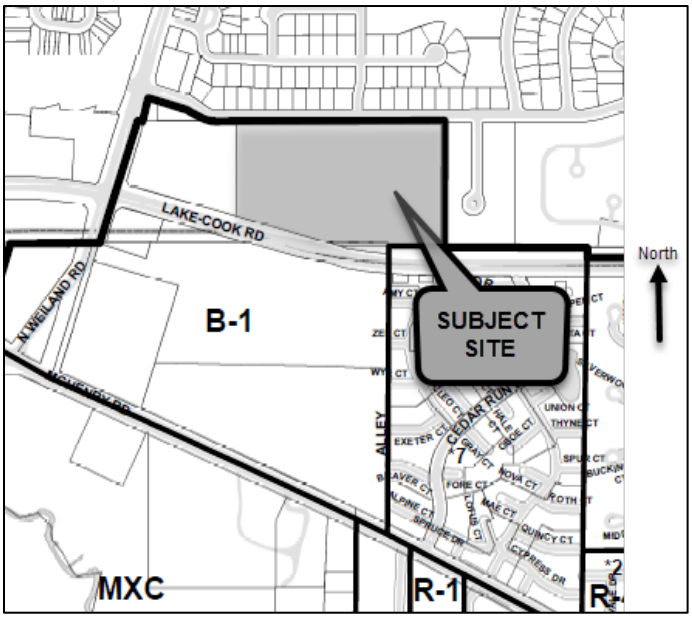
VILLAGE OF WHEELING PLAN COMMISSION - STAFF PROJECT REVIEW

**SUBJECT:** Docket No. SCBA 19-23
Target, 1400 W. Lake Cook Rd.

**MEETING DATE:** August 8, 2019

**REQUESTED ACTION:** Appearance Approval of a Freestanding Sign and Wall Signs

**LOCATION MAP:**




## GENERAL PROPERTY INFORMATION

| | |
|---|---|
| Applicant: | Kimley Horn, 1001 Warrenville Rd. Lisle, IL 60532 |
| Existing Use of Property: | Commercial retail space |
| Existing Zoning: | B-1, Planned Shopping Center District |
| Zoning History: | SCBA-16-05, Appearance approval of a wall sign, approved March 24, 2016.<br><br>2000-23, Approval of variance for sign area allowance, granted by Ordinance No. 3485 passed September 18, 2000. |

## SUMMARY OF REQUEST

The petitioner requests appearance approval for the following signs for the existing Target store located at 1400 W. Lake Cook Road to reflect the new corporate branding scheme.

1. Remove existing “TARGET” lettering and red bullseye on front elevation and replace with 540.4 sq. ft. white bullseye with white “target” lettering.

2. Remove existing "TARGET" lettering and red bullseye on the south elevation and replace with 135.1 sq. ft. white bullseye with white "target" lettering. The new sign will be relocated towards the eastern end of the building.
3. Add two new 36 sq. ft. face-lit white bullseye signs above the entrances on the front elevation.
4. Replace both sign faces on the freestanding sign along Lake Cook Road.

## SIGN ANALYSIS

The attached sign renderings and details are provided to describe the proposed freestanding sign and wall signs. The wall signs will consist of individual, internally illuminated, white channel letters and bullseye logo that will be mounted to a raceway and installed on the front entrance and south elevations. The logo wall signs will be face-lit and mounted to a raceway and installed above the two entrances on the front façade. The existing CVS Pharmacy wall sign was previously approved and will remain unchanged.

The following table identifies permitted and proposed wall sign dimensions:

| Permitted Wall Sign Area (max) | Proposed Wall Sign Area (Total) |
|---|---|
| 879 sq. ft.<br>Permitted by Ord. No. 3485 | 748.50 sq. ft. |

The sign faces of the existing freestanding sign will be replaced with the same image, but the colors will be reversed. The existing sign face has red lettering on a white background. The replacement face will have white lettering on a red background.

## STAFF REVIEW

**Staff Recommended Action:** Staff recommends approval of the freestanding sign and wall signs.

* * * * * *

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

**Approve Docket No. SCBA 19-23** to permit the installation of four wall signs and modification to one freestanding sign in accordance with the sign plans prepared by Icon (8 sheets total), dated May 31, 2019, for Target, located at 1400 W. Lake Cook Road.

## ATTACHMENTS:

Photos of existing conditions (staff)

Target sign plans (8 sheets total)

**Target – 1400 W. Lake Cook Rd.**

Docket No. SCBA 19-23 (Appearance Approval of Freestanding & Wall Signs)

Existing conditions of front elevation (looking east)

**Target – 1400 W. Lake Cook Rd.**

Docket No. SCBA 19-23 (Appearance Approval of Freestanding & Wall Signs)

Existing conditions of front elevation – CVS Sign (looking east)

**Target – 1400 W. Lake Cook Rd.**

Docket No. SCBA 19-23 (Appearance Approval of Freestanding & Wall Signs)

Existing conditions of south elevation (looking northeast)

**Target – 1400 W. Lake Cook Rd.**
Docket No. SCBA 19-23 (Appearance Approval of Freestanding & Wall Signs)

Existing conditions of monument sign along Lake Cook Road (looking northwest)

SCBA #19-23

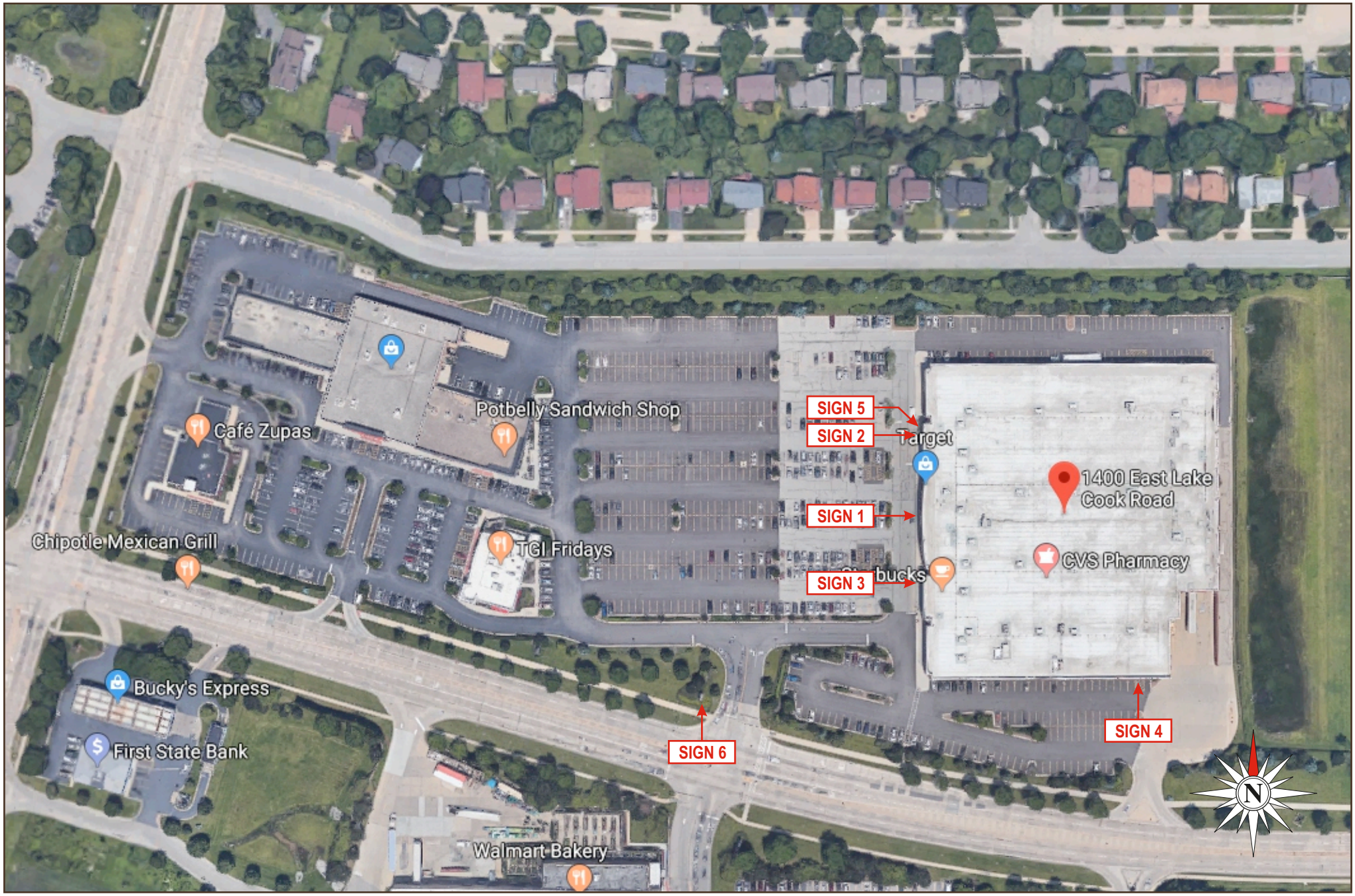
target

ICON

**Loc#: 1385**

1400 E Lake Cook Rd
Wheeling, IL. 60090

SCBA #19-23




Drawing prepared by:

ICON

**SITE PLAN**

| Location: | Proj #: |
|---|---|
| 1400 E Lake Cook Rd<br>Wheeling, IL. 60090 | 3563 |
| | Loc #: 1385 |

File Path: Active\ACCOUNTS\T\Target\Locations 2018\Project 3563\3563_1385_Wheeling_IL_R1

Drawing prepared for: target

| Rev #: | Req#: | Date: | Req. By: | Drawn By: | Revision Description: |
|---|---|---|---|---|---|
| Original | 312612 | 05/31/19 | FB | JF | |
| Rev 1 | 314397 | 06/25/19 | FB | JF | Revised per updated entitlement package. |
| Rev 2 | 000000 | 00/00/00 | XXX | XXX | |
| Rev 3 | 000000 | 00/00/00 | XXX | XXX | |
| Rev 4 | 000000 | 00/00/00 | XXX | XXX | |
| Rev 5 | 000000 | 00/00/00 | XXX | XXX | |
| Rev 6 | 000000 | 00/00/00 | XXX | XXX | |

| Rev #: | Req#: | Date: | Req. By: | Drawn By: |
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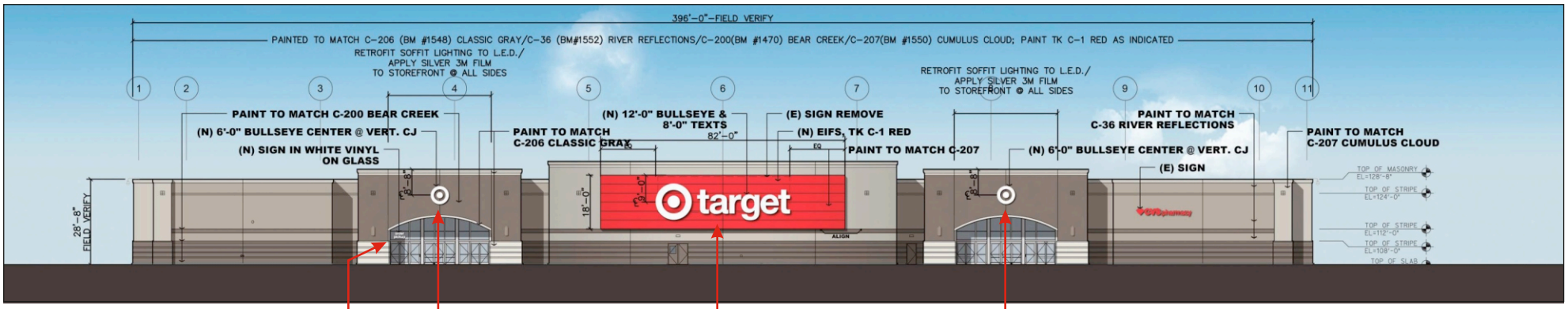
| Rev 8 | 000000 | 00/00/00 | XXX | XXX |
| Rev 9 | 000000 | 00/00/00 | XXX | XXX |
| Rev 10 | 000000 | 00/00/00 | XXX | XXX |

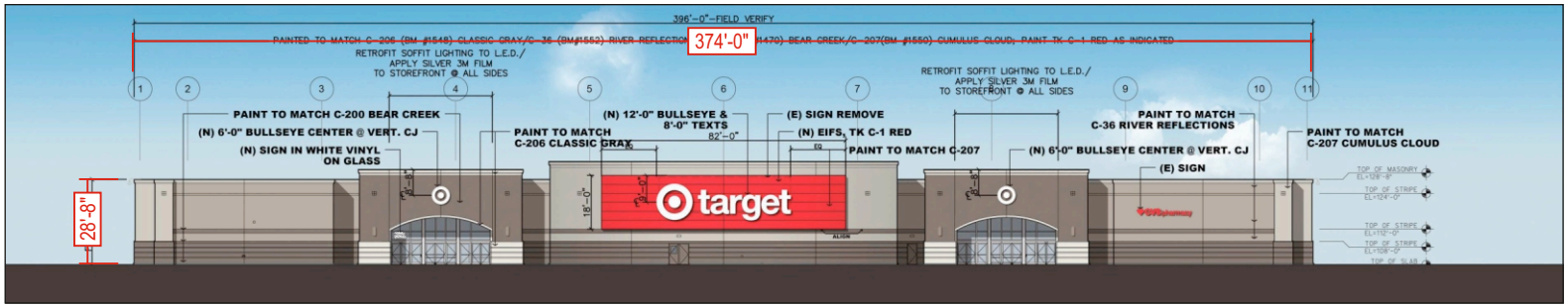
Drawings are the exclusive property of ICON,. Any unauthorized use or duplication is not permitted.

SCBA #19-23




## FULL ELEVATION

NOT TO SCALE




## WEST ELEVATION

SCALE: 1/64"=1'-0"

Drawing prepared by:

ICON

**WEST ELEVATION**

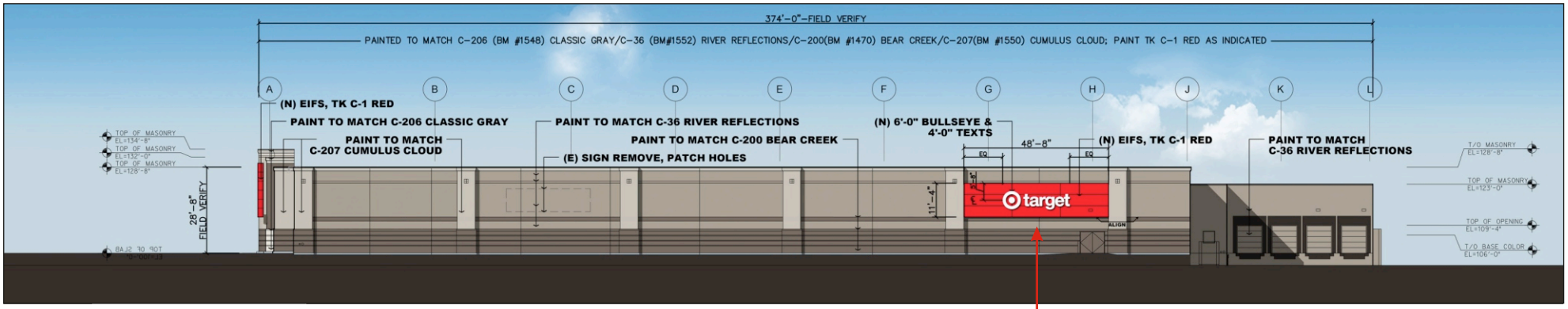
| Location: | Proj #: |
|---|---|
| 1400 E Lake Cook Rd<br>Wheeling, IL. 60090 | 3563 |
| | Loc #: 1385 |

File Path: Active\ACCOUNTS\T\Target\Locations 2018\Project 3563\3563_1385_Wheeling_IL_R1

Drawing prepared for: target

| Rev #: | Req#: | Date: | Req. By: | Drawn By: | Revision Description: | Drawings are the exclusive property of ICON,. Any unauthorized use or duplication is not permitted. | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Original | 312612 | 05/31/19 | FB | JF | | | | | | |
| Rev 1 | 314397 | 06/25/19 | FB | JF | Revised per updated entitlement package. | | Rev #: | Req#: | Date: | Req. By: | Drawn By: |
| Rev 2 | 000000 | 00/00/00 | XXX | XXX | | | Rev 7 | 000000 | 00/00/00 | XXX | XXX |
| Rev 3 | 000000 | 00/00/00 | XXX | XXX | | | Rev 8 | 000000 | 00/00/00 | XXX | XXX |
| Rev 4 | 000000 | 00/00/00 | XXX | XXX | | | Rev 9 | 000000 | 00/00/00 | XXX | XXX |
| Rev 5 | 000000 | 00/00/00 | XXX | XXX | | | Rev 10 | 000000 | 00/00/00 | XXX | XXX |
| Rev 6 | 000000 | 00/00/00 | XXX | XXX | | | | | | | |

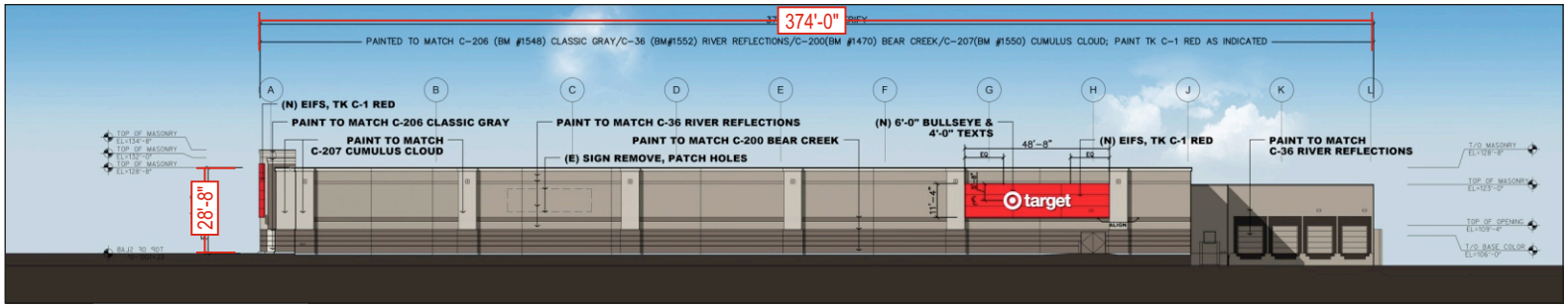
SCBA #19-23




## FULL ELEVATION

SIGN 4

NOT TO SCALE




## SOUTH ELEVATION

SCALE: 1/64"=1'-0"

Drawing prepared by:

ICON

**SOUTH ELEVATION**

**Location:**
1400 E Lake Cook Rd
Wheeling, IL. 60090

**Proj #:** 3563

**Loc #:** 1385

**File Path:**
Active\ACCOUNTS\T\Target\Locations 2018\Project 3563\3563_1385_Wheeling_IL_R1

Drawing prepared for:

target

| Rev #: | Req#: | Date: | Req. By: | Drawn By: | Revision Description: |
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| Rev 1 | 314397 | 06/25/19 | FB | JF | Revised per updated entitlement package. |
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| Rev 3 | 000000 | 00/00/00 | XXX | XXX | |
| Rev 4 | 000000 | 00/00/00 | XXX | XXX | |
| Rev 5 | 000000 | 00/00/00 | XXX | XXX | |
| Rev 6 | 000000 | 00/00/00 | XXX | XXX | |

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| Rev 8 | 000000 | 00/00/00 | XXX | XXX |
| Rev 9 | 000000 | 00/00/00 | XXX | XXX |
| Rev 10 | 000000 | 00/00/00 | XXX | XXX |

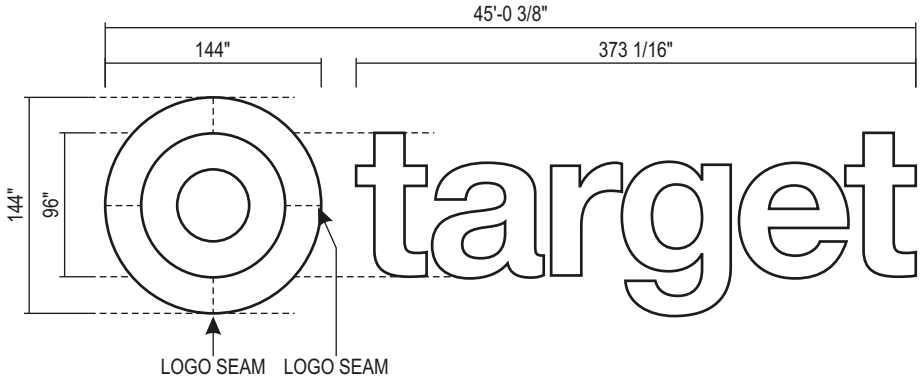
SCBA #19-23

## ELECTRICAL REQUIREMENTS

Total: 4.8 Amps

( 1 ) 120V 20A Circuit Required.

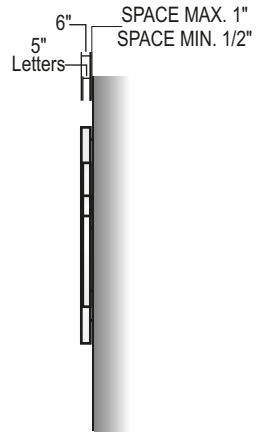
ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.



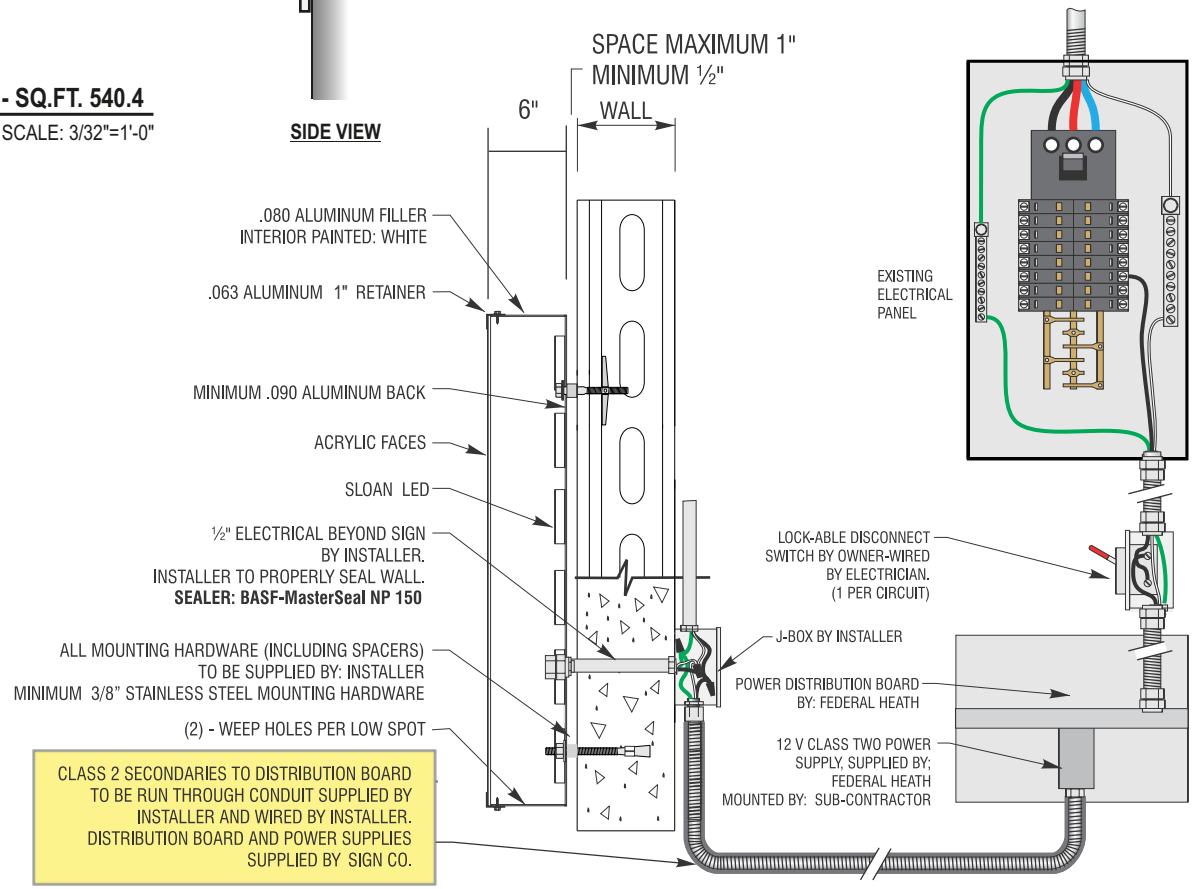

**LL144/96 LC-3 W - ILLUMINATED CHANNEL LETTERS (WHITE) - SQ.FT. 540.4**

QTY: 1

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




**SIDE VIEW**




## MATERIAL FINISH COLORS

| Returns | Faces | Trimcap/Retainer | Illumination |
|---|---|---|---|
| WHITE | 7328 White ATUGLAS Acrylic | White | Sloan White LED |

**LOGO/LETTER WALL DETAIL** NOT TO SCALE
**(Generic)**

Drawing prepared by: ICON

**SIGN 1**

Location: 1400 E Lake Cook Rd, Wheeling, IL. 60090

Proj #: 3563

Loc #: 1385

File Path: Active\ACCOUNTS\T\Target\Locations 2018\Project 3563\3563_1385_Wheeling_IL_R1

Drawing prepared for: target

| Rev #: | Req#: | Date: | Req. By: | Drawn By: | Revision Description: |
|---|---|---|---|---|---|
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| Rev 3 | 000000 | 00/00/00 | XXX | XXX | |
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| Rev 5 | 000000 | 00/00/00 | XXX | XXX | |
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| Rev 8 | 000000 | 00/00/00 | XXX | XXX | |
| Rev 9 | 000000 | 00/00/00 | XXX | XXX | |
| Rev 10 | 000000 | 00/00/00 | XXX | XXX | |

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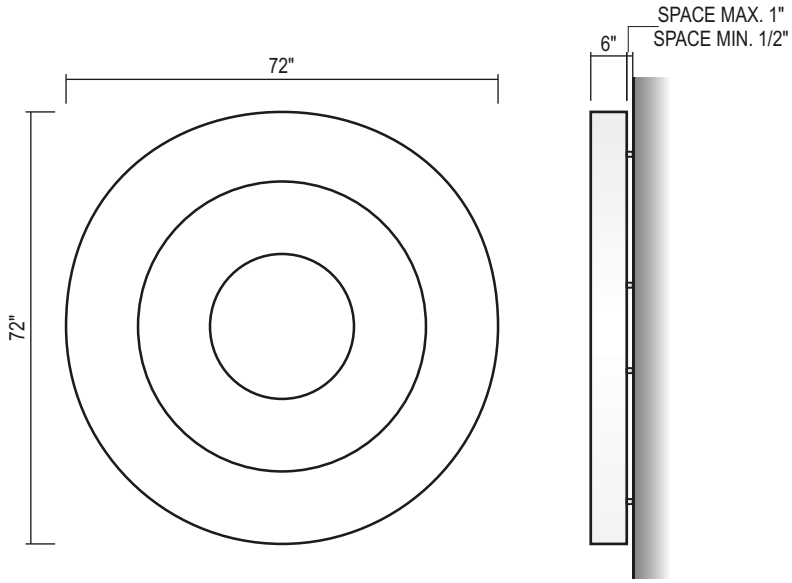
SCBA #19-23

## ELECTRICAL REQUIREMENTS

Total: 4.8 Amps

( 1 ) 120V 20A Circuit Required.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.




SIDE VIEW

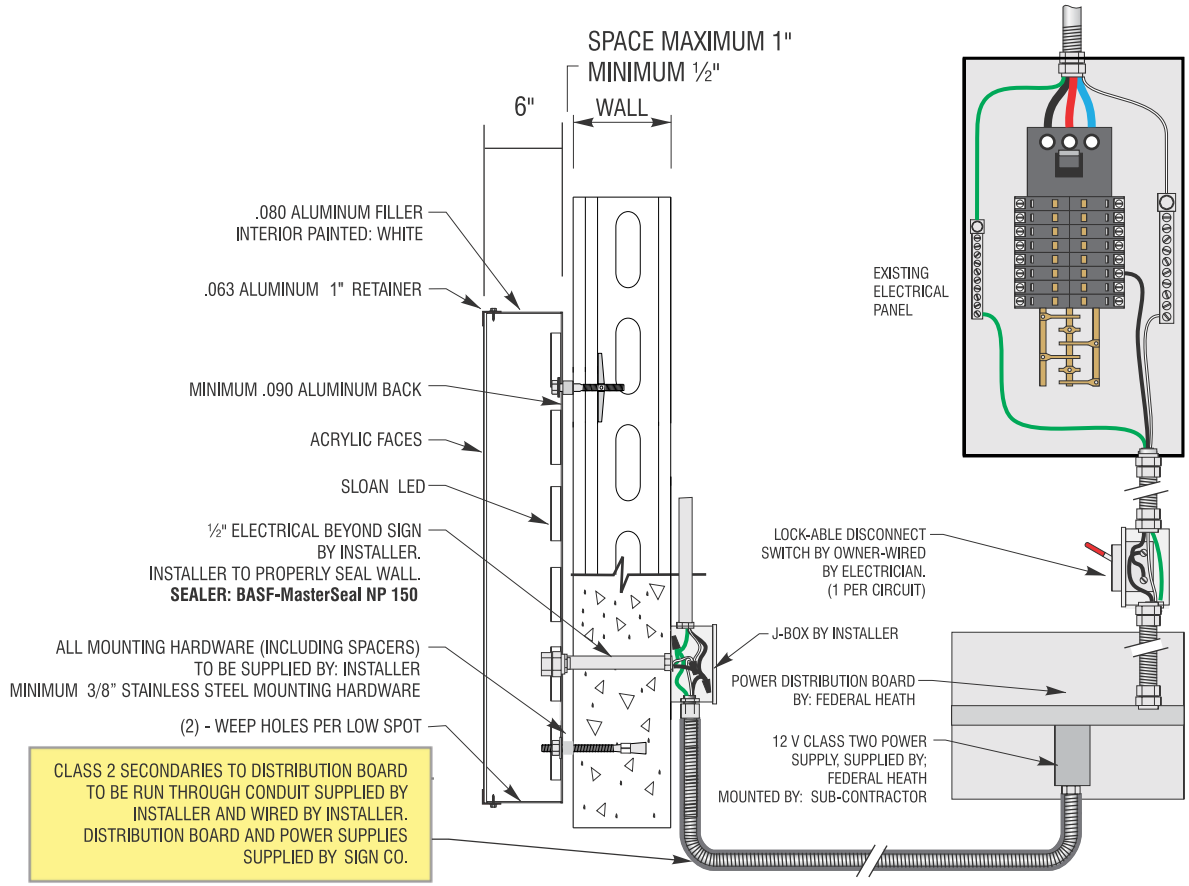
**6'-0" FACE-LIT LOGO (WHITE) - SQ.FT. 36.0**

QTY: 2

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

## MATERIAL FINISH COLORS

| Returns | Faces | Trimcap/Retainer | Illumination |
|---|---|---|---|
| WHITE | 7328 White ATUGLAS Acrylic | White | Sloan White LED |




**LOGO/LETTER WALL DETAIL** NOT TO SCALE
**(Generic)**

Drawing prepared by: ICON

**SIGNS 2-3**

Location: 1400 E Lake Cook Rd, Wheeling, IL. 60090

Proj #: 3563

Loc #: 1385

File Path: Active\ACCOUNTS\T\Target\Locations 2018\Project 3563\3563_1385_Wheeling_IL_R1

Drawing prepared for: target

| Rev #: | Req#: | Date: | Req. By: | Drawn By: | Revision Description: |
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| Original | 312612 | 05/31/19 | FB | JF | |
| Rev 1 | 314397 | 06/25/19 | FB | JF | Revised per updated entitlement package. |
| Rev 2 | 000000 | 00/00/00 | XXX | XXX | |
| Rev 3 | 000000 | 00/00/00 | XXX | XXX | |
| Rev 4 | 000000 | 00/00/00 | XXX | XXX | |
| Rev 5 | 000000 | 00/00/00 | XXX | XXX | |
| Rev 6 | 000000 | 00/00/00 | XXX | XXX | |
| Rev 7 | 000000 | 00/00/00 | XXX | XXX | |
| Rev 8 | 000000 | 00/00/00 | XXX | XXX | |
| Rev 9 | 000000 | 00/00/00 | XXX | XXX | |
| Rev 10 | 000000 | 00/00/00 | XXX | XXX | |

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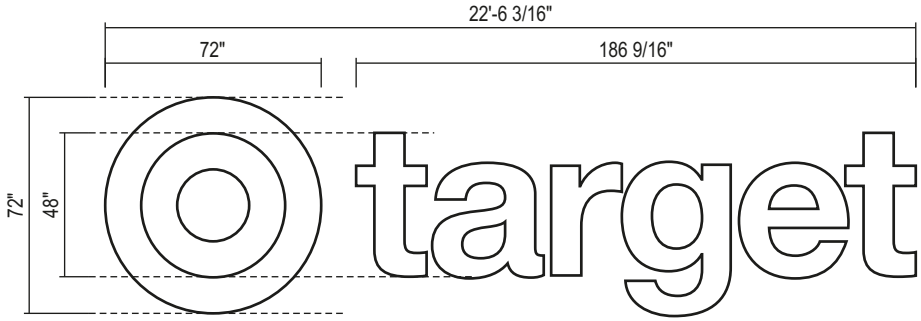
SCBA #19-23

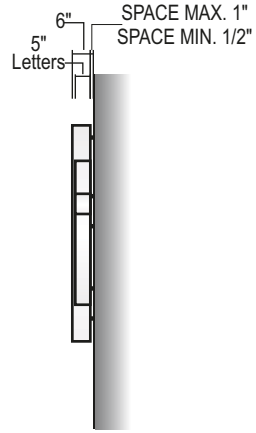
## ELECTRICAL REQUIREMENTS

Total: 4.8 Amps

( 1 ) 120V 20A Circuit Required.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

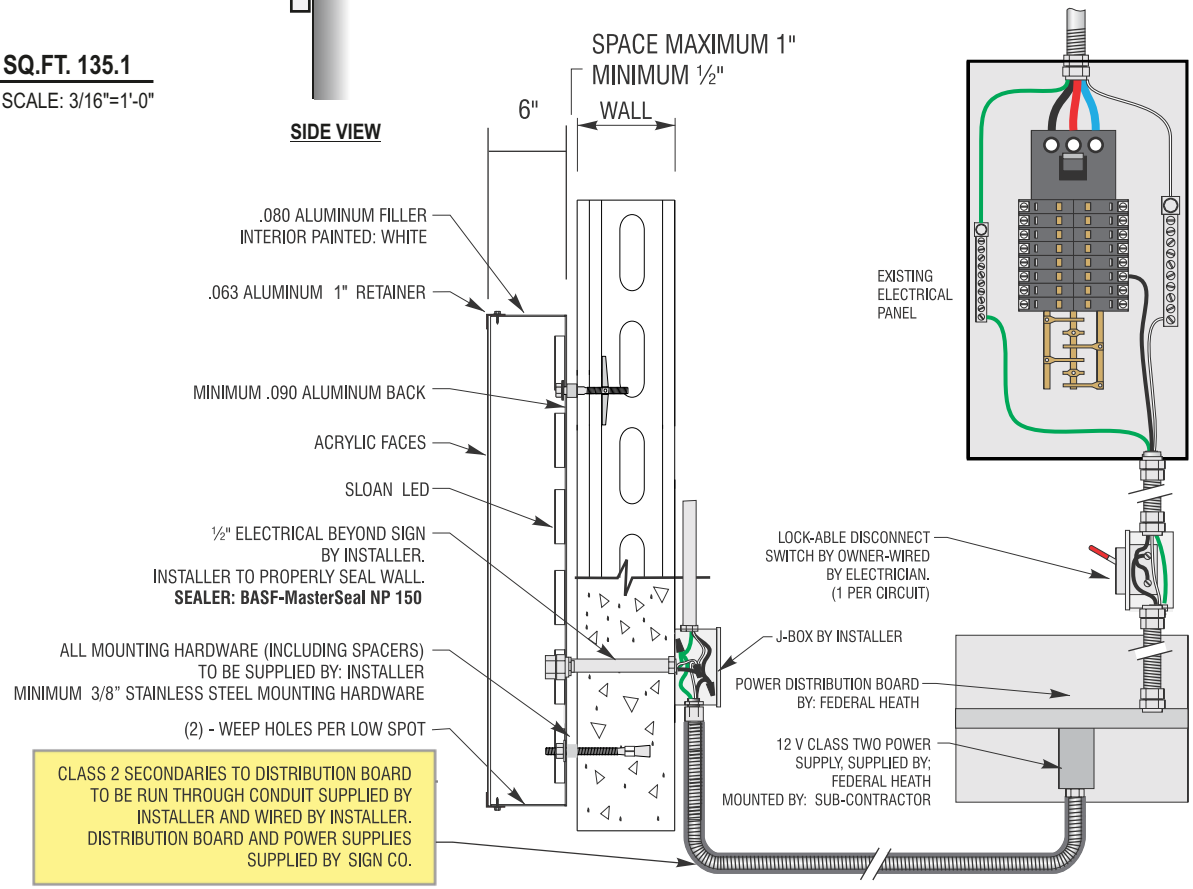



**LL72/48 LC-3 W - ILLUMINATED CHANNEL LETTERS (WHITE) - SQ.FT. 135.1**

QTY: 1 SCALE: 3/16"=1'-0"

**SIDE VIEW**




## MATERIAL FINISH COLORS

| Returns | Faces | Trimcap/Retainer | Illumination |
|---|---|---|---|
| WHITE | 7328 White ATUGLAS Acrylic | White | Sloan White LED |

**LOGO/LETTER WALL DETAIL** NOT TO SCALE
**(Generic)**

Drawing prepared by: ICON

**SIGN 4**

Location: 1400 E Lake Cook Rd, Wheeling, IL. 60090

Proj #: 3563

Loc #: 1385

File Path: Active\ACCOUNTS\T\Target\Locations 2018\Project 3563\3563_1385_Wheeling_IL_R1

Drawing prepared for: target

| Rev #: | Req#: | Date: | Req. By: | Drawn By: | Revision Description: |
|---|---|---|---|---|---|
| Original | 312612 | 05/31/19 | FB | JF | |
| Rev 1 | 314397 | 06/25/19 | FB | JF | Revised per updated entitlement package. |
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| Rev 3 | 000000 | 00/00/00 | XXX | XXX | |
| Rev 4 | 000000 | 00/00/00 | XXX | XXX | |
| Rev 5 | 000000 | 00/00/00 | XXX | XXX | |
| Rev 6 | 000000 | 00/00/00 | XXX | XXX | |
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| Rev 8 | 000000 | 00/00/00 | XXX | XXX | |
| Rev 9 | 000000 | 00/00/00 | XXX | XXX | |
| Rev 10 | 000000 | 00/00/00 | XXX | XXX | |

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"DRAWING SHOWN FOR EXAMPLE ONLY - DO NOT MANUFACTURE FROM THIS DRAWING UNLESS THIS LABEL HAS BEEN REMOVED"



# Proposed Signage

| Sign # | Qty. | Description | Sq. Ft. |
|---|---|---|---|
| 6 | 2 | **CUST. REF.**<br>Custom Replacement Face | N/A |

NOTES:
- FIELD VERIFY PRIOR TO FABRICATION

Existing Side A

Side B

Proposed Side A

Side B

N.T.S.

Drawing prepared by:

ICON

**SIGN 6**

**Location:**
1400 E Lake Cook Rd
Wheeling, IL. 60090

**Proj #:** 3563

**Loc #:** 1385

**File Path:**
Active\ACCOUNTS\T\Target\Locations 2018\Project 3563\3563_1385_Wheeling_IL_R1

Drawing prepared for: target

| Rev #: | Req#: | Date: | Req. By: | Drawn By: | Revision Description: |
|---|---|---|---|---|---|
| Original | 312612 | 05/31/19 | FB | JF | |
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| Rev 2 | 000000 | 00/00/00 | XXX | XXX | |
| Rev 3 | 000000 | 00/00/00 | XXX | XXX | |
| Rev 4 | 000000 | 00/00/00 | XXX | XXX | |
| Rev 5 | 000000 | 00/00/00 | XXX | XXX | |
| Rev 6 | 000000 | 00/00/00 | XXX | XXX | |

| Rev #: | Req#: | Date: | Req. By: | Drawn By: |
|---|---|---|---|---|
| Rev 7 | 000000 | 00/00/00 | XXX | XXX |
| Rev 8 | 000000 | 00/00/00 | XXX | XXX |
| Rev 9 | 000000 | 00/00/00 | XXX | XXX |
| Rev 10 | 000000 | 00/00/00 | XXX | XXX |

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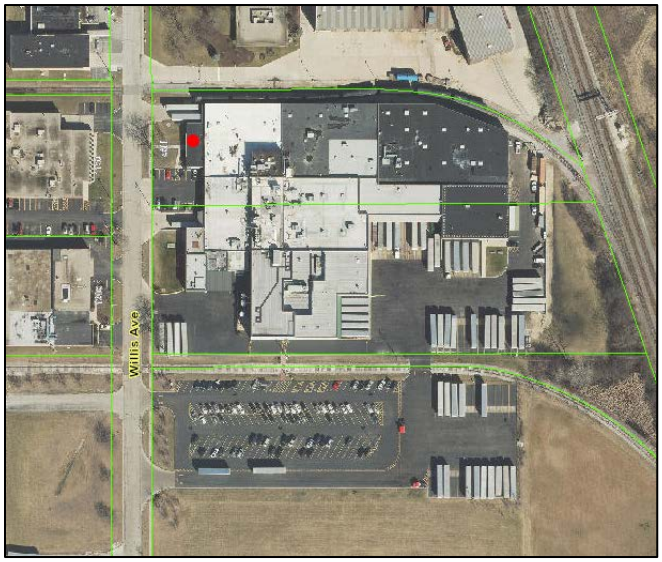
# VILLAGE OF WHEELING PLAN COMMISSION - STAFF PROJECT REVIEW

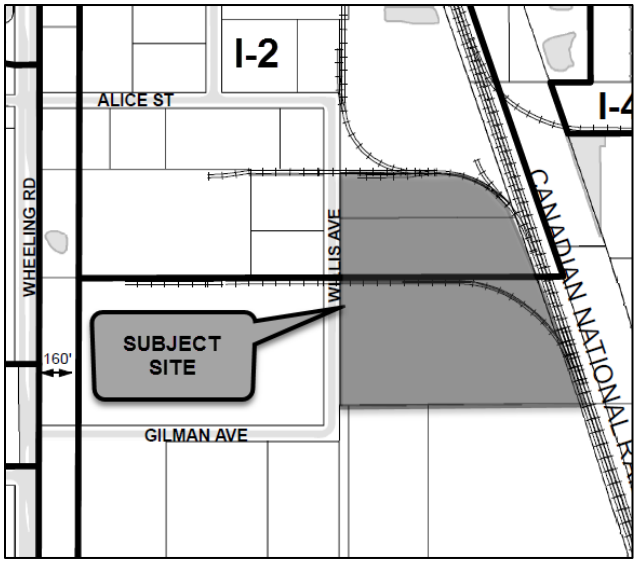
**SUBJECT:** Docket No. SCBA 19-25
Hidden Valley, 1197 Willis Ave.

**MEETING DATE:** August 8, 2019

**REQUESTED ACTION:** Appearance Approval of a Freestanding Sign

**LOCATION MAP:**




## GENERAL PROPERTY INFORMATION

| | |
|---|---|
| Applicant: | Michael Polivka (Corporate Sign Systems), 900 Central Ave., Roselle, IL 60172 |
| Property Size: | 734,527 sq. ft. (16.86 acres) |
| Existing Use of Property: | Industrial Use |
| Existing Zoning: | I-2 Limited Industrial District |
| Zoning History: | 2006-43, Approval of variance to permit three freestanding directional signs (over three square feet) to be located within 300 feet of each other.<br><br>SCBA 06-75, Appearance approval of three freestanding signs. |

## SUMMARY OF REQUEST

The petitioner requests appearance approval for the installation of a freestanding sign for Hidden Valley located at 1197 Willis Ave.

## SIGN ANALYSIS

The attached sign specifications and elevations are provided to describe the proposed freestanding sign. The double sided, non-illuminated freestanding sign will be eight feet tall by six feet wide, and fabricated from aluminum. It will consist of the "Hidden Valley" logo in color printed vinyl, "HV Manufacturing Company" in white vinyl, and "1197 Willis Ave." in white vinyl. Aluminum posts (4" x 4") will be set into the ground 42" deep. It will be located within an existing landscaped area.

The following table identifies permitted and proposed sign dimensions:

| Permitted Freestanding Sign Area (max) | Proposed Freestanding Sign Area |
|---|---|
| 100 sq. ft. | 30 sq. ft. |

**Landscaping:** A landscape plan has been provided for landscaping at the base of the freestanding sign, which will be incorporated into the existing landscaping (consisting of deciduous trees and shrubs). The area of new landscaping is approximately 36 sq. ft., which exceeds the size required by the Sign Code. The proposed landscape plan meets the species mix requirements, which includes evergreens/winter interest (compact juniper and dwarf yew), deciduous shrubs (existing vegetation), and perennial flowers (daffodil, purple aster, and moonbeam coreopsis).

## STAFF REVIEW

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

* * * * * *

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

**Approve Docket No. SCBA 19-25** to permit the installation of a double sided freestanding sign in accordance with the sign plans prepared by Corporate Sign Systems, Inc. (5 sheets total), dated 7/19/2019, and the Landscape Plan prepared by Corporate Sign Systems, Inc. (1 sheet total), dated 7/19/2019, located at 117 Willis Ave.

## ATTACHMENTS:

Photos of existing conditions (staff)

Hidden Valley Sign Plans (5 sheets total)

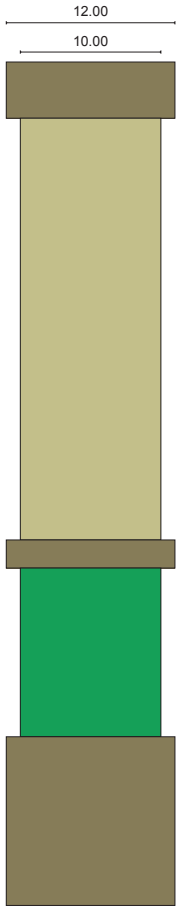
Landscape Plan (1 sheet total)

Existing conditions of project area (looking southeast)

**Hidden Valley – 1197 Willis Ave.**
Docket No. PC #19-25 (Appearance Approval of Freestanding Sign)

Existing signs on subject property.

SCBA #19-25




**Fabricated Aluminum Saddle Mount Monument Sign**

**PAINT COLORS:**

- #877C59
- #C3BF8B
- #009B37

| | | | | |
|---|---|---|---|---|
| **Corporate Sign Systems Inc.**<br>900 Central Ave. Roselle, IL 60172<br>P: 847.882.6100 | **HIDDEN VALLEY**<br>**MAIN OFFICE LOCATION**<br>**NEW MONUMENT SIGN**<br><br>**1197 Willis Ave.**<br>**WHEELING, IL 60090** | **REVISED PERMIT SUBMISSION**<br><br>**Date: 7/19/2019**<br><br>**WHEELING BUILDING DEPT. REVIEW SET** | **Client Approval** | **Sales Rep:**<br>Mike Polivka<br>**Design By:**<br>CSS<br>**Scale of Actual**<br>**8%** |

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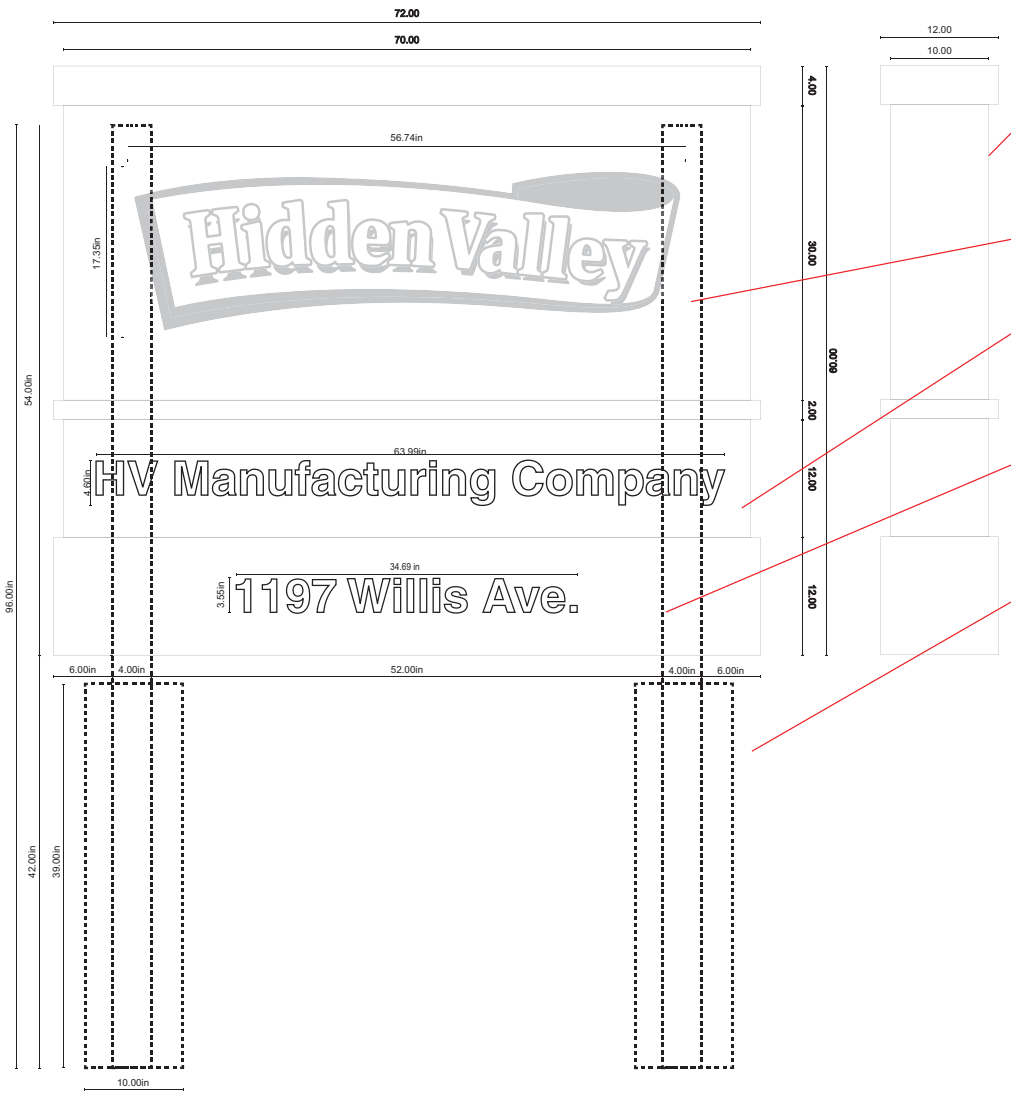
SCBA #19-25




DOUBLE SIDED Monument
* NON-ILLUMINATED
* Fabricated from Aluminum

"Hidden Valley" Logo:
56.74" Wide x 17.35" Tall
Color Printed Vinyl - Plot Cut
Applied directly to face

"HV Manufacturing Company"
63.99" Wide x 4.60" Tall
White Vinyl - Plot Cut
Applied directly to face

"1197 Willis Ave."
34.69" Wide x 3.55" Tall
White Vinyl - Plot Cut
Applied directly to face

4" x 4" Aluminum Posts
* Set into ground 42" Deep
* Concrete will be added for locking post in place.

TOTAL SQ. FT.
72" Wide x 60" Tall x 12" Depth
= 30 SQ FT.

| | | | | |
|---|---|---|---|---|
| **Corporate Sign Systems Inc.**<br>900 Central Ave. Roselle, IL 60172<br>P: 847.882.6100 | **HIDDEN VALLEY**<br>**MAIN OFFICE LOCATION**<br>**NEW MONUMENT SIGN**<br><br>**1197 Willis Ave.**<br>**WHEELING, IL 60090** | **REVISED PERMIT SUBMISSION**<br><br>**Date: 7/19/2019**<br><br>**WHEELING BUILDING DEPT. REVIEW SET** | **Client Approval** | **Sales Rep:**<br>Mike Polivka<br>**Design By:**<br>CSS<br>**Scale of Actual 5%** |

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SCBA #19-25

NORTHERN ELEVATION

SOUTHERN ELEVATION

* 6’ (wide) x 5’ (tall) x 12” (deep)
* (2) Aluminum post mount - posts set into ground below frost line at 42” deep
* Aluminum bodied monument sign to be painted in 3 different colors
* ALL TEXT TO BE PRINTED WITH WHITE VINYL - This will be the most cost efficient method
* Permit will be required by the city of WHEELING
* CLIENT TO PROVIDE LANDSCAPING AT THIS LOCATION. EXISTING BUSH TO BE RE-MOVED OR RELOCATED PRIOR TO OUR INSTALLATION

| | | | | |
|---|---|---|---|---|
| **Corporate Sign Systems Inc.**<br>900 Central Ave. Roselle, IL 60172<br>P: 847.882.6100 | **HIDDEN VALLEY**<br>**MAIN OFFICE LOCATION**<br>**NEW MONUMENT SIGN**<br><br>**1197 Willis Ave.**<br>**WHEELING, IL 60090** | **REVISED PERMIT SUBMISSION**<br><br>**Date: 7/19/2019**<br><br>**WHEELING BUILDING DEPT. REVIEW SET** | **Client Approval** | **Sales Rep:**<br>Mike Polivka<br>**Design By:**<br>CSS<br>**Scale of Actual** |

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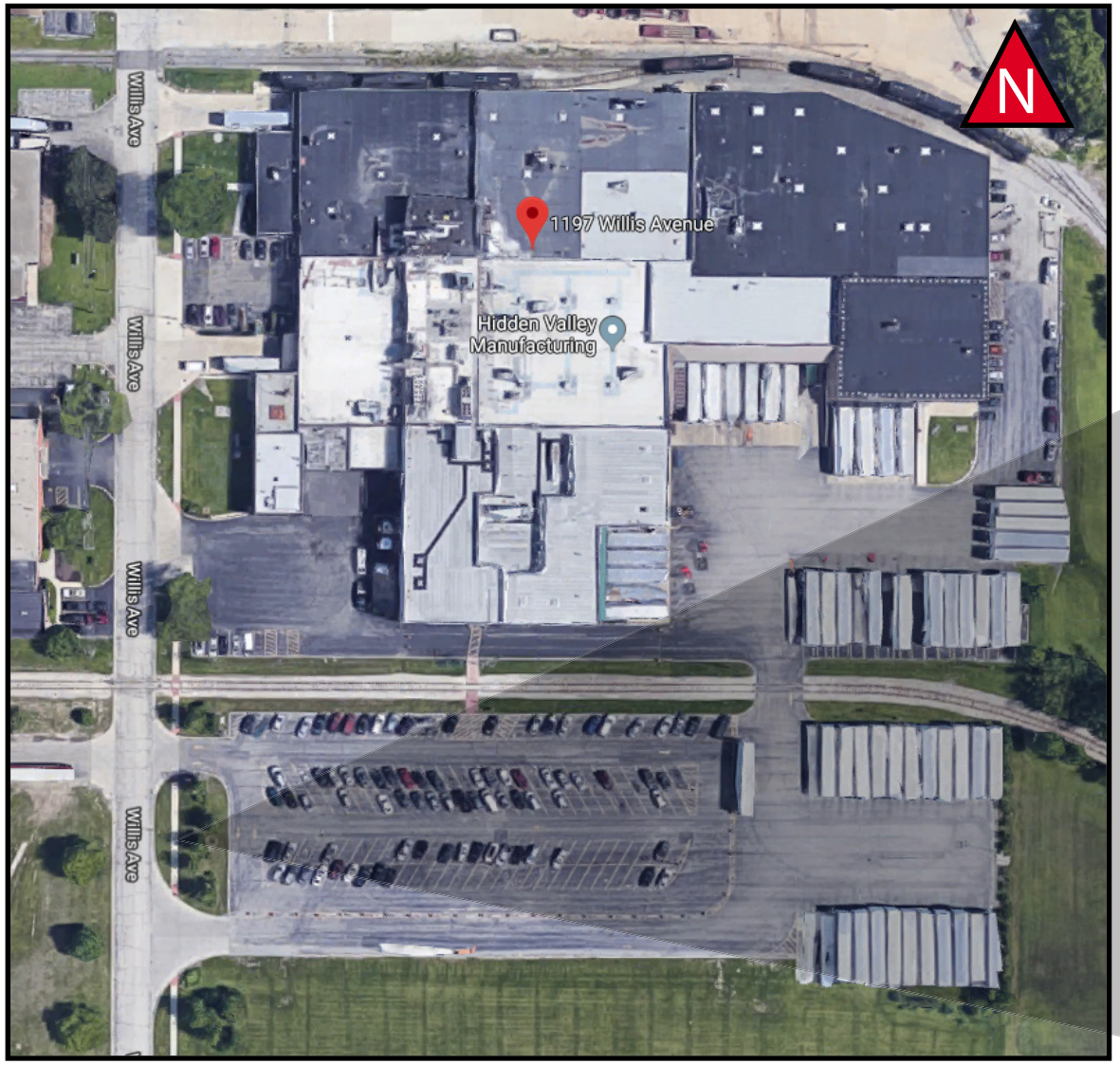
SCBA #19-25

PROPOSED LOCATION OF FUTURE MONUMENT SIGN ON PROPERTY



**Corporate Sign Systems Inc.**
900 Central Ave. Roselle, IL 60172
P: 847.882.6100


**HIDDEN VALLEY**
**MAIN OFFICE LOCATION**
**NEW MONUMENT SIGN**

**1197 Willis Ave.**
**WHEELING, IL 60090**

**REVISED PERMIT SUBMISSION**

**Date: 7/19/2019**

**WHEELING BUILDING DEPT. REVIEW SET**

**Client Approval**

**Sales Rep:** Mike Polivka
**Design By:** CSS

**Scale of Actual**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SCBA #19-25

# SOUTHERN ELEVATION

*REVISED TO 10' DISTANCE FROM SIDEWALK*

10' EAST OF SIDE WALK (TOWARDS HIDDEN VALLEY PARKING LOT)
* HIDDEN VALLEY LANDSCAPING TO REMOVE (1) EXISTING BUSH FOR SPECIFIED LOCATION.
* HIDDEN VALLEY LANDSCAPING TO UPDATE SURROUNDING LANDSCAPING PER LANDSCAPING PLAN ON FOLLOWING PAGE

| | | | | |
|---|---|---|---|---|
| **Corporate Sign Systems Inc.**<br>900 Central Ave. Roselle, IL 60172<br>P: 847.882.6100 | **HIDDEN VALLEY**<br>**MAIN OFFICE LOCATION**<br>**NEW MONUMENT SIGN**<br>-<br>**1197 Willis Ave.**<br>**WHEELING, IL 60090** | **REVISED PERMIT SUBMISSION**<br><br>**Date: 7/19/2019**<br><br>**WHEELING BUILDING DEPT. REVIEW SET** | **Client Approval** | **Sales Rep:**<br>Mike Polivka<br>**Design By:**<br>CSS<br>**Scale of Actual** |

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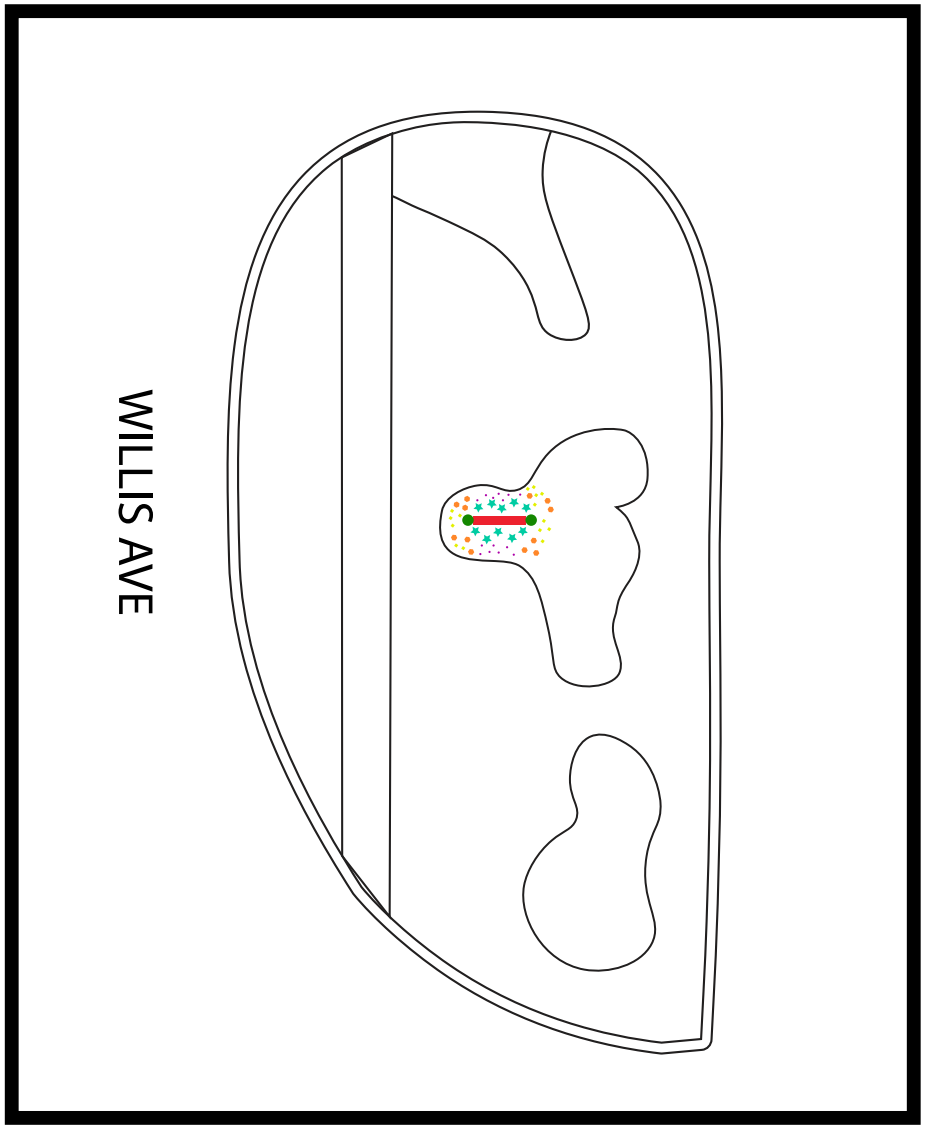
SCBA #19-25




- 2- 18" Dwarf Yews (Taxis Cuspidata Nana)
- 12- 1gal daffodils
- 10- 12" Compact Juniper
- 14- 1qt. Purple Asters
- 15- 1 gal. Moonbeam Coreopsis

Landscaping to be performed by Hidden Valley Landscapers

| | | | | |
|---|---|---|---|---|
| **Corporate Sign Systems Inc.**<br>900 Central Ave. Roselle, IL 60172<br>P: 847.882.6100 | **HIDDEN VALLEY**<br>**MAIN OFFICE LOCATION**<br>**NEW MONUMENT SIGN**<br><br>**1197 Willis Ave.**<br>**WHEELING, IL 60090** | **REVISED PERMIT SUBMISSION**<br><br>**Date: 7/19/2019**<br><br>**WHEELING BUILDING DEPT. REVIEW SET** | **Client Approval** | **Sales Rep:**<br>Mike Polivka<br>**Design By:**<br>CSS<br>**Scale of Actual** |

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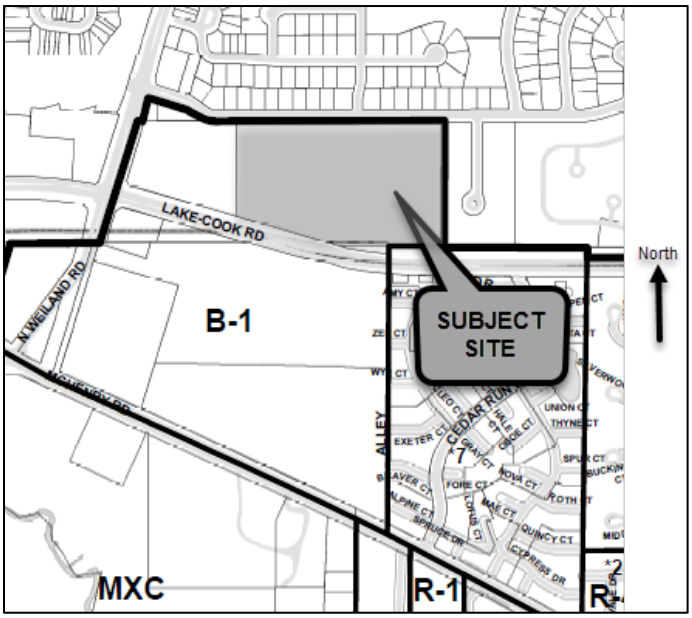
# VILLAGE OF WHEELING PLAN COMMISSION - STAFF PROJECT REVIEW

**SUBJECT:** Docket No. PC 19-15
Target, 1400 W. Lake Cook Rd.

**MEETING DATE:** August 8, 2019

**REQUESTED ACTION:** Minor Appearance Approval of Façade Improvements

**LOCATION MAP:**




## GENERAL PROPERTY INFORMATION

| | |
|---|---|
| Applicant: | Kimley Horn, 1001 Warrenville Rd. Lisle, IL 60532 |
| Property size: | 625,163 sq. ft. (14.35 acres) |
| Existing Use of Property: | Commercial retail space |
| Existing Zoning: | B-1, Planned Shopping Center District |
| Zoning History: | SCBA-16-05, Appearance approval of a wall sign, approved March 24, 2016.<br><br>2000-23, Approval of variance for sign area allowance, granted by Ordinance No. 3485 passed September 18, 2000. |

## SUMMARY OF REQUEST

The petitioner requests minor appearance approval for façade improvements to the existing Target store located at 1400 W. Lake Cook Road to reflect the new corporate branding scheme.

## SITE ANALYSIS

**Site Plan:** No changes are proposed to the site plan.

**Building Elevations:** The attached elevation plans are provided to describe the changes to the building's exterior. All four sides of the façade will be repainted with gray tones (existing color is tan color tones). In addition, a red background (EIFS material) will be installed behind the main wall signs on the west and south elevations. This red background and updated paint scheme is consistent with Target's new branding, which is being applied to all of their stores nationwide. The proposed building elevations are consistent with the adopted Building Design Guidelines.

## STAFF REVIEW

**Staff Recommended Action:** Staff recommends approval of the minor appearance for façade improvements.

*** * * * * ***

If the Plan Commission approves of the minor appearance review of the requested façade improvements, an appropriate motion would be to:

**Approve Docket No. PC 19-15,** granting minor appearance approval to the building facade in accordance with the elevation plans prepared by Icon, dated June 4, 2019, for Target, located at 1400 W. Lake Cook Road.

## ATTACHMENTS:

Photos of existing conditions (staff)

Target elevation plans (2 sheets)

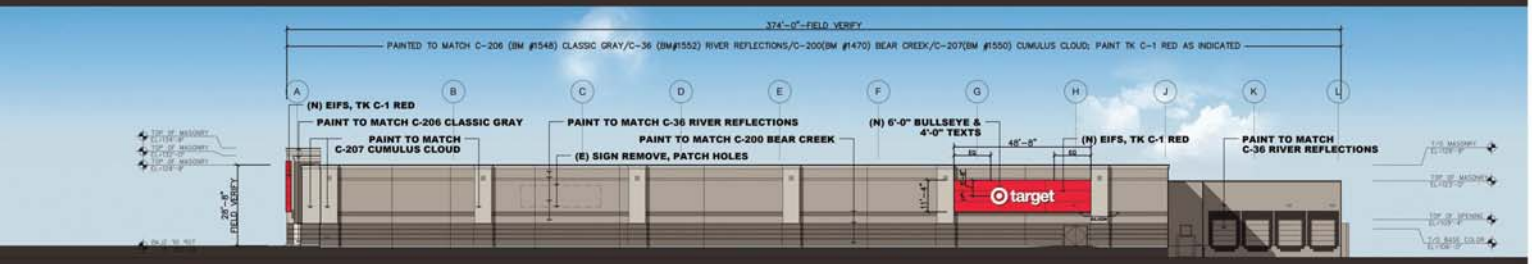
Existing conditions of front elevation (looking east)

Existing conditions of south elevation (looking northeast)

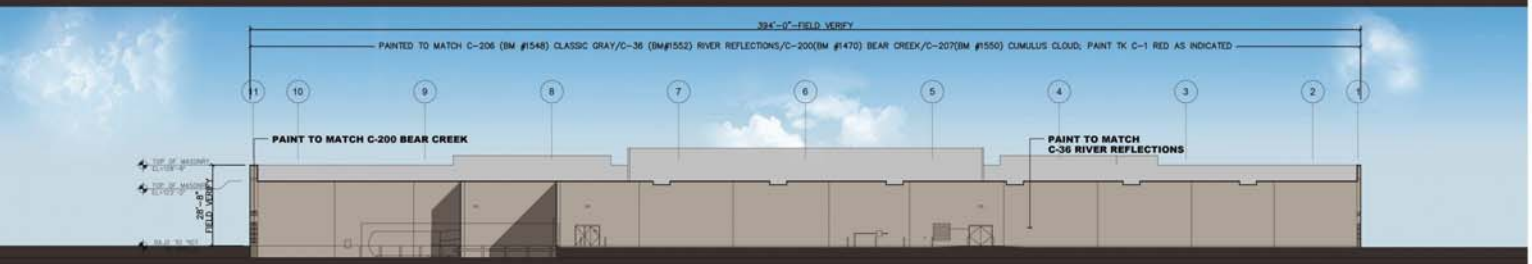
PC #19-15

West Elevation

North Elevation




South Elevation




East Elevation

- C-206 BM #1548 CLASSIC GRAY
- C-207 BM #1550 CUMULUS CLOUD
- C-36 BM #1552 RIVER REFLECTION
- C-200 BM # 1470 BEAR CREEK
- C-1.....RED-#TK -8010-1
- C-23 BRIGHT SILVER-#VALSPAR-439ZZ089M

NOTE:
* ALL COLORS ARE FOR REFERENCE ONLY.

*STORE EXTERIOR WALLS ARE PRIMARILY: CMU

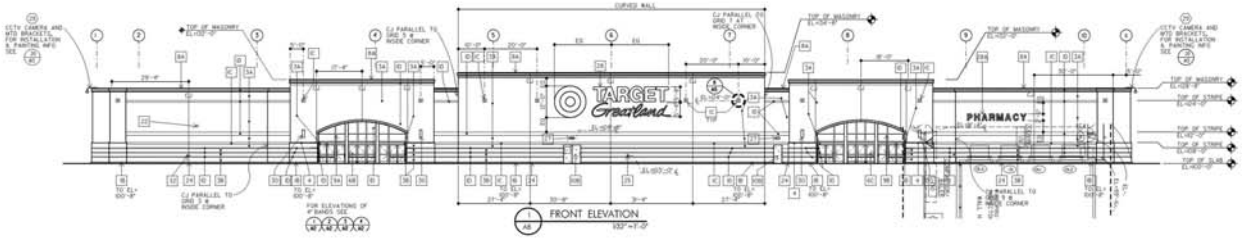
*BEN-3 : TRANSITIONAL , COLOR.....SILVER

# T-1385 Wheeling, IL : Exterior Elevation Refresh

**Proposed Elevations**

June 04, 2019

PC #19-15



Existing Condition

Proposed Front Elevation

# T-1385 Wheeling, IL : Exterior Elevation Refresh

June 04, 2019

# VILLAGE OF WHEELING PLAN COMMISSION - STAFF PROJECT REVIEW

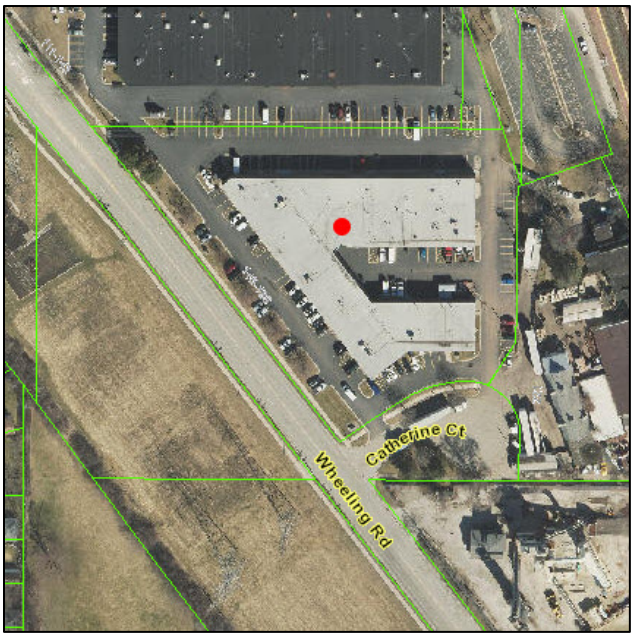
**SUBJECT:** Docket No. 2019-9 & PC 19-3
Catherine Court Industrial Condominium Association,
145-189 Wheeling Road

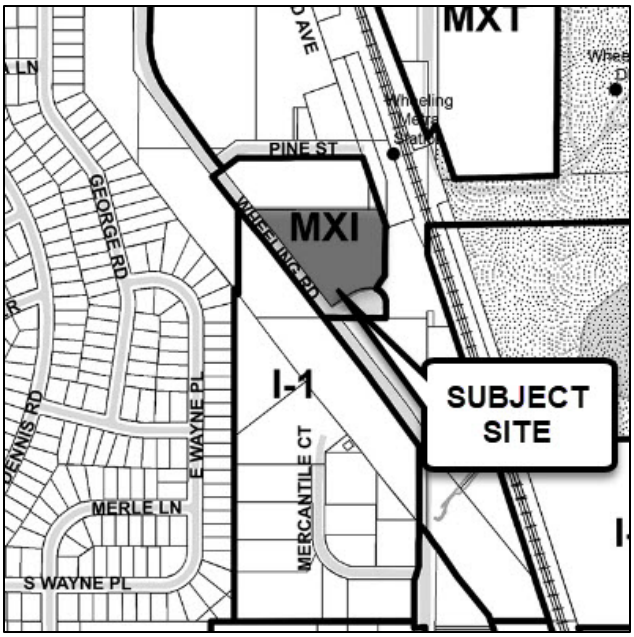
**MEETING DATE:** August 8, 2019

**REQUESTED ACTIONS:**
2019-9 Text Amendment to Modify the Utilization for Off-Street Parking to Include Commercial Vehicles

PC 19-3 Minor Site Plan Approval for Commercial Vehicle Parking

**LOCATION MAP:**




## GENERAL PROPERTY INFORMATION

| | |
|---|---|
| Applicant: | Catherine Court Industrial Condominium Association, owner |
| Property size: | 2.76 acres (120,244.27 sq. ft.)<br>38,994 sq. ft. building |
| Neighboring Property Land Use(s): | North: Industrial<br>West: Wheeling Road<br>South: Industrial/Catherine Court<br>East: Industrial |
| Existing Use of Property: | Industrial/Warehouse |
| Existing Zoning: | MXI, Industrial Mixed Use District |
| Comprehensive Plan Designation: | Transit Oriented Mixed-Use |

Zoning History: None

**SUMMARY OF REQUEST**

This petition was originally scheduled for a public hearing at the June 25th Plan Commission meeting. However, the items were continued to allow additional time to assess the requested action and proposed site plan amendments.

Following the June 25th continuance, the petitioner has worked with staff regarding their petition, which has resulted in a change to the requested actions. The petitioner is seeking minor site plan approval to permit parking of commercial vehicles associated with the various industrial unit owners at the subject property (Docket No. PC 19-3).

Since the current off-street parking regulations of the Zoning Code do not expressly permit vehicles associated with commercial operations to be parked on-site, a text amendment is needed to modify the off-street parking regulations to clarify commercial vehicle parking (Docket No. 2019-9).

**TEXT AMENDMENT ANALYSIS (Docket No. 2019-9)**

In the general provisions of the current parking regulations within the Zoning Code, the use of parking facilities shall be solely for vehicles of patrons, occupants or employees of such uses. In reference to contractor uses, the definition of "Contractor's Yard" specifically references the outdoor storage of contractor vehicles, while the definition of "Contractor's Shop" implies that parking would be located indoors. As a result, staff has not permitted commercial vehicles to be parked outside when associated with contractor businesses. Such application of the code can conflict with other sections of the zoning code, specifically permitted uses in zoning districts. Contractor's Shop is a permitted use in a variety of commercial and industrial districts, so it is to be expected that contractors will also have commercial vehicles associated with their operations. While the (contractor) use is permitted, their vehicles are not – if parked outside the building.

Such conflict is present at the subject property, an industrial condominium building, where each unit is owned by various commercial and light industrial businesses. The majority of the unit owners have commercial vehicles that cannot be parked inside their unit. With the support of Staff, the petitioner is seeking to amend the parking regulations to add clarity to the use of off-street parking facilities to permit parking of commercial vehicles associated with the operation of a business.

The following amendment to Section 19.11.010 of the Zoning Code is proposed (added text noted in **bold underline** and removed text is noted in ~~stricken text~~):

(3) Utilization.

**(A)** Required accessory off-street parking facilities provided for uses hereinafter listed shall be solely for the parking of vehicles of patrons, occupants or employees of such uses; except where shared parking is allowed under this section.

**(B) The parking of commercial vehicles necessary for the operation of the licensed business shall be permitted in non-residential zoning districts and located on the parking facility that serves such use. Commercial vehicles with exposed equipment such as racks, ladders, equipment boxes, towing or other rigging, containers, lifts, trailers, or other similar equipment shall be parked in the side area or rear area of the building provided the vehicle is generally screened from view from any street abutting the property or any abutting residential zoning district and shall be subject to the review procedures in Section 19.11.010(b)(2). The storage of equipment or materials in off-street parking facilities is prohibited.**

To address the concerns regarding commercial vehicles with exposed equipment (ladders, racks, towing equipment, trailers, etc.), staff has included requirements that parking shall be in the side or rear areas of the building and screened from view form any street. This is to ensure that a vehicle with visible equipment is located away from public view. Any commercial vehicle that is completely enclosed (pick-up truck, box truck/van, utility van, etc.) will be permitted to park in the parking lot that serves the business. Additionally, a prohibition on the use of parking stalls for open storage of equipment and materials has been added.

For vehicles with exposed equipment, the location of the parking area will also be subject to site plan review and approval by the Plan Commission. This process is outlined in Section 19.11.010(b)(2) of the parking code, which the reference has been added in the above text amendment.

**Standards for Text Amendment:** Following are the petitioner's responses (*in italics*) to the standards for special use. (Any staff comments follow the petitioner's response)

1. **Will the proposed rezoning or text amendment comply with the intent and purpose of Title 19, Zoning?**
   *"The proposed text amendment will clarify and identify commercial vehicle parking and permit designated parking for that vehicles for off-street parking facilities."*

   Staff concurs that the proposed text amendment will improve on the intent and purpose of the parking regulations.

2. **Will the proposed rezoning or text amendment comply with the Comprehensive Plan, Official Map and all other plans and policies adopted by the Village? If not, explain why the proposal is in the best interest of the Village.**
   *"The proposed text amendment only changes the parking situation in an accessory lot for commercial vehicles."*

   The proposed text amendment will not have an impact on the Comprehensive Plan, as this will reduce conflicts within the Zoning Code.

3. **How have the physical or economic conditions pertaining to the subject area changed, making the existing zoning district or code regulation inappropriate and the proposed zoning district or regulation appropriate?**
   *"The contemplated text amendment simply makes the code more current to consider and apply a different level of vehicle for these commercial associations/properties."*

   Staff concurs with the petitioner's response.

4. **How is the proposed rezoning or text amendment desirable and needed in the Village?**
   *"The proposed text amendment will address a current conflict in the zoning code, where commercial (contractor) uses are permitted, but the parking code does not clearly identify the vehicles associated with the use"*

   Staff concurs with the petitioner's response.

5. **How will the proposed rezoning or text amendment be compatible with and not unduly depreciate the use and value of the surrounding property?**
   *"The text amendment includes regulations for those vehicles with exposed equipment to be located away from public view and to be screened. Site plan review and approval by the Plan Commission will further allow for review of the proposed parking areas to ensure the location is suitable with the surrounding area."*

   Staff concurs with the petitioner's response.

6. **How will the proposed rezoning or text amendment contribute to a rational pattern of land uses which is beneficial to the Village?**
   *"The text amendment will establish clear regulations for the parking of commercial vehicles so that the parking location and screening contributes to the rational land use pattern."*

   Staff concurs with the petitioner's response.

## SITE PLAN ANALYSIS (DOCKET NO. PC 19-3)

**Site Plan:** The existing site will be modified to accommodate for commercial (contractor)-specific parking in the rear of the site (east of the building). No other changes are proposed to the site.

**Building Elevations:** No external changes are proposed.

**Parking/Access:** The petitioner is proposing to establish a dedicated parking area for commercial contractor vehicles in response to the proposed text amendment (2019-9). The majority of the parking lot will remain unchanged and will be used for employees, customers, and commercial vehicles without exposed equipment. As some of the unit

owners have commercial vehicles with exposed equipment/trailers, the petitioner is seeking to park those vehicles along the east property line. The existing parking stalls will be converted to a contractor parking "area" by restriping the pavement. The single ADA parking stall will remain. With the removal of these parking stalls, 111 parking spaces will remain on the site.

| Parking Required | Parking Provided | Parking Deficit/Surplus |
|---|---|---|
| 78 | 112 total (excludes contractor parking area) | +34 |

**STAFF REVIEW**

**Fire Department Review:** There are no review comments related to the request.

**Engineering Division Review:** There are no review comments related to the request.

**Staff Recommended Action:** Staff recommends approval of the text amendment and minor site plan approval.

* * * * * *

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

**Recommend approval of Docket No. 2019-9,** amending Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11, General Development Standards, to add commercial vehicle parking regulations.

**Approve Docket No. PC 19-3** granting a minor site plan 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 establish contractor vehicle parking for the property located at 145-189 Wheeling Road, in accordance with the site plan prepared by J. Hershey Architecture, dated June 5, 2019.

**ATTACHMENTS:**
Photos of existing conditions (staff)

Project Description Letter

Existing Site Plan

Proposed Contractor Parking Plan

Existing conditions of subject site (looking west – towards Wheeling Road, from Catherine Court)

Existing conditions of subject site (looking north - from rear of site)

Existing conditions of subject site (looking north - from rear of site)

Existing conditions of subject site (looking west - from rear of site)

Existing conditions of subject site (looking north - along Wheeling Road)

**CATHERINE COURT INDUSTRIAL CONDOMINIUM ASSOCIATION**

**PROJECT DESCRIPTION LETTER**

Catherine Court Industrial Condominium Association ("the Association") is proposing a project that involves re-striping its common area parking so as to accommodate the current needs of its owners to park specific contractor's vehicles. This revision is necessary to incorporate contractors' vehicles which were not contemplated in 2006 when the Association was converted from an MX classification to the newly created MXI classification. The proposed revision will follow the Rules of the Village of Wheeling which incorporate the Illinois Rules of the Roac. Presuming the Village accepts the revision and authorizes the Association to begin the project, the Association will adopt a Rule to reflect this new definition.

The Association proposes the amendment to the Wheeling Municipal Code to allow for outdoor parking of business vehicles within the surface parking lot of its multi-tenant building which is occupied by one *or* more contractor's shops. The outdoor parking will be limited to the licensed business owners at the Association. The outdoor storage of these contractor's vehicles is seasonal (winter). In all other aspects, these vehicles already comply with the existing code.

The Association has carefully reviewed the Wheeling Municipal Code and is sensitive to the regulations already in place. The Association has also considered the long term goals of the Village of Wheeling as it relates to growth and aesthetics. While the business operations may change within a Unit at the Association, this change will not result in a negative impact on the neighboring properties. In an effort to reach an optimal solution, the Association has conducted several meetings and reviewed the plats in order to present the ideal project to the Village.

The Association is located in an MXI district just off of Wheeling Road. The Wheeling train station is located nearby. The Association's property is separated from the train station by a fence. It is along that fence that the Association proposes to utilize the existing 20 perpendicular parking spots and re-stripe them, to convert each spot into several parking spots to accommodate the larger contractor's vehicles for storage when not in use during the off season.

The fence referenced in the preceding paragraph already provides a barrier between the train station and the Association, and it preserves the aesthetic quality the Village seeks with its expansion plan. In addition, one of the Unit Owners at the Association is a landscape architect and he would be willing to add shrubs and plants, if desired, in front of the fence to further enhance the appeal of this area. Currently, the 20 spaces along the fence are available for parking and, aside from the re-striping, there is no change proposed to the existing parking area. The remainder of the accessory lot has ample spaces for the unit owners and their guests.

At this time, the identifiable vehicles are: three Chevrolet 3500 series trucks, one 16 ft. enclosed trailer, one 12 ft. enclosed trailer, one 12 ft. flat bed trailer and one 8 ft. flat bed trailer. I have attached photos of the trailers for the Village's review. Each of these vehicles would be

classified as a light motor vehicle within the existing Wheeling Municipal Code, with the sole exception that each is used for commercial purposes. Each vehicle is registered with and licensed by the State of Illinois.

Thank you for the help, cooperation and consideration you have shown the Catherine Court Industrial Condominium Association with this project.

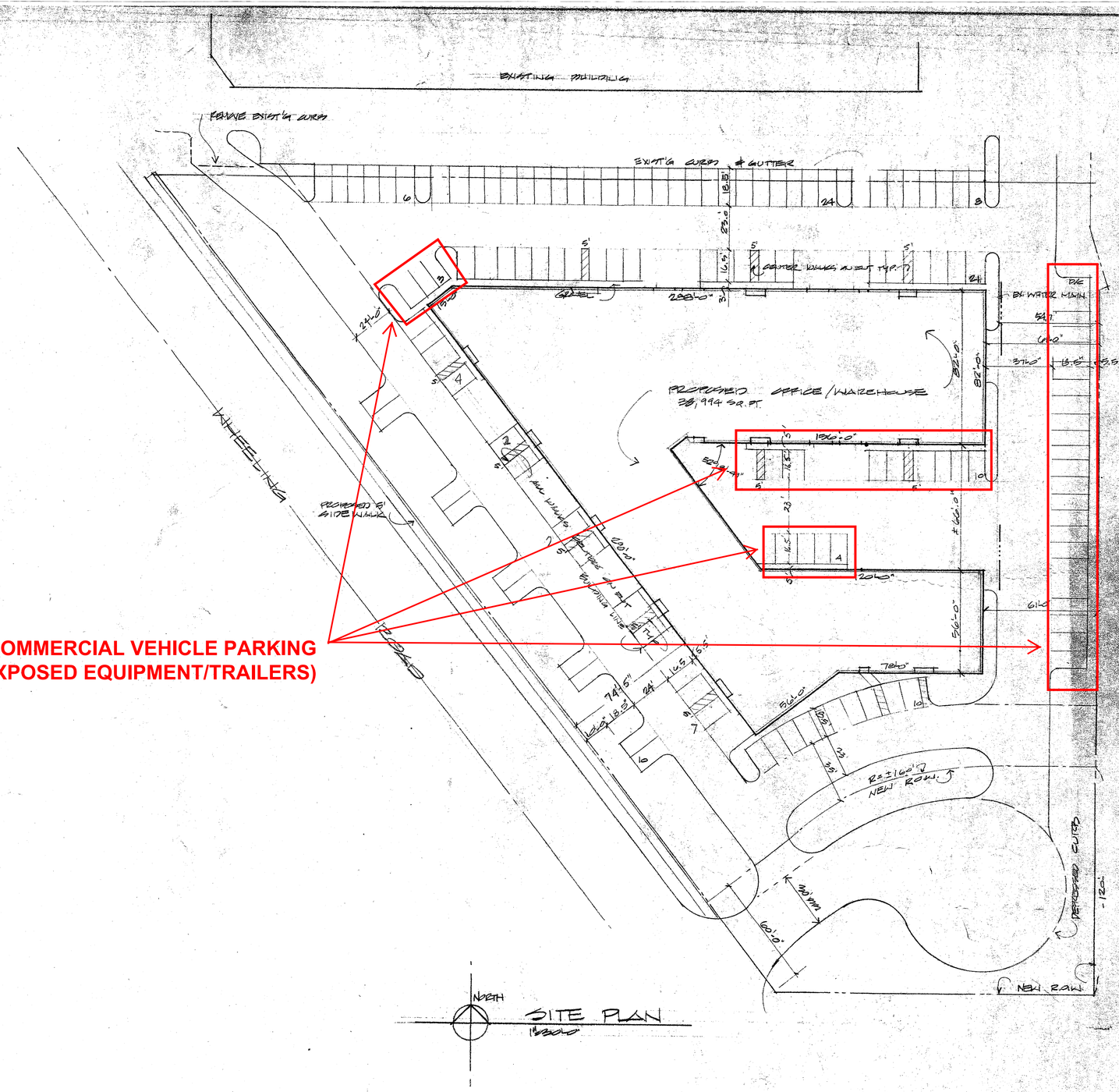
Respectfully Submitted:

_____

Catherine Court Industrial Condominium Association

By: One of Its Attorneys

Catherine Court Condos Prints




**PROPOSED COMMERCIAL VEHICLE PARKING (WITH EXPOSED EQUIPMENT/TRAILERS)**

CERTIFICATION

I CERTIFY THAT THESE DRAWINGS WERE PREPARED IN MY OFFICE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO THE BUILDING AND ZONING ORDINANCES OF _____

ARCHITECT ILLINOIS NO. 8748

DATE: 4/18/85
DRAWN JTH
CHECKED JH
REVISED 6/19/85
7/16/85

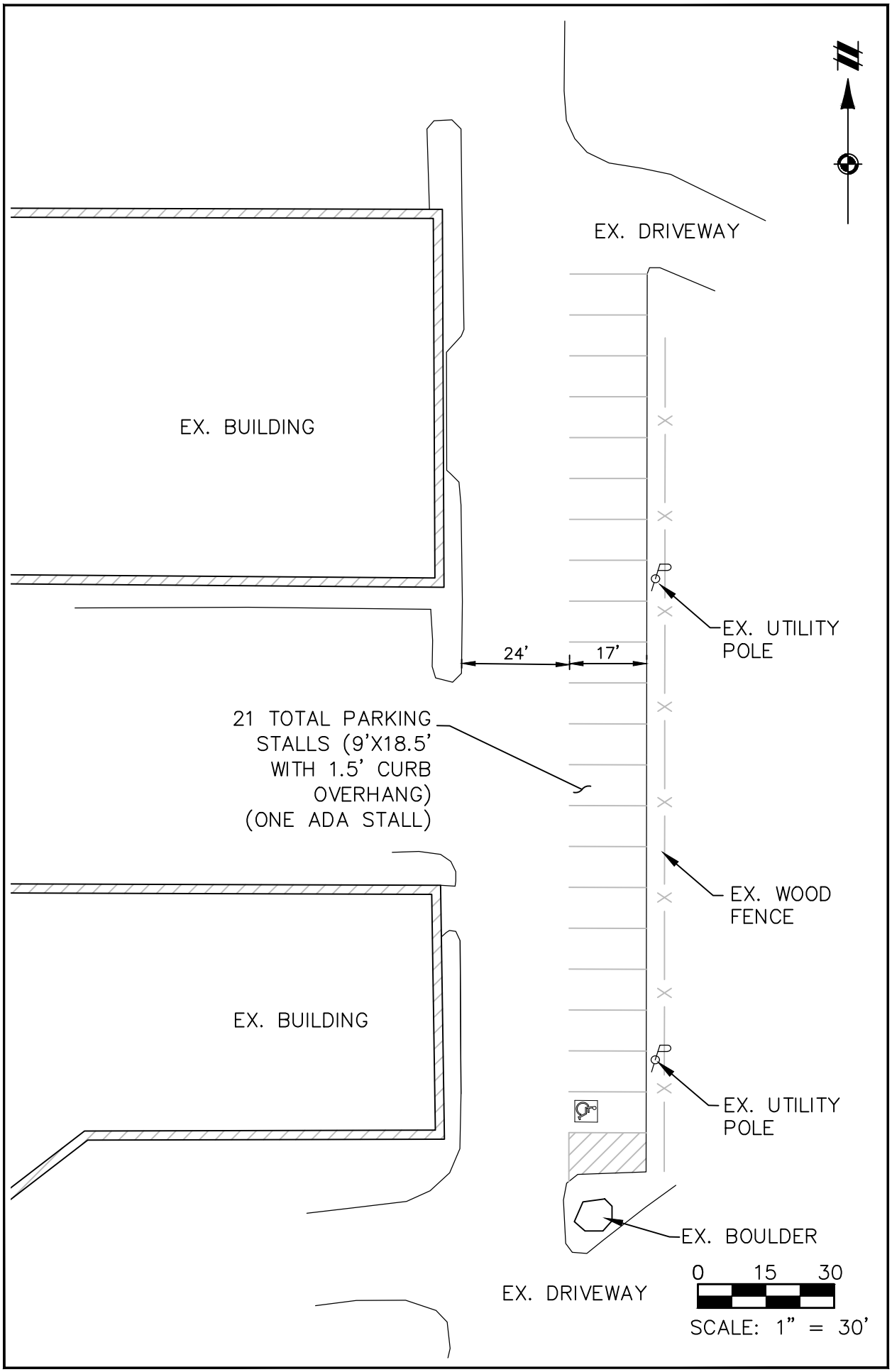
OFFICE/WAREHOUSE FOR
145 WHEELING RD
WHEELING ILL.

JEFFERY J. HEANEY
ARCHITECT
236 WAUKEGAN ROAD
GLENVIEW, IL 60025

JOB NO 85-140
SHEET NO
OF 7

**PC 19-3, Catherine Court Industrial Condos**

5 copies




PROJECT HISTORY

| | |
|---|---|
| ■ SD review | 06-05-19 |
| □ SD revisions | |
| □ DD review | |
| □ CD review | |
| □ CD revisions | |

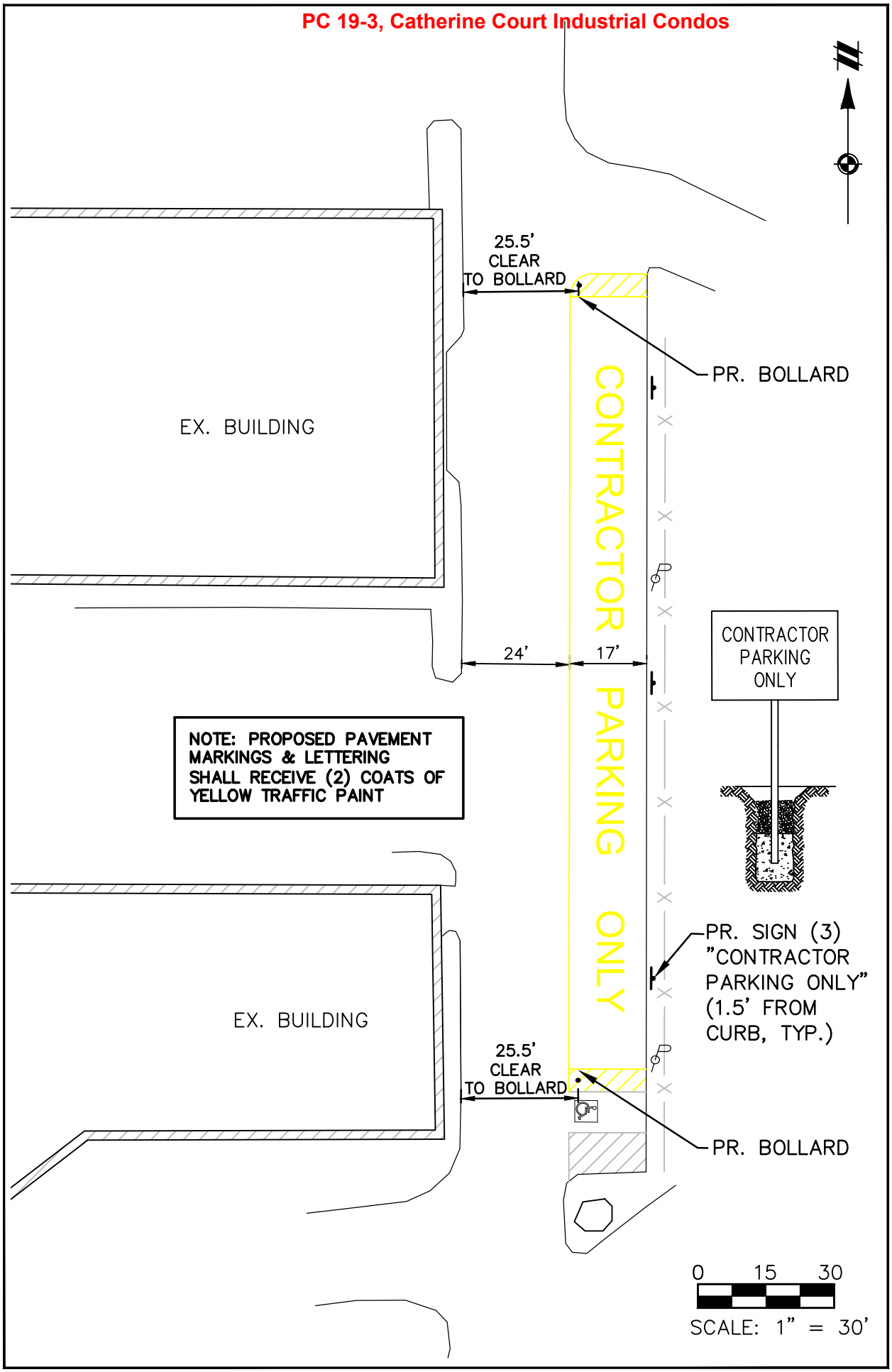
CATHERINE COURT CONDOMINIUM ASSOCIATION
145 WHEELING RD. WHEELING, IL

EXISTING SITE PLAN

J. HERSHEY ARCHITECTURE
~ *autographed with excellence* ~
28835 N. Herky Dr. Suite 104
Lake Bluff, Illinois 60044
(847) 549-5900
www.jhersheyarchitecture.com

| | |
|---|---|
| architect: | JH |
| drafted by: | DB |
| checked: | |
| scale: 1"=30' | |
| sheet number: | EXHIBIT A |
| project number: | 19010 |

PC 19-3, Catherine Court Industrial Condos




PROJECT HISTORY

| | |
|---|---|
| ■ SD review | 06-05-19 |
| □ SD revisions | |
| □ DD review | |
| □ CD review | |
| □ CD revisions | |

CATHERINE COURT CONDOMINIUM ASSOCIATION
145 WHEELING RD. WHEELING, IL
PROPOSED CONTRACTOR PARKING PLAN


J. HERSHEY ARCHITECTURE
~ *autographed with excellence* ~
28835 N. Herky Dr. Suite 104
Lake Bluff, Illinois 60044
(847) 549-5900
www.jhersheyarchitecture.com

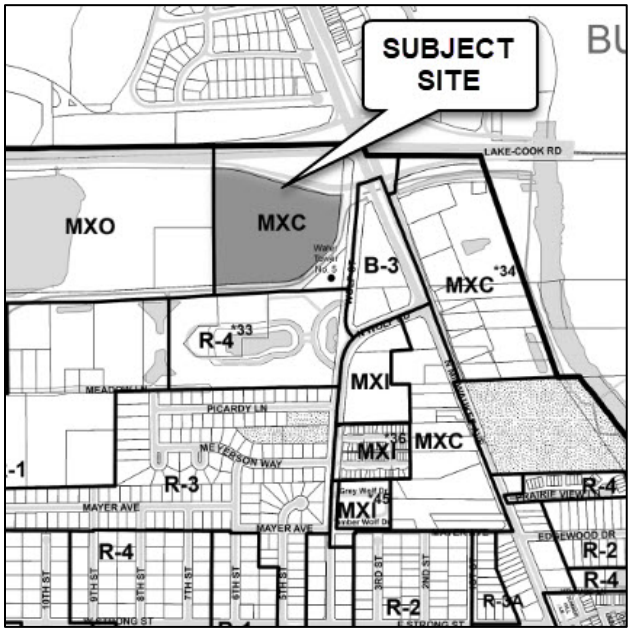

| | |
|---|---|
| architect: | JH |
| drafted by: | DB |
| checked: | |
| scale: | 1"=30' |
| sheet number: | EXHIBIT B |
| project number: | 19010 |

VILLAGE OF WHEELING PLAN COMMISSION - STAFF PROJECT REVIEW

**SUBJECT:** Concept Review -- Phased Planned Unit Development
Opus Development Group
SW Corner of Milwaukee Avenue & Lake Cook Road

**MEETING DATE:** August 8, 2019

**LOCATION MAP:**




## SUMMARY OF REQUEST

The Opus Group is proposing a phased Planned Unit Development (PUD) on a vacant 17-acre parcel at the southwest corner of Lake Cook and Milwaukee. For the current first phase, the Opus Group and Allegro Development are partnering to propose a senior housing development on a 6.15-acre portion of the site. The assisted living development would consist of a 160-unit building, of which 20 units would be memory care and the remainder would be assisted living and independent living.

The development team originally requested a single-phased PUD on a portion of the site. Staff facilitated the Concept Review meeting with the Board, which occurred on September 10, 2018. The current proposal is for a multi-phased PUD so that the full 17-acre tract can be master planned to ensure a cohesive overall development. Individual phases may proceed to final PUD as the detailed plans are developed, but the preliminary PUD must include the entire tract of land.

The Village Board will be discussing the attached concept plan at the August 5th meeting. Typically, comments from the Board concept review would be included in this report. However, in order to facilitate the petitioner's request to proceed to the Commission immediately following the Board review, such comments are not available at this time.

## PUD CONCEPT ANALYSIS

1. The materials submitted indicate that the PUD would require relief from a few requirements in the zoning code: overall density (27 units/acre proposed vs. 20 units/acre permitted); building height (4 stories proposed vs. 3 stories permitted); units below the 625 sq. ft. minimum size; and a parking variation. The applicant would need to provide additional detail to support these requests during the next stage of the review process.

2. Roadway infrastructure: Access to the development would be through the Wolf Court bridge (a Village capital project currently underway) and a driveway from the Lake Cook Road exit ramp.

3. The intention of the configuration of the site is to preserve frontage along Lake Cook Road for future development. Staff is concerned that bisecting the remaining land with a direct connection to the bridge may limit development potential by establishing that the future sites can't be joined into a single parcel.

4. The materials emphasize the pedestrian amenities and vibrant street level activity anticipated in the development. The Village has made progress toward implementing plans for pedestrian/bicycle connections along the diversion channel. It is not clear that this project would provide for a continuation of the connection along the Diversion Channel, extension of the Lake Cook Road sidewalk, or connections to Prairie Park. There is a sidewalk shown from the development to the Wolf Court bridge.

5. The site plan indicates that access drives connecting to the ramp and to the Wolf Court bridge would be available for the future development on the remaining land.

6. Due to the location of some of the parking within the structure itself, the site plan includes a significant amount of open space in the first phase of the development.

7. The concept plans do not yet provide the framework to illustrate basic expectations for the configuration (height, footprint) or design standards for the future phases. The preliminary PUD plan would be expected to establish how the future phases relate to the first phase in terms of site design and architecture.

## RECOMMENDED ACTION

Staff is seeking input and feedback from the Commission regarding the proposed PUD concept plan to provide additional direction to the development team in preparing a formal preliminary PUD plan submittal for subsequent review. Staff will provide a summary of the discussion from the August 5th Board meeting during the Plan Commission meeting.

## ATTACHMENTS:

Staff Concept Review Checklist

Project Description cover letter, dated July 15, 2019

Design Narrative, dated July 15, 2019

Concept PUD Plan Submittal (dated June 17, 2019)

Rendering with exterior materials (from September 2018 review)

Site plan showing development potential of future phases

**Concept Review Checklist: Opus Development (submittal received 7.15.2019)**

| Topic | Staff Comments |
|---|---|
| 1. Land Use:<br>Is project consistent with Comprehensive Plan, other Village Plans, and programs/initiatives ? | [Comprehensive Plan: Mixed-use, commercial and residential]<br>Yes, the plan provides for residential use adjacent to land and future phases that would be marketed to hotel and retail development. |
| 2. Context:<br>Does project relate well to existing area? | East/north: yes, the project connects directly to Wolf Court bridge and Lake Cook Road.<br>West/south: not clear at conceptual stage. |
| 3. Impact:<br>Is there a positive impact of the development potential of the surrounding area? | N/A - the land immediately adjacent to the subject property is developed. |
| 4. Phasing:<br>Is the plan for future phase(s) appropriate? | No, not clear if adequate flexibility is provided. The current plan indicates that the main east-west road to the Wolf Court bridge would bisect the future phases of the PUD. |
| 5. Visual character:<br>Is the project consistent with appearance / material standards? | First phase: Yes, the rendering shows an assisted living building that is consistent with appearance / material standards.<br>Future phases: No, the concept plans do not yet indicate basic standards for the future development. |
| 6. Access:<br>Is the proposed access suitable for the project? | First phase: yes, the access appears suitable.<br>Future phase: no, access constraints may limit potential. The concept plan also includes a road bisecting the land for the future phases. |

Senior Living Development at Lake Cook Road and Wolf Court
Wheeling, IL
PUD Concept Review Submittal
15 July 2019

OPUS
THE OPUS GROUP

Dear Village of Wheeling Staff,

On behalf of Opus Development Company, L.L.C. and Allegro Senior Living, we are pleased to submit the enclosed development proposal to the Village of Wheeling. Our proposal contemplates a state-of-the-art Senior Housing development located in the southwest quadrant of Lake Cook Road and Wolf Court.

The property has been vacant due to some development challenges this site faces. A few notable development hurdles include the previously challenging access, floodplain issues, wetland issues, infrastructure improvements that are required including new access off of the Lake Cook Road exit ramp, and general soil / site topography. A specific TIF request cannot be made at this juncture as we are still working through due diligence to determine what is required.

While there are development obstacles, there are also many benefits of this location, including outstanding traffic counts, great visibility, and adjacency to the natural features and a sidewalk network in a highly desirable neighborhood. The proposed development parcel also offers dramatic views of the surrounding area including creeks and wetlands, Prairie Park Development Condominiums as well as other adjacent commercial and mixed-uses.

This property is located at the very northeast corner of Wheeling, IL and is a tremendous opportunity to capture the attention of both residents and passerby. The proposed project will spark a new dynamic for those entering Wheeling from Riverwoods and Lincolnshire, and those exiting to the adjacent communities. Due to the size and location of this parcel, it is crucial that this project act as a catalyst for future near-by development. Our vision as a developer is to ignite this area, and create momentum for future retailers and residents.

The proposed four-story structure, including a partial basement will replace a 6.15 acre portion of the vacant 17 acre lot with 160 senior living units; 140 senior independent and assisted living units, 20 memory care units, and a full complement of amenities. The balance of the land will be retained by the current owner for future hotel and retail development. With such a large percentage of the units being independent living (±50%), this project requires a large proportion of amenity space within the footprint of the building. We design our amenity spaces to create an energy both inside and outside of the building, sparking a collaborative environment similar to that of market-rate multiple family developments. The proposed building is organized around a central atrium that includes an entry court for each use and an outdoor amenity area along the south-facing resident amenity court. The north and east courts are a focal point of the development, creating an attractive "front door" as well as enhancing the residents' views and experience via a parklike setting. The front elevations are a combination of premium materials including brick, metal and fiber cement with a timeless look and feel, creating a strong architectural character facing all street frontages.

The 17 acre property is currently zoned Mixed-Use Commercial (MXC) which aligns very well with our proposed project and fits with the Village's expectations in the district. The proposed project must go through a Planned Unit Development (PUD) process that includes requests for variances and special-use permits to accommodate various features of the project. Per our conversations with Village Staff to date, the plan is to take our 6.15 acre parcel through a final PUD process, with the hotel and retail parcels being entitled and developed at a future date, by a future developer. We feel that our master plan not only allows for a successful senior housing development of 6.15 acres, but also enables future developers to achieve success on the adjacent hotel and retail parcels. Please refer to the enclosed "project metrics" to review compliance with the existing zoning. Areas where we would like to collaborate with Village Staff, Plan Commission and the Village Board are highlighted in red since the existing project assumptions would not comply with underlying zoning requirements. We will be requesting flexibility on the following non-compliance items;

- Maximum Density

- Building Height
- Minimum Floor Area for Dwelling Units
- Parking Quantity

For more project details we invite you to review our comprehensive package included with this cover letter. We have also included a Development Summary which answers some specific concerns that have been raised by both Staff and the Village Board to date.

We look forward to partnering with the Village of Wheeling on this exciting project.

Thank you for your time and we welcome your feedback,

Mike Yungerman
Vice President, General Manager
Opus Development Company, L.L.C.

Josh Bauer
Real Estate Manager
Opus Development Company, L.L.C.

Senior Living Development at Lake Cook Road and Wolf Court
Wheeling, IL
PUD Concept Review Submittal – Design Narrative
15 July 2019

Dear Village of Wheeling Staff,

This 17 acre site, located in the northeast portion of the Village of Wheeling, is just off North Milwaukee Avenue and Lake Cook Road. The site will be accessed from a proposed curb cut on the east bound Lake Cook Road off ramp as well as the newly constructed bridge crossing from the east.

There are some unique features to the site. A considerable portion of the site is within a wetland and flood plain areas making the buildable portion approximately 8 acres. A land locked parks and recreation parcel site is just west of the site. Additionally the newly constructed bridge from Wolf Court will create an opportunity to design a landscaped gateway to the overall site.

The proposed concept site plan has evolved over the last several months with feedback from the Village of Wheeling planning staff as well as the Village Board through the initial concept review. The latest concept plan incorporates several features of feedback we have received to date.

The site is subdivided into three distinct land bays. The proposal senior living facility site (approximately 6.15 acres) occupies the northwest portion of the site adjacent to Lake Cook Road and the parks and recreation site. This site will be accessed from a strong axial relationship with the newly constructed bridge from Wolf Court. The axial approach creates two commercial sites that have a visual relationship to North Milwaukee Avenue, Lake Cook Road and the surrounding retail and commercial zones. The northeastern Outlot A is approximately 1.08 acres, the southeastern Outlot B is approximately 2.04 acres and Outlot C is approximately 5.63 acres containing storm detention, and wetlands. An additional feature of this concept plan is a road that travels along the southern portion of the senior housing site providing potential access to the parks and recreation site.

The proposed senior living facility is seen as a four-story structure on approximately three-forths of the building. The remaining building is a single story structure facing southwest. Architecturally it is envisioned that the building will be a combination of brick and painted paneling with detailing that fits the context of the area. As seen on the concept site plan, there are large landscaped garden areas surrounding the proposed building.

Dean Newins
Senior Vice President, Architecture
Opus AE Group, L.L.C.

Jay Fourniea
Senior Manager, Architecture
Opus AE Group, L.L.C.

PANORAMIC VIEW FROM NORTH, LAKE COOK ROAD OFF RAMP IN FOREGROUND, MILWAUKEE AVENUE ON LEFT

EXISTING CREEK SURROUNDING EAST AND SOUTHERN PERIMETER

EXISTING SITE FROM SOUTHWEST LOOKING NORTHEAST

EXISTING CREEK AT FUTURE CROSSING

31394005

OPUS
THE OPUS GROUP

# Wheeling, IL - Allegro

Wheeling, IL

## Site Images

06/17/19

WHEELING WATER TOWER ADJACENT SITE

PRAIRIE PARK DEVELOPMENT TO SOUTH OF SITE

OFFICE DEVELOPMENT TO THE NORTHEAST OF SITE

WOLF COURT AND WOLF ROAD LANDSCAPE EXPERIENCE

RAM RESTAURANT AND BREWERY  EAST OF SITE

WESTIN DEVELOPMENT EAST OF SITE

31394005

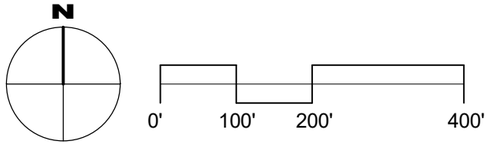
OPUS
THE OPUS GROUP

# Wheeling, IL - Allegro

Wheeling, IL

# Surrounding Context Images

06/17/19




31394005

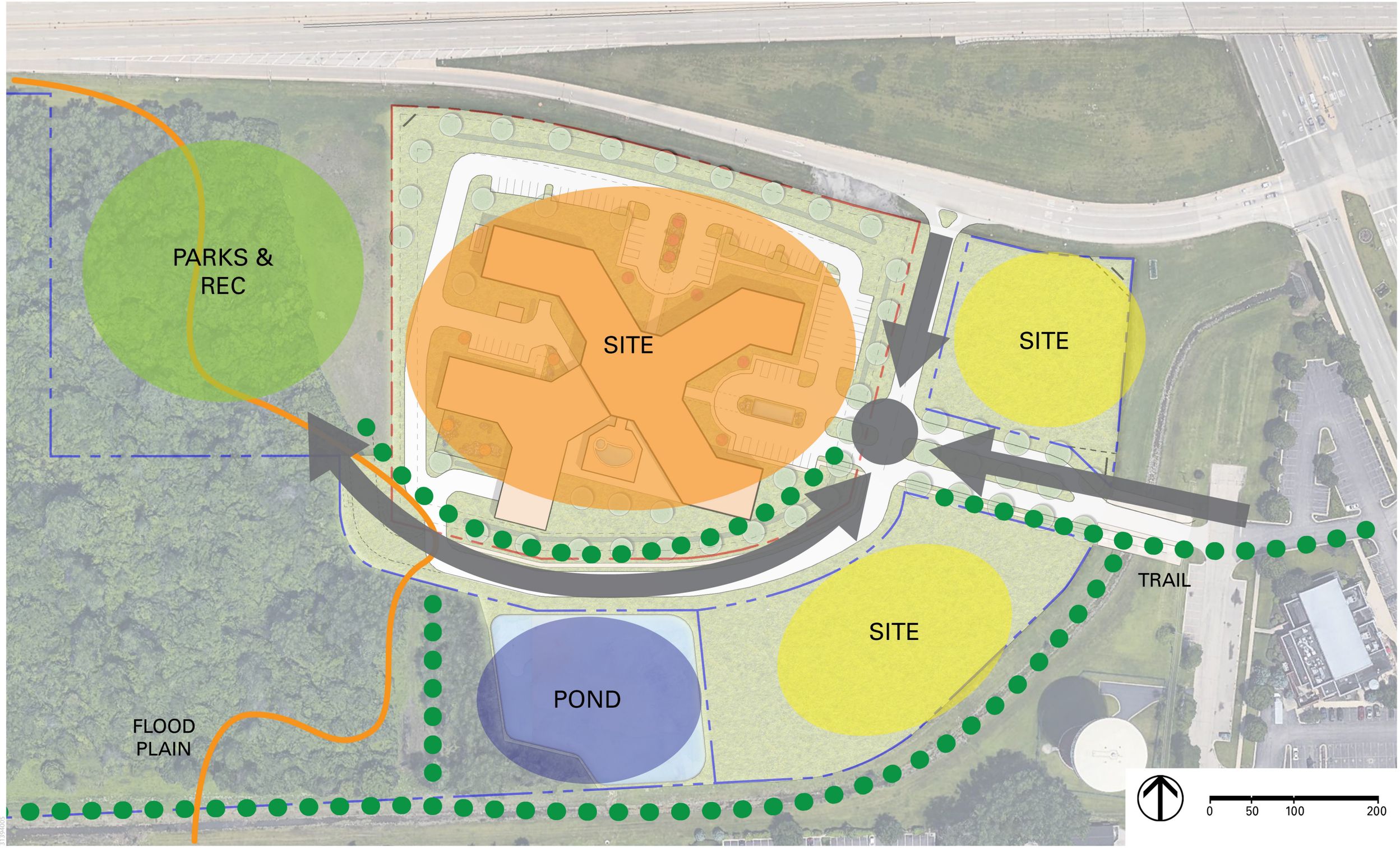
OPUS
THE OPUS GROUP

# Wheeling, IL - Allegro

Wheeling, IL

# Vicinity Map

06/17/19




OPUS
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Wheeling, IL - Allegro
Wheeling, IL

Concept Site Plan Diagram
06/17/19

31394002

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THE OPUS GROUP

# Wheeling, IL - Allegro

Wheeling, IL

## Concept Site Plan

06/17/19

| Levels | Use | Total GSF | Garage GSF | Apt GSF | MC Units | IL/AL Units | Parking Stalls |
|---|---|---|---|---|---|---|---|
| Level 4 | AL, IL | 41,450 | | 41,450 | | 36 | |
| Level 3 | AL, IL | 41,450 | | 41,450 | | 36 | |
| Level 2 | AL, IL | 41,450 | | 41,450 | | 36 | |
| Level 1 | A, L, P, MC, AL, IL | 64,250 | | 64,250 | 20 | 32 | 80 |
| Level B1 | P | 31,600 | 31,600 | | | | 80 |
| **Total** | | **220,200** | **31,600** | **188,600** | **20** | **140** | **160** |

**A - Amenity** **MC - Memory Care**
**L - Lobby** **AL - Assisted Living**
**P - Parking** **IL - Independent Living**

| Zoning Information | | |
|---|---|---|
| Notes: | | |
| | Ordinance | Proposed |
| Zoning Class | MXC | MXC |
| Use 1 - Multi-Family | Permitted | Permitted |
| Use 2 - Assisted Living/Memory Care | Special Use | Special Use |
| Lot Area (Requires Board Approval) | | +/- 6.15 AC |
| Minimum Lot Area | | .5 AC |
| Max. F.A.R. | 20 Units / AC | **27 Units / AC** |
| Open Space Ratio | N/A | TBD |
| Max. Height | 35' / 3 stories | **4 Stories** |
| Minimum Floor Area Dwelling Units | 675 SF | **Less than 490 SF** |
| Exterior Materials | Min. 50% Brick | Min. 50% Brick |
| Bldg. Setback - Front | 30' | 125' |
| Bldg. Setback - Rear | 30' | 30' |
| Bldg. Setback - Side | 30' | East: 105' from access easement; West: 50' |
| Parking Setback - Front | 10' | 20' |
| Parking Setback - Rear | 10' | N/A |
| Parking Setback - Side | 10' | East: 30' from access easement; West: 10' |
| ADA Parking | 7 Stalls | 7 Stalls |
| Parking Stall Size | 9'-0" x 18'-6" | 9'-0" x 18'-6" |
| Drive Aisle Width | 25' | 25' |
| Loading Area | | 1 |

| Parking Analysis | | | |
|---|---|---|---|
| Notes: | | | |
| User | Ordinance | Required | Proposed |
| Senior Housing | 1 stall/ BR + 1 guest / 3 units + 1 / employee (Of this total, 0.5 / unit must be garaged spaces) | 205 | **140** |
| Nursing Home | 1 / Bed + 1 / employee | 20 | **20** |
| Total | | 225 | **160** |

Note: All development standards for properties located in any Mixed Use District shall be established through the Planned Unit Development process. Portions of a development that are completely residential in nature shall be considered with respect to the R-4 district regulations.

31394005

OPUS THE OPUS GROUP

# Wheeling, IL - Allegro

Wheeling, IL

# Metrics

06/17/19

Allegro
Allegro

BRIDGE OVERPASS

ALLEGRO SIGN

50' - 0" BUILDING SETBACK

170 SURFACE PARKING STALLS

LAKE COOK ROAD RAMP

FINAL LOCATION TO BE CONFIRMED BY CIVIL AND PLANNED D.O.T. LOCATION

60' - 0" R.O.W.

GENERATOR ENCLOSURE

TRASH ENCLOSURE

AL ENTRY

SERVICE

4-STORY INDEPENDENT + ASSISTED LIVING

IL ENTRY

FOUNTAIN

MC ENTRY

1-STORY MEMORY CARE

MEMORY GARDEN

EXTERIOR AMENITY

POOL

GARAGE RAMP DOWN

10' - 0" PARKING SETBACK

30' - 0" BLDG SETBACK

PROPOSED PARKS AND RECREATION LAND ACCESS

RETAIL/OFFICE (BY OTHERS) +/- 6,000 SF

+/- 40 STALLS

ALLEGRO SIGN

PROPOSED SIGN EASEMENT

OUTLOT A APPROX. 1.08 ACRES

OPTIONAL DRIVE-THRU

PROPOSED SIGN EASEMENT

ALLEGRO AND RETAIL/OFFICE SIGN

ROUTE 21 - MILWAUKEE AVE

MAIN STREET BRIDGE

+/- 70 STALLS

HOTEL (BY OTHERS)

OUTLOT B APPROX. 2.04 ACRES

DETENTION POND APPROX. 1 ACRE

OUTLOT C APPROX. 5.63 ACRES

REVISED FLOOD ZONE LINE

31394002

OPUS THE OPUS GROUP

# Wheeling, IL - Allegro

Wheeling, IL

**Plan Commission** **July 25, 2019**
**Regular Meeting**

---

## 1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on Thursday, July 25, 2019.

## 2. PLEDGE OF ALLEGIANCE

## 3. ROLL CALL

Present were Commissioners Creech, Johnson, Kalis and Yedinak. Commissioner Blinova was absent with prior notice. 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 19-22
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

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

**Approve Docket No. SCBA 19-22** 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.

**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.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

## 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

Since the petitioner was not present, Commissioner Creech moved, seconded by Commissioner Kalis to move PC 19-7 to the next agenda item. The motion was approved by a voice vote.

Mr. Robles explained the proposal is for landscape alterations associated with the condition of approval in 2016 from the Plan Commission's review of major site plan changes regarding the subject property. The request was previously discussed at the March 14th Plan Commission meeting. Following the discussion, the Plan Commission requested the petitioner work with Staff to enhance the landscape plan and include some additional seasonal color specifically with the focus on Dundee Road. The petitioner has worked with Staff in revising the Plan and the final version is being presented which is a more accurately representation of many of the changes that occurred at the property with new seating areas. The plan includes 5 new trees planted along Dundee that will provide additional color to the existing trees as well as some additional shrubs along the western entrance to the main drive off Dundee with some interior grass to clean up the areas. There is one condition Staff is recommending regarding engineering. Staff is in support of the plan.

Mr. Boris Strat was present.

Mr. Strat confirmed they would apply for a permit for the trash enclosure. It will be changed to cedar with metal poles. They are removing the old and putting in new.

Commissioner Creech asked about the trash enclosure. Mr. Robles explained the permit had been submitted to construct the originally approved cedar wood fence enclosure to replace the white vinyl enclosure that was previously installed.

Commissioner Creech questioned the minimum caliper for the new trees. Mr. Robles confirmed the minimum is 3" at install. They will verify with the petitioner that they meet the required size at planting.

Commissioner Yedinak questioned if they wanted to consider changing out the crab apple tree since they were very messy. Mr. Strat confirmed it bloomed like an apple tree but did not produce fruit.

Commissioner Kalis would have appreciated receiving the colors of the landscaping but thanked the petitioner for providing the other details.

Mr. Strat referred to Staff's proposed condition. He explained they started removing the dirt and putting it back on the property, but the Village was against it. He mentioned he still has a lot of dirt that was supposed to go back to Arbor Court. Mr. Robles explained Staff didn't have a problem with it but wants to make sure it doesn't cover any drains and the location will need to be verified by Engineering Review.

Commissioner Creech moved, seconded by Commissioner Kalis 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.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

**B)** Docket No. PC 19-6
Fresh Farms
20 S. Milwaukee Avenue
Minor Site Plan and Appearance Approval for Building Additions

Mr. Robles explained the request is for site plan and appearance approval for a revised vestibule addition to the front of the store or the north elevation as well as a small storage addition and relocated dumpster enclosure within the rear of the property (SW) of the grocery store. There was a similar addition that was discussed at the May 9th meeting for a different vestibule in terms

of the design and architecture but in the same location. Since that time, the owner has changed their mind regarding the design and is seeking a different proposal tonight. Staff is in support of the site plan and appearance approval subject to the three proposed conditions stated in the Staff Report.

Mr. Angelo Stamatoukos, architect, 113 Center Avenue, Willowbrook, IL was present.

Mr. Stamatoukos explained after his firm got involved, they decided to add a tower to match the character of the existing building. The material will match the existing material. The two existing towers have stone so they will use the same material for the proposed tower with slate roofing and cut stone below the window. They are also proposing an addition to the rear of the building to be used for the bakery and will be constructed out of masonry. Elevations were provided. There is currently an existing row of glazed block. He will continue the style but will use brick instead of stone. He confirmed no changes were made to the receiving area.

In response to Commissioner Kalis' question, Mr. Stamatoukos confirmed the trash enclosure would include the same material.

Commissioner Yedinak questioned if the footprint of the new vestibule would be the same size as the previously approved plan. Mr. Stamatoukos was unsure of the original footprint. Commissioner Yedinak questioned if both sets of doors were automatic. Mr. Stamatoukos confirmed both were automatic. Commissioner Yedinak noted the handicapped ramp and walkway were relocated.

Commissioner Yedinak questioned if the petitioner had worked on the truck turning radius. Mr. Robles confirmed they were satisfied with having them return during the permit review to demonstrate. There may have to be some modification to the curbing. There is some additional room to the south so Staff thinks it can work but just needs to be demonstrated. The Fire Department agreed with the proposed condition.

Commissioner Creech questioned if they would lose parking with the turning radius. Mr. Robles explained it would need to be confirmed. The turning radius shown is for a semi-truck which has a different radius than a fire truck apparatus. There is additional space, so Staff think there is space but just needs to be demonstrated.

Commissioner Creech thought it looked like they would lose a parking space by the trash enclosure. Mr. Robles explained the trash enclosure was being moved where there isn't a parking space.

Mr. Robles confirmed the vestibules covers two windows.

Chairman Johnson liked the proposed design much better.

Commissioner Creech moved, seconded by Commissioner Yedinak 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.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

**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

Commissioner Kalis moved, seconded by Commissioner Creech to continue Docket No. 2019A&B to August 8, 2019.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

**8. APPROVAL OF MINUTES** – July 11, 2019 (including Findings for Docket No's. 2019-15, 2019-17A&B and 2019-19)

Commissioner Creech moved, seconded by Commissioner Kalis to approve the minutes dated July 11, 2019 as corrected.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

## 9. OTHER BUSINESS

Chairman Johnson requested scheduling a workshop in the future for the new Commissioners. Mr. Robles agreed to schedule it.

## 10. ADJOURNMENT

Commissioner Kalis moved, seconded by Commissioner Creech to adjourn the meeting at 7:05 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

_____
Joe Kalis, Secretary
Wheeling Plan Commission