WHEELING PLAN COMMISSION
THURSDAY, SEPTEMBER 26, 2019 6:30 P.M.

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

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. CHANGES TO THE AGENDA

5. CITIZEN CONCERNS AND COMMENTS

*Municipal Code 2.03.060 Subjects of Orders of Business:
Citizen Concerns and Comments. Members of the public may address the Plan Commission with comments regarding only those issues that are relevant to the Plan Commission's agenda or topics that the Plan Commission has the authority, pursuant to the Village Code, to address. The chairperson or his or her designee shall strictly restrain comments to matters that are relevant to the Plan Commission business and shall not permit repetitious comments or arguments. Members of the general public who wish to address the Plan Commission must sign the request to speak form prior to the commencement of the public meeting. The persons submitting a petition, concern or other comment shall be allocated five minutes to present their points.

6. CONSENT ITEMS

A) Docket No. SCBA 19-33
Far Out
410 Mercantile Court
Appearance Approval of a Wall Sign

B) Docket No. SCBA 19-34
Wieland Metals, Inc.
707 Northgate Parkway
Appearance Approval of a Directional Sign and Wall Signs

7. ITEMS FOR REVIEW

A) Docket No. PC 19-19
Richelieu Foods, Inc.
120 W. Palatine Road
Minor Site Plan and Appearance Approval

B) Docket No. PC 19-20
The Learning Experience
343 W. Dundee Road
Minor Appearance Approval

C) Docket No. 2019-20
554 Sycamore Lane Fence Variance
554 Sycamore Lane
Variance to permit a Six Foot Tall Opaque Fence within the Front Yard Setback

D) Allegro Senior Housing Development
Southwest corner of Lake Cook and Milwaukee
Concept Review – Phased Planned Unit Development

8. APPROVAL OF MINUTES – September 12, 2019

9. OTHER BUSINESS

A). None

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
September 26, 2019
(Attachment to Agenda)

2019-20 Barry Davis, property owner, seeking a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, to permit a six foot tall opaque fence within the front yard setback area, which restricts opaque fencing to a maximum height of four feet, for the property located at 554 Sycamore Lane.

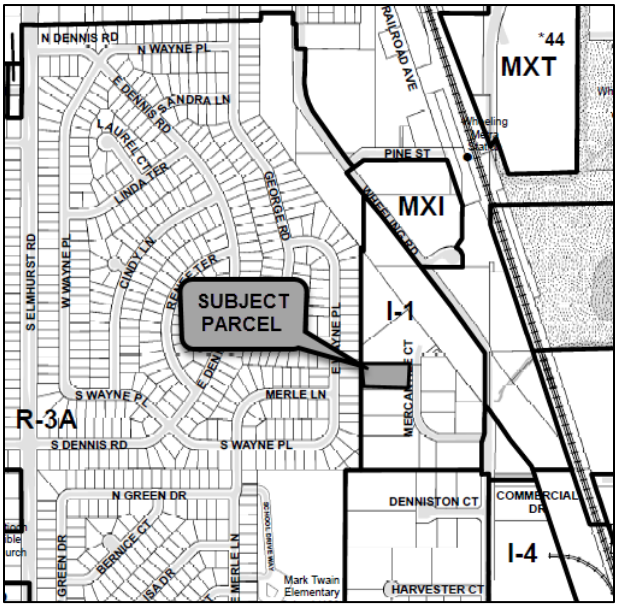
VILLAGE OF WHEELING PLAN COMMISSION - STAFF PROJECT REVIEW

SUBJECT: Docket No. SCBA 19-33
Far Out – 410 Mercantile Court

MEETING DATE: September 26, 2019

REQUESTED ACTION: Appearance Approval of a Wall Sign

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant:	Signs of Distinction, 165 Wheeling Road, Wheeling, IL 60090
Existing Use of Property:	Industrial
Existing Zoning:	I-1- Light Industrial and Office District
Zoning History:	None

SUMMARY OF REQUEST

The petitioner requests appearance approval for the installation of a new wall sign for Far Out at 410 Mercantile Court. The applicant has installed the new sign prior to obtaining approval from the Plan Commission.

SIGN ANALYSIS

The attached sign specifications are provided to describe the proposed wall sign. The sign is located on the east façade, which faces Mercantile Court. The sign includes the business name “Far Out” in white plex-face aluminum channel letters with black trim. The channel letters are individually mounted to the wall. The sign is not illuminated.

The following table identifies permitted and proposed sign dimensions:

Permitted Wall Sign Area (max)	Proposed Wall Sign Area
115 sq. ft.	16.67 sq. ft.

STAFF REVIEW

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

* * * * * *

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

Approve Docket No. SCBA 19-33 to permit the installation of a wall sign in accordance with the sign plan prepared by Signs of Distinction, dated 9/13/2019, and located at 410 Mercantile Court.

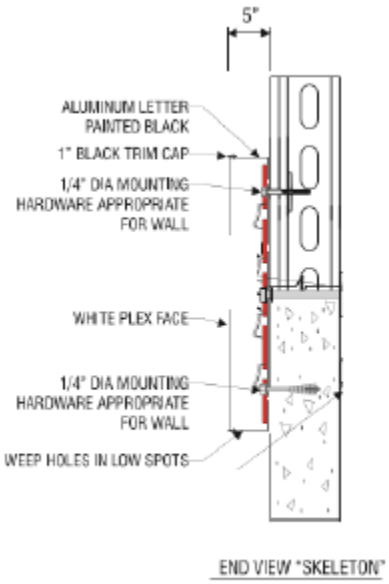
ATTACHMENTS:

Photos of existing conditions (staff)

Signs of Distinction Sign Plan (1 sheet total)

Existing conditions of east elevation (looking west)

FAR
OUT
20"
12"
20"
96"
36"
15'
ONE WAY
DO NOT ENTER
324"
To front door
158"


5"
ALUMINUM LETTER PAINTED BLACK
1" BLACK TRIM CAP
1/4" DIA MOUNTING HARDWARE APPROPRIATE FOR WALL
WHITE PLEX FACE
1/4" DIA MOUNTING HARDWARE APPROPRIATE FOR WALL
WEEP HOLES IN LOW SPOTS
END VIEW "SKELETON"

Sign Plan

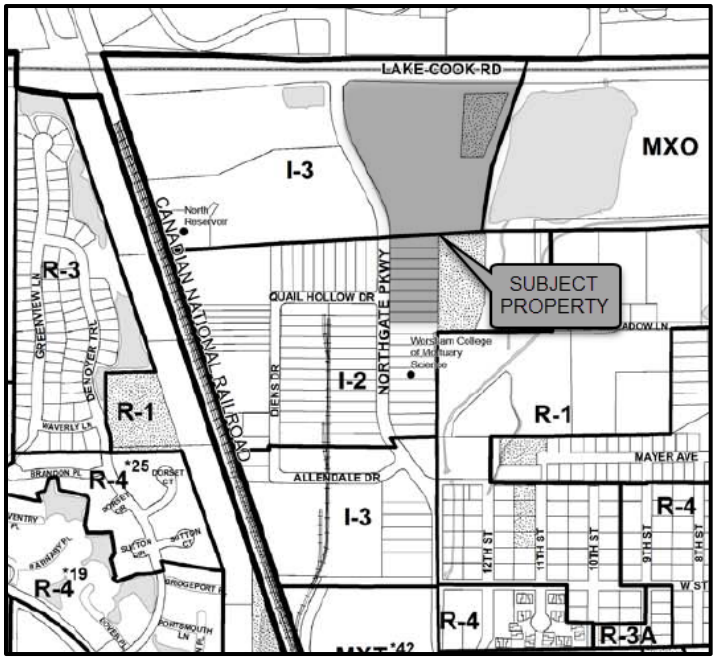
VILLAGE OF WHEELING PLAN COMMISSION - STAFF PROJECT REVIEW

SUBJECT: Docket No. SCBA 19-34
Wieland Metals, Inc. – 707 Northgate Parkway

MEETING DATE: September 26, 2019

REQUESTED ACTION: Appearance Approval of Two Wall Signs

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant:	Signs of Distinction, 165 Wheeling Road, Wheeling, IL 60090
Existing Use of Property:	Industrial
Existing Zoning:	I-3, General Industrial District and I-2, Limited Industrial District
Zoning History:	SCBA 19-8, Three new replacement wall signs on the original building located at 567 Northgate Parkway (approved 3/14/2019). PC 18-6, Site Plan and Appearance approval of a 47,450 sq. ft. building addition (Ord. 5183, passed 5/21/2018). 2018-7, Zoning variation related to required parking for a building addition (Ord. 5182, passed 5/21/2018).

SCBA 02-18, Replacement of 4 wall signs (approved 4/18/2002).

SUMMARY OF REQUEST

The petitioner requests appearance approval for the installation of two new wall signs on the new building for Wieland Metals, Inc. at 707 Northgate Parkway.

SIGN ANALYSIS

The attached sign specifications are provided to describe the proposed wall signs. The primary sign will be located on the north façade (facing Lake Cook Road) and the additional sign will be located on the west façade (facing Northgate Parkway). Both signs will be identical in size and appearance, and consist of the business name "wieland" in lowercase red acrylic channel letters. The signs will be internally illuminated and mounted to the building with aluminum flat bars painted to match the existing fascia panels (Metal Span Regal Gray). The petitioner will also be installing a directional sign and vinyl door signs, which are exempt from permit requirements.

The following table identifies permitted and proposed sign dimensions:

Permitted Wall Sign Area North Façade	Proposed Sign Area
400 sq. ft. (based on max wall area)	91.18 sq. ft.

Permitted Wall Sign Area West Façade	Proposed Sign Area
171 sq. ft. (based on 2% of wall area)	91.18 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 19-34 to permit the installation of two wall signs in accordance with the sign plans prepared by Priority, dated 8/5/2019 (last revised 8/30/2019), for Wieland located at 707 Northgate Parkway.

ATTACHMENTS:

Photos of existing conditions (staff)

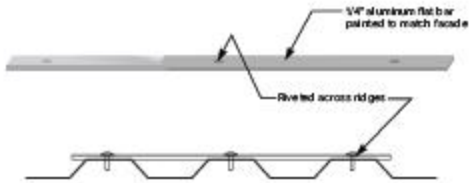
Priority Sign Plans

Existing conditions of north elevation (looking east)

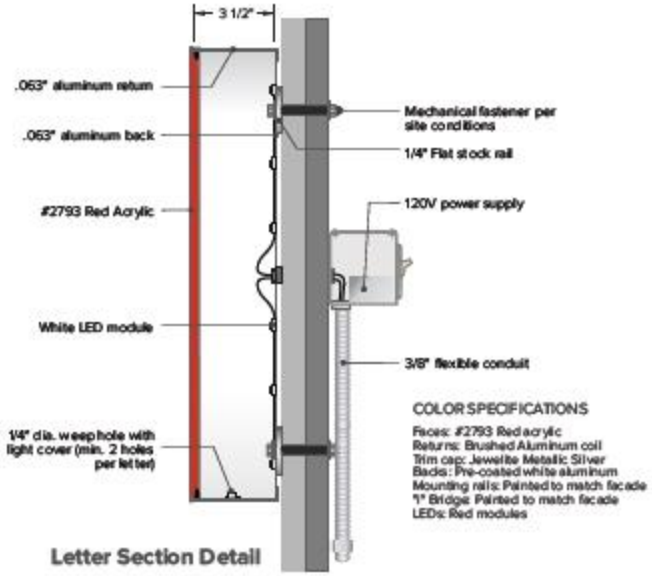
Existing conditions of west elevation (looking east)

S1 **Custom Illuminated Channel Letterset - North Elevation**

Install new illuminated channel letterset to top of building, ensuring letterset remains centered over windows as shown. Mount to fascia with aluminum flat bars painted to match existing fascia panels (Metal Span Regal Gray).



Fascia Color:



COLOR SPECIFICATIONS
Faces: #2793 Red acrylic
Returns: Brushed Aluminum coil
Trim cap: Jewelite Metallic Silver
Backs: Pre-coated white aluminum
Mounting rails: Painted to match facade
"I" Bridge: Painted to match facade
LEDs: Red modules

Letter Section Detail

BEFORE

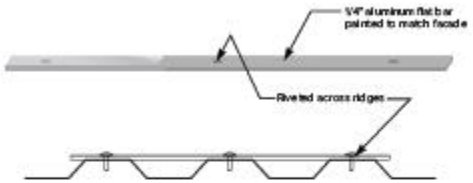
AFTER

91.18 sq ft
scale: 1/4" = 1'-0"

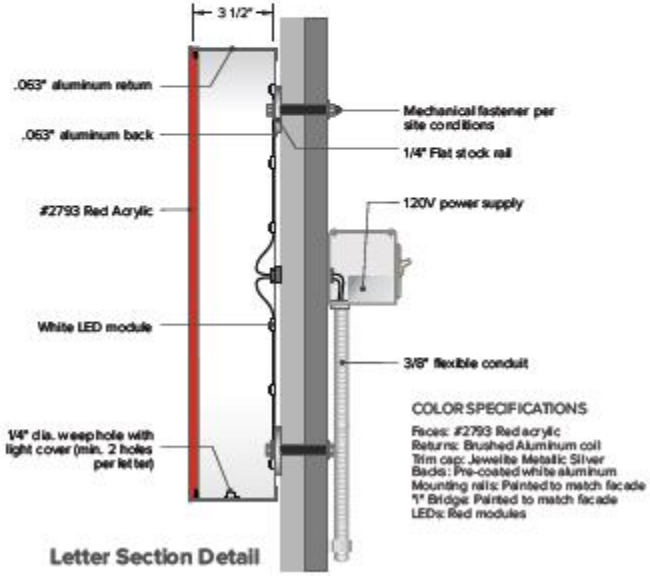
North Elevation

S1 **Custom Illuminated Channel Letterset - North Elevation**

Install new illuminated channel letterset to top of building, ensuring letterset remains centered over windows as shown. Mount to fascia with aluminum flat bars painted to match existing fascia panels (Metal Span Regal Gray).



Fascia Color:



COLOR SPECIFICATIONS
Faces: #2793 Red acrylic
Returns: Brushed Aluminum coil
Trim cap: Jewelite Metallic Silver
Backs: Pre-coated white aluminum
Mounting rails: Painted to match facade
1" Bridge: Painted to match facade
LEDs: Red modules

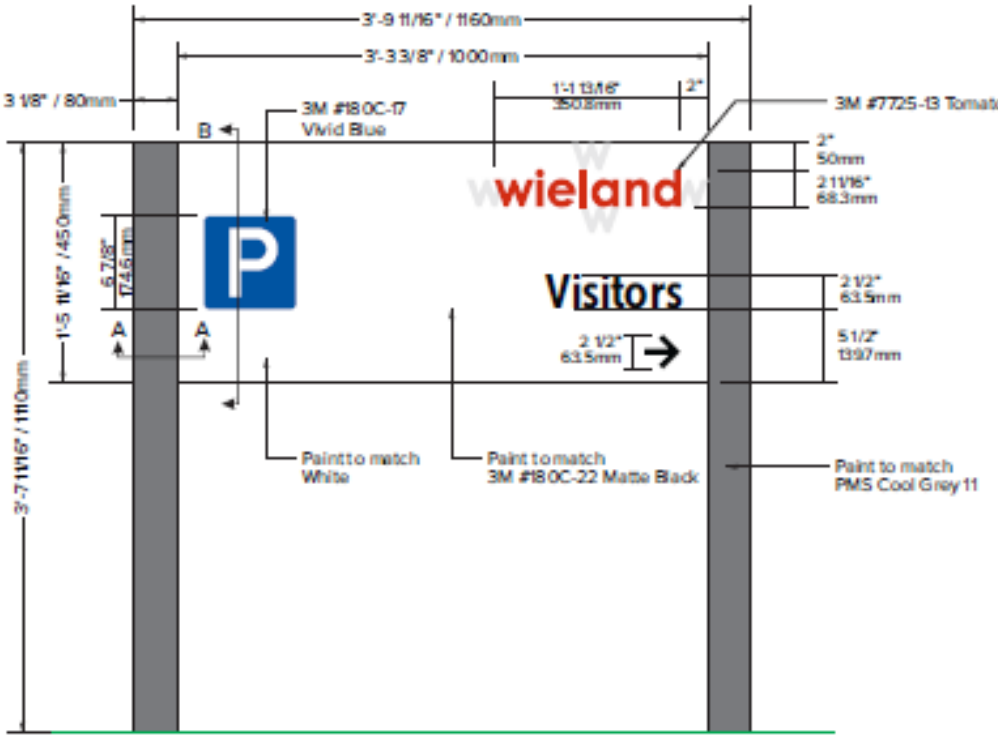
Letter Section Detail

BEFORE

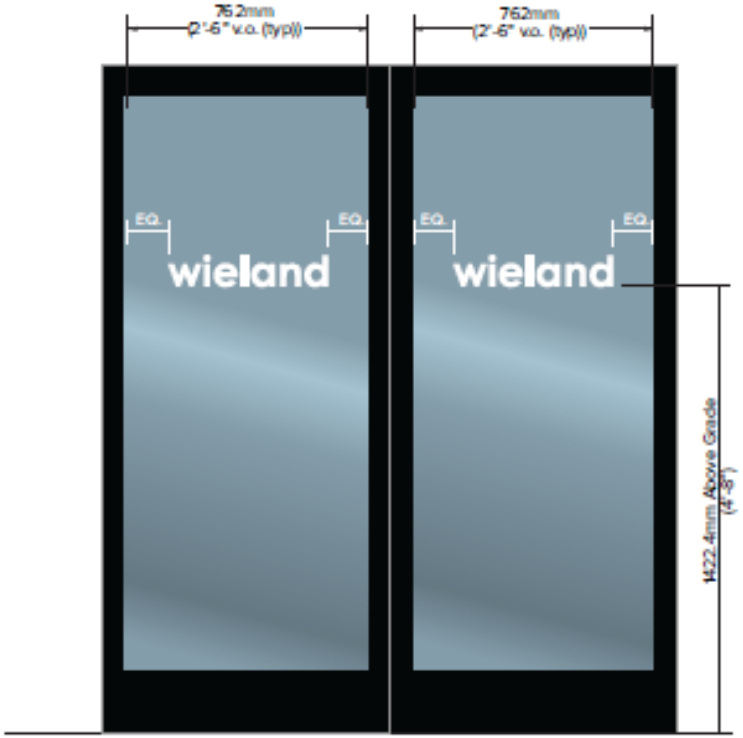
AFTER

91.18 sq ft
scale: 1/4" = 1'-0"

West Elevation



Directional Sign



Window Signs

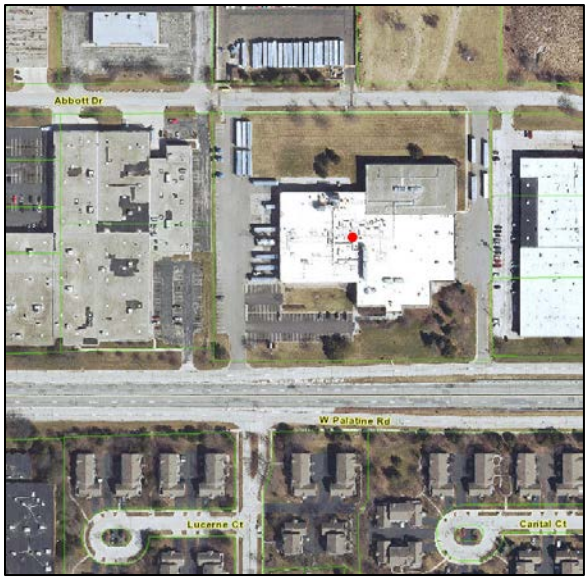
VILLAGE OF WHEELING PLAN COMMISSION - STAFF PROJECT REVIEW

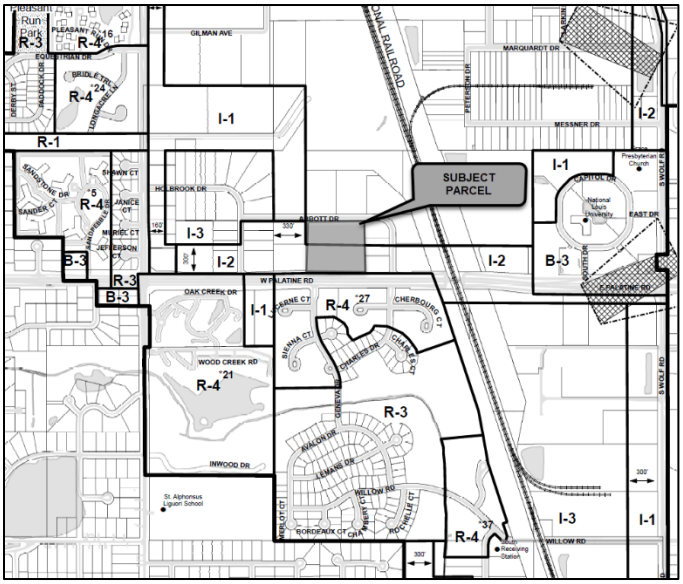
SUBJECT: Docket No. PC 19-19
Richelieu Foods, 120 W. Palatine Road

MEETING DATE: September 26, 2019

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

LOCATION MAP:





GENERAL PROPERTY INFORMATION

Applicant:	Jeff Klinger, Richelieu Foods, Inc.
Property size:	7.3 acres (318,018 sq. ft.)
Neighboring Property Land Use(s):	North: Industrial/Abbott Drive South: Multi-Family Residential/W. Palatine Road West: Industrial East: Industrial
Existing Use of Property:	Industrial
Existing Zoning:	I-2, Limited Industrial District and I-3, General Industrial District
Comprehensive Plan Designation:	Industrial
Zoning History:	SCBA 16-12, Appearance approval for a freestanding sign, approved 6/14/2016. PC 16-07, Minor site plan and appearance approval of outdoor tanks, approved 5/26/2016.

PC-492, Site plan approval for building addition, landscape and lighting design for warehouse addition, approved 10/4/1999 (Ordinance #3415)

SUMMARY OF REQUESTS

The petitioner requests minor site plan and appearance approval for the construction of a building expansion and related site improvements. The expansion will give Richelieu Foods the capability to produce pizza crusts by installing a crust production line within the existing building. The new crust production will be located within their existing pizza topping operations. The crust line is expected to start operations in mid-march 2020.

SITE ANALYSIS

Site Plan: New equipment will be installed in the existing warehouse located on the northeast portion of the building. In addition to using existing warehouse space, a 930 sq. ft. building addition will be constructed west of the warehouse. The new addition will contain mechanical and electrical equipment required to support the pizza crust operation.

A 40' tall liquid nitrogen silo and two freezer compressors will be added on the east side of the existing building. Two 47' tall flour silos will be added west of the new building addition. Initially, only one flour silo will be installed; however this request will include approval of two flour silos and will allow the petitioner to proceed straight to building permit for the future silo.

New pavement will be added west of the new building to provide access to the new flour silos from the existing parking lot. New rooftop units will be installed on the existing building that will match the footprint of the existing units.

Landscaping: One Austrian pine and four arrowwood bushes will be removed for construction of the new building and installation of the nitrogen tank and pad. Vegetation will be replaced in kind adjacent to the existing and new buildings.

Building Elevations: The new 930 sq. ft. building addition will be constructed with reinforced concrete split faced block to best match the brick on the adjacent walls of the existing building. Mechanical equipment will be installed on the roof of the new building and will be screened with a 5-foot tall pre-finished, horizontal louvered screen colored to match the adjacent building walls. A 6-foot chain-link fence with brown interwoven vertical slats will be used for security and screening around the new nitrogen tank and the two freezer compressors on the east side of the existing building.

Parking/Access: There are no proposed changes to the parking lot. However, the site plan identifies a new fire lane extending from the existing parking lot on the west to the new building.

STAFF REVIEW

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

1. Separation of at least 15' from the storage tank and any dry grass or similar combustible vegetation is required in accordance with the Fire Prevention Code. This may require some sort of non-combustible materials to be placed within the grass area immediately north of the location of the proposed tank installation.

Engineering Division Review: The Engineering Division's review comments are related to site-related construction and will confirmed during site (engineering) permit review.

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

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If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of minor site plan and building appearance approval to permit the installation of a building addition, mechanical equipment, and related site improvements, the appropriate motion would be to:

Approve Docket No. PC 19-19 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 a building addition, mechanical equipment, and related site improvements for Richelieu Foods located at 120 West Palatine Road, in accordance with the exhibits prepared by Richelieu Foods, Inc., dated 8/13/2019 (last revised 9/17/2019).

ATTACHMENTS:
Photos of existing conditions (staff)

Survey (1 sheet), dated 12/3/05

Site Plan and Elevations (4 Sheets), dated 8/6/19 (last revised 9/17/19)

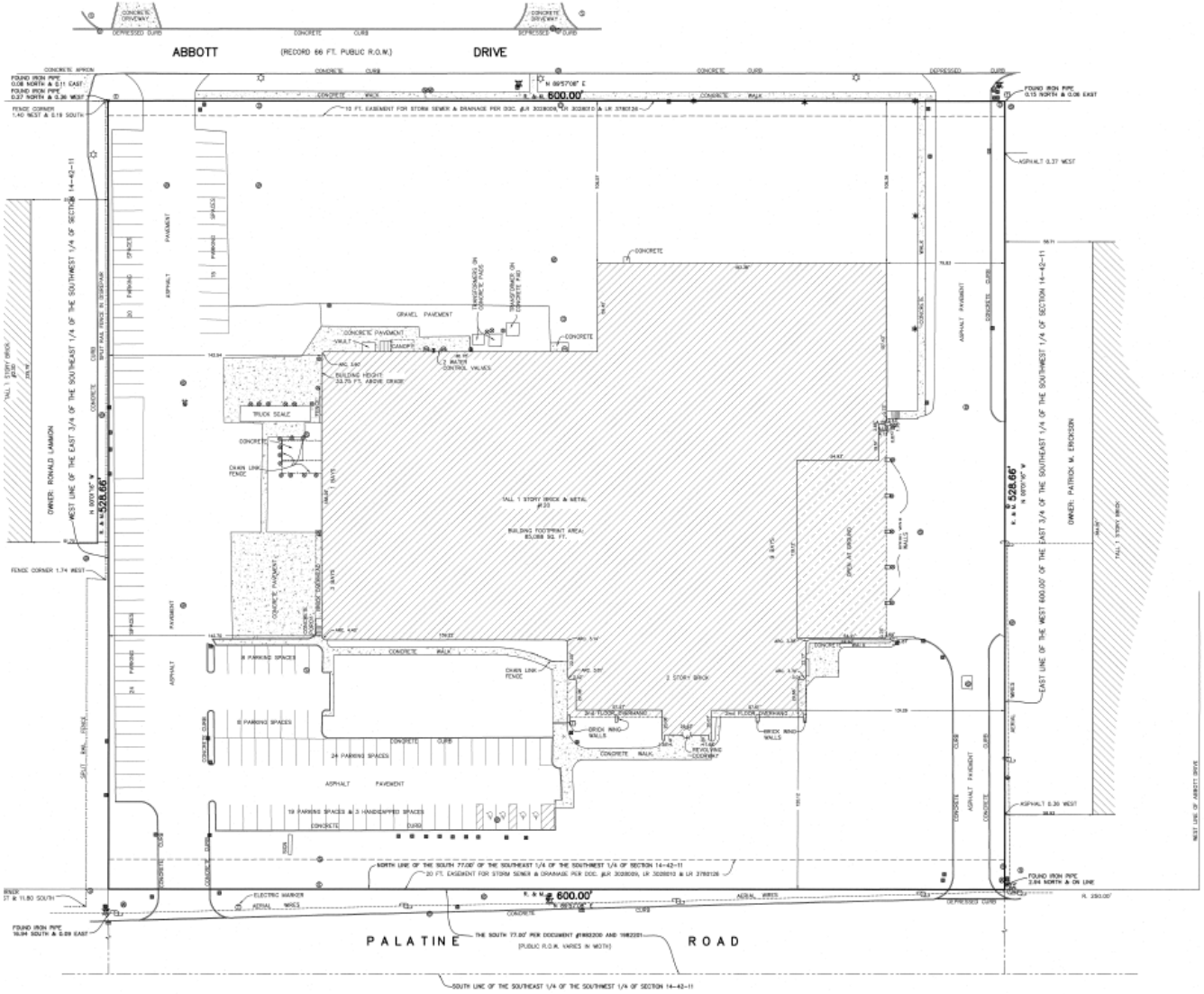
Existing tanks (looking east)

Existing condition of northwest side (looking south)

Existing condition of northeast side (looking south)

Richelieu Foods, Inc. – 120 W. Palatine Road

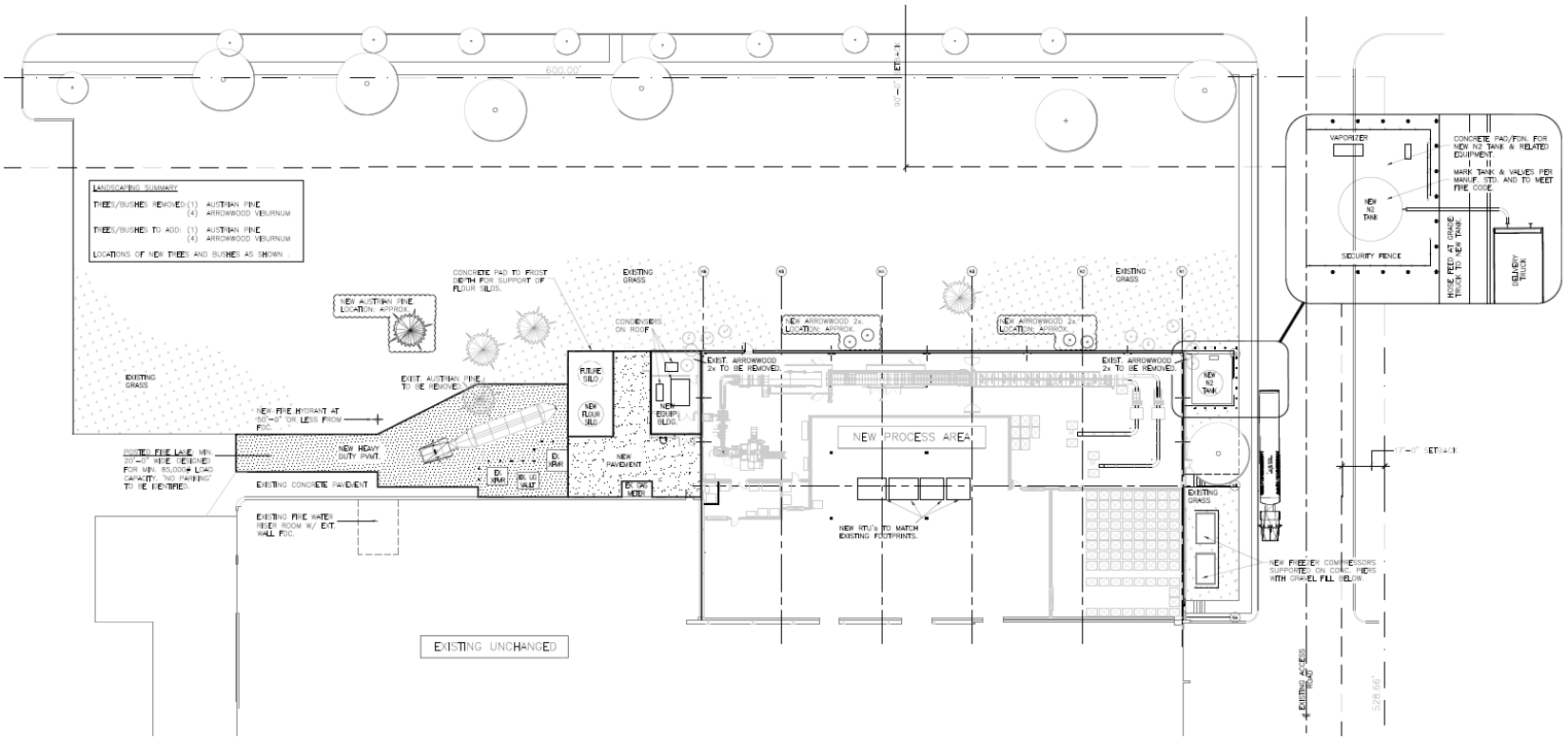
Docket No. PC 19-19 (Minor Site Plan and Appearance Approval for Building Addition)



Plat of Survey

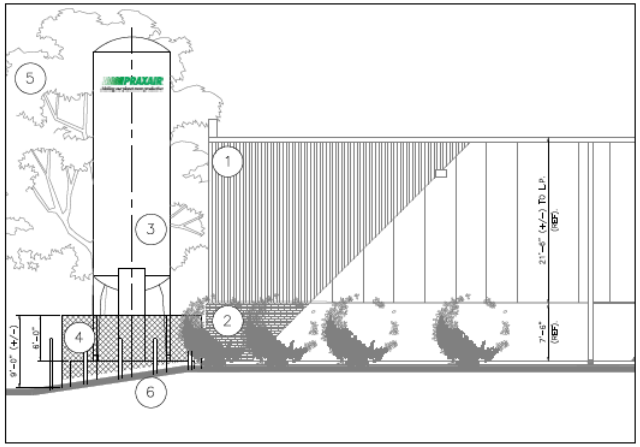
Richelieu Foods, Inc. – 120 W. Palatine Road

Docket No. PC 19-19 (Minor Site Plan and Appearance Approval for Building Addition)



Site Plan

CURRENT



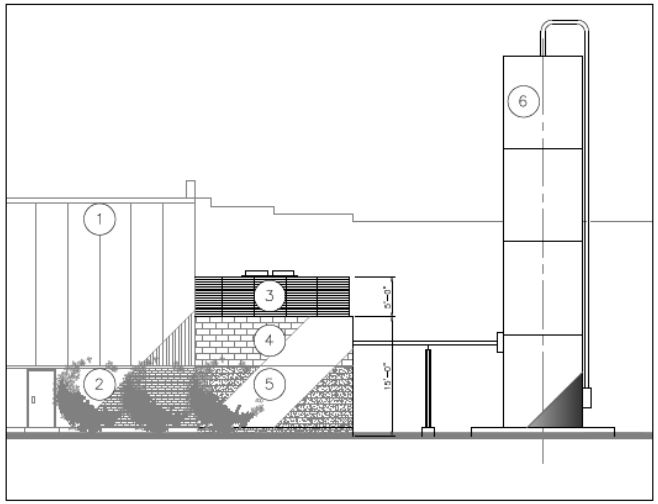
PLANNED

KEY:

1. EXISTING INSULATED METAL PANEL WALL: 42" W. UNITS WITH SHALLOW STRIATIONS. COLOR: SEE PHOTO.
2. EXISTING, MODULAR FACE BRICK BASE: RUNNING BOND W/ ANGLED METAL CAP. COLOR: SEE PHOTO.
3. NEW "PRAXAIR" NITROGEN TANK ASSEMBLY: APPROXIMATE TANK DIMENSIONS = 10'-0" DIA. x 40'-0" H. TO MATCH EXIST. ON SITE. COLOR: MANUF. STD. WHITE.
4. NEW SCREEN FENCE ALL-AROUND: HEIGHT AS GIVEN. CHAIN-LINK FOR SECURITY W/ INTER-WOVEN VERT. SLATS FOR SCREEN. COLOR: BROWN TO MATCH EXIST. ON SITE.
5. EXISTING HONEY LOCUST TREE IS INTENDED TO REMAIN. TREE SHALL BE TRIMMED; EQUALLY ALL SIDES AS NECESSARY.
6. NEW BOLLARDS: 6" DIA., SCH. 40, CONCRETE-FILLED PIPE TO MEET NITROGEN TK. MANUF. PROVIDED SPACING REQUIREMENTS. COLOR: OSHA SAFETY YELLOW.

North Elevation (East)

CURRENT



PLANNED

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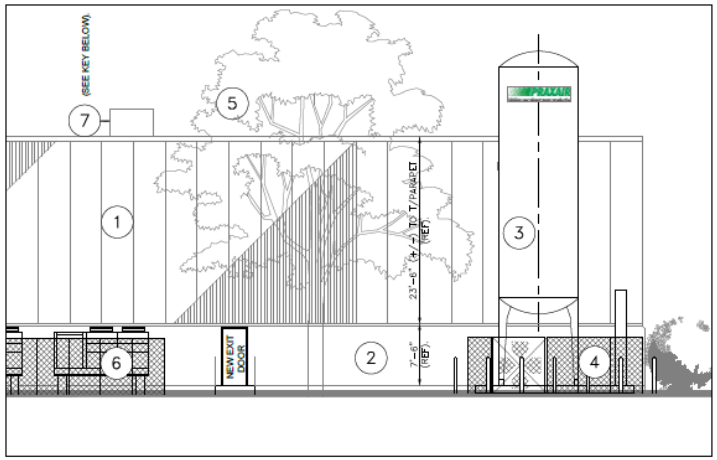
2. EXISTING, MODULAR FACE BRICK BASE: RUNNING BOND W/ ANGLED METAL CAP. COLOR: SEE PHOTO.
3. NEW SCREEN FENCE TWO SIDES: HEIGHT APPROX. AS SHOWN. USE PRE-FINISHED, HORIZ.-LOUVERED MECHANICAL EQUIPMENT SCREEN. COLOR: TO MATCH IMP ADJACENT.
4. REINFORCED CONCRETE BLOCK: STANDARD SIZE. SPLIT-FACE TYPE UNITS, AND PIGMENTED TO BEST MATCH THE EXISTING IMP WALL ADJACENT.
5. REINFORCED CONCRETE BLOCK: STANDARD SIZE. SPLIT-FACE TYPE UNITS, AND PIGMENTED TO MATCH OR COMPLIMENT THE BRICK BASE WALL ADJACENT.
6. NEW FLOUR TANK. APPROX. SIZE = 10'-0" DIA. x 47'-0" H. COLOR TO BE MANUF. STD. WHITE.

North Elevation (West)

CURRENT



PLANNED

KEY:

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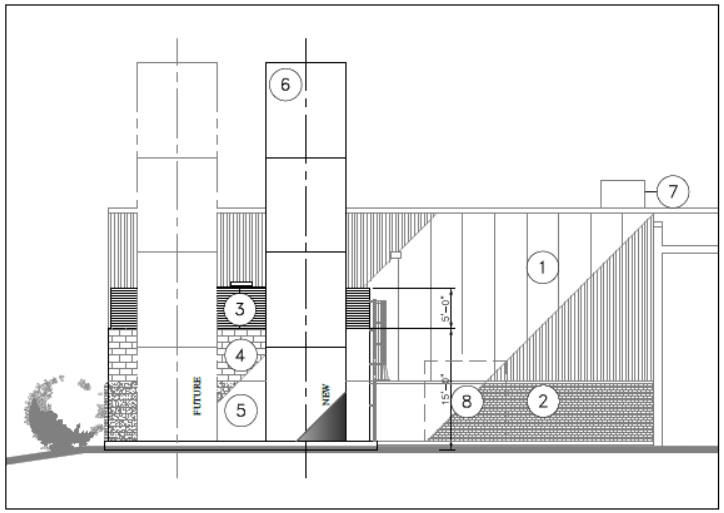
2. EXISTING, MODULAR FACE BRICK BASE: RUNNING BOND W/ ANGLED METAL CAP. COLOR: SEE PHOTO.
3. NEW "PRAXAIR" NITROGEN TANK ASSEMBLY: APPROXIMATE TANK DIMENSIONS = 10'-0" DIA. x 42'-0" H. TO MATCH EXIST. ON SITE. COLOR: MANUF. STD. WHITE.
4. NEW SCREEN FENCE ALL-AROUND: HT. VARIES WITH SLOPE TO 6'-0" MIN. CHAIN-LINK FOR SECURITY W/ WOVEN VERTICAL SLATS. COLOR: BROWN TO MATCH EXIST. ON SITE.
5. EXISTING HONEY LOCUST TREE IS INTENDED TO REMAIN. TREE SHALL BE TRIMMED EQUALLY ALL SIDES AS NECESSARY.
6. NEW SCREEN FENCE THREE SIDES. HT. VARIES WITH SLOPE TO 6'-0" MIN. CHAIN-LINK W/ VERTICAL SLAT SCREEN FOR COMPRESSORS AT NEW FREEZER. COLOR: BROWN.

East Elevation

CURRENT



PLANNED

KEY:

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3. NEW SCREEN FENCE TWO SIDES: HEIGHT APPROX. AS SHOWN. USE PRE-FINISHED HORIZ.-LOUVERED MECHANICAL EQUIPMENT SCREEN. COLOR: TO MATCH IMP ADJACENT.
4. REINFORCED CONCRETE BLOCK: STANDARD SIZE. SPLIT-FACE TYPE UNITS, AND PIGMENTED TO BEST MATCH THE EXISTING IMP WALL ADJACENT.
5. REINFORCED CONCRETE BLOCK: STANDARD SIZE. SPLIT-FACE TYPE UNITS, AND PIGMENTED TO MATCH OR COMPLIMENT THE BRICK BASE WALL ADJACENT.
6. NEW FLOUR TANK. APPROX. SIZE = 10'-0" DIA. x 47'-0" H. COLOR TO BE MANUF. STD. WHITE.
7. NEW RTU AND CONDENSER SIZED TO MATCH EXISTING ON SITE. LINE OF SIGHT AT GRADE PROTECTED BY BUILDING (NO CHANGE).
8. TEMPORARY WALL OPENING FOR CONSTRUCTION. REINSTATE WALL UPON COMPLETION OF WORK.

West Elevation

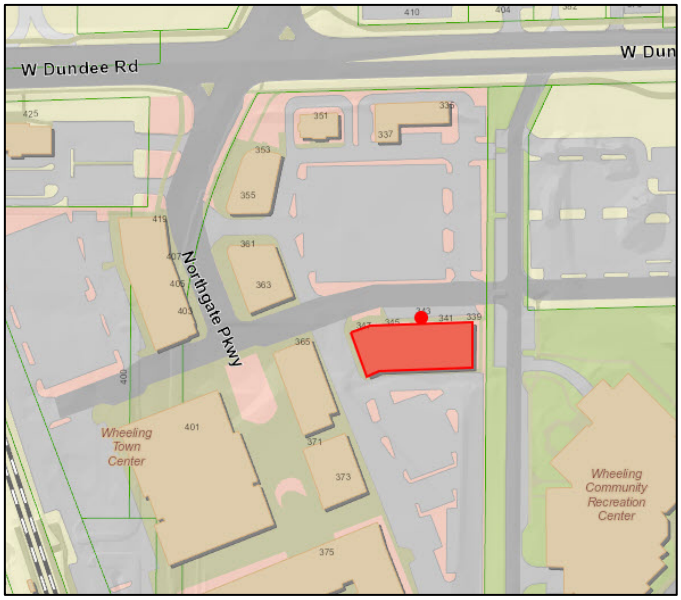
VILLAGE OF WHEELING PLAN COMMISSION - STAFF PROJECT REVIEW

SUBJECT: Docket No. PC 19-20
The Learning Experience, 343 W. Dundee Road

MEETING DATE: September 19, 2019

REQUESTED ACTION: Minor Appearance Approval for Building Material Modifications

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant:	The Lynmark Group, property owner, on behalf of The Learning Experience
Building Size:	10,000 sq. ft.
Existing Use of Property:	Building E - Under construction
Existing Zoning:	MXT, Transit Oriented Mixed Use District
Zoning History:	Ordinance No. 5206, special use and site plan/appearance approval of a child day care facility (Docket No. 2018-20), approved August 20, 2018.

SUMMARY OF REQUESTS

The petitioner requests minor appearance approval to permit a change in the fence design and material, and a change in the approved window frame color for The Learning Experience (Building E in the Wheeling Town Center) from the approved materials/colors granted by Ordinance No. 5206.

SITE ANALYSIS

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

Playground Fence: The originally approved building appearance plans for The Learning Center (TLE), approved on August 20, 2018, proposed two different types of fence design and materials. The playground fence (located on west side of building) was approved with horizontal metal fence panels with slots, per the attached elevations and photos. During the permit review of the building permit, the Fire Protection Bureau expressed concerns regarding the approved playground fence design and its potential for ease of climbing by children. As a result, TLE approached the Planning Staff proposing an alternative vinyl fence of traditional vertical panels in white for the playground area only. Upon review, staff determined the proposed change to the playground fence design, materials, and color, could be approved administratively without further Plan Commission review. Staff updated the Commission of the fence change at the October 25, 2018 meeting.

Perimeter Fence: The second fence approved by Ordinance No. 5206 is an aluminum picket fence in white color located along the east and north sides of the building (for egress protection). During the building permit review for the TLE building, both fences were included in the permit plans. The installation of fencing in the Village is authorized by a separate fence permit, which the permit applicant was informed of such requirement and that the building permit excluded the fence installation. Despite the notification, the perimeter fence was installed without the review and issuance of a fence permit. Upon visual observance of the perimeter fence, the installed fence is not in compliance with the approved material and color. A white vinyl fence (the same as the playground fence) was installed, rather than the approved aluminum picket fence in white color. Per the attached petitioner's letter of request, the unauthorized fence was "suggested and approved by The Learning Experience". However, the letter fails to explain why the change was made by TLE, and more importantly, why the fence was installed without seeking appearance approval or a permit from the Village.

Windows: The approved building appearance by Ordinance No. 5206 included all windows to be aluminum bronze finished frames. As part of the Planning Staff's review of the TLE building permit, compliance with the approved building design, materials, and colors was conducted. The approved and issued building permit contained the approved aluminum windows with bronze finish frames. However, during construction, the incorrect windows were installed, which are white vinyl windows. Again, the petitioner's letter notes the product was "suggested and approved by The Learning Experience", but the window change was not presented to the Village to formally authorize such deviation from the approved plans prior to installation.

STAFF REVIEW

Staff Recommended Action: Staff does not recommend approval of the requested minor appearance approval, since the fence and windows were installed without obtaining consent from the Village in avoidance of this situation. The installation of non-authorized fence and windows was done without any consultation with Village Staff and without

seeking proper appearance review, permits (fence), or in contradiction of the approved building permit (windows). Both of these features are highly visible and neither matches the approved material palette for the TLE building or within the Town Center development.

*** * * * * ***

If the Plan Commission finds that the minor building appearance to allow for the change in material and color for the perimeter fence and windows, the appropriate motion would be to:

Approve Docket No. PC 19-20 granting minor 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 modify the material and color of the perimeter fence and windows for The Learning Experience (Building E in the Wheeling Town Center), located at 343 W. Dundee Road, in accordance with the petitioner's photographs, and subject to the following conditions:

1. Prior to the issuance of a certificate of occupancy, a fence permit application for the perimeter fence and playground fence shall be submitted to the Community Development Department for review.

ATTACHMENTS:
Photos of existing conditions (staff)

Cover Letter, dated September 13, 2019

Photos of fence and windows (petitioner)

Approved Site Plan and Elevations of Ordinance No. 5206

Installed White Vinyl Fence (looking southwest)

Installed White Vinyl Windows (looking south)

WHEELING
TOWN CENTER

September 13, 2019

Steve Robles
Village of Wheeling, Community Development Dept
2 Community Blvd
Wheeling, IL 60090

Re: The Learning Experience at the Wheeling Town Center

Dear Steve:

The Lynmark Group is seeking approval for the fence and windows located on Lot E, PIN 03-11-108-009. This location will be The Learning Experience, a 10,000 SF child development center with a 5,000 SF outdoor playground.

The fence around the playground and the north side of the building is a Bufftech, semi-private, Imperial style vinyl fence in white with a smooth finish. The Anderson Silverline vinyl windows are also white. Both of these products were suggested and approved by The Learning Experience. Attached are pictures of the actual building with the windows and fence in place.

We are seeking approval from the Plan Commission for the appearance of the existing fence and windows in order to keep the project on schedule and allow the Learning Experience an opportunity to obtain their Certificate of Occupancy and their license from the State of IL.

Sincerely,

Brad Friedman
Director of Midwest Operations
The Lynmark Group

Looking south / north facade

PC 19-20, The Learning Experience

Looking south east / north and west facade

Looking south west / north and east facade

Looking south west / north and east facade

FLOOR PLAN

Approved Plans for The Learning Experience
(Ordinance No. 5206)

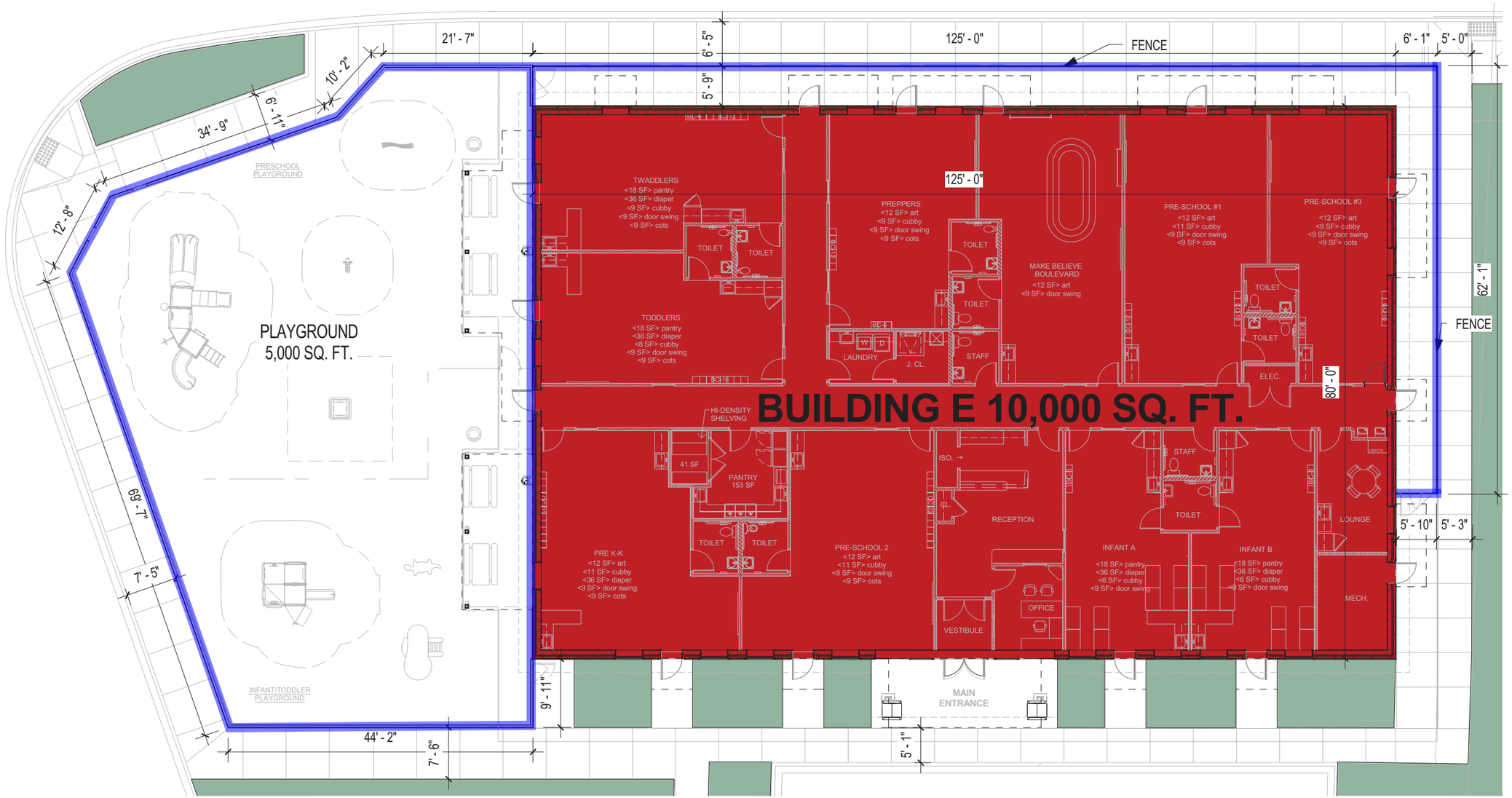
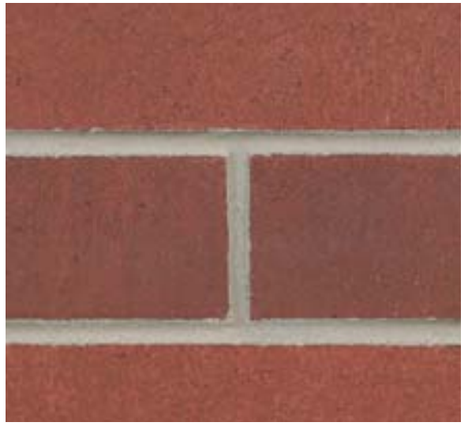


Exhibit received July 31, 2018

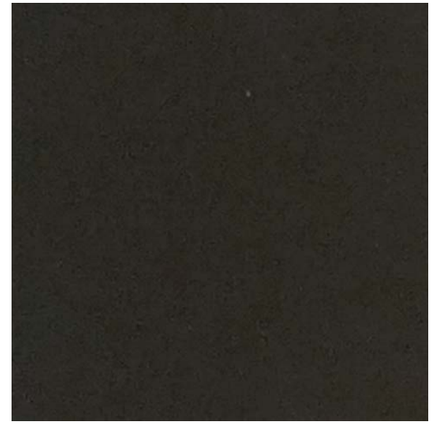
FINISH PALETTE

Approved Plans for The Learning Experience
(Ordinance No. 5206)



FB-1 - BRICK VENEER - 1
MANUFACTURER: ECHELON
COLOR: RICHFIELD FLASHED
***PREVIOUSLY APPROVED MATERIAL - BLDG H.2**

FB-2 - BRICK VENEER - 2
MANUFACTURER: ECHELON
COLOR: ASH BLEND
***PREVIOUSLY APPROVED MATERIAL - STARBUCKS**

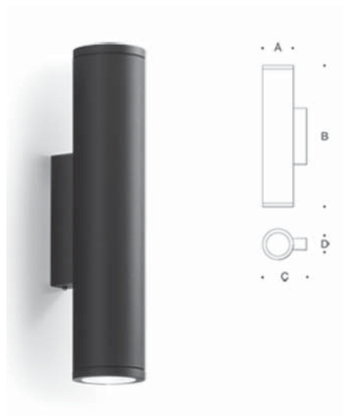


MTL-2 - ALUMINUM BREAK METAL
MANUFACTURER: CENTRIA
COLOR: DARK BRONZE

CST-1B - STONE VENEER
MANUFACTURER: CUSTOM STONE WORKS
COLOR: GREY
***PREVIOUSLY APPROVED MATERIAL - STARBUCKS**

MTL-3 - ANODIZED ALUMINUM STOREFRONT
MANUFACTURER: VARIES
COLOR: DARK BRONZE
***PREVIOUSLY APPROVED MATERIAL - STARBUCKS**

MTL -3 - CORRUGATED METAL SIDING
MANUFACTURER: AEP SPAN
FINISH: BLACK
***PREVIOUSLY APPROVED MATERIAL - CITYWORKS**



SC -1 - SCONCE
MANUFACTURER: BEGA
FINISH: BLACK

EIFS-1 - EXTERIOR EIFS
MANUFACTURER: STO
COLOR: OFF-WHITE
***PREVIOUSLY APPROVED MATERIAL - BUILDING H.2**

AW-1 - METAL AWNING
MANUFACTURER: TBD
COLOR: BLUE
***PREVIOUSLY APPROVED MATERIAL - STARBUCKS**

Exhibit received June 28, 2018

South Elevation

Approved Plans for The Learning Experience
(Ordinance No. 5206)

MATERIAL SCHEDULE	
1	BRICK VENEER 1 - RICHFIELD FLASHED
2	BRICK VENEER 2 - ASH BLEND
3	MANUF. LIMESTONE TRIM / CAP
4	ALU. WINDOW BRONZE FINISH FRAMES
5	SOLID CORE MTL DOOR FINISH TO MATCH WINDOWS
6	METAL AWNING
7	ALUMINUM PICKET FENCE
8	CORRUGATED METAL PANEL
9	EIFS - LIMESTONE SMOOTH FINISH & PATTERNED FINISH
10	SCONCE - BRONZE FINISH
11	METAL PANEL FENCE WITH SLOTS

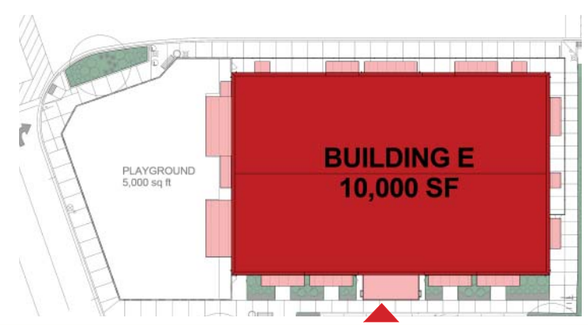
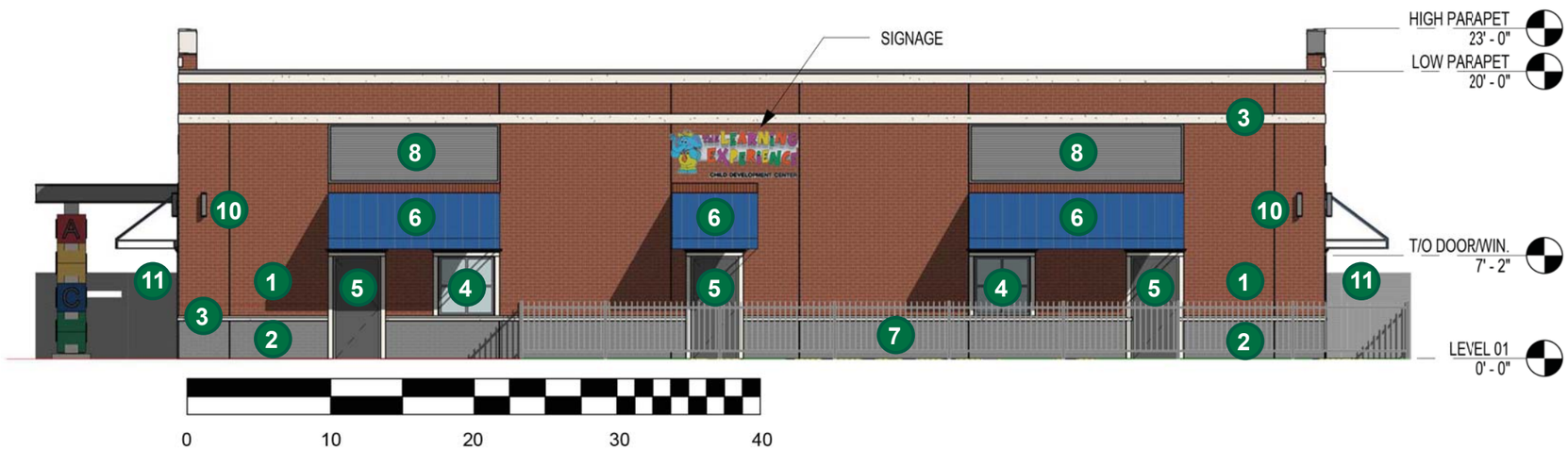


Exhibit received June 28, 2018

East Elevation

Approved Plans for The Learning Experience
(Ordinance No. 5206)

MATERIAL SCHEDULE	
1	BRICK VENEER 1 - RICHFIELD FLASHED
2	BRICK VENEER 2 - ASH BLEND
3	MANUF. LIMESTONE TRIM / CAP
4	ALU. WINDOW BRONZE FINISH FRAMES
5	SOLID CORE MTL DOOR FINISH TO MATCH WINDOWS
6	METAL AWNING
7	ALUMINUM PICKET FENCE
8	CORRUGATED METAL PANEL
9	EIFS - LIMESTONE SMOOTH FINISH & PATTERNED FINISH
10	SCONCE - BRONZE FINISH
11	METAL PANEL FENCE WITH SLOTS



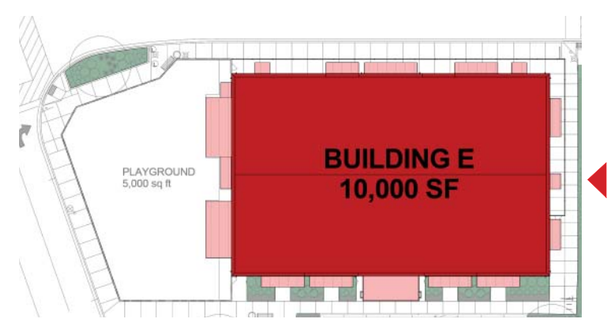


Exhibit received June 28, 2018

North Elevation

Approved Plans for The Learning Experience
(Ordinance No. 5206)

MATERIAL SCHEDULE	
1	BRICK VENEER 1 - RICHFIELD FLASHED
2	BRICK VENEER 2 - ASH BLEND
3	MANUF. LIMESTONE TRIM / CAP
4	ALU. WINDOW BRONZE FINISH FRAMES
5	SOLID CORE MTL DOOR FINISH TO MATCH WINDOWS
6	METAL AWNING
7	ALUMINUM PICKET FENCE
8	CORRUGATED METAL PANEL
9	EIFS - LIMESTONE SMOOTH FINISH & PATTERNED FINISH
10	SCONCE - BRONZE FINISH
11	METAL PANEL FENCE WITH SLOTS

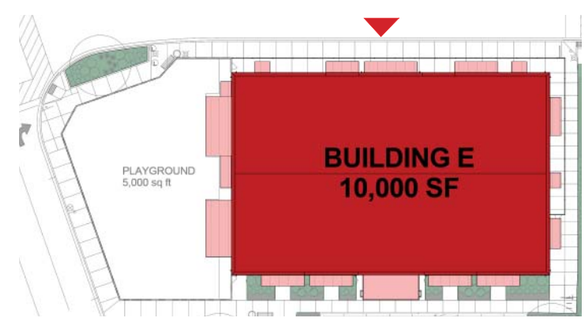
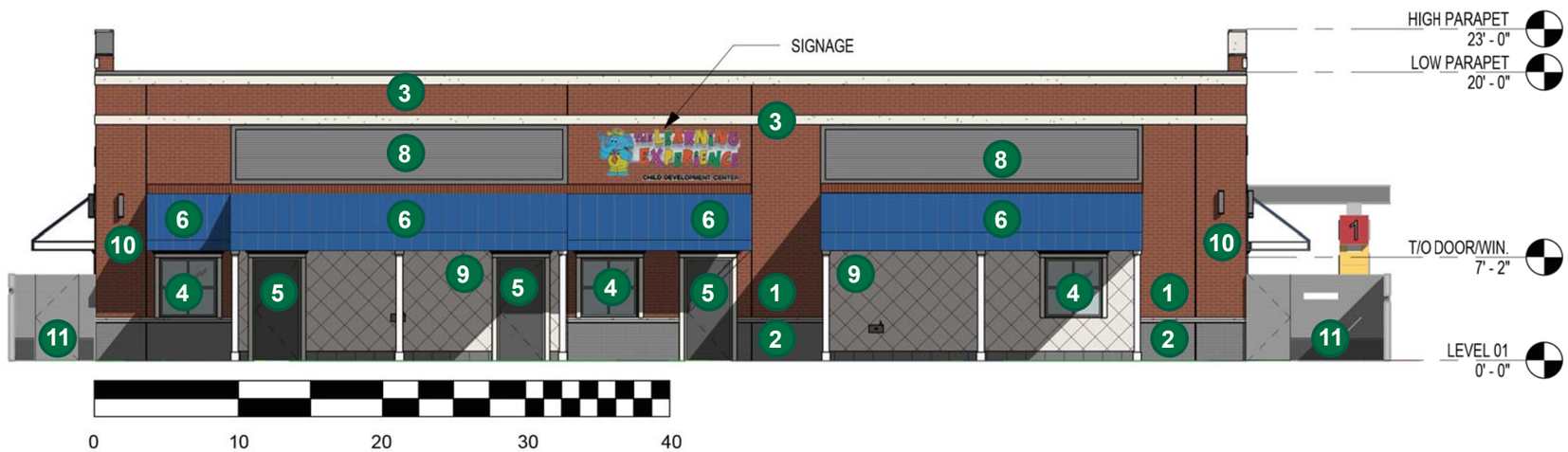


Exhibit received June 28, 2018

West Elevation

Approved Plans for The Learning Experience
(Ordinance No. 5206)

MATERIAL SCHEDULE	
1	BRICK VENEER 1 - RICHFIELD FLASHED
2	BRICK VENEER 2 - ASH BLEND
3	MANUF. LIMESTONE TRIM / CAP
4	ALU. WINDOW BRONZE FINISH FRAMES
5	SOLID CORE MTL DOOR FINISH TO MATCH WINDOWS
6	METAL AWNING
7	ALUMINUM PICKET FENCE
8	CORRUGATED METAL PANEL
9	EIFS - LIMESTONE SMOOTH FINISH & PATTERNED FINISH
10	SCONCE - BRONZE FINISH
11	METAL PANEL FENCE WITH SLOTS



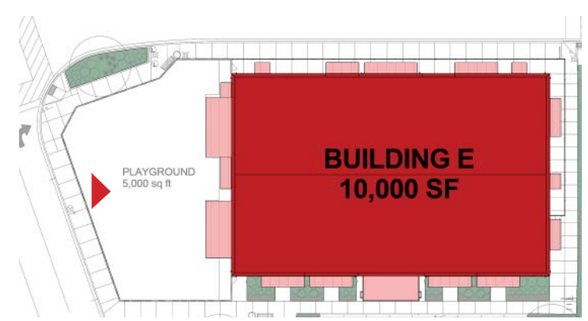


Exhibit received June 28, 2018

SOUTHEAST & SOUTHWEST PERSPECTIVES

Approved Plans for The Learning Experience
(Ordinance No. 5206)

SOUTHEAST PERSPECTIVE

SOUTHWEST PERSPECTIVE

Exhibit received June 28, 2018

NORTHEAST & NORTHWEST PERSPECTIVES

Approved Plans for The Learning Experience
(Ordinance No. 5206)

NORTHWEST PERSPECTIVE

NORTHEAST PERSPECTIVE

Exhibit received June 28, 2018

VILLAGE OF WHEELING PLAN COMMISSION - STAFF PROJECT REVIEW

SUBJECT: Docket No. 2019-20
554 Sycamore Lane Fence Variance, 554 Sycamore Lane

MEETING DATE: September 26, 2019

REQUESTED ACTION: Variance to Permit a Six Foot Tall Opaque Fence within the Front Yard Setback Area

LOCATION MAP:

GENERAL PROPERTY INFORMATION

Applicant:	Barry Davis, property owner
Property size:	0.23 acres (9,841sq. ft.)
Neighboring Property Land Use(s):	North: Residential West: Residential South: Residential East: Residential
Existing Use of Property:	Single-family residential
Existing Zoning:	R-3 Single-Family Residential District
Comprehensive Plan Designation:	Residential
Zoning History:	None

SUMMARY OF REQUEST

The petitioner requests a variation in order to install a 6-foot tall opaque fence located within the front yard setback along Vera Lane. For residential fences, the zoning code

permits fences in the front yard setback area at a height not to exceed 4' feet and be located a minimum of 1' behind the front property line.

VARIANCE ANALYSIS

The subject property is a corner lot; Sycamore Lane serves as the "main" frontage with the driveway located off this street. The property also fronts Vera Lane, which is located along the north side of the property. Due to two street frontages, the building setback requirements for corner lots typically cause the house to be located further into the middle of the lot resulting in a smaller backyard with the side yards often functioning as the backyard.

The fence requirements of the zoning code restrict the height of fences within the front yard setback area to 4', regardless if the fence is an open style or opaque. The subject property currently has a 4' tall wood fence along both street frontages, in compliance with the fence regulations. The petitioner seeks to install a 6' tall solid wood fence within the front setback of Vera Lane for added security and privacy. The front yard setback of the R-3 District is 25'. Therefore, any fence installed from the front property line and extending 25' into the property can be no taller than 4', unless a variance is granted to allow for a height increase.

Standards for Variation: Following are the petitioner's responses (*in italics*) to the standards for variation. (Any staff comments follow the petitioner's response)

1. **State how the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a practical difficulty or particular hardship upon or for the owner, lessee or occupant, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.**
   "We have no privacy in our yard. People drive by when we have family functions and yell and throw garbage in our yard."

   Since the subject property is a corner lot with two street frontages, the owner's ability to install a standard 6' tall fence is limited compared to standard lots with a single street frontage.

2. **Indicate how the hardship is due to unique circumstances that do not generally apply to the other properties or uses**
   "We live on a corner and regulation is 4' on a corner due to visible obstruction. However, where our fence starts and stops there is no obstruction to cars or pedestrians."

   The hardship is created by the setback requirements for front yards, which the subject property has two front yards and not the typical single front yard of a standard single family lot.

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

"The request is motivated with care of privacy."

The subject lot was not created by the present owner.

4. **State how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.**
   "A continuation of lack of privacy."

   Due to the layout of the lot and having two front yards, the yard along Vera Lane is serving in part as the rear yard, which the zoning code limits the height of the fence permitted to be installed within the front yard setback.

5. **State how the granting of the variation will not alter the essential character of the locality.**
   "The variation will not alter the appearance or character. If anything, it will improve it by neighbors not looking into our yard."

   The fence will not have an impact on the character of the area.

6. **Describe how the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.**
   "The variation will not have a negative impact on the property and will not create any of the above situations, as far as traffic, noise, order, light, or smoke."

   The variation would not impair the adjacent property or neighborhood, especially since the proposed fence is not located in the vision triangle.

STAFF REVIEW

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

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

Staff Recommended Action: Staff recognizes that the subject property is unique from conventional residential lots, by having two street frontages that creates added challenges in being able to have privacy fencing that is available to many other Village residents with traditional lots (having a single street frontage and standard rear yard). Staff recommends approval of the variance.

*** * * * * ***

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

Recommend approval of Docket No. 2019-20, granting variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, to permit a six foot tall opaque fence within the front yard setback area, which restricts opaque fencing to a maximum height of four feet, for the property located at 554 Sycamore Lane, in accordance with the following exhibits:

- Site plan prepared by the petitioner, received 8/30/2019
- Proposed fence illustration

ATTACHMENTS:
Photos of existing conditions (staff)

Site plan

Proposed Fence Illustration

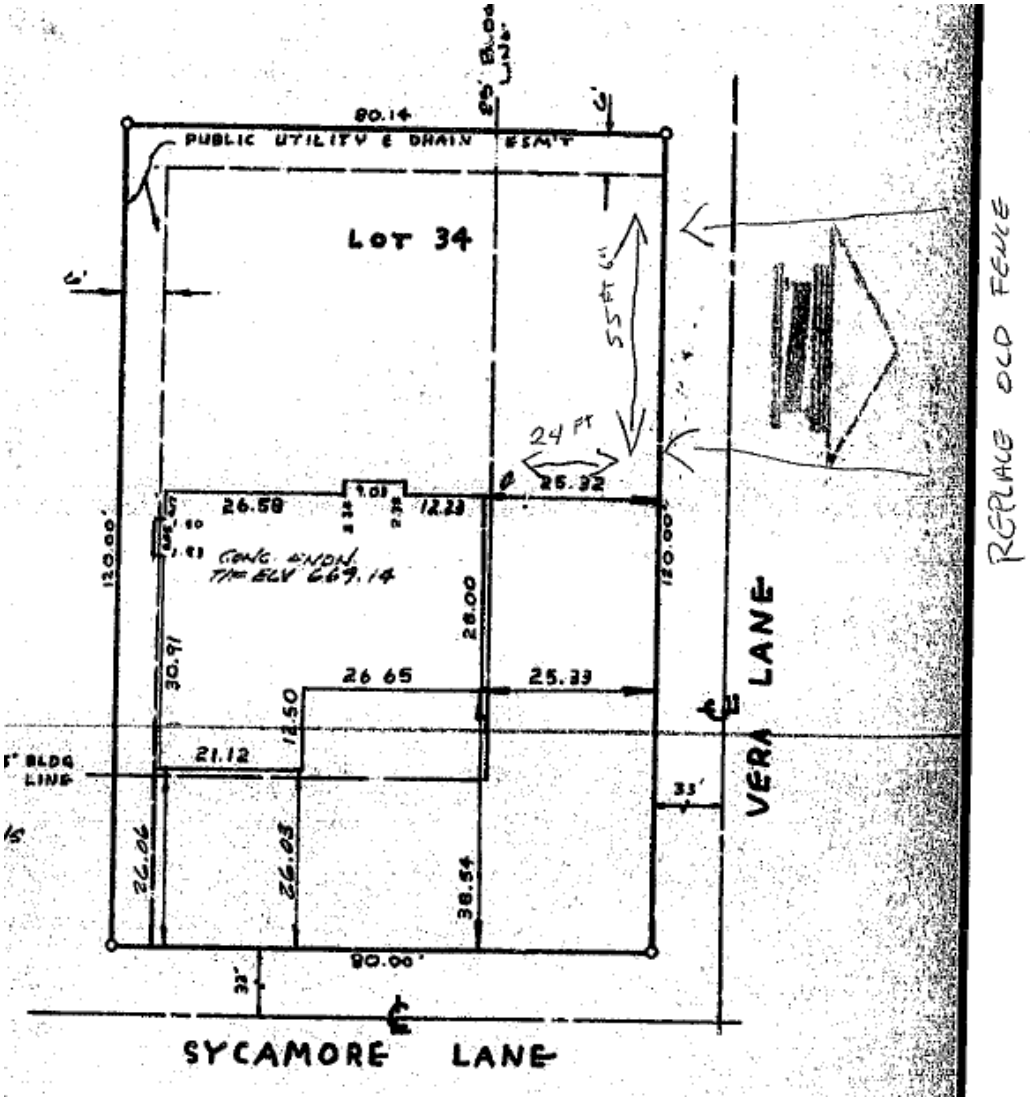
554 Sycamore Lane
Docket No. 2019-20 (Variance to Permit a 6’ Tall Opaque Fence within the Front Yard Setback)

Existing conditions of property (looking north)

554 Sycamore Lane
Docket No. 2019-20 (Variance to Permit a 6’ Tall Opaque Fence within the Front Yard Setback)

Existing conditions of property (looking northwest)

554 Sycamore Lane
Docket No. 2019-20 (Variance to Permit a 6' Tall Opaque Fence within the Front Yard Setback)



Site Plan

6 ft. x 8 ft. Cedar Dog-Ear Fence Panel

Proposed Fence Detail

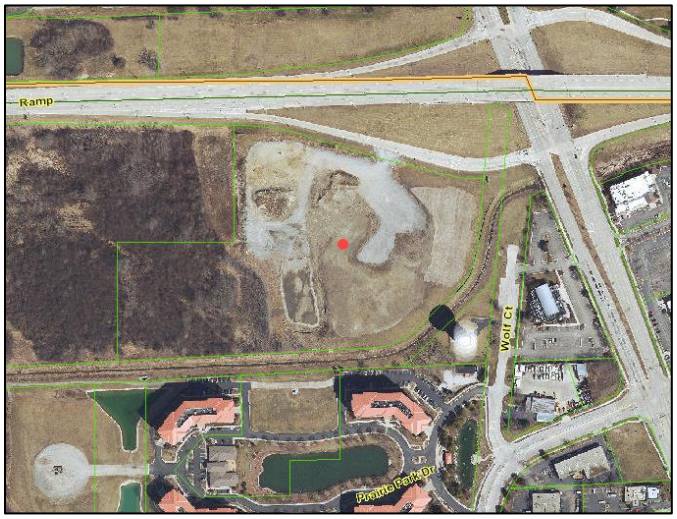
VILLAGE OF WHEELING PLAN COMMISSION - STAFF PROJECT REVIEW

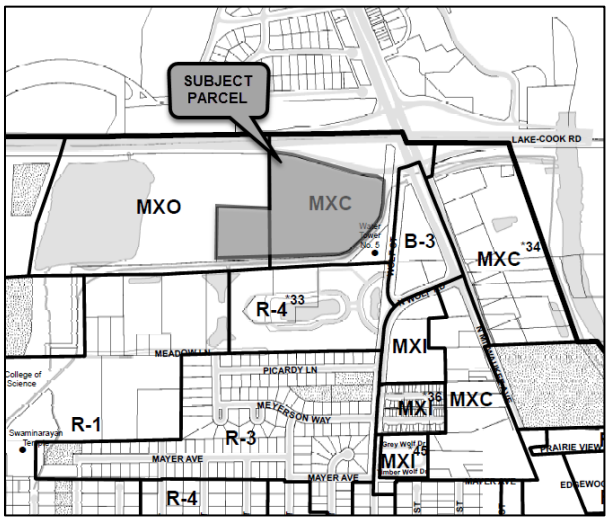
SUBJECT: Allegro Senior Housing Development
Southwest corner of Lake Cook and Milwaukee

MEETING DATE: September 26, 2019

REQUESTED ACTION: Concept Discussion – Planned Unit Development

LOCATION MAP:





GENERAL PROPERTY INFORMATION

Applicant:	Opus Development Company
Property size:	17-acre vacant parcel
Neighboring Property Land Use(s):	North: Lake Cook Road South: Multi-Family Residential West: Vacant Land East: Commercial/Milwaukee Ave.
Existing Use of Property:	Vacant
Existing Zoning:	MXC, Commercial-Residential Mixed Use Area
Comprehensive Plan Designation:	Multi-Family Residential
Zoning History:	None

SUMMARY OF REQUEST

The applicant for Concept Review, the Opus Development Company, is a developer partnering with Allegro Senior Living proposing a multi-phased Planned Unit Development (PUD) on the 17-acre vacant parcel at the southwest corner of Lake Cook Road and Milwaukee Avenue. The first phase would occupy roughly 7 acres of the site for an Allegro senior living residential development. Subsequent phases of the PUD have not been identified at this time. Since the proposal is a PUD, it is being presented to the Plan Commission for concept review before proceeding to the formal PUD review

process. Individual phases may proceed to final PUD as the detailed plans are developed, but the preliminary PUD must include the entire tract of land.

Initially, the Concept Review received a mixed response from the Village Board at the 7/11/2019 meeting. The development proposal returned to the Village Board on 8/5/2019 and received a generally favorable review. The consensus of the Board is that the project should proceed to the Plan Commission. The Plan Commission has received the same concept review materials as the Village Board.

GENERAL PROJECT DESCRIPTION

The Opus Group and Allegro Development are partnering to propose a senior housing development on a 7-acre portion of the 17-acre site. According to the project description, the development would consist of a 180-unit building, of which 25 units would be memory care, 65 would be assisted living, and 90 would be independent living. The project description notes that the building would include a variety of amenities for residents and their guests: a pool, a common activity area, long-term parking, therapy rooms, dining, a bistro, a spa and salon, walking paths, and a theater. The units would range from studios up to two bedrooms.

Site Plan: The first phase of the development would consist of a single residential building located at the northwest corner of the site, with access provided by the recently constructed Wolf Court bridge and a driveway on the Lake Cook Road exit ramp. The building would have 79 indoor parking stalls and 101 surface stalls.

Building Description: The building would include a partial basement parking garage, and a four-wing floor plan (X shape footprint). The central core and the three independent/assisted wings would be 5 stories, and the memory care wing (southwest) would be one story. The exterior materials are a 50/50 mix of red brick and smooth beige cement fiber board, with a wood plank style cement fiber board for the central core / entry feature. Due to the alternating bands of brick and fiber cement panels, the building has some similarities to the newer large residential structures reviewed and built in Wheeling (Prairie Park, One Wheeling Town Center, Uptown 500).

STAFF COMMENTS

The following elements of the concept plan are items the Plan Commission may wish to discuss with the developer to provide guidance for the formal review process (preliminary PUD):

1. The intention of the configuration of the site is to preserve frontage along Lake Cook Road for future development. In the concept review materials presented to the Board, staff noted that the development potential for the future phases may be limited. The parcels have limited visibility from Lake Cook Road and the two access drives for the development define the size of each parcel. However, there is little opportunity to improve the configuration because the intention is to

use the Allegro building to attract interest in the two remaining parcels. Should the Plan Commission wish to encourage the development team to pursue the development, the efficiency of the use of land needs to be considered.

2. 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.

3. 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.

4. The materials submitted indicate that the PUD would require relief from requirements in the zoning code: overall density (27 units/acre proposed vs. 20 units/acre permitted); building height (5 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 formal stage of the PUD review process.

ATTACHMENTS:
Staff Concept Review Checklist

Concept PUD Plan Submittal

Concept Review Checklist: Opus Development (submittal received 7.15.2019)

Topic	Staff Comments
1. Land Use: Is project consistent with Comprehensive Plan, other Village Plans, and programs/initiatives ?	[Comprehensive Plan: Mixed-use, commercial and residential] Yes, the plan provides for residential use adjacent to land and future phases that would be marketed to hotel and retail development.
2. Context: Does project relate well to existing area?	East/north: yes, the project connects directly to Wolf Court bridge and Lake Cook Road. West/south: not clear at conceptual stage.
3. Impact: 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: 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: 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. Future phases: No, the concept plans do not yet indicate basic standards for the future development.
6. Market: Is there a demonstration of demand for the project?	Unclear based on the materials provide. The conclusions of the market study require confirmation of the definition of the primary market area.
7. Access: Is the proposed access suitable for the project?	First phase: yes, the access appears suitable. Future phase: no, access constraints may limit potential. The concept plan also includes a road bisecting the land for the future phases.
8. TIF Request: Is there a TIF incentive request associated with the project? If, so, is the request an effective use of TIF funds?	Yes, though no specific request has been made. Staff has concerns with additional incentives since the parcel has already been effectively incentivized through TIF-funded infrastructure projects. Staff believes that further incentives should only be considered if the land uses will generate sales tax, food and beverage tax, or hotel tax.
9. Previous expenditures: Has the Village already dedicated TIF funds to benefit or incentivize the project?	Yes, the Village has dedicated nearly $3M to benefit/incentivize development on this site. Staff remains concerned the only known land use does not generate sales tax, and significant funds have already been spent to address development constraints on the site.
10. Impact on infrastructure and services: Does the project have an impact on Village instracture or services?	Yes, but the developer is indicating a willingness to reimburse the Village for a portion of the costs associated with increases in the demand for ambulance calls.
11. Overall Recommendation	If the consensus of the Board is that the project should proceed to the formal preliminary PUD submittal, Staff recommends that the items listed in the Staff memo and this checklist be addressed (clear direction with respect to the expectations for TIF incentives, confirm the definition of the primary market area, establish minimal bulk and design standards to guide the development of the future phases, allow flexibility for reconfiguring the east-west access road if needed, and improve connectivity to the surrounding area).

Allegro
Allegro

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

09/26/19

WHEELING WATER TOWER ADJACENT SITE

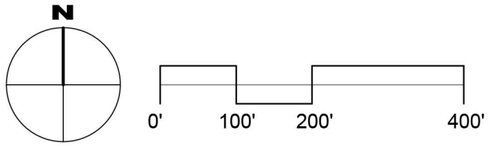
PRAIRIE PARK DEVELOPMENT TO SOUTH OF SITE

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



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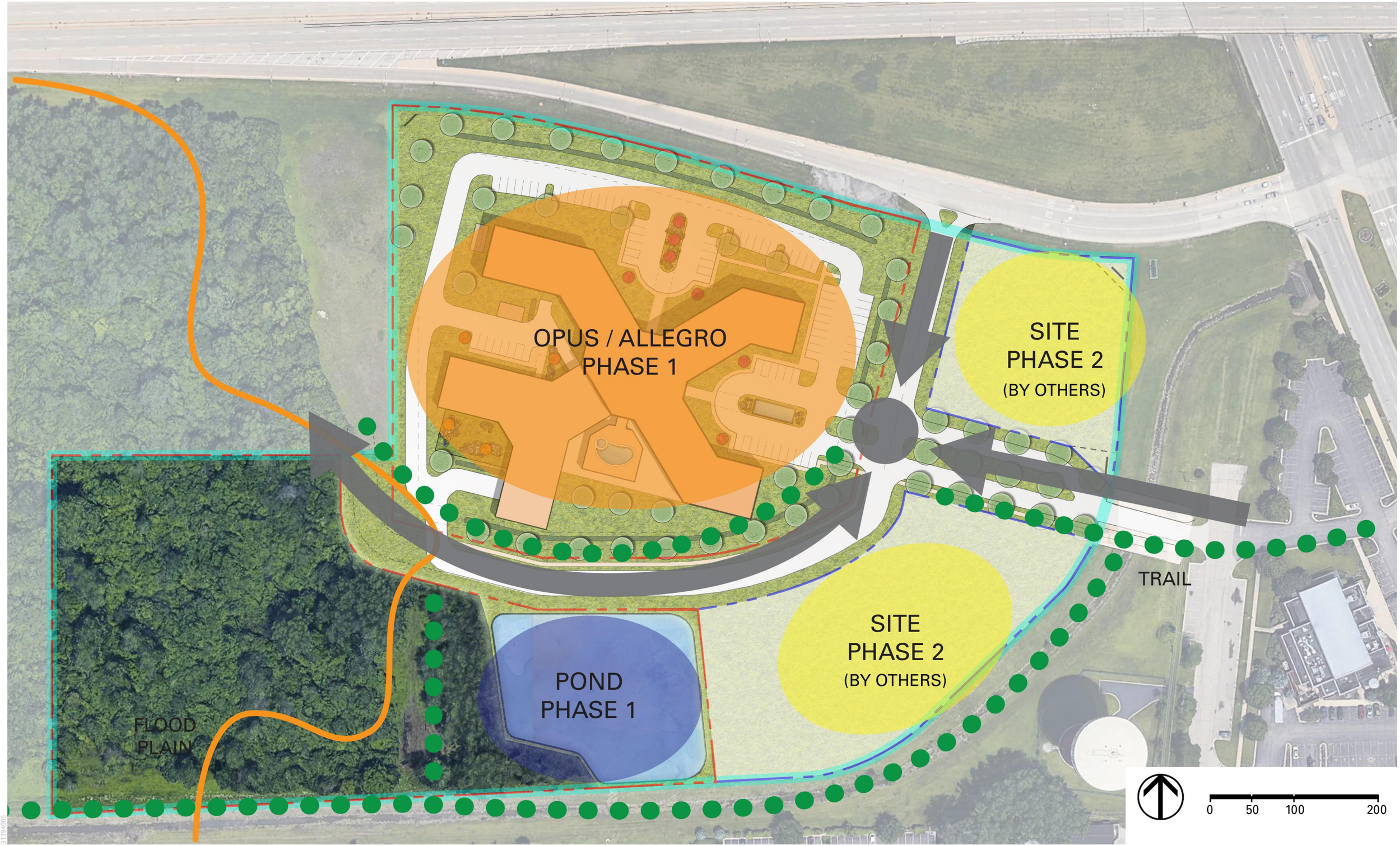
Wheeling, IL

Vicinity Map

09/26/19



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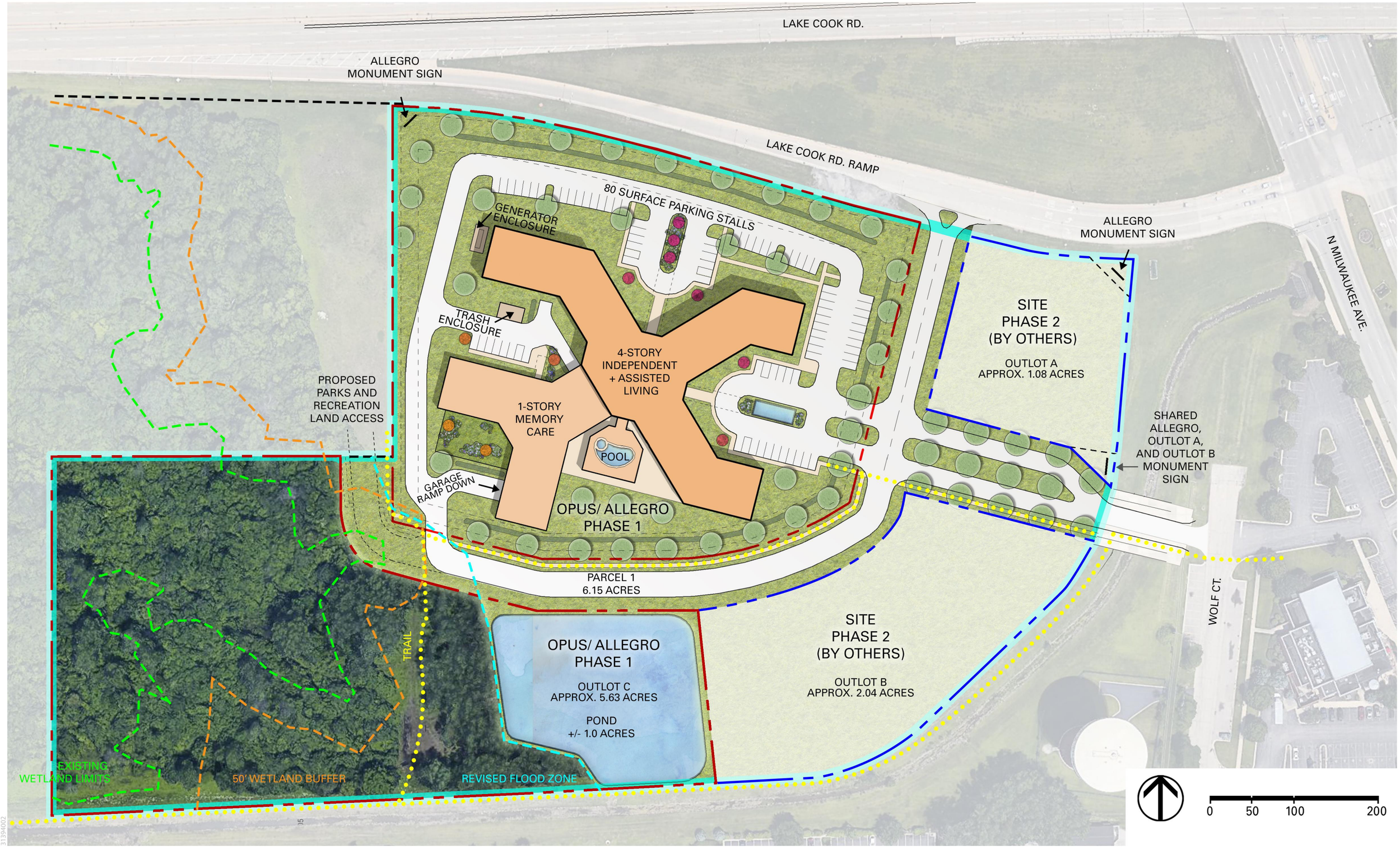
Wheeling, IL

Concept Site Plan Diagram
09/26/19



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Wheeling, IL

Concept Site Plan

09/26/19

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: Parking required and proposed do not include employee requirements.

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.

Plan Commission **September 12, 2019**
Regular Meeting

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1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on September 12, 2019.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Creech, Johnson, Kalis, Sprague, Thomson and Yedinak. Commissioner Blinova was absent with prior notice. Also present were Marcy Knysz, Village Planner and Mallory Milluzzi, Village Attorney.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

A) Docket No. SCBA 19-29
VK Auto Imports
177-179 Wheeling Rd
Appearance Approval of a Wall Sign

B) Docket No. SCBA 19-30
Wajo Sushi
73 S. Milwaukee Ave
Appearance Approval of a Wall Sign

C) Docket No. SCBA 19-32
AWG Gases and Welding Supplies
300 Sumac Rd
Appearance Approval of Wall Sign

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

Approve Docket No. SCBA 19-29 to permit a wall sign in accordance with the sign plans prepared by Signs of Distinction, Inc., dated 7/30/2019 (last revised 8/27/2019), and located at 177-179 Wheeling Rd.

Approve Docket No. SCBA 19-30 to permit a wall sign in accordance with the sign plans prepared by LED Sign Max, received 8/28/2019, and located at 73 S. Milwaukee Ave.

Approve Docket No. SCBA 19-32 to permit a wall sign in accordance with the sign plans prepared by Fastsigns Arlington Heights (received 8/30/2019), and located at 300 Sumac Rd.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

A) Docket No's. SCBA 19-31 & PC 19-18
Law Consumer Group
798 W Dundee Rd
SCBA 19-31 Appearance Approval of Wall Signs and Awnings
PC 19-18 Minor Site Plan Approval

Ms. Knysz explained the project included a minor site plan approval for a change in the landscaping and for two awnings. The landscaping at the corner of Dundee and Elmhurst Roads is very mature and overgrown or dying so the petitioner would like to remove the landscaping on the corner to provide a better vision of the front of the building. The petitioner is proposing to add shrubs and a tree to replace the removed landscaping.

The second part of the approval is for two awnings and signs. They are proposing two black awnings, one facing Dundee Road and one facing Elmhurst Road. They are also proposing window signs which are exempt and meet the Code regulations for the window size. The signs are for the Consumer Law Group with more text on the second awning.

Adam Dayan, 6332 N. Pulaski Rd., Suite 200, Chicago, IL 60646 was present. They have been in business since 2010 with offices in Aurora, Berwyn and North Chicago so they think the Village of Wheeling would be a great location for them. They are a consumer service planner firm focusing on immigration law, criminal defense, family law, personal injury and work comp.

Mr. Dayan explained they were looking to enhance the curb appeal and increase the visibility of

the signage. They are excited about the corner since it is highly trafficked but when driving by on Dundee the entryway is hidden by overgrown landscaping. They want to beautify the area.

Commissioner Sprague had no comments.

Commissioner Kalis questioned why they wanted to add awnings with a painted logo versus a traditional channel sign since awnings were normally no longer used. Mr. Dayan explained it was more cost effective and they have used awnings at all their other locations so he felt it would be consistent with the other offices.

Commissioner Kalis appreciated the beautification of the corner since it was a highly trafficked area.

Commissioner Kalis questioned if the petitioner had spoken to the property owner about landscaping the entire property. He referred to the notes which indicated the petitioner would be paying for the landscaping. Mr. Dayan confirmed the existing landscaping along Dundee and Elmhurst Roads would be trimmed. They will landscape between the center and the pine tree they were removing on Dundee. They will plant some flowers in that area. Commissioner Kalis questioned if the owner wanted to trim the other trees. Mr. Dayan confirmed they will also trim all the trees along Dundee and Elmhurst roads. He stated he had not spoken to the owner regarding additional landscaping.

Commissioner Kalis questioned if the stickers proposed on the windows were within Code. Ms. Knysz confirmed they were within Code.

Commissioner Kalis questioned if there was any brick work not covered by the awnings on the property that could use some maintenance. He saw some neglect in the pictures. Mr. Dayan didn't notice any but committed to do it if it needed it. He confirmed he would repair any damage from old signage. Chairman Johnson referred to some staining by the Greater Chicago window. Commissioner Yedinak referred to some broken brick by the entryway. Mr. Dayan will try to remove the stains below the Greater Chicago window. Commissioner Kalis referred to black spots that appeared randomly on the front of the building that should be cleaned up. Mr. Dayan will look at them.

Commissioner Kalis questioned if they were repaving or restriping the parking lot. Mr. Dayan confirmed there were no plans for it.

Commissioner Creech had no questions.

Commissioner Thomson had no questions.

Commissioner Yedinak questioned if there had been awning signs proposed in the past in the Village. Ms. Knysz confirmed awnings signs were within the Code.

Commissioner Yedinak lives near the mall but thought it would be an inconsistent look with just one tenant having an awning with signage and the others having block lettering/illuminating lettering.

Commissioner Yedinak questioned how their other awnings had aged over the years. Mr. Dayan confirmed they had aged well and assured the Commission they would replace it if needed.

Commissioner Yedinak is not a fan of the vinyl letterings on the window but understands it's permitted by the Code. He hopes they are cleaning up the blinds behind the block lettering. Mr. Dayan confirmed they are replacing the existing window treatments.

Chairman Johnson questioned the reason for the small awning since it only came out about 1'. Mr. Dayan confirmed it was just for the sign, he mentioned their other ones came out further. The sign company felt it would give a more modern look and would be more visible from the street.

Chairman Johnson questioned why they didn't put something on the angle. Mr. Dayan wanted to but learned it was not permitted. He would be agreeable to put the services in the center if permitted. Mr. Knysz explained there was the main sign based on the linear footage along with a graphic. The other signs were by the Commission's approval if smaller than the primary sign. They did propose channel letters across all three sides, but the front had a list of services and that is typically not permitted in the signs. The landlord did not want the logo in the center which he originally proposed.

Chairman Johnson is not a fan of the window lettering but understands it's permitted within the Code. Commissioner Yedinak questioned if they had considered something more aesthetically pleasing. Mr. Dayan explained historically their phone number and services were listed on their signage. He was open to using other colors but felt white was less tacky. Commissioner Yedinak was not in favor of how the white vinyl letters looked.

Commissioner Kalis moved, seconded by Commissioner Yedinak to approve Docket No. PC 19-18 granting 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 permit two awnings in accordance with the sign plans, received September 5, 2019, and for the removal and replacement of landscaping in accordance with the landscape plans, dated September 3, 2019, at the southwest corner of the subject property located at 798 W. Dundee Road, , and subject to the following condition:

1. At the time of planting, the minimum sizes shall be a caliper size of 2" for ornamental trees and a minimum of 24" in height for all shrubs.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Yedinak moved, seconded by Commissioner Sprague to approve Docket No. SCBA 19-31 to permit two signs in accordance with the sign plans prepared by The Sign Store (received 9/5/2019), for Law Consumer Group located at 798 W. Dundee Road.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

B) Docket No. SCBA 2019-28
Weed Man
574 Wheeling Rd
Appearance Approval of Freestanding Sign

Ms. Knysz explained the proposal was for a replacement of a freestanding sign. The front panels on both sides were changing. It is not on the Consent Agenda since the proposed sign is not consistent with the Code since it lists the services as well as some advertisement.

Mr. Brandon Burns, 574 Wheeling Road, Wheeling was present.

Mr. Burns explained he had previously been in a building on Shephard Avenue in Wheeling. There was a watermain break over the winter and the entire corner of the building sunk in. He met with the landlord and went to the Village for approval to move in half of the space while the other part was being repaired. He had a sign made at a local sign company and was never told he needed approval for the sign until the Village gave them the occupancy permit for the entire building once the repairs had been made.

Ms. Knysz noted there is existing landscaping around the monument sign, but the petitioner is proposing to remove some of it along with adding new landscaping.

Commissioner Yedinak reviewed the history and noticed in 2011 the sign for Alliance Disaster Cleanup had a condition to include the address. He questioned if the condition should be carried forward. Ms. Knysz explained addresses were typically included if the address was not visible from the street. Mr. Burns agreed to post the address on the building or add it to the yellow part of the sign. Commissioner Sprague noted the address was already on the edge of the sign facing the street.

Commissioner Yedinak questioned if the petitioner had considered making a new sign that

would comply with the Code. Mr. Burns wants to be a good partner with the Village since he's been in the Village since 2011. He is agreeable to make a new sign if needed even though he paid $2,500 for the sign. Commissioner Yedinak didn't personally object to the sign since it was in an industrial area but understands it is not permitted by Code.

Commissioner Thomson had no comments.

Commissioner Creech felt it was a good-looking sign but understands it was not permitted in the Code.

Ms. Milluzzi explained it wasn't on the Consent Agenda because it did not meet the technical requirements, but the Commissioner could allow it if they wanted.

Commissioner Creech was struggling with it since the petitioner had already invested in the sign and he felt it was a good-looking sign. He suggested a compromise. He suggested removing the lower section.

Commissioner Kalis expressed a concern about setting a precedent for the industrial area. He would not be in favor of having a lot of different billboards in the area. He didn't think the proposed was offensive but he did not want to set a precedent. He felt the sign was a billboard and was not in the appropriate place as it pertains to the current Code. He is sensitive to the money the petitioner had spent on the sign but explained the Commission could not take into consideration the financial position. He was not in favor of the sign since it would set a precedent for other businesses in the Village.

Commissioner Kalis thanked the petitioner for staying in the Village.

Commissioner Sprague liked the sign but agreed the Commission needed to be fair to all businesses within the Village. He wants the sign to be changed to meet the Code.

Mr. Burns explained the idea of the sign came from the Bertog sign that lists their services and is included on the Village's website for types of signs that were permitted. Ms. Knysz clarified there were older signs in the Village with additional text. The reason the Bertog sign was included on the Village's website is for the landscaping. Mr. Burns noted there were eight signs in the Village that included services. Chairman Johnson questioned if the eight signs were monument signs. Mr. Burns indicated it was a mix between monument and wall signs. Chairman Johnson explained the rules for wall signs were different.

Chairman Johnson understands where the petitioner was coming from and drove around the Village and saw signs that included services and phone numbers. Some of the signs were not that old. He does not have a problem with the upper part of the sign. He questioned if the petitioner would consider changing the bottom to changeable copy to advertise. Ms. Knysz explained Staff would rather see a blank solid bottom that would match the face. Chairman Johnson questioned what would be needed to advertise for employment. Ms. Knysz explained it could be allowed temporarily. Chairman Johnson didn't want to see their prices listed on the sign. Chairman Johnson asked what would be on the bottom sign when they weren't advertising for employment. Mr. Burns explained they were always advertising for help. Commissioner

Kalis thought the Code stated that monument signs were not to be used for advertisement.

Ms. Milluzzi reiterated that the Code states that the sign copy for freestanding signs is limited to the name of the unified business center or the complex with the tenant panels. It has been interpreted by Staff to be the name of the business for signs unless the Commission allows something else.

In reply to Commissioner Yedinak's question, Ms. Milluzzi explained if the Commission's decisions were not arbitrary on why they would treat something differently it would likely hold up if ever challenged.

Commissioner Kalis felt just because other businesses were not conforming didn't mean the Commission should approve the sign. He doesn't think a sign should include advertising and should be done somewhere else.

Ms. Milluzzi suggested taking a poll.

Chairman Johnson took a poll regarding the upper portion of the sign.

Commissioner Creech: liked the upper portion of the sign since it is well done and located in an industrial area. He wants a blank panel in the lower section. He felt it should be allowed since there are no windows to be used for advertisement.

Commissioner Thomson: liked the top portion and wants the lower portion redone.

Commissioner Yedinak: Agreed with Commissioner Creech.

Commissioner Kalis: Was not in favor of the upper or lower portions of the sign because of the current Code.

Commission Sprague: Was not in favor of the upper portion and should be name and address only. The bottom should be blank.

Chairman Johnson: Was OK with the top portion.

The consensus is the bottom sign should be blank. The consensus was 4:2 that the top portion could remain with a condition that the bottom panel shall be replaced with a solid color with no copy or text.

If the Commission did not feel strongly about the color of the bottom panel, they could leave the decision to Staff and the petitioner. The Commission felt it could be left up to Staff.

The existing landscaping consisted of old evergreen shrubs and the petitioner is proposing to add more color and textures that Staff found appropriate.

Commissioner Yedinak moved, seconded by Commissioner Creech to approve Docket No. SCBA 19-28 to permit the installation of a double sided sign panel on an existing freestanding

sign in accordance with the Sign Illustration dated 9/6/2019 (1 sheet total) and the Landscape Plan submitted dated 9/4/2019 (1 sheet total) for Weed Man, located at 574 Wheeling Road with the following condition:

1. The bottom panel shall be replaced with a solid color with no text.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES – August 22, 2019 (including Findings for Docket No. 2019-18)

Commissioner Creech moved, seconded by Commissioner Yedinak to approve the minutes dated August 22, 2019 as corrected.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

9. OTHER BUSINESS

Commissioner Creech requested distributing updated contact information for the Plan Commission.

10. ADJOURNMENT

Commissioner Kalis moved, seconded by Commissioner Sprague to adjourn the meeting at 7:28 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

_____
Joe Kalis, Secretary
Wheeling Plan Commission