
1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on November 2, 2022.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Hyken, Kasper, Berke, Sprague, Riles, Myer and Johnson. 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 - None

7. ITEMS FOR REVIEW

- A)** Docket No. PC 22-15
Shadowbend Homeowner's Association
333 Regent Court
Minor Site Plan Approval to Permit the Installation of 341 Linear Feet of Fence

This is a minor site plan approval so it will be the final decision and will not go to the Village Board. The existing wood fence will be replaced with a commercial grade PVC fence in the same location.

Mr. Jeff Roberts, Peerless Fence was present.

Mr. Roberts had been hired to replace the existing 6' high stockade fence with a new PVC privacy fence in woodgrain.

Commissioner Myer appreciates the tasteful PVC replacement. Chairman Johnson also agrees it was an upgrade.

Commissioner Myer moved, seconded by Commissioner Hyken to approve of Docket No. PC 22-15, granting minor site plan approval, as required under Title 19, Zoning, of the Wheeling

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Municipal Code and Chapter 19-12, in order to permit the installation of 341 linear feet of 6' tall commercial grade PVC fence along Milwaukee Avenue for Shadowbend Homeowner's Association, located at 333 Regent Drive, in accordance with the Project Description Letter prepared by Peerless Fence Group and dated 10/26/2022, Final Plat of Subdivision for Shadowbend Phase II, Privacy Fence Detail dated 8/29/2013, and Fence Example received by the Village on 10/26/2022.

AYES: Commissioners Myer, Hyken, Kasper, Berke, Sprague, Riles, Johnson
NAYS: None
ABSENT: None

There being seven affirmative votes, the motion was approved.

- B)** Docket No. PC22-13
781 N. Milwaukee 50 LLC
781 N. Milwaukee Avenue
Minor Site Plan and Appearance Review for Approval to Paint All Four
Sides of the Exterior Façade of the Building

Ms. Knysz noted there were three options being proposed (A, B and C) for the painting of the four sides of the building. This docket is for a minor site plan and minor building appearance approval so the Plan Commission will make the final decision and it will not go to the Village Board. Staff has recommended options B or C with three proposed conditions.

Mr. Scott Weiner was present representing the landlord.

One option has four colors, one option has three colors, and one has shades of one color.

The petitioner explained they were trying to have more of a street presence. The current browns did not go with their branding. He understands the Village's concern about painting brick and has tried to find something that would work within the Village's ordinances and also work to help the building have the best opportunity to be successful.

The petitioner is proposing the following options.

Option A – Includes green, red, blue, and yellow. He does not believe this is the option that anyone wants to use.

Option B – Includes different shades of blue on all four sides. He believes the building would be beautiful with the upgraded landscaping, cleanup of the property and the lighting repairs. The quality of the paint is manufactured to go over the building material. It will need to be maintained and repainted every 3-5 years according to the manufacturer's specifications. It is weather resistant. He believes the color lends itself to a classy project and would reflect well on the Village.

Option C – Adds purple along Milwaukee Avenue. He believes it gives a subtle change of color

and a reason to look at the building. Originally, they were going to propose signage on the west façade, but from a budgetary standpoint they will not. They think it is an important side of the building and the landscaping plan would reflect it.

He provided color samples.

Commissioner Kasper could only support Option B. He is in favor of a more monochromatic color scheme.

Commissioner Myer appreciates the proposed landscaping and understands the need for branding. She expressed a concern with the amount of vibrant colors that were shown on the renderings. She prefers Option B because of the monochromatic but is not in favor of the amount of the monochromatic paint. She asked if there was a way for it to be scaled down, so it was a bit less vibrant. She looks at how it would be complimentary to the neighboring properties and is concerned about the amount. She felt the colors and hues make the project stand out, but not in the best way.

Commissioner Hyken agreed with all of the comments and preferred Option B. He asked if they were planning to add ground lighting around the building. Mr. Weiner explained the existing ground lighting does not work, so they will fix and replace everything.

Commissioner Riles had no questions. He agrees with Option B.

Commissioner Berke had no questions. He believes Option B is the best choice. He doesn't mind the vibrant color.

Commissioner Sprague asked if the proposed signage colors would match the building color or would be a different color. Mr. Weiner believes the sign color would include purple. Chairman Johnson noted the large sign had pink in the background. Mr. Weiner believes the proposed color will be purple but is open to suggestions. Commissioner Sprague felt Option C would blend in better if they were keeping the pink and purple colors on the sign.

Commissioner Sprague referred to the large amount of wood and timber on the building. He asked if they were planning to paint it. Mr. Weiner explained it was mostly being painted and thought the brick was the only area not being painted. Commissioner Sprague felt the type of wood on the building did not take well to paint. Mr. Weiner included the specs for the paint and had already painted samples. The specific paint is meant for this challenge. He mentioned it was not real wood except in a couple of areas. Most of the sides were siding and the posts were wood. The timbers below the roof above the entrance is the only area with real wood. Commissioner Sprague expressed concern that the paint would peel sooner than the rest of the façade. He asked if they had researched using a stain on the wood instead of paint. Mr. Weiner confirmed they had looked at a lot of options and this specific paint was meant for this job.

Commissioner Sprague is OK with Options B or C depending on what is done with the sign.

Chairman Johnson asked what they were doing with the back of the large sign above the roof regarding color since it would be visible from the Westin. Mr. Weiner explained they were

going to submit permits for a nice material made from a painted metal that would allow for the wind. The structural support for the signs will not be seen. The same material will also be used in the actual space.

Mr. Weiner explained they asked the sign company to just fabricate the letters and were looking at structural ways to make the sign work. If they were to use a normal sign, they would have to use 15 steel beams through the roof going down into the concrete below. He is willing to do it since he believes the sign was very important. He believes having something perforated looks nicer and would allow the wind to go through with 5 or 6 steel posts going down and would cost about half in addition to the cost of the signs. The total sign package is \$160,000 without the structural. He is open to suggestions. He promised to make it look nice and not do anything to make it look cheap. Chairman Johnson wants it to look nice from both sides.

Chairman Johnson would like the supports to go away on the smaller sign on the south facade or have them painted. He understands it was not part of this review. Mr. Weiner agreed to paint them to match the background. Chairman Johnson mentioned the previous restaurant had the smaller sign at the roofline. Mr. Weiner agreed to research not showing the backing.

Commissioner Hyken noted the specs showed the application could only be applied at 40 degrees or above. Mr. Weiner understood they were on a time crunch.

Ms. Knysz reviewed the proposed conditions.

When Staff visited the site there were some trees that were marked for removal that did not match up with the tree removal plan. Ms. Knysz believes it had been managed but included conditions to make sure.

1. The Proposed Planting Plan shall be revised to fully identify each proposed tree, shrub, ground cover, etc., on said Plan prior to permit issuance.
2. There are trees marked/flagged for removal that are not shown on the Phase I Landscape Clean-Up Plan. Only those trees identified for removal on the Phase I Landscape Clean-Up Plan shall be removed.
3. The landscape improvements of the Proposed Planting Plan shall be completed no later than May 31, 2023.

Commissioner Sprague asked if the letters for the sign were already manufactured. Mr. Weiner confirmed it was going to begin soon. Commissioner Sprague asked about the color of the letters. Mr. Weiner explained it would depend on today's decision. He believes they will probably stick with blue on the one sign and he was not certain about the sign on Lake Cook Road since the building would not be seen from it. He wanted to go with the purple/pink sign but will check with the branding department. Commissioner Sprague felt if they were going to go with the white and purple on the sign, he thinks adding the purple to the building would be much better. Mr. Weiner would like the option to do C. He explained there was still work that needed to be done because of the backing material. Commissioner Sprague did not want the whole building to be blue with a purple sign. Chairman Johnson mentioned the large sign had already been approved with a pink background and purple lettering.

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Commissioner Myer felt the Commission was struggling to figure out how the signage was going to coordinate with the building façade. Chairman Johnson did not have a problem with the large sign.

Mr. Weiner explained the color of the building would not be seen from Lake Cook Road. The only area the signage and building could be seen would be from the parking lot or from Starbucks. Mr. Weiner believes the signage will look great.

Chairman Johnson took a poll on the preference regarding color options to pick either Option B or Option C.

Commissioner Myer: prefers Option B
Commissioner Riles: prefers Option B
Commissioner Sprague: prefers Option B
Commissioner Kasper: prefers Option B
Commissioner Hyken: prefers Option B
Commissioner Berke: prefers Option B
Chairman Johnson: prefers Option B

All were in favor of Option B. Ms. Knysz asked if anyone would have changed their vote for if the poll were for Option B, Option C or either Option. Commissioners Riles or Sprague would have been open to B or C.

Commissioner Myer moved, seconded by Commissioner Berke to approve Docket No. PC 22-13, granting minor site plan and building appearance approval as set forth in Option B, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, in order to permit modifications the building exterior and site landscaping, for the property located at 781 N. Milwaukee Avenue, in accordance with the Phase I Landscape Clean-up Plan prepared by Premier Landscape, dated 10/12/2022 (last revised 10/24/2022), Phase I Landscape Plan Proposed Planting Plan prepared by Premier Landscape Architecture, dated 10/12/2022, Landscape Construction Proposal prepared by Premier Landscape dated 10/12/2022, and painting options B & C submitted by the petitioner on October 24, 2022, subject to the following conditions:

1. The Proposed Planting Plan shall be revised to fully identify each proposed tree, shrub, ground cover, etc., on said Plan prior to permit issuance.
2. There are trees marked/flagged for removal that are not shown on the Phase I Landscape Clean-Up Plan. Only those trees identified for removal on the Phase I Landscape Clean-Up Plan shall be removed.
3. The landscape improvements of the Proposed Planting Plan shall be completed no later than May 31, 2023.

On the roll call, the vote was as follows:

AYES: Commissioners Myer, Berke, Kasper, Hyken, Sprague, Riles, Johnson

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NAYS: None
ABSENT: None

There being seven affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES - None

9. OTHER BUSINESS

The next meeting is Wednesday, November 16th.

10. ADJOURNMENT

Commissioner Myer moved, seconded by Commissioner Berke to adjourn the meeting at 7:01 p.m. The motion was approved by a voice vote.