

**Plan Commission
Regular Meeting**

March 27, 2024

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on March 27, 2024.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Riles, Myer, Kasper, Sprague, Smart, Hyken and Johnson. Also, present were Marcy Knysz, Village Planner and James Ferolo, Village Attorney.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A)** Docket No. PSPMIN24-0002
Fire Station 42
175 McHenry Road
Request for Minor Appearance Approval for the Installation of a Monument
(Ground) Sign

Commissioner Sprague moved, seconded by Commissioner Hyken to approve Docket No. PSPMIN24-0011 to permit the construction a monument (ground) sign for Wheeling Fire Station 42 located at 175 McHenry Road, in accordance with the Sign Plan prepared by Parvin-Clauss Sign Company, dated 8/9/2023, Site Plan prepared by Pinnacle Engineering Group last revised 4/25/2023, Landscape Plan prepared by 845 Design Group last revised 2/22/2024, and subject to the following conditions:

1. The landscaping at the base of the ground sign, as identified on the Landscape Plan prepared by 845 Design Group last revised 2/22/2024, shall be installed no later than June 1, 2024.
2. The face material of the sign columns shall be changed to match the stone veneer of the building. The petitioner shall work with Village Staff to find a suitable material during permit review.

On the roll call, the vote was as follows:

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

NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A)** Docket No. PSPMIN24-0008
Hiffman Asset Management
742 Glenn Avenue
Request for Minor Appearance Approval to Permit Changes to the Building
Façade

The petitioner is requesting approval to change the appearance of the north and east building façades. The west and south facades will remain the same. The petitioner has provided renderings showing the proposed changes including the south and east corners. The color is being changed from deep brown metal to a charcoal navy color and the red brick will change to more of a stone color. Staff is fine with the proposed changes. A rendering of the north façade with stone-colored brick and charcoal blue metal and doors was provided.

Staff proposed no conditions.

Mr. Tom Murphy, Hiffman National, One Oakbrook Terrance, Oakbrook Terrace, IL was present.

Commissioner Hyken expressed concern with the color break. He understood why they were not painting the one wall but does not think the proposed colors match the brick.

Mr. Murphy explained 60% of the north and east elevations had metal panel detail. The amount of exposed brick on the northeast elevations was limited to the lower 40% with a lot filled in by windows and dock doors since it is the business end of the property. The back south side of the building and west side elevations were the non-business end and were full height masonry. He asked if Commissioner Hyken had an issue regarding the selected color or was it the break. Commissioner Hyken understands the reason they do not want to change the non-business side, but he believes the proposed changes do not match the brick. He asked if they had considered changing the color to something that would flow better and would match the business side. He does not believe the crème and blue colors match the brick not being painted. Mr. Murphy explained the ownership wants to differentiate itself. The property has gone through several ownerships and the new ownership is looking to add more life to the building and make it look more modern in appearance. In addition to the expenses for the proposed work, he mentioned there were other expenses to re-tenant the building which is currently 60% vacant. He explained the area with the changes is the area the tenants use when visiting the building.

Commissioner Smart noted the south side of the building was large and visible from the street. She questioned if they had considered painting it the same color as the other side. Mr. Murphy confirmed they did not want to paint it at this time.

Commissioner Sprague referred to other options for them to consider.

- Just painting the metal façade and leaving the brick as is.
- He referred to the seam in the brick by the fenced area before the vent over the roofline. He asked if it would look better to bring the color down to that point so it would all look the same when driving down Glenn.

Mr. Murphy confirmed they did discuss the first option but felt it made more sense to move away from the brown because there were only so many colors that work with the current brick. They felt the charcoal blue spoke to both types of colors of the existing south elevations and the stone color on the north and east elevations and made the building more modern in appearance.

Mr. Murphy didn't believe he discussed the second option. He mentioned there were multiple transformers along that elevation that they would need to work around. Commissioner Sprague explained it would be before the transformers and not be in the scope if they just went down to the seam. Mr. Murphy felt leaving the elevation as is would be suitable since it backed up to a truck dock to a neighboring building. Commissioner Sprague mentioned it was very visible going down Glenn from the south and would clash from the brown brick to the proposed color. He wants something that would soften the clash. Mr. Murphy explained they would like to terminate it where there is a vertical suspension joint. Commissioner Sprague explained there was a vertical suspension joint just inside the fence before the vent that goes over the roof. Mr. Murphy believes there is also one about 15' off the corner of the building. Commissioner Sprague noted it would still be noticeable when going down Glenn.

Ms. Knysz suggested taking a poll regarding the proposed option.

Commissioner Kasper did not have any strong feelings one way or the other. He agreed with the recommendation from Staff.

Commissioner Myer appreciates wanting the façade updated. She has an issue with the southeast corner because of the visibility and the distinct difference with the colors at the corner. She agreed with extending it along the south to give a better look from an appearance standpoint. Mr. Murphy asked about the color she would recommend. Commissioner Myer felt the Downing gray color used on the stone masonry on the other sides could be extended so there would be some consistency.

Commissioner Riles agreed with the other Commissioners. He would prefer a consistent look. He asked if it was related to cost savings. Mr. Murphy explained they wanted to address the areas of the business end of the property since the south and west elevations were 100% masonry and felt it was consistent and appropriate as is. He mentioned there was also a significant amount of work that needed to be done inside the building. They want to retain the existing tenant and attract new tenants to fill the open tenant space in the building. Mr. Murphy mentioned they will be repairing the brick before painting. He thought the condition of the south elevation was fair to good.

Chairman Johnson asked about the color of the top cap that went around the building. Mr. Murphy believes it was originally deep brown but was currently inconsistent. Chairman Johnson asked if they planned on painting all of it. Mr. Murphy confirmed the metal coping on the elevations being painted would also be painted. If required, he agreed to take the painting down to the corner to the area that was recommended. They would leave the coping as is since the color would be suitable for the stone. The metal coping is integrated with the metal panel wall system.

Chairman Johnson referred to the south wall. He is afraid if they go with the light gray, it would be too much white. He was OK leaving it untouched and does not like painting brick.

In reply to Chairman Johnson's question, Mr. Murphy confirmed they would be doing repair work where there was previous signage. In addition, they will also caulk the window perimeters and the masonry openings between the window framing and masonry. All the work needs to happen at the same time.

Chairman Johnson took a poll regarding continuing the Downey Stone color on the south side up to the seam near the transformers.

Commissioner Hyken: In favor
Commissioner Smart: In favor
Commissioner Sprague: In favor
Commissioner Kasper: In favor
Commissioner Myer: In favor
Commissioner Riles: In favor
Chairman Johnson: not in favor

The vote was 6:1 in favor of continuing the Downey Stone color on the south side to the seam near the transformers.

Mr. Murphy asked about the foundation wall. Ms. Knysz explained it would remain the same as the other side. Chairman Johnson confirmed just the brick needed to be painted.

Ms. Knysz proposed the following condition.

1. The brick on the south façade up to the break line/eastern fence shall be painted in Downing Stone to match the north and east facades.

Commissioner Sprague mentioned it was perfectly safe if they had to go inside the fenced area near the transformers.

Commissioner Kasper moved, seconded by Commissioner Myer to approve Docket No. PSPMIN24-0008, granting minor building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, to permit changes to the building façade, located at 742 Glenn Avenue, in accordance with the Project Description Letter prepared by Bumjin Jang (Hiffman Asset

Management), dated February 21, 2024 and the Elevations prepared by Sherwin-Williams, received by the Village on March 15, 2024 with the following condition:

1. The brick on the south façade up to the break line/eastern fence shall be painted in Downing Stone to match the north and east facades.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

- A)** Approval of Minutes of the Regular Meeting of March 13, 2024 (including the Findings of Fact for Docket No. PSU24-003).

Commissioner Sprague moved, seconded by Commissioner Smart to approve the Minutes of the Regular Meeting of March 13, 2024 (including the Findings of Fact for Docket No. PSU24-003) as presented.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

9. OTHER BUSINESS

Commissioner Kasper noticed a fusion Mexican and Asian restaurant near Dundee and Milwaukee that was also offering Brown's Chicken. Chairman Johnson explained they've been doing it for a while advertising by word of mouth. Commissioner Kasper noticed the sign. Ms. Knysz explained the owner owned a Brown's Chicken restaurant in Northbrook which closed and decided to add it to their current menu.

Commissioner Riles noticed the Village's fire hydrants were being painted white. Chairman Johnson thought it might be primer.

Commissioner Smart mentioned the mock trial team at Wheeling High School went to State and

out of 50 schools they placed in the top 8 for the first time.

In response to Chairman Johnson's question, Ms. Knysz confirmed consent items can include conditions.

10. ADJOURNMENT

Commissioner Smart moved, seconded by Commissioner Sprague to adjourn the meeting at 6:58 p.m. The motion was approved by a voice vote.