

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, June 23, 2016.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Dorband, Issakoo, Johnson, Powers and Ruffatto. Commissioners Sianis and Zangara were absent with prior notice. Also present were Brooke Jones, Senior Planner and Mallory Milluzzi, Village Attorney.

4. CHANGES TO THE AGENDA - none

5. CITIZEN CONCERNS AND COMMENTS

6. CONSENT ITEMS

- A) [Docket No. SCBA 16-13](#)
Metro PCS
538 W. Dundee Road
Appearance Approval of a Wall Sign

Commissioner Johnson moved, seconded by Commissioner Dorband to approve Docket No. SCBA 16-13 to permit the installation of a business identification wall sign in accordance with the sign drawings submitted June 13, 2016 by Metro PCS, located at 538 W. Dundee Road, Wheeling, Illinois.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto
NAYS: None
ABSENT: Commissioners Sianis and Zangara
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) [Docket No. 2016-9](#) (Continued from June 9, 2016 Hearing)
Medtec Healthcare
43 W. Dundee Road
Special Use-Site Plan Approval for Adult Day Service

See Findings of Fact and Recommendation for Docket No. 2016-9.

Commissioner Johnson moved, seconded by Commissioner Issakoo to recommend approval of Docket No. 2016-9 to grant special use approval for an adult day service in accordance with the following exhibits submitted June 15, 2016 (except as noted), by Medtec Healthcare, to be located at 43 W. Dundee Road, Wheeling, Illinois.

- Cover letter, 3.24.2016
- Response letter
- Plat of survey, 3.24.2016
- Landscape plan,
- Floor plan, and
- Photometric plan, 5.31.2016

And with the following conditions of approval:

1. Commercial vans owned by Medtec should be parked at the rear of the property;
2. Parking for two bicycles shall be provided;
3. That the light poles shall be painted;
4. That the awnings shall be replaced by December 1, 2016. If a different material, color, or design is proposed, the petitioner shall return to the PC for minor site plan and appearance approval.
5. That the sign landscaping shall meet the requirements of the Sign Code upon issuance of a sign permit for the freestanding sign.
6. The southeast corner of the building shall be posted as a Fire Lane;
7. The plantings shall be irrigated per Code;
8. Areas marked on the landscape plan as seeded shall be sodded; and
9. Continue the foundation plantings west to the sidewalk.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Ruffatto
NAYS: Commissioner Powers
ABSENT: Commissioners Sianis and Zangara
PRESENT: None
ABSTAIN: None

There being four affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No. 2016-9. The motion was approved by a voice vote.

- B)** [Docket No. PC 16-9](#)
Law Office
199 N. Milwaukee Avenue
Minor Site Plan & Appearance Approval of Façade Modifications

Mr. Jung, 199 N. Milwaukee Avenue was present at the meeting.

Mr. Jung reported the existing brick was in poor condition so they were proposing to replace it with new brick. The cost for new brick on the front side of the building was \$60,000 so in order to save money they were adding a hat channel and planning to add painted cedar board siding instead. He explained it would cover up all of the existing brick. The north and south sides of the building would be painted the same color.

Chairman Ruffatto referred to the proposal. He questioned which windows were being replaced. Mr. Jung confirmed the screen door would be covered and the main door would be made straight.

Commissioner Johnson questioned if the door that was being closed up was an exit. Mr. Jung explained it was currently an exit for the second floor. He was adding a wall between the first floor and the stair to the second floor. There is a deck on the east side of the building where he would add an outside stairway through the deck.

Ms. Jones questioned if the petitioner had drawings of the proposed exterior staircase. She explained if it wasn't visible it may not require review. Chairman Ruffatto expressed a concern. Ms. Jones explained Staff needed to take a closer look at it. Chairman Ruffatto explained the exterior would be discussed but most likely the Commission would not vote on it tonight because of the addition to the petition that Staff was not aware of prior to the meeting.

Mr. Jung explained the existing stairway was only 2-feet wide and according to the Village's building inspector, it was not up to code. The existing exterior staircase was being brought up to Village Code. Ms. Jones suggested focusing on the façade and then Staff would determine if it needed to come back to the Plan Commission for review. Commissioner Dorband questioned why the petitioner wouldn't have to return if they were making a dramatic change. Ms. Jones explained she didn't think the change was dramatic because there was an existing staircase on the rear and they were just extending it slightly because it did not meet the width requirement plus it was located on the rear of the property so it was not visible.

Commissioner Johnson asked for an explanation of a hat channel. Mr. Jung explained since he could not attach the siding on top of the brick so he needs to add a channel inside in order to screw the siding on top of it. Commissioner Johnson questioned how the channel attached to the brick. Mr. Jung explained the hat channel was vertical and the siding was horizontal. Commissioner

Johnson felt the lattice would be a maintenance nightmare down the road. In addition, he thought it would attract birds and wasps and didn't know how it would be maintained.

Commissioner Johnson questioned what they were doing on each end to finish it off. Mr. Jung had not thought about it. He thought he could paint it and leave it as is. Commissioner Johnson questioned if there was anything else he could do to the brick to clean it up in order to keep it in the same style as the other properties. He hated to see the brick covered up.

Commissioner Issakoo referred to the picture provided with two colors. Mr. Jung confirmed they were planning on using just one color.

Commissioner Issakoo questioned the plan for signage in the future. Mr. Jung explained the owner hadn't decided about the sign.

Commissioner Issakoo expressed the same concern about the maintenance. He felt it needed to be thought about further. He also agreed it could be an issue and was important that the Commission understood the plan for maintenance. He liked it and felt it was different but also agreed the brick was nicer. He asked the petitioner to explain the issue with the brick. Mr. Jung explained the color was dirty and faded.

Commissioner Powers questioned if the petitioner was eligible for a façade improvement grant. Ms. Jones agreed to check.

Commissioner Powers referred to the Staff Report and questioned the colors of the door and windows. Mr. Jung confirmed the color would be black.

Commissioner Powers was not thrilled with the siding. He questioned if the petitioner had looked at any other material that could be put on top of the brick. Ms. Jones explained it was unusual to cover brick.

Commissioner Powers questioned the existing materials on the north and south sides of the building. Mr. Jun confirmed it was painted cinder block.

Commissioner Powers questioned if there were any parking issues with the proposed use. Ms. Jones confirmed there were no parking issues.

Commissioner Powers questioned if the Fire Department needed to get involved. Ms. Jones explained the Fire Department inspected every new business.

Commissioner Dorband expressed concern with the edge sticking out and felt it could be dangerous. She thought it would be safer if it was flat or had a binder on the edge. She agreed with the other Commissioners of the possibility of having a nest or other issues in the area. She felt it would be a maintenance nightmare unless it had a solid backing and a finished edge.

Chairman Ruffatto had an issue with it. He drove by the property and didn't think the brick looked bad. He felt the front of the building had a lot of character with the soldier courses above the awning and the design on top. He did not think it made sense to cover up the design. He didn't think it fit

the character of the area. There were numerous brick buildings in the area. In addition, the maintenance would be a nightmare.

Chairman Ruffatto questioned the width of the proposed board. Mr. Jung confirmed it was 4". Chairman Ruffatto didn't think the picture reflected 4".

Chairman Ruffatto personally did not like the proposed façade improvement and felt it would stick out and didn't fit the area.

Commissioner Issakoo agreed and didn't think the brick looked bad and would be an added expense that wasn't necessary. He liked the proposed replacement of doors and windows. He felt the character of the building was fine.

Commissioner Johnson agreed the picture did not reflect a 4" wide board. He thought it could make a climbing board.

Chairman Ruffatto questioned the status of the stairs. Ms. Jones suggested treating it separately.

Chairman Ruffatto explained the options to the petitioner. The Commission could vote on the current proposal or table it and have the petitioner go back to the owner with the comments. Mr. Jung agreed to discuss with the owner.

Commissioner Dorband questioned if the owner had considered tuck pointing the building to make it look better. Mr. Jung confirmed the owner was not set on doing the panel. The proposed idea was from the architect.

Commissioner Powers moved, seconded by Commissioner Dorband to table Docket No. PC 16-9.

Commissioner Dorband questioned if the awnings were going to be replaced. Mr. Jung confirmed they would be removed but not replaced.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto
NAYS: None
ABSENT: Commissioners Sianis and Zangara
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

- C) Strategic Plan Updates
 - i. Neighborhood Streetscape Initiative
 - ii. Village Entrance Signs
 - iii. Neighborhood Identification Map

iv. Neighborhood Identification Signs

Ms. Jones provided an update since the Village Board and Plan Commission joint meeting on May 23, 2016 regarding the Strategic Plan.

Neighborhood Streetscape Initiative

The model for smaller parcels was discussed. At the May 23rd joint meeting, the one location that was identified was on Weeping Willow Drive. The Engineering Division has been to the site and verified that there is 5' of right-of-way behind the sidewalk that can be used for the small gathering space which will most likely consist of a bench on a 10' wide concrete pad/area with some low maintenance landscaping, possibly stamped concrete. Staff is still considering if it should be oriented toward the water or perhaps toward the street.

Commissioner Issakoo's preference was toward the water. Chairman Ruffatto agreed.

Village Entrance Signs

Ms. Jones reported the Village Manager wants to think about it internally before presenting any plans.

Neighborhood Identification Map

Ms. Jones reported that they were about ready to launch this publically in order to obtain feedback. During the month of July, they will be posting the map on-line at the Village website as well as displaying it on posters in the Village and a couple of other public buildings (i.e. recreation center and library) in order to solicit public feedback on the naming of these areas and boundaries of the areas and any other general feedback.

Neighborhood Identification Signs

Ms. Jones reported it was decided at the May 23rd joint meeting that the sign topper was no longer being considered. A single pole sign is being considered (sample provided). The design is still up for consideration. Staff wants to ensure that it would complement the Village entry signs so they are working with designers. She wanted input from the Commission regarding the exact location of these signs. The signs are suppose to be at the entrance to neighborhoods near the intersection of a side street and a major corridor. She questioned if they should be placed at each of the intersections at every entry into the neighborhood or just at select locations at the higher traffic locations or at every other street. She also questioned if they would be placed near the intersection of the major corridor or pulled back into the neighborhood (i.e. 50' back).

Commissioner Powers questioned if there was an issue with land usage. Ms. Jones explained it should be assumed it would go into the right-of-way.

Commissioner Johnson referred to the location within the neighborhoods and mentioned all of the other signs that were already inside the neighborhoods (i.e. watering signs, school signs, speed limit signs). He felt it should be considered on a case-by-case basis. Chairman Ruffatto suggested adding the signs "where appropriate". Commissioner Johnson suggested by the curb away from the other signage. Commissioner Johnson suggested on the other side of Berkshire. He questioned if one should go at Cedar and Dundee.

Commissioner Issakoo felt inundated by signs in the Village. He agreed with a case-by-case basis. His preference was not off major corridors and hidden from the main roads.

Commissioner Johnson didn't want them to be confused with street signs.

Commissioner Dorband has mixed feelings regarding the location of the signs. She thought it would be nice to have them more visible because of the expense and for the visibility of the people coming through the Village.

Chairman Ruffatto felt they should be place at each entrance to a subdivision. He agreed with Commissioner Dorband that they should be placed in a location that was visible.

Chairman Ruffatto questioned if the Village could move the location of the other signs in the subdivisions. Ms. Jones believes it was possible. Chairman Ruffatto felt the neighborhood identification signs should be moved as close to the entrance of a subdivision as possible. He also suggested combining some of the other signs on the same post.

Chairman Ruffatto questioned if the Commission was in agreement to have the neighborhood identification signs at each entrance.

Commissioner Johnson questioned what would be done at uptown since it was mostly main roads. Commissioner Issakoo felt they could be handled on a case-by-case basis.

Commissioner Powers questioned if Shadowbend was part of old town. He also mentioned they had their own sign so he didn't think another sign would be needed. Commissioner Johnson felt it would only be on southbound Milwaukee.

There was not a consensus. Commissioner Johnson felt it should be determined on a case-by-case basis. Chairman Ruffatto agreed. He felt an analysis needed to be done on each one to determine the location.

Commissioner Dorband referred to the watering restriction sign and felt they could be moved in further since they only impacted the people living in the neighborhood.

Commissioner Johnson mentioned that some neighborhoods still had neighborhood watch signs. Commissioner Dorband felt those could be moved as well.

Commissioner Dorband mentioned that Northbrook had speed signs only on their major streets that included the speed limits for their neighborhoods. They do not have speed signs in their neighborhoods. Commissioner Dorband questioned if speed limit signs needed to be in neighborhoods. Commissioner Johnson mentioned the speed limit signs near the schools. Commissioner Dorband didn't think the speed limit signs needed to be near the entrance signs.

Bicycle Route Signage

Ms. Jones mentioned that previously Staff was contemplating on the Des Plaines River Trail and

looking to place wayfinding signage along the trail to point users of the trail to facilities that may interest them (i.e. restaurants, stores, Westin Hotel). Unfortunately, the Cook County Forest Preserve is not cooperating with the Village so they have decided to move on to something else that could be accomplished. They have chosen the Prospect Heights Bike Path as the next location to concentrate their time and effort. Photographs of the existing path were provided. The edge of it is by the Prospect Heights train station and goes north and then heads west. They are looking to install wayfinding signs (destination signs) to direct users of the trail to attractions or important locations or anything suggested that would help orient the users. There are some attractions that Staff wants the users to know that are along the path. One is Lake Arlington. She is open to suggestions to other attractions that should be identified to help users of the path.

Commissioner Johnson mentioned there wasn't a lot along that path.

Chairman Ruffatto suggested adding signs for Palatine Road and Wheeling Road.

Chairman Ruffatto questioned why the Village would advertise Lake Arlington since it was located in Arlington Heights. Ms. Jones explained it was a nice destination to bike to and around and was located in close proximity to Wheeling.

Chairman Ruffatto questioned if restaurants could be advertised. Ms. Jones didn't think the name of a specific restaurant would be listed. She didn't want to suggest that people go somewhere it would be unsafe.

Chairman Ruffatto mentioned to the south was River Trails with mini golf, a pool, skateboarding and driving range located at Euclid and Wolf Roads.

Commissioner Powers questioned who maintained the bike path. He referred to the markings on the bike path itself around Lake Arlington. Ms. Jones explained Wheeling would be installing the signs and would do some maintenance as well.

Chairman Ruffatto questioned if the Village of Wheeling maintained the actual path. Ms. Jones did not know for certain but thought they did.

Commissioner Johnson referred to the dotted line going up to Dundee at Wheeling Road. Ms. Jones explained it was a proposed bike lane.

8. APPROVAL OF MINUTES – [June 9, 2016](#) (includes partial findings for Docket No. 2016-9)

Commissioner Johnson moved, seconded by Commissioner Issakoo to approve the minutes dated June 9, 2016 as proposed. The motion was approved by a voice vote. Commissioner Powers abstained.

9. OTHER BUSINESS

Commissioner Powers was happy to see that Medtec brought in a picture of a bike rack but they didn't provide a picture of the bench. He hopes the Commission continues to see pictorial representations for all future submissions.

Chairman Ruffatto requested that the Commission should e-mail Ms. Jones if they did not see something included in the packet.

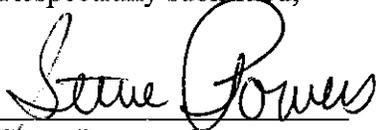
Chairman Ruffatto questioned what would happen if the Commission voted no for the lawyer's office. He questioned if there was an appeal process for a minor site plan. Ms. Milluzzi explained they could appeal to the Village Board.

Chairman Ruffatto reported a big event at the Chicago Executive Airport on July 3 starting with a 5K run/1 mile walk.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Issakoo to adjourn the meeting at 7:48 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,



Steve Powers, Secretary
Wheeling Plan Commission

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