

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, June 28, 2018.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Dorband, Johnson, Kalis and Ruffatto. Commissioner Powers was absent with prior notice. Also present were Brooke Casolari, Senior Planner, Mallory Milluzzi, Village Attorney, Mr. Ron Antor, Fire Inspector and Mr. Kyle Goetzelmann, Civil Engineer.

4. CHANGES TO THE AGENDA - none

5. CITIZEN CONCERNS AND COMMENTS - none

6. CONSENT ITEMS

- A) Docket No. SCBA 18-9
The Whitley
156 W. Dundee Road
Appearance Approval of a Freestanding Sign
- B) Docket No. SCBA 18-24
Optimum Health Clinic
300 N. Wolf Road
Appearance Approval of Awnings and Wall Signs
- C) Docket No. SCBA 18-26
Mexcal
58 N. Wolf Road
Appearance Approval of a Wall Sign
- D) Docket No. SCBA 18-29
Brittany Court
307 S. Milwaukee Avenue
Appearance Approval of a Freestanding Sign

Chairman Ruffatto noted that the sign for Docket No. SCBA 18-23 did not have the address

included on it. Ms. Casolari explained there were too many tenant panels to include the address. Chairman Ruffatto asked for a consensus about not having addresses on the signs for Docket No. SCBA 18-23 (ONE) and Docket No. SCBA18-25 (Wheeling Town Center).

Ms. Casolari suggested having Staff ask the petitioners to add the address to the signs based on it being a recommendation of the Plan Commission and not a requirement.

Commissioner Dorband questioned if it would set a precedent since the Commission always asked for addresses to be included and now it was a recommendation. Chairman Ruffatto agreed it could set a precedent. Commissioner Dorband suggested using a range of addresses. Chairman Ruffatto agreed it was a good idea. Ms. Casolari noted the apartment building, the One had the 375 West Dundee address and not a range. All of the other tenants had separate addresses. Commissioner Dorband questioned if it was in the same range or a totally different number. Ms. Casolari confirmed the numbers were in the same range.

Commissioner Johnson questioned if it should be pulled from the Consent Agenda for discussion.

Ms. Milluzzi confirmed it could be done since conditions could not be added under consent.

Ms. Casolari stated that other multi-tenant signs in the Village of Wheeling did not include addresses. Commissioner Johnson thought Lexington Commons had addresses. Ms. Casolari didn't think Fresh Farms had the address.

Commissioner Dorband moved, seconded by Commissioner Johnson to remove Docket Nos. Docket No. SCBA 18-23 (B) and SCBA 18-25 (D) from the Consent Agenda and added as C) and D) under Items for Review.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Ruffatto
NAYS: None
ABSENT: Commissioner Powers
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Johnson moved, seconded by Commissioner Dorband to approve the following consent items.

Approve Docket No. SCBA 18-9 to grant appearance approval for the freestanding sign in accordance with the sign, landscaping, and lighting plans (8 sheets) submitted May 30, 2018 by SAS Architects, on behalf of The Whitley, located at 156 W. Dundee Road, Wheeling, Illinois.

Approve Docket No. SCBA 18-24 to grant appearance approval for two awning signs and one wall sign in accordance with the awning plans (4 sheets) submitted June 11, 2018 and the wall sign plans (3 sheets) submitted June 7, 2018 for Optimum Health Clinic, located at 300 N. Wolf Road, Wheeling, Illinois.

Approve Docket No. SCBA 18-26 to permit installation of the wall sign in accordance with the sign drawing submitted June 8, 2018 for Mexcal, located at 58 N. Wolf Road, Wheeling, Illinois.

Approve Docket No. SCBA 18-29 to grant appearance approval for the freestanding sign in accordance with the sign and landscape plans (28 sheets) submitted June 19, 2018 by The Holland Design Group, on behalf of Brittany Court, located at 307 S. Milwaukee Avenue, Wheeling, Illinois.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Ruffatto
NAYS: None
ABSENT: Commissioner Powers
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) Docket No. PC 18-12 and SCBA 18-27
McDonald's
1355 Lake Cook Road
(PC 18-12) Minor Site Plan and Appearance Approval of Façade and Site Modifications
(SCBA 18-27) Appearance Approval of Drive-Thru Signage

Ms. Lisa Donmeyer, Lingle Design Group, 158 West Main Street, Lena, IL was present.

Lingle Design Group is working with McDonald's and are in the process of a remodel. The majority of the upgrades will be interior and exterior. They are doing some things to the site for ADA compliance reasons. They are upgrading sidewalks, ramps and reworking some of the striping to make sure it's in compliance with the ADA Code. The exterior of the building will be modified to the current McDonald's design standards. A sample board was provided.

McDonald's existing building has the old style of a mansard roof. They are proposing to remove it and extend the parapet wall up to make the appearance of a flat roof. The main portions of the building will remain as is and will be painted. Paint samples were provided. The extension of the parapet wall will be painted. The top band element will be corrugated metal. A wood grain will be used on some of the other elements.

Ms. Donmeyer described the ADA elements. There is an existing sidewalk on the west side.

ADA Code states that there needs to be a clear accessible route from the public sidewalk to the building. A sidewalk will be extended from the public sidewalk to the building. The asphalt in the existing walkway area will be changed to concrete.

Ms. Donmeyer confirmed there would be no changes to the layout or the drive-thru lanes.

In reply to Commissioner Johnson's questions, Ms. Donmeyer confirmed they were painting the brick surfaces. Commissioner Johnson stated that the Commission typically did not like painting brick. He hoped they would consider a better option. Ms. Donmeyer explained all of the existing brick on the building would be painted. Chairman Ruffatto noted it was a lot of brick to paint. Ms. Donmeyer questioned if the Code permitted it. Ms. Casolari confirmed it wasn't part of the Code but was definitely not encouraged. Chairman Ruffatto agreed to take a poll.

Commissioner Creech had no questions.

Commissioner Blinova had no questions.

Commissioner Dorband referred to the aluminum around the windows. She questioned if there was a new door on the plan. Ms. Donmeyer confirmed they were all existing.

Commissioner Kalis appreciated the modern updates. He expressed concern about the paint.

Commissioner Kalis questioned if the top of the building was stucco or paint. Ms. Donmeyer confirmed the top section was Nichiha material and would be painted.

Chairman Ruffatto questioned if the "M's" on the drive-thru signage were changing. Ms. Casolari explained the wall signage was not being approved tonight because Staff did not have enough details.

Chairman Ruffatto referred to the sidewalk along the building that ends in the drive-thru. He noted that there was no way to walk to the parking in the back unless you walk into the parking area or walk through the drive-thru. He suggested that the petitioner point it out to McDonald's since he felt it was very dangerous. He mentioned it was also at another McDonald's he visits. There is nothing to discourage people from walking on the sidewalk.

Chairman Ruffatto took a poll regarding painting the brick. Commissioner Johnson questioned why the brick color had to change since the proposed color was similar to it. Ms. Donmeyer offered to take the recommendation back to McDonald's since they have dealt with it before. There have been other instances where it has been stained instead of painted and other times when it has been left alone. Commissioner Johnson agreed the proposed color was similar to the existing brick color.

Commissioner Johnson: not in favor of painting

Commissioner Blinova: not in favor of painting

Commissioner Dorband: No problem painting it because there has never been a problem with McDonald's maintaining their property.

Commissioner Kalis: not in favor of painting

**Wheeling Plan Commission
Regular Meeting**

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Commissioner Creech: No problem painting or staining brick
Chairman Ruffatto: Not in favor of painting

The vote was 4:2 in favor of not painting or staining the brick.

Commissioner Johnson moved, seconded by Commissioner Kalis to approve Docket No. PC 18-12 to grant minor site plan and appearance approval for modifications to the site plan and building elevations shown on the following exhibits submitted May 11, 2018 (except as noted), by Lingle Design Group., for McDonald's located at 1355 Lake Cook Road, Wheeling, Illinois:

- Project description letter, dated 5.22.2018
- Sheet D1.0, Demolition Floor Plan
- Sheet D1.3, Demolition Roof Plan
- Sheet D2.0, Demolition Exterior Elevations
- Sheet D2.1, Demolition Exterior Elevations
- Sheet A0.0, Existing Survey & Grades
- Sheet A0.1, Architectural Site Plan & Details
- Sheet A0.2, Architectural Site Details & Notes
- Sheet A0.3 Architectural Site Details
- Sheet A0.4 Architectural Site Details & Notes
- Sheet A0.5 D/T Reference Details
- Sheet A1.0, Construction Plan, Notes & Details (Floor Plan)
- Sheet A1.3, Roof Plan
- Sheet A2.0, Exterior Elevations
- Sheet A2.1, Exterior Elevations
- Sheet A5.0, Wall Sections & Details
- Sheet A5.1, Wall Sections & Details
- Sheet A5.2, Wall Sections & Details
- Sheet A6.0, Door Schedules

With the following condition:

1. That the existing brick shall not be painted.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Ruffatto
NAYS: None
ABSENT: Commissioner Powers
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Creech moved, seconded by Commissioner Kalis to approve Docket No. SCBA 18-27 to grant appearance approval of the drive-through signage, as shown on the following

exhibits submitted May 11, 2018 by Lingle Design Group, for McDonald's located at 1355 Lake Cook Road, Wheeling, Illinois:

- Sheet A0.3 Architectural Site Details
- Sheet A0.4 Architectural Site Details & Notes
- Sheet A0.5 D/T Reference Details

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Ruffatto
NAYS: None
ABSENT: Commissioner Powers
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

- B) Docket No. 2018-11 (continued from May 24, 2018 without discussion)
Holy Spirit Life Learning Center
111 N. Wolf Road
Special Use-Site Plan Approval of a Social Service Facility

See Findings of Fact and Recommendation for Docket No. 2018-11.

Commissioner Dorband moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2018-11 to grant special use approval for a social service facility in accordance with the following exhibits submitted April 30, 2018 (except as noted), by Holy Spirit Life Learning Center, located at 111 N. Wolf Road, Wheeling, Illinois.

- Project description (2 sheets),
- Description of programs (2 sheets),
- Floor plan, received 3.15.2018, and
- Site plan, received 3.15.2018.

And with the following conditions of approval:

1. Parking for at least two bicycles shall be provided.
2. An automatic fire sprinkler system shall be installed prior to occupancy.
3. The front parking lot shall be resurfaced and restriped prior to occupancy.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Ruffatto
NAYS: None
ABSENT: Commissioner Powers
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Kalis to close Docket No. 2018-11. The motion was approved by a voice vote.

- C) Docket No. SCBA 18-23
ONE
375 W. Dundee Road
Appearance Approval of a Freestanding Sign

Chairman Ruffatto noted the proposed sign was in front of the apartment building. He mentioned that addresses are usually included on signs. He questioned if the Commission wanted to add the address 375.

Commissioner Johnson was in favor of including the address on the sign.

Commissioner Kalis questioned the location of the sign. Commissioner Johnson explained the sign sat on an angle at Northgate and Dundee, across from the Burger King. Ms. Casolari explained it was located close to Starbucks.

Ms. Milluzzi explained the Code states that the address of an establishment must be located on the sign unless clearly visible on the building. The numbers should be no less than 6” and no greater than 12” in height and in proportion to the sign.

Chairman Ruffatto wanted the numbers on the sign.

Mr. Antor felt ONE was an inappropriate address on the Village’s grid system.

Commissioner Johnson requested that the numbers on the sign be placed high enough so the landscaping doesn’t block it.

Commissioner Creech moved, seconded by Commissioner Kalis to approve Docket No. SCBA 18-23 to grant appearance approval for the wall sign in accordance with the following plans submitted June 8, 2018 by Brad Friedman, on behalf of ONE, located at 375 W. Dundee Road, Wheeling, Illinois:

- Freestanding sign plan,
- Landscape plan, and
- Texture Plus spec sheet.

With the following condition.

1. The address of 375 shall be added to the sign per Village Code.

On the roll call, the vote was as follows:

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AYES: Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Ruffatto
NAYS: None
ABSENT: Commissioner Powers
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

D) Docket No. SCBA 18-25
Wheeling Town Center
351 W. Dundee Road
Appearance Approval of Freestanding Signs

Ms. Caolari mentioned there were multiple signs. There are the multi-tenant directory type signs for the entire shopping center which also includes signage for the ONE. There are two identical signs at two different ends at the Dundee Road northern portion of the site. There are directional signs for the town center itself. They are located throughout the parking areas of the Town Center. The third type of sign is Metro parking signs to be used in the Metra parking lots. There are two different types of signs.

Chairman Ruffatto questioned if an address was needed on the monument sign.

Commissioner Kalis felt it should be consistent since it was required on the ONE sign. Ms. Casolari felt there was a precedent for similar multi-tenant signage elsewhere in the Village that don't have the address displayed.

Chairman Ruffatto took a poll on requiring the address on the monument sign.

Commissioner Johnson: yes
Commissioner Blinova: no
Commissioner Dorband: yes
Commissioner Kalis: no
Commissioner Creech: no
Chairman Ruffatto: no

The vote was 4:2 in favor of not requiring an address on the monument sign.

Commissioner Dorband moved, seconded by Commissioner Creech to recommend approval Docket No. SCBA 18-25 granting appearance approval of two freestanding multi-tenant development signs and nine directional signs in accordance with the following exhibits submitted June 8, 2018, for the Wheeling Town Center Development, at 351 W. Dundee Road, Wheeling, Illinois:

- Sign plans (4 sheets),
- Site plan, and
- Landscape plan and plant list (2 sheets).

And with the following conditions of approval:

1. The foundation for the two multi-tenant signs shall maintain minimum horizontal separation from watermain of 10-feet.
2. Complete utility locates are required prior to excavation for the two multi-tenant signs.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Ruffatto
NAYS: None
ABSENT: Commissioner Powers
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES – May 24, 2018 (Including Findings of Fact for Docket Nos. 2018-9 and 2018-10)

Commissioner Dorband moved, seconded by Commissioner Creech to approve the minutes dated May 24, 2018 as presented. The motion was approved by a voice vote.

9. OTHER BUSINESS

Commissioner Kalis referred to the painting of brick. He mentioned that Commissioner Creech felt the current paints/stains were of high quality so there shouldn't be an issue with peeling paint. He questioned getting a standard of what types of paint/stains could be used. Ms. Casolari felt it was a good question to ask of a petitioner. She suggested having the petitioner return with further details. Commissioner Kalis was torn on the earlier docket regarding painting brick.

Commissioner Blinova didn't think the Commission could recommend a certain brand.

Commissioner Johnson mentioned that the Commission recently had told Burger King that they couldn't paint their brick.

Commissioner Creech mentioned that stucco and siding panels were being painted. He felt the new products offered were fine to paint over new surface if prepared properly.

Chairman Ruffatto understands that the new products may be fine but he was unsure what type of product the petitioner would use so he felt the safer way to go was not to paint brick. Commissioner Creech felt it should be stained and not painted. Chairman Ruffatto felt it would be difficult to police so he felt the standard of having no paint would be easier. Commissioner Creech suggested having specifications to follow. Chairman Ruffatto was personally not in favor of painting brick. Commissioner Creech felt the same. Commissioner Kalis felt if the new products were durable and looked nice he would like to consider it. Chairman Ruffatto felt it

came down to what materials were being used. Commissioner Creech felt it was similar to dryvit. It was the application of the dryvit that makes the difference.

Commissioner Kalis questioned if the Commission just approved KFC painting their brick fire engine red. Chairman Ruffatto confirmed it wasn't brick.

Commissioner Dorband questioned if the Commission needed to accommodate certain colors because of brand specifications. Chairman Ruffatto didn't think the Commission was forced to accommodate brand specifications. Chairman Ruffatto explained in tonight's case for McDonald's, the proposed paint color was very similar to the existing brick color.

Commissioner Kalis didn't want a petitioner to feel they couldn't be in the Village because they couldn't maintain the brand standard.

Ms. Milluzzi suggested if there was a level of a type of paint a Commissioner was comfortable using, they could research it and ask the petitioner to discuss it. Commissioner Dorband questioned if the Commission could recommend a brand. Ms. Milluzzi confirmed it could be recommended if there were certain standards.

Chairman Ruffatto announced the date of the Rock and Run the Runway on Saturday, July 1st. It starts with a 5K race at 8:00 a.m. with other events starting at 5:00 p.m.

10. ADJOURNMENT

Commissioner Kalis moved, seconded by Commissioner Johnson to adjourn the meeting at 7:43 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,



Tatiana Blinova, Secretary pro tem
Wheeling Plan Commission

**DISTRIBUTED TO THE COMMISSION 7.20.2018
FOR APPROVAL ON 7.26.2018**