

**WHEELING PLAN COMMISSION
THURSDAY, DECEMBER 15, 2016 6:30 P.M.**

**AGENDA FOR A REGULAR MEETING OF THE PLAN COMMISSION
to be held in the Board Room of the Village Hall
2 Community Boulevard, Wheeling, Illinois**

This meeting will stream live and be televised on Wheeling's Cable Channels 17 & 99

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. CHANGES TO THE AGENDA**
- 5. CITIZEN CONCERNS AND COMMENTS**
- 6. CONSENT ITEMS**
 - A) [Docket No. SCBA 16-32](#)
Wabash
240 Carpenter Avenue
Appearance Approval of a Wall Sign
- 7. ITEMS FOR REVIEW**
 - A) [Docket Nos. 2016-26A&B and SCBA 16-29](#)
Binny's Beverage Depot
1550 Lake Cook Road
(2016-26A) Special Use-Site Plan Approval of a Packaged Liquor Store
(2016-26B) Special Use-Site Plan Approval of a Retail Establishment with a
Gross Floor Area Greater than 20,000 Square Feet
(SCBA 16-29) Appearance Approval of Wall Signs
 - B) [Docket Nos. PC 16-20 and SCBA 16-33](#)
Walmart
1455 Lake Cook Road
(PC 16-20) Minor Site Plan & Appearance Approval of Building Façade and
Parking Lot Modifications
(SCBA 16-33) Appearance Approval of a Wall Sign
- 8. APPROVAL OF MINUTES** – – [November 17, 2016](#) (includes Findings for 2016-23),
[December 1, 2016](#) (includes Findings for Docket No. 2016-21)
- 9. OTHER BUSINESS**
 - A) [Approval of the 2017 Plan Commission Calendar](#)
- 10. ADJOURNMENT**

IF YOU WOULD LIKE TO ATTEND A VILLAGE MEETING BUT REQUIRE AUXILIARY AID SUCH AS A SIGN LANGUAGE INTERPRETER, PLEASE CALL (847) 459-2600 AT LEAST 72 HOURS PRIOR TO THE MEETING.

**Public Hearing Information
Wheeling Plan Commission Meeting
December 15, 2016
(Attachment to Agenda)**

Docket No. 2016-26AB: Binny's Beverage Depot, contract tenant, is seeking the following for the property at 1550 Lake Cook Road, Wheeling, Illinois, which is zoned B-1 Planned Shopping Center District:

- 2016-26A** Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish a Package Liquor Store; and
- 2016-26B** Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish a Retail Establishment greater than 20,000 square feet.

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the Wheeling Plan Commission

FROM: Andrew C. Jennings, Director of Community Development
Brooke A. Jones, Senior Planner

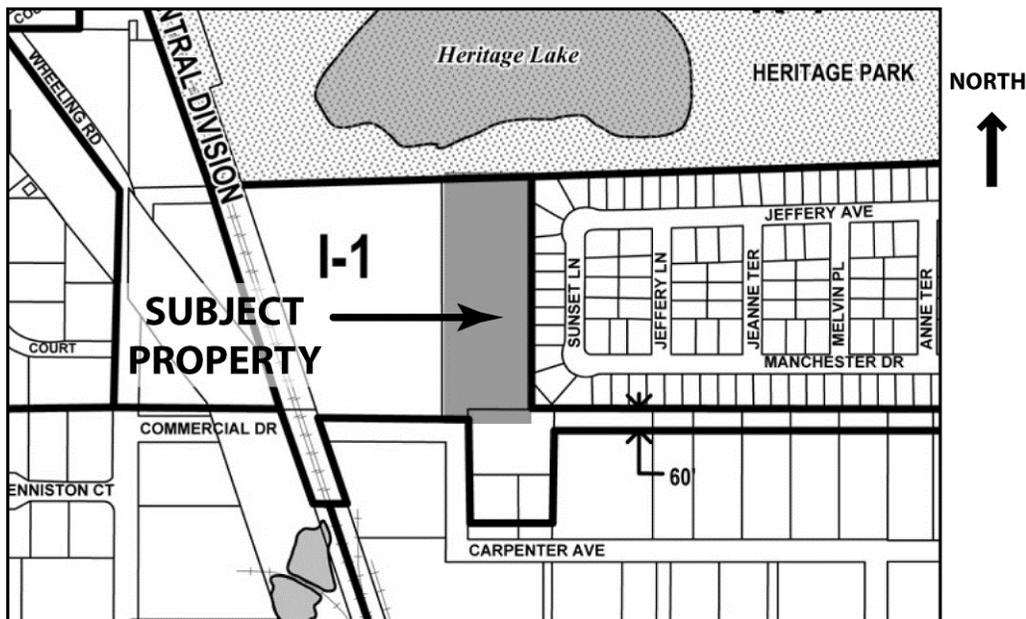
RE: **Docket No. SCBA 16-32**
Wabash
240 Carpenter Avenue
Appearance Approval of a Wall Sign

DATE OF REPORT: December 8, 2016

DATE OF MEETING: December 15, 2016

PROJECT OVERVIEW: The petitioner is seeking appearance approval of a wall sign at an existing industrial facility.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Buffalo Grove Signarama
<u>Property Owner:</u>	Wabash Power Equipment
<u>Common Property Address:</u>	240 Carpenter Avenue
<u>Common Location:</u>	Located off of Carpenter Avenue when Carpenter bends north and west.

Existing Use of Property: Contractor's Shop and Warehouse
Existing Property Zoning: I-1 Light Industrial District
Previous Relevant Zoning Action on Property:
None.

PROJECT DESCRIPTION

The petitioner is requesting appearance approval to install a new business identification wall sign for an existing business that warehouses, rents and installs power generation equipment.

SIGNAGE PLAN REVIEW

Sign Location: The proposed sign will be located on the front (south) façade, facing the parking area.

Sign Type and Size: The applicant is proposing to install a reverse channel letter wall sign that appears halo lit with white LED lights. The sign face is brushed aluminum and includes the business name. The sign area is 38.75 sq. ft. The front façade has a frontage of 62 ft. Therefore, the sign meets the size requirements of the Sign Code.

STAFF REVIEW

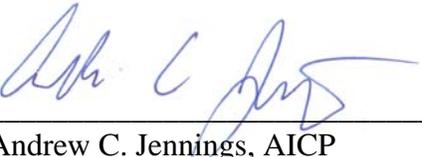
Impact on Adjacent Uses: No impact on adjacent uses is expected.

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

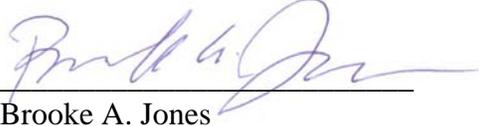
PROPOSED MOTION

If the Plan Commission finds that the petitioner has satisfied the requirements for appearance approval of the wall sign, an appropriate motion would be to:

Approve Docket No. SCBA 16-32 to permit installation of the wall sign in accordance with the sign drawings submitted December 2, 2016 by Signarama, on behalf of Wabash, located at 240 Carpenter Avenue, Wheeling, Illinois;



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachment: [Photo of existing conditions \(staff\)](#)
[Wall sign plans \(2 sheets\)](#)

Wabash – 240 Carpenter Avenue
Docket No. SCBA 16-32 (Appearance Approval of a Wall Sign)
Plan Commission Meeting – December 15, 2016



Existing conditions of building entry (looking north)



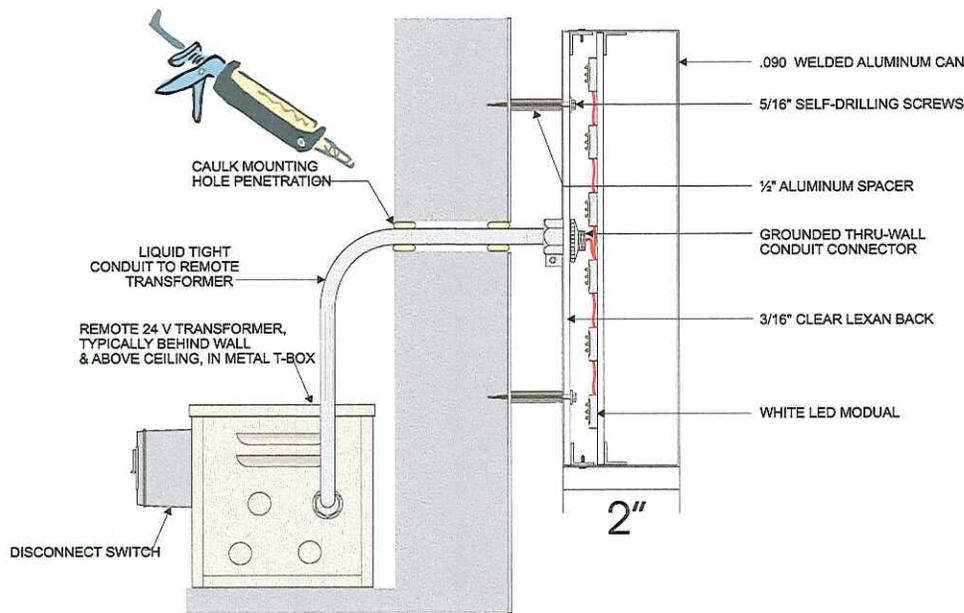
38.75 sq ft channel letter sign
 Brushed Aluminum faces
 Halo Lit with White LED

62 sq ft Frontage

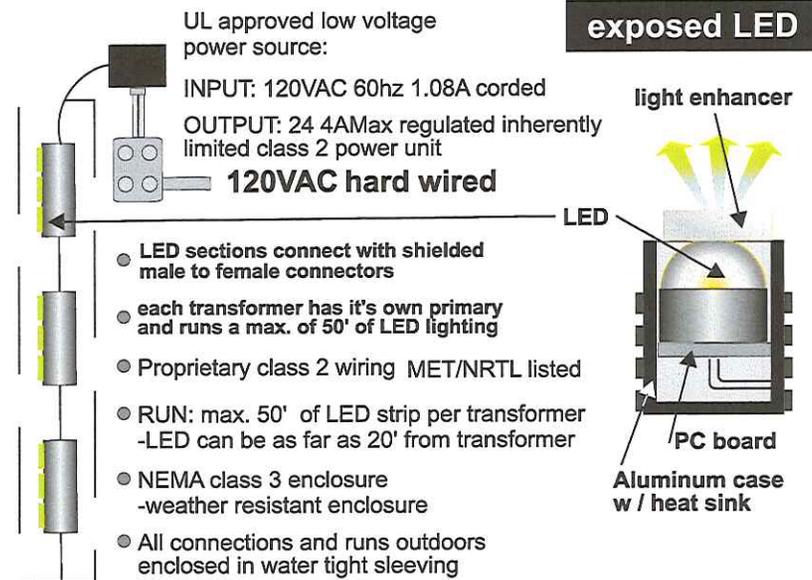
46" from Grade to Bottom of Sign
 77.5" from Grade to Top of Sign

Wabash - 240 Carpenter Ave, Wheeling, IL 60090		APPROVED BY:
SCALE:	NTS	 Signarama The way to grow your business.
DATE:	Nov 14, 2016	
DRAWING #:	WAB 1416A	
352 LEXINGTON DR, BUFFALO GROVE, ILLINOIS 60089		PHONE: 847-215-1535 FAX: 847-215-1574

Exhibit received December 2, 2016



Typical U.L. Reverse Channel Letters with LED Illumination
Not to scale



Sign Hooked Up to Dedicated 20amp line.

Wabash - 240 Carpenter Ave, Wheeling, IL 60090		APPROVED BY:
SCALE:	NTS	 The way to grow your business.
DATE:	Nov 14, 2016	
DRAWING #:	WAB 1416B	352 LEXINGTON DR, BUFFALO GROVE, ILLINOIS 60089 PHONE: 847-215-1535 FAX: 847-215-1574

Exhibit received December 2, 2016

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the Wheeling Plan Commission

FROM: Andrew C. Jennings, Director of Community Development
Brooke A. Jones, Senior Planner

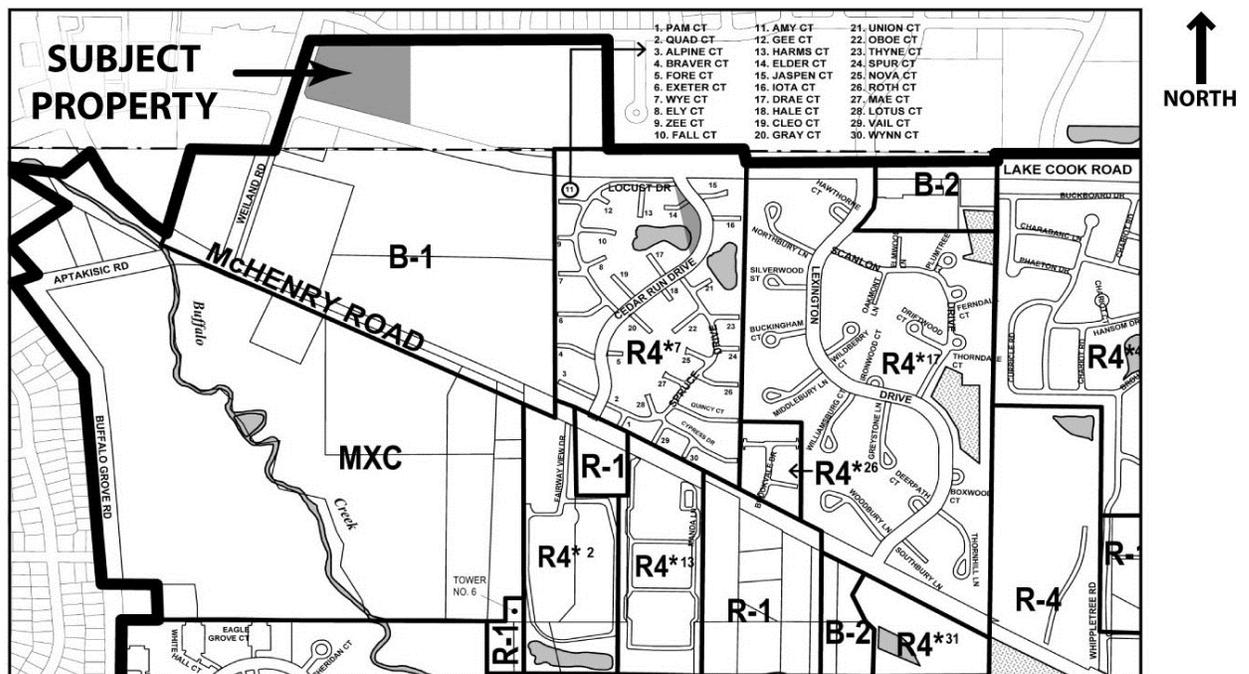
RE: **Docket Nos. 2016-26A&B and SCBA 16-29**
Binny's Beverage Depot
1550 Lake Cook Road
(2016-26A) Special Use-Site Plan Approval for a Packaged Liquor Store
(2016-26B) Special Use-Site Plan Approval of a Retail Establishment with a Gross Floor Area Greater than 20,000 Square Feet
(SCBA 16-29) Appearance Approval of Wall Signs

DATE OF REPORT: December 8, 2016

DATE OF MEETING: December 15, 2016

PROJECT OVERVIEW: The petitioner is seeking multiple zoning actions to establish a liquor store in former Staples retail space, which is located in Schwind Plaza. The petitioner requests special use approval for a packaged liquor store and special use approval for a retail establishment that is greater than 20,000 square feet in gross floor area. The new business is also seeking appearance approval for wall signs.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant Name: Don Rickard, Milord Company

Property Owner: Lake Cook Weiland LLC

Common Property Address: 1550 Lake Cook Road (Schwind Plaza)

Common Location: Located at northeast corner of Lake Cook Road and Weiland Road

Neighboring Property Land Use(s): North: Single- Family Residential (Buffalo Grove)
West: Commercial (Buffalo Grove)
South: Commercial
East: Commercial

Comprehensive Plan Designation: Commercial

Property Size: 5.39 acres for entire site; 20,425 sq. ft. for the subject unit

Existing Use of Property: Vacant commercial

Proposed Use of Property: Packaged liquor store use and retail establishment use greater than 20,000 sq. ft. in gross area

Existing Property Zoning: B-1, Planned Shopping District

Previous Zoning Action on Property:

2005-30 A	Special use and site plan approval for bank with drive-through facilities. Approved November 28, 2005 (Ordinance 4026).
2005-30 B	Special use and site plan approval for a sit-down restaurant, TGI Friday's. Approved January 10, 2006 (Ordinance 4046).
2005-30 C	Variations to Title 19, Zoning, relating to parking setback, required parking and number of buildings on a lot. Approved November 28, 2005 (Ordinance 4024) and January 20, 2006 (Ordinance 4045).
2005-30 D	Variations to Title 21, Sign Code, to allow freestanding signs to be located closer to each other than the required 300'. Approved November 28, 2005 (Ordinance 4025).
2006-32A	Special use and site plan approval for a sit-down restaurant with outdoor seating. Approved November 13, 2006 (Ordinance 4140).
2006-32B	Variation from Title 19, Zoning, relating to number of required parking spaces. Approved November 13, 2006 (Ordinance 4139).
2007-4A	Variation from Title 19, Zoning, relating to number of required parking spaces. Approved February 26, 2007 (Ordinance 4177).
2007-4B	Special use and site plan approval for a carry-out restaurant. Approved February 26, 2007 (Ordinance 4178).
2016-13A	Variation from Title 19, Zoning, relating to number of required parking spaces. Approved August 1, 2016 (Ordinance 5022).
2016-13B	Special use and site plan approval for a restaurant. Approved August 1, 2016 (Ordinance 5023).

DESCRIPTION OF PROPOSAL

The petitioner, Binny's Beverage Depot, is proposing to establish a full service liquor store in the retail space recently vacated by Staples in Schwind Crossing. The proposed business requires two special uses:

1. Special use for a packaged liquor store; and
2. Special use for a retail establishment greater than 20,000 gross sq. ft. in area.

No changes are proposed to the site. Very minor building façade changes are proposed. The applicant is also seeking appearance approval of wall signs.

The store hours will be Monday through Saturday 9am to 9pm and Sunday 10am to 6pm (Sunday hours dependent on Village ordinance). Approximately 25 employees will work at this location and 9 to 10 employees will be on-site at any given time.

Binny's will hold occasional special events and tastings. Except during tastings, alcoholic beverages will not be served on-site.

SITE PLAN REVIEW

Site plan: No changes are proposed to the parking lot, drive aisles, landscaping or lighting. The previously approved landscape plan for Schwind Crossing has been provided by staff.

Floor plan: The floor plan indicates a large sales floor with a walk-in cooler, the stockroom, and employee arrears at the rear of the space. At the front of the store are the three checkout lines specialty sales areas including a humidor, wine cellar and rare & collectables. The total sales area is nearly 17,000 sq. ft.

Total Number of Parking Spaces: The former retail establishment, Staples, was allocated 82 parking stalls within Schwind Plaza. That requirement was based upon a slightly different parking calculation which required 4 stalls per 1,000 sq. ft. of retail space. Since then, parking for retail establishments over 20,000 sq. ft. in area are required to provide 3.75 stalls/1,000 for retail space, one stall/1,000 for storage space and one stall per employee (during peak shift). The parking requirement for the 16,992 sq. ft. of Binny's retail space is 63.72. The parking requirement for the 2,315 sq. ft. of Binny's storage space is 2.32. The parking requirement for Binny's employees is 10. In sum, the total parking requirement for Binny's is 70, which is 12 less than the former business of this vacant retail space.

Loading: Page 5 of the cover letter describes store deliveries in detail. Deliveries are generally during 8am and 5pm, Monday through Friday. Delivery trucks range from 16' and 24' straight trucks to 40' low bay beer trucks. Deliveries will be made at the existing loading dock at the northeast corner of the building.

Refuse: Trash will be stored in existing dumpster enclosures at the northeast corner of the site. No changes are proposed.

APPEARANCE REVIEW

Elevations: Minor modifications are proposed to the building elevations to retrofit the existing Staples store for Binny's use. Areas of the corrugated red metal panels will be placed by EIFS. In the renderings, the EIFS appears cream in color. Also, the existing red metal awning will be painted black.

SIGNAGE PLAN REVIEW

Sign Locations: The primary wall sign will be located on the front (south) façade, facing Lake Cook Road. The secondary wall sign will be located on the west façade, facing Weiland Road.

Sign Type and Size: The applicant is proposing to install LED illuminated channel letter signs directly mounted to the building façade. The signs display the business name and a graphic logo. The signs have red acrylic faces with black returns and trim caps.

The south façade has 128 feet of frontage. The proposed south sign is 193.75 sq. ft. in size. If granting the 50% bonus, the maximum allowed size for the south façade sign is 192 sq. ft. A condition of approval has been added to the motion that the primary sign be reduced so that it is no greater than 192 sq. ft. in size.

The secondary wall sign is allowed to be a maximum of 30 sq. ft. because the west façade does not have windows or a public entrance. The proposed sign size is 30 sq. ft. The proposed west wall sign meets the size requirements of the Sign Code.

STANDARDS FOR SPECIAL USE

Following are standards for special use with the petitioner's responses. **(Staff comments are in bold.)**

1. State why the Special Use is necessary for the public convenience at the proposed location. (Explain how the proposed use will benefit residents, the neighborhood or the community-at-large.)

"The special use will give residents convenient access to purchase products that are not currently available, to this extent, in the general area."

The applicant is regional liquor store with over 35 Chicagoland locations. The next closest Binny's store is in Arlington Heights.

2. State how the special use will not alter the essential character of the area in which it is to be located. (Explain how the proposed special use is appropriate for the neighborhood or shopping center and how the overall character will not be affected by the special use.)

“The special use permit will not alter the essential character of the area since the property was planned, designed and has been operating as a retail use since 2007. There are no significant changes being made to the site or the exterior of the building, therefore the special use will have no visual impact on the character of the neighborhood. The use and operation of both the site and the interior of the building will function much like the prior permitted use, once again having no impact on the neighborhood.”

The subject property is zoned B-1 Planned Shopping District. The proposed uses, including packaged liquor store and retail with a gross floor area greater than 20,000 sq. ft. will not alter the character of the shopping center. The previous occupant, Staples, was also greater than 20,000 sq. ft. Target, Walmart and Sam’s Club which are all large retailers adjacent to the site, also sell packaged liquor.

3. State how the location and size of the Special Use, the nature and intensity of the operation involved in or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it, will be in harmony with and will not impede the normal, appropriate, and orderly development of the district in which it is to be located and the development of surrounding properties. (Explain how the proposed use will allow the surrounding area to develop appropriately. Is the use too large for the site? Will it be in a location on the lot that will cause conflicts with adjacent properties? Does the use create noise, odor, smoke, or light that will affect other properties?)

“There are no changes being proposed to the location or size of the retail use, the nature or intensity of the retail use, no site changes or use changes to affect traffic flow, parking, deliveries etc. There are no changes, inside or outside of this building that will have any impact on the future orderly development of the property or the area. The adjacent properties are fully developed and there are no changes proposed to the location of the current retail sales spaces, therefore having no impact on future development. This use at this location will have no impact on surrounding properties.”

No expansion is proposed to the building or site. A new retail use will occupy the existing retail store. The existing parking and loading areas are adequate for the proposed packaged liquor store that is greater than 20,000 sq. ft. in size.

4. State how the location, nature and height of buildings, walls and fences, and the nature and extent of the landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, or will not impair the value thereof. (Explain how the proposed use will not prevent development on adjacent properties. Will the proposed use have a negative impact on existing adjacent land uses?)

“There are no significant changes being proposed to the exterior of the building and no significant changes to the way the space or site functions, therefore there are no negative impacts on the surrounding property owners or businesses.”

No changes to the site or building size are proposed. Package liquor stores and retail establishments greater than 20,000 sq. ft. are listed as Special Uses in the B-1 District.

5. State how the parking areas will be of adequate size for the particular use, properly located, and suitably screened from adjoining residential uses, entrance and exit drives shall be laid out so as to prevent traffic hazards and nuisances, and the development will not cause traffic congestion. (Is adequate parking provided? Is parking area visible from adjacent homes? Are the entrance and exit drives designed for safe access to the site? Will the special use generate so much traffic as to cause congestion? Will visitors to the special use access the site through residential streets?)

“The parking is existing to remain with no changes being proposed. The nature of our special use will have no impact on parking. Binny's feels parking is adequate for the business and is comparable to the other 30 plus stores in the metropolitan area.”

The proposed use will be located in the established Schwind Crossing shopping center. No changes are proposed to the parking areas. The existing parking is more than adequate for the customers and employees of Binny's. The existing loading area at the northeast of the site will accommodate the proposed truck traffic.

6. State how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulation in that zone. (Other than the special use listed in this application, the proposal must meet all other requirements of the Zoning Code. Note any other exceptions.)

“The package liquor sales is permitted in the B-1 zone as a special use, subject to a site specific review required by the special use permit. Our proposed use meets all other requirements of the zoning and building codes.”

The uses will need to comply with all municipal codes, including regulations of the Liquor Control Commission.

STAFF REVIEW

Fire Department Review: The Fire Department has submitted comments dated 11.30.2016. These comments will be addressed at permit.

Engineering Division Review: The Engineering Division has reviewed the plans and has no comments at this time.

Health Division Review: The Health Officer has reviewed the plans and indicates the plans meet the food code requirements.

Impact on Adjacent Uses: There is no significant impact anticipated on adjacent uses.

Staff Recommended Action: After reviewing the proposal, Staff suggests the Plan Commission recommend approval of the requests for the special uses and approve the appearance of the signs subject to the noted condition.

PROPOSED MOTIONS

If the Plan Commission approves of the requested special uses for packaged liquor and a retail establishment greater than 20,000 gross sq. ft, and wall signs, appropriate motions would be to:

Recommend approval of Docket No. 2016-26A, granting Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish a Package Liquor Store, substantially in conformance with the following exhibits submitted November 3, 2016 for Binny's Beverage Depot, to be located at 1550 Lake Cook Road, Wheeling Illinois:

- Project description (5 sheets),
- Floor plan,
- Elevation plans, and
- Colored renderings (2 sheets).

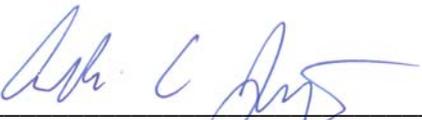
Recommend approval of Docket No. 2016-26B, granting Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish a Retail Establishment with greater than 20,000 sq. ft. of gross floor area, substantially in conformance with the following exhibits submitted November 3, 2016 for Binny's Beverage Depot, to be located at 1550 Lake Cook Road, Wheeling Illinois:

- Project description (5 sheets),
- Floor plan,
- Elevation plans, and
- Colored renderings (2 sheets).

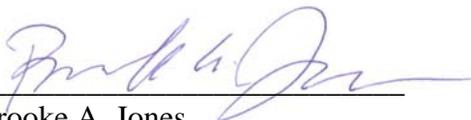
And Approve Docket No. SCBA 16-29 to permit installation of the wall signs in accordance with the sign drawings submitted November 16, 2016 by Signarama, on behalf of Binny's Beverage Depot, to be located at 1550 Lake Cook Road, Wheeling, Illinois;

And subject to the following condition of approval:

1. That the primary sign size shall be reduced to be no greater than 192 sq. ft. in size.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

- Attachments:**
- [Photos of existing conditions \(staff\)](#)
 - [Fire Department comments, 11.30.2016](#)
 - [Project description \(5 sheets\)](#)
 - [Floor plan](#)
 - [Elevation plans](#)
 - [Colored renderings \(2 sheets\)](#)
 - [South wall sign plans \(5 sheets\)](#)
 - [West wall sign plans \(4 sheets\)](#)
 - [Approved Schwind Crossing landscape plan](#)

Binny's Beverage Depot – 1550 Lake Cook Road

Docket Nos. 2016-26A&B & SCBA 16-29 (Special Use-Site Plan Approval of a Packaged Liquor Store & Special Use-Site Plan Approval of a Retail Store Greater than 20,000 GSF & Appearance Approval of a Wall Sign)
Plan Commission Meeting – December 15, 2016



Existing conditions of front elevation – looking north

Binny's Beverage Depot – 1550 Lake Cook Road

Docket Nos. 2016-26A&B & SCBA 16-29 (Special Use-Site Plan Approval of a Packaged Liquor Store & Special Use-Site Plan Approval of a Retail Store Greater than 20,000 GSF & Appearance Approval of a Wall Sign)
Plan Commission Meeting – December 15, 2016



Existing conditions of side elevation – looking east

Binny's Beverage Depot – 1550 Lake Cook Road

Docket Nos. 2016-26A&B & SCBA 16-29 (Special Use-Site Plan Approval of a Packaged Liquor Store & Special Use-Site Plan Approval of a Retail Store Greater than 20,000 GSF & Appearance Approval of a Wall Sign)
Plan Commission Meeting – December 15, 2016



Existing conditions of trash and loading areas – looking west



MEMO – Fire Prevention Bureau

TO: Brooke Jones, Village Planner
FROM: Ronald S. Antor, Fire Inspector
CC: Andrew Jennings, Director of Community Development
Keith Maclsaac, Fire Chief
FPB File
DATE: November 30, 2016
SUBJECT: Proposed Binney's Beverage Depot – 1550 Lake Cook Road – Plans received for review by the Fire Department, November 23, 2016.

The Wheeling Fire Department has reviewed the submittals received related to the above referenced project and has the following comments:

Site Plan

1. There site plan submitted for review does not include any proposed site changes.

1550 Lake Cook Road – Proposed Retail Sales Store

1. The petitioner is proposing to remodel and occupy an existing retail sales occupancy. There would be no change in use group as both the prior business and the proposed business would be classified as (M) Mercantile Use Group occupancies in the 2012 Edition of the International Building Code (IBC) and Fire Prevention Codes (IFC).
2. All construction within the building would need to comply with the Village's Building and Fire Prevention Codes (2012 Editions of the International Building Code & International Fire Code – with amendments).
3. As noted in Comment #2, the proposed tenant buildout will need to comply with the Village's Building and Fire Prevention Codes. Some of the items that this would include and would need to be addressed during the permitting process are:
 - a. The building has an existing sprinkler system that will require modifications.
 - b. The building has an existing fire alarm system that will require modifications.
 - c. Sufficient exits and spacing of those will need to be provided and verified during the remodeling Building Permit permitting process.

At this time there are no other Fire Department comments related to the project as presented in the documents reviewed.



Binny's Beverage Depot

Schwind Crossings - 1550 E Lake Cook Road Wheeling, Illinois 60090

November 03, 2016

Binny's Beverage Depot is Chicagoland's and the Midwest's largest retailer of fine wine, spirits, beer and cigars. We have been in business since 1949 and operate over 35 stores in the Chicago Metro area as well as Bloomington and Champaign. We are excited and proud to be coming to Wheeling and becoming a member of the Wheeling business community. We offer our customers the largest selection of wine, spirits, beer and cigars at competitive prices. Our friendly and knowledgeable employees have a passion for our industry and are excited to assist our customers with their selections. Binny's employees are well versed in product selection and are always there to assist customers with finding products they are looking for. What differentiates Binny's from traditional packaged liquor stores is the superior selection, service, value and quality. Binny's has the largest selection of beers, wines, spirits and cigars in Chicagoland and the entire Midwest. Everything from domestic beers and wines, to some of the rarest micro brews, craft beers, fine wines, rare spirits and exceptional cigars from around the world are readily available. The prices are competitive and the shopping experience is safe and enjoyable. The stores are all very well kept and maintained, well lit, secure and safe.

Exhibit received November 3, 2016

Current Retail Locations

Algonquin	Arlington Heights	Bloomington	Bloomington	Bolingbrook
Buffalo Grove	Champaign.	Chicago-Grand Ave	Chicago - Hyde Park	Chicago - Ivanhoe Castle
Chicago - Lincoln Park	Chicago – Logan Square	Chicago - South Loop	Des Plaines	Downers Grove
Elmwood Park	Evergreen Park	Glen Ellyn	Glencoe	Highland Park
Lake Zurich	Lincolnwood	McHenry	Mokena	Naperville
Niles	Oak Brook	Orland Park	Plainfield	River Grove
Schaumburg	Skokie	St. Charles	Willowbrook	

This particular site is at the NorthEast corner of E. Lake Cook Road and Weiland Road and is well suited for our newest Binny's location. The 20,425 gross sq.ft. building, currently occupied by Staples Office Supplies, is the optimal size for our typical Binny's Beverage Depot retail store and the location provides great access to major roads through controlled intersections handling many vehicles daily. This store will contribute to bringing shoppers and customers to the Wheeling area by offering a retail product that is currently not available in the immediate area. This location also provides the building space necessary to operate and offer the full selection of products and service that we offer our customers.

Subject Property Information: Taken from Wheeling GIS map info.

Permanent Real Estate Index No.: 15-33-410-0005

Address: 1550 E Lake Cook Road, Wheeling, Illinois 60090

Built: 2007

Zoning District: B-1

Site Area: 187,308 sq.ft. or 4.3 acres

Binny's Tenant Area: 20,425 gross sq.ft. / 19,964 net sq. ft.

Total building area on site (3 buildings): 45,054 sq. ft.

Parking stalls: 272



Security and Safety:

Security and Safety is top priority to ensure customers have a safe and enjoyable shopping experience and employees feel safe while at work. Binny's provides security that includes approximately 20 strategically placed cameras inside the building including all exterior doors, receiving doors, entrances to the building, the checkout area and exterior cameras that cover entrances and delivery areas. Silent and audible alarms are also installed. We do not have access to our safes and cashiers do not accumulate cash in the registers. Employees are trained in a "do not resist" policy and references are checked on all employees. Doors are locked and secured after hours.

Where it's found to be necessary, we also employ independent on site security in our stores. Our shopping carts are collected throughout the parking lot every 30 minutes and employees are trained to report any suspicious activity and we immediately call to tow unauthorized vehicles or notify the police if the car looks suspicious. We have typically not had issues with parking lot security. Safe and ample parking is our lifeline to sales.

Liquor Sales Training

TIPS (Training for Intervention Procedures) is the global leader in education and training for the responsible service and sale of alcohol. Proven effective by third-party studies, TIPS is a skills-based training program that is designed to prevent intoxication, underage drinking, and drunk driving. The BASSETT program (Beverage Alcohol Sellers and Servers Education and Training), "Training Servers to Serve Responsibly", is the State of Illinois' seller training program. Under the licensing and regulatory auspices of the Illinois Liquor Control Commission (ILCC), the BASSETT Program is designed to encourage sellers of alcoholic beverages to sell responsibly and stay within the law. TIPS (BASSETT) trainers are on Binny's staff and hold regular certification training sessions. Prior to ringing orders, cashiers are trained in carding. The policy states that everyone who looks under 40 years of age gets carded. Carding policies are reviewed with each cashier prior to each shift. Managers monitor cashiers to assure procedures are being followed. Store associates are trained and instructed to notify management of potential underage patrons trying to enter store. The birth date from everyone carded less than 40 years of age is entered into the POS terminal (register). The register software also verifies the age and prevents a sale to persons under 21 years of age. Managers must approve any sale to a customer 21 years of age. Managers must also approve a sale if any of the persons in line with the customer being carded appears 21 years of age or younger. Binny's also uses proprietary software that tracks age dispersion recorded by each cashier which is reviewed monthly.

Employees

There will be approximately 25 employees at this location; 3 salaried managers, 2 customer service managers, 8 sales people and up to 15 store associates. There will be 9-10 employees on site at any given time.

Hours of Operation

The store will be open Monday through Saturday from 9:00 am – 9:00 pm. Sunday hours are between 10:00 am and 12:00 pm with a closing at 6:00 pm depending on the local village ordinances.

Product Sales Mix

Approximately 45% wine, 32% Spirits, 15% beer, 4% cigars, 4% misc. and accessories

Special Promotions and Events

From time to time, there will be a promotional event held at the store, which usually consists of a celebrity, micro-brewer, wine producer, spirits distiller and the like who will come in to endorse or sell a specific product within the store. Binny's also hosts tasting events where a small group of people can drop in and sample specific products at specific times. Typically events and promotions are held about once every 3-4

weeks for a period of about 3 hours each. These events are always done within the guidelines of the local liquor ordinances as permitted by the liquor license.

Store Deliveries

Deliveries are received at the store Monday through Friday between 8:00 am and 5:00 pm. Spirit and wine deliveries generally come in 16' to 24' straight trucks, beer deliveries typically come in low bay beer trucks up to 40' in length. There are usually no more than 2-3 trucks delivering at any one time and they are scheduled by the store management to prevent congestion. There is an average of 45-50 deliveries per week. Most deliveries come in small passenger vans and trucks with only a few beer trucks that can be up to 40' in length. Generally the delivery schedule for a typical store is as follows:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Passenger Van	1	1	6	2	3	0	0
Straight Truck 16-24'	1	1	9	2	8	0	0
Beer Truck max. 40'	1	1	3	3	5	0	0
Total	3	3	18	7	16	0	0

Deliveries will be made at the Northeast end of the building through existing loading doors used by the existing store.

Parking Lot landscaping and Lighting

Binny's believes that the available parking and loading spaces are adequate for the business. The available parking counts exceed the number of people anticipated on site at any given time. Binny's is proposing to use the parking lot as it exists today without modifying the parking lot, landscaping and site lighting with the exception of cleaning up and making any necessary repairs or maintenance tasks once a thorough review of the premises is made.

Refuse Disposal

Refuse will be stored in an existing dumpster container located at the Northeast corner of the property and is picked up regularly from a contracted private waste hauler. The proposed area is the existing trash area with no proposed changes.

Project Schedule and Timeline

Binny's is prepared to move forward with construction immediately after the Village of Wheeling issues all approvals and permits. We are hopeful that Wheeling will do everything possible to help keep us on swift schedule and we are asking for your support of our project that would allow us to be a proud member of the Wheeling business community.

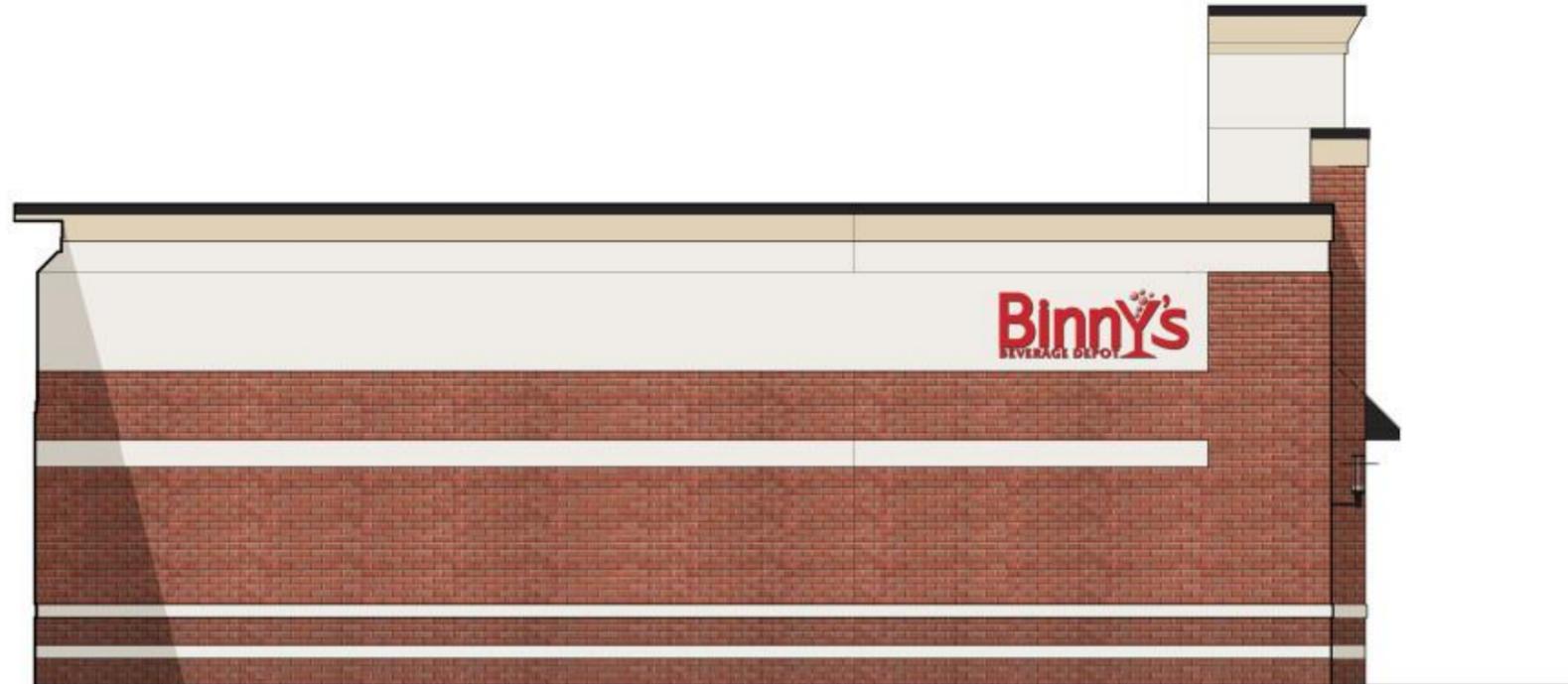


Binny's Beverage Depot

1550 E Lake Cook Rd, Wheeling, IL 60089

ESTABLISHED 1887
MILORD
C O M P A N Y
CONSTRUCTION | DESIGN-BUILD | MANAGEMENT
9801 SOUTH INDUSTRIAL DRIVE BRIDGEVIEW, IL 60455
tel 708 598 7900 fax 708 598 7991 www.milord.com

Exhibit received November 3, 2016



Binny's Beverage Depot

1550 E Lake Cook Rd, Wheeling, IL 60089

ESTABLISHED 1887

MILORD

C O M P A N Y

CONSTRUCTION | DESIGN-BUILD | MANAGEMENT

9801 SOUTH INDUSTRIAL DRIVE BRIDGEVIEW, IL 60455

tel 708 598 7900 fax 708 598 7991 www.milord.com

Exhibit received November 3, 2016



168" x 576" = 672sq ft signable area
 193 sq. ft. LED Illuminated channel letter sign.
 Direct mount to facade, 220" from grade to the bottom
 of the sign. 320" to the top of the sign.

Binny's Beverage Depot 1550 E Lake Cook Rd, Wheeling, IL 60089		APPROVED BY:
SCALE:	NTS	
DATE:	Oct. 26, 2016	
DRAWING #:	5312A	
		352 LEXINGTON DR, BUFFALO GROVE, ILLINOIS 60089 PHONE: 847-215-1535 FAX: 847-215-1574

Exhibit received November 16, 2016



128' Frontage

168" x 576" = 672sq ft signable area

193 sq. ft. LED Illuminated channel letter sign.

Direct mount to facade, 220" from grade to the bottom of the sign. 320" to the top of the sign.

Binny's Beverage Depot 1550 E Lake Cook Rd, Wheeling, IL 60089		APPROVED BY:
SCALE:	NTS	 Signarama The way to grow your business.
DATE:	Oct. 26, 2016	
DRAWING #:	5312B	
		352 LEXINGTON DR, BUFFALO GROVE, ILLINOIS 60089 PHONE: 847-215-1535 FAX: 847-215-1574

Exhibit received November 16, 2016

LED Illuminated channel letter sign, directly mounted to building facade, centered above entrance in signable area.

80" - B
13" Beverage Depot



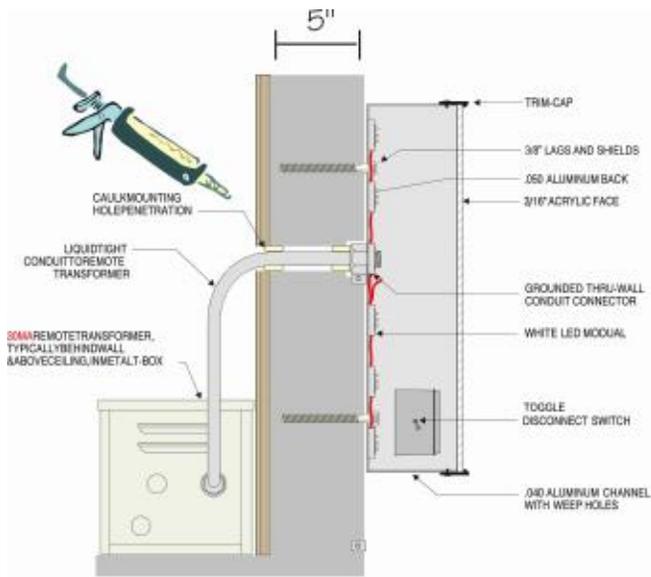
193 sq. ft. sign

Colors

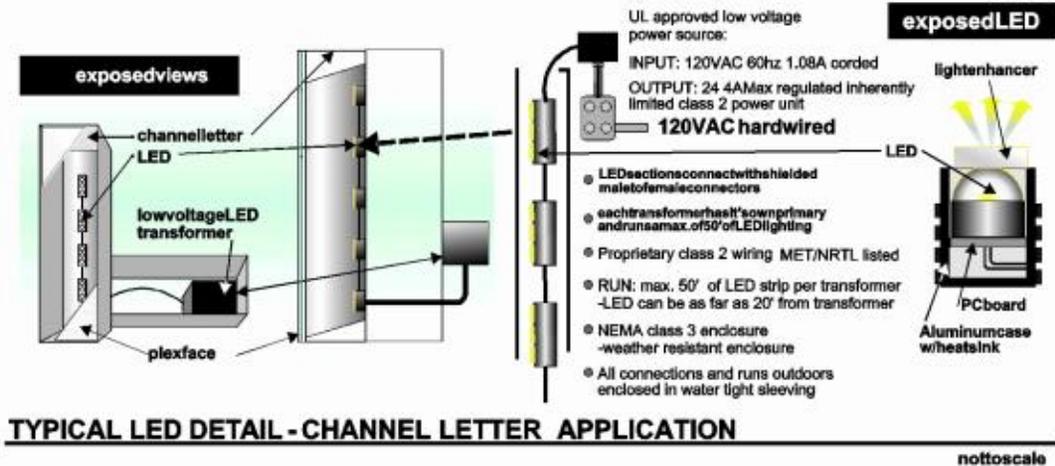
Acrylic Faces	Red #2793
Returns	Black
Trim Caps	Black
LED	White
Bubbles	Digital Print

Binny's Beverage Depot 1550 E. Lake Cook Rd, Wheeling, IL 60080		APPROVED BY:
SCALE:	NTS	
DATE:	Oct. 26, 2016	
DRAWING #:	5312C	
352 LEXINGTON DR, BUFFALO GROVE, ILLINOIS 60089		
PHONE: 847-215-1535		FAX: 847-215-1574

Exhibit received November 16, 2016



Typical U.L. Channel Letters with LED Illumination
Not to scale



TYPICAL LED DETAIL - CHANNEL LETTER APPLICATION

Sign hooked up to existing dedicated 20amp line

Colors

Acrylic Faces	Rod #2793
Returns	Black
Trim Caps	Black
LED	White
Bubbles	Direct Print

Henry's Beverage Depot 1500 E. Lake Cook Rd., Wheeling, IL 60089		APPROVED BY:
SCALE:	NTS	 The way to grow your business.
DATE:	Oct. 26, 2016	
DRAWING #:	5312D	352 LEXINGTON DR, BUFFALO GROVE, ILLINOIS 60089 PHONE: 847-215-1535 FAX: 847-215-1574

Exhibit received November 16, 2016



Sign Location

Binry's Beverage Depot 1500 E. Lake Cook Rd. Wheeling, IL 60090		APPROVED BY:
SCALE:	NTS	 Signarama The way to grow your business.
DATE:	Oct. 26, 2016	
DRAWING #:	5312E	
		352 LEXINGTON DR. BUFFALO GROVE, ILLINOIS 60089 PHONE: 847-215-1535 FAX: 847-215-1574

Exhibit received November 16, 2016



60' Frontage

36" x 620" = 155sq ft signable area

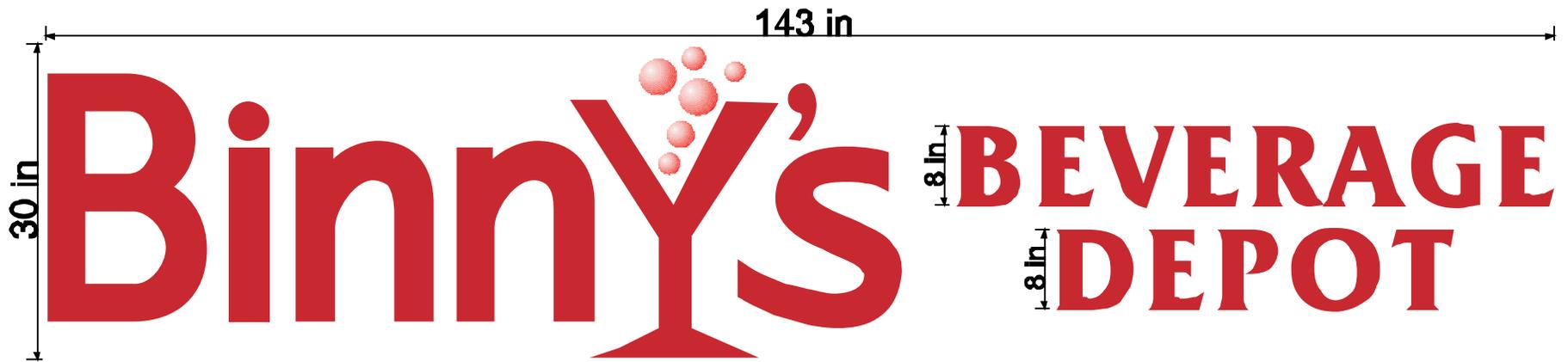
30 sq. ft. LED Illuminated channel letter sign.

Direct mount to facade, 178" from grade to the bottom of the sign, 208" to the top of the sign.

Binny's Beverage Depot 1550 E Lake Cook Rd, Wheeling, IL 60089		APPROVED BY:
SCALE:	NTS	
DATE:	Oct. 26, 2016	
DRAWING #:	5313A	
		352 LEXINGTON DR, BUFFALO GROVE, ILLINOIS 60089 PHONE: 847-215-1535 FAX: 847-215-1574

Exhibit received November 16, 2016

LED illuminated channel letter sign, directly mounted to western facing building facade.



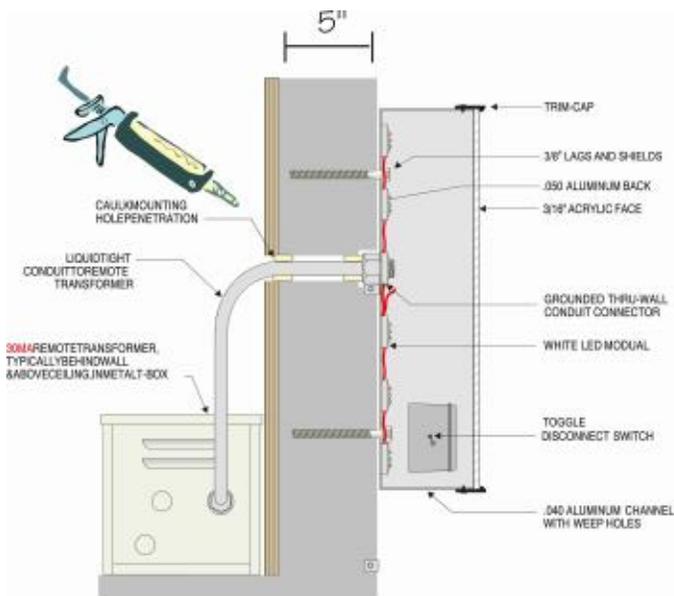
30sq. ft. sign

Colors

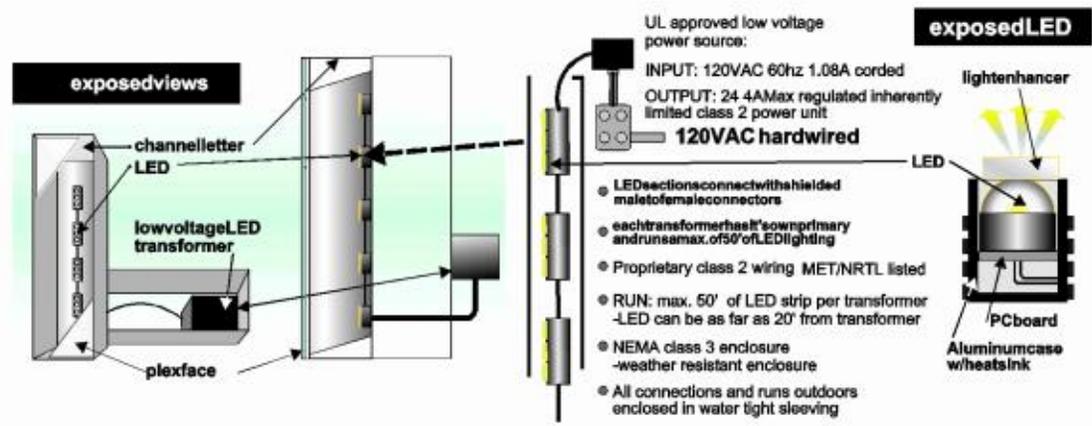
Acrylic Faces	Red #2793
Returns	Black
Trim Caps	Black
LED	White
Bubbles	Direct Print

Binny's Beverage Depot 1550 F. Lake Cook Rd, Wheeling, IL 60089		APPROVED BY:
SCALE:	NTS	
DATE:	Oct. 26, 2016	
DRAWING #:	5313B	
352 LEXINGTON DR. BUFFALO GROVE, ILLINOIS 60089 PHONE: 847-215-1535 FAX: 847-215-1574		

Exhibit received November 16, 2016



Typical U.L. Channel Letters with LED Illumination
Not to scale



TYPICAL LED DETAIL - CHANNEL LETTER APPLICATION

not to scale

Sign hooked up to existing dedicated 20amp line

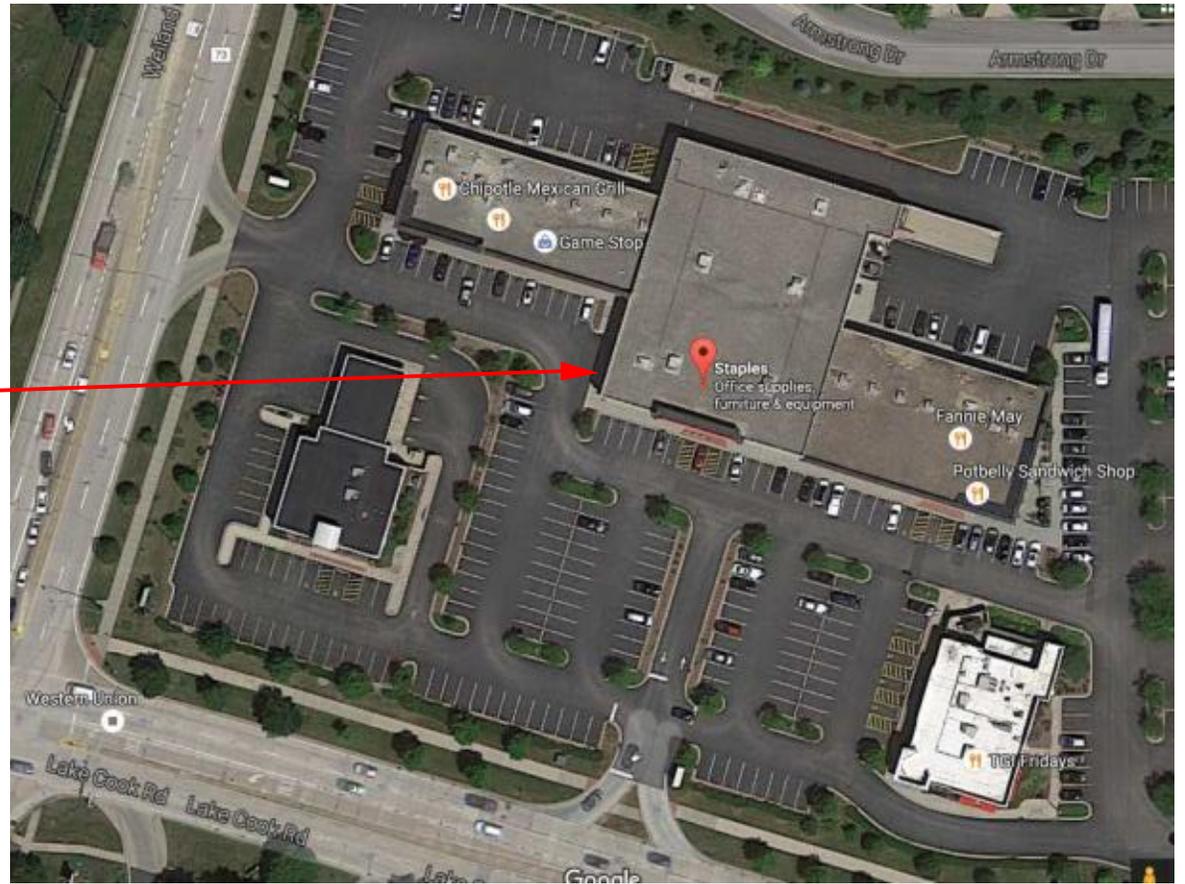
Colors

Acrylic Faces	Red # 2793
Returns	Black
Trim Caps	Black
LED	White
Bubbles	Orbit Film

Zippy's Beverage Depot 1550 E Lake Cook Rd, Wheeling, IL 60089		APPROVED BY:
SCALE:	NTS	
DATE:	Oct. 26, 2016	
DRAWING #:	5313C	
352 LEXINGTON DR, BUFFALO GROVE, ILLINOIS 60089		PHONE: 847-215-1535 FAX: 847-215-1574

Exhibit received November 16, 2016

Sign Location



Binny's Beverage Depot 1550 E Lake Cook Rd, Wheeling, IL 60089		APPROVED BY:
SCALE: NTS	 Signarama The way to grow your business.	352 LEXINGTON DR, BUFFALO GROVE, ILLINOIS 60089 PHONE: 847-215-1535 FAX: 847-215-1574
DATE Oct. 26, 2016		
DRAWING #: 5313D		

Exhibit received November 16, 2016

DATE	DESCRIPTION
10/16/06	UPDATE PLAN
07/19/06	COORDINATE W/ICE DWG.
07/19/06	SITE UPDATE
09/28/05	SITE UPDATE
08/18/05	CLARIFICATION
08/16/05	SITE MODIFICATION

LANDSCAPE PLAN

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

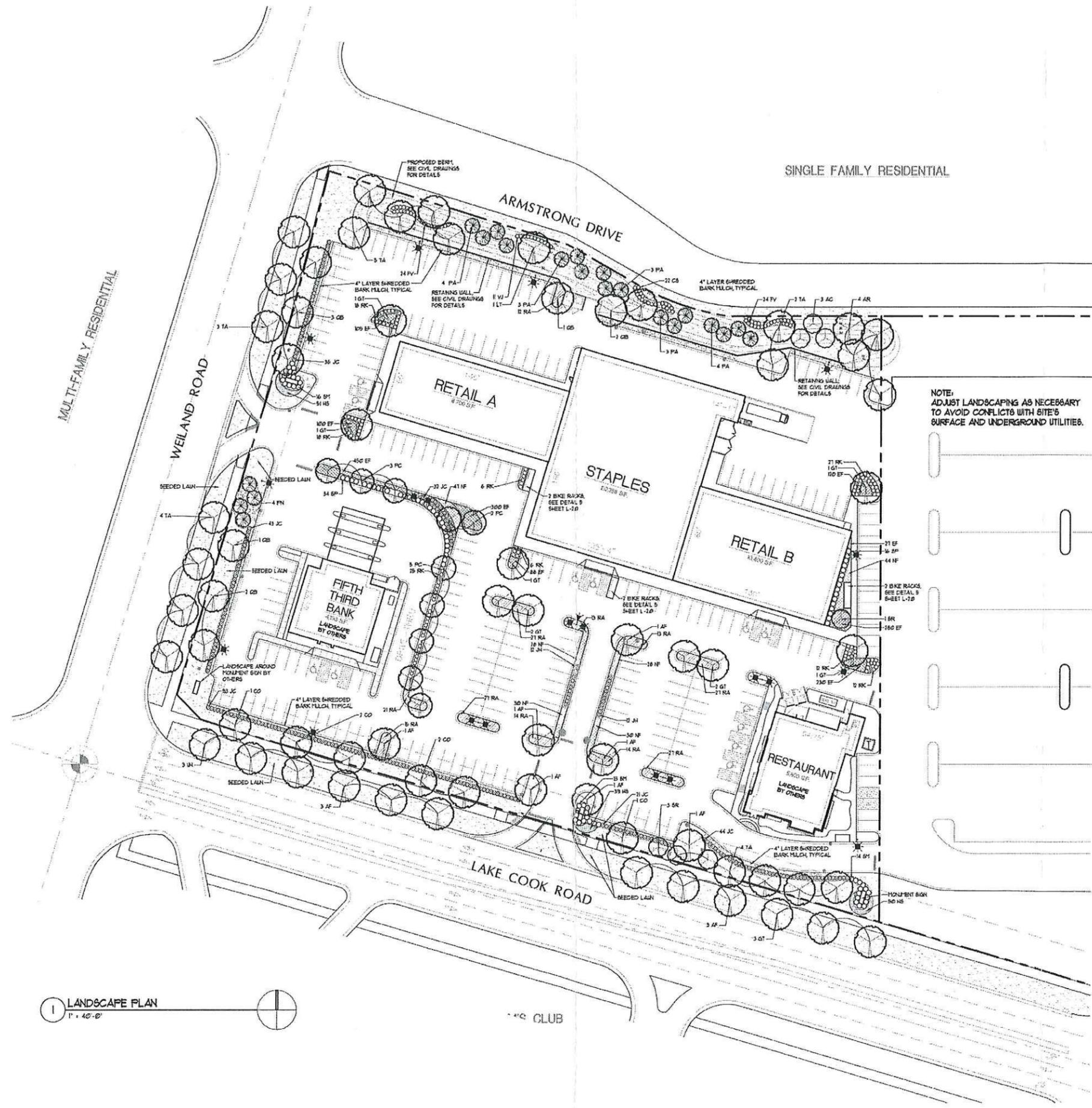
DRAWN BY:	CHECKED BY:
AA	WS

SHEET

L-1.0

JOB NO.	05-244
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ATTACHMENT 3 OF 5 (Schwind Crossings Landscape Plan) TO ORD. NO. 4141 PASSED 11-13-06
DOCKET COPY (2005-30)



RECEIVED

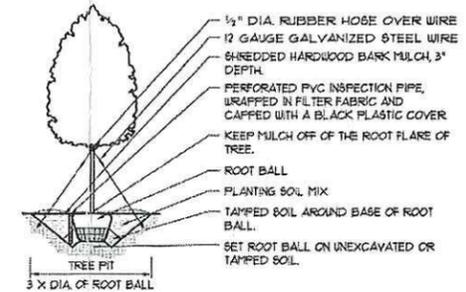
OCT 19 2006

COMMUNITY DEVELOPMENT DEPT.

DOCKET NO. PC 06-29
SCHWIND CROSSINGS
1500-1590 W. LAKE COOK ROAD

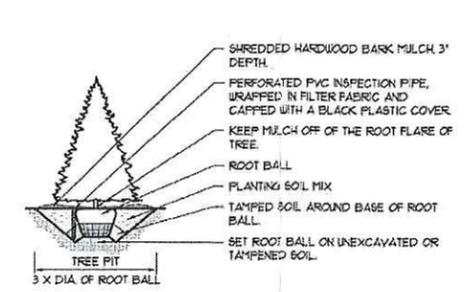
CODE	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	TOTAL	ADDITIONAL NOTES
DECIDUOUS SHADE AND ORNAMENTAL TREES						
AC	AMELANCHIER CANADENSIS	SHADELOW SERVICEBERRY	1" HT.	B/B	3	CLUMP FORM
AF	ACER X FREEMANNI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	3" CAL.	B/B	13	BRANCHED UP 6'
AR	ACER RUBRUM 'BOUHALLI'	BOUHALLI RED MAPLE	3" CAL.	B/B	4	BRANCHED UP 6'
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	3" CAL.	B/B	6	BRANCHED UP 6'
GT	GLEDITSIA T. INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	3" CAL.	B/B	12	BRANCHED UP 6'
LT	LIRIODENDRON TILIFERA	TULIP TREE	3" CAL.	B/B	1	BRANCHED UP 6'
PC	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	3" CAL.	B/B	10	BRANCHED UP 6'
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CAL.	B/B	9	BRANCHED UP 6'
SR	SYRINGA RETICULATA	JAPANESE TREE LILAC	1" HT.	B/B	4	CLUMP FORM
TA	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	3" CAL.	B/B	18	BRANCHED UP 6'
PA	PICEA ABIES	NORWAY SPRUCE	1" HT.	B/B	11	
PN	PINUS NIGRA	AUSTRIAN PINE	1" HT.	B/B	4	
UH	ULMUS X 'HOMESTEAD'	HOMESTEAD ELM	3" CAL.	B/B	3	BRANCHED UP 6'
DECIDUOUS SHRUBS AND EVERGREEN SHRUBS						
CB	CORNUS SERICEA 'ISANTI'	ISANTI REDTUG DOGWOOD	30" HT/SP.	B/B	22	
FV	FORSYTHIA VIRIDISIMA 'NEW HAMPSHIRE GOLD'	NEW HAMPSHIRE GOLD FORSYTHIA	30" HT/SP.	B/B	48	
JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	18" HT/SP.	B/B	263	
JH	JUNIPERUS HORIZONTALIS PLUMOSA	YOUNGSTOWN COMPACT ANDORRA JUNIPER	18" HT/SP.	B/B	24	
RA	RUS ARCHAMATA 'GRO-LOU'	GRO-LOU BURNING BUSH	3 GAL.	CONT.	210	
RK	ROSA 'KNOCKOUT'	KNOCKOUT ROSE	3 GAL.	CONT.	124	
SH	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	30" HT/SP.	B/B	43	
SP	SYRINGA PATULA MISS KIM	MISS KIM LILAC	30" HT/SP.	B/B	48	
VJ	VIBURNUM X JUDDI	JUDD VIBURNUM	30" HT/SP.	B/B	11	
PERENNIALS AND GROUNDCOVERS						
EF	EUCANTHUS FORTUNEI 'COLORATUS'	PURPLE LEAF WINTERCREEPER	3" POT	CONT.	1100	SPACED 10" O.C.
HS	HEMEROCALLIS 'SUMMER WINE'	SUMMER WINE DAYLILY	1" GAL.	CONT.	140	SPACED 18" O.C.
NF	NEPETA X PAASSENSI 'WALKER'S LOU'	WALKER'S LOU CATMINT	1" GAL.	CONT.	201	SPACED 2" O.C.

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE THREE TIMES THE WIDTH OF THE ROOT BALL. TEST TREE PIT FOR DRAINAGE PRIOR TO INSTALLING TREE. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. REMOVE ALL BASKET WIRE, TUNE AND BURLAP FROM THE TOP HALF OF THE ROOT BALL. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE PLUMB. STRAIGHTEN TREE IF SETTLING OCCURS.



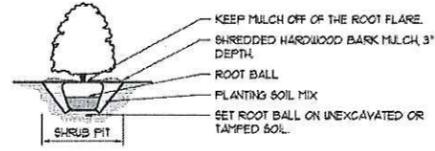
1 DECIDUOUS TREE PLANTING - SINGLE STEM
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE THREE TIMES THE WIDTH OF THE ROOT BALL. TEST TREE PIT FOR DRAINAGE PRIOR TO INSTALLING TREE. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND REMOVE ANY DOUBLE LEADERS. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. REMOVE ALL BASKET WIRE, TUNE AND BURLAP FROM THE TOP HALF OF THE ROOT BALL. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE PLUMB. STRAIGHTEN TREE IF SETTLING OCCURS.



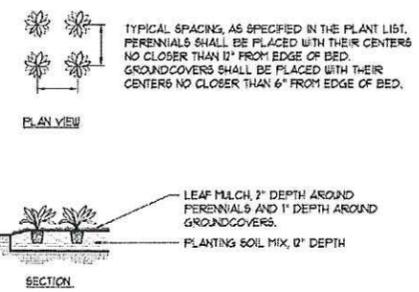
2 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. SHRUB PIT WIDTH TO BE TWO TIMES THE WIDTH OF THE ROOT BALL. TEST SHRUB PIT FOR DRAINAGE PRIOR TO INSTALLING SHRUB. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. LOCATE ROOT FLARE IN ROOT BALL AND SET SHRUB HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. REMOVE ALL TUNE AND BURLAP FROM THE TOP HALF OF THE ROOT BALL. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE SHRUB PLUMB. STRAIGHTEN SHRUB IF SETTLING OCCURS. MULCH LIMITS FOR SHRUBS TO EXTEND TO ALL EDGES OF PLANTING BEDS, SEE PLANS FOR BED LAYOUTS.



3 SHRUB PLANTING DETAIL
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. EXCAVATE ENTIRE PERENNIAL / GROUNDCOVER BED, AND BACKFILL WITH PLANTING MIX AS SPECIFIED. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED. MULCH LIMITS FOR PERENNIAL AND GROUNDCOVER BEDS TO EXTEND TO ALL EDGES OF THE BEDS, SEE PLANS FOR BED LAYOUTS. SEE PLANT LIST FOR PLANT SPACING.



4 PERENNIAL AND GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

GENERAL NOTES

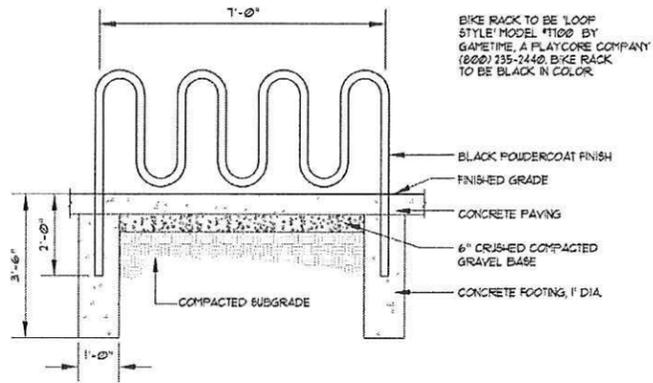
- ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR.
- SPECIES AND SIZES OF PLANTS LISTED IN THE PLANT LIST, ARE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. IF SUBSTITUTIONS ARE NECESSARY, THE CONTRACTOR SHALL SUBMIT ALL REQUESTS TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
- PLANT QUANTITIES SHOWN ON THE DRAWINGS AND IN THE PLANT LIST, ARE FOR CONVENIENCE ONLY. THE NUMBER OF PLANT SYMBOLS SHOWN, SUPERSEDE ALL QUANTITIES PROVIDED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES GIVEN ON THE DRAWINGS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANTINGS SHOWN ON THE DRAWINGS.
- ALL UNDERGROUND UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING. IF UTILITIES OR OTHER OBSTRUCTIONS ARE DISCOVERED TO CONFLICT WITH GRADING OR PLANT PLACEMENT, NOTIFY THE LANDSCAPE ARCHITECT SO THAT ADJUSTMENTS CAN BE MADE.
- TOPSOIL SHALL BE 'LOAM' SOIL COMPRISED OF 30%-60% SAND, 20%-50% SILT AND 5%-20% CLAY. TOPSOIL SHALL HAVE A PH OF BETWEEN 6.0 AND 7.0, AND ORGANIC MATTER OF BETWEEN 3% AND 8%. SOIL SHALL BE FREE OF LEAVES, BRANCHES, DEBRIS, CHEMICALS AND TOXINS. PROVIDE A SOIL ANALYSIS OF TOPSOIL FOR APPROVAL.
- BACKFILL MIX FOR PLANTINGS SHALL BE AS FOLLOWS:
TREES AND SHRUBS - 10% TOPSOIL, 5% COARSE SAND, 5% FINE PINE
PERENNIALS AND GROUNDCOVERS - 50% TOPSOIL, 25% COARSE SAND, 25% FINE PINE
ALL PLANTING MIXES SHALL BE THOROUGHLY MIXED OUTSIDE OF THE PLANTING PIT.
- PARKING LOT ISLANDS ARE TO BE EXCAVATED TO A DEPTH OF NO LESS THAN 24", AND BACKFILLED WITH TOPSOIL. BERY ALL ISLANDS TO A HEIGHT OF 6" ABOVE TOP OF CURB.
- PROVIDE POSITIVE DRAINAGE FLOW. DO NOT OBSTRUCT THE NATURAL OR ENGINEERED DRAINAGE FLOW PATTERNS. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DRAINAGE CONCERNS.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING PLANTS, LAWN AND PAVED AREAS TO REMAIN. ANY DAMAGE TO THESE AREAS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR EXPENSE. DAMAGED LAWN AREAS ARE TO BE REGRADED AND RESTORED WITH SOU.
- ALL BEDS EDGES TO BE WELL SHAPED 'SPADE-CUT' EDGES, 3" DEPTH, FORMED IN LINES OR CURVES AS SHOWN ON THE DRAWINGS.
- APPLY A PRE-EMERGENT FOR GRASSY AND BROADLEAF WEEDS TO ALL SHRUB BEDS AND TREE RINGS. DO NOT APPLY PRE-EMERGENT TO BEDS OF GROUNDCOVERS OR ANNUALS.

SEEDED LAWN MIXTURE:

100% LAWN MIXTURE	
50% KENTUCKY BLUEGRASS	50%
30% PERENNIAL RYEGRASS	30%
20% CREEPING RED FESCUE	20%
	200%T/A

IRRIGATION NOTES

- A PLASTIC, AUTOMATIC, THER-ACTIVATED IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL AREAS DESIGNATED AS LAWN, PERENNIALS, AND GROUNDCOVER.
- PROVIDE ROTARY AND MIST POP-UP SPRAYHEADS AS APPROPRIATE FOR THE PARTICULAR SIZE AND SHAPE OF LAWN OR PLANTING AREA, WITH 60% HEAD TO HEAD SPACING. THERE SHALL BE NO OVER SPRAY ON ROADS OR SIDEWALKS.
- PROVIDE BACKFLOW PREVENTERS, BOOSTER PUMPS AND IRRIGATION CONTROLLERS LOCATED INSIDE BUILDING A
- SIZE BOOSTER PUMP, IF REQUIRED, TO PROVIDE 50 GPM AND 40 PSI AT THE SPRINKLER HEADS.
- PROVIDE SLEEVING AS NECESSARY AND COORDINATE SLEEVE INSTALLATION WITH THE GENERAL CONTRACTOR
- ALL IRRIGATION EQUIPMENT SHALL BE BY TORO, RAINBIRD, NELSON OR APPROVED EQUAL.
- THE IRRIGATION CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SHOWING THE DESIGN OF THE SYSTEM, INDICATING LAYOUT, CONNECTION AND MANUFACTURER OF HEADS, VALVES, PIPING, CONTROLLER, OTHER RELATED EQUIPMENT AND THE ASSOCIATED ELECTRICAL DIAGRAMS FOR APPROVAL PRIOR TO CONSTRUCTION.
- PROVIDE AN AUTOMATIC RAIN SHUT-OFF.
- PROVIDE A QUICK COUPLER IN OR ADJACENT TO EACH VALVE BOX
- AREAS NOTED 'LANDSCAPE BY OTHERS' WILL NOT BE IRRIGATED BY THIS SYSTEM
- ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WHEELING, ILLINOIS STANDARDS, CODES AND ORDINANCES.



5 BICYCLE RACK
NOT TO SCALE

ATTACHMENT 4 OF 5 (Schwind Crossings Plant List & Details) TO ORD. NO. 4141 PASSED 11-13-06
 DOCKET COPY (2005-30)



20 N. WACKER DRIVE
SUITE 1500
CHICAGO, ILLINOIS 60606
TEL: (312) 795-1235
FAX: (312) 795-1250

DANIEL WEINBACH & PARTNERS, LTD.
Landscape Architects
100 West Lake Street, 9th Floor, Chicago, IL 60601

MID-AMERICA
 DEVELOPMENT PARTNERS LLC

PROJECT:
 COMMERCIAL DEVELOPMENT
 NORTHEAST CORNER OF LAKE COOK ROAD & WELAND ROAD
 WHEELING, ILLINOIS

10/18/05	UPDATE PLAN
07/19/05	COORDINATE W/DC DWG
07/11/05	SITE UPDATE
06/28/05	SITE UPDATE
06/18/05	CLARIFICATION
06/18/05	SITE MODIFICATION
DATE	DESCRIPTION

PLANT LIST AND DETAILS

CONTRACTOR SHALL MAINTAIN ALL PLANTS AND WATER IRRIGATION SYSTEMS. ALL PLANTS SHALL BE MAINTAINED THROUGHOUT THE PROJECT.

DRAWN BY: AA
CHECKED BY: WB
SHEET

RECEIVED
OCT 19 2006
COMMUNITY DEVELOPMENT DEPT.

DOCKET NO. PC 06-29
SCHWIND CROSSINGS
1500-1590 W. LAKE COOK ROAD

L-2.0

JOB NO. 05-244

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the Wheeling Plan Commission

FROM: Andrew C. Jennings, Director of Community Development
Brooke A. Jones, Senior Planner

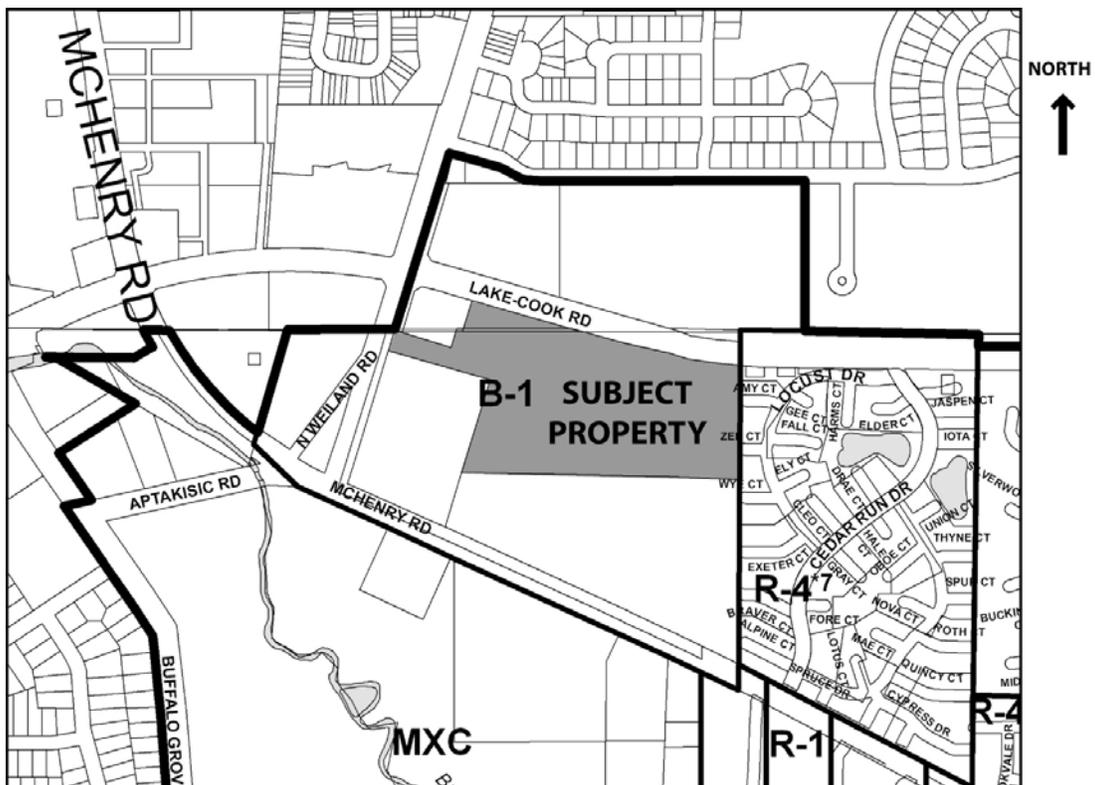
RE: **Docket Nos. PC 16-20 and SCBA 16-33**
Walmart
14550 Lake Cook Road
(PC 16-20) Minor Site Plan & Appearance Approval of Building Façade and Parking Lot Modifications
(SCBA 16-33) Appearance Approval of a Wall Sign

DATE OF REPORT: December 6, 2016

DATE OF MEETING: December 15, 2016

PROJECT OVERVIEW: The petitioner is seeking minor site plan and appearance approval for changes to the building façade, floor plan and parking lot in order to provide an online grocery pickup service. They are also seeking appearance approval of a wall sign.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant Name: Billy Green, Harrison French and Associates

Property Owner: Walmart

Common Property Address: 1455 Lake Cook Road

Common Location: Located at northeast corner of Lake Cook Road and Weiland Road

Neighboring Property Land Use(s): North: Commercial
West: Commercial / Single Family Residential
South: Commercial
East: Multiple Family Residential

Comprehensive Plan Designation: Commercial

Property Size: 14.715 acres for site; 137,251 sq. ft. for building.

Existing Use of Property: Retail establishment use greater than 20,000 sq. ft. in gross area

Existing Property Zoning: B-1, Planned Shopping District

Previous Zoning Action on Property:

AC90-30 Approval of Architectural, Landscaping & Lighting

AC91-31 Approval of Freestanding ID Sign and Wall Mounted Sign

AC96-11 Architecture, Landscaping, Lighting & Site plan approval to expand PC-244 garden center at Wal-Mart; Signage for a McDonalds Restaurant – Ord. 2673

1990-19A&B Special Use – pet shop and snack bar – Ord. 2674

742 & 743B Variations – garden center and outdoor storage – Ord. 2676/2677

PC-244 Amend Ord. #2673 – expand garden center at Wal-Mart – Ord. 2743

836 Variation – outdoor sales and activities periodically and some outside storage – Ord. 3038

1996-13 Special Use and Site Plan Approval – McDonald’s restaurant – Ord. 3130

861 Variations – allowable sign area and two freestanding signs for Wal-Mart and McDonald’s – Ord. 3131

872 Variation – allowable wall signage for north elevation – Ord. 3147

PC 557 Amend Ord. 2743 – further expand Garden Center – Ord. 3560

PC 02-9 Site Plan and Appearance Approval –building addition for stockroom – Ord. 3663

SCBA 05-25 Approval of wall sign

2009-2 Special Use and Site Plan Approval – Packaged Liquor Sales – Ord. 4434

2010-30A Special Use and Site Plan Approval – Garden Center and Outdoor Sales – Ord. 4581

2010-30B Zoning Variations – Expansion of building and sales area – Ord. 4582

2010-30C Sign Variations – Ord. 4583

1990-19B Amend Ord. 2674 – Restaurant approval for Subway - Ord. 4712

DESCRIPTION OF PROPOSAL

The petitioner is seeking minor site plan and appearance approval for changes to the building façade, floor plan and parking lot in order to provide an online grocery pickup service. The petitioner is also seeking appearance approval of a wall sign to indicate the pickup service.

The building modifications include the installation of a new employee door on the south (side) façade for employees delivering the merchandise to the customers in their parked vehicles. The customer waiting area will be identified by new pavement markings and parking signs for six parking stalls closest to the new employee door.

A new wall sign that states “Pickup” will be located on the front (east) elevation. Behind the sign, the wall will be painted “Knockout Orange.” A small portion of the building façade on the east side elevation will also be painted orange. Lastly, the new employee door will be orange, as well. The orange building features are visible on the colored building elevations.

SITE PLAN REVIEW

Site Plan: The only site plan changes to the site occur on the south side of the building, adjacent to the new employee door. Six existing parking stalls will be marked and signed for customer pickup parking.

Floor Plan: Minor modifications to the building floor plan are also planned to accommodate in-store customer pickup. Sheet A1.0 provides details for the floor plan changes. Sheet C1 provides an overview of the building floor plan.

ELEVATION PLAN REVIEW

Elevation Plans: Sheet A2.0 notes the changes to the front and (south) side building elevations. An orange employee door is being punched in on the south side. A small area on the south façade is also becoming “Knockout Orange” in color. This area is hatched on Sheet A2.0. The area behind the new sign on the front façade is also being painted orange. The orange building features are visible on the colored building elevations.

SIGN PLAN REVIEW

Sign Location: The petitioner is proposing to install a “Pickup” wall sign at the south corner of the front (east) facade

Sign Type and Size: The petitioner is proposing an internally illuminated wall sign. The sign features the word “pickup” in white and the Walmart logo in gold. The total sign area is 66.76 sq. ft. The proposed signs meet the size requirements of the Sign Code.

STAFF REVIEW

Impact on Adjacent Uses: No impact is anticipated on adjacent uses.

Staff Recommended Action: After reviewing the proposal, Staff suggests the Plan Commission approve the proposed site and building changes and new signs.

PROPOSED MOTIONS

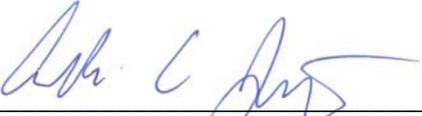
If the Plan Commission approves of the minor site and building modifications and wall sign, appropriate motions would be to:

Approve Docket No. PC 16-20, to grant minor site plan and appearance approval of the building façade and parking lot modifications as shown on the following exhibits submitted December 1, 2016 (except as noted) for Walmart, located at 1455 Lake Cook Road, Wheeling Illinois:

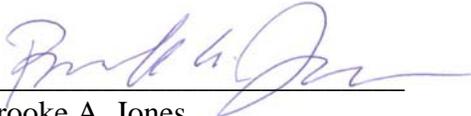
- Project description,
- C1 Cover Sheet,
- SPI Site Plan,
- Colored Elevations, 12.08.2016,
- A2.0 Building Elevations and Sign Plan,
- A1.0 Floor Plan Details and Door Details, and
- A2.2 Pavement Markings.

And Approve Docket No. SCBA 16-33 to grant appearance approval for the proposed freestanding and wall signs as shown on the following exhibits submitted December 1, 2016 (except as noted) for Walmart, located at 1455 Lake Cook Road, Wheeling Illinois:

- Colored Elevations, 12.08.2016, and
- A2.0 Building Elevations and Sign Plan.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachments: [Photos of existing conditions \(staff\)](#)

 [Project description](#)

 [C1 Cover Sheet](#)

[SPI Site Plan](#)

[Colored Elevations, 12.08.2016](#)

[A2.0 Building Elevations and Sign Plan](#)

[A1.0 Floor Plan Details and Door Details](#)

[A2.2 Pavement Markings](#)

Walmart – 1455 Lake Cook Road

Docket Nos. PC 16-20 & SCBA 16-33 (Minor Site Plan and Appearance Approval of Building Façade and Parking Lot Modifications & Appearance Approval of a Wall Sign)
Plan Commission Meeting – December 15, 2016



Existing conditions of left elevation – looking north

Walmart – 1455 Lake Cook Road

Docket Nos. PC 16-20 & SCBA 16-33 (Minor Site Plan and Appearance Approval of Building Façade and Parking Lot Modifications & Appearance Approval of a Wall Sign)

Plan Commission Meeting – December 15, 2016



Existing conditions of front elevation – looking west



Billy Green Jr.

HFA

1705 S. Walton Blvd Suite 3

Bentonville, AR 72712

479.273.7780 ext 673

billy.green@hfa-ae.com

December 1, 2016

Brooke Jones

Village of Wheeling Planning Department

2 Community Boulevard

Wheeling, IL 60090

847.499.9062

BJones@wheelingil.gov

Ms. Jones,

We are prepared to submit our plans for Walmart Store #1735 located at 1455 E Lake Cook Road, Wheeling, IL. The purpose of this submission is to modify a small area of the site in order to provide an interior and exterior area for customers to retrieve their online orders. We are proposing to restripe a small area of the parking area for grocery pickup, add new directional signage, and add a new wall sign on the front elevation.

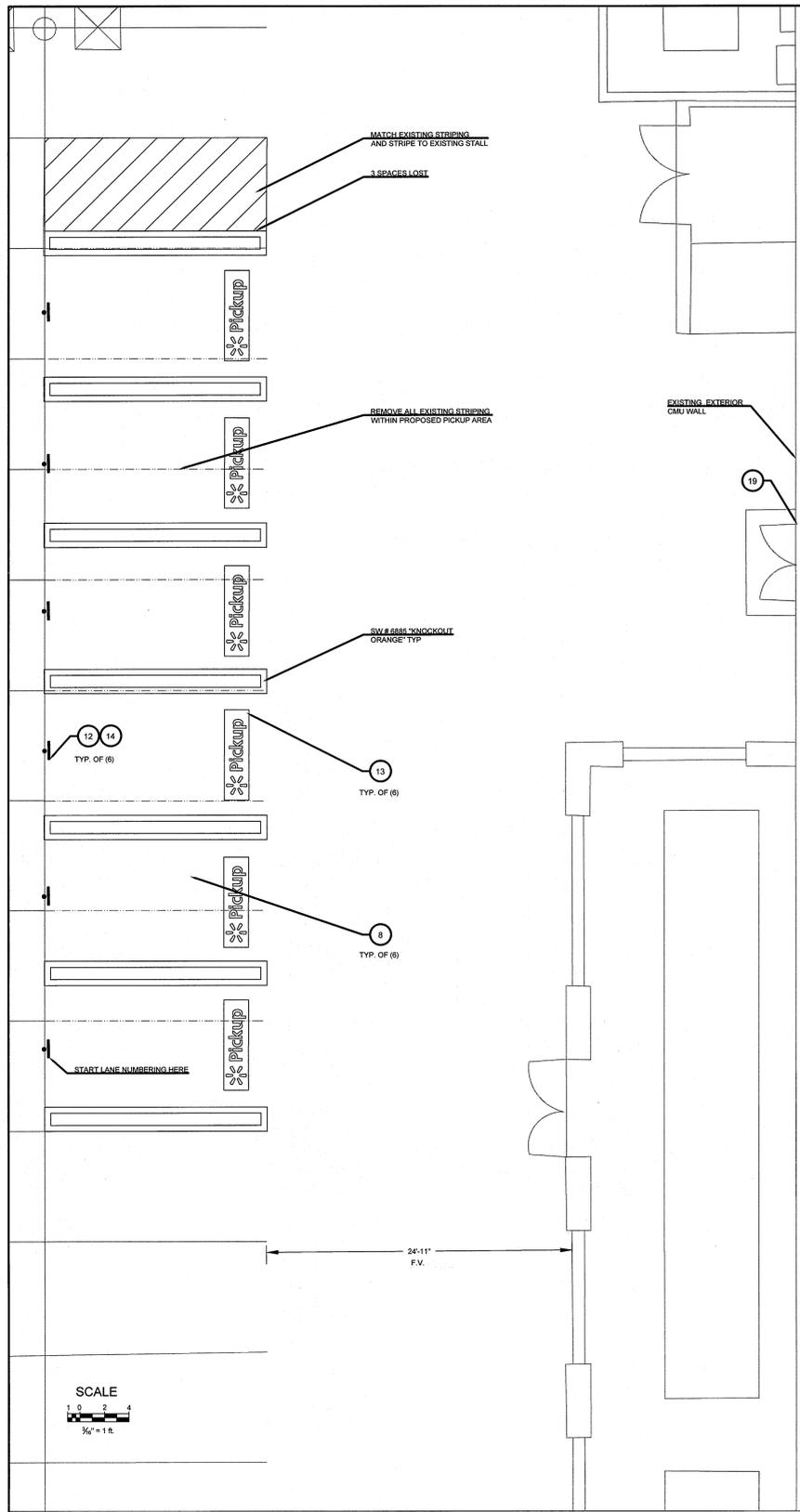
We are submitting our applications and accompanying documents in order to be placed on the December 15, 2016 agenda. Do not hesitate to call me if you have any questions.

Thank you,

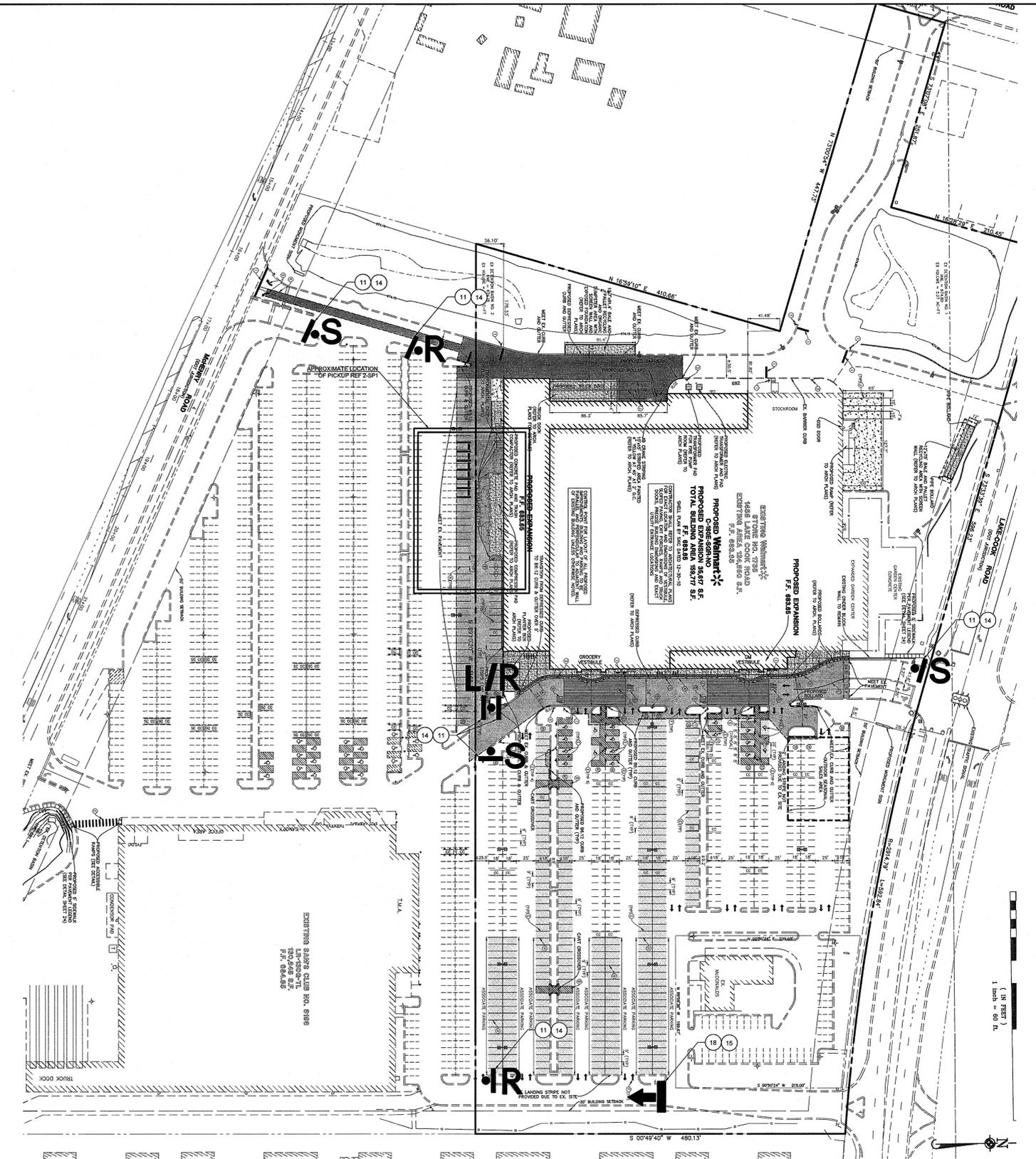
Billy Green Jr.

Project Manager

Exhibit received December 1, 2016



2 PICKUP PARKING PLAN
3/16" = 1'-0"



1 DIRECTIONAL SIGNAGE SITE PLAN
NTS

SITE LEGEND
ALL DETAIL REFERENCES ON SHEET A2.2 (UNLESS NOTED OTHERWISE)
REF. SP1 FOR LOCATIONS

- 1 NOT USED
- 2 NOT USED
- 3 NOT USED
- 4 NOT USED
- 5 NOT USED
- 6 NOT USED
- 7 NOT USED
- 8 PICK UP PARKING STALL DETAIL, (DOUBLE STRIPING), SEE DETAIL.
- 9 NOT USED
- 10 NOT USED
- 11 SIGN MOUNTING AND BASE (WITHIN CURBED ISLAND), SEE DETAIL.
- 12 SIGN MOUNTING AND BASE (NOT WITHIN CURBED ISLAND), SEE DETAIL.
- 13 PARKING STALL GRAPHIC, SEE DETAIL.
- 14 SIGNAGE, SEE DETAIL.
- 15 DIRECTIONAL PAVEMENT MARKING, SEE DETAIL.
- 16 NOT USED
- 17 NOT USED
- 18 PICK UP DIRECTIONAL PAVEMENT ARROWS, SEE DETAIL.
- 19 DOUBLE H/M DOOR PICK UP, SEE DETAIL.
- 20 NOT USED

PICKUP POST SIGN NOTES

- SIGNS ARE PROVIDED BY THE OWNER.
- SIGNS NOTED WITH TWO DIRECTIONS (I.E. SR) WILL USE THE SAME POLE.
- REFERENCE AERIAL SITE PLAN FOR ALL SIGNAGE AND MARKING LOCATIONS. USE EXISTING POLES WHERE POSSIBLE.
- THE GRAPHIC BELOW CLARIFIES VEHICULAR APPROACH TO THE DIRECTION SIGNAGE.

DIRECTION DESIGNATIONS LEGEND

L - LEFT ARROW
S - STRAIGHT AHEAD ARROW
R - RIGHT ARROW

PAVEMENT MARKERS LEGEND

DIRECTIONAL ARROW
PICKUP MARKER

DIRECTIONAL SIGN SCHEDULE

ARROW	NUMBER	MOUNTING TYPE
DIRECTIONAL LEFT	1	POLE
DIRECTIONAL RIGHT	3	POLE
DIRECTIONAL STRAIGHT	3	POLE

PARKING SPACES LOST

3 SPACES LOST

Exhibit received December 1, 2016

NOTE:
THIS SITE PLAN WAS DEVELOPED BASED ON INFORMATION FROM LATEST GOOGLE MAP, AERIAL IMAGES, AND AVAILABLE PROJECT AS-BUILT INFORMATION. INFORMATION DISPLAYED IS ASSUMED TO BE THE EXISTING CONDITION. THE ARCHITECT OF RECORD HAS NOT VISITED THE SITE TO CONFIRM EXISTING CONDITIONS AND CANNOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE CONDITIONS ILLUSTRATED.

HFA ARCHITECTS ENGINEERS INTERIORS
HARRISON FRENCH & ASSOCIATES, LTD.
1705 S. WALTON BLVD., SUITE 3
BENTONVILLE, ARKANSAS 72712
479.273.7780
F 501.520.3655
www.hfa-ae.com

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Walmart
WHEELING, IL
STORE NO. 1735-223
JOB NUMBER: 22-17-10030
PROTO LOW CAP

ISSUE BLOCK

DATE	DESCRIPTION
11-18-2016	OTD

CHECKED BY: JAT
DRAWN BY: ENH
FILE NAME: PICKUP-SP1
PROTO CYCLE: LOW CAP
DOCUMENT DATE: 11/18/16

ILLINOIS REGISTRATION # 184-004600

ARCHITECT OF RECORD
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BENTONVILLE, ARKANSAS 72712
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DEC 01 2016

SITE PLAN AND SIGNAGE

SHEET: SP1



Front Elevation



Left Elevation

COLOR LEGEND	
A:	Row House Tan
B:	Rockwood Clay
C:	Promenade Blend
D:	Earlton Blend
E:	Oak Creek
F:	Knockout Orange

FRONT SIGNAGE SCHEDULE				
FRONT ELEVATION SIGNAGE	NEW/ETR	QTY	COLOR	TOTAL AREA
Walmart * (SPARK)	ETR	1	WHITE LETTERS, YELLOW SPARK	298.00 SF
Market	ETR	1	WHITE	37.72 SF
Home & Pharmacy	ETR	1	WHITE	96.39 SF
Outdoor Living	ETR	1	WHITE	77.17 SF
2' - 6" Pickup	NEW	1	WHITE, YELLOW	66.76 SF
TOTAL PROPOSED FRONT SIGNAGE:				576.04 SF
TOTAL EXISTING FRONT SIGNAGE:				509.28 SF

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WITHOUT THE WRITTEN CONSENT OF
HARRISON FRENCH ASSOCIATES, LTD.
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OBTAINING ALL NECESSARY PERMITS
AND FOR THE ACCURACY OF THE
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NECESSARY PERMITS AND FOR THE
ACCURACY OF THE DRAWING.

Walmart

WHEELING, IL
STORE NO. 1735-223
JOB NUMBER: 22-17-10030

ISSUE BLOCK	
DATE	DESCRIPTION
11-18-2016	OTF

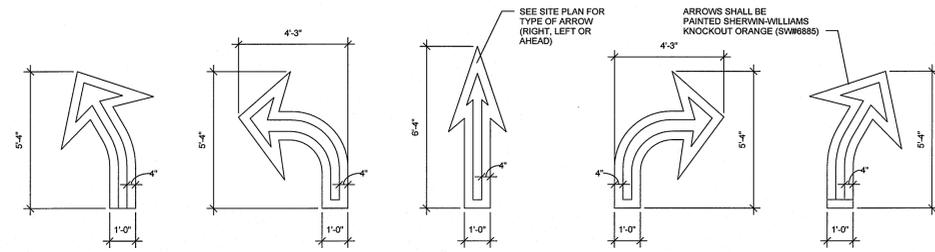
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DOCUMENT DATE: 11-18-16

ILLINOIS
REGISTRATION #:
184-004400

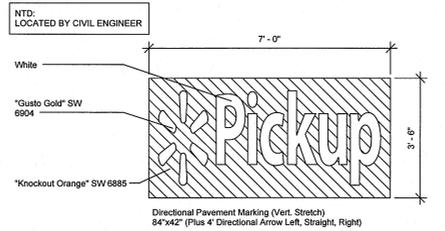
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PICKUP
DETAILS

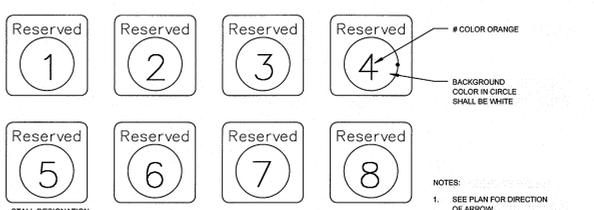
SHEET:
A2.2



18 PICKUP DIRECTIONAL PAVEMENT ARROWS
N.T.S.

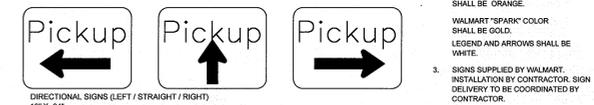


15 DIRECTIONAL PAVEMENT MARKING
N.T.S.

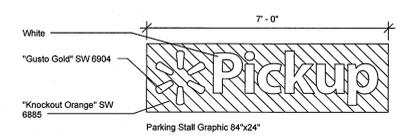


17 NOT USED
N.T.S.

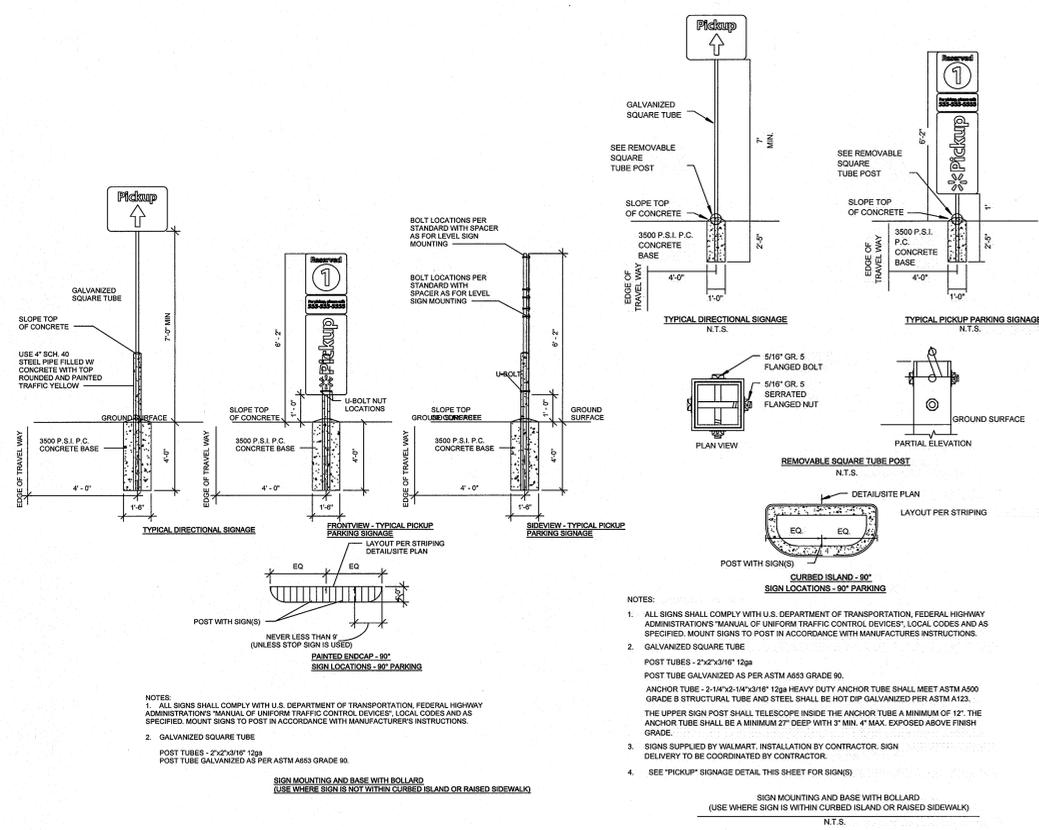
16 NOT USED
N.T.S.



14 SIGNAGE
N.T.S.



13 PARKING STALL GRAPHIC
N.T.S.



12 SIGN MOUNTING AND BASE
N.T.S.

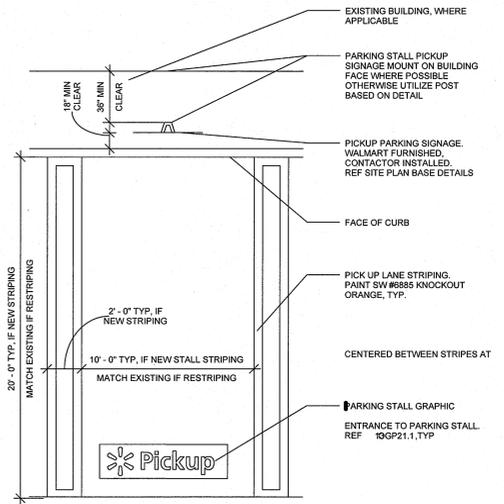
11 SIGN MOUNTING AND BASE
N.T.S.

10 NOT USED
N.T.S.

9 NOT USED
N.T.S.

8 PICKUP PARKING STALL DETAIL
N.T.S.

7 NOT USED
N.T.S.



6 NOT USED
N.T.S.

5 NOT USED
N.T.S.

4 NOT USED
N.T.S.

3 NOT USED
N.T.S.

2 NOT USED
N.T.S.

1 NOT USED
N.T.S.

Exhibit received December 1, 2016

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, November 17, 2016.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Dorband, Issakoo, Johnson, Powers, Ruffatto and Zangara. Also present were Brooke Jones, Senior Planner, Mallory Milluzzi, Village Attorney, Ron Antor, Fire Inspector and Kyle Goetzelmann, Civil Engineer.

4. CHANGES TO THE AGENDA

Ms. Jones announced the petitioner for Docket No. 2016-21 A&C, JV Global Services LLC requested the docket be continued to December 1, 2016.

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A) Docket No. SCBA 16-28
Bucky's Mobil
1515 Lake Cook Road
Appearance Approval of a Freestanding Sign

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

Approve Docket No. SCBA 16-28 to grant appearance approval of the proposed freestanding sign in accordance with the following exhibits submitted by Olympic Sign Company on November 4, 2016, for Bucky's Mobil, located at 1515 Lake Cook Road, Wheeling, Illinois:

- Elevation sign plan,
- Landscape plan, and
- Site plan.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) [Docket No. 2016-21A&C](#) (Continued from October 27th hearing)
JV Global Services LLC
150 Abbott Drive
(2016-21A) Special Use-Site Plan Approval of a Truck Freight Terminal
(2016-21C) Special Use-Site Plan Approval of Heavy Motor Vehicle Outdoor Storage

Commissioner Johnson moved, seconded by Commissioner Dorband to continue Docket No. 2016-21A&C to December 1, 2016.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- B) [Docket No. 2016-23A&B](#)
ABC Supply
95-115 Messner Drive
(2016-23A) Variation from Title 19, Zoning, Related to Parking
(2016-23B) Special Use-Site Plan Approval of Outdoor Storage

See Findings of Fact and Recommendation for Docket No. 2016-23A&B.

Commissioner Johnson moved, seconded by Commissioner Powers to recommend approval of Docket No. 2016-23A, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11 General Development Standards, Chapter 19.11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading, Section E Parking Standards, Subsection 1

Minimum Required Parking per Land Use Category, and associated sections, to reduce the required parking for the proposed mix of warehouse and industrial office uses, from fifty-seven (57) to forty eight (48), for ABC Supply, to be located at 95-115 Messner, Wheeling Illinois,

And with the following condition of approval:

1. That the parking variation may be increased by one stall in order to meet the Fire Department existing requirements.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Johnson moved, seconded by Commissioner Zangara to recommend approval of Docket No. 2016-23B to grant special use-site plan approval for outdoor storage in accordance with the following exhibits submitted October 24, 2016, on behalf of ABC Supply to be located at 95-115 Messner Drive, Wheeling, Illinois:

- Project description,
- Site plan,
- Fence exhibits (3 sheets),
- Landscape exhibit,
- Lighting plan, and
- Light fixture specifications (5 sheets).

And with the following conditions of approval:

1. That the fence may be adjusted to meet the Fire Department exiting requirements.
2. That the fencing shall have steel posts wrapped in wood;
3. Dumpsters shall be stored in the outdoor storage fenced area;
4. The maximum height of the outdoor storage material shall be 8'; and
5. The parking lots shall be patched, seal coated and striped by November 1, 2017.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No. 2016-23A&B. The motion was approved by a voice vote.

- C) [Docket No. PC 16-17](#)
Wheeling High School
900 S. Elmhurst Road
Site Plan Change to the Special Use Ordinance for a Building Expansion and Site Improvements

Mr. Ted Birren, Director of Operations, Township High School District 214, 2121 South Goebert Road, Arlington Heights, Mr. Brian Crawley, District 214 Council, Mr. Mike Anderson, SCR Partners, Architect, Mr. Kevin Camino, Civil Engineer, Erickson Engineering Associates and Ms. Lisa Canney, Pepper Construction were present.

Mr. Birren explained they were looking to start Phase II of their summer renovation project. It is largely the addition of a gymnasium or an expansion of the field house on the south end of the site and the expansion of the music rooms on the east end near the main entrance. They are also reconfiguring the drop off area in the front lot. There is proposed landscaping for the drop off area and other disturbed areas. They are also installing new LED lighting throughout the entire building.

Commissioner Zangara felt it was a great project. He referred to Phase I and thinks the scoreboard is located way too far from the softball field. He questioned if they planned to mount it on the building. Mr. Birren confirmed it would be mounted on the building which would be in line with center field. He noted it was approximately the same distance from home plate as the other schools. The scoreboard is about 28' wide and 6' or 8' tall. Commissioner Zangara questioned if it would be mounted flush on the building. Mr. Birren explained they were planning to mount it flush to the building. Commissioner Zangara suggested angling it so there would be more of a view. He liked the improvements made to the softball field.

Commissioner Zangara questioned if the Park District would have programs in the new gym. Mr. Birren explained their inter-government agreement with the Park District would continue as is and would include this space as well.

Commissioner Zangara questioned if the band classroom would be named after the retiring bandleader. Mr. Birren was unsure.

In reply to Commissioner Zangara's question, Mr. Birren stated both additions were planned for a spring groundbreaking. Construction for the band area would start after school gets out for the summer and would continue into the fall so the gym addition would probably be a late November opening.

Commissioner Johnson had no questions or comments.

Commissioner Issakoo felt it was a thorough packet and was excited to see the expansion.

Commissioner Powers thanked the petitioner for the upgrade to the lighting. He was also glad to see the upgrades to the driveway and landscaping.

Commissioner Powers questioned if the building materials for the addition and gymnasium would match the existing materials. Mr. Birren explained it would be precast panels imbedded with brick which would match the existing brick. His goal was that it wouldn't look like an addition.

Commissioner Dorband questioned if any of the renovations would go into the pool area. She questioned where it stopped in relationship to the doors going into the pool. Mr. Birren explained it was the width of the field house going toward Hintz Road.

Commissioner Blinova felt it would look great. She was excited about the change.

Chairman Ruffatto agreed it looked good.

Mr. Birren stated they did a duplicate renovation to the music rooms at Elk Grove Village High.

Chairman Ruffatto questioned if there would be seating in the field house. Mr. Birren confirmed they were not installing any bleachers in the field house. It will mainly be used as additional P.E. stations and to alleviate the stacking of athletic practices that happen at night.

Chairman Ruffatto questioned if they were replacing the shed building that was removed. Mr. Birren explained it was being replaced with a prefab storage shed from the Home Depot in Palatine.

Commissioner Dorband moved, seconded by Commissioner Issakoo to recommend Approval of Docket No. PC 16-17 to grant a site plan change to Special Use Ordinance No. 3658 as shown on the following exhibits submitted October 27, 2016 (except as noted), by School District 214, for Wheeling High School located at 900 S. Elmhurst Road, Wheeling, Illinois:

- Cover letter (4 pages),
- Campus site plan with additions (11.15.2016),
- Gym addition elevations plan,
- Music rooms addition elevations plan,
- Gym addition demolition plans (11.10.2016),
- Gym proposed floor plan (11.10.2016),
- Music rooms demolition plans (2 sheets) (11.10.2016),
- Music rooms proposed floor plan (11.10.2016),
- Engineering plans (8 sheets),
- Landscape plans (3 sheets),
- Photometric plan,
- Lighting fixtures and poles specifications (39 sheets), and
- Plat of survey (6 sheets).

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES – October 27, 2016 (includes partial findings for Docket No. 2016-21A&C) and November 3, 2016 (includes Findings for 2016-22)

Commissioner Issakoo moved, seconded by Commissioner Powers to approve the minutes dated October 27, 2016. The motion was approved by a voice vote.

Commissioner Zangara moved, seconded by Commissioner Issakoo to approve the minutes dated November 3, 2016. The motion was approved by a voice vote.

9. OTHER BUSINESS

Commissioner Johnson thanked Ms. Jones for providing an additional drawing of the high school. Commissioner Powers echoed the comment.

Commissioner Dorband went to the ribbon cutting for the new Indian restaurant that replaced Deka at Milwaukee and Dundee Roads. She said the food was very good and the people were very kind.

Chairman Ruffatto announced the date of the lighting ceremony on Sunday, November 19th at 4:30 p.m. at the corner of Milwaukee and Dundee Roads.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Powers to adjourn the meeting at 7:42 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

Steve Powers, Secretary
Wheeling Plan Commission

**DISTRIBUTED TO THE COMMISSION 12.09.2016
FOR APPROVAL ON 12.15.2016**

DRAFT

DOCKET NO. 2016-23A&B

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: Docket No. 2016-23A&B
ABC Supply
95-115 Messner Drive
(2016-23A) Variation from Title 19, Zoning, Related to Parking
(2016-23B) Special Use-Site Plan Approval of Outdoor Storage

Docket No. 2016-23AB: Korman Lederer, property owner, is seeking the following for the property at 95-115 Messner Drive, which is zoned I-3 General Industrial District:

2016-23A Variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading, Section E Parking Standards, Subsection 1 Minimum Required Parking per Land Use Category, and associated sections to reduce the required parking for an existing industrial property; and

2016-23B Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish outdoor storage greater than four hundred square feet in area.

Chairman Ruffatto called Docket No. 2016-23A&B on November 17, 2016. Present were Commissioners Blinova, Dorband, Issakoo, Johnson, Powers, Ruffatto and Zangara. Also present were Brooke Jones, Senior Planner, Mallory Milluzzi, Village Attorney, Ron Antor, Fire Inspector and Kyle Goetzelmann, Civil Engineer.

Commissioner Powers read the following statements aloud.

A zoning variation is intended to be a method of adjustment to equalize regulations where Title 19 of the Village of Wheeling (Zoning) has created an unnecessary hardship. A variation is designed to allow affected property owners the same rights and privileges that others enjoy in the same zoning district. In order to be granted a variation a petitioner is required to demonstrate through testimony to the Plan Commission at the public hearing why their request meets the conditions of the village code including, but not limited to, how their individual situation is unique or unusual. Prior to the public hearing the petitioner provides written statements meant to show that their request for variation meets the standards established in Title 19. The Commission Chairperson will typically direct that these statements be entered into the record without a full reading of them at the hearing. Based upon the testimony and supporting materials submitted, the Plan Commission will make findings in support of, or against, the petitioner's testimony and report those findings to the Village Board.

A zoning Special Use, as defined in Title 19, of the village of Wheeling (Zoning), is a use of parcel of land that requires review and consideration before approval due to circumstances or effects on the surrounding properties that may adversely affect them. In order to be considered for a special use the petitioner is required to demonstrate through testimony to the Plan Commission at the public hearing why their request meets the conditions of the village code including, but not limited to, how the proposed use will not damage the enjoyment or use of the surrounding properties. Prior to the public hearing the petitioner provides written statements meant to show that their request for a special use meets the standards established in Title 19. The Commission Chairperson will typically direct that these statements be entered into the record without a full reading of them at the hearing. Based upon the testimony and supporting materials submitted, the Plan Commission will make findings in support of, or against, the petitioner's testimony and report those findings to the Village Board.

Mr. Harley Korman, Korman Lederer Management Co., 3100 Dundee Road, Suite 116, Northbrook and Mr. Mark Singer, ABC Supply were present and sworn in.

Mr. Korman explained Korman Lederer Management had been a partner in the 95 Messner building since it was built in the late 70s. They built and owned it the entire time and have never wanted to part with it. They also own a number of other buildings on Messner Drive in the industrial area. He referred to ABC Supply who is a relatively new tenant and needs some outdoor storage and a reduction to their parking needs in order to continue to be one of their tenants.

Mr. Korman explained that ABC Supply came to them through a purchase of a previous tenant called Norandex. ABC has a different business model and their needs call for additional outdoor storage in order to make the building work. They saw an opportunity to keep ABC, whose lease through Norandex expires at the end of the year.

Mr. Korman explained the building was built as a two tenant building (50,000 square feet) with 23,000 that ABC now occupies and Production Materials occupies the other 27,000 square feet. The goal is to allow ABC to expand into 50,000 square feet while Production Materials would move two buildings down to 201 Messner Drive.

Mr. Korman mentioned their industrial base in Wheeling and Northbrook had become more difficult to keep the buildings occupied. The buildings are getting a little older. The buildings have become more distribution and small manufacturing for people that can use an 18' clearance. They would like to continue to do business with ABC Supply for the long term. It is the leading supply house for roofing and building materials in the entire country.

Chairman Ruffatto asked for an explanation on what they were proposing.

Mr. Korman referred to the existing parking on both the east and west sides of the building. There are about 38 parking spaces per side. The goal is for the east side of the building to be fenced in and allow it to be outside storage for ABC needs. They would install a fence similar to the one shown in the photographs. The fence would allow the ABC products to be secure.

Chairman Ruffatto referred to the parking reduction and asked for an explanation.

Mr. Korman explained the current parking needs for ABC were for 10 parking spaces and approximately 14 in the future.

Chairman Ruffatto opened the discussion to the public. No one from the audience came forward.

Commissioner Dorband mentioned the Commission had been asking for steel posts wrapped in wood for new fences in the Village. Mr. Korman confirmed they were proposing the same materials.

In reply to Commissioner Dorband's question, Mr. Korman confirmed the proposed was all new fencing. Commissioner Dorband wants to ensure the fence material was sturdy. She wanted to see a sample. Mr. Korman explained there was a security need so they want to keep the fence as sturdy as possible. Commissioner Dorband questioned if there would be barbed wire on top of the fence. Mr. Korman confirmed the height of the fence was 8' with no barbed wire.

Commissioner Dorband mentioned the driveway was in disrepair and looked bad. She asked if something would be done to it. Mr. Korman explained with a tenant they would have the ability to do some repairs going forward. Chairman Ruffatto wants both sides (east and west) repaired.

Commissioner Johnson questioned what would be stored outside. Mr. Singer explained it would primarily be roofing shingles. The shingles are packaged and palletized. They would be no more than two pallets high. They can't be stacked more than two high because of the weight. Two pallets are about 6' or 7' high. They would not be opened and would be packaged in plastic.

Commissioner Johnson questioned if equipment would be stored outside. Mr. Singer confirmed all of the equipment would be inside except for one or two trucks outside.

In reply to Commissioner Johnson's question, Mr. Singer stated they currently have the eastern half of the building. He explained that ABC purchased Norandex in 2015. Norandex was primarily a window and vinyl siding distributor. Mr. Singer stated that ABC currently has 650 locations around the United States and buildings without outdoor storage did not work for them. Commissioner Johnson questioned where the material was currently stored. Mr. Singer explained they don't sell it and keep very limited quantities inside. To make this location profitable, they need to add roofing to it.

Commissioner Zangara questioned if the Fire Department was in agreement with them closing off access around the building. Mr. Antor questioned if they intended to keep a center aisle for trucks to come in and get stored materials, load onto the vehicles and then allow to still have some access to the back portion of that side of the building. If they were to do a brick and mortar office space addition it would have still been the same net loss and access. The Fire Department looked at it and realized they still had the whole frontage, the west side and half of the east side as long as they would have a drive aisle it would be the best of both worlds for access.

Commissioner Zangara questioned if they would be using a forklift in the yard. Mr. Singer confirmed the gate would be wide enough for semis and trucks. The material will be lined up against the building and against the eastern most portion. There will be an aisle because their trucks need to get loaded. He is anticipating the gate to be 10-20' wide.

Commissioner Issakoo thought he read the parking would be down to 45 with the fencing. He questioned if it was 45 or 57 spaces. He questioned the number of employees. Mr. Singer stated they currently employ 10 people with maybe an additional 4 people for a total of 14 people max. He felt there would be more than double the amount of parking spaces needed.

Commissioner Powers questioned if the building on the west side would also be utilized for storage. Mr. Singer confirmed they would be doubling their inventory levels and hopefully sales. Commissioner Powers questioned if there was a trash enclosure on the property. Mr. Korman confirmed there was currently no trash enclosure on the property. The current tenants have dumpsters but they are located in the parking lot.

In reply to Commissioner Powers' question, Mr. Singer confirmed trucks would pick up supplies from the business and they also deliver supplies. Commissioner Powers questioned if ABC would have their own vans on the property. Mr. Singer explained there were covered interior loading docks on the front where they park their trucks at night. Mr. Singer explained they may also keep one more truck in the outside storage area.

Commissioner Blinova had no questions.

Chairman Ruffatto questioned if they could add trash dumpsters in the outdoor fenced storage area. Mr. Korman explained it would be a business decision. Chairman Ruffatto explained the Village usually requires trash enclosures for outside dumpsters. Mr. Korman explained they may have their dumpsters currently inside in one of the dock positions. He was unsure. Chairman Ruffatto thought it looked like they were outside on the east side of the property according to Google Maps. He questioned if it would be inside the fence line. Mr. Korman confirmed it would be inside the fence line. Chairman Ruffatto felt if it was located inside the outdoor storage area it should be OK. Mr. Singer confirmed they didn't generate a lot of trash.

Chairman Ruffatto questioned if the business had any retail. Mr. Singer confirmed they were wholesale distributors, but would sell to retail if asked.

Chairman Ruffatto questioned if they were keeping the existing office space. Mr. Singer explained they would keep it for an office and showroom and might enlarge it.

Chairman Ruffatto questioned what they stored in a 50,000 square feet of space. Mr. Singer explained they stored vinyl siding, windows, accessories to the vinyl siding, windows and roofing. They will probably add guttering to their business.

Chairman Ruffatto referred to a picture that showed the site looking like a dump. Mr. Korman agreed it wasn't a great photograph and did not represent the property.

Chairman Ruffatto questioned if there would be anything showing above the fence. Mr. Singer confirmed they rarely went higher than 7' or 8'. Chairman Ruffatto questioned what would go above it in the rare occurrences. Mr. Singer stated it would be another pallet but he explained they would not have that level of inventory in this part of the country. He also mentioned it would be too heavy. Chairman Ruffatto understood the need for outdoor storage but wants it to be clean and neat and to stay below the 8' fence height.

Chairman Ruffatto referred to the Fire Department's comments about providing a man door in the north fence which would also require the loss of once parking space. He questioned if they had decided on the location. Mr. Antor explained there were two options. His preferred way is they would need to come down on the same wall outside of the fenced in area and put another man door in which would meet the Code requirements but because of the parking they would lose a parking space. The other option is to put a wooden gate man door in the front face of the fencing but it would still need to meet all the Code requirements with an exit sign, powered emergency lighting so it would add to the cost and would probably not be as effective. Mr. Korman would prefer to make it work by maneuvering the fence since there is always the chance that ABC would move out and he wants to be able to repurpose the building and not lose an additional parking space. Mr. Antor thought it looked like a 10' space between the fence line and the back of the truck dock. He confirmed it would need to be a 3' wide pathway. Mr. Korman agreed to make it work. Mr. Antor explained if the man door swings right hinged going to the top of the floor plan, they could come out the door and make a left. If it goes to the right, you would need to go 6' in instead of 3'. Mr. Korman agreed to make it work. Chairman Ruffatto noted it swings to the right according to the drawing. Mr. Antor explained if that was correct, it would be in the petitioner's favor. Ms. Jones explained the variation would be for a maximum of 10 spaces which allows for the additional loss of one space if they maintained the existing site plan. The petitioner can reduce the size of the outdoor storage area as discussed and would gain two or three parking spaces. She referred to the condition of approval that would allow for a slight adjustment. The condition states "That the fence may be adjusted to meet the Fire Department exiting requirements."

In reply to Commissioner Powers' question, Mr. Antor explained instead of running the fence straight to the wall, it would stop 3' from the wall then run parallel to the wall and then cut back. Commissioner Powers questioned if a forklift would be used. Mr. Singer confirmed they typically use a forklift.

Chairman Ruffatto reviewed the following.

- The dumpsters will be stored within the outdoor storage area.
- Adding a condition that all of the storage would be at 8' or below. The Commission was in agreement to this condition.
- Resurfacing and restriping of the parking lot. He asked about a condition. Ms. Jones asked for suggestions from the civil engineer. Mr. Goetzelmann mentioned the east parking lot didn't look too bad. He referred to cracks on the west side. He thought it would be a lot to ask the petitioner to resurface the entire parking lot to fix it. He suggested patching the west side. Chairman Ruffatto suggested patching and restriping both the east and west lots. Mr. Goetzelmann confirmed striping would be needed and suggested seal coating in order to get

a better end product. Chairman Ruffatto suggested adding a condition to require patching, seal coating and striping. Mr. Korman would prefer not to commit himself to it today. Chairman Ruffatto explained it was the minimum the Commission would agree to. Mr. Korman wants to get an estimate for the cost. Mr. Goetzelmann felt the east parking lot could just be striped. He felt the west parking lot didn't look too bad. Chairman Ruffatto explained there wouldn't be another opportunity to have the petitioner in front of the Commission. Mr. Korman understands the issue. He mentioned they also own the buildings at 282, 100 and 65 Messner and that the proposed building was their weakest parking lot in the area. They just resealed and striped the lot at the 50-70 Messner building. He assured the Commission they were in it for the long haul and explained he didn't always have the money to put toward the resealing and striping. He agreed to maintain it to the best of his ability but would prefer that it wasn't a condition. Chairman Ruffatto understood and suggested adding a timeframe. He agreed to poll the Commission.

Commissioner Powers asked the last time the parking lot was maintained. Mr. Korman didn't know the date but explained they had a regular maintenance routine. Chairman Ruffatto explained it wasn't an unreasonable request on the Commission's part.

Chairman Ruffatto took a poll regarding adding a condition to require the patching, sealing and striping.

Commissioner Johnson – in favor
Commissioner Blinova – in favor
Commissioner Powers – in favor
Commissioner Dorband - in favor
Commissioner Issakoo – not in favor
Commissioner Zangara – not in favor
Chairman Ruffatto – in favor

The poll was 5-2 in favor of requiring of adding a condition for the patching, sealing and striping.

Mr. Korman needs to speak with his partners regarding the condition. Chairman Ruffatto explained the Plan Commission was a recommending Board and it goes before the Village Board where they have another opportunity to speak.

Ms. Jones asked if the Commission was in agreement to use a date of November 2017 to complete the work. Chairman Ruffatto was in agreement.

Ms. Jones reviewed the following conditions.

Zoning variation:

1. That the parking variation may be increased by one stall in order to meet the Fire Department existing requirements.

Special Use:

1. That the fence may be adjusted to meet the Fire Department exiting requirements;
2. That the fencing shall have steel posts wrapped in wood;
3. Dumpsters shall be stored in the outdoor storage fenced area;
4. The maximum height of the outdoor storage material shall be 8'; and
5. The parking lots shall be patched, seal coated and striped by November 1, 2017.

Commissioner Johnson moved, seconded by Commissioner Powers to recommend approval of Docket No. 2016-23A, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11 General Development Standards, Chapter 19.11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading, Section E Parking Standards, Subsection 1 Minimum Required Parking per Land Use Category, and associated sections, to reduce the required parking for the proposed mix of warehouse and industrial office uses, from fifty-seven (57) to forty eight (48), for ABC Supply, to be located at 95-115 Messner, Wheeling Illinois,

And with the following condition of approval:

1. That the parking variation may be increased by one stall in order to meet the Fire Department existing requirements.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Johnson moved, seconded by Commissioner Zangara to recommend approval of Docket No. 2016-23B to grant special use-site plan approval for outdoor storage in accordance with the following exhibits submitted October 24, 2016, on behalf of ABC Supply to be located at 95-115 Messner Drive, Wheeling, Illinois:

- Project description,
- Site plan,
- Fence exhibits (3 sheets),
- Landscape exhibit,
- Lighting plan, and
- Light fixture specifications (5 sheets).

And with the following conditions of approval:

1. That the fence may be adjusted to meet the Fire Department exiting requirements.
2. That the fencing shall have steel posts wrapped in wood;

3. That the dumpsters shall be stored in the outdoor storage fenced area;
4. The maximum height of the outdoor storage material shall be eight feet; and
5. The parking lots shall be patched, seal coated and striped by November 1, 2017.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No. 2016-23A&B. The motion was approved by a voice vote.

Respectfully submitted,

Jim Ruffatto, Chairman
Wheeling Plan Commission/
Sign Code Board of Appeals

**DISTRIBUTED TO THE COMMISSION 12.09.2016
FOR APPROVAL ON 12.15.2016**

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, December 1, 2016.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Johnson, Powers, Ruffatto and Zangara. Commissioners Dorband, Issakoo were absent with prior notice. Also present were Brooke Jones, Senior Planner, Mallory Milluzzi, Village Attorney, Ron Antor, Fire Inspector and Kyle Goetzelmann, Civil Engineer.

4. CHANGES TO THE AGENDA – Ms. Jones announced item 7 A), Docket No. 2016-24 and PC 16-18, the Parking Lot located at 300 S. Milwaukee Avenue will be continued without discussion. The docket will be continued to January 12, 2017.

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A) Docket No. SCBA 16-230
AMB Floral Studio
565 N. Wolf Road
Appearance Approval of a Wall Sign

- B) Docket No. SCBA 16-31
Marvy Nails & Spa
765A W. Dundee Road
Appearance Approval of a Wall Sign

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

Approve Docket No. SCBA 06-30 to permit installation of the wall sign in accordance with the sign drawings submitted November 22, 2016 by AMB Floral Studio, located at 565 N. Wolf Road, Wheeling, Illinois;

Approve Docket No. SCBA 16-31 to permit installation of the wall sign in accordance with the sign drawing submitted November 22, 2016 by Marvy Nails & Spa, located at 765A W. Dundee Road,

Wheeling, Illinois;

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) [Docket Nos. 2016-24 and PC 16-18](#)
Parking Lot
300 S. Milwaukee Avenue
(2016-24) Variation from Title 19, Zoning, Related to Parking Setback
(PC 16-18) Site Plan and Appearance Approval of a Parking Lot

Commissioner Johnson moved, seconded by Commissioner Zangara to continue Docket No. 2016-24 A&C to January 12, 2017.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- B) [Docket No. 2016-21A&C](#) (Continued from November 17th hearing without discussion)
JV Global Services LLC
150 Abbott Drive
(2016-21A) Special Use-Site Plan Approval of a Truck Freight Terminal
(2016-21C) Special Use-Site Plan Approval of Heavy Motor Vehicle Outdoor Storage

See Findings of Fact and Recommendation for Docket No. 2016-21A&C.

Commissioner Johnson moved, seconded by Commissioner Zangara to recommend approval of Docket No. 2016-21A to grant Special Use-Site Plan Approval as required under Title 19, Zoning,

of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, in order to establish a truck freight terminal, in accordance with the following exhibits submitted November 10, 2016 (except as noted) for 150 Abbott Drive, Wheeling, Illinois:

- Cover letter (3 sheets),
- Site plan,
- Landscape plan,
- Estimated timeline (November 22, 2016),
- Phased paving plan (November 22, 2016),
- Paving contract (November 22, 2016),
- Landscape maintenance contract,
- Landscape plantings contract,
- Building floor/elevation plan and trash enclosure plan,
- Photos of proposed fence gate,
- Lighting plan (October 21, 2016), and
- ALTA survey (September 23, 2016).

And with the following conditions:

1. That tenants (drivers) are not allowed to stay overnight on the premises;
2. Outdoor material storage is not permitted;
3. Daily or hourly parking is not permitted;
4. The onsite management office shall maintain a manifest of the tenants, which shall be available to the Village upon request;
5. No truck repair or maintenance is allowed on site;
6. The fence shall have wood-wrapped steel posts;
7. Provided the existing aprons are not damaged during construction or utility work, the complete replacement of the concrete aprons shall be completed during the final phase of the parking lot paving plan;
8. If the existing aprons are damaged during construction or utility work, complete replacement of the concrete aprons will be required at that time;
9. All site improvements and utility work shall be completed substantially in compliance with the provided estimated timeline and phased paving plan and shall be completed by no later than September 30, 2019;
10. The building siding shall be dark brown, the roof shingles shall be architectural brown and brick shall be light brown;
11. The location of the fencing gates are properly shown on the site plan (not the landscape plan) and the appearance of the gates are represented in the photographs; and
12. The trash enclosure gates shall match the material of the wood fence.

On the roll call, the vote was as follows:

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

ABSTAIN: None

There being four affirmative votes, the motion was approved.

Commissioner Johnson moved, seconded by Commissioner Zangara to recommend approval of Docket No. 2016-21C to grant Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, in order to establish heavy motor vehicle outdoor storage, in accordance with the following exhibits submitted November 10, 2016 (except as noted) for 150 Abbott Drive, Wheeling, Illinois:

- Cover letter (3 sheets),
- Site plan,
- Landscape plan,
- Estimated timeline (November 22, 2016),
- Phased paving plan (November 22, 2016),
- Paving contract (November 22, 2016),
- Landscape maintenance contract,
- Landscape plantings contract,
- Building floor/elevation plan and trash enclosure plan,
- Photos of proposed fence gate,
- Lighting plan (October 21, 2016), and
- ALTA survey (September 23, 2016).

And with the following conditions:

1. That tenants (drivers) are not allowed to stay overnight on the premises;
2. Outdoor material storage is not permitted;
3. Daily or hourly parking is not permitted;
4. The onsite management office shall maintain a manifest of the tenants, which shall be available to the Village upon request;
5. No truck repair or maintenance is allowed on site;
6. The fence shall have wood-wrapped steel posts;
7. Provided the existing aprons are not damaged during construction or utility work, the complete replacement of the concrete aprons shall be completed during the final phase of the parking lot paving plan;
8. If the existing aprons are damaged during construction or utility work, complete replacement of the concrete aprons will be required at that time;
9. All site improvements and utility work shall be completed substantially in compliance with the provided estimated timeline and phased paving plan and shall be completed by no later than September 30, 2019;
10. The building siding shall be dark brown, the roof shingles shall be architectural brown and brick shall be light brown;
11. The location of the fencing gates are properly shown on the site plan (not the landscape plan) and the appearance of the gates are represented in the photographs; and
12. The trash enclosure gates shall match the material of the wood fence.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No. 2016-21. The motion was approved by a voice vote.

8. APPROVAL OF MINUTES – None

9. OTHER BUSINESS

Commissioner Johnson referred to the prior approval of an outdoor storage area for John Deere on Wheeling Road. He questioned if the new storage area closer to their office was to replace the original one in the back. He mentioned they now have two. Ms. Jones didn't recall but agreed to look into it. Commissioner Johnson also mentioned the fence on the new storage area was in disrepair and braced by 2x4's.

Commissioner Powers thought the Village's lights looked nice.

Chairman Ruffatto announced the date of the next meeting as December 15th.

10. ADJOURNMENT

Commissioner Powers moved, seconded by Commissioner Johnson to adjourn the meeting at 7:13 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

Steve Powers, Secretary
Wheeling Plan Commission

**DISTRIBUTED TO THE COMMISSION 12.09.2016
FOR APPROVAL ON 12.15.2016**

DRAFT

DOCKET NO. 2016-21A&C

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: Docket No. 2016-21 A, B&C
JV Global Services LLC
150 Abbott Drive
(2016-21A) Special Use-Site Plan Approval of a Truck Freight Terminal
(2016-21B) Special Use-Site Plan Approval of a Contractor's Yard
(2016-21C) Special Use-Site Plan Approval of Heavy Motor Vehicle Outdoor Storage

Docket No. 2016-21A&C: JerVal, contract purchaser, is seeking the following for the property at 150 Abbott Drive, which is zoned I-3 General Industrial District:

2016-21A Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish a Truck Freight Terminal; and

2016-21B Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish a Contractor's Yard; and

2016-21C Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish Heavy Motor Vehicle Outdoor Storage.

Chairman Ruffatto called Docket No. 2016-21A,B&C on October 27, 2016. Present were Commissioners Blinova, Dorband, Issakoo, Johnson, Powers, Ruffatto and Zangara. Also present were Brooke Jones, Senior Planner, Mallory Milluzzi, Village Attorney, Ron Antor, Fire Inspector and Kyle Goetzelmann, Civil Engineer.

Commissioner Powers read the following statement aloud.

A zoning Special Use, as defined in Title 19, of the village of Wheeling (Zoning), is a use of parcel of land that requires review and consideration before approval due to circumstances or effects on the surrounding properties that may adversely affect them. In order to be considered for a special use the petitioner is required to demonstrate through testimony to the Plan Commission at the public hearing why their request meets the conditions of the village code including, but not limited to, how the proposed use will not damage the enjoyment or use of the surrounding properties. Prior to the public hearing the petitioner provides written statements meant to show that their request for a special use meets the standards established in Title 19. The Commission Chairperson will typically

direct that these statements be entered into the record without a full reading of them at the hearing. Based upon the testimony and supporting materials submitted, the Plan Commission will make findings in support of, or against, the petitioner's testimony and report those findings to the Village Board.

Ms. Jones gave an update on the petition. She mentioned 2016-21B had been removed from the docket regarding the Contractor's Yard portion of the petition because earlier in the evening Staff was analyzing the proposal and realized one of the definitions was already covered by the other definition. Specifically, Contractor's Yard in the context of this position is covered under the broader definition of Heavy Motor Vehicle Outdoor Storage. Therefore, they are proposing to remove the Contractor's Yard petition from the docket.

Ms. Jones read the following definitions aloud.

Contractor's Yard means an establishment used for the outdoor storage of a contractor's vehicles, equipment or materials.

Heavy Motor Vehicle Outdoor Storage means the outdoor storage of operable heavy motor vehicles for more than 48 hours. This term does not include a surface parking lot, material reclamation facility, outdoor salvage operation or outdoor storage facility.

Truck Freight Terminal means a facility for truck based freight service and operations including but not limited to local pickup, local sorting and terminal operations, line haul loading and unloading, destinations sorting and terminal operations and local delivery.

Ms. Jones wanted to get a consensus that everyone understands how Contractor's Yard is already covered under Heavy Motor Vehicle Outdoor Storage so contractor's vehicles are included under the definition of Heavy Motor Vehicle Outdoor Storage.

Ms. Jones further explained to the Plan Commission since the petition was slightly unusual, they don't frequently work with the Plan Commission on similar use interpretations. Similar use interpretations frequently involve businesses that are similar to permitted uses, not special uses as in this case tonight. Usually these interpretations are made by Staff during business licensing so it doesn't come before the Plan Commission. In the case for the business proposed at 150 Abbott Drive, Staff believes the proposed use has similarities to the existing uses that are defined in the Zoning Code. However, the uses are considered to be Special Uses in the I-3 Zoning District and a Special Use therefore must be granted in order for the business to operate. The use as described by the petitioner has elements similar to each of the proposed Special Uses but is not perfectly similar. For example, the use is not perfectly similar to Outdoor Vehicle Storage because many of the vehicles are likely to be parked rather than stored for a longer period of time. The use is also not perfectly similar to a truck freight terminal because there is no facility to load, unload or reload the vehicles. As a result, Staff believes that multiple Special Uses for the proposed use shall be considered tonight. Furthermore, in order to accommodate the proposed use at 150 Abbott Drive which is not perfectly similar to the two aforementioned defined uses, Staff is suggesting the following additional conditions of approval.

1. Outdoor storage material is not permitted;

2. Leases for daily or hourly parking is not permitted; and
3. The onsite management office shall maintain a manifest of the tenants which shall be available to the Village upon request.

Mr. Patrick Kilmer-Lipinski, Attorney, Liston, Tsantilis Law, 33 N. LaSalle Street, Chicago, Mr. Vladimir Vareldzhyan, 555 Allendale Drive, Wheeling and Mr. Shawn Purnell, 1607 North, Round Lake Beach, IL were present and sworn in.

Mr. Kilmer referred to the property located at 150 Abbott Drive currently zoned I-3. They plan to have a truck parking/truck rental space. He explained JV LLC is two business owners from Wheeling, Mr. Strum Starr, owner of 540 Allendale Drive and 555 Allendale Drive and operates Aargus Plastics. The second owner, Vladimir Vareldzhyan, owns AZ Global located at 555 Allendale Drive. Both business owners deal with truck operators. They have realized there is a great need for truck parking in the area. They have searched for the best property for the truck parking and think the proposed site would be perfect for their use. The property was a parking lot for the property at 120 West Palatine Road. The previous user had 90 parking spaces and the proposed is for 78 spaces. The property is located in an industrial complex so there is no residential properties located nearby except for south of Palatine Road. The access points to Palatine Road only go through industrial properties so trucks are common in the area. They think it would be a great use for the site because the site has been vacant for almost five years and because they see a need for truck parking. Local businesses and surrounding property owners could use the site so it could benefit everyone to get the vacant property into a good use.

Mr. Kilmer stated that both owners would be operating the site under JV Global Services LLC. They have worked closely with their architect and engineer. Based on their survey they think 78 trucks could easily park on the site. Each parking stall would be rented individually and each client would have no lease longer than 90 days so if there was an issue with the tenant they could get rid of them. The parking stalls would be no longer than 70'. They believe there would be between 7 and 13 trucks visiting the trucks daily. Mr. Kilmer believes each person would have their own stall. The person will drive to the site and park their car next to the parking stall, take out the truck and park the car in the stall and drive off. Many of the trucks will be local businesses and clients of the owners.

Mr. Kilmer listed their hours from 8:00 a.m. – 6:00 p.m. Monday through Friday, 7:00 a.m. – 12:00 a.m. on Saturdays and 8:00 a.m. – 5:00 p.m. on Sundays. They will have three employees onsite during operations.

Mr. Kilmer reported they were constructing a 400 square foot building onsite that will have a bathroom and an office. There will be 13 cameras onsite during off hours. The site will be illuminated and will have a 5' fence around the property with a controlled gate. If someone needs to access the property during off hours they will need to get a passcode 24 hours prior in order to access the site. No driver will be permitted to sleep in their truck overnight. Mr. Kilmer reported trash would be picked up twice a week.

Chairman Ruffatto asked the petitioner to discuss the landscape and the building.

Mr. Vareldzhyan reported that the office will be located on the side of the parking lot. It will include a bathroom and office. Mr. Kilmer stated the 400 square foot building would be located on the east/west side of the property. Mr. Kilmer mentioned there was additional employee parking on the site. Mr. Vareldzhyan stated the trash would be located near the employee parking. Mr. Vareldzhyan explained the builder would not provide material samples without a signed contract. He further explained he couldn't sign the contract without approval.

Mr. Shawn Purnell reported they were proposing a small minimal office providing employee work space for three employees, ADA accessible restroom and mechanical spaces. The building is a very simple shed roof structure with primarily face brick veneer of standard red color. There will be a small triangular portion in the upper level that would be a composite siding so a no maintenance neutral toned siding. The pitch on the roof would be sufficient to allow an architectural asphalt shingle (dark gray or black). He stated it would be a standard and inoffensive small structure to allow employee work space.

Chairman Ruffatto asked the location of the employee parking. Mr. Vareldzhyan noted the parking on the site plan and confirmed there would be four employee parking spaces for cars. Chairman Ruffatto referred to the electrical boxes in the proposed location. Mr. Goetzelmann stated he did not have a problem with the proposed employee parking locations as long as the electrical boxes were protected. He suggested using a bollard or retaining wall. Ms. Jones asked if the area was pavement. Mr. Goetzelmann confirmed it was paved either with asphalt or concrete. Chairman Ruffatto asked Mr. Goetzelmann to confirm it.

Mr. Kilmer stated the landscaping would remain as is since it was previously landscaped.

Chairman Ruffatto opened the discussion to the audience. No one from the audience came forward.

In reply to Commissioner Johnson's question, Mr. Kilmer confirmed the hours on Saturday were to midnight. Commissioner Johnson was under the impression the drivers were mostly local. Mr. Vareldzhyan stated about 80% of the business would be local and the remaining would be out of state. He mentioned in addition to semi trucks, there would be snow plow and landscaping trucks, etc.

Commissioner Johnson asked if there was a proposed trash enclosure. Mr. Vareldzhyan stated the trash enclosure would be by the employee parking lot. Mr. Kilmer stated the trash would be picked up twice a week. Commissioner Johnson questioned why the employee parking was located so far from the building.

Commissioner Johnson referred to the resurfacing of the entire parking lot and new aprons included in the engineering staff memo. Mr. Kilmer acknowledged it but stated they planned to reseal the property but did not have the financial resources to resurface the parking lot. He mentioned resurfacing the lot would cost about \$350,000. He confirmed they would make the parking lot perfect with resealing it and filling the potholes but did not have the resources available to resurface the entire parking lot. Commissioner Johnson asked about the concrete aprons. Mr. Kilmer agreed to look into it and do it if needed.

Commissioner Johnson questioned if they were proposing power gates. Mr. Vareldzhyan provided photographs of the proposed gates but noted there would also be a fence with the gate. A pin would be required after hours.

Commissioner Johnson referred to the proposed motions and mentioned there were two 21As. Ms. Jones noted the second one should be 21C.

Commissioner Issakoo questioned how they came up with the proposed calculation of 7 to 13 trucks per day. Mr. Vareldzhyan explained it was based on his trucking business and it was typical for a truck stop.

Commissioner Issakoo questioned the typical route to get into the site. Mr. Vareldzhyan stated it would be approximately 90% from Palatine Road because of the highway access.

In reply to Commissioner Issakoo's question, Mr. Vareldzhyan mentioned U-Haul in Wheeling will be renting 15 spaces. He confirmed it would not just be semi trucks. He confirmed there would be no mechanical work done on the site.

Commissioner Issakoo questioned if they had a sense from the neighbors on the impact. Mr. Vareldzhyan explained there were two ways to enter/exit the site so he didn't think there would be any traffic. Mr. Kilmer explained the area to the east of the site was vacant grass. He mentioned one of the neighbors is the current owner of the site. No one responded to the notification letter that had been mailed.

Commissioner Powers didn't think a bike rack was needed for this site.

Commissioner Powers wanted to see the trash enclosure location and dimensions included on the site plan. He also wants to see the material samples for the enclosure.

Commissioner Powers questioned if the fence around the perimeter was included on the site plan. Ms. Jones confirmed the fence was included on the plan.

Chairman Ruffatto wants the changes to be included on the site plan before consideration.

Commissioner Powers questioned if the Fire Department required a turning radius document for the truck parking area. Mr. Antor explained they had already taken it into consideration since they have to accommodate larger trucks. He is satisfied with it.

In reply to Commissioner Powers' question, Mr. Vareldzhyan confirmed both entrances/exits were located off of Abbott Drive. Commissioner Powers agreed it was a good idea to have bollards to protect the electrical boxes. Mr. Goetzelmann confirmed there were currently bollards located in front of the electrical boxes.

Commissioner Powers mentioned there was a lot of weeds and brush in between the light poles. He questioned if they were going to clean it up. Mr. Vareldzhyan confirmed they would clean it up along with all of the trash littered around the site.

In reply to Commissioner Powers' question, Ms. Jones confirmed Staff had not received any comments from the neighboring properties.

Commissioner Powers mentioned the parking lot was in bad shape. He questioned if they were going down from 90 spaces to 78 spaces. Mr. Kilmer explained when it was used for 120 West Palatine it was 90 spaces and they would only be using 78 spaces. Mr. Kilmer confirmed the spaces had been for truck parking. Commissioner Powers agreed to leave the condition of the parking lot up to Staff.

Commissioner Dorband explained the Village was very proud of the industrial areas so she hopes the petitioner will maintain and improve the property.

Commissioner Dorband requested that a condition be added that there will be no repairs or maintenance of any trucks allowed on the property.

In reply to Commissioner Dorband's question, Mr. Kilmer explained that each person gets a parking space and if they drive in with their personal car they can swap out the truck space with their car.

Commissioner Dorband questioned if they were planning to have barbed wire on the fence. Mr. Vareldzhyan confirmed they were not using barbed wire on their property.

Commissioner Dorband expressed a concern regarding the transient truckers. She questioned who would monitor the truckers coming in and out to make sure they were not abusive to the neighbors or roads in the area. Mr. Kilmer explained each lease would be less than 90 days so if they were abusive the lease would not be renewed. They can also write into the lease that they need to be good neighbors. He mentioned 80% of the truckers would be local.

In reply to Commissioner Dorband's question, Mr. Kilmer confirmed an employee would be onsite during all of their business hours.

In reply to Commissioner Zangara's question, Mr. Vareldzhyan confirmed the truckers were permitted to use the office restroom.

Commissioner Zangara questioned the truck movement on the site. Mr. Vareldzhyan demonstrated on the site plan by entering from Abbott and backing into the parking space.

Commissioner Zangara questioned if some truckers take their cabs and leave their trailers. Mr. Vareldzhyan confirmed they were not permitted to leave their trailers.

Commissioner Blinova had no questions.

Chairman Ruffatto visited the site and wants to see the entire perimeter cleaned. He expressed a concern with leaving the existing landscaping. Mr. Kilmer confirmed they would keep the evergreens and get rid of the invasives. Chairman Ruffatto expressed a concern that there wouldn't be enough landscaping. He wants it to be buffered. He didn't think there was ample landscaping in the front to make it attractive. He questioned what could be done to ensure the landscaping looked

good. Ms. Milluzzi explained the proposed screening meets the Code requirements but if cleaning it makes it fall below the standard then something could be done. Ms. Jones mentioned there would also be the wood fence along the front. Chairman Ruffatto felt it should look attractive with the proposed use. He did not think a fence is attractive. Ms. Jones explained the fence would satisfy the screening standard regardless of the vegetation in front. Chairman Ruffatto was referring to the landscaping requirement and not the screening requirement. He wants to make sure it looked nice since it currently did not. Ms. Jones explained there was a maintenance Code so if the trees were considered to be dead they would need to be replaced. Ms. Milluzzi explained if they removed any large trees that would impact the current screening they would need to replace them. Chairman Ruffatto was not comfortable with it.

Chairman Ruffatto felt the petitioner should know the building materials and wants to see the samples. Mr. Kilmer wanted to bring samples but didn't want to promise something they may not be able to fulfill it if it changed. Mr. Kilmer confirmed there would be fake brick on the outside of the building.

Chairman Ruffatto referred to the 5' high fence. He mentioned the posts needed to be steel and wrapped with wood. Commissioner Johnson referred to the fence layout drawing which indicates it was a 6' high fence. Mr. Kilmer confirmed it was 6'. Chairman Ruffatto wants to see samples of the proposed gate.

Chairman Ruffatto referred to the Village Engineer's comment about resurfacing the entire parking lot. He recommended that the Village Engineer discuss it with the petitioner since the financial burden was not up to the Commission.

Chairman Ruffatto wants to see a description of the trash enclosure included on the plan.

Chairman Ruffatto wants the striping for the parking to be included on the plan. He questioned if they needed a handicapped parking space. Mr. Goetzelmann mentioned the building was going to be ADA accessible so a handicapped parking space should be required. Commissioner Johnson noted the parking was not located near the building. Mr. Goetzelmann referred to a spot on the west side that could be used for the employee parking. Mr. Vareldzhyan explained the area was just for the building and there would be no space for the parking. Mr. Goetzelmann explained to the south of the building (outside of the gate) there was a parking stall included on the drawing. He felt it could be ADA parking if the space was intended to be parking. Chairman Ruffatto explained the drawing and picture did not match. The drawing included in the packet shows the building to the north of the space. He thought the drawing could be wrong. Chairman Ruffatto noted the employee parking was located outside the gate according to the drawings. Mr. Vareldzhyan confirmed it was outside. Chairman Ruffatto explained the site plan needed to be cleaned up to ensure that it was correct.

Chairman Ruffatto mentioned in the southwest corner just to the west of the proposed building the drawing indicates it is double gate access. Mr. Vareldzhyan confirmed it was a gate and a guardrail.

Chairman Ruffatto referred to storage not being stored onsite. He questioned if there was a concern about hazardous materials being stored inside the trucks. Mr. Antor didn't think there would be anything in the Code that would specifically address it. He felt it was no different than if the

vehicles were in transit on the highway.

Commissioner Dorband asked who would handle the landscaping onsite and the snow removal. Mr. Vareldzhyan confirmed the landscaping would be handled by a company and the snow removal would be handled by their employees. Commissioner Dorband questioned if they had allocated space for snow piles. Mr. Vareldzhyan indicated he hadn't but thought maybe by the fence. Commissioner Dorband asked that he consider allocating a location. Mr. Vareldzhyan stated that they could reduce the number of parking spaces to allow an area for the snow.

Chairman Ruffatto reiterated the following items needed to be addressed by the petitioner for the next meeting.

- Providing more detail on the property and around the trash enclosure;
- Location of employee parking;
- Location of ADA parking space;
- Discuss the resurfacing with the Village Engineer;
- Building material samples; and
- Example of gates

Commissioner Dorband wanted to see a sample of the fencing since the Commission had been burned in the past. Chairman Ruffatto shared the same concern.

Chairman Ruffatto referred to his concern about the lack of landscaping and mentioned it would come back to the Commission if the petitioner removes more than is permitted. Ms. Jones stated the screening requirement for the parking lot is covered by the fencing but landscaping is separate. She explained if the Commission required additional landscaping it was permissible because of the Special Use. Chairman Ruffatto referred to the landscaping being removed and was unsure if it would meet the requirement since it was difficult to determine what was being removed. He was unsure how to address. Commissioner Powers suggested adding low growing landscaping around the trees. Commissioner Zangara questioned if they were required to put landscaping around the building. Chairman Ruffatto didn't think so based on what he saw.

In reply to Chairman Ruffatto's question, Mr. Kilmer confirmed they had a landscape architect for the project. Chairman Ruffatto suggested working with the landscape architect to add more color and perennials to liven up the property.

Commissioner Powers moved, seconded by Commissioner Johnson to continue Docket No. 2016-21A&C to November 17.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

NOVEMBER 17, 2016 PUBLIC HEARING

Commissioner Johnson moved, seconded by Commissioner Dorband to continue Docket No. 2016-21A&C to December 1, 2016.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

DECEMBER 1, 2016 PUBLIC HEARING

Chairman Ruffatto called Docket No. 2016-21A&C on December 1, 2016. Present were Commissioners Blinova, Johnson, Powers, Ruffatto and Zangara. Commissioners Dorband, Issakoo were absent with prior notice. Also present were Brooke Jones, Senior Planner, Mallory Milluzzi, Village Attorney, Ron Antor, Fire Inspector and Kyle Goetzmann, Civil Engineer.

Ms. Jones stated that the Staff Report and submittals of the petitioner were part of the public record.

Mr. Patrick Kilmer-Lipinski, Attorney, Liston, Tsantilis Law, 33 N. LaSalle Street, Chicago and Mr. Vladimir Vareldzhyan, 555 Allendale Drive, Wheeling were present and previously sworn in. Mr. David Hare, Landscaper, Milieu Design, 48 East Hintz Road, Wheeling and Mr. Igor Gluzman, Contractor, 1100 Old Barn Road, Buffalo Grover were present and sworn in.

Mr. Lipinski reviewed the docket. The petitioner is present for a special use for a truck freight terminal and for heavy motor vehicle outdoor storage. The property is zoned I-3. They are asking for modifications to the previous truck parking lot. The property has been vacant for five years so they would be filling in an unused site. They plan to have 78 trucks and semi-trucks on the site. There will be approximately 3 employees on site working in a 400 square foot building. The employee parking has been moved next to the building. There will be 13 security cameras along with a 6' fence around the property with controlled gates. He confirmed there would be no drivers staying overnight.

Mr. Hare provided a picture of the solid board fence. He confirmed the fence would go around the perimeter of the property and would include a steel post wrapped in wood (sample provided). A landscape plan was submitted which includes adding some additional beds with flowering shrubs and perennials (pictures of the plants was provided). He mentioned there were currently existing mature trees on the site that they would prune and clean up. They would eliminate the weed trees.

Chairman Ruffatto questioned if the pictures of the plants matched the landscape plan. Mr. Hare confirmed it would match.

Mr. Gluzman reported the proposed 20' x 20' office building would be handicapped accessible and includes a restroom and mechanical storage area. The roof would be shingled with architectural shingles and the building would be sided with vinyl siding. Samples of the shingle and siding were provided.

Chairman Ruffatto questioned the colors of the roof and siding. Mr. Vareldzhyan confirmed the siding would be a dark brown color. Ms. Jones was in agreement with the general description as long as the Plan Commission was OK with it. Chairman Ruffatto asked for the names of the colors. Ms. Jones indicated it was a brown architectural shingle. Mr. Vareldzhyan stated there were 2 windows on each side of the building.

Chairman Ruffatto asked for details about the parking lot.

Mr. Lipinski reported the parking lot would be done in 3 phases. They will not repave the entire parking lot but would reseal it in phases. They have had multiple discussions with Kyle and have come to terms with the Village's requirements.

Commissioner Zangara questioned if they were including a handicap ramp. Mr. Antor explained it would be reviewed by the Building Department at permit issuance.

In response to Commissioner Zangara's question, Mr. Hare confirmed the color of the fence would be a clear stain.

Commissioner Powers thanked the petitioner for the landscape plan. He referred to the proposed aluminum gates on the trash enclosure. He asked for the reason they chose aluminum. He explained that normally the Plan Commission asks for cedar gates. Mr. Lipinski explained there was no specific reason for the aluminum material. Commissioner Powers asked if they could change it to a wooden gate. Mr. Lipinski indicated they were open to suggestions.

Commissioner Johnson asked about the color of the brick veneer. Mr. Vareldzhyan explained it was a light brown to match the color of the roof.

Chairman Ruffatto explained it would have been helpful to have had the proposed colors determined prior to the meeting.

In reply to Commissioner Johnson's question, Mr. Vareldzhyan confirmed the gutters, downspouts and window trim would be white.

In reply to Commissioner Johnson's question, Mr. Vareldzhyan confirmed there were two windows on each side of the office and 2 doors the end.

Commissioner Johnson questioned the location and type of gate. He mentioned the drawing showed

a double gate but in the conversation it was referred to as a rolling gate. The drawings show the gates in different locations. Mr. Vareldzhyan confirmed the gates would be rolling with a key opener. Commissioner Johnson mentioned the entry gate locations were different on the civil engineer drawing and the fence layout drawing. Mr. Lipinski confirmed the location on the civil engineer drawing was correct and it was a rolling gate.

Commissioner Blinova had no questions.

Chairman Ruffatto referred to the hours of operation. He questioned why the business operated until midnight on Saturdays. Mr. Vareldzhyan explained most people usually come home on Saturdays.

Chairman Ruffatto requested that the material on the trash enclosure door match the fencing.

Chairman Ruffatto referred to the schedule for the parking lot and installation of the fire hydrants. Mr. Antor explained the petitioner presentation showed a completion of the hydrants by the end of August and the structure would be finished by late spring. Mr. Lipinski explained the reason was because of the construction on the property.

Chairman Ruffatto asked about the date of occupancy. Mr. Vareldzhyan stated it would be next fall. Chairman Ruffatto referred to the proposed dates of 2018 and 2019. He questioned how it would happen with the occupancy and having trucks on the property. He didn't understand why they needed to go into 2019 to get it finished. Mr. Lipinski explained the original plan had everything finished by 2018 but because of the construction and fire hydrants they wanted the extra time since they were concerned they wouldn't be able to get it done in time. Chairman Ruffatto expressed a concern that it wouldn't get done at all. Mr. Lipinski reiterated they were concerned they weren't in violation if they didn't get it done during 2018. Ms. Milluzzi explained if it wasn't done it would be a Code enforcement issue at that time. Chairman Ruffatto felt it was a long time and didn't understand why it couldn't be done in 2018. Mr. Lipinski explained the reason it was spread over a couple of years was because of the cost. Chairman Ruffatto suggested a completion date of July 2019. Ms. Jones noted it was currently written as September 30, 2019.

Commissioner Johnson moved, seconded by Commissioner Zangara to recommend approval of Docket No. 2016-21A to grant Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, in order to establish a truck freight terminal, in accordance with the following exhibits submitted November 10, 2016 (except as noted) for 150 Abbott Drive, Wheeling, Illinois:

- Cover letter (3 sheets),
- Site plan,
- Landscape plan,
- Estimated timeline (November 22, 2016),
- Phased paving plan (November 22, 2016),
- Paving contract (November 22, 2016),
- Landscape maintenance contract,
- Landscape plantings contract,

- Building floor/elevation plan and trash enclosure plan,
- Photos of proposed fence gate,
- Lighting plan (October 21, 2016), and
- ALTA survey (September 23, 2016).

And with the following conditions:

1. That tenants (drivers) are not allowed to stay overnight on the premises;
2. Outdoor material storage is not permitted;
3. Daily or hourly parking is not permitted;
4. The onsite management office shall maintain a manifest of the tenants, which shall be available to the Village upon request;
5. No truck repair or maintenance is allowed on site;
6. The fence shall have wood-wrapped steel posts;
7. Provided the existing aprons are not damaged during construction or utility work, the complete replacement of the concrete aprons shall be completed during the final phase of the parking lot paving plan;
8. If the existing aprons are damaged during construction or utility work, complete replacement of the concrete aprons will be required at that time;
9. All site improvements and utility work shall be completed substantially in compliance with the provided estimated timeline and phased paving plan and shall be completed by no later than September 30, 2019;
10. The building siding shall be dark brown, the roof shingles shall be architectural brown and brick shall be light brown;
11. The location of the fencing gates are properly shown on the site plan (not the landscape plan) and the appearance of the gates are represented in the photographs; and
12. The trash enclosure gates shall match the material of the wood fence.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

Commissioner Johnson moved, seconded by Commissioner Zangara to recommend approval of Docket No. 2016-21C to grant Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, in order to establish heavy motor vehicle outdoor storage, in accordance with the following exhibits submitted November 10, 2016 (except as noted) for 150 Abbott Drive, Wheeling, Illinois:

- Cover letter (3 sheets),
- Site plan,

- Landscape plan,
- Estimated timeline (November 22, 2016),
- Phased paving plan (November 22, 2016),
- Paving contract (November 22, 2016),
- Landscape maintenance contract,
- Landscape plantings contract,
- Building floor/elevation plan and trash enclosure plan,
- Photos of proposed fence gate,
- Lighting plan (October 21, 2016), and
- ALTA survey (September 23, 2016).

And with the following conditions:

1. That tenants (drivers) are not allowed to stay overnight on the premises;
2. Outdoor material storage is not permitted;
3. Daily or hourly parking is not permitted;
4. The onsite management office shall maintain a manifest of the tenants, which shall be available to the Village upon request;
5. No truck repair or maintenance is allowed on site;
6. The fence shall have wood-wrapped steel posts;
7. Provided the existing aprons are not damaged during construction or utility work, the complete replacement of the concrete aprons shall be completed during the final phase of the parking lot paving plan;
8. If the existing aprons are damaged during construction or utility work, complete replacement of the concrete aprons will be required at that time;
9. All site improvements and utility work shall be completed substantially in compliance with the provided estimated timeline and phased paving plan and shall be completed by no later than September 30, 2019;
10. The building siding shall be dark brown, the roof shingles shall be architectural brown and brick shall be light brown;
11. The location of the fencing gates are properly shown on the site plan (not the landscape plan) and the appearance of the gates are represented in the photographs; and
12. The trash enclosure gates shall match the material of the wood fence.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No. 2016-21. The motion was approved by a voice vote.

Respectfully submitted,

Jim Ruffatto, Chairman
Wheeling Plan Commission/
Sign Code Board of Appeals

**DISTRIBUTED TO THE COMMISSION 12.09.2016
FOR APPROVAL ON 12.15.2016**

Village of Wheeling Public Hearing Calendar - 2017

APPLICATION DEADLINE	PLAN COMMISSION HEARING DATE	VILLAGE BOARD VOTE
December 15, 2016 December 29, 2016	January 12, 2017 January 26, 2017	February 6, 2017 February 6, 2017
January 12, 2017 January 26, 2017	February 9, 2017 February 23, 2017	February 21, 2017 (Tues) March 6, 2017
February 9, 2017 February 23, 2017	March 9, 2017 March 23, 2017	March 20, 2017 April 3, 2017
March 16, 2017 March 30, 2017	April 13, 2017 April 27, 2017	May 1, 2017 May 15, 2017
April 13, 2017 April 27, 2017	May 11, 2017 May 25, 2017	June 5, 2017 June 5, 2017
May 11, 2017 May 25, 2017	June 8, 2017 June 22, 2017	June 19, 2017 July 17, 2017

See reverse for July through December

January

S	M	T	W	T	F	S
1	2	③	4	5	6	7
8	9	10	11	12	13	14
15	①⑥	17	18	19	20	21
22	②③	24	25	26	27	28
29	30	31				

February

S	M	T	W	T	F	S
			1	2	3	4
5	⑥	7	8	9	10	11
12	13	14	15	16	17	18
19	20	②①	22	23	24	25
26	②⑦	28				

March

S	M	T	W	T	F	S
			1	2	3	4
5	⑥	7	8	9	10	11
12	13	14	15	16	17	18
19	②⑩	21	22	23	24	25
26	②⑦	28	29	30	31	

April

S	M	T	W	T	F	S
						1
2	③	4	5	6	7	8
9	10	11	12	13	14	15
16	①⑦	18	19	20	21	22
23	②④	25	26	27	28	29
30						

May

S	M	T	W	T	F	S
	①	2	3	4	5	6
7	8	9	10	11	12	13
14	①⑤	16	17	18	19	20
21	②②	23	24	25	26	27
28	29	30	31			

June

S	M	T	W	T	F	S
				1	2	3
4	⑤	6	7	8	9	10
11	12	13	14	15	16	17
18	①⑨	20	21	22	23	24
25	②⑥	27	28	29	30	

- Village Board - regular meeting
- Plan Commission meeting
- ⊖ Village Board - workshop meeting (no voting items)

All dates subject to change. Attendance is mandatory at Plan Commission and Board Meetings. Projected schedule based on minimum notice requirement for newspaper and required mailings. Minimum of one week required to process Plan Commission recommendation for Board review.

Village of Wheeling Public Hearing Calendar - 2017

APPLICATION DEADLINE	PLAN COMMISSION HEARING DATE	VILLAGE BOARD VOTE
June 15, 2017 June 29, 2017	July 13, 2017 July 27, 2017	August 7, 2017 August 7, 2017
July 13, 2017 July 27, 2017	August 10, 2017 August 24, 2017	August 21, 2017 September 5, 2017 (Tues)
August 17, 2017 August 31, 2017	September 14, 2017 September 28, 2017	October 2, 2017 October 16, 2017
September 14, 2017 September 28, 2017	October 12, 2017 October 26, 2017	November 6, 2017 November 6, 2017
October 5, 2017 October 19, 2017	November 2, 2017 November 16, 2017	November 20, 2017 December 4, 2017
November 9, 2017 November 21, 2017	December 7, 2017 December 21, 2017	December 18, 2017 January 2, 2018 (Tues)

See reverse for January through June

July

S	M	T	W	T	F	S
						1
2	③	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

August

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

September

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

October

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

November

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

December

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

- Village Board - regular meeting
- Plan Commission meeting
- ⊙ Village Board - workshop meeting (no voting items)

All dates subject to change. Attendance is mandatory at Plan Commission and Board Meetings. Projected schedule based on minimum notice requirement for newspaper and required mailings. Minimum of one week required to process Plan Commission recommendation for Board review.