

**WHEELING PLAN COMMISSION
THURSDAY, MARCH 9, 2017 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**
- 7. ITEMS FOR REVIEW**
 - A) [Docket No. 2017-1](#)
I Love Kickboxing
45 Huntington Lane
Special Use-Site Plan Approval of a Recreation and Instruction Facility
 - B) [Docket No. 2017-2A&B](#)
Boston Fish Market
412 N. Milwaukee Avenue
Concept Review of a Planned Unit Development
(2017-2A) Variation from Title 19, Zoning, Regarding a Building Setback
(2017-2B) Special Use-Site Plan Approval of a Sit-Down Restaurant
 - C) [Docket No. 2017-3](#)
Wheeling Station
501 W. Dundee Road
Concept Review of a Planned Unit Development
- 8. APPROVAL OF MINUTES – [February 23, 2017](#)**
- 9. OTHER BUSINESS**
- 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
March 9, 2017
(Attachment to Agenda)

2017-1 Yiaolin Li, contract lessee on behalf of I Love Kickboxing.com, is seeking Special Use-Site Plan Approval as required under Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, and associated sections, to establish a Recreational and Instructional Facility use at 45 Huntington Lane, Wheeling, Illinois, which is zoned B-2 Neighborhood Commercial District, and located in the Arlington Club Commons.

2017-2A&B 412 North Milwaukee Ave LLC, property owner, is seeking the following for the property at 412 N. Milwaukee Avenue, which is zoned MXC Commercial-Residential Mixed Use District:

2017-2A Variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-05, Section 19.05.010 Mixed Use Districts General Requirements, Subsection L Development Standards, regarding required building setbacks, which shall be considered with respect to the B-3 District regulations; and

2017-2B Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-05 Mixed Use and Overlay Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish a sit-down restaurant.

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

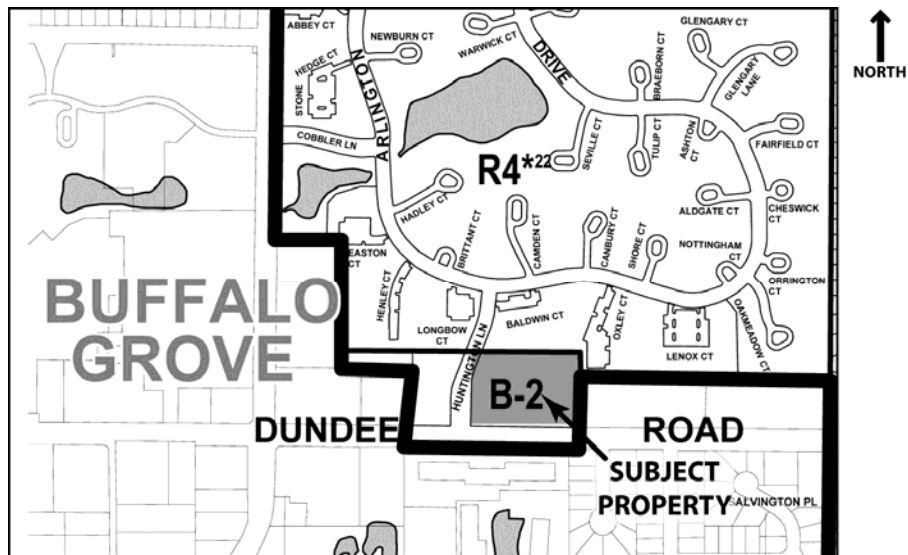
RE: **Docket No. 2017-1**
I Love Kickboxing
45 Huntington Lane
Special Use-Site Plan Approval for a Recreation and
Instruction Facility

DATE OF REPORT: February 28, 2017

DATE OF MEETING: March 9, 2017

PROJECT OVERVIEW: The petitioner is seeking special use and associated site plan approval to establish a recreation and instruction facility (Kickboxing studio) in the Arlington Club Commons.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Xiaolin “Jeff” Li, owner
<u>Property Owner Name:</u>	Richard M. Robey, Court Appointed Receiver
<u>Common Property Address:</u>	45 Huntington Lane
<u>Common Location:</u>	Located on the north side of Dundee Road at Huntington Lane in Arlington Club Commons

<u>Neighboring Property Land Use(s):</u>	North: Multi-family residential (R-4 District) West: Commercial (B-2 District) South: Multi-family residential (Buffalo Grove) East: Multi-family residential (Buffalo Grove)
<u>Comprehensive Plan Designation:</u>	Industrial
<u>Property size:</u>	3.69 acres for the property 3,517 sq. ft. for the unit
<u>Existing Use of Property:</u>	Vacant
<u>Proposed Use of Property:</u>	Recreation and Instruction Facility
<u>Existing Property Zoning:</u>	B-2 Neighborhood Commercial District
<u>Previous Zoning Action on Property:</u>	
PC 194	Site Plan and Appearance Approval of a shopping center (Ord. No. 2429).

DESCRIPTION OF PROPOSAL

The applicant is proposing to establish a recreational and instructional facility that focuses on group fitness in the form of kickboxing classes. Classes generally last one hour and have a capacity of 15 to 30 clients with up to two instructors. The exact hours of operation are not provided. However, early morning, late evening and weekend instruction is intended. Many classes will be held throughout the day. 24-hour client access is not proposed.

The facility includes a matted workout area for classes, a retail space, a reception, locker rooms, and employee areas. No children's area is proposed. No exterior modifications to the unit or to the site are proposed.

SITE PLAN REVIEW

Scale of Site Plan: 1/4" = 2 feet

General site layout: No modifications to the site are proposed. Full vehicular access to the shopping center is provided at Dundee Road and at Huntington Lane via a signalized intersection at Dundee and Huntington Lane.

Floor Plan: The facility is comprised of an open floor plan gym to facilitate the kickboxing classes. This also a reception area, retail space, locker rooms, and employee areas.

Ownership: The property is currently in receivership. The business owner has a contract to lease the unit.

Total Number of Parking Spaces: The parking requirement for the proposed use is 1 stall per employee plus 1 stall for every 3 clients at maximum capacity. Based on a maximum anticipated capacity of 30 clients and 3 employees, the parking requirement for the business is 13 stalls. The shopping center has a total parking count of 179 stalls. The unit was last occupied by an office,

which required 15 parking spaces. The proposed use meets the parking requirements of the Zoning Code. Moreover, there are several vacant units in the shopping center and the actual parking demand for the center is low.

Bicycle parking: The plans do not address bicycle parking. There appears to be room for bicycle racks just west of the unit on the sidewalk. The Plan Commission may wish to require bicycle parking in this area.

Trash: Existing trash enclosures are located at the rear of the site along the rear service drive.

Site Lighting: No changes are proposed. There are existing pole-mounted light fixtures in the parking lot that provide adequate lighting for pedestrians and vehicles.

Landscaping: No changes are proposed. The existing landscaping for the shopping center includes shrubs and some mature trees that line the perimeter of the parking lot and parking islands with shade trees.

STANDARDS FOR SPECIAL USE

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

1. State why the Special Use is necessary for the public convenience at the proposed location.

"Boutique fitness is one of the fastest growing industries in the US. ILKB is one of the franchise concepts that are leading the charge. Putting an ILKB unit in the shopping center gives the community in the surrounding areas an opportunity to experience this exciting approach, and have another way to get fit and stay fit. The reason for the special use approval is the class size (both employees and students) can be between 15-30, which is greater than 12 that is the current regulations.

Access to the facility will be convenient to customers along the Dundee Road corridor. The proposed business may also bring additional customers to the existing business in the half vacant Arlington Club Commons shopping center.

2. State how the Special Use will not alter the essential character of the area in which it is to be located.

"The unit is 3,517 square feet in size. There is plenty of room to accommodate 15-30 people. The unit is also at the west end, and there are plenty of parking available. The anticipated class size of 15-30, when achieved, will not have a meaningful impact on the traffic pattern of the area either.

The proposed recreational and instructional facility will be located in an existing shopping center, which allows for a mix of retail, restaurant, service, and office uses.

The commercial uses of the center compliment the adjacent multi-family residential uses.

3. State how the location and size of the Special Use, the nature and intensity of the operation involved in or conducted 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 not impede the normal, appropriate and orderly development of the district in which it is to be located and the development of surrounding properties.

“The desired class size of 15-30 people is only slightly bigger than the current upper limit of 12. There is no guarantee that I will be able to have 30 people in each class, even though that would be great. Even if we manage to achieve 30, the shopper center and unit are large enough to accommodate it. With this being an end cap, and the workout area at the end that is away from other units, and construction standards that take into account factors like noise elsewhere in the country, we don’t believe this Special Use will be in harmony with and not impede the normal, appropriate and orderly development of the district.”

The existing parking is adequate for the facility. Due to the relatively low number of clients and employees, there will be very low impacts on traffic in the vicinity. Moreover, there is very good vehicular access to the parking lot.

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.

“The proposed class size of 15-30 people will not have any meaningful impact on these factors.”

No exterior modifications are proposed.

5. State how the parking areas will be of adequate size for the particular use, properly located and suitably screened from adjacent 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.

“Adequate parking is provided, given the unit is an end cap and the shopping center is currently 50% vacant. Even when the shopping center is fully occupied, there is plenty of parking for everyone, given not all customers will be there at the same time.”

No change to the existing parking lot is proposed. There is adequate parking for the proposed special use.

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.

“Class size is a critical factor in the profitability of a fitness center. The first numbers of students will pay for the ongoing costs of the operation, like rent, salary, etc. Dues from

additional students are where the profit is coming from. Without the additional class size, the business will not be able to survive.”

Without approval of the special use, the business will be limited to having a maximum capacity of 12 occupants (clients and staff).

STAFF REVIEW

Fire Department Review: The Fire Department has submitted a comment memo dated March 1, 2017. These comments will be addressed at building permit.

Engineering Division Review: The Engineering Division has no comments at this time.

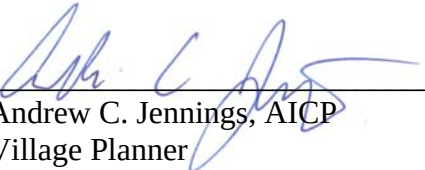
Impact on adjacent uses: No impact on adjacent uses is expected.

Staff Recommended Action: Prior to recommending approval of the proposed special use for a recreation and instruction facility, staff suggests the Plan Commission discuss an opportunity for bicycle parking with the petitioner.

PROPOSED MOTION

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of special use and associated site plan approval, an appropriate motion would be to:

Recommend approval of Docket No. 2017-1, Special Use-Site Plan Approval as required under Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit a Recreation and Instruction Facility in accordance with the project description and floor plan submitted on February 13, 2017 by I Love Kickboxing, to be located at 45 Huntington Lane, Wheeling, Illinois.


Andrew C. Jennings, AICP
Village Planner


Brooke A. Jones
Associate Planner

Attachments:

[Fire Department comments 3.02.2017](#)

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

[Project Description](#)

[Floor Plan](#)

[Plat of Survey](#)



MEMO – Fire Prevention Bureau

TO: Brooke Jones, Village Planner
FROM: Ronald S. Antor, Fire Inspector
CC: Andrew Jennings, Director of Community Development
Keith MacIsaac, Fire Chief
FPB File
DATE: March 1, 2017
SUBJECT: Proposed Fitness Facility With Retail Sales Area. Existing Retail Space Will Be Remodeled for Proposed Use – 45 Huntington Lane – I Love Kickboxing – Plans received for review by the Fire Department, February 13, 2017.

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

Site Plan

1. The petitioner's proposal shows no changes to the existing site. Based on the proposed use and the existing site conditions the Fire Department has no comments related to the site for the proposed use.

45 Huntington Lane – Proposed Fitness Center

1. The petitioner is proposing to remodel and occupy an existing vacant tenant space at 45 Huntington Lane. They would then occupy the tenant space as a new tenant and business. There would be a change in Use Group from the existing (M) Mercantile Use Group as defined in the 2012 Edition of the International Building Code (IBC) and Fire Prevention Codes (IFC) to an (A-3) Assembly Use Group occupancy for the fitness areas with an ancillary (M) Mercantile use for the retail sales area.
2. All construction within the tenant space 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.

Ms. Brooke Jones

SUBJECT: Proposed Fitness Facility With Retail Sales Area. Existing Retail Space Will Be Remodeled for Proposed Use – 45 Huntington Lane – I Love Kickboxing – Plans received for review by the Fire Department, February 13, 2017.

March 1, 2017

Page 2

4. The petitioners Project Description Letter includes a comment related to “monthly live-musical nights and client appreciation BBQ’s”. Additional information would need to be provided to the Fire Department for these events to assure compliance with the Village’s life safety requirements, specifically the Fire Prevention Code.

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

I Love Kickboxing – 45 Huntington Lane

Docket No. 2017-1 (Special Use-Site Plan Approval of a Recreation and Instruction Facility)
Plan Commission Meeting – March 9, 2017



Existing conditions of subject property (looking northeast)

I Love Kickboxing – 45 Huntington Lane

Docket No. 2017-1 (Special Use-Site Plan Approval of a Recreation and Instruction Facility)
Plan Commission Meeting – March 9, 2017



Existing conditions of subject unit (looking north)

I Love Kickboxing – 45 Huntington Lane

Docket No. 2017-1 (Special Use-Site Plan Approval of a Recreation and Instruction Facility)
Plan Commission Meeting – March 9, 2017



Existing conditions of subject unit (looking northeast)

I Love Kickboxing – 45 Huntington Lane

Docket No. 2017-1 (Special Use-Site Plan Approval of a Recreation and Instruction Facility)
Plan Commission Meeting – March 9, 2017



Existing conditions of rear access drive and trash enclosures (looking west)

Project Description Letter

45 Huntington Lane, Wheeling, IL 60090

Dear sir/madam,

It is with both great pleasure and great anxiety that I am presenting this Project Description Letter to you. Becoming an entrepreneur, and hopefully having more control over my own destiny, has been a dream of mine for many years. A few months ago, I finally bought three territories from an exciting franchise concept, ILoveKickBoxing.com (ILKB). The first location I am working on opening is in Wheeling.

ILKB, one of the fast-growing boutique fitness concepts, offers fitness classes with sizes around 15-30 people, with both employees and customers. The typical experience for the customers is one-hour lessons. During the first 15 minutes of the hour, the instructors lead the clients through a very intense warm-up routine that incorporates some of the latest techniques in fitness today. During the next half an hour, clients go through a kickboxing procedure that is designed to give the class a full body and very intense workout, primarily doing martial arts inspired kicking and boxing against punch bags. The last 15 minutes is cooldown time, when clients would engage in less intense activities to stabilize their heart rate, so they can walk out with a smile. For more information, please visit ilovekickboxing.com.

The most ardent fans of this concept are ladies who are either single professionals or stay-home moms. Beyond getting a topnotch workout, these people also need socializing. The concept does a great job facilitating social interactions by leaning heavily into social media such as Facebook, as well as in-person activities such as monthly live-musical nights and client appreciation BBQs. 90%+ members are ladies, the rest are men. To provide the best service possible for our core female clientele, ILKB HQ designed a whole of operating procedures around them. The logo is red with the word "Love" that resonates well with females. The buildout standards call for a clean, female-centered look. In-store retail also caters to their needs and wants, with things like pink gloves.

Classes are offered at different times (early morning, late evening, weekends etc) throughout the week, with total hours a little more than 40. A typical class would have one instructor and maybe an assistant instructor. Target class sizes are between 15 to 30. The class do the workout in a matted area barefooted. With the total unit at 3,517 square feet, we are planning on the matted area to be 1,425 square feet with around 25 punch bags on it.

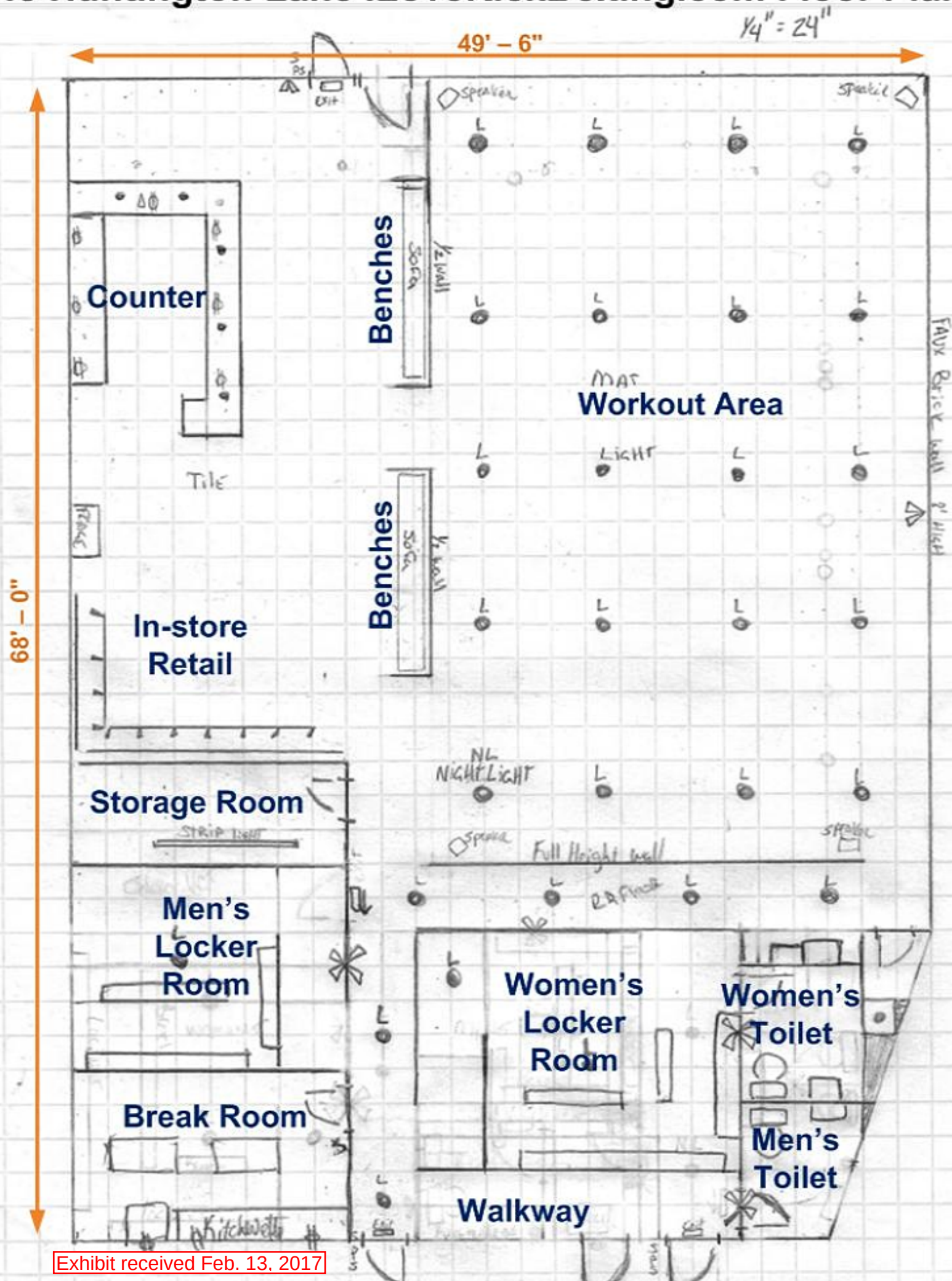
We expect most people, be it our staff or client, will drive individually. The shopping center is half empty right now. Even when/if it is full, with us being one of the end caps, there should still be plenty of parking for our clients, as well as patrons of other businesses at the center.

I hope the above is sufficient. If not, please do reach out to me and I will be happy to provide whatever is missing.

Sincerely,

Xiaolin "Jeff" Li, owner, ILKB Wheeling

Exhibit received Feb. 13, 2017

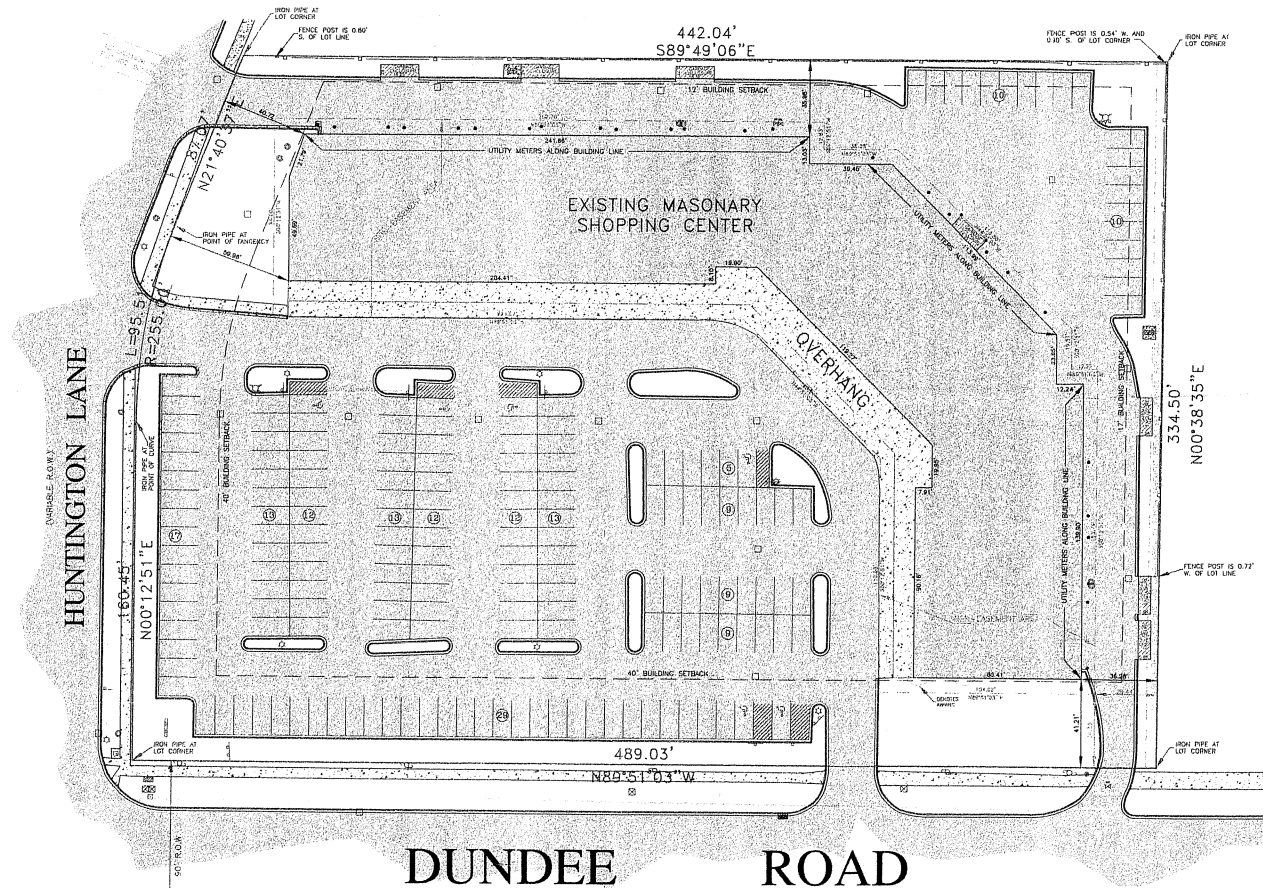


W.C. DOLAND ENGINEERING, INC.
-CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING-
509 EAST DUNDEE ROAD
PALATINE, ILLINOIS 60074
(847) 991-5088
(847) 934-3427 FAX

ALTA/ACSM LAND TITLE SURVEY

-OF-

LOT 2 IN FINAL PLAT OF ARLINGTON COMMONS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



- PARKING SUMMARY -

179 TOTAL PARKING SPACES
-173 STANDARD PARKING SPACES
-6 HANDICAPPED PARKING SPACES

- NOTES -

1) EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE OVER ALL AREA EXCEPT THOSE PORTIONS OF THE LAND DESIGNATED AS NON EASEMENT AREAS ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NO. 90357632.

2) PROPERTY AREA = 3.69 ACRES.

- LEGEND -	
	TRANSFORMER
	VAULT
	INLET
	CATCH BASIN
	MANHOLE
	VALVE VAULT
	TRAFFIC SIGNAL
	UTILITY PEDISTAL
	UTILITY POLE
	LIGHT POST
	FIRE HYDRANT
	PIPE BOLLARD
	TRAFFIC SIGN
	BUSINESS SIGN
	WOOD FENCE
	BITUMINOUS PAVEMENT
	CONCRETE WALK

TO:
REPUBLIC BANK OF CHICAGO
FREEDOM TITLE CORPORATION
ARLINGTON CLUB COMMONS L.L.C.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 4, 7(d), 8, AND 10 OF "TABLE A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION.

I FURTHER CERTIFY THAT I HAVE PLOTTED HEREON ALL PLOTTABLE EASEMENT MENTIONED IN TITLE COMMITMENT No. 1410 002115380 UL ISSUED BY CHICAGO TITLE INSURANCE COMPANY. DATE: FEBRUARY 8, 2002



Michael A. Bule
ILLINOIS PROFESSIONAL LAND SURVEYOR

Exhibit received Feb. 13, 2017

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

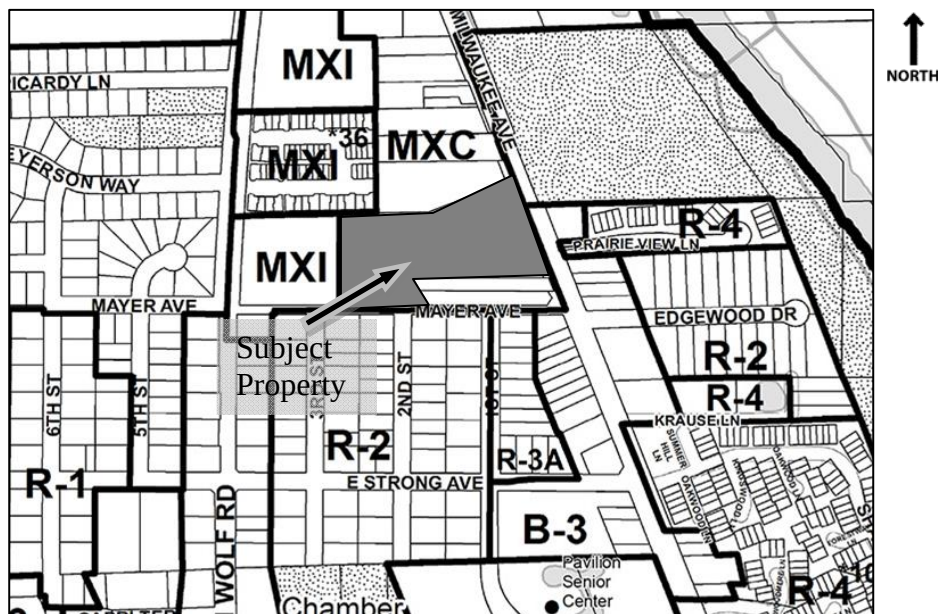
RE: **Docket No. 2017-2A&B**
Boston Fish Market
412 N. Milwaukee Avenue
(2017-2A) Variation from Title 19, Zoning, Regarding
Building Setback Requirements
(2017-2B) Special Use-Site Plan Approval for a Sit-Down
Restaurant

DATE OF REPORT: March 3, 2017

DATE OF MEETING: March 9, 2017

PROJECT OVERVIEW: The petitioner is seeking multiple zoning actions to establish a restaurant at the former Pete Miller's site. The petitioner requests special use-site plan approval for a restaurant and is seeking a zoning variation to reduce the required building setback along the south (side) property line.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Louis Psihogios
<u>Property Owner:</u>	412 North Milwaukee Ave LLC
<u>Common Property Address:</u>	412 North Milwaukee Avenue
<u>Common Location:</u>	Located on the west side of Milwaukee Avenue at Prairie View Lane
<u>Neighboring Property Land Use(s):</u>	North: Commercial West: Industrial South: Commercial East: Commercial / Multi-Family Residential / Open Space
<u>Comprehensive Plan Designation:</u>	Commercial residential mixed use
<u>Property Size:</u>	5.17 acres for entire site; 12,400 sq. ft. for the building (including the proposed addition).
<u>Existing Use of Property:</u>	Vacant commercial
<u>Proposed Use of Property:</u>	Sit-down restaurant
<u>Existing Property Zoning:</u>	MXC Residential Commercial Mixed Use District
<u>Previous Zoning Action on Property:</u>	
2004-17A	Special use and site plan approval for a sit-down restaurant, 8/23/2004 (Ordinance 3897).
2004-17B	Variations from Title 19, Zoning, relating to side and front building setbacks, 8/23/2004 (Ordinance 3898).
PC 17-2	Minor site plan and appearance approval of a patio wall (1/26/2017).

DESCRIPTION OF PROPOSAL

Boston Fish Market has an established restaurant and retail outlet in Des Plaines. The owner is proposing to establish a second restaurant, which will include a full service dining experience (unlike Des Plaines location), in Wheeling. The proposed new restaurant will also have retail sales of seafood (like at the Des Plaines location). The restaurant will open early (8AM) to accommodate retail sales, which should not conflict with the restaurant's lunch and dinner operations.

The former Pete Miller's space will be slightly expanded to accommodate additional seating and additional cold and dry storage. The building's rotting cedar exterior will be replaced with stone veneer. Parking lot improvements are planned, but the configuration of the site remain unchanged.

With a total of 630 seats (including 192 outdoor), the restaurant will be rather large and will employ a total of 60 people (during peak shift)

The applicant is seeking two zoning actions for the proposed use: special use-site plan approval for a sit-down restaurant and a zoning variation to reduce the required side building setback to expand an existing nonconforming setback along the south property line. The existing building has a side setback of 18 inches. The required side setback is 23 feet (building height). Therefore, the petitioner is seeking a side setback variation of 21 feet, 6 inches to construct a small building addition (dry/cold storage) at the rear of the property.

The applicant is also seeking a Façade and Building Improvement Grant at this time.

SITE PLAN REVIEW

Scale of Site Plan: 1" = 30 feet

General site layout: With the exception of the minor building additions, the site layout will remain unchanged. There is a full access drive from Milwaukee Avenue. The building is located at the southeast corner of the site. Parking is located north and west of the building. The existing detention basin will remain at the far west end of the site. Deliveries will be handled at the rear of the building.

The existing parking lot will be repaved and the existing wood curbs will be replaced by concrete curbs.

Elevations: On January 26, 2017, the Plan Commission granted minor site plan and appearance approval for modifications to the patio walls. The stone veneer used for the patio wall will also replace the rotting cedar on the north and west building elevations. The walls of the building expansion on the north side of the building will also use the stone veneer.

At the rear of the property, additions are proposed for dry and cold storage. On the elevation plan, details of the storage are provided. The height of the storage is 20 feet. The plan suggests the storage additional will be finished in vertical panels. A beige color is shown.

Other building elevation modifications include window replacements and new architectural shingles. Material and color samples for the storage wall panels and roof shingles should be provided at the meeting.

Floor plan: Three small building additions are proposed. First, an 800 square foot addition is proposed just west of the building entrance. This room addition will accommodate 52 additional seats. Two additions are also proposed at the rear of the building to accommodate coolers and storage. The existing attached coolers at the rear of the building will be expanded from 7.5 feet in depth to 15 feet. In addition, dry storage enclosures will be attached to the rear of the building along the south property line. These enclosures will continue along the same building plane, which has a nonconforming setback of 18 inches. The installation of the new dry storage

enclosures requires a zoning variation because the required 23-foot setback is not met. The remaining floor space will be rehabbed and slightly reconfigured to accommodate the new restaurant operations.

Total Number of Parking Spaces: The floor plan illustrates the seating capacity of each room. There are a total of 438 indoor seats and 192 patio seats. The Zoning Code discounts 15 outdoor seats from parking requirements. Therefore, the total parking (1 stall per three 3 seats) required for the seating is 205. One parking stall is also required for each employee (60). Thus, the total parking requirement for the proposed use is 265. There are 281 parking stalls provided (including 7 accessible). The parking meets the requirements of the Zoning Code.

Bicycle parking: There is an existing bicycle rack in the grassy area just north of the handicapped parking.

Ownership: The property is currently owned by the restaurant owner.

Trash Enclosure: A note on the floor plan indicates trash will be located in “new enclosed dry storage building.” The Health Inspector has concern for the location of the refuse area, which is connected to a dry storage area. More details have been requested by the Health Division. If the refuse cannot be stored indoors, then an exterior trash enclosure will be required. The Plan Commission should request details from the petitioner.

Lighting: No change to the existing site lighting is proposed. The existing light poles are shown on the site plan. A photometric plan has not yet been provided. The petitioner is working with a lighting expert to provide details to ensure the existing lighting is adequate. The Plan Commission should request details from the petitioner.

Landscaping: A landscape plan has been provided that notes the existing street trees and ornamental trees. No details regarding additional plant material is provided. However, the response to Special Use Standard #4 states, “*the existing landscape will be enhanced with new, updated landscaping throughout the site.*” The Plan Commission should request details from the petitioner.

Signage: The cover letter states the existing freestanding sign will be replaced and new wall signs are proposed. Plans have not been submitted at this time.

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 existing restaurant is to be reopened with an established fresh seafood restaurant.”

The proposed use will reoccupy a vacant restaurant space along Restaurant Row.

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 use of the property remains the same.”

The proposed use, a sit-down restaurant, will fill a vacancy along the Village’s Restaurant Row (Milwaukee Avenue). The proposed restaurant will be complementary to the character the Milwaukee Avenue corridor.

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?)

“The new business is essentially the same as the prior business.”

The proposed restaurant is very similar to the previous restaurant occupying the subject property. However, the proposed use will also include retail sales of seafood and will open at 8AM to accommodate retail sales. The parking and access to the property is adequate for the proposed sit-down restaurant with accessory retail sales.

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?)

“The existing landscape will be enhanced with new, updated landscaping throughout the site. The existing courtyard wall along the front, street elevation is to be upgraded to a stone veneer wall.”

While the statement above indicates new landscaping, the landscape plan provided only shows existing plants and trees. If the existing landscaping is to be modified, it should be shown on a plan.

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 existing parking is to remain and is adequate per code and practical use.”

The current parking count and configuration is adequate for the proposed use.

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 restaurant is to be reopened as a fresh seafood restaurant.”

In addition to the proposed special use, the petitioner is requesting a variation to continue the existing non-conforming side setback along the south property line to construct a small addition to the rear of the building.

STANDARDS FOR VARIATION

Following are standards for variation with petitioner’s responses. *The petitioners’ response to the following questions has been shown in italics.* **Staff comments are in bold.**

1. State how the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a practical difficulty or particular hardship upon or for the owner, lessee or occupant, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

“The proposed restaurant specializes in fresh seafood. Additional cold/dry storage is required. To maintain the existing parking and the delivery area to the existing kitchen, the required cold/dry storage is proposed to replace the existing exterior storage areas on the rear of the building. The proposed addition would align with the exiting sideyard setback.”

The applicant wishes to build a rear addition that would align with the existing non-conforming building setback. If the addition was built without the setback it would waste loading space at the rear of the building.

2. Indicate how the hardship is due to unique circumstances that do not generally apply to the other properties or uses.

“The kitchen and delivery areas of the building are existing. With the change to a fresh seafood restaurant, additional cold/dry storage is needed. The proposed addition would align with the existing sideyard setback.”

The unique circumstance is that the existing side setback is nonconforming.

3. Describe how the alleged difficulty or hardship has not been created by any person presently having an interest in the property.
"The hardship is a result of maintaining the existing parking and adding the new, required cold/dry storage."
The existing nonconforming side building setback was established over 10 years ago and made legal by a zoning variation that was passed by Ordinance No. 3898.
4. State how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
"The proposed new cold/dry storage is required to operate the fresh seafood restaurant."
To build the additional storage space, the parking and loading areas at the rear of the property would need to be reconfigured. This reconfiguration would add cost to the overall project and may also result in the loss of parking.
5. State how the granting of the variation will not alter the essential character of the locality.
"The existing sideyard would be maintained. There is no further encroachment requested."
The proposal is to continue an existing building setback. There is no likely impact on the character of the area related to the variation.
6. Describe how the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.
"The proposed addition will replace an existing fenced in storage area."
No impact to public safety, traffic or property values is expected as a result of the granting of the variation.

STAFF REVIEW

Fire Department Review: The Fire Department has submitted comments dated 3.01.2017. The comments can be addressed at building permit.

Engineering Division Review: The Engineering Division has reviewed the plans and may have comments prior to the meeting.

Health Division Review: The Health Inspector has reviewed the plans and indicated that additional details are required for:

- The trash enclosure within the dry storage area,
- Square footage of kitchen including preparation and ware washing areas), and
- Location and square footage of dry storage.

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

Staff Recommended Action: Several details are lacking from the submittal, including those related to landscaping, lighting, and refuse. Material and color samples for the storage wall panels and roof shingles should be reviewed at the meeting. Staff suggests that the Plan Commission review all missing details prior to making a motion.

PROPOSED MOTIONS

If the Plan Commission approves of the requested special use for a restaurant and a side building setback variation, appropriate motions would be to:

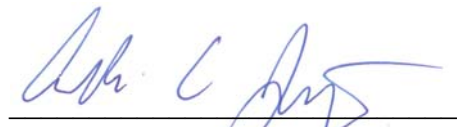
Recommend approval of Docket No. 2017-2A, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-05 Section 19.05.010 Mixed Use Districts General Requirements, Subsection L Development Standards, regarding required building setbacks, and associated sections, to reduce the required side building setback, from twenty-three (23) feet to one foot, six inches, as shown on the site plan submitted February 16, 2017 for Boston Fish Market, located at 412 N. Milwaukee Avenue, Wheeling, Illinois;

And recommend approval of Docket No. 2017-2B to grant special use approval for a sit-down restaurant in accordance with the following exhibits submitted February 16, 2017 (except as noted), for Boston Fish Market, located at 412 N. Milwaukee Avenue, Wheeling, Illinois:

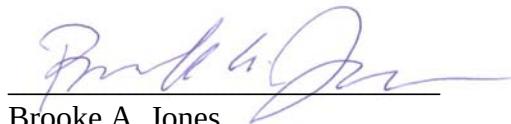
- Project description (2 sheets) February 8, 2017,
- Site plan,
- Floor plan,
- Elevation plan, and
- Landscape plan, February 14, 2017.

And with the following conditions of approval:

1. To be determined at the hearing...



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

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

[Fire Department comments, 3.01.2017](#)

[Project description](#)

[Site plan](#)

[Floor plan](#)

[Elevation plan](#)

[Landscape plan](#)

[Plat of Survey](#)

Boston Fish Market – 412 N. Milwaukee Avenue
Docket No. 2017-2A&B (Special Use-Site Plan Approval of a Sit-Down Restaurant and
Zoning Variation Related to Building Setback Requirements)
Plan Commission Meeting – March 9, 2017



Existing conditions of subject property (looking west)

Boston Fish Market – 412 N. Milwaukee Avenue

Docket No. 2017-2A&B (Special Use-Site Plan Approval of a Sit-Down Restaurant and
Zoning Variation Related to Building Setback Requirements)
Plan Commission Meeting – March 9, 2017



Existing conditions of building (looking south)

Boston Fish Market – 412 N. Milwaukee Avenue

Docket No. 2017-2A&B (Special Use-Site Plan Approval of a Sit-Down Restaurant and
Zoning Variation Related to Building Setback Requirements)

Plan Commission Meeting – March 9, 2017



Existing conditions of rear of building (looking east)

Boston Fish Market – 412 N. Milwaukee Avenue

Docket No. 2017-2A&B (Special Use-Site Plan Approval of a Sit-Down Restaurant and
Zoning Variation Related to Building Setback Requirements)
Plan Commission Meeting – March 9, 2017



Existing conditions of parking lot (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 MacIsaac, Fire Chief
FPB File
DATE: March 1, 2017
SUBJECT: Proposed New Restaurant – 412 North Milwaukee Avenue – Louie's Boston Fish Market – Plans received for review by the Fire Department, February 17, 2017.

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

Site Plan

1. The proposed plans show no changes to the existing Fire Department access to the site.

412 North Milwaukee Avenue – Remodeled Tenant Spaces

1. The proposed remodeled restaurant space at 412 North Milwaukee Avenue would continue to be an A-2 (Assembly Use Group Occupancy) as defined in the 2012 Editions of the International Building Code (IBC) and Fire Prevention Codes (IFC).
2. The proposed occupancy load for the occupancy and specific areas will be verified during the remodeling process. Two areas where the door swings of exits are not compliant with the Building and Fire Prevention Code are the Porch Dining Room and Banquet Room.
3. The building is an existing sprinklered building. The sprinkler system shall be modified as required for all additions, new coolers, etc. in accordance with the 2012 Editions of the International Building and Fire Prevention Codes as amended by the Village of Wheeling.
4. The building is equipped with a fire alarm system and the system shall be modified as needed in accordance with the 2012 Editions of the International Building and Fire Prevention Codes as amended by the Village of Wheeling.
5. Any changes to cooking equipment shall meet the requirements of the Village's Building, Mechanical and Fire Prevention Codes (2012 Editions).
6. All construction shall comply with the Village's Building and Fire Prevention Codes (2012 Editions of the International Building Code & International Fire Code – with amendments).

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

EUGENE A. DI MONTE
CHESTER A. LIZAK
ALAN L. STEFANIAK
RICCARDO A. DI MONTE
DAVID T. ARENA
PATRICK D. OWENS
ABRAHAM E. BRUSTEIN
DENNIS S. NUDO
LEE T. POTERACKI
JOHN E. OWENS
DENIS J. OWENS
JAMES J. RIEBANDT
MARGHERITA M. ALBARELLO

ROBERT S. CLEMENTI
1925 - 2004
LINSKOTT R. HANSON
1937 - 2013

DI MONTE & LIZAK, LLC
ATTORNEYS AT LAW
216 West Higgins Road
Park Ridge, Illinois 60068-5736
(847) 698-9600
FAX (847) 698-9623
darena@dimontelaw.com

RICHARD W. LAUBENSTEIN
JEFFREY S. MC DONALD
PAUL A. GRECO
JULIA JENSEN SMOLKA
IRA P. GOLDBERG
DEREK D. SAMZ
ADAM J. POTERACKI*
RYAN R. VAN OSDOL
JORDAN A. FINFER
PETER M. FOLLENWEIDER
THOMAS M. LOMBARDO
JEFFERY RAMIREZ
MARIA M. L. SCHWARTZ
ANTHONY B. FERRARO

* ALSO LICENSED IN WI

WRITER'S EXT. 256

February 8, 2017

Via Email

Andrew Jennings
Director of Community Development
Village of Wheeling
2 Community Blvd.
Wheeling, IL 600690
AJennings@Wheelingil.gov

Dear Mr. Jennings,

Boston Fish Market is looking to expand to Wheeling by opening a new location in the existing Pete Miller's restaurant site located at 412 N. Milwaukee Ave., Wheeling IL 60090. The restaurant will be named Louie's Boston Fish Market. The proposed restaurant would require very little modification to the existing building and site.

Boston Fish Market is seeking a Special Use permit because the property is not currently zoned for a restaurant. In addition, Boston Fish Market is seeking a variation because the existing structure is non-conforming with setback requirements along the South property line and ownership is seeking to install cold/dry storage along the South property line to align with the existing building.

Operating a fresh fish restaurant requires more refrigerated storage than presently exists. New, larger refrigerated storage is proposed to replace the existing on the west end of the building. Also, the existing porch area on the northwest corner of the restaurant is to be eventually rebuilt to enlarge the space and make it more in conformity with the rest of the building.

The modifications to the existing building are minor. Veneer stone is to be installed on the exterior to replace the existing deteriorated brick on the courtyard and the rotting cedar siding on the building. The finishes on the interior of the building are to be updated, including the addition of a fresh seafood showcase and the opening of a wall to view an open kitchen. The dining areas are to remain, including the lounge and patio seating.

Exhibit received Feb. 8, 2017

The existing free standing sign is to remain, with a new sign panel to replace the existing Pete Miller's sign. A new wall sign is proposed for the North Elevation, near the main entrance.

Boston Fish Market has been operating in Des Plaines with a restaurant/retail outlet and seafood distribution facility for years. The success of the restaurant has led to the interest in expanding in new areas. The Pete Miller's site is a very nice fit for Boston Fish Market operation.

The restaurant will maintain the same basic number of seats, anticipates employing 60 individuals. Boston Fish Market will not be storing any company vehicles at the location. Therefore, there will be employee and customer vehicles only. The hours of operation will be from 8am through 2am, or as permitted.

In conjunction with the application for a special use, the owner submits an application for a facade and building grant.

Sincerely,

David T. Arena

DTA:mr

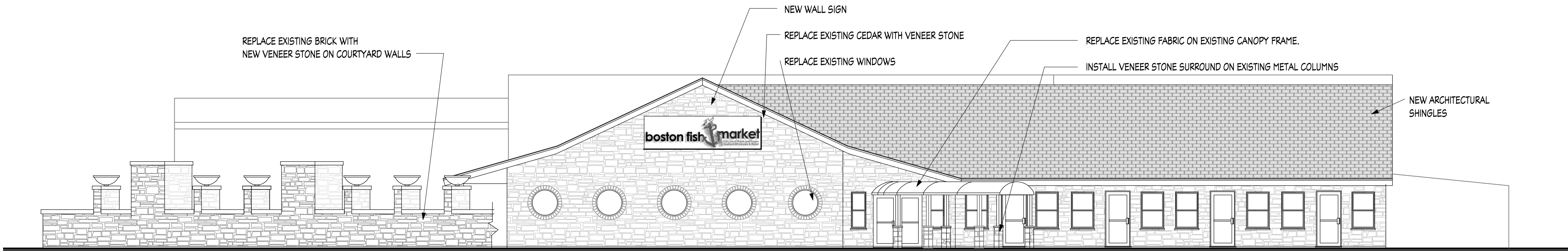
cc: Louis Psihogios

PROPOSED MODIFICATIONS:
BOSTON FISH MARKET

412 NORTH MILWAUKEE AVENUE
WHEELING ILLINOIS

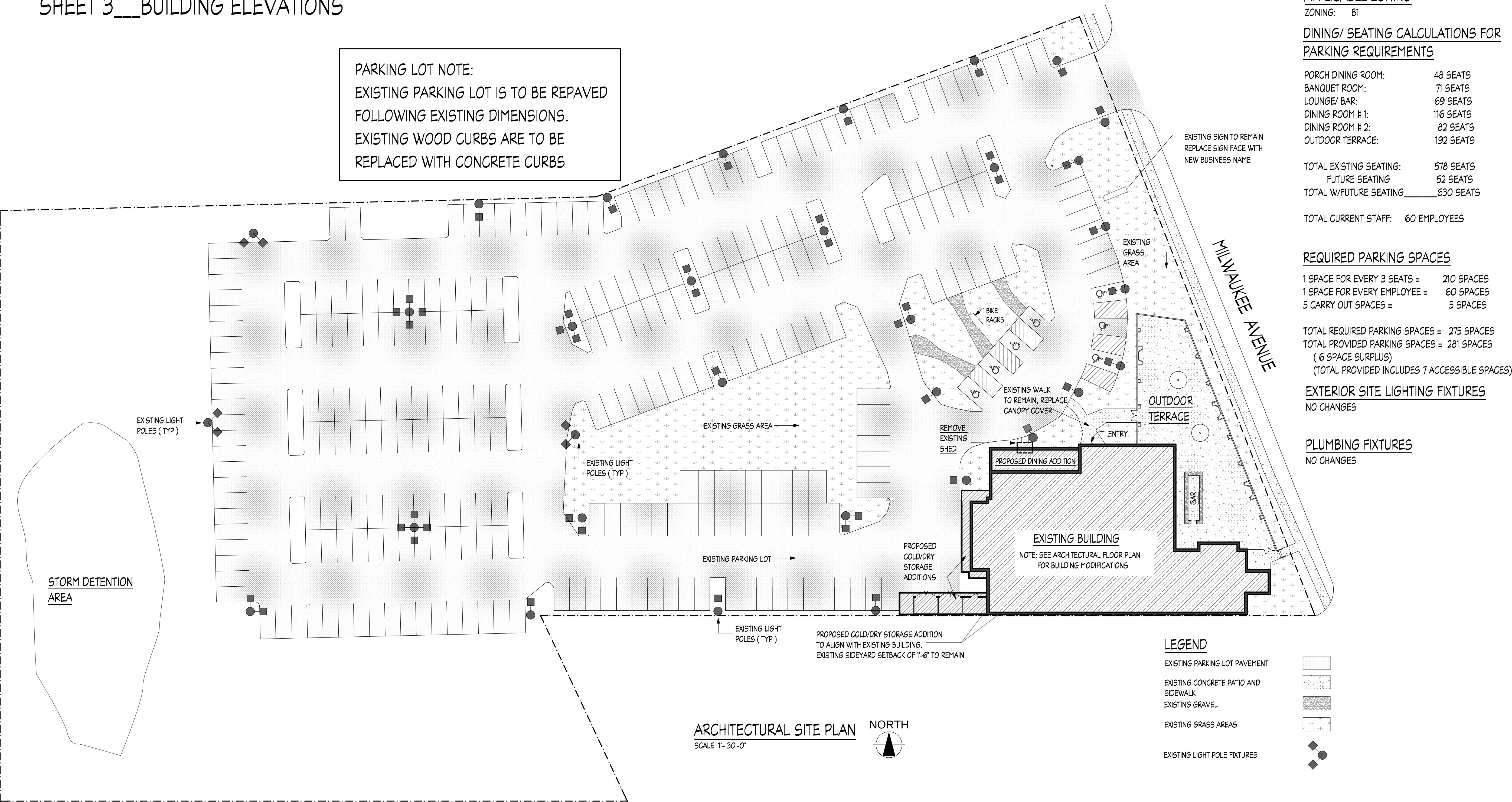
LIST OF DRAWINGS

- SHEET 1__ARCHITECTURAL SITE PLAN
- SHEET 2__ARCHITECTURAL FLOOR PLAN
- SHEET 3__BUILDING ELEVATIONS



FRONT (NORTH) ELEVATION

SCALE: 1/8" = 1'-0"



APPLICABLE ZONING

ZONING: B1

DINING/ SEATING CALCULATIONS FOR
PARKING REQUIREMENTS

PORCH DINING ROOM:	48 SEATS
BANQUET ROOM:	71 SEATS
LOUNGE/ BAR:	69 SEATS
DINING ROOM # 1:	116 SEATS
DINING ROOM # 2:	82 SEATS
OUTDOOR TERRACE:	192 SEATS

TOTAL EXISTING SEATING:	578 SEATS
FUTURE SEATING	52 SEATS
TOTAL W/FUTURE SEATING	630 SEATS

TOTAL CURRENT STAFF: 60 EMPLOYEES

REQUIRED PARKING SPACES

1 SPACE FOR EVERY 3 SEATS =	210 SPACES
1 SPACE FOR EVERY EMPLOYEE =	60 SPACES
5 CARRY OUT SPACES =	5 SPACES

TOTAL REQUIRED PARKING SPACES = 275 SPACES
TOTAL PROVIDED PARKING SPACES = 281 SPACES
(6 SPACE SURPLUS)
(TOTAL PROVIDED INCLUDES 7 ACCESSIBLE SPACES)

EXTERIOR SITE LIGHTING FIXTURES
NO CHANGES

PLUMBING FIXTURES
NO CHANGES

n. batistich, architects

MEADOWBROOK OFFICE CENTER

16W475 S. FRONTAGE RD., SUITE 201

BURR RIDGE, IL 60527 (630) 966-1773

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE REQUIREMENTS OF THE APPLICABLE BUILDING CODES

Exhibit received Feb. 16, 2017

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLAN DIMENSIONS AND LOCATIONS OF ALL UTILITIES. THE ARCHITECTS, IN WRITING, OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.

DATE DEC 15, 2016

DRAWN BY:

REVISIONS

PLAN No. NB 1215-16

SHEET No.

1 of 3

PROPOSED MODIFICATIONS:
BOSTON FISH MARKET
412 NORTH MILWAUKEE AVENUE
WHEELING ILLINOIS

PROPOSED MODIFICATIONS:
BOSTON FISH MARKET

412 NORTH MILWAUKEE AVENUE
WHEELING ILLINOIS

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PARKING REQUIREMENTS

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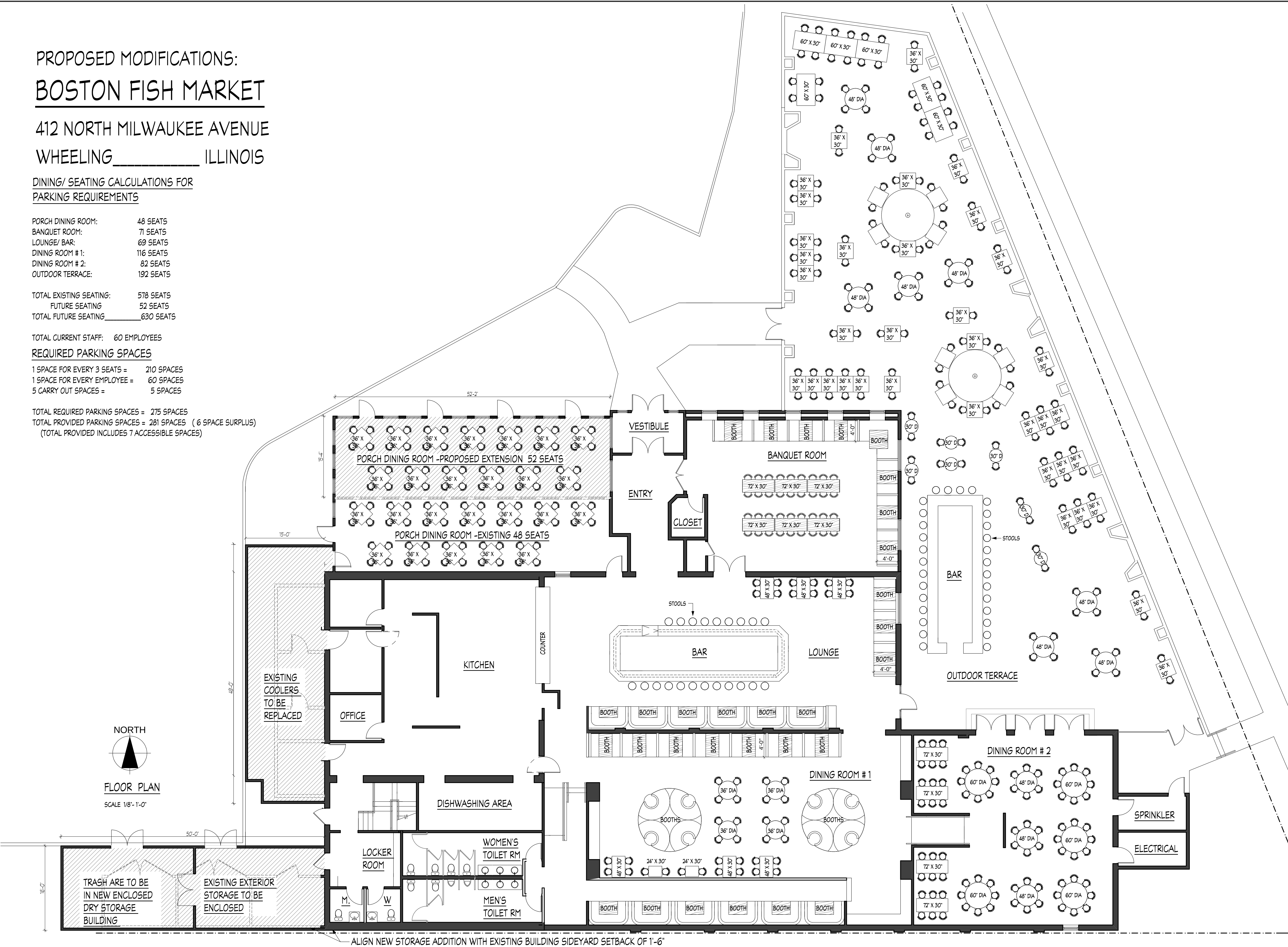
TOTAL EXISTING SEATING: 578 SEATS
FUTURE SEATING 52 SEATS
TOTAL FUTURE SEATING 630 SEATS

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(TOTAL PROVIDED INCLUDES 7 ACCESSIBLE SPACES)



n. batistich, architects
MEADOWBROOK OFFICE CENTER
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Exhibit
2017

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLAN DIMENSIONS AND SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME

DATE DEC 15, 2016

REVISIONS

PLAN No. NB 1215-16

PROPOSED MODIFICATIONS:
BOSTON FISH MARKET
412 NORTH MILWAUKEE AVENUE
WHEELING ILLINOIS

SHEET No.

2 of 3

CONTRACTOR SHALL VERIFY ALL PLAN DIMENSIONS AND SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME

DATE DEC 15, 2016

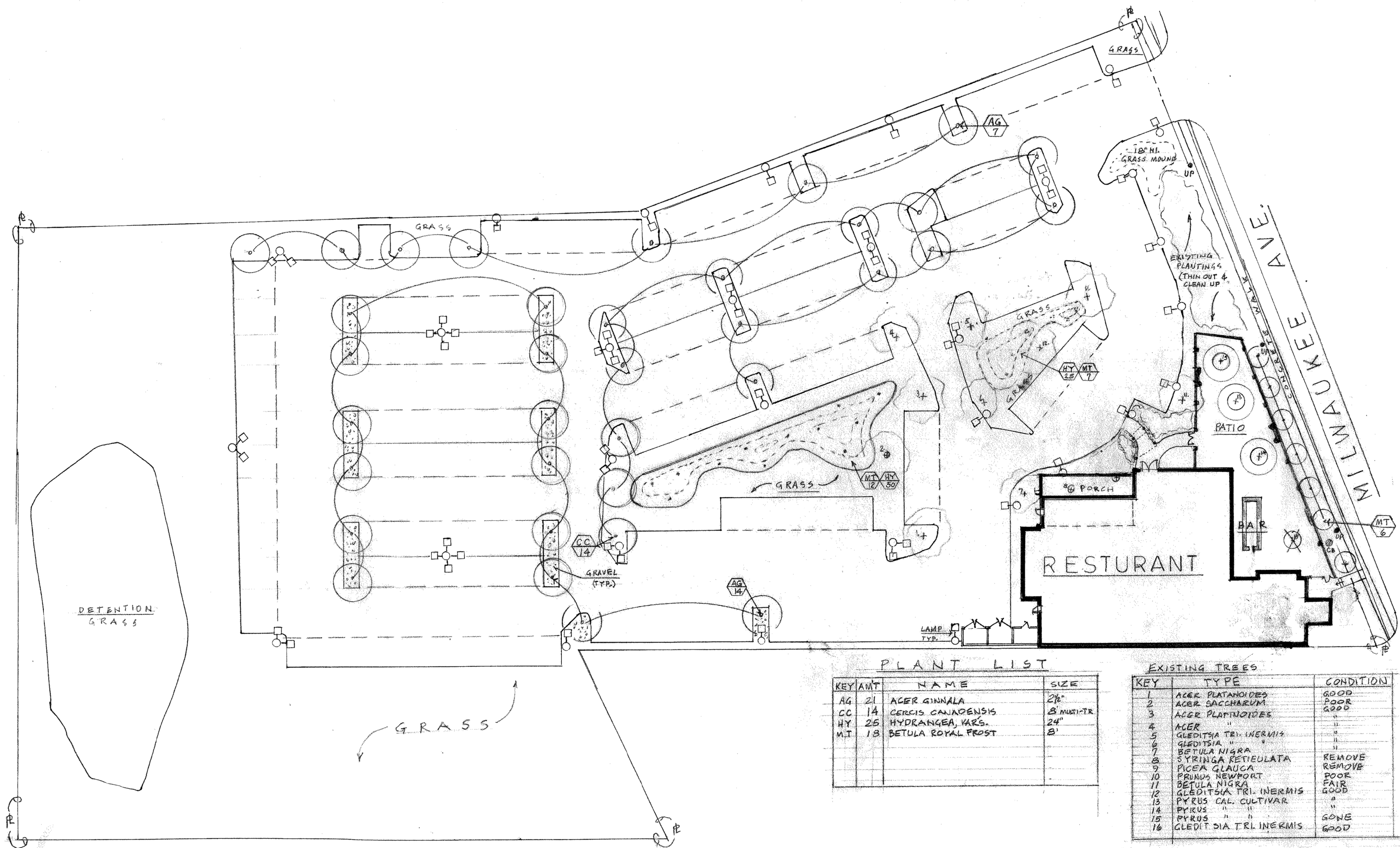
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Exhibit
2017

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MEADOWBROOK OFFICE CENTER
16W475 S. FRONTAGE RD., SUITE 201
BURR RIDGE, IL 60527 (630) 966-1773



PLANT LIST

KEY	AMT	NAME	SIZE
AG	21	ACER GINNALA	2 1/2"
CC	14	CERCIS CANADENSIS	8" MULTI-TR
HY	25	HYDRANGEA, VARS.	24"
MT	18	BETULA ROYAL FROST	8'

EXISTING TREES

KEY	TYPE	CONDITION
1	ACER PLATANOIDES	GOOD
2	ACER SACCHARUM	POOR
3	ACER PLATANOIDES	GOOD
4	ACER	"
5	GLEDITSIA TRI. INERMIS	"
6	GLEDITSIA	"
7	BETULA NIGRA	"
8	SYRINGA RETICULATA	REMOVE
9	PICEA GLAUCA	REMOVE
10	PRUNUS NEWPORT	POOR
11	BETULA NIGRA	FAIR
12	GLEDITSIA TRI. INERMIS	GOOD
13	PYRUS CAL. CULTIVAR	"
14	PYRUS	"
15	PYRUS	GONE
16	GLEDITSIA TRI. INERMIS	GOOD

Exhibit received February 14, 2017

SCALE: 1"=30'-0"

 Edward S. Fried Associates Landscape Architects 37504 Granada Blvd Lake Villa, IL 60046 847.245.3676	PROJECT Boston Fish Market 412 N. MILWAUKEE AVE. WHEELING, IL.	DATE 2/10/17
	TITLE LANDSCAPE PLAN	REVISIONS SHEET



MEMORANDUM

TO: Chairperson Ruffatto and Members of the Wheeling Plan Commission

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

DATE: March 9, 2017

SUBJECT: Concept Review
Wheeling Station Mixed Use Planned Unit Development
501 W. Dundee Road

On February 6, 2017, the developer, DAC Development and Atlas Residential, presented a concept to the Village Board for the Wheeling Station project, which is located at the northwest corner of Dundee Road and Northgate Parkway. This mix-use project includes 230 rental units and over 25,000 sq. ft. of retail space. The purpose of this memo is to summarize the Board's comments to the developer and to provide direction to the Plan Commission for the March 9th concept review of Wheeling Station.

Staff Comments and Suggested Discussion Points

Staff has reviewed the concept plans for the development and had provided the following discussion points to the Village Board for its concept review. Comments from the Board at the concept review are also provided below. The Plan Commission has received the same concept review materials as the Village Board. The Plan Commission may wish to discuss the following items with the developer to prepare for the next stage of the review process (Preliminary PUD):

1. **Development Character.** The proposed mix of apartment units and retail space is consistent with the Village vision for this location. The Plan Commission may wish to provide direction as to whether the project (in terms of scale and appearance) is compatible with the existing and proposed developments in at the core of new town center. **Village Board comments:** none.
2. **Commercial Market Analysis.** In a mixed use building, the extent of the retail component is determined early on. By comparison a project with multiple buildings can be more easily modified should the market not demand the extent of retail space originally planned. Staff has suggested that the development team provide retail market analysis prior to Preliminary PUD. **Village Board comments:** questioned proposed tenants. A market study is required.

3. **Residential Market Analysis.** The developer intends to construct a residential development which is similar in many respects to the residential building at the Wheeling Town Center. Staff has suggested that the development team provide residential market analysis to illustrate the absorption of the proposed dwelling units. **Village Board comments:** concern that the market may be saturated. A market study is required.
4. **Traffic and coordination with IDOT/CN.** Staff has advised the development team to retain a traffic engineer early on and look into significant improvements to the intersection design. The concept review materials note that a traffic consultant has been retained. Staff intends to work with the developer's traffic consultant to include the function of the intersection itself in the review and recommendations for this study. **Village Board comments:** concern that congestion at the intersection will prevent access in and out of development. A traffic study is required.
5. **Stormwater management.** Staff provided the developer with information on the availability of regional compensatory storage and detention availability. The developer's engineer was advised that concept PUD should consider the need for both. **Village Board comments:** provide full analysis of stormwater management constraints and costs and make request to the Village for assistance.
6. **Parking.** Staff has described the parking requirements for residential and retail, stressing that the site needs to accommodate the full parking demand for all uses with a reasonable projection of tenant mix. The proposed residential parking ratio seems similar with the Town Center building. **Village Board comments:** none.

Attachments: [Concept introduction letter](#)

[Site photos](#)

[Vicinity map](#)

[Development area exhibit](#)

[Site plan](#)

[Statistical sheet](#)

[Floor plans](#)

[Examples of mixed use projects](#)

[Real estate comparables for parking](#)

[Atlas Residential Management background info](#)

[IG Consulting background info](#)

WHEELING STATION PUD CONCEPT PLAN

CONCEPT DESIGN

The Mixed-Use/Transit-Oriented Wheeling Station concept at the northwest corner of Dundee Road and Northgate Parkway was conceived out of the Village's long-term vision for the Wheeling Station Area and Town Center. This proposal is designed to work together with, and to assist in creating, a vital and thriving village center. Wheeling Station will stand alongside the Town Center and the Metra Station. This project will add vital retail space and offer residents to live, work and recreate in the Village.

Our mixed-use plan includes over 25,000 square feet of retail space fronting on Dundee Road integrated into a four-story building with 230 residential units over and behind the retail space, served by a four-story parking structure designed to be shielded from view from along Dundee Road and Northgate Parkway. There are two courtyards designed for active and passive recreation adjacent to the 5,500 square foot club for the residents.

The conceptual design of the project emphasizes the key Town Center intersection at Dundee Road and Northgate Parkway. The prime retail space faces the corner, and the residential design above will be highlighted by a corner feature made of natural materials, such as brick, stone and glass, or other high-quality materials with a natural appearance. The overall design concept will integrate into the design themes for the adjacent Town Center project.

RETAIL

The retail component of our mixed-use plan provides over 25,000 square feet of prime space with excellent visibility along Dundee Road. The design calls for over 9,000 square feet at the corner with additional depth to appeal to a broad range of national and local users and an additional 16,000 square feet of divisible space designed for class A tenants. The spaces have been designed to optimize visibility and flexibility to allow tenants to take on the space they desire. There is great interest in this project from local and national businesses due to the prime location adjacent to the Village Center.

RESIDENTIAL

The residential component of the Wheeling Station project consists of 230 high-quality rental units, including one through three bedroom units, with access to a spa-like amenity package. The rental units are arranged around two large courtyards that provide plenty of light and air, and access to an outdoor pool, sun terrace, outdoor lounge with fire pit, picnic pavilion with grilling stations, and putting green. The indoor facilities for the residents will include an exercise/yoga studio, indoor/outdoor café, both intimate and grand gathering spaces, and on site leasing/management office.

The units will be appointed with high-quality details such as stone counter tops, Energy Star appliances, designer window blinds, in-unit washer and dryer and individual heating and air conditioning units.

PARKING/ACCESS

Our building is a modified 'Wrapped' building, meaning that the residential units will be served by a parking garage that is integrated into the design of the building – allowing residents to have indoor parking space on the floor that they live on for convenience and safety. Also, this allows us to create a building that deemphasizes the parking by wrapping the garage with units, shielding it from view of

major corridors such as Dundee Road and Northgate Parkway. We have positioned the garage at the west end of the site, creating a barrier to the Metra Rail Line.

Wheeling Station will provide a total of 498 parking spaces. 328 parking spaces will be provided in the western garage and 30 more spaces will be provided in an auxiliary parking garage located on the east end of the building to provide convenient additional indoor spaces for residents living in the east wing of the building. An additional 30 surface spaces will be provided for guests and overflow parking adjacent to the club and lobby.

Retail uses are served by an additional 110 surface spaces in close proximity to the tenants to ensure that we are providing high quality leasable space for a multitude of users. This provides roughly 4.4 parking spaces for every 1000 square feet of retail space. Enclosed in this submittal to the Village is a market comparable analysis of retail parking in similar developments.

As a Transit-Oriented Development, there are multiple controlled access points to the residences to optimize pedestrian accessibility to the neighboring Metra Station and Town Center. Sidewalk crossings will allow for safe and easy passage to the pedestrian crossing at Dundee and Northgate Parkway.

Access to the project is provided by a limited right-in/right-out access point on Dundee Road as well as 2 full access points along Northgate Parkway.

ENERGY & SUSTAINABILITY

The proposed mixed-use development at Wheeling Station embraces sustainable design and development strategies to innovate and bring clean and efficient technologies to residents, while reducing local and global environmental impact. The project is currently assessing design standards and strategies from established Sustainable Design Rating Schemes such as LEED, Energy Star and Passive House. Strategies currently under consideration include: Sensitive Design, Efficient Mechanical and Electrical system, and Renewable and Clean Energy.

The design embraces passive solar architecture practices such as:

- The building form is orientated to create long south and north facing elements, which can harvest solar energy during the winter to reduce heating demands, and easily be protected from summer heat gains.
- Residential units are oriented to maximize views of green spaces and access to daylight
- Envelope detailing will reduce thermal bridges to maximize indoor comfort while reducing energy costs for occupants
- The internal courtyard site layout will provide an acoustically protected environment from adjacent roads encouraging the use of natural ventilation via operable windows during suitable times of the year.

The design embraces the opportunity to lead in the next generation of clean technologies and is considering the following strategies:

- Ground coupled water source heat pumps to provide year round heating and cooling while storing and drawing energy from the ground below the site.

- Energy recovery ventilation to capture waste heat from exhaust systems for re-use in Air Handling systems.
- Energy star appliances will provide residents with the opportunity to live with the highest levels of modern comfort, while realizing low monthly utility bills.
- Next generation building automation and controls.
- LED Lighting technologies will illuminate the project site to provide a safe and energy efficient design that will be celebrated by the community.
- Storm water will be collected from building roofs, treated and re-used for irrigation of the property.

A Roof top solar array is being planned that will generate renewable electricity for use on site, and during times of low demand, be sold back to the utility grid reducing the need for polluting central power generation and lowering monthly cost of ownership for residents and tenants.

The development will be equipped with an on-site cogeneration system that can generate clean electricity while generating domestic hot water for the apartments and heating the outdoor swimming pool. Opportunities to export heating to adjacent municipal buildings will also be explored.

ZONING & LAND USE

The Wheeling Station site is located within the MXT Transit Oriented Mixed Use Zoning District of the Village and will be developed as a Planned Unit Development. The Village Zoning Code does not prescribe strict development standards for properties located within the MXT District. Rather, standards appropriate for the project and the surrounding community are established by the Village through the Planned Unit Development process. Specific “base zoning regulations” provide a starting point to consider the appropriate standards for each project.

For mixed-use buildings such as Wheeling Station, the base regulations consist of: (1) the setback and height regulations of the B-3 General Commercial and Office District, (2) the density regulations of the R-4 Multiple Family Residential District, and (3) the parking regulations applicable to the respective residential and retail components of the mixed-use building.

Although the project team has put much careful thought, time, and effort into the concept plans for Wheeling station, the plans are preliminary and may evolve, including based on comments from Village staff, the Village Board of Trustees, and the Village Plan Commission. That said, as currently conceived, Wheeling Station would satisfy most of the base zoning regulations. Adjustments to a small number of base standards may be needed through the Planned Unit Development process. Those standards may include the maximum density of residential units per acre and the minimum number of required automobile parking spaces.

Any necessary adjustments would be comparable to similar adjustments approved by the Village for nearby developments, such as the Town Center development. This reflects the project team’s desire to work with the Village to integrate Wheeling Station into the surrounding community and to contribute to the Village’s vision of a revitalized, transit-oriented area.

SITE CONDITIONS

An engineering synopsis of the proposed Wheeling Station Development:

- A large area of the site is situated in a flood plain. The Village has indicated that compensatory storage, including detention, can be accommodated in the Village's new Buffalo Creek flood reservoir. A storm sewer would have to be constructed extending from the site to an existing offsite 72" relief sewer to convey storm water to the reservoir.
- There is a good chance that the BFE (base flood elevation) at the site could be reduced when the Village's stream study upstream and downstream of the site is completed. In that event, a downward adjustment of compensatory volume would be calculated and applied to the site.
- Village water distribution and sanitary sewers are available for connection adjacent to the site.
- KLOA, Inc, the traffic consulting firm retained for the project, is studying the adjacent roadways to determine locations and types of intersections appropriate for existing and proposed traffic volumes.

TAX INCREMENT FINANCING

The proposed development is located within the newly created Wheeling town center TIF district. A study of site conditions, market conditions and construction costs will determine to what extent TIF assistance will be needed to make the proposed development feasible.

THE TEAM

The project is being developed by a joint venture formed between DAC Developments and Atlas Residential, a Chicago-based international residential real estate company with over 30,000 units under management. Founded in 1993, Atlas has earned an extensive background in all phases of property acquisition, development, financing and management. Enclosed in this submission is an Overview of Atlas, including its current portfolio. OODA Development has been hired as development consultant. Eric Diamond, President, has over 10 years experience in the development of retail shopping centers and a variety of ground up development and construction projects.

Bloodgood Sharp Buster (BSB) Design is leading design and architectural services for the project. BSB Design was founded in 1966 to specialize in the planning and design of residential housing and communities. The firm has designed housing in all 50 states, Canada and a number of countries overseas. Through innovative methods of design and service, BSB Design has earned the reputation in the industry as an architecture firm that understands the importance of service and marketable designs.

John James Construction (JJC) Inc. will be the general contractor on the project. John Keich, president of the firm, has over 25 years experience in the development and construction of residential and commercial real estate in greater Chicagoland. Since inception, JJC has been hired to lead numerous residential, commercial and mixed-use projects representing over \$250 million in construction value.

Taft Stettinius & Hollister LLP is leading the zoning and Planned Unit Development process for the project. Taft 's land use and zoning and real estate groups have been recognized by multiple organizations and publications as among the most qualified and experienced in the nation. Taft has

helped obtain scores of land use and zoning approvals and has closed countless complex real estate transactions in the Chicagoland area and throughout the Midwest.

IG Consulting is leading the site engineering on the project. Enclosed in this submission is a biography of IG Consulting, including current and previous projects.

Suheil Nammari of Intercon Engineering is serving as Project Manager. For over 40 years, Suheil has represented numerous projects before zoning boards, plan commissions and other public forums.

Luay R. Aboona, a founding principal of KLOA, Inc, has been hired to provide a traffic study on the proposed development. Luay has over 29 years of professional experience, and oversees the firm's traffic, transportation and parking assignments for public and private sector clients. KLOA's staff of transportation engineers and planners have over 150 years of professional experience.

Robert Vanni of Midwest Ecological, Inc. has been hired to provide wetlands engineering services. Robert has participated in over 200 wetland delineations, 100 Army Corps of Engineers Wetland permits and the resolution of over 15 U.S. Army Corps of Engineers enforcement actions and holds several certifications in the wetland field.

Pilewski & Associates has been hired as a financial consultant to determine what TIF financial assistance will be required for the project. Joe Pilewski has over 25 years of experience negotiating, structuring, and implementing business incentives, TIF, fiscal impact and tax-exempt financing in the public and private sector.

Gail Lissner of Appraisal Research Counselors has been hired to perform market analysis on the proposed development. Gail has been with the firm since 1975. Her overall experience includes appraisals and analytical studies of apartment, condominium, townhome, single-family residential and senior housing properties in addition to marketability and feasibility studies in a variety of new developments and existing projects. Gail is the co-author of The Suburban Chicago Apartment Benchmark Report.

Looking West
from Northgate
Parkway bridge



South towards
along Northgate
Parkway from bridge



Looking east
along north side
of Dundee Road



Looking north
west towards
R.R. tracks



Looking northeast
across intersection



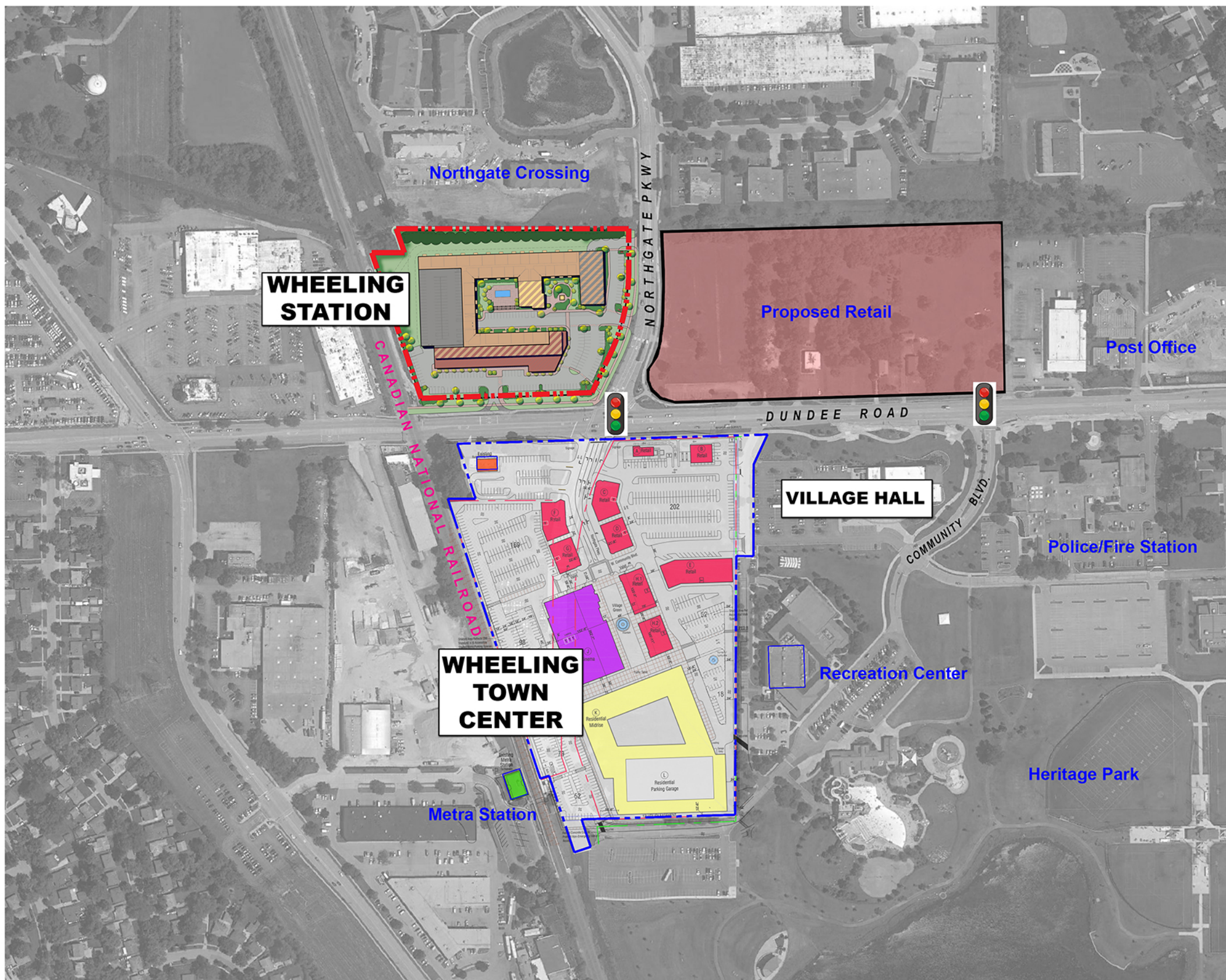
Looking west
towards Northgate
Crossing



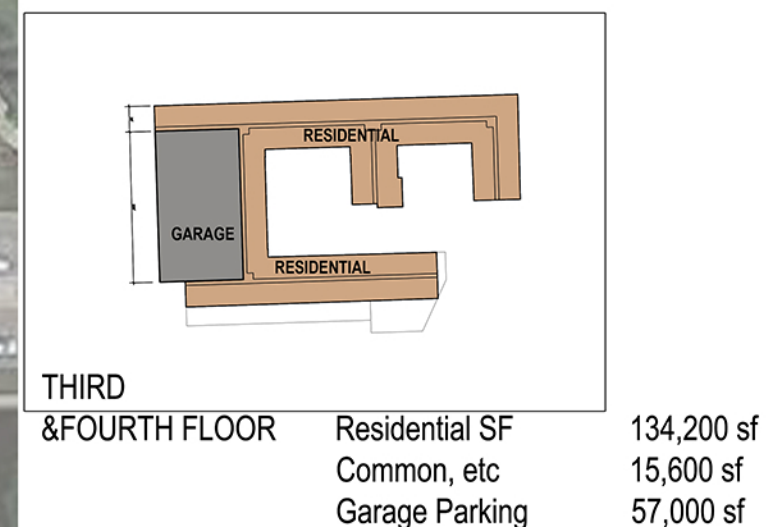
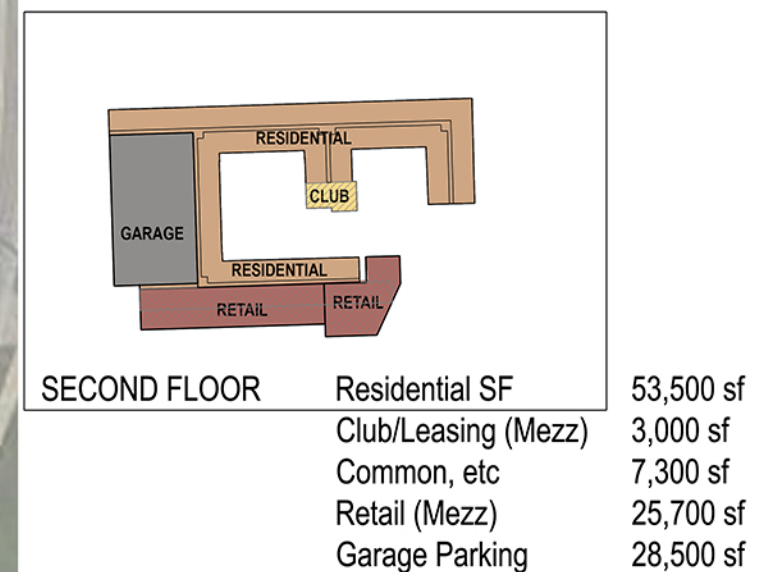
Context Photos



Vicinity Map



Development Context



Wheeling Station Mixed Use

501 West
Dundee, LLC

bsbdesign.com
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

Wheeling Station
Wheeling, Illinois

January 23, 2017
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Wheeling Station
501 West Dundee Road
Wheeling, Illinois

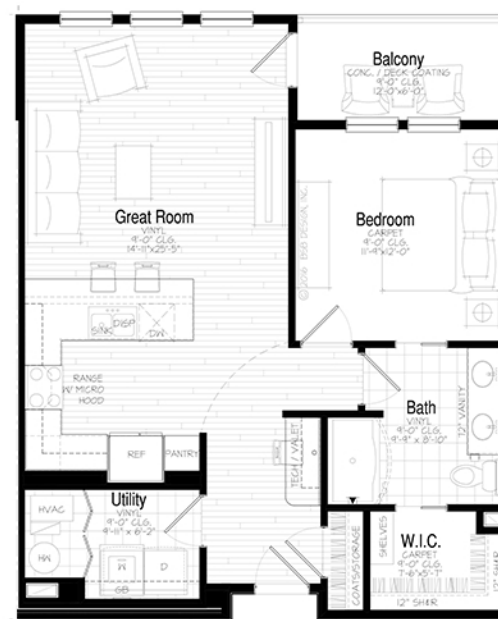
SITE INFORMATION		
Gross Area		7.65 ac
1 Four Story Mixed Use Building	260,700 gsf - Residential, common and Club areas	
	25,000 gsf - Retail	
1 Four story garage	125,075 gsf	
RESIDENTIAL		
Units Proposed		230
Dwelling Units per Acre-GROSS		30
10% Convertible	23	
35% 1 Bedroom	81	
45% 2 Bedroom	103	
10% 3 Bedroom	23	
Building Height		50'
RESIDENTIAL PARKING		
West Garage	328	
East Garage	30	
Surface	30	
Ratio		1.7 Spaces per unit
RETAIL		
Square Feet	25,000 gsf	
RETAIL PARKING		
Surface		110 spaces
Ratio		4.4 Spaces per 1000sf



ANSI TYPE B UNIT, 1 Bedroom / 1 Bath
779 GSF / 723 NSF
Unit-A1 Floor Plan
SCALE: 1/4"=1'-0" UNIT A 01



ANSI TYPE B UNIT, 2 Bedroom / 2 Bath
1296 GSF / 1233 NSF
Unit-B2 Floor Plan
SCALE: 1/4"=1'-0" UNIT B 02



ANSI TYPE B UNIT, 1 Bedroom / 1 Bath
874 GSF / 817 NSF
Unit-A2 Floor Plan
SCALE: 1/4"=1'-0" UNIT A 02



ANSI TYPE B UNIT, 3 Bedroom / 2 Bath
1471 GSF / 1405 NSF
Unit-C1 Floor Plan
SCALE: 1/4"=1'-0" UNIT C 01

Typical Unit Plans



Cast Concrete Panels



Aluminum Storefront



Cast Stone and Cementitious Siding



Metal Panels



Fiber Cement Board and Panels



Masonry Veneer



Wheeling Station Mixed Use

1 4730-4750 Dempster St

Skokie, IL 60076 - Near North Submarket
5,000 SF Retail Freestanding (Strip Center) Building Built in 1989
Property is for sale at \$2,140,000 (\$428.00/SF)

Investment Information

Sale Price: \$2,140,000
Price/SF: \$428.00
Cap Rate: 7.35%

Sale Status: Active
Sale Conditions: Investment Triple Net
Sale Type: Investment

Days On Market: 263



Investment Notes

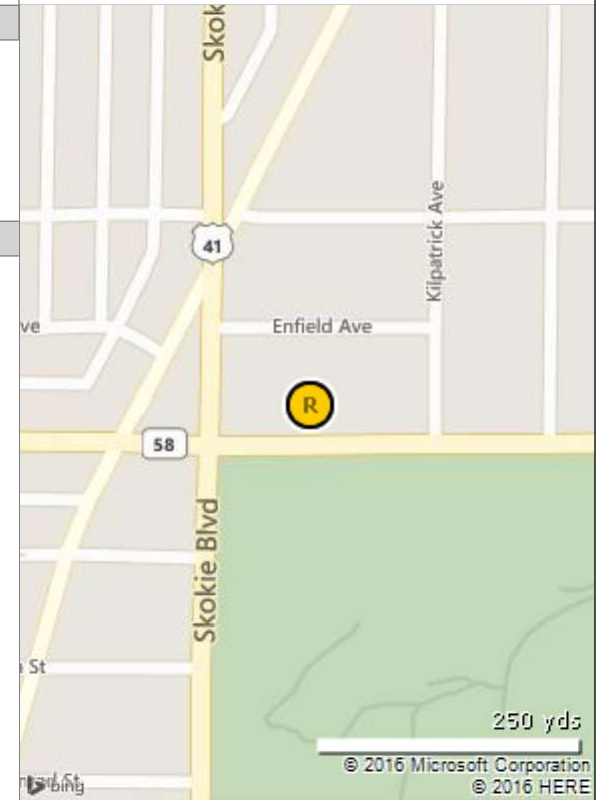
Quantum Real Estate Advisors, Inc. (QREA) has been retained to exclusively offer for sale a dual-tenant retail building located at 4730-4750 West Dempster Street in Skokie, IL. The subject property is a 5,000 square foot building fully leased to ATI Physical Therapy and I Love Kickboxing, an energetic and upbeat class-based workout facility. The property is located on Dempster Street just off Skokie Boulevard, an intersection that sees roughly 55,700 vehicles per day. The site has excellent access from both westbound and eastbound Dempster Street with a traversable median allowing for left turns in and out of the parking lot.

Center Information

Center Type:	Freestanding (Strip Center)	Center Size:	5,000 SF
Bldg Status:	Built 1989	Zoning:	B-2
% Leased:	100.0%	Owner Type:	No
Rent/SF/Yr:	For Sale	Land Area:	0.07 AC
Stories:	1	Lot Dimensions:	-
Elevators:	-	CAM:	-
Total Avail:	0 SF		
Bldg Vacant:	0 SF		
Owner Occupied:	No		
Tenancy:	Multiple Tenant		

Loading Docks: None Ceiling Height: 10'10"

Utilities: Gas - Natural, Sewer - City
Street Frontage: 133 feet on Dempster
Traffic Count: 58,150 cars per day on Dempster
Parking: 15 Surface Spaces are available; Ratio of 2.08/1,000 SF
Amenities: Bus Line, Signage
Parcel Number: 10-15-324-023-0000, 10-15-324-024-0000, 10-15-324-025-0000, 10-15-324-026-0000, 10-15-324-027-0000, 10-15-324-042-0000



2 753-755 W Dundee Rd - Advance Auto Parts

Wheeling, IL 60090 - Central North Submarket
11,380 SF Retail Freestanding Building Renovated in 2012 Built in 1954
Property is for sale at \$2,475,000 (\$217.49/SF)

Investment Information

Sale Price: \$2,475,000
Price/SF: \$217.49
Cap Rate: 7.18%

Sale Status: Active
Sale Conditions: 1031 Exchange, Investment Triple Net
Sale Type: Investment

Days On Market: 643



Investment Notes

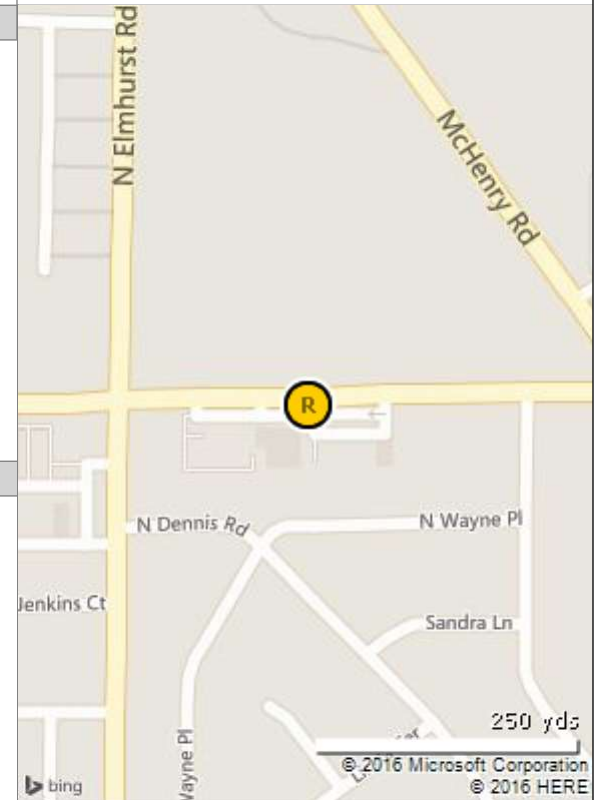
Highlights

Anchor Tenant: Advance Auto Parts, a national investment grade tenant (S&P: BBB-) New 10 year lease with 3- 5 yr. options with rent increases in options 2nd Tenant: Title max, with over 1000 stores in 14 states New 5 year lease with 2-5 yr. options Annual rent increases of 2.5% through term and options Lease Guaranteed by TMAX financial, LLC Totally rebuilt building 34,300 ADT on Dundee rd. Excellent Demographics Perfect for 1031 Exchange Buyer and Net Lease Investors

Description

This offering presents an investor the opportunity to acquire a fully renovated 11,380 SF masonry building which has been totally rebuilt with a new roof, new HVAC and electrical systems and leased on a net basis to two tenants, Advance Auto Parts and Title max. The property is located in Wheeling, IL., a prestigious northern Chicago suburb just 30 miles north of the Loop. Wheeling is a diverse and dynamic community distinguished by its unique balance of industry, commercial and residential neighborhoods and also boasts the third- busiest airport in Chicago, the Chicago Executive Airport. The 32,159 SF lot has 170 feet frontage on Dundee Rd. with 31 surface parking places, excellent street visibility and easy access to I-94.

On highly trafficked Dundee Rd



Center Information

Center Type: Freestanding	Center Size: 11,380 SF
Bldg Status: Built 1954, Renov Aug 2012	Zoning: MST,
% Leased: 100.0%	Total Avail: 0 SF
Rent/SF/Yr: For Sale	Bldg Vacant: 0 SF
Stories: 2	Owner Type: Wheeling
Elevators: -	Land Area: 0.74 AC
	Lot Dimensions: -
	CAM: -
	Tenancy: Multiple Tenant

Loading Docks: None Ceiling Height: -

Parking: 35 Surface Spaces are available; Ratio of 2.58/1,000 SF

Parcel Number: 03-03-400-015-0000

3 4242-4246 N Kedzie Ave

Chicago, IL 60618 - Northwest City Submarket
11,200 SF Retail Freestanding Building Renovated in 2011
Property is for sale at \$2,828,500 (\$252.54/SF)

Investment Information

Sale Price: \$2,828,500
Price/SF: \$252.54
Cap Rate: 7.00%

Sale Status: Active
Sale Conditions: Investment Triple Net
Sale Type: Investment

Days On Market: 438



Investment Notes

Fully leased retail center anchored by AutoZone Auto Parts (BBB+ rated) on a long term lease, a solid secondary tenant (Easy Clean Coin Laundry has been a tenant since 1997), and a highly visible corner location provides an attractive investment for years to come. 11,200 square foot retail center (92' x 125') with parking for 26 vehicles. 7,084 square feet (63.3%) leased by AutoZone and 4,120 square feet (36.7%) leased by Easy Clean Coin Laundry. Shadow anchored by Cermak Fresh Market (10+ locations). Tenants pay their pro-rata share of property taxes, common area expenses, and insurance. Numerous National and Regional Retailers in the Area. Densely Populated Northwest Chicago Neighborhood.

Center Information

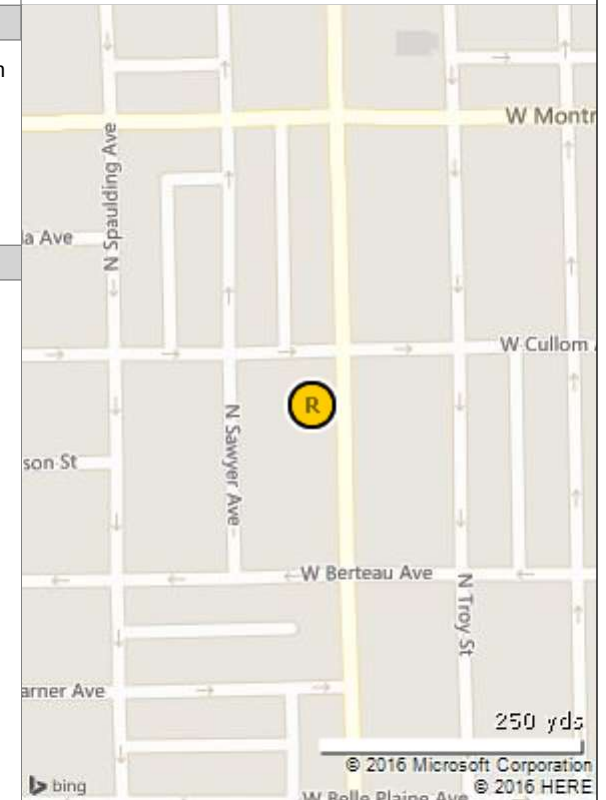
Center Type: Freestanding	Center Size: 11,200 SF
Bldg Status: Renov 2011	Zoning: -
% Leased: 100.0%	Owner Type: No
Rent/SF/Yr: For Sale	Land Area: 0.47 AC
Stories: 1	Lot Dimensions: 92x125
Elevators: -	CAM: -
Total Avail: 0 SF	
Bldg Vacant: 0 SF	
Owner Occupied: No	
Tenancy: Multiple Tenant	

Loading Docks: None Ceiling Height: -

Parking: 26 free Surface Spaces are available; Ratio of 2.32/1,000 SF

Amenities: Signage

Parcel Number: 13-14-415-040-0000



4 1223 E Oakton St - US Bank & Verizon

Des Plaines, IL 60018 - O'Hare Submarket
 9,677 SF Retail Freestanding Building Renovated in 2016 Built in 1955
 Property is for sale at \$4,288,000 (\$443.11/SF)

Investment Information

Sale Price: \$4,288,000
 Price/SF: \$443.11
 Cap Rate: -

Sale Status: Active
 Sale Conditions: Investment Triple Net
 Sale Type: Investment

Days On Market: 76



Investment Notes

U.S. Bank & Verizon is situated on a 1.1 acre parcel located at the signalized hard corner of Oakton Street and Mannheim Road, providing exposure to 53,530 vehicles per day with a large pylon sign on the corner. The site features points of ingress / egress along both Oakton Street and Mannheim Road, providing convenient access for customers. The property boasts a four lane bank drive-thru and asphalt paved parking lot with 62 parking spaces, allowing the retailers to accommodate large amounts of consumers during peak hours.

The immediate area benefits from abundant national co-tenancy, including: Chase Bank, Bank of America, Jewel-Osco, McDonald's, Aldi, Starbucks, K-Mart, AutoZone, Sherwin Williams, O'Reilly Auto Parts, Car-X, Just Tires, Taco Bell, KFC, Dunkin' Donuts, Midas, Fresenius Kidney Care and Dollar Tree amongst others. Additionally, a brand new 63,000 square foot Butera Market will open in January of 2017 just north of the property. The K Mart store directly west of the site had a successful grand re-opening in August 2016, which generates additional traffic in the area.

Center Information

Center Type: Freestanding	Center Size: 9,677 SF
Bldg Status: Built 1955, Renov 2016	Zoning: C-2, Des
% Leased: -	Owner Type: Retail
Rent/SF/Yr: For Sale	Land Area: 1.10 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 0 SF	
Bldg Vacant: 0 SF	
Owner Occupied: No	
Tenancy: Multiple Tenant	

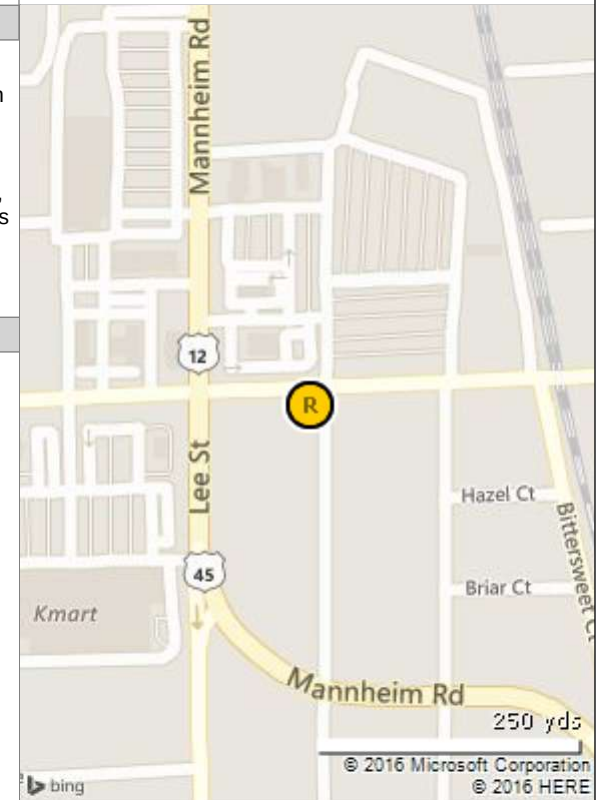
Loading Docks: None Ceiling Height: -

Street Frontage: 327 feet on Oakton St
 189 feet on Spruce Ave
 182 feet on Lee St

Traffic Count: 25,700 cars per day on Oakton St
 20,700 cars per day on Lee St

Parking: 62 free Surface Spaces are available; Ratio of 5.03/1,000 SF

Amenities: Bus Line, Drive Thru, Signage, Signalized Intersection



Parcel Number: 09-29-200-011-0000, 09-29-200-023-0000, 09-29-200-031-0000

1 630-650 W 63rd St - Walgreens

Chicago, IL 60621 - South Chicago Submarket
15,120 SF Retail Drug Store Building Built in 2007
Property is for sale at \$5,250,000 (\$347.22/SF)

Investment Information

Sale Price: \$5,250,000
Price/SF: \$347.22
Cap Rate: -

Sale Status: Active
Sale Conditions: Investment Triple Net
Sale Type: Investment

Days On Market: 61



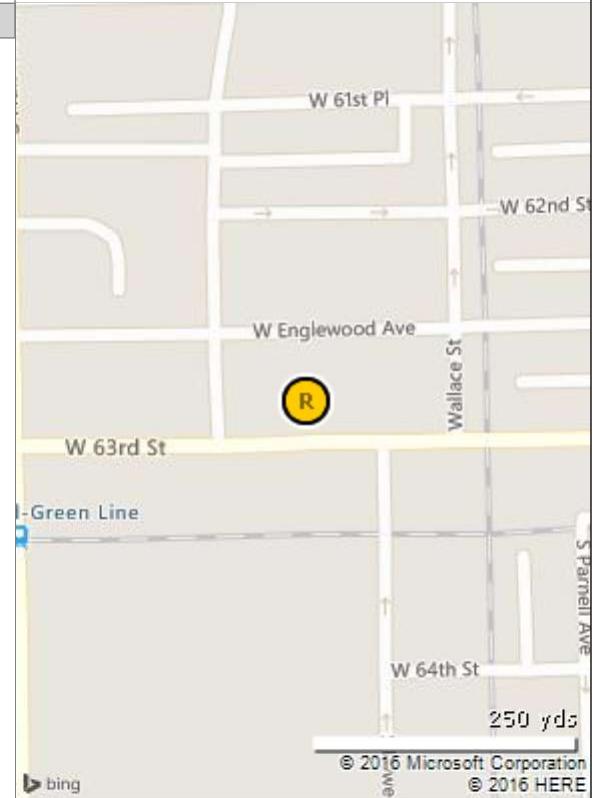
Center Information

Center Type: Drug Store	Center Size: 15,120 SF
Bldg Status: Built 2007	Zoning: Commercial
% Leased: 100.0%	Owner Type: No
Rent/SF/Yr: For Sale	Land Area: 0.99 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 0 SF	
Bldg Vacant: 0 SF	
Owner Occupied: -	
Tenancy: Single Tenant	

Street Frontage: 258 feet on South Union Ave
275 feet on West 63rd

Parking: 48 Surface Spaces are available; Ratio of 3.16/1,000 SF

Parcel Number: 20-16-324-058-0000



2 222 E Algonquin Rd

Arlington Heights, IL 60005 - Schaumburg Area Submarket
9,150 SF Retail Restaurant Building
Property is for sale at \$2,344,688 (\$256.25/SF)

Investment Information

Sale Price: \$2,344,688
Price/SF: \$256.25
Cap Rate: 8.00%

Sale Status: Active
Sale Conditions: Investment Triple Net
Sale Type: Investment

Days On Market: 486



Investment Notes

Absolute Net Lease Sale Leaseback
Bar & Grill with 15 year initial lease term
2% annual rent increases
Four, Five-year options

The subject property is located in Arlington Heights, Illinois, an affluent suburb of Chicago with a population of over 75,000 residents. Arlington Heights is 23 miles northwest of the city's central business district and eight miles from O' Hare International airport. The property is located at the northeast intersection of Algonquin Road and Tonne Drive and less than 1/2 mile from the I-90 and Arlington Heights Road interchange. It is within close proximity to multiple leading companies, including ADP, Liberty Mutual and United Airlines. The immediate area is also surrounded by many major hotel brands including Hilton, Marriott, Holiday Inn and Wyndham. The hotels and businesses are strategically located within the area to for its convenient access to major highways, O' Hare International Airport and Chicago. Approximately 33,000 cars drive by the site daily.

Center Information

Center Type: Restaurant	Center Size: 9,150 SF
Bldg Status: Existing	Zoning: B-3
% Leased: -	Owner Type: No
Rent/SF/Yr: For Sale	Land Area: 1.72 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 0 SF	
Bldg Vacant: 0 SF	
Owner Occupied: No	
Tenancy: Single Tenant	

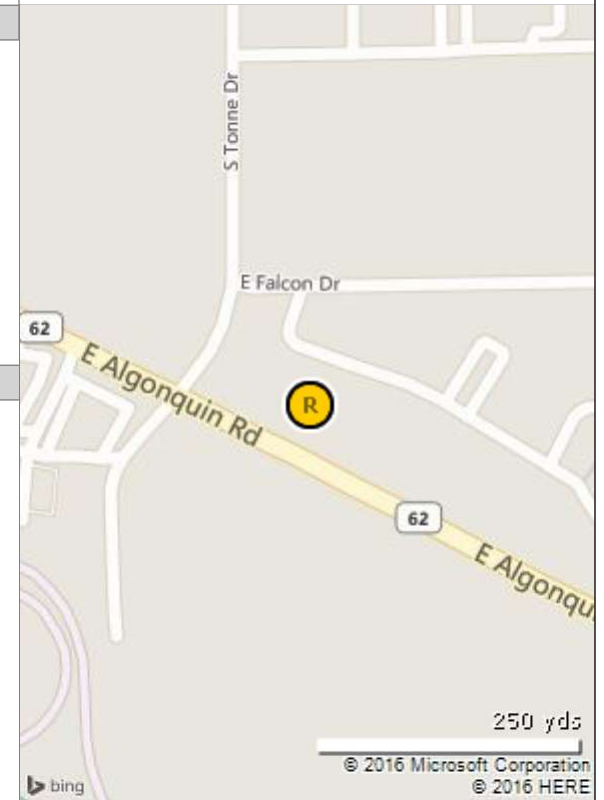
Loading Docks: None Ceiling Height: -

Street Frontage: 289 feet on Algonquin Rd
146 feet on Tonne Dr

Traffic Count: 32,900 cars per day on Algonquin Rd

Parking: 86 free Surface Spaces are available; Ratio of 9.40/1,000 SF

Amenities: Pylon Sign, Signage



Parcel Number: 08-15-300-016-0000

3 3500 W Grand Ave - Fresenius Medical Care

Chicago, IL 60651 - Northwest City Submarket
15,680 SF Under Construction Class B Medical Building Delivering 1/2017
Property is for sale at \$8,680,000 (\$553.57/SF)

Investment Information

Sale Price: \$8,680,000
Price/SF: \$553.57
Cap Rate: 5.60%

Sale Status: Active
Sale Conditions: Investment Triple Net
Sale Type: Investment

Days On Market: 48

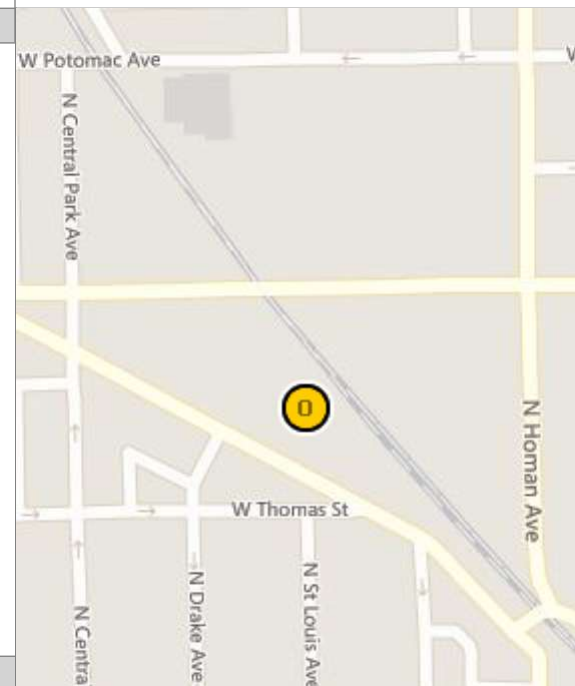


Investment Notes

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Fresenius Medical Care property located in Chicago, IL. The property is located at a heavily trafficked signalized intersection in a dense in-fill area. The newly signed Fresenius lease is for 15 years and features rare 2% annual rental escalations throughout the primary term and three 5-year renewal option periods.

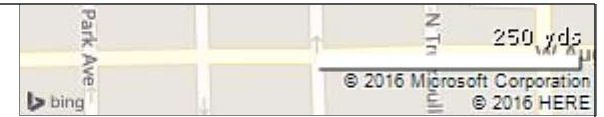
The Fresenius property is conveniently located just off the trafficked intersection of Grand Avenue and Division Street on the Northwest Side of Chicago in the Humboldt Park neighborhood. The intersection experiences traffic counts in excess of 32,000 vehicles per day. The building has great visibility along Grand Avenue, a popular thoroughfare in Chicago. The surrounding area is densely concentrated with commercial buildings and residential homes providing for significant barriers to entry. There are over 58,000 people living within a one mile radius of the property. The property is surrounded by numerous national retailers including CVS Pharmacy, Dunkin' Donuts and Auto Zone.

Fresenius is the dominant provider of kidney dialysis and renal care products and is a publicly traded company (NYSE: FMS) with a market capitalization in excess of \$38 billion. Fresenius is an investment grade rated company with a Standard & Poor's rating of BBB-.



Office Information

Bldg Type:	Office	Bldg Status:	Under Construction, delivers Jan 2017	
Class:	B	% Leased:	100.0%	RBA: 15,680 SF
Total Avail:	0 SF	Elevators:	-	Stories: 1
Bldg Vacant:	0 SF	Core Factor:	-	Land Area: 1.93 AC
Typical Floor Size:	15,680 SF	Zoning:	-	Owner Type: Developer/Owner-
Building FAR:	0.19	Tenancy:	Single Tenant	Owner Occupied: RGNL



Parcel Number: 16-02-400-017-0000, 16-02-400-028-0000, 16-02-400-032-0000, 16-02-400-035-0000

4 2560 N Harlem Ave - Planet Fitness

Elmwood Park, IL 60707 - Oak Park Area Submarket
19,200 SF Retail Supermarket Building Built in 1961
Property is for sale at \$2,612,500 (\$136.07/SF)

Investment Information

Sale Price: \$2,612,500
Price/SF: \$136.07
Cap Rate: 8.00%

Sale Status: Active
Sale Conditions: Investment Triple Net
Sale Type: Investment

Days On Market: 292



Investment Notes

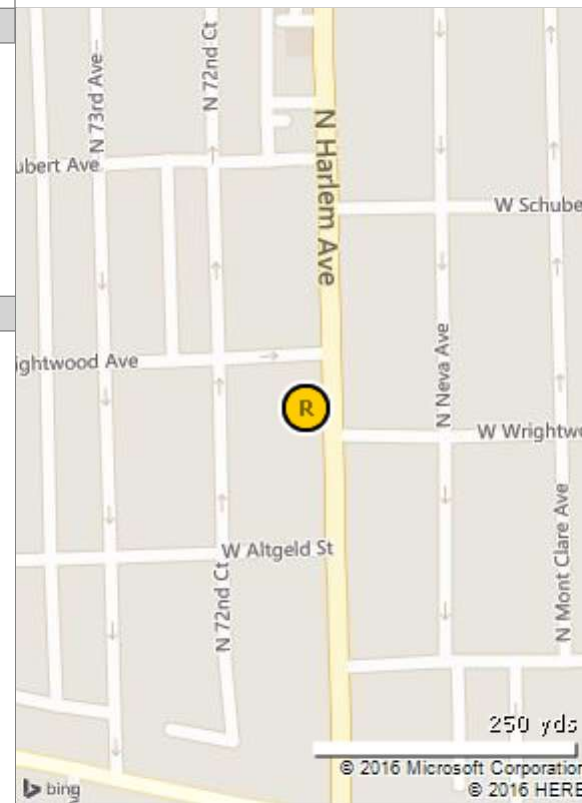
Colliers International is pleased to present for sale a freestanding, single tenant, net-leased Planet Fitness located in on busy thoroughfare at 2560 N. Harlem Avenue in Elmwood Park, IL. The Planet Fitness lease has approximately five years remaining and contains four (4) options to renew. LL Responsibilities: LL maintains roof and structure

The tenant is an experienced operator of Planet Fitness gyms and has a total of 30 locations in multiple states. Harlem Avenue sees 22,400 VPD and the site boasts ample parking. Harlem Avenue in Elmwood Park, IL. The property is in the center of great retail including: Angelo Caputo's Fresh Markets, McDonald's, Dunkin Donuts, Chase Bank, 7-Eleven, The Room Place, Advanced Auto Parts, AutoZone, O'Reilly Auto Parts and more.

Center Information

Center Type:	Supermarket	Center Size:	19,200 SF
Bldg Status:	Built 1961	Zoning:	Commercial
% Leased:	100.0%	Owner Type:	No
Rent/SF/Yr:	For Sale	Land Area:	0.55 AC
Stories:	1	Lot Dimensions:	-
Elevators:	-	Tenancy:	Single Tenant
		CAM:	-

Street Frontage: 224 feet on N Harlem Avenue
 Parking: 60 Surface Spaces are available; Ratio of 3.13/1,000 SF
 Parcel Number: 12-25-423-045-0000



5 1350 E IL Route 22 - Mariano's Fresh Market, Bradford Town Crossing

Lake Zurich, IL 60047 - Central Northwest Submarket
 74,314 SF Retail Supermarket (Neighborhood Center) Building Built in 2014
 Property is for sale at \$45,340,000 (\$610.11/SF)

Investment Information

Sale Price: \$45,340,000
 Price/SF: \$610.11
 Cap Rate: -

 Sale Status: Active
 Sale Conditions: Investment Triple Net
 Sale Type: Investment

 Days On Market: 76



Investment Notes

- Kroger Guaranteed MARIANO'S LEASE Kroger investment credit rating Baa1
- STRONG REPORTED SALES Mariano's reports strong sales at this location
- OUTSTANDING DEMOGRAPHICS Average Household Income of \$152,000+
- CHICAGO MSA Institutional Investment Market
- FREE AND CLEAR OFFERING

Center Information

Center Type: Supermarket (Neighborhood Center)	Center Size: 74,314 SF
Bldg Status: Built Feb 2014	Zoning: -
% Leased: -	Owner Type: No
Rent/SF/Yr: For Sale	Land Area: 9.94 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 0 SF	
Bldg Vacant: 0 SF	
Owner Occupied: No	
Tenancy: Single Tenant	

Loading Docks: 2 ext Ceiling Height: -

Traffic Count: 18,200 cars per day on IL Route 22
 12,000 cars per day on Quentin Rd

Parking: 521 free Surface Spaces are available; Ratio of 7.01/1,000 SF

Amenities: Signage

Parcel Number: 14-15-302-018, 14-15-302-019, 14-15-302-020, 14-15-302-022



6 25 E Main St - Starbucks, Main Street Station

NEC of Roselle Rd & Main St - Starbucks - Main Street Station
NEC of Roselle Rd & Main St - Roselle, IL 60172 - North DuPage Submarket
1,925 SF Retail Restaurant (Strip Center) Building Built in 2008
Property is for sale at \$1,905,750 (\$990.00/SF)

Investment Information

Sale Price: \$1,905,750
Price/SF: \$990.00
Cap Rate: -

Sale Status: Active
Sale Conditions: Investment Triple Net
Sale Type: Investment

Days On Market: 121



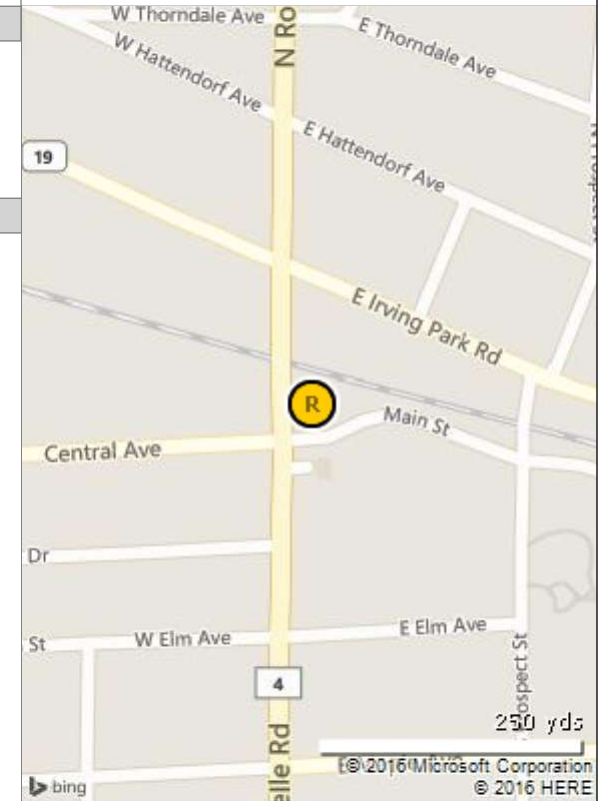
Investment Notes

Recently Extended Lease Terms
12 Years Remaining on initial term
Rent increases during options
NN - Roof and Structure
One of the top performing stores in Chicagoland

Center Information

Center Type:	Restaurant (Strip Center)	Center Size:	1,925 SF
Bldg Status:	Built 2008	Zoning:	C
% Leased:	-	Owner Type:	No
Rent/SF/Yr:	For Sale	Land Area:	0.41 AC
Stories:	1	Lot Dimensions:	-
Elevators:	-	CAM:	-
	Total Avail:	0 SF	
	Bldg Vacant:	0 SF	
	Owner Occupied:	-	
	Tenancy:	Single Tenant	

Traffic Count: 32,500 cars per day on Roselle Rd
Parking: 20 Surface Spaces are available
Parcel Number: 02-03-400-029



7 7140 Mannheim Rd - Chili's, Rosemont Market Place

Rosemont, IL 60018 - O'Hare Submarket
5,624 SF Retail Restaurant (Community Center) Building Built in 2001
Property is for sale at \$6,157,000 (\$1,094.77/SF)

Investment Information

Sale Price: \$6,157,000
Price/SF: \$1,094.77
Cap Rate: 6.20%

Sale Status: Active
Sale Conditions: Investment Triple Net
Sale Type: Investment

Days On Market: 129



Investment Notes

Offering Summary:

Jones Lang LaSalle ("JLL") is pleased to offer for sale the fee-simple interest in a freestanding Chili's Grill & Bar (the "Property" or "Asset") located in Rosemont, Illinois. Situated at one of the busiest intersections in the area with over 78,000 vehicles passing by daily, the Property is located within a SuperTarget anchored shopping center and is adjacent to one of Chicago's most popular multi-purpose arenas, Allstate Arena. The Asset is leased to the leading Chili's franchisee, ERJ Dining IV, LLC (the "Tenant" or "Company"), on a triple-net basis ("NNN") with no landlord responsibilities, and four, five-year renewal options, featuring 1.5 percent annual rental increases throughout the primary term and renewal option periods. This investment represents an excellent opportunity to acquire a rare NNN, Chili's Grill & Bar located at a premier Chicagoland intersection.

Location Description:

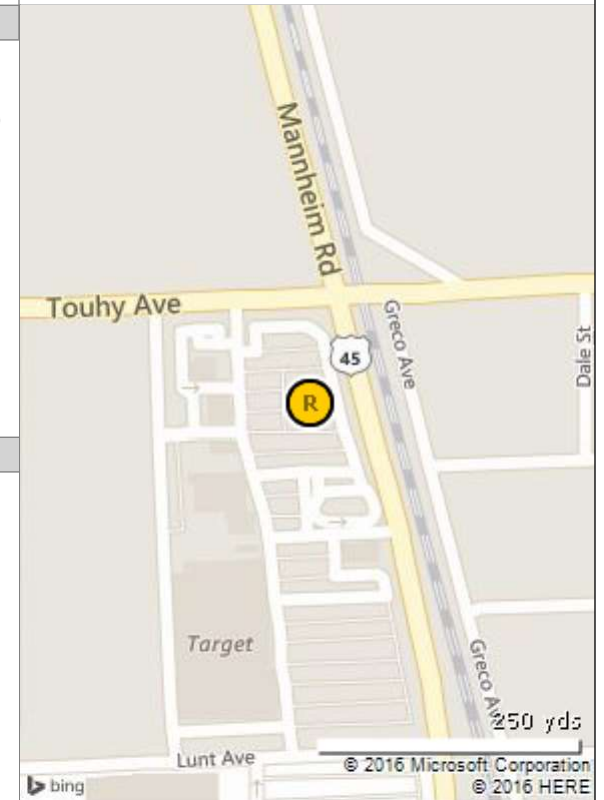
Located just 20 minutes northwest of downtown Chicago, the village of Rosemont is serviced by I-90 and I-294 with convenient access to I-290 and I-94. Rosemont is a mecca of tourism, entertainment and convention and trade-show business, attracting visitors

Center Information

Center Type:	Restaurant (Community Center)	Center Size:	5,624 SF
Bldg Status:	Built 2001	Zoning:	D; Rosemont
% Leased:	100.0%	Owner Type:	No
Rent/SF/Yr:	For Sale	Land Area:	1 AC
Stories:	1	Lot Dimensions:	-
Elevators:	-	CAM:	-
	Total Avail:	0 SF	
	Bldg Vacant:	0 SF	
	Owner Occupied:	-	
	Tenancy:	Single Tenant	

Parking: 80 Surface Spaces are available; Ratio of 8.95/1,000 SF

Parcel Number: 09-32-201-041-0000



8 234 N Northwest Hwy - Starbucks

Palatine, IL 60067 - Schaumburg Area Submarket
2,000 SF Under Construction Retail Building Delivering 1/2017
Property is for sale at \$2,200,000 (\$1,100.00/SF)

Investment Information

Sale Price: \$2,200,000
Price/SF: \$1,100.00
Cap Rate: -

Sale Status: Active
Sale Conditions: Investment Triple Net
Sale Type: Investment

Days On Market: 97

Investment Notes

Baum Realty Group has been exclusively retained by ownership to sell a newly constructed Starbucks property located in Palatine (Chicago MSA), IL. The freestanding building is currently under construction and located at the hard corner of Northwest Highway (US-14) and East Colfax Street. It is strategically positioned on the "morning-side" of US-14 for drivethrough customers heading south on their way in to work. Starbucks can incorporate their new "Starbucks Evenings" concept which features craft beer, wine, and evening snacks, providing additional evening revenue for the store.

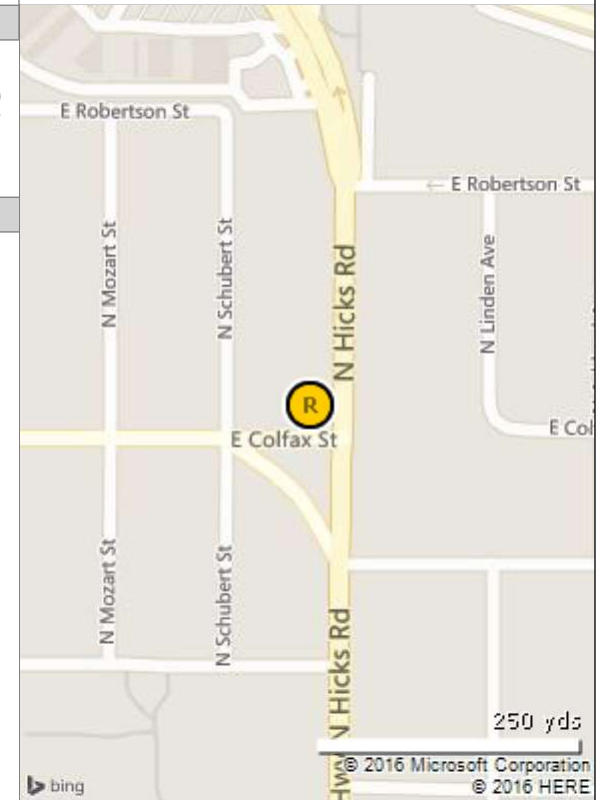
Center Information

Center Type:	Retail	Center Size:	2,000 SF
Bldg Status:	Under Construction, delivers Jan 2017	Zoning:	-
% Leased:	100.0%	Total Avail:	0 SF
Rent/SF/Yr:	For Sale	Owner Type:	No
Stories:	-	Land Area:	0.33 AC
Elevators:	-	Lot Dimensions:	-
		CAM:	-
		Tenancy:	Single Tenant

Parking: 18 Surface Spaces are available; Ratio of 9.00/1,000 SF

Amenities: Drive Thru, Pylon Sign

Parcel Number: 02-14-308-036-0000, 02-14-308-037-0000, 02-14-308-038-0000, 02-14-308-039-0000



9 95 E Park Ave - Chesterbrook Academy, Sugar Grove Center

Sugar Grove, IL 60554 - Western East/West Corr Submarket
10,690 SF Retail Day Care Center (Neighborhood Center) Building Built in 2008
Property is for sale at \$3,198,000 (\$299.16/SF)

Investment Information

Sale Price: \$3,198,000
Price/SF: \$299.16
Cap Rate: 8.25%

Sale Status: Active
Sale Conditions: Investment Triple Net
Sale Type: Investment

Days On Market: 787



Investment Notes

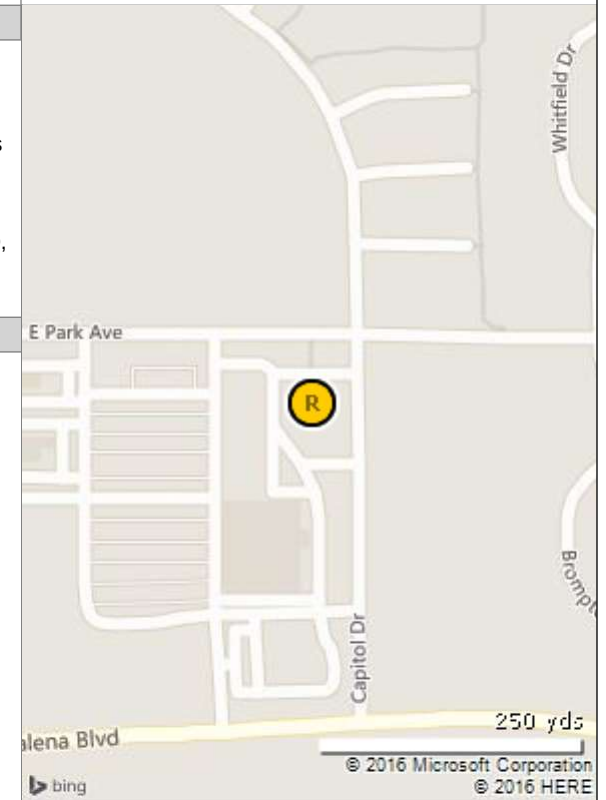
The subject property is a 10,690 square foot single-tenant Chesterbrook Academy located in Sugar Grove, Illinois. The triple-net lease has limited landlord responsibilities and has a corporate guarantee from Nobel Learning Communities, Inc., a network of over 180 private schools in the United States. Approximately seven years remain on the primary term, and the tenant has three, five-year options for renewal. The base rent increases by CPI adjustment every five years, not to exceed 10% cumulative for each five years. The building was constructed in 2008 and sits on 1.48 acres.

The subject property is located on the hard corner of East Park Avenue and Capitol Drive. National and regional retailers in the neighboring area include Jewel-Osco grocery store, Subway, RE/MAX, Ace Hardware, State Farm Insurance, First National Bank, CITGO, Walgreens, Chase Bank, McDonald's, and Aldi. The surrounding area has good demographics, with a one mile average household income exceeding \$136,000 and a five mile population of 60,130 residents.

Center Information

Center Type:	Day Care Center (Neighborhood Center)	Center Size:	10,690 SF
Bldg Status:	Built 2008	Zoning:	-
% Leased:	-	Owner Type:	No
Rent/SF/Yr:	For Sale	Land Area:	1.48 AC
Stories:	1	Lot Dimensions:	-
Elevators:	-	CAM:	-
	Owner Occupied:		No
	Tenancy:		Single Tenant

Parcel Number: 14-16-276-014



10 2620 W Pershing Rd - LA Fitness, Archer Station

Chicago, IL 60632 - South Chicago Submarket
 40,000 SF Retail Health Club (Neighborhood Center) Building Built in 2015
 Property is for sale at \$15,881,113 (\$397.03/SF)

Investment Information

Sale Price: \$15,881,113
 Price/SF: \$397.03
 Cap Rate: 6.40%

Sale Status: Active
 Sale Conditions: Investment Triple Net
 Sale Type: Investment

Days On Market: 640

Portfolio Info: ***This property is also for sale as part of a portfolio***

Investment Notes

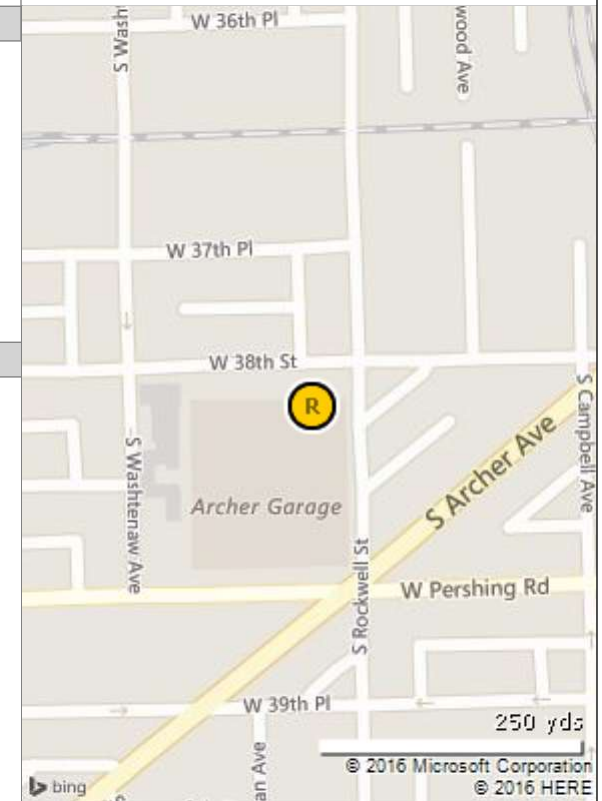
The Boulder Group is pleased to exclusively market for sale a single tenant net leased LA Fitness property located in the city of Chicago. The property is strategically located within the newly constructed Archer Station development which features a Ross Dress for Less, Wendy's, AT&T and Athletico Physical Therapy. The property is positioned in a densely populated urban in-fill location with significant barriers to entry. The original 15 year LA Fitness lease expires on February 28, 2031. The lease features 10% rental escalations every five years throughout the primary term and in each of the four 5-year renewal option periods. This LA Fitness has experienced significant new membership enrollment since opening. The property is strategically located at the signalized intersection of Archer Avenue and Pershing Road in the city of Chicago. This intersection experiences traffic counts in excess of 36,000 vehicles per day. The surrounding area is densely concentrated with commercial and residential buildings providing for significant barriers to entry. There are over 46,000 people living within a one mile radius of the property. The LA Fitness is benefitted by its proximity to Interstate 55 which is located approximately one-half mile north of the property. Interstate 55 is ...

Center Information

Center Type: Health Club (Neighborhood Center)	Center Size: 40,000 SF
Bldg Status: Built Sep 2015	Zoning: -
% Leased: 100.0%	Owner Type: No
Rent/SF/Yr: For Sale	Land Area: 3.67 AC
Stories: 2	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 0 SF	
Bldg Vacant: 0 SF	
Owner Occupied: No	
Tenancy: Single Tenant	

Street Frontage: 212 feet on W Pershing Rd
 212 feet on W 38th St
 187 feet on S Rockwell St

Traffic Count: 12,300 cars per day on W Pershing Rd
 Parking: 100 free Surface Spaces are available; Ratio of 2.50/1,000 SF
 Amenities: Pylon Sign



11 630 E Rand Rd - Olive Garden, Southpoint Shopping Center

Arlington Heights, IL 60004 - Schaumburg Area Submarket
9,010 SF Retail Restaurant (Community Center) Building
Property is for sale at \$2,800,000 (\$310.77/SF)

Investment Information

Sale Price: \$2,800,000
Price/SF: \$310.77
Cap Rate: 6.30%

Sale Status: Under Contract
Sale Conditions: Investment Triple Net
Sale Type: Investment

Days On Market: 158



Center Information

Center Type:	Restaurant (Community Center)	Center Size:	9,010 SF
Bldg Status:	Existing	Zoning:	-
% Leased:	100.0%	Owner Type:	No
Rent/SF/Yr:	For Sale	Land Area:	1.86 AC
Stories:	1	Lot Dimensions:	-
Elevators:	-	CAM:	-
		Owner Occupied:	No
		Tenancy:	Single Tenant

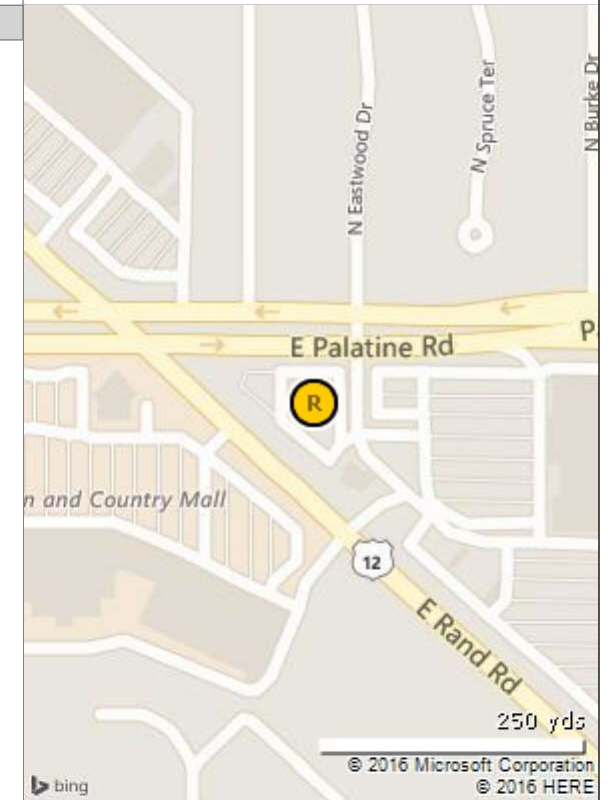
Loading Docks: None Ceiling Height: -

Street Frontage: 608 feet on Rand Rd
605 feet on Palatine Rd

Parking: 115 free Surface Spaces are available

Amenities: Signage, Signalized Intersection

Parcel Number: 03-20-200-005-0000



12 195 W Rand Rd - Starbucks

Mount Prospect, IL 60056 - Schaumburg Area Submarket
1,989 SF Under Construction Retail Fast Food Building Delivering 4/2017
Property is for sale at \$1,950,000 (\$980.39/SF)

Investment Information

Sale Price: \$1,950,000
Price/SF: \$980.39
Cap Rate: -

Sale Status: Active
Sale Conditions: Investment Triple Net
Sale Type: Investment

Days On Market: 102



Investment Notes

Baum Realty Group has been exclusively retained by ownership to sell a Starbucks netleased property located in Mt. Prospect (Chicago MSA), IL. The property is currently under construction and is located near the signalized intersection of IL Route 83, Rand Road, and Kensington Road, providing exposure to over 58,300 vehicles per day. The Starbucks is situated by Randhurst Village, a 1 million square foot open air mixed-use shopping center anchored by Costco, The Home Depot, Jewel-Osco, AMC, Carson's, T.J. Maxx, and Bed Bath & Beyond.

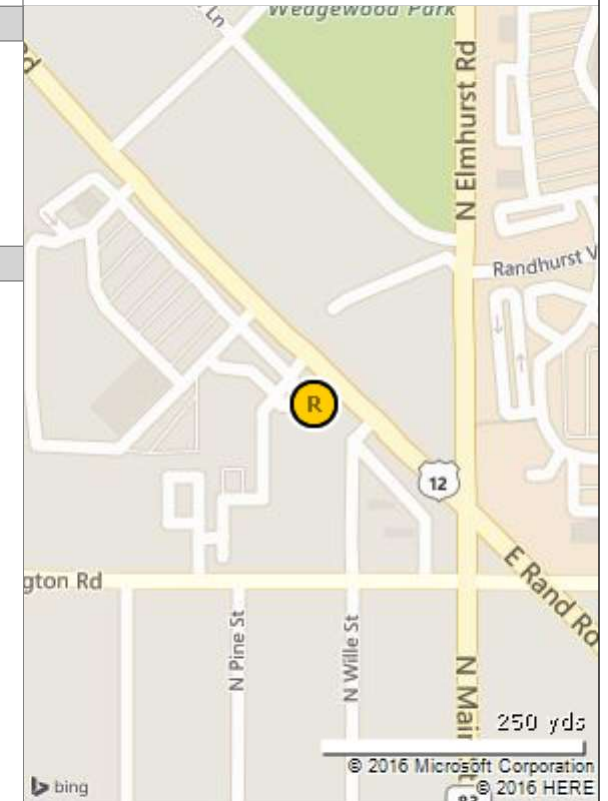
Center Information

Center Type:	Fast Food	Center Size:	1,989 SF
Bldg Status:	Under Construction, delivers Apr 2017	Zoning:	-
% Leased:	100.0%	Total Avail:	0 SF
Rent/SF/Yr:	For Sale	Owner Type:	-
Stories:	-	Bldg Vacant:	0 SF
Elevators:	-	Land Area:	0.24 AC
		Owner Occupied:	No
		Lot Dimensions:	-
		Tenancy:	Single Tenant
		CAM:	-

Parking: 185 Surface Spaces are available

Amenities: Drive Thru, Signage

Parcel Number: 03-27-301-024-0000



13 2191 W Roosevelt Rd - Walgreens

Wheaton, IL 60187 - Western East/West Corr Submarket
14,820 SF Retail Drug Store Building Built in 2013
Property is for sale at \$6,589,000 (\$444.60/SF)

Investment Information

Sale Price: \$6,589,000
Price/SF: \$444.60
Cap Rate: 5.25%

Sale Status: Active
Sale Conditions: Investment Triple Net
Sale Type: Investment

Days On Market: 174



Investment Notes

This Walgreens store was completed just a few years ago, and shares a corner with notable big box retailers Target and Kohl's, as well as Chase Bank, McDonald's, Chipotle, Dunkin' Donuts and others.

Additionally, it is well positioned across the street from St. Francis High School, a co-ed college preparatory, Roman Catholic high school with an enrollment of 800. The site boasts highly desirable demographics offering the rare combination of a dense, but affluent, population.

17+ Year NNN built just a few years ago

Affluent community with average household incomes in excess of \$100,000

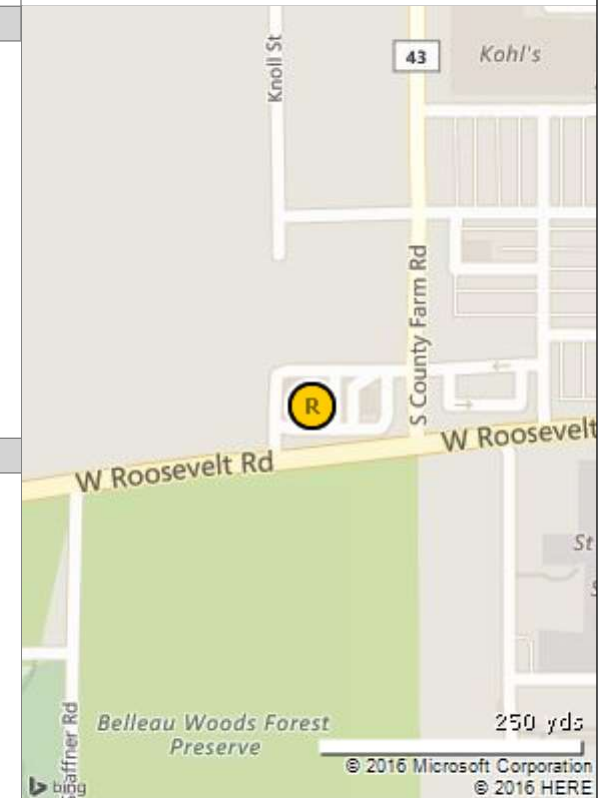
Corner anchored by national retailers including: Target, Kohl's, Chase Bank, McDonald's, Chipotle, Dunkin' Donuts, etc.

Unusually low rent and price point given the high quality of the dirt and location Walgreens corporate guarantees the rent

Center Information

Center Type:	Drug Store	Center Size:	14,820 SF
Bldg Status:	Built Dec 2013	Zoning:	C
% Leased:	100.0%	Owner Type:	No
Rent/SF/Yr:	For Sale	Land Area:	0.83 AC
Stories:	1	Lot Dimensions:	-
Elevators:	-	CAM:	-
		Tenancy:	Single Tenant
		Bldg Vacant:	0 SF
		Owner Occupied:	No
		Total Avail:	0 SF

Street Frontage: 198 feet on W Roosevelt Rd
Parking: 33 Surface Spaces are available; Ratio of 2.23/1,000 SF
Parcel Number: 05-18-311-036



Atlas Residential Management

Corporate Overview



Contents

Who Is Atlas Residential

Investment Strategy and Criteria

Targeted Asset Types and Regions

Typical Acquisition/Investment Timeline

Management and Corporate Governance

Atlas Organizational Chart

Ownership and Management History

Sophisticated Management and Training

Current and Historical Capital Partners

Case Studies

Historic Return Summary



Who is Atlas Residential

- Atlas Residential is a wholly owned property management company of one of the largest privately held owners and operators of multifamily apartment properties in the United States, Alliance Holdings
- Privately owned and headquartered in Chicago, the firm and its affiliated companies strive to bring the highest professional standards to all aspects of the real estate industry
- **Over \$7 billion of multifamily investments since 1992 with a solid track record**
- Through its parent company and affiliates, Atlas Residential has acquired, financed and owned over 75,000 multifamily units since 1992 across 15 states
- Current portfolio comprises approximately 15,000 units across 6 states, with offices in Chicago, Dallas, and London
- Over \$450 million of value-add renovation and construction through in-house construction management team on over 350 apartment communities
- Our primary focus is purchasing undervalued apartment portfolios with enhancement opportunities through renovation and proven management practices
- Fundamental investment criteria targets:
 - Assets below replacement cost
 - Markets with large population and favorable job growth prospects
 - Projects where we can add value through active management and accretive renovation
- **Atlas has consistently generated leveraged returns exceeding 20% IRRs to equity through a combination of excellent management and resourceful financial engineering**
- Strong relationships with lenders, servicers and brokers to source off-market deals
- A proven, highly successful business model

TRACK RECORD

- \$7 billion invested in multi-family since 1992
- 75,000 units purchased, renovated and managed
- industry leader with proven track record
- 18% average leveraged returns to equity



SURREY OAKS APARTMENTS

Investment Strategy & Criteria

- Atlas targets off-market or “special relationship” sales
- A multi-asset portfolio acquisition strategy for risk diversification
- Focused on increasing value through renovations and active management improvement: market neutral strategy
- Five year investment targets are 8% average cash on cash yield with 15%+ aggregate equity investor IRRs
- Acquisition targets are significantly below replacement cost
- Ideal markets are located within large MSA population centers which exhibit strong employment growth and apartment supply/vacancy trends
- Ideal portfolio sizes range from 1,000-3,000 units and \$50-\$300 million, with the ability to be flexible for opportunistic transactions
- Leverage levels range from 60% to 85% depending on assets, return profile of investors and risk tolerance
- Atlas is a flexible partner which can structure and manage investments to specific investor return goals and horizons
- Strong alignment with investors: minimal up front fees to sponsor, significant sponsor co-investment of 10%, sponsor “back-end” performance participation
- A minimum going in CAP rate of 6% is generally targeted



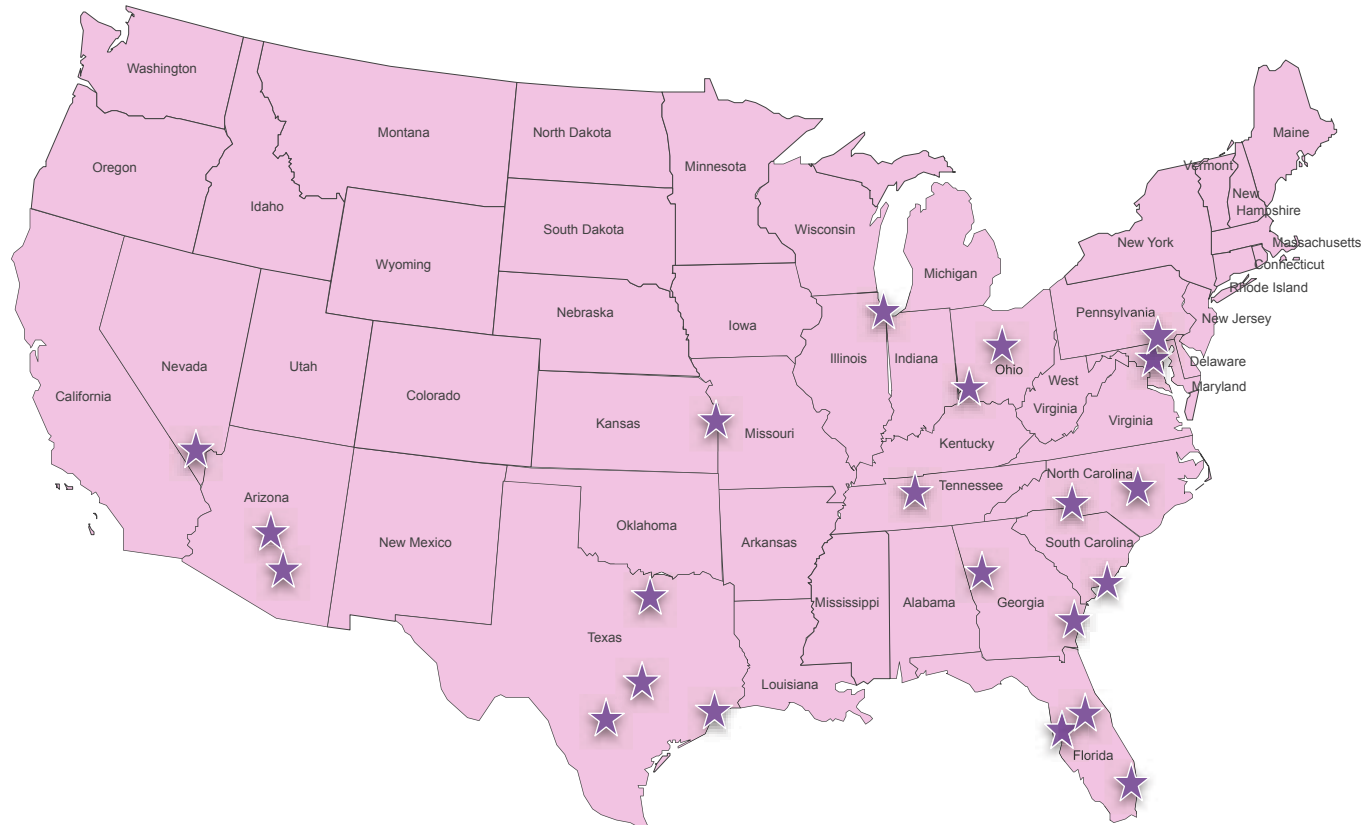
CRAIN'S LANDING APARTMENTS



MALABAR LAKES APARTMENTS

Targeted Asset Types & Regions

- Atlas targets off-market or special relationship sales to gain favorable acquisition prices below replacement cost whenever possible
- Atlas increases value through property interior and exterior value-add improvements combined with proven, active property management practices
- Target markets are located within large metropolitan population centers that exhibit strong employment growth and favorable apartment supply/vacancy metrics
 - The following markets reflect favorable fundamentals for strategic investment:
 - Major Texas Markets: Austin, Dallas, Houston, San Antonio
 - Midwest: Chicago, Nashville, Kansas City, Cincinnati, Columbus
 - Southeast: Atlanta, Charlotte, Raleigh-Durham, Charleston, Savannah, Orlando, Miami, Tampa
 - Mid-Atlantic: Washington DC & suburbs, Baltimore
 - West: Las Vegas, Phoenix, Tucson



Typical Acquisition/Investment Timeline

- **Identify Assets**

- Submit letter of intent
- 10 to 20 day contract negotiation
- Deposit refundable earnest money (typically 1-2% of purchase price)
- 30 to 45 day due diligence
- Begin creation of management and renovation plan

- **Due Diligence Period (To Begin with Execution of LOI)**

- Engage engineers for property inspection and environmental reports
- Engage surveyors for updated survey
- Lender deposits (typically 25bps of deal size)
- Construction team develops renovation plan and budget
- Lease and income & expense audits
- Legal review of title and survey
- Loan documents and lender negotiation
- Upon satisfaction of diligence, commit to transaction

- **Closing Phase**

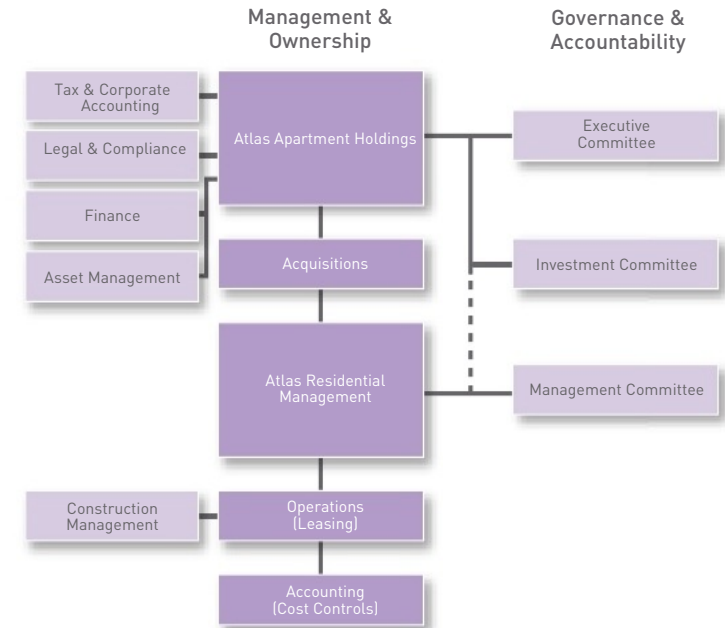
- Commit earnest money as non-refundable once due diligence is completed and approved
- Set closing and funding date with lender
- Closing typically 30 days after commitment
- Funding and closing

- **Investment and Operation Phase**

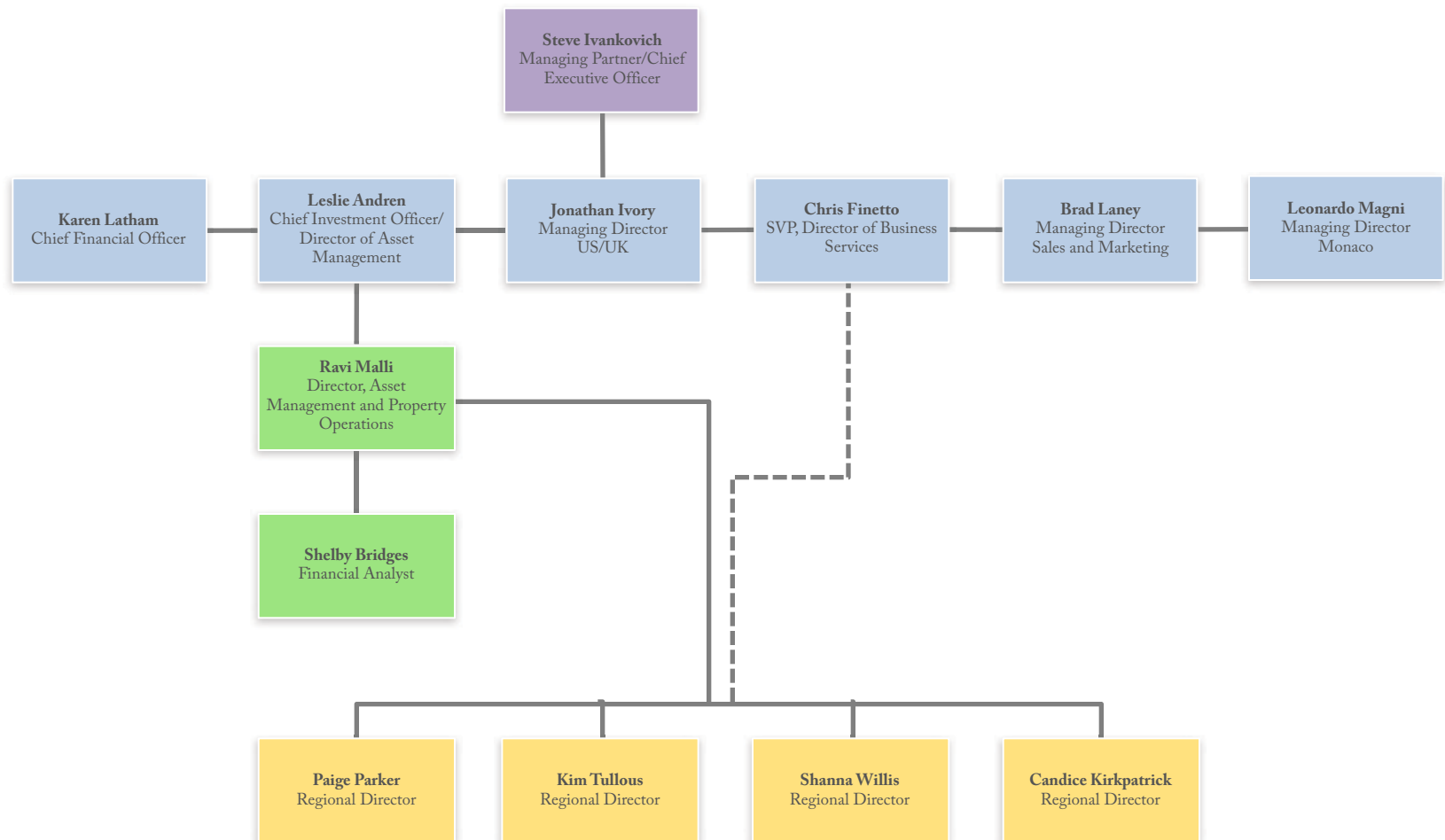
- Implement renovation and management plan (12-24 months)
- New employee evaluation and training
- Manage according to business plan, implement asset management oversight
- Capital event to realize investment profit via planned exit strategy

Management & Corporate Governance

- Atlas integrates all our team members in the process of underwriting, acquiring and managing its investments
- **We have a corporate culture where all team members TAKE OWNERSHIP in the assets in which we invest and they manage, from maintenance personnel to senior vice presidents**
- Atlas never outsources management or engages in third party management
- Construction management is in-house and coordinated with the property management team to make intelligent and efficient renovation decisions with minimal disruption to residents
- **Executive Committee:**
Oversees organizational issues of business. Creates and oversees execution of overall company business plan and investment strategy
- **Management Committee:**
Responsible for management policies, best practices, procedures and compliance. Provides forum for portfolio level staff to present issues to senior management and board of directors
- **Investment Committee:**
Provides forum for the investment and asset management groups to make recommendations of specific asset dispositions, acquisitions, and financing for board approval



Atlas Organizational Chart



Owner & Management History

Since 1992

Property Name	City	State	Units
Anderson Springs	Austin	TX	325
Apache Springs	Houston	TX	296
Appletree	Ypsilanti	MI	382
Arrowood	Arlington	TX	336
Arrowtree	Okemos	MI	114
Ashland Hills	Nashville	TN	403
Ashton Park	Houston	TX	720
Aspen Village	Indianapolis	IN	220
Audubon Park	Mesquite	TX	260
Autumn Ridge	Greensboro	NC	276
Avalon Bay	Baytown	TX	220
Bavaria	Nashville	TN	212
Baywatch Pointe	Virginia Beach	VA	160
Beacon Hill	Houston	TX	121
Bellevue Heights	Nashville	TN	225
Bent Creek	McKinney	TX	200
Braeburn Colony	Houston	TX	275
Brandon Walk	Garland	TX	194
Breckinridge	Greenville	SC	236
Broadmead	Houston	TX	235
Brookhaven	Macon	GA	104
Cambridge Court	Houston	TX	226
Cambridge Place	Houston	TX	336
Canyon Creek Village	Phoenix	AZ	440
Carrington Court	Houston	TX	111
Carrington Manor	Memphis	TN	253
Cedar Glen	Dallas	TX	218
Cedar Trace	Tampa	FL	176
Cedar Trail	Kalamazoo	MI	176
Cedarbrook	Dallas	TX	200
Chalfonte	Houston	TX	86
Chateau Knoll	Bettendorf	IA	396
Chelsea Park	Norcross	GA	376
Chesapeake	Dallas	TX	128
Churchill Crossing	Mesquite	TX	344
Clearbrook Village	Memphis	TN	176

Property Name	City	State	Units
Clovertree	Flint	MI	252
Colony of Stone Mountain	Stone Mountain	GA	404
Commerce Park	Houston	TX	354
Copper Cove	Houston	TX	270
Country Club	Anderson	SC	180
County Green	Lynchburg	VA	180
Country House	Grand Oak Drive	MI	284
Country Walk	Columbia	SC	200
Countryside	Palatine	IL	719
Cove	Houston	TX	308
Coventry Park	Houston	TX	128
Covington Crossing	Memphis	TN	231
Crane's Landing	Orlando	FL	252
Creekside	Ft. Worth	TX	164
Creekwood	Irving	TX	232
Crescent Square	Marietta	GA	360
Crossroads	Columbia	SC	622
Crystal Bay	Webster	TX	320
Cypress Springs	Ft. Worth	TX	325
Deerbrook Forest	Humble	TX	152
Deering Manor	Richmond	VA	168
Driscoll Place	Houston	TX	488
Eagle's Point	Ft. Worth	TX	240
Elm Creek	Kingwood	TX	168
Enclave @ Valley Ranch	Irving	TX	264
Enclave at Cityview	Ft. Worth	TX	416
Estrada Place	Irving	TX	160
Fairway on the Park	Haltom City	TX	402
Falls on Clearwood	Richardson	TX	236
Forest Creek	Largo	FL	104
Forum Plaza	Houston	TX	216
Foxboro	Houston	TX	220
Foxcroft	Tampa	FL	192
Foxfire Amarillo	Amarillo	TX	328
Foxfire Dallas	Dallas	TX	310
Franklin Park	Southfield	MI	1135

Property Name	City	State	Units
Gaslight Square	Peoria	IL	250
Glen Arbor	Irving	TX	320
Goldentree	Portage	MI	180
Grand Oaks	Charlotte	NC	243
Greenwich Park	N. Miami	FL	402
Hampton Bay	Lewisville	TX	256
Hampton Court	Alexandria	VA	308
Hampton Forest	Greenville	SC	130
Hanover Landing	Greenville	SC	130
Harbour Town	Nashville	TN	185
Heritage Place	McKinney	TX	200
Hidden Oaks	Albany	GA	240
High Ridge	Dallas	TX	360
Hilltop	N. Richland Hills	TX	238
Holly Ridge	Arlington	TX	290
Holly Tree	Waldorf	MD	144
Hunter's Bay	Forest Park	GA	601
Hunter's Chase	Houston	TX	328
Hunter's Glen	Plano	TX	276
Indian Hills	Anniston	AL	140
Indigo Falls	Houston	TX	1066
Island Breeze	Ft. Myers	FL	200
Knollwood I & II	Hazelwood	MO	608
Lake of the Woods	College Park	GA	216
Lakewood Lodge	Indianapolis	IN	454
MacArthur Park	Irving	TX	276
MacKenzie Pointe	Austin	TX	348
Majestic Heights	Las Vegas	NV	240
Maple Run I	Charlotte	NC	103
Maple Run II	Charlotte	NC	207
Magnolia Run	Greenville	SC	212
Meadowchase	Houston	TX	282
Memorial Club	Houston	TX	356
Milestone	Germantown	MD	576
Mulberry Lane	Midland	MI	264
Newport Landing	Glendale	AZ	481

Owner & Management History

Since 1992

Property Name	City	State	Units
Normandy Woods	Houston	TX	268
Northcrest	Warner Robins	GA	112
Oakdale Villas	Warner Robins	GA	104
Off Broadway	Mesa	AZ	320
Orange Orlando	Orlando	FL	165
Osprey Landing	Wilmington	NC	176
Oxford on Greenridge	Houston	TX	405
Paces Arbor	Raleigh	NC	101
Paces Forest	Raleigh	NC	117
Palisades	Brandon	FL	125
Palm Grove	Tampa	FL	244
Park at Lakewood	Richmond	VA	516
Park at Lakewood II	Richmond	VA	204
Park on Rosemeade	Dallas	TX	252
Park Place @ Turtle Run	Coral Springs	FL	350
Park Pointe North	Chamblee	GA	770
Park Ridge	Phoenix	AZ	168
Peachtree	Clinton Township	MI	306
Peachtree Place	Columbia	SC	240
Pecan Crossing	DeSoto	TX	236
Pine Forest Park	Houston	TX	200
Pineforest Place	Houston	TX	144
Pines of Edgewood	Portsmouth	VA	192
Pinnacle West	Albany	GA	252
Preston Valley	Dallas	TX	310
Polo Club	Greenville	SC	359
Rambletree Glen	Ellyn	IL	264
Ravenwood Hills	Columbia	SC	112
Regency Park	Ft. Myers	FL	240
Remington Oaks	Ft. Worth	TX	580
River Road Terrace	Ettrick	VA	128
Robin Oaks	Midland	MI	132
Rollingwood	Richmond	VA	278
Rutland Ridge	Greenville	SC	152
Sage Hollow	Houston	TX	252
Sage Pointe	Dallas	TX	486

Property Name	City	State	Units
Sailboat Bay	Charlotte	NC	358
San Marin	Tampa	FL	193
Sandridge	Pasadena	TX	504
Savannah West	Augusta	GA	456
Savoy Manor	Houston	TX	192
Saybrooke	Gaithersburg	MD	252
Scenicree	Palos Hills	IL	448
Scottsdale Greens	Scottsdale	AZ	644
Seven Gables	Richmond	VA	1184
Seven Oaks	Peoria	IL	312
Shadow Creek	N. Richland Hills	TX	240
Shadowbluff	Nashville	TN	220
Somerset I & II	Houston	TX	516
Somerset Place	Houston	TX	190
Sonterra	Las Vegas	NV	350
Southpoint	Houston	TX	244
St. Andrews	Columbia	SC	224
Steeplechase	Alvin	TX	171
Sterling Point	Houston	TX	921
Sterling Point II	Houston	TX	258
Stillwater	Glendale	AZ	516
Stone Ridge	Mesquite	TX	383
Stonegate	Glendale Heights	IL	1156
Stonehedge	Evansville	IN	251
Sugartree	Mt Morris	MI	174
Summer's Point	Glendale	AZ	164
Summerwood	Merrillville	IN	628
Summit House	Indianapolis	IN	167
Sunrise Heights	Middleton	WI	192
Surrey Oaks	Irving	TX	248
Surrey Oaks II	Irving	TX	160
Tanglebrook	Houston	TX	127
Taylor's Crossing	Louisville	KY	384
The Aberdeen	Houston	TX	656
The Broadmoor	Houston	TX	235
The Cascades	W. Palm Beach	FL	316

Property Name	City	State	Units
The Club at Eagles Pointe	Columbus	OH	759
The Corners	DeSoto	TX	85
The Equestrian	Scottsdale	AZ	202
The Gardens	Houston	TX	246
The Harbour	Beaumont	TX	232
The Hollows	Raleigh	NC	176
The Palms	Davie	FL	340
The Park	Columbia	SC	292
The Pinnacle	Lewisville	TX	150
The Place @ Greentrails	Katy	TX	275
The Savoy	Ft. Worth	TX	152
The Terrace	Elk Grove	IL	427
The Venetian at Capri	Venice	FL	180
The Verandahs	Montgomery Village	MD	186
Tiburon	Dallas	TX	362
Timbercreek TX	Dallas	TX	1083
Timbercreek VA	Richmond	VA	160
Toscana Villas	Las Vegas	NV	270
Trailwood Village	Kingwood	TX	177
Twin Rivers	Hopewell	VA	149
Wallingford	Houston	TX	462
Waterford	Corpus Christi	TX	580
Waterford Pointe	Memphis	TN	600
Wellington	West Des Moines	IL	420
Wellston Ridge	Warner Robins	GA	120
Westchase Ranch	Houston	TX	776
West Eagle Greens	Augusta	GA	165
Westwood Village	Irving	TX	320
Whisper Creek I	Dallas	TX	306
Whisper Creek II	Dallas	TX	248
Wildwood Village	Indianapolis	IN	324
Willow Pointe	Anderson	SC	136
Willows on Rosemeade	Dallas	TX	236
Wimbledon Chase	Wilmington	NC	192
Wind Lake	Greensboro	NC	299
Windlake II	Greensboro	NC	276

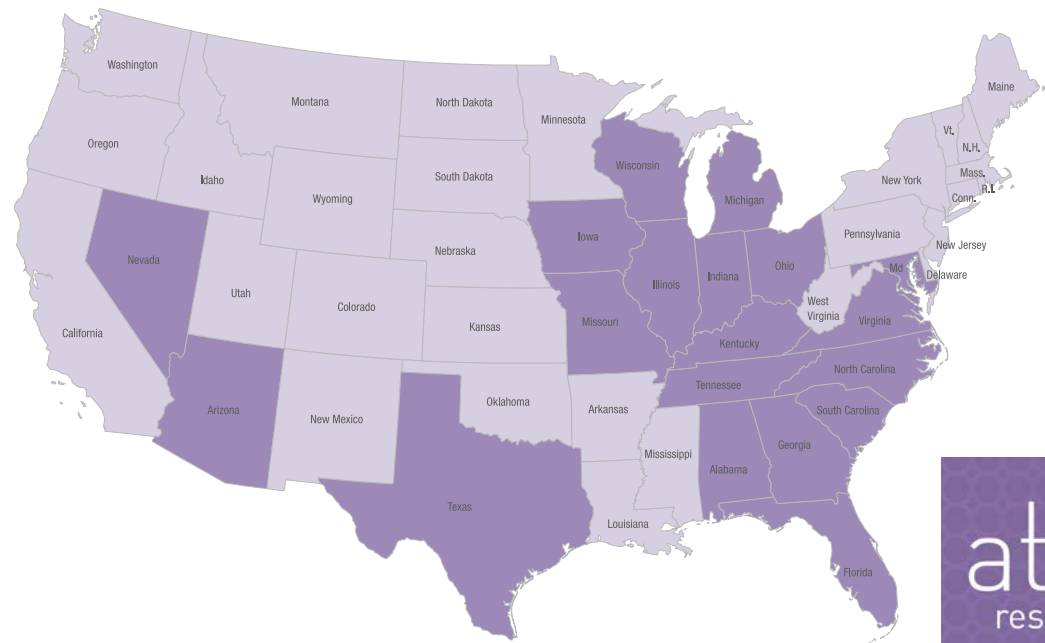
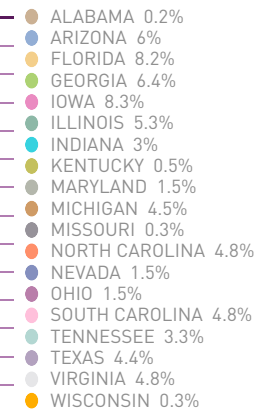
Owner & Management History

Since 1992

Property Name	City	State	Units
Windsor Court	Lewisville	TX	280
Windsor Harbor	Charlotte	NC	200
Wolf Creek	Houston	TX	232
Woodbine	Palm Beach Gdns	FL	408
Woodbrook	Indianapolis	IN	196
Wooded Creek	DeSoto	TX	196
Woodland Meadows	Tamarac	FL	296
Woods at Lakeshore	Carrollton	TX	128
Woodscape	Houston	TX	544
Woodsfield	Fairfield	OH	392
Caribbean Isle	Kissimmee	FL	448
Coulter Landing	Amarillo	TX	144
Forest Park	Oakland Park	FL	188
Warwick	Abilene	TX	152
Wind Tree	Amarillo	TX	276
Alexander Gardens	Las Vegas	NV	480
Grand Oaks at the Lake	W. Melbourne	FL	300
Malabar Lakes	Palm Bay	FL	112
Park Village	Melbourne	FL	892
Edgewater	Lake Jackson	TX	228
3737 Hillcroft	Houston	TX	381
Wilshire Park	Houston	TX	184
Whisper Hollow	Austin	TX	220
Highpoint Village	Austin	TX	168
Brandemere Apartments	Winston Salem	NC	356
Laurel Park	Riverdale	GA	387
Greenbryre	Charlotte	NC	174
Season's Chase	Greensboro	NC	225
Pehlham Ridge	Greenville	SC	184
The Retreat	Lithonia	GA	276
Windswept	Houston	TX	841
Oxford on Greenridge	Houston	TX	405
Lakes of 610	Houston	TX	276
The Cove	Houston	TX	308
The Preserve at Manatee Bay	Tampa	FL	152
Berkshires at Winter Park	Orlando	FL	432
Berkshires on Nesbit Ferry	Atlanta	GA	284
Berkshires at Sweetwater Cr.	Atlanta	GA	156
Berkshires at Ashley River	Charleston	SC	200
Berkshires on St. Ives I	Charleston	SC	168
Berkshires on St. Ives II	Charleston	SC	200
Berkshires of Matthews	Charlotte	NC	100
Waterford Hills	Charlotte	NC	270
Edwards Mill	Raleigh	NC	220
Sedgefield	Winston	NC	144

Property Name	City	State	Units
Birchwood (in development)	Dallas	TX	240
Bridges on Kinsey	Tyler	TX	232
Paramount Terrace	Amarillo	TX	181
Dorado Ranch Apartments	Haslet	TX	224
The Legends of El Paso	El Paso	TX	240
Vistas of Pinnacle Park	Dallas	TX	332
Huntington Ridge	Desoto	TX	198
Longfellow Arms	Longview	TX	216
Mariposa Villas Apartments	Dallas	TX	216
River Oaks Apartments	Wylie	TX	180
Savoy of Garland	Garland	TX	144
Stonebridge at City Park	Houston	TX	240
Alexandria/Park Vue	Orlando	FL	672
Kensington	Greensboro	NC	128
Osprey Landing	Wilmington	NC	176
Berkshires at Pecan Grove	Wilmington	NC	224
Wimbledon Chase	Wilmington	NC	192
Total Units			81,673

Atlas' Historical Ownership Distribution By State



Sophisticated Management & Training

Atlas integrates several distinct services in our property management platform that distinguish us from our competitors and makes us a market leader in the operation and management of multi-family properties:

- Utilization of integrated web-based management & accounting systems, such as Realpage® and OneSite®
- Value-added resident deposit & insurance programs known as Smart Qualify™
- Utility management and online purchasing platform, such as OpsTechnology for seamless integration with suppliers and vendors
- Real-time accounting and payables systems allowing for exception cost control and budget adherence practices
- Utilization of Yieldstar™, a rent optimization program that allows property managers to make daily decisions on rental rate increases or concessions to maximize revenue and optimize occupancy



ALEXANDRIA AND PARC VUE



CROWNTREE LAKES

Current and Historical Capital Partners

The following is a list of current and past Atlas lenders and JV partners:

- Credit Suisse
- Macquairie Bank
- IIB (International Investment Bank)
- Lehman Brothers
- Deutsche Bank
- Nomura
- Union Bank of Switzerland (UBS)
- Eaton Vance Management
- Banker's Trust
- The Carpenter's Union Pension Fund
- Wachovia Securities
- GMAC
- Greystone
- Aegon
- Centerline
- Key Bank Capital Markets
- Kuwait Finance House
- HSH Nordbank
- HBOS
- Hamburg Trust
- Lloyd Fonds
- Guggenheim Partners
- Cantor Fitzgerald
- GPT Australia
- Babcock & Brown
- Jefferies Loan Core



Case Study

Portfolio 2, Orlando, FL

Transaction Highlights

- This portfolio, consisting of 1,024 units, located in Orlando, FL was acquired for \$155 million, October 2014, representing a going-in cap rate of 5.5%
- Atlas plans to spend \$4 million (\$3,900 per unit) in renovations which include update interior kitchens and baths, pool upgrades, replacement of carpet with wood vinyl flooring, upgrading appliances and enhancing resident amenities to increase resident retention
- A new management structure and enhanced operating systems (OpsTechnology, Smart Qualify™ and Yieldstar™) has been implemented
- Training of previous ownership's employees with Atlas management's methodologies
- Implement ancillary income and bulk cost savings programs
- Atlas plans to grow in place NOI by 5% in the first year and 6% in the second year primarily due to renovations and increased resident retention



CROWNTREE LAKES



ALEXANDRIA PARC VUE

Case Study

PropTx Portfolio, various locations throughout Texas

Transaction Highlights

- Atlas acquired this Class A - 2,403 / 11 property Texas portfolio in December 2013 for \$241 million at a going-in cap rate of 6.4% in an off-market transaction
- Assumed a \$144 million senior HUD debt package with a 35 year, fully amortizing, average 3.13% fixed rate
- Atlas funded the balance of the acquisition with a \$71 million mezzanine loan from Macquarie Bank and \$26 million from a Middle Eastern investment group
- In January 2014, Atlas commenced a \$3.8 million total interior/exterior upgrade program while implementing new ancillary income strategies and cost savings programs to create meaningful NOI growth
- Investment is forecasted to yield a 10% unleveraged cash return per year over the five year investment's hold period
- Upon sale, the investment is expected to generate an equity multiple of 2.8x and a 26%+ leveraged IRR



HUNTINGTON RIDGE



MARIPOSA

Case Study

HT1 Portfolio, Abilene & Amarillo, TX / Kissimmee & Oakland Park, FL

Transaction Highlights

- This Class B portfolio of five assets and 1,208 units was purchased in July, 2007 for \$93 million with a German joint venture partner using a cross collateralized CMBS debt structure
- The \$5 million renovation program was successfully completed in early 2009, with a focus on exterior and interior paint, kitchen and flooring upgrades, amenities and club house improvements
- A new management structure, enhanced operating systems (Ops Technology, SureDeposit®, YieldStar™), new employee training, ancillary income, bulk cost savings programs, and improved marketing strategies positioned the building to enhance its appeal to the local market demographic
- Value-add enhancements increased NOI in year one by 5.2% and has resulted in solid occupancy and stable cash flow for the investors since its acquisition



CARIBBEAN ISLE



DORADO RANCH

Contact

Atlas Residential Global HQ
55 East Monroe Street
Suite 2840
Chicago, IL 60603
USA
Tel: +1(855) 224-2220

Steven Ivankovich – Managing Partner/CEO
steven.ivankovich@atlasresidentialusa.com
+1 (312) 265.2934

Leslie Andren, Chief Investment Officer
leslie.andren@atlasresidentialusa.com
+1 (312) 265.2927

Karen Latham, Chief Financial Officer
karen.latham@atlasresidentialusa.com
+1 (312) 265.3729

Alliance Residential – Dallas
15301 Spectrum Drive
Suite 100
Dallas, TX 75001
USA
Tel: +1(855) 224-2220

Alliance Residential - UK
50 Jermyn Street
London SW1Y 6LX
United Kingdom
Tel: +44 (0) 2071 172810

Atlas Apartments SCI
29 Boulevard d'Italie
MC 98000 Monte Carlo
Principality of Monaco
Tel: +377 97 97 73 68

atlas
residential



e-mail: ig@igconsulting.net
website: www.igconsulting.net

WHO WE ARE

IG Consulting, Inc., an interdisciplinary consulting engineering firm, staffed by highly trained and licensed engineers, surveyors, and technical support staff, provides a range of civil engineering, land surveying, land planning and construction support services to private and public sector clients. The firm was incorporated in 1986 to serve the specialized requirements of federal, state, and municipal roadway network managers. The scope of services was later expanded to include civil engineering; site planning; support during the plan approval and development entitlement process; land surveying; and on-site construction consultation. The two corporate entities INFRACON, INC. and GEOCON, LTD., merged to establish IG Consulting, Inc. Our corporation allows us to streamline business operations, enhance our offering of professional services, and helps us to focus on innovative engineering solutions.

Additional in-house capabilities include expert court testimony, land development consulting, storm water management planning and design, water supply and distribution analysis, on-site wastewater treatment facility evaluation and design, and surveying with state-of-the-art technology. IG Consulting, Inc. has also participated in LEED certified projects and other projects that strive to meet sustainability standards while remaining cost effective.

COMPANY PHILOSOPHY

Our objectives are:

- achieving client satisfaction through skill in problem solving, economy in design, and timeliness of service;
- maintaining state-of-the-art communication and technology to save time and to increase efficiency;
- maintaining project leadership and client contact - a principal or senior project manager is assigned to lead each project and to maintain client contact on an ongoing basis. We encourage our clients to consult with us as early as possible in the project planning process. This involvement can facilitate timely review of maps, records, ordinances and documents, and identification of site constraints and potential pitfalls.

SCOPE OF SERVICES

CIVIL ENGINEERING

Our professional engineers and technical support staff are experienced in the broad realm of services required to take a project from inception through construction. We are able to assist our clients with the initial phase of site selection, feasibility, and regulatory evaluation; site planning, preliminary presentation for zoning and plan approval; final plan and plat preparation and entitlement submittals; coordination with municipal and agency reviewers to obtain various approval and permits to commence construction.

Specific services include:

- Plan reviews for code compliance
- Site evaluation, including regulatory review, availability and capabilities of infrastructure, and feasibility analysis
- Assembling and inventorying natural resources
- Preliminary engineering, including storm water planning, infrastructure extension and initial grading analysis
- Geometric layout
- Final design for drainage, detention, erosion control, roadways and other land improvement components
- Project specifications
- Plan approval and permit submittals
- Water distribution, water supply, and storage studies and design
- Waste water transport and treatment studies and design
- Water resources studies, including stream and detention analyses

SITE PLANNING

- Alternative land use evaluations
- Natural resource inventories
- Site and land planning
- Assistance during the preliminary plan approval process
- Presentation exhibits

LAND SURVEYING

Our professional land surveyors employ the latest technology on the job site and in the office. Our field crews utilize satellite-based Global Position System (GPS) land survey grade receivers and robotic total stations to provide the most precise surveys and locational data available. The same technology is used on construction sites to provide accurate layout in the shortest time possible.

Our survey department prepares ALTA/ACSM Land Title Surveys, Plats of Subdivision, Condominium Plats, Plats of Easement, Annexation Plats, topographical surveys, high-order benchmark studies; tree and wetland inventory surveys; and Plats of Survey on a regular basis in support of our clients' various requirements. Our work includes researching property history, reviewing title policies and abstracts, utility atlas maps, benchmarks records, deeds, easements and county records. We also provide construction layout staking and infrastructure verification including as-built record drawings.

We incorporate aerial digital photography and mapping into our surveys to provide useful color exhibits for presentations.

SELECTED LISTING OF CURRENT AND PAST PROJECTS

Residential Subdivisions and Planned Developments

Midlane Country Club Waukegan, IL	300 acre multi-phase 1200 residential unit development surrounding golf links, clubhouse and hotel. Services included land planning, site civil design, surveying, construction staking and entitlements.
Millbrook Pointe Wheeling, IL	Land surveying and civil engineering for a 4 acre, 60 unit townhome development
Legacy Club Highland Park, IL	Site planning, surveying, and civil engineering for a 130 unit residential community, including new golf holes, floodplain compensation, and wetland mitigation designs.
Oak Crossing Richmond, IL	Planning, surveying and engineering for an 80 ac mixed use residential, commercial and golf course development.
Wood Glen Lemont, IL	Site planning, land surveying, and civil engineering for an 30 acre 90 unit duplex townhome development. Services included entitlement, stormwater management and wetland mitigation.
Ashbury Woods Lemont, IL	Site planning, land surveying, and civil engineering for an 8 acre, 39 unit townhome development.
Eagle Point Niles, IL	Redevelopment of commercial property for a mixed use commercial/residential PUD, including 220 condominium units along the Des Plaines River.
Misty Creek Aurora, IL	A planned development comprising 136 single family homes sites and 171 townhomes. Services included planning, engineering and land surveying services.

Hawk Hollow
Bartlett, IL

An 11 acre, 72 unit planned townhome development adjacent to the Forest Preserve. Services included land planning, site civil engineering and land surveying.

Fitzgerald Subdivision
Huntley, IL

A 204 lot single family subdivision on rolling terrain. Services included land planning, civil engineering, and project approval and entitlement from the municipality and various agencies.

Salt Creek Development
Rolling Meadows, IL

Site design, land surveying, and civil engineering for a 5 acre residential condominium and commercial planned unit development. Services included entitlement and construction layout.

Various single family and
condominium projects

Site design, planning, civil engineering and land surveying for numerous developments in the Chicago metro area.

Commercial/Industrial

Oasis Business Park
Mettawa, IL

Planning, design and construction layout of a thirty acre business park. The plan includes wetland mitigation, stormwater basins, a fire protection supply and pump system, and potable water supply.

Zurich Towers
Schaumburg, IL

Civil engineering and coordination services for parking lot/deck expansion. Services included stormwater management.

Bedford Park Business Center 2
Bedford Park, IL

14.6 acre property with the construction of a 341,000 s.f. warehouse. Includes a 3.1 acre-foot surface detention basin, and parking for 150 cars. Provided stormwater detention, watermain extension and utilities for the site.

Exchange Auto Group
Highland Park, IL

Planning, design and construction layout of multiple dealership lots. Scope included subsurface stormwater detention and compensatory flood storage, wetland mitigation, coordination with IDOT regarding access to a state highway and resubdivision of the site.

Walnut Park Plaza
Bensenville, IL

1.5 acre shopping center. Underground detention facility including partial street improvements to adjacent Walnut Street.

Lexington Courte
Grayslake, IL

Site planning and engineering for a multi-building office and retail center.

Hotel, Senior Housing
Development,
Waukegan, IL

Planning, engineering and entitlement work for a proposed mixed-use residential/commercial development

Condominium
Highland Park, IL

Site Surveying, Civil Engineering for multi-family building including underground parking and stormwater detention.

Various free-standing commercial
sites

Site engineering design, permits and construction layout for retail commercial sites ranging from one to twenty acres in area.

Public Works and Other Public Sector Projects

Residential Planned Development Wonder Lake, IL	Evaluation and design for a waste water treatment plant and related components.
AMC Theaters South Barrington, IL	Consultation and design to expand potable water supply and stormwater management.
Northern Illinois Utilities, Inc. Wonder Lake, IL McHenry County Water Companies	Conducted study to provide potable water and storage facilities. Consultation and design for five water companies, including water treatment, storage and distribution design.
The Fields of Long Grove Long Grove, IL	Plan preparation and construction consultation for well, water system and wastewater improvements.
City of Highland Park, IL	Provide sewer and drainage inspections and consultations to control sewage backups and stormwater inflows.
Illinois Department of Natural Resources	Prepare ground control for USGS aerial quadrangle mapping at various locations in central Illinois.
Park District of Highland Park, IL	Prepare site reconnaissance and lakefront park improvement designs.

Institutional

Glen View Club
Golf, IL

Provided land surveying, civil engineering and construction management including survey layout for club expansion. Services included utility main upgrades, stormwater detention design, and bid selection.

Cancer Treatment Center
Zion, IL

Provide civil engineering and project consulting services for multi-room facility and parking lot.

Kildeer School District 96
Long Grove, IL

Prepared construction drawings for highway access improvements, including lift station and three miles of off-site force main.

Salem Baptist Church Campus
Chicago, IL

150,000 square foot worship and community center located on a 26.0 acre property on Chicago's southeast side. Provided land survey and civil engineering services. Tasks include boundary topography, design of stormwater detention alternatives, site grading, drainage, and coordination with City of Chicago agencies to obtain permit approvals.

Grayslake School District 46
Hainesville, IL

Prepared stormwater analysis, civil engineering and surveying for a 17 acre intermediate school.

Friendship Village
Schaumburg, IL

Prepared plans, assisted with entitlements, and provided site engineering and land surveying services for the redevelopment and expansion of a 822 room senior care campus.

Misericordia Heart of Mercy
Chicago, IL

Provided engineering consultation and design and land surveying regarding infrastructure reconstruction, stormwater management, and new development at a 36 acre campus for the care of children with disabilities.

Meadowridge Baptist Church,
Zion, IL

Site planning and civil engineering for church expansion. Services included wetland mitigation and storm water management design.

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, February 23, 2017.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A) Docket No. SCBA 17-7
Dundee Hot Dogs
849 W. Dundee Road
Appearance Approval of a Wall Sign
- B) Docket No. SCBA 17-8
Metro PCS
739 W. Dundee Road
Appearance Approval of a Wall Sign
- C) Docket No. SCBA 17-9
Far Out
840 Wheeling Road
Appearance Approval of a Wall Sign
- D) Docket No. SCBA 17-10
Creaney Lots
500 S. Wheeling Road
Appearance Approval of a Development Sign

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

Approve Docket No. SCBA 17-7 to permit installation of the wall sign in accordance with the sign drawings submitted February 9, 2017 by Rainbow Signs, on behalf of Dundee Hot Dogs located at 849 W. Dundee Road, Wheeling, Illinois;

Approve Docket No. SCBA 17-8 to permit the installation of a business identification wall sign in accordance with the sign drawings submitted February 13, 2017 by Excel Sign, on behalf of Metro PCS, located at 739 W. Dundee Road, Wheeling, Illinois

Approve Docket No. SCBA 17-9 to permit installation of the wall sign in accordance with the sign drawings submitted February 14, 2017 by Signs of Distinction, on behalf of Far Out located at 840 Wheeling Road, Wheeling, Illinois.

Approve SCBA 16-18, granting appearance approval for a development sign as indicated in the sign plans submitted February 14, 2017, by Dan Creaney, for 500 Wolf Road, Wheeling, Illinois.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Chairman Ruffatto questioned how long a development sign could be displayed. Ms. Jones stated it could be displayed for one year. She confirmed Staff monitored it.

7. ITEMS FOR REVIEW

- A)** Docket No. SCBA 17-6
La Baguette
20 W. Dundee Road
Appearance Approval of a Wall Sign

Mr. Lopez, Manager of La Baguette Bakery was present.

Mr. Lopez explained the proposed wall sign was a channel letter sign. They currently do not have a sign. They want a sign in order to grow their business.

In reply to Chairman Ruffatto's question, Mr. Lopez confirmed the "Bakery" sign was purchased on-line.

Commissioner Johnson preferred to see a sign with the business name instead of just the word "bakery". He questioned if the raceway would be painted to match the front of the building. He thought it was black according to the picture. Mr. Lopez stated it was brown but agreed to paint it.

Commissioner Blinova agreed that she would prefer the business name on the sign.

Commissioner Zangara also agreed but questioned if the business name was displayed on the window. Mr. Lopez confirmed the business name was not displayed on the window. Commissioner Zangara questioned if the shopping center had a tenant sign. Ms. Jones confirmed there was no tenant sign for the center. Commissioner Zangara preferred to see the business name but agreed to leave it up to a consensus.

Commissioner Issakoo questioned why they chose not to use the name of the business. He felt it would be better to have the business name displayed. He agreed to defer to the Commission.

Commissioner Dorband preferred using the name. She referred to the picture and questioned if their name was already displayed in the window. Mr. Lopez explained the signage in the window was advertising cakes and bakery and not their business name. Commissioner Dorband questioned if they were going to replace the existing signage in the window with their business name. Mr. Lopez confirmed they were removing the window signage and would not replace it.

Commissioner Dorband questioned why the petitioner did not want to display their company name. She expressed concern it could be difficult for someone to find the business without displaying their company name. Mr. Lopez's companion explained the reason was due to financial issues. Commissioner Dorband expressed concern if someone had the business name they were looking for then it might be difficult to find the business with just "bakery" on the sign. She expressed concern for their success and wants to make sure customers could recognize them.

In reply to Chairman Ruffatto's question, Mr. Lopez stated they had been opened for one and a half years. Chairman Ruffatto understood the expense but explained it was an advertising expense. He explained the center was probably part of an old sign district that was abandoned for lack of creativity. The Commission wants something creative. He suggested adding a tagline with the business name.

Commissioner Dorband suggested professionally stenciling the business name on the front window if money was an issue. She thought it would be good advertising. Ms. Jones explained it could be a suggestion since permits were not issued for window signs so it wouldn't be monitored. Chairman Ruffatto explained they would make it a condition in order for them to use the "Bakery" sign.

Chairman Ruffatto questioned if the petitioner would be agreeable to paint the business name on the window. Mr. Lopez was in agreement.

Commissioner Issakoo agrees it's a good alternative solution and considering the finances he was agreeable but questioned if it would set a precedent. Ms. Milluzzi noted that the Code did not require them to use the name of the business. Chairman Ruffatto didn't think it would set a precedent and felt each petition should be treated individually. He felt having the business name professionally painted on the window would be a good alternative.

Commissioner Dorband felt even though having the business name wasn't a Code requirement, the Commission always encouraged it.

Chairman Ruffatto took a poll regarding painting the business name on the window professionally.

Commissioner Johnson – In agreement - He mentioned the attorney next door painted his name on the window.

Commissioner Blinova – In agreement

Commissioner Dorband – In agreement

Commissioner Issakoo – In agreement

Commissioner Zangara – In agreement

The entire Commission present was in agreement to having the business name professionally stenciled on the window. Chairman Ruffatto noted it would be a condition for putting up the sign. He explained the business name painted in the window would need to be done in order for the proposed sign to be used.

Chairman Ruffatto referred to two additional conditions regarding having the raceway painted to match the wall and the wall repaired if needed. Mr. Lopez was in agreement.

In reply to Commissioner Dorband's question, Commissioner Johnson confirmed the address was located above the door.

Ms. Jones reviewed the proposed conditions:

- That the raceway be painted to match the faced;
- That the façade shall be repaired; and
- That the business name shall be stenciled on the window.

Chairman Ruffatto questioned if the picture provided was current. Ms. Jones confirmed it was current. Chairman Ruffatto questioned the paper sign with the name Monse's located above "Bakery". Mr. Lopez explained they were currently in the process of selling the bakery. The new name will be Monse's. The current owner is in agreement with using the new bakery name.

Commissioner Johnson liked the logo of the new name. The Commission agreed.

Commissioner Dorband was confused with which name they would use. She suggested having the business name printed on canvas and hung inside the window. Commissioner Issakoo was in agreement. Commissioner Dorband questioned if the business had an agreement between owners to use the new name. Mr. Lopez's companion confirmed there was an agreement. Commissioner Dorband questioned if they could recreate the sign on canvas with the new name and hang it in front of the glass so they could wash the windows. The current sign is paper. Commissioner Johnson explained the sign company would use vinyl lettering and it wouldn't interfere with washing the windows. Chairman Ruffatto would prefer the name on the glass.

Chairman Ruffatto took a poll regarding putting the name on the glass or on canvass.

Commissioner Zangara – on glass because of the blinds

Commissioner Issakoo – stenciling on the glass

Commissioner Dorband – canvas gives an option for the height

Commissioner Blinova – on glass

Commissioner Johnson – on glass

Chairman Ruffatto – on glass

The consensus of the Commission present was for the new business name to be stenciled on the glass.

Commissioner Johnson moved, seconded by Commissioner Zangara to approve Docket No. SCBA 17-6 to permit installation of the wall sign in accordance with the sign drawings (4 sheets) submitted January 20, 2017 by La Baguette located at 20 W. Dundee Road, Wheeling, Illinois;

And subject to the following conditions of approval:

1. That the raceway be painted to match the façade;
2. That the façade shall be repaired; and
3. That the business name shall be stenciled on the window.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Issakoo, Johnson, Ruffatto, Zangara

NAYS: None

ABSENT: Commissioner Powers

PRESENT: None

ABSTAIN: None

There being six affirmative votes, the motion was approved.

- B)** Docket Nos. 2016-24A&B and PC 16-18 (to be continued without discussion)
 Parking Lot
 300 S. Milwaukee Avenue
 (2016-24A) Variation from Title 19, Zoning, Related to Parking Setback
 (2016-24B) Variation from Title 19, Zoning, Related to Screening

(PC 16-18) Site Plan and Appearance Approval of a Parking Lot

Commissioner Johnson moved, seconded by Commissioner Issakoo to continue Docket No. 2016-24 & PC 16-18 to April 13, 2017.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Issakoo, Johnson, Ruffatto, Zangara

NAYS: None

ABSENT: Commissioner Powers

PRESENT: None

ABSTAIN: None

There being six affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES – [January 26, 2017](#) (includes partial findings for Docket No. 2016-24A&B),

Commissioner Dorband moved, seconded by Commissioner Johnson to approve the minutes dated January 26, 2017. The motion was approved by a voice vote.

9. OTHER BUSINESS

Ms. Jones provided information regarding a new project at Mark Twain Elementary School. The School District and Park District were working together and have obtained a grant through the federal government for upgraded playground equipment. They are not required to go through the Plan Commission's review process because they were just replacing an existing play area with new play features. Pictures were provided. There will be a garden area where they hope the children can participate in the planting. The playground is ADA accessible for all age groups. The Park District and School District are very proud and excited about the project. They hope to have it up by early summer.

Commissioner Dorband referred to a new nail salon on Dundee Road and questioned if it had received approval from the Plan Commission. Ms. Jones confirmed it was approved at the end of last year.

Commissioner Dorband suggested having another tour of the Village for the Plan Commission. She referred to the last tour with the Fire Department and felt it would be helpful to see the difficulties the fire trucks have maneuvering within the different projects. She felt it would be a good review to see what was done well. Chairman Ruffatto suggested doing it in the summer when there was a lot of daylight.

Commissioner Issakoo announced he would not be present at the next meeting.

Chairman Ruffatto mentioned there would only be four Commissioners present at the next

meeting. He would not be attending along with Commissioners Powers and Issakoo. He explained that four was the absolute minimum for a public hearing so he asked the Commission to notify Ms. Jones as early as possible if they couldn't attend. The meeting would need to be canceled.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Johnson to adjourn the meeting at 7:10 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

Paul Zangara, Secretary Pro Tem
Wheeling Plan Commission

**DISTRIBUTED TO THE COMMISSION 3.03.2017
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