

**WHEELING PLAN COMMISSION
THURSDAY, MARCH 23, 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**

REVISED MARCH 21, 2017

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

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. CHANGES TO THE AGENDA**
- 5. CITIZEN CONCERNS AND COMMENTS**
- 6. CONSENT ITEMS**
 - A) [Docket No. SCBA 17-11](#)
Domino's
12 W. Dundee Road
Appearance Approval of a Wall Sign
 - B) [Docket No. SCBA 17-13](#)
Prime Storage
2500 E. Hintz Road
Appearance Approval of a Freestanding Sign
 - C) [Docket No. SCBA 17-15](#)
Shadow Bend
175 Shadowbend Drive
Appearance Approval of Subdivision Signs
- 7. ITEMS FOR REVIEW**
 - A) [Docket No. PC 17-4](#)
Korean Cultural Center of Chicago
9930 Capitol Drive
Minor Site Plan and Appearance Approval of a Decorative Wall
 - B) [Docket No. PC 17-3](#)
Wheeling Town Center Development
351 W. Dundee Road
Approval of Final Plat of Subdivision
- 8. APPROVAL OF MINUTES – [March 9, 2017](#) (includes findings of fact for Docket No. 2017-1 and Docket No. 2017-2A&B)**

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.**

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

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

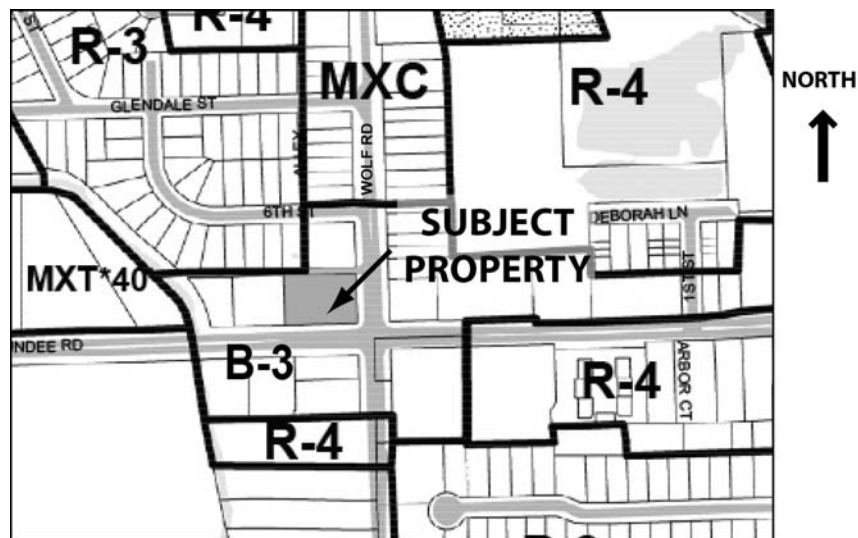
RE: **Docket No. SCBA 17-11**
Domino's
12 W. Dundee Road
Appearance Approval of a Wall Sign

DATE OF REPORT: March 15, 2017

DATE OF MEETING: March 23, 2017

PROJECT OVERVIEW: The petitioner is seeking appearance approval for a wall sign for an existing carry-out restaurant.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Doyle Signs
<u>Property Owner:</u>	Gust Tourlis
<u>Common Property Address:</u>	12 W. Dundee Road
<u>Common Location:</u>	Located at the northwest intersection of Dundee Road and Wolf Road within the Center Plaza Shopping Center.
<u>Existing Use of Property:</u>	Commercial
<u>Existing Property Zoning:</u>	B-3 General Commercial and Office District

Previous Zoning Action at Subject Unit:

2004-24A Ord. No. 3902, passed 9/20/2004, granted special use-site plan approval of a carry-out restaurant.
2004-24B Ord. No. 3903, passed 9/20/2004, granted a zoning variation to reduce the amount of required parking.

PROJECT DESCRIPTION

The petitioner is requesting appearance approval to install a new business identification wall sign for an existing carry-out restaurant.

SIGNAGE PLAN REVIEW

Sign Location: The proposed business identification sign will be located on the front façade, facing south to Dundee Road.

Sign Type and Size: An internally illuminated channel letter sign on a raceway is proposed. The proposed sign is a total of 19.8 sq. ft. in size. The sign includes the business name in stylized blue letters and the blue, red and white logo. The store has a frontage of 17 feet. Each storefront is allowed a wall sign with a minimum of 20 sq. ft. Furthermore, the proposed sign design includes a graphic element, which qualifies the sign for a 50 percent size bonus. Therefore, the proposed sign meets the size requirements of the Sign Code.

STAFF REVIEW

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

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

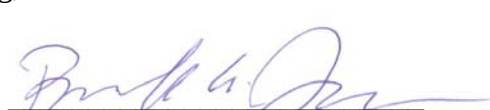
PROPOSED MOTION

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

Approve Docket No. SCBA 17-11 to permit the installation of a business identification wall sign in accordance with the sign drawings submitted March 3, 2017 by Doyle Signs, on behalf of Domino's, located at 12 W. Dundee Road, Wheeling, Illinois



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachments: [Photo of existing conditions](#)

[Wall sign plans \(2 sheets\)](#)

Domino's – 12 W. Dundee Road
Docket No. SCBA 17-11 (Appearance Approval of a Wall Sign)
Plan Commission Meeting – March 23, 2017



Existing conditions of store front – looking north



EXISTING
~1'-6" x 8'-6"



PROPOSED

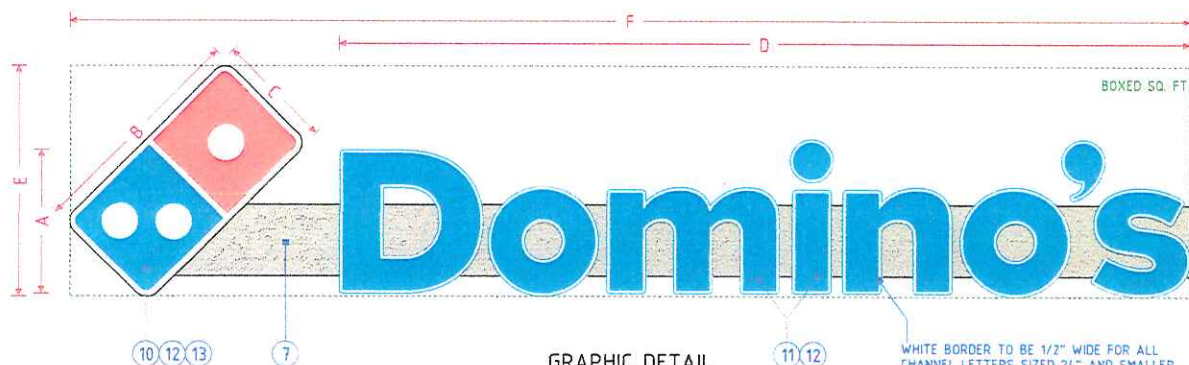


GRAPHIC DETAIL
SCALE: 3/8" = 1'-0"

Exhibit received March 3, 2017

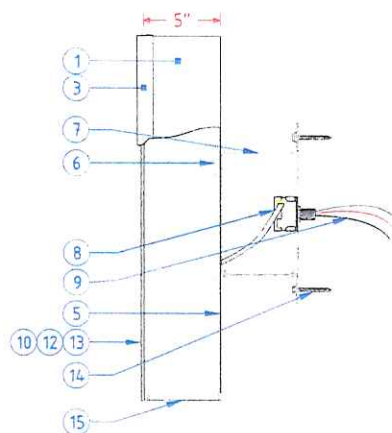
NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: DOMINO'S	Date: 03/01/16	Prepared By: EBD	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	persona SIGNS LIGHTING IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 - www.personasigns.com
Location: WHEELING, IL	File Name: 144579 - WHEELING, IL - SIGN PACKAGE	Eng: -			

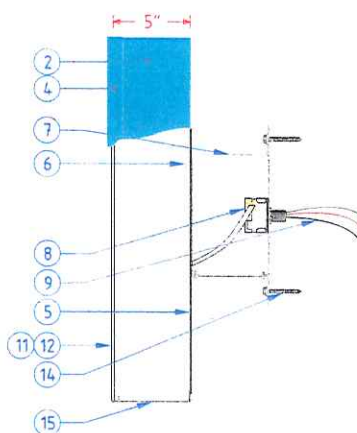


GRAPHIC DETAIL
NOT TO SCALE

WHITE BORDER TO BE 1/2" WIDE FOR ALL
CHANNEL LETTERS SIZED 24" AND SMALLER.
WHITE BORDER TO BE 1" WIDE FOR ALL
CHANNEL LETTERS LARGER THAN 24".



LOGO DETAIL
NOT TO SCALE



LETTER DETAIL
NOT TO SCALE

DOMINO'S BLUE-FACED IN-LINE RACEWAY CHANNEL LETTER SPECIFICATIONS	
NO.	PART/DESCRIPTION
1	.040" X 5" PRE-FINISHED WHITE ALUMINUM RETURNS
2	.040" X 5" PRE-FINISHED BLUE ALUMINUM RETURNS
3	1" WHITE TRIM CAP
4	1" TRIM CAP PAINTED TO MATCH PANTONE® 307 C BLUE
5	.063" ALUMINUM BACK
6	WHITE LED'S AS REQUIRED
7	ALUMINUM RACEWAY PAINTED TO MATCH BUILDING BACKGROUND COLOR
8	LED POWER SUPPLIES AS REQUIRED
9	ELECTRICAL OUT PROVISION: THRU BACK, CENTER OF RACEWAY
10	3/16" 7328 WHITE ACRYLIC FACE
11	1/8" 2447 WHITE ACRYLIC FACE
12	3M 3730-127L INTENSE BLUE TRANSLUCENT FILM (1ST SURFACE)
13	3M 3730-33L RED TRANSLUCENT FILM (1ST SURFACE)
14	MOUNTING HARDWARE AS REQUIRED BY SITE CONDITIONS
15	DRAIN HOLES AS REQUIRED.

NOTES:

- U.L. LISTED
- LOGOS AND CHANNEL LETTERS TO USE 120 VOLT STANDARD POWER.
- LOGO AND CHANNEL LETTER INTERIORS TO BE PAINTED REFLECTIVE WHITE
- RACEWAY EXTERIOR TO BE PAINTED TO MATCH BUILDING COLOR.

DOMINO'S BLUE-FACED IN-LINE RACEWAY CHANNEL LETTER SIZE SPECIFICATIONS								
LETTER "D" HEIGHT	LOGO HEIGHT	LOGO LENGTH	COPY LENGTH	OVERALL HEIGHT	OVERALL LENGTH	AMP LOAD	BOXED SQUARE FOOTAGE	ACTUAL SQUARE FOOTAGE
A	B	C	D	E	F			
16"	2'-1 1/16"	1'-0 7/8"	7'-9 9/16"	2'-1 9/16"	10'-3 1/4"	0.65	21.86	8.16
18"	2'-4 3/16"	1'-2 1/2"	8'-9 5/16"	2'-4 3/4"	11'-6 11/16"	0.65	27.67	10.33
20"	2'-7 3/8"	1'-4 1/8"	9'-9"	2'-7 15/16"	12'-10 1/16"	0.65	34.16	12.75
24"	3'-1 5/8"	1'-7 3/8"	11'-8 3/8"	3'-2 5/16"	15'-4 7/8"	0.65	49.19	18.36
30"	3'-11"	2'-0 3/16"	14'-7 1/2"	3'-11 7/8"	19'-3 1/8"	0.65	76.86	28.69

Exhibit received March 3, 2017

Customer: **DOMINO'S PIZZA**

Date: **03/23/16**

Prepared By: **RA/RS/RA**

NOTE: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

Item Number: **DPI-16CLLEDRWILBL16-S
DPI-18CLLEDRWILBL16-S
DPI-20CLLEDRWILBL16-S
DPI-24CLLEDRWILBL16-S
DPI-30CLLEDRWILBL16-S**

File Name: **DOMINO'S BLUE IN-LINE RACEWAY CHANNEL LETTERS**

Revision: **3**

persona
SIGNS | LIGHTING | IMAGE

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PO Box 210
Watertown, SD 57201-0210
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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

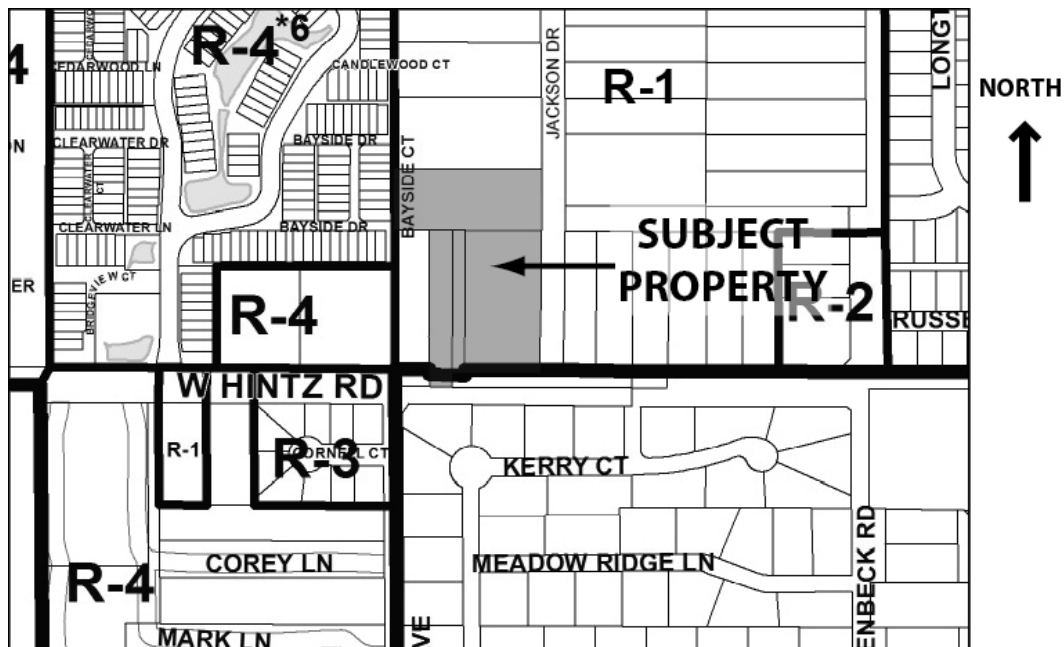
REPORT DATE: March 17, 2017

MEETING DATE: March 23, 2017

SUBJECT: Docket No. SCBA 17-13
Prime Storage
2500 E. Hintz Road
Appearance Approval of a Freestanding Sign

PROJECT OVERVIEW: The petitioner is requesting appearance approval to replace the sign panels of an existing freestanding sign for a new business.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant Name: Bright Light Sign

Property Owner Name: Prime Storage

<u>Common Property Address:</u>	2500 E. Hintz Rd. and 2730 Jackson Dr.
<u>Common Location:</u>	Located at the northwest corner of Hintz Road and Jackson Drive.
<u>Neighboring Property Land Use(s):</u>	North: Vacant land / single-family residential West: Commercial/Single-family residential South: Single-family residential East: Multi-family residential
<u>Comprehensive Plan Designation:</u>	Single-family residential
<u>Property size:</u>	4.11 acres (total)
<u>Existing Property Zoning:</u>	R-1 Single-Family Residential
<u>Previous Relevant Zoning Action on Property:</u>	
2006-14	Ord. No. 4085, passed May 22, 2006, granting sign setback variation

DESCRIPTION OF PROPOSAL

Prime Storage is the new self-storage business occupying the former Space Self Storage facility.

The petitioner is proposing to reface the existing double-sided pole sign. The property was granted a sign variation in 2006 to allow the existing, pole sign to be reused with its nonconforming setback (0-foot setback). The variation (Ordinance No. 4085) was granted subject to the condition that the landscaping is maintained per the landscape plan submitted 3.30.2006 (see attachment).

A new landscape plan was not submitted for review. However, based upon the condition in the sign variation ordinance, they should continue to maintain the previously approved landscape plan from 2006.

SIGN REVIEW

Sign Location: The sign is existing. It has a setback variation to allow the zero foot setback.

Sign Type and Size: There is no change to the existing sign pole or cabinet, except that it will be painted blue to match the sign. The cabinet is double-sided and ten feet by six feet in size (60 square feet). The proposed sign panels display the business name, logo, phone number, web address, and tag line. The sign colors are green, blue and white.

Landscaping: The landscape plan approved per Ordinance No. 4085 is provided. It indicates two mature evergreen trees, low juniper, and perennials (geranium, daffodils, and tulips). Based upon the image taken on March 16th, it appears that the juniper shrubs are no longer included in the landscape area. They may have been removed when improvements were made in the Hintz Road right-of-way (ROW). In the photo, it appears that other perennials are included in the landscaped

area. Due to the improvements in the Hintz Road ROW and subsequent reduction in landscaped area, staff suggests that the existing landscaped area meets the intent of Ordinance No. 4085.

STAFF REVIEW

Impact on Neighboring Uses: No significant impact on adjacent uses is expected.

Staff Recommended Action: Staff recommends approval of the modifications to the freestanding sign for Prime Storage at 2500 E. Hintz Road.

PROPOSED MOTION

If the Plan Commission approves of the requested freestanding sign, an appropriate motion would be to:

Approve Docket No. SCBA 17-13 to permit the modification to the existing freestanding sign in accordance with the plan submitted by Bright Light Sign on March 2, 2017, for Prime Storage at 2500 E. Hintz Road, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachments:

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

[Sign plan](#)

[Approved Landscape Plan \(2 sheets\) per Ordinance No. 4085](#)

Prime Storage – 2500 E. Hintz Road
Docket No. SCBA 17-103 (Appearance Approval of a Freestanding Sign)
Plan Commission Meeting – March 23, 2017



Existing conditions of existing sign – looking east

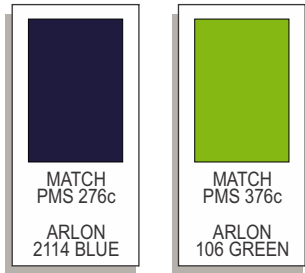


A **REPLACEMENT PANELS FOR D/F SIGN - (2) REQ'D - 60.4 SQ. FT.**
SCALE: 1/2" = 1'-0"

SCOPE OF WORK:

- REMOVE (2) EXISTING PANELS FROM POLE SIGN STRUCTURE
- MANUFACTURE AND INSTALL (2) NEW PANELS
- 3/16" WHITE POLYCARBONATE WITH SURFACE APPLIED VINYL GRAPHICS TO MATCH COLOR SWATCH
- PAINT CABINET AND RETAINERS TO MATCH PMS 276c BLUE

TRANSLUCENT

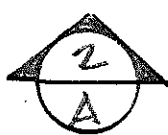
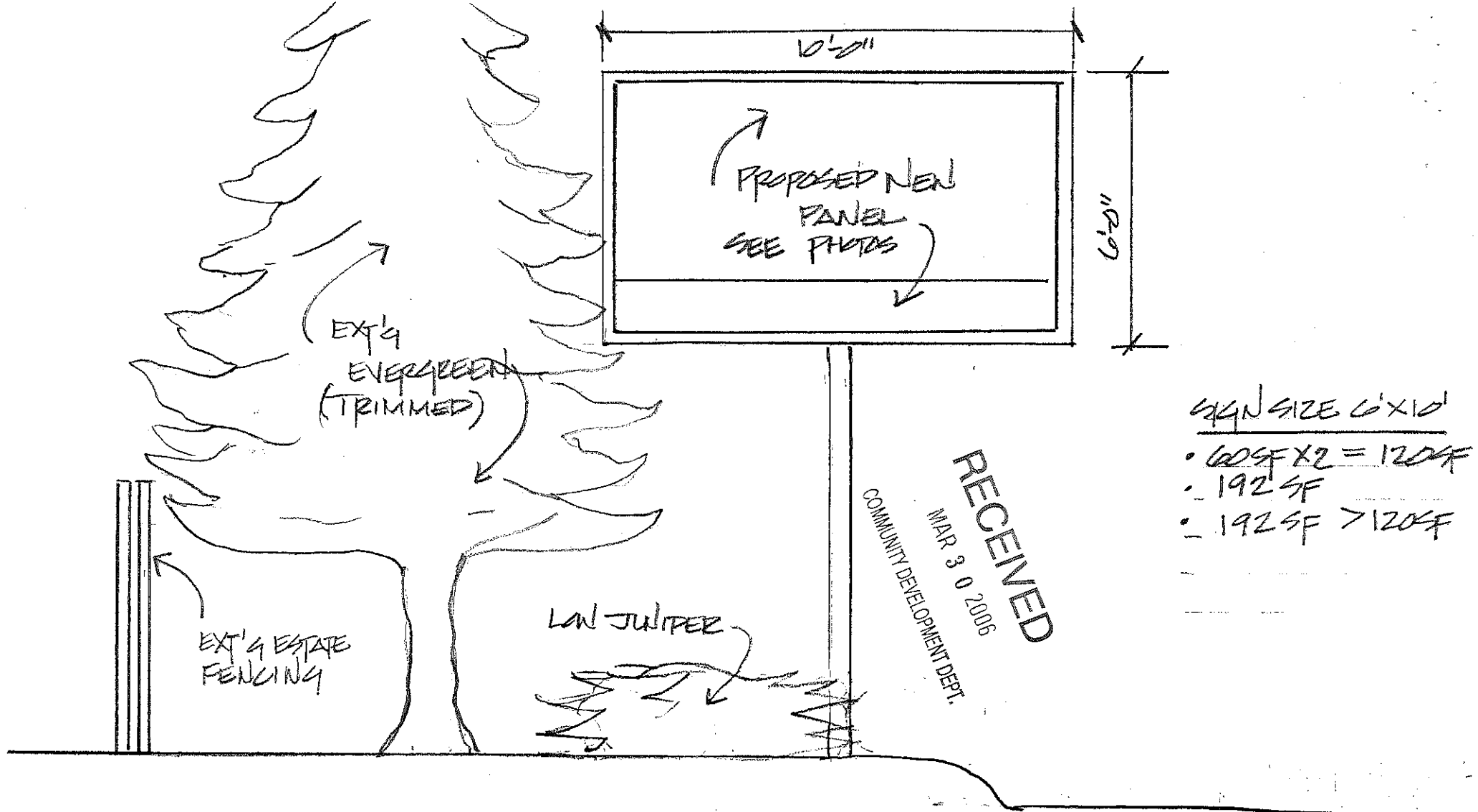


EXISTING SIGN



PROPOSED NEW REPLACEMENT PANELS

Approvals:



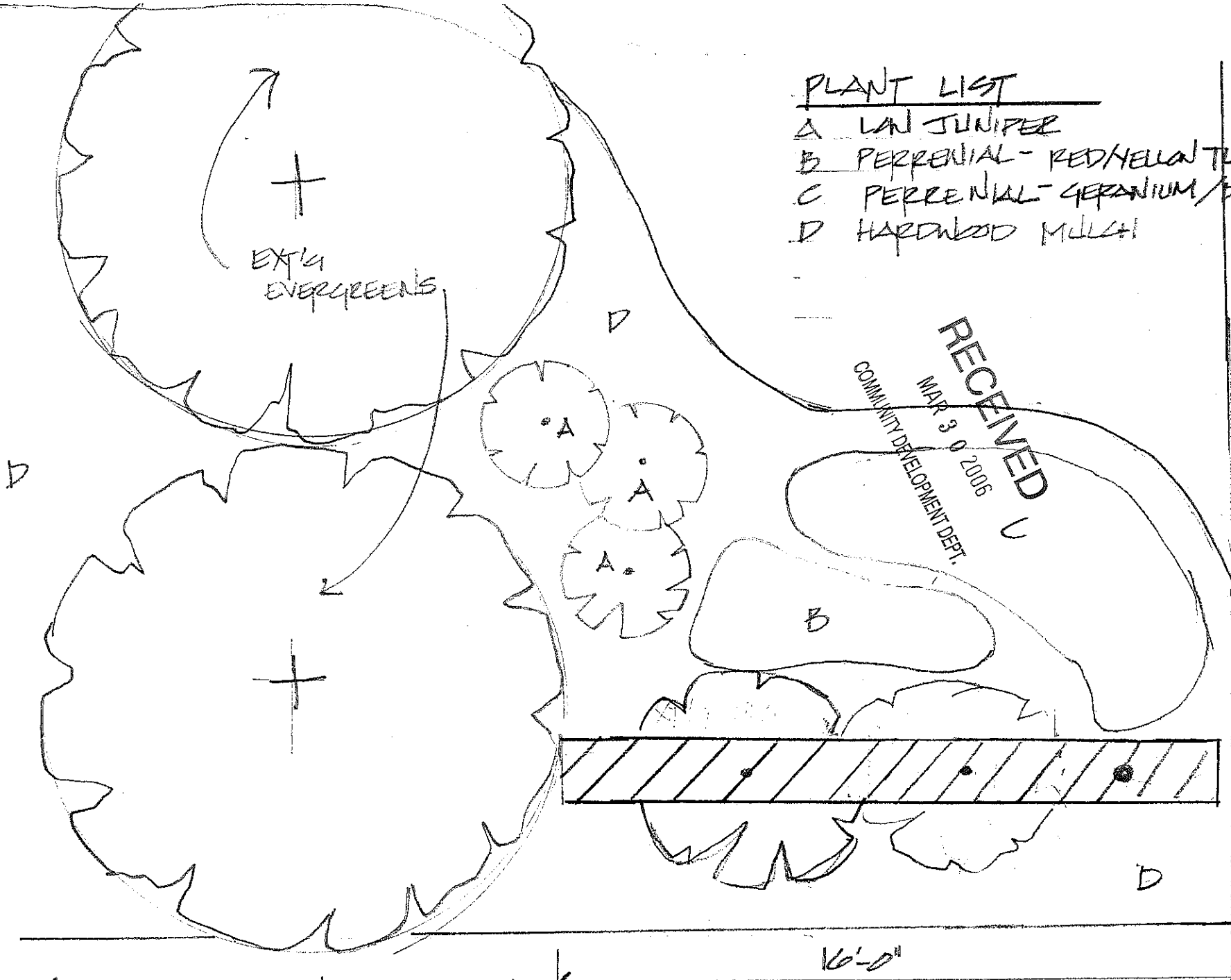
PROPOSED LANDSCAPING ELEVATION OF EXT'4 SIGN

SPACE SELF STORAGE 2A

Exhibit approved by
Ordinance No. 4085

PLANT LIST

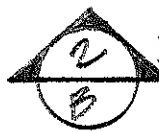
- A LAN JUNIPER
- B PERENNIAL - RED/HELLA TULIPS
- C PERENNIAL - GERANIUM / DAFFODILS
- D HARDWOOD MULCH



EXTRA SIDEWALK

12'-0"

16'-0"



PROPOSED LANDSCAPE PLAN VIEW

Exhibit approved by
Ordinance No. 4085

SPACE SELF STORAGE 2B
2500 HINTZ RD

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
Brooke A. Jones, Senior Planner

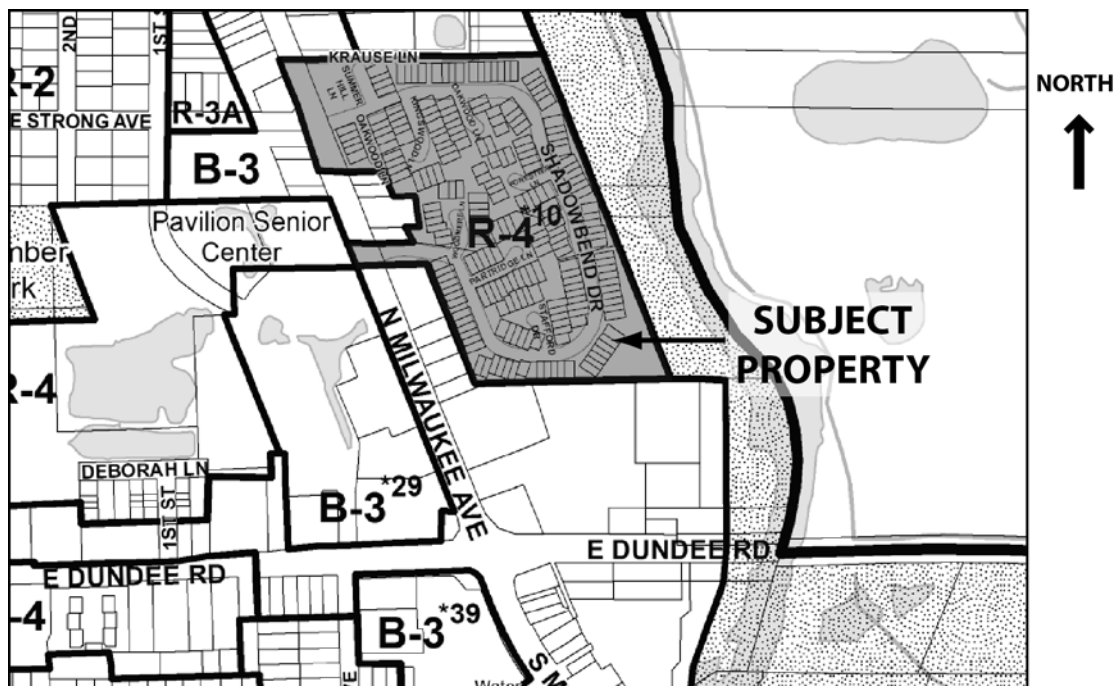
RE: **Docket No. SCBA 17-15**
Shadow Bend
175 Shadowbend Drive
Appearance Approval of Subdivision Signs

DATE OF REPORT: March 17, 2017

DATE OF MEETING: March 23, 2017

PROJECT OVERVIEW: The petitioner is requesting appearance approval of two monument-style subdivision signs in Shadow Bend.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant Name: Chicago Sign Group

Property Owner Name: Shadow Bend Homeowner Association

Common Property Address: 175 Shaddowbend Drive

<u>Common Location:</u>	New signs are proposed at the entrances to Shadow Bend, at Shadowbend Drive at Milwaukee Avenue.
<u>Existing Use of Property:</u>	Multi-Family Residential
<u>Existing Property Zoning:</u>	R-4 Multi-Family Residential
<u>Previous Relevant Zoning Action:</u>	None.

DESCRIPTION OF PROPOSAL

The Shadow Bend Homeowner's Association, is requesting appearance approval to replace the existing subdivision signs at each entrance at the intersections of Milwaukee Avenue and Shadowband Drive. Landscape plans have been provided for each sign.

SIGNAGE PLAN REVIEW

Signage Locations: The petitioner is proposing to install two subdivision signs. These signs will replace the existing subdivision signs. However, they will not go in the exact location of the existing signs. Exhibits for the placement of the signs are provided.

The north sign will be placed just north of Shadowbend Drive, adjacent to the Shadowbend parking lot. The sign will be placed one foot east of the property line. Because the sign is less than 24 square feet in size, the Sign Code requires that the sign be only one foot from the property line. On the "Sign Placement" exhibit for the north sign, the pink property line is inaccurate. However, the IDOT line (property line) is accurate. This sign meets the location requirement of the code.

The south sign will be placed just south of Shadowbend Drive, adjacent to the North Star Plaza property. The sign will be placed ten feet east of the property line. The Sign Code requires that signs in residential zoning districts greater than 24 square feet in size be at least ten feet from the property line. This sign meets the location requirement of the code.

Proposed Signage Size, Style and Type: The proposed single-sided, monument-style signs are nearly identical except for their sizes. The north sign is smaller: 16.8 square feet in sign area and 3' 11.75" in height. The south sign is larger: 36.7 square feet in sign area and 6'1" in height. The Sign Code allows subdivision signs to be a maximum of 12 feet in height and 100 square feet in area. The signs meet the size requirements of the code.

The signs will be illuminated with reverse channel letters that indicate the subdivision name. Night views of each sign are provided. The signs will have stone columns and base with limestone caps. The face of the sign will be aluminum, painted with a textured finish.

Landscaping: Two different landscape plans are provided that are nearly identical, except in size of area. The area of the landscaping exceeds the requirements of the Sign Code. The proposed landscape plans meet the species mix requirements of the Sign Code. It includes dwarf

evergreens (lime juniper), winter interest (Blue Globe spruce), deciduous shrubs (Blue Jangles Reblooming Hydrangea), and flowering perennials (Storm Blue petunia or annual flowers).

STAFF REVIEW

Impact on Neighboring Uses: No significant impact on adjacent uses is expected.

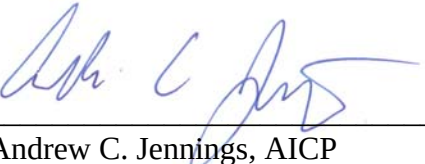
Senior Planner's Recommendation to the Plan Commission: Staff recommends approval of the proposed signage.

PROPOSED MOTION

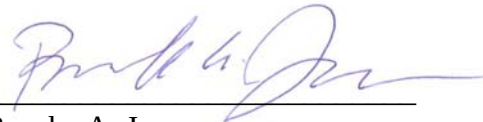
If the Plan Commission approves of the proposed signs, an appropriate motion would be:

Approval of Docket No. SCBA 17-15 to permit the installation of the subdivision signs in accordance with the following plans submitted March 15, 2017 the Shadow Bend Homeowner's Association, Wheeling, Illinois:

- South (larger) sign rendering,
- South sign night view,
- South sign plan,
- North (smaller) sign rendering,
- North sign night view,
- North sign plan,
- Site plan for western edge of Shadow Bend Subdivision,
- North sign placement plan,
- South sign placement plan, and
- Landscape plan.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

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

 [South \(larger\) sign rendering](#)

 [South sign night view](#)

 [South sign plan](#)

 [North \(smaller\) sign rendering](#)

[North sign night view](#)

[North sign plan,](#)

[Site plan for western edge of Shadow Bend Subdivision](#)

[North sign placement plan,](#)

[South sign placement plan](#)

[Landscape plan](#)

Shadow Bend Subdivision

Docket No. SCBA 17-15 (Appearance Approval of Subdivision Signs)

Plan Commission Meeting – March 23, 2017



Existing conditions of proposed south sign area – looking south

Shadow Bend Subdivision

Docket No. SCBA 17-15 (Appearance Approval of Subdivision Signs)

Plan Commission Meeting – March 23, 2017



Existing conditions of proposed north sign area – looking north



SCALE: 1' = 24"

Chicago Sign Group, llc

305 Albert Drive
Vernon Hills, IL 60061
847.899.9021

www.ChicagoSignGroup.com
David@ChicagoSignGroup.com

Customer:

SHADOW BEND HOA
VINCE SMITH
175 SHADOW BEND
WHEELING, IL 60090
312-399-5998
vesmith65@yahoo.com

Location:

SHADOW BEND HOA
VINCE SMITH
175 SHADOW BEND
WHEELING, IL 60090
312-399-5998
vesmith65@yahoo.com

Exhibit received March 15, 2017

Customer Approval

Landlord Approval

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NIGHTTIME VIEW

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Vernon Hills, IL 60061
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Customer:

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vesmith65@yahoo.com

Location:

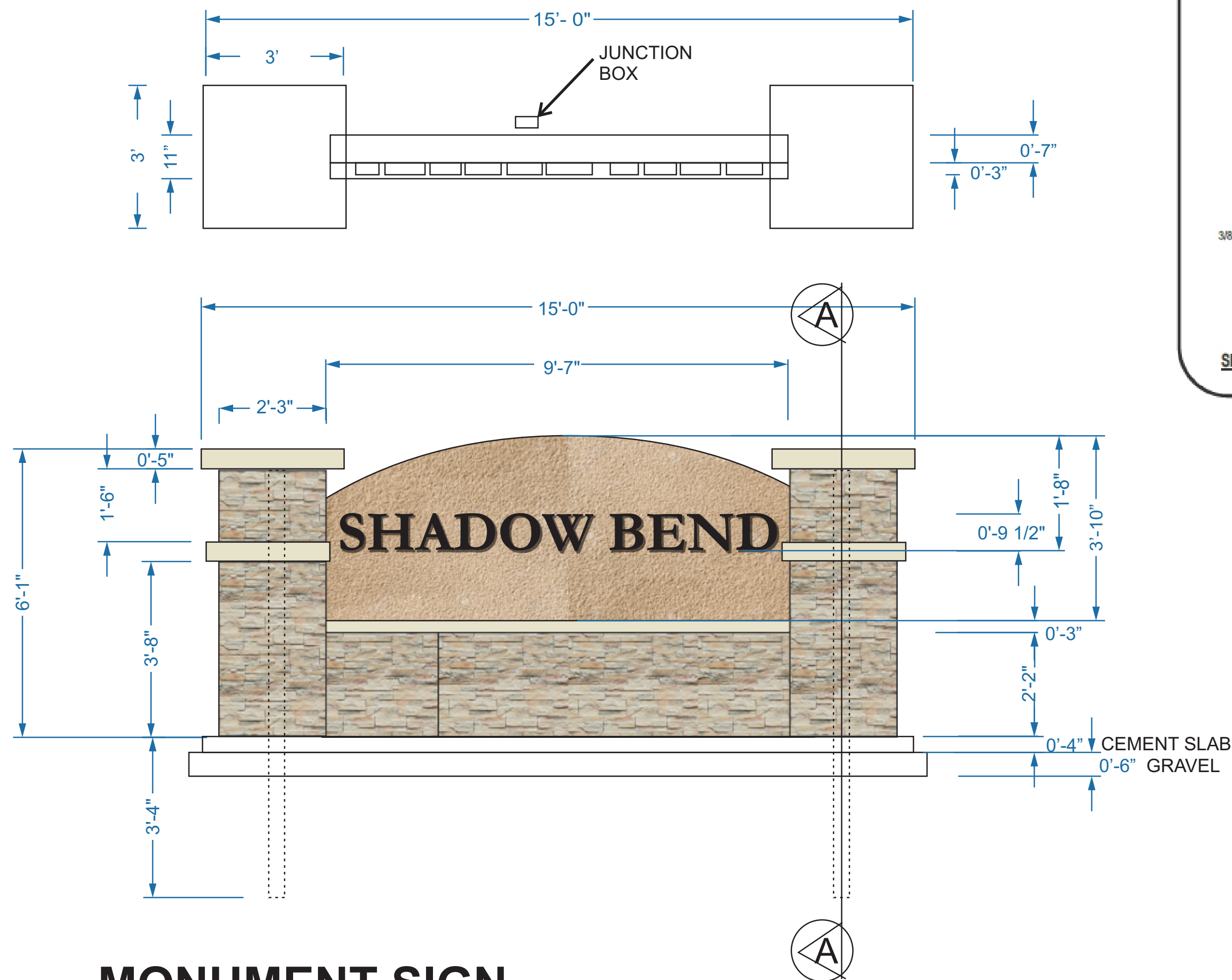
SHADOW BEND HOA
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MONUMENT SIGN

SINGLE FACE SIGN

REV CHANNEL LETTER

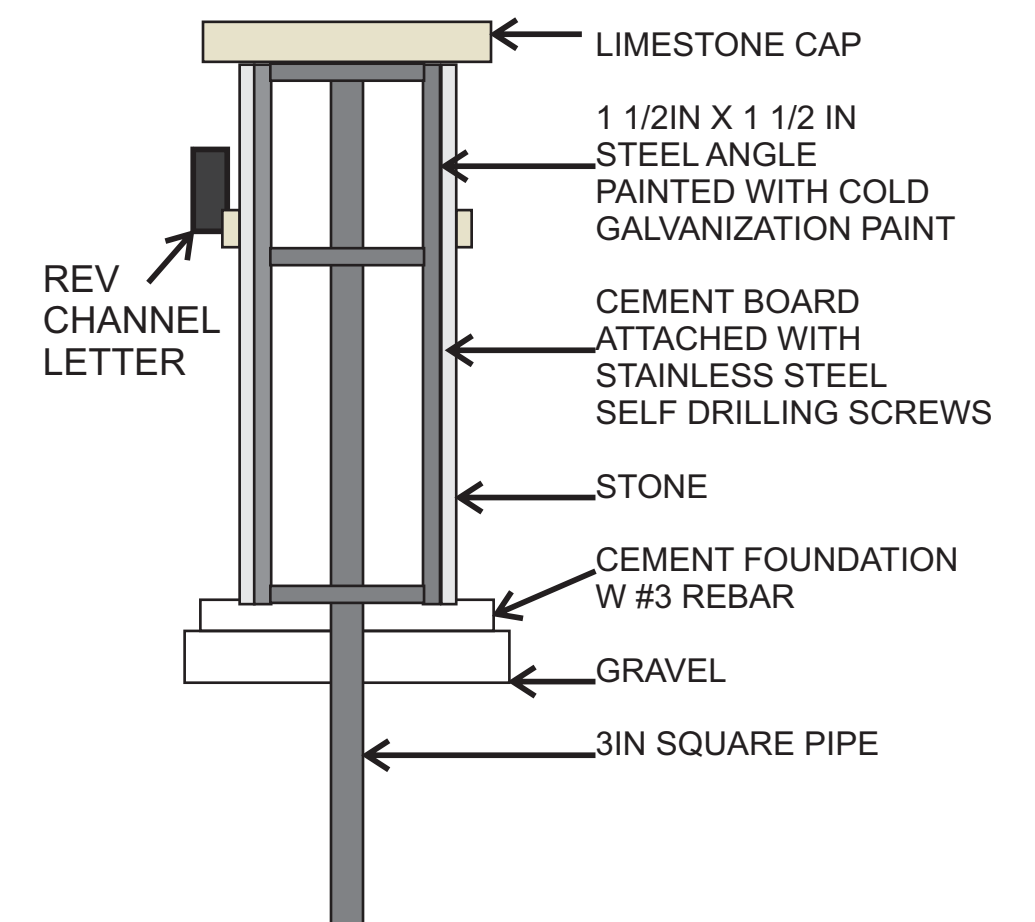
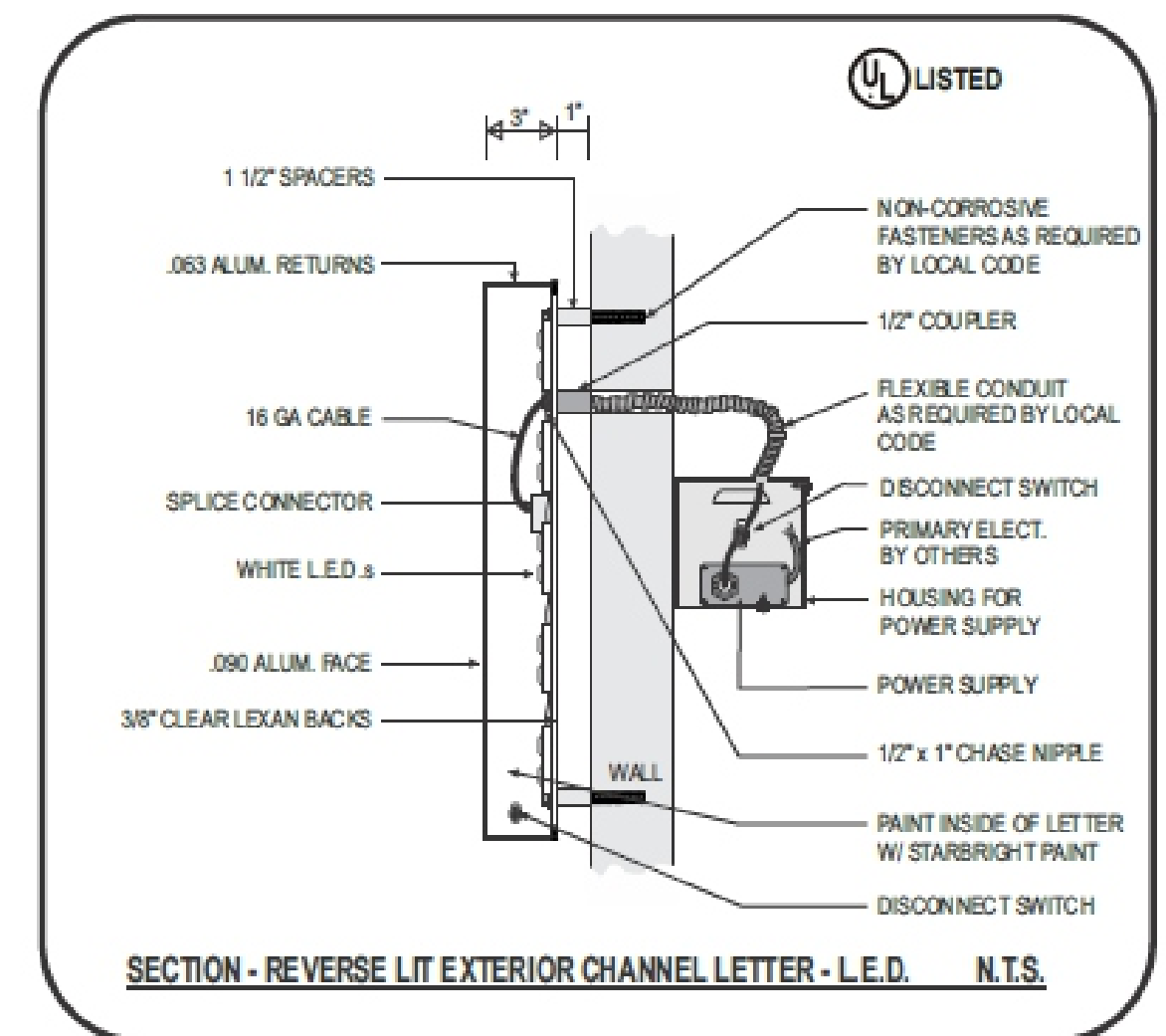
STONE: DRY STACK - WASHED BISQUE OR EQUIVALENT

ALUM. PANEL PAINTED WITH TEXTURED AUTOMOTIVE FINISH

STEEL FRAME, CEMENT BOARD, FAUX STONE CONSTRUCTION

PHOTO EYE

Sign: 36.7 sq ft



A DETAIL



Chicago Sign Group, llc

305 Albert Drive
Vernon Hills, IL 60061
847.899.9021

www.ChicagoSignGroup.com
David@ChicagoSignGroup.com

Customer:

SHADOW BEND HOA
VINCE SMITH
175 SHADOW BEND
WHEELING, IL 60090
312-399-5998
vesmith65@yahoo.com

Location:

SHADOW BEND HOA
VINCE SMITH
175 SHADOW BEND
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Exhibit received March 15, 2017

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vesmith65@yahoo.com

Exhibit received March 15, 2017

Customer Approval

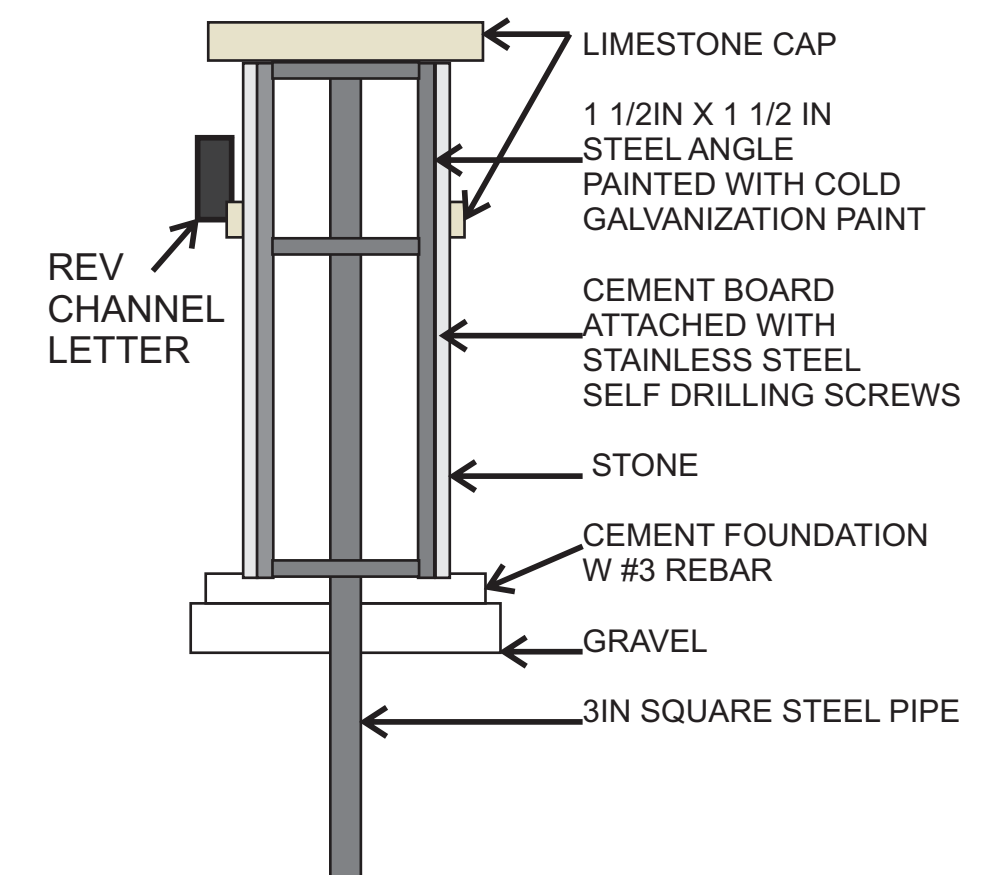
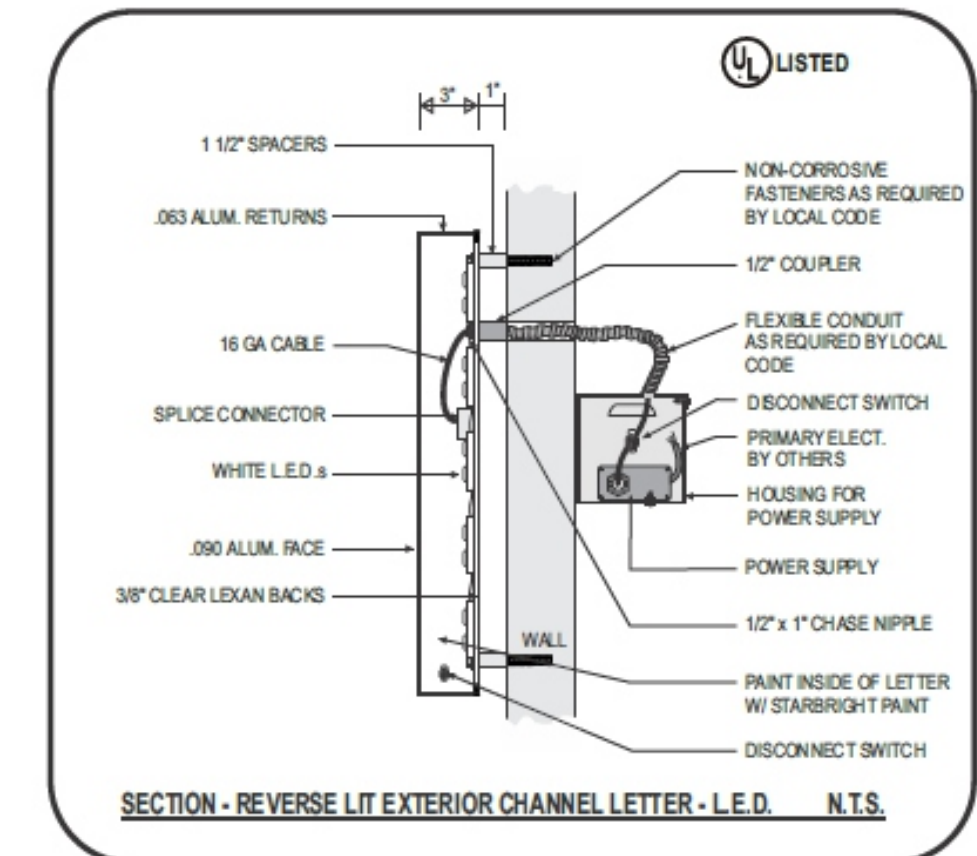
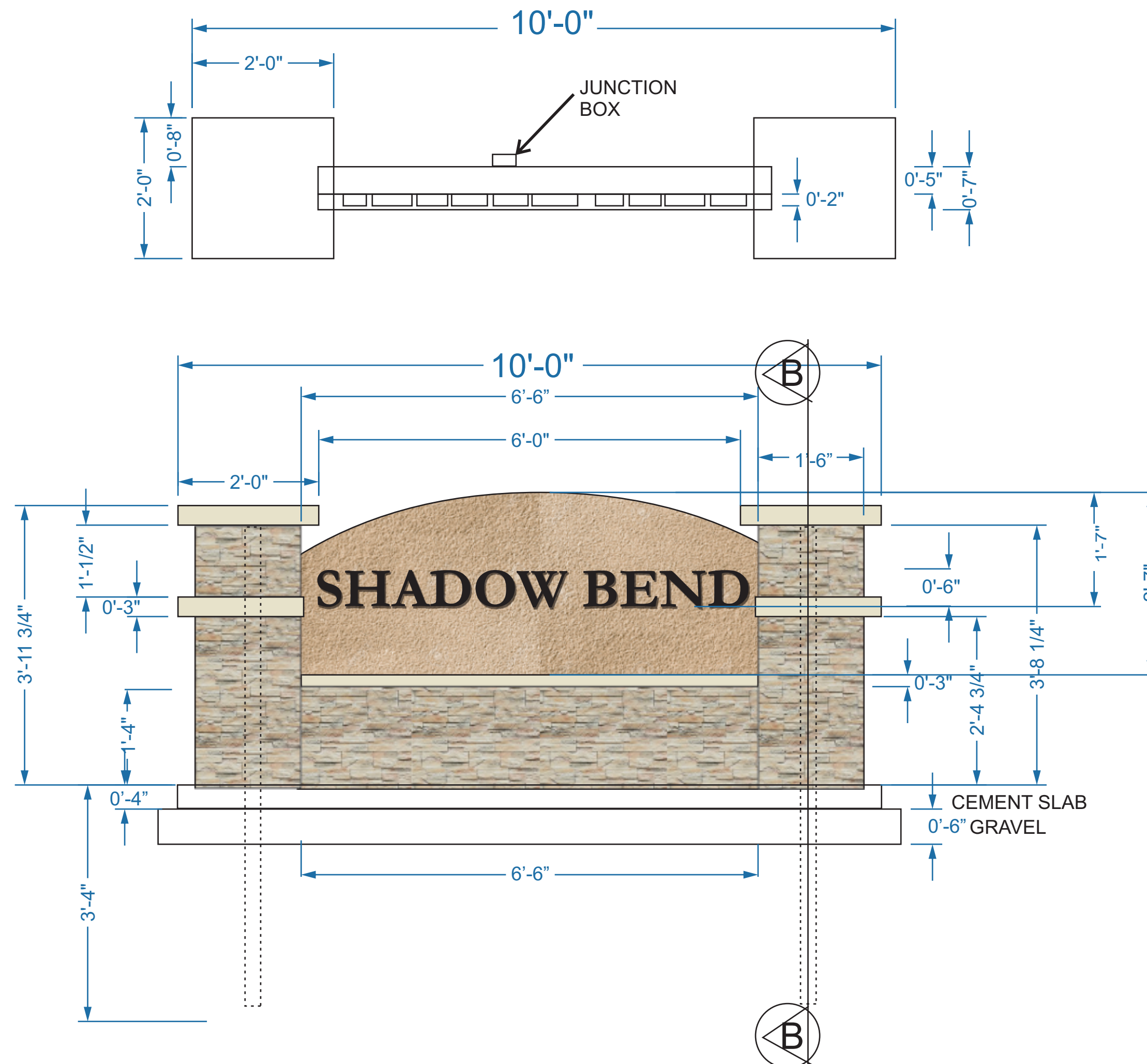
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NIGHTTIME VIEW

Chicago Sign Group, llc 305 Albert Drive Vernon Hills, IL 60061 847.899.9021 www.ChicagoSignGroup.com David@ChicagoSignGroup.com	Customer: SHADOW BEND HOA VINCE SMITH 175 SHADOW BEND WHEELING, IL 60090 312-399-5998 vesmith65@yahoo.com	Location: SHADOW BEND HOA VINCE SMITH 175 SHADOW BEND WHEELING, IL 60090 312-399-5998 vesmith65@yahoo.com	Exhibit received March 15, 2017 Customer Approval _____ Landlord Approval _____	© Copyright 2014 by Chicago Sign Group, llc All designs presented are the sole property of Chicago Sign Group, llc and may not be reproduced in part or in whole without written permission.
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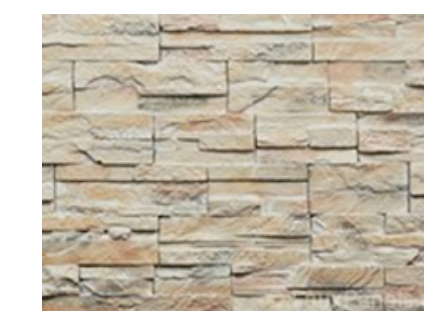


(B) DETAIL

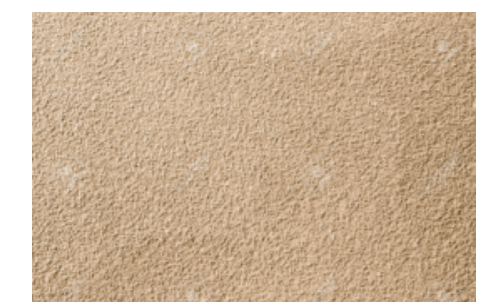
MONUMENT SIGN

16.8 SQ FT SIGN

SINGLE FACE SIGN
REV CHANNEL LETTER
WHITE LED ILLUMINATION, REMOTE 12V POWER SUPPLY
STONE: DRY STACK - WASHED BISQUE OR EQUIVALENT
ALUM. PANEL PAINTED WITH TEXTURED AUTOMOTIVE FINISH
STEEL FRAME, CEMENT BOARD, FAUX STONE CONSTRUCTION
PHOTO EYE



Dry Stack - Washed Bisque
STONE



TEXTURED AUTOMOTIVE PAINT
MATHEWS PAINT

Chicago Sign Group, llc

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Vernon Hills, IL 60061
847.899.9021

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David@ChicagoSignGroup.com

Customer:

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VINCE SMITH
175 SHADOW BEND
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312-399-5998
vesmith65@yahoo.com

Location:

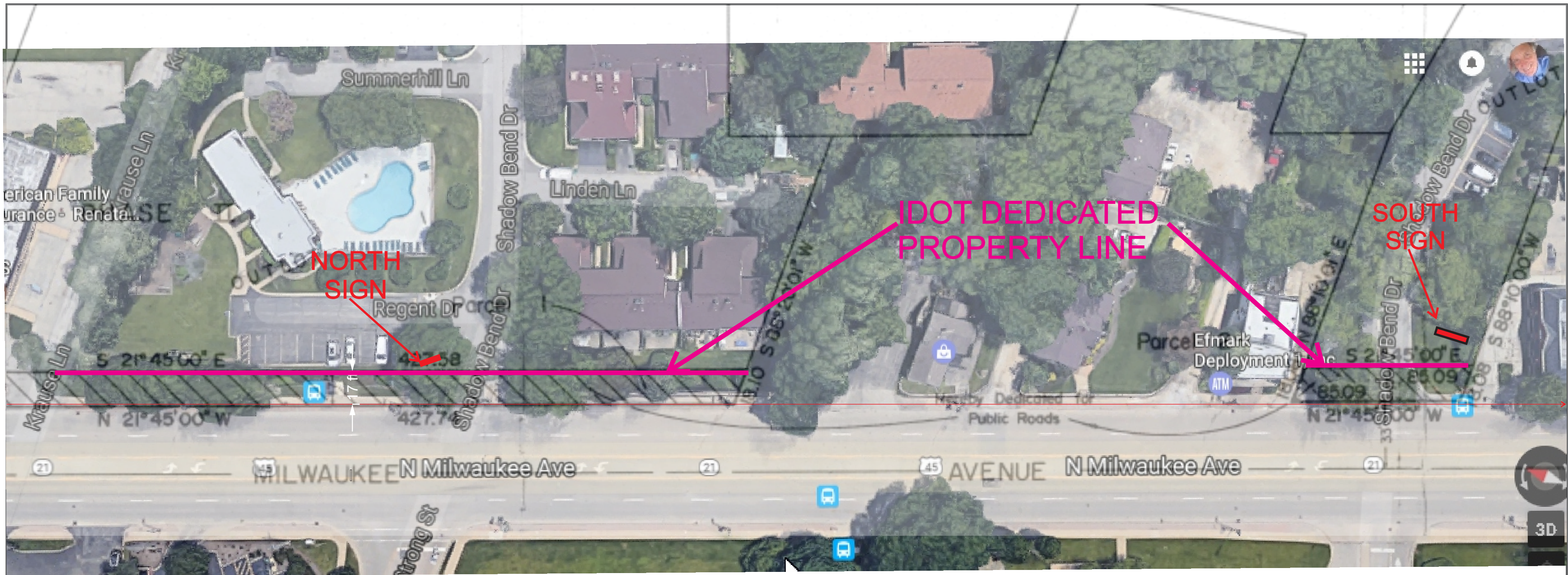
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NORTH SIGN LOCATION

SIGN IS LOCATED 1FT BEHIND IDOT PROP LINE
SIGN FACE IS 16.8 SQ FT.

SOUTH SIGN LOCATION

SIGN IS LOCATED 10FT BEHIND IDOT PROP LINE
SIGN FACE IS 36.7 SQ FT.

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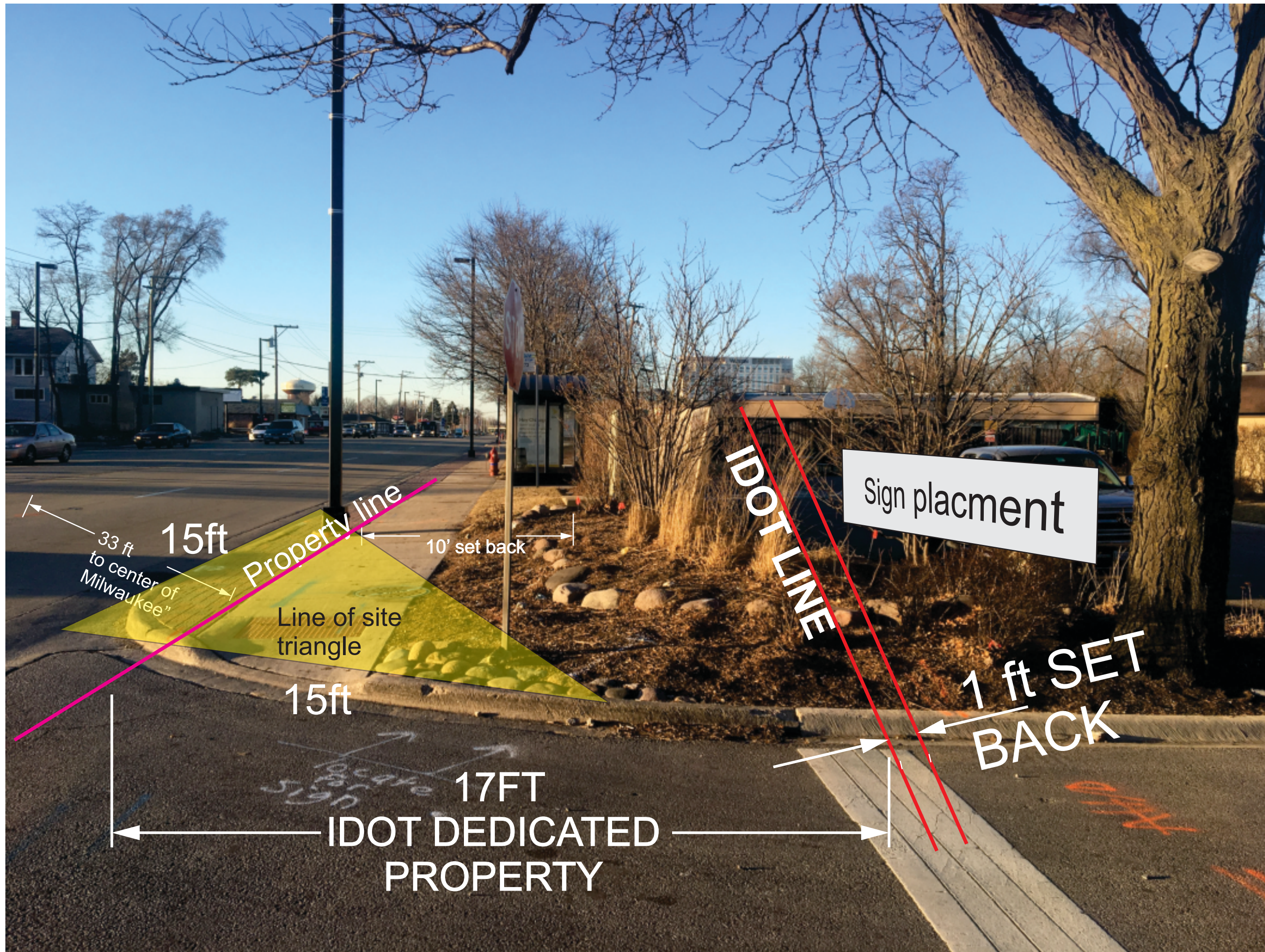
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SIGN PLACEMENT

SET BACK 1FT BEHIND IDOT DEDICATED PROPERTY LINE
15ft x 15ft LINE OF SIGHT TRIANGLE

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Location:

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SIGN PLACEMENT

SET BACK 10FT BEHIND IDOT DEDICATED PROPERTY LINE
15ft x 15ft LINE OF SIGHT TRIANGLE

Chicago Sign Group, llc

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847.899.9021

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David@ChicagoSignGroup.com

Customer:

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WHEELING, IL 60090
312-399-5998
vesmith65@yahoo.com

Location:

SHADOW BEND HOA
VINCE SMITH
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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

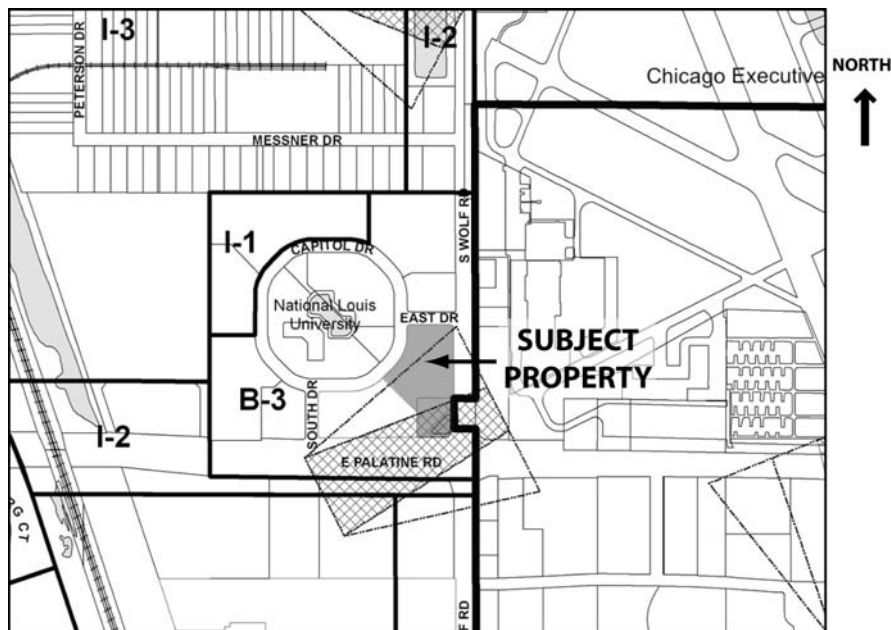
RE: **Docket No. PC 17-4**
Korean Cultural Center of Chicago
9930 Capitol Drive
Minor Site Plan & Appearance Approval of a Decorative Wall

DATE OF REPORT: March 15, 2017

DATE OF MEETING: March 23, 2017

PROJECT OVERVIEW: The petitioner is seeking minor site plan and appearance approval for changes to install a decorative wall on at the Korean Cultural Center property.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Yoon Tae Kim (President of KCCoC)
<u>Property Owner:</u>	Korean Cultural Center of Chicago
<u>Common Property Address:</u>	9930 S. Capital Drive
<u>Common Location:</u>	Located at the northwest corner of Palatine Road and Wolf Road

<u>Neighboring Property Land Use(s):</u>	North: Institutional (Grace Presbyterian Church) West: Institutional (National Louis University) South: Industrial East: Airport
<u>Comprehensive Plan Designation:</u>	Commercial
<u>Property size:</u>	3 acres (approx.)
<u>Existing Use of Property:</u>	Institutional
<u>Proposed Use of Property:</u>	No change
<u>Existing Property Zoning:</u>	B-3 General Commercial and Office District
<u>Previous Zoning Action on Property:</u>	
2010-7	Ordinance No. 4512, passed 4/5/2010, granting special use for a cultural and center and community center.
PC 12-16	Minor site plan and appearance approval of a pavilion on 4/26/2012.
2015-2	Ordinance No. 4934, passed 4/6/2015, granting special use approval for religious assembly use at the existing cultural and community center.

DESCRIPTION OF PROPOSAL

The petitioner is seeking minor site plan and appearance approval to install a decorative wall on the interior property of the existing Korean Cultural Center of Chicago.

SITE PLAN REVIEW

Three sections of decorative walls are proposed in an open space near the existing pavilion. One wall section is 23'4" long. Two other sections are 15'8" long. Their placement will frame an existing open space area. No impacts on the site will result from the installation of the decorative walls. An overall site plan and project area site plan are provided.

ELEVATION PLAN REVIEW

The proposed decorative walls will be made of concrete block and covered in clay wall tile and stone tile. The walls will have an overall height of 4'10", which includes the clay roof tile. The walls have a width of 1'8". A typical elevation and section detail are provided.

STAFF REVIEW

Fire Department Review: The Fire Department has reviewed the plans and has no comments at this time.

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

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

Staff Recommended Action: After reviewing the proposal, staff suggests the Plan Commission approve the proposed minor site plan and appearance modifications for the decorative wall.

PROPOSED MOTION

If the Plan Commission approves of the minor site plan and appearance modifications for the decorative wall, an appropriate motion would be to:

Approve Docket No. PC 17-4, to grant minor site plan and appearance approval of the decorative wall as shown on the Site Plan (A1.2) and Plan Elevation Detail (A1.1) submitted March 6, 2017, for the Korean Cultural Center of Chicago, located at 9930 Capitol Drive, Wheeling Illinois.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

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

 [Site Plan \(A1.2\)](#)

 [Plan Elevation Detail Notes \(A1.1\)](#)

Korean Cultural Center of Chicago – 9930 Capitol Drive
Docket No. PC 17-4 (Minor Site Plan & Appearance Approval of a Decorative Wall)
Plan Commission Meeting – March 23, 2017



Existing conditions of subject property (looking northeast)

Korean Cultural Center of Chicago – 9930 Capitol Drive
Docket No. PC 17-4 (Minor Site Plan & Appearance Approval of a Decorative Wall)
Plan Commission Meeting – March 23, 2017



Existing conditions of subject property (looking north)

PLAT OF SURVEY

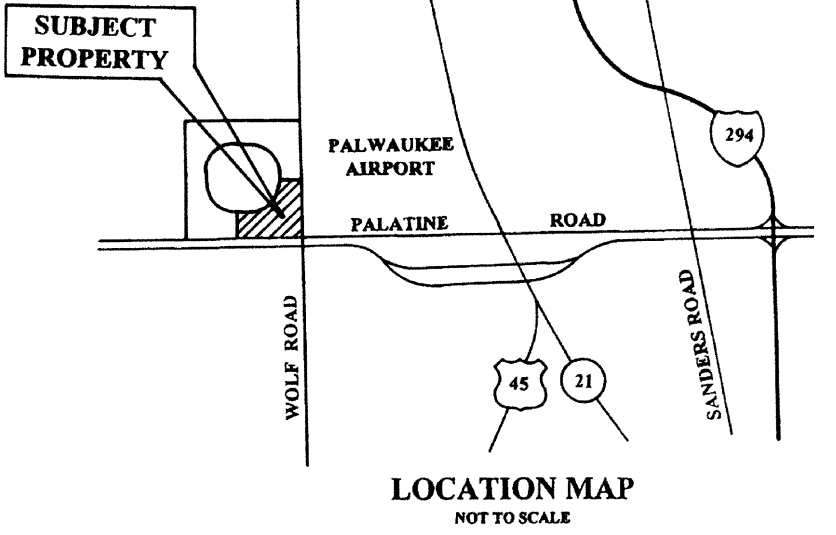
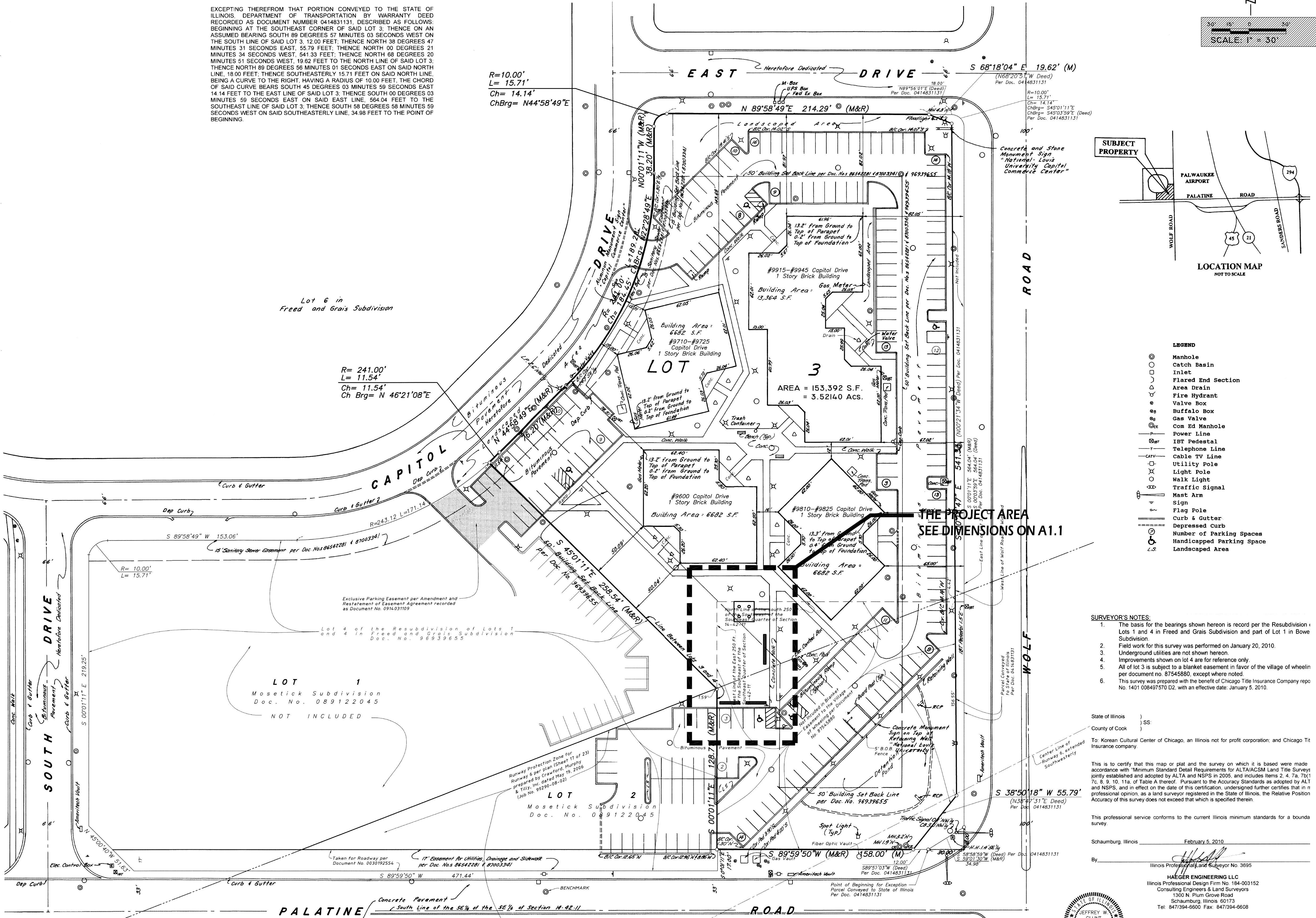
OF

LOT 3 IN THE RESUBDIVISION OF LOTS 1 AND 4 IN FREED AND GRAIS SUBDIVISION AND PART OF LOT 1 IN BOWE'S SUBDIVISION IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 12, 1996 AS DOCUMENT NO. 9803665, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, BY WARRANTY DEED RECORDED AS DOCUMENT NUMBER 041483131, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE ON AN ASSUMED BEARING SOUTH 89 DEGREES 57 MINUTES 03 SECONDS WEST ON THE SOUTH LINE OF SAID LOT 3, 12.00 FEET; THENCE NORTH 38 DEGREES 47 MINUTES 31 SECONDS EAST, 55.79 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 34 SECONDS WEST, 541.33 FEET; THENCE NORTH 68 DEGREES 20 MINUTES 51 SECONDS WEST, 19.62 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE NORTH 89 DEGREES 58 MINUTES 01 SECONDS EAST ON SAID NORTH LINE, 18.00 FEET; THENCE SOUTHEASTERLY 15.71 FEET ON SAID NORTH LINE, BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 45 DEGREES 03 MINUTES 59 SECONDS EAST 14.14 FEET TO THE EAST LINE OF SAID LOT 3; THENCE SOUTH 00 DEGREES 03 MINUTES 59 SECONDS EAST ON SAID EAST LINE, 564.04 FEET TO THE SOUTHEAST LINE OF SAID LOT 3; THENCE SOUTH 88 DEGREES 58 MINUTES 59 SECONDS WEST ON SAID SOUTHEAST LINE, 34.98 FEET TO THE POINT OF BEGINNING.

R=10.00'
L=15.71'
Ch=14.14'
ChBrg= N44°58'49"E

R=241.00'
L=11.54'
Ch=11.54'
Ch Brg= N 46°21'08"E



LEGEND	
Manhole	○
Catch Basin	○
Inlet	○
Flared End Section	○
Area Drain	○
Fire Hydrant	○
Valve Box	○
Gas Valve	○
Com Ed Manhole	○
Power Line	—
18T Pedestal	○
Telephone Line	—
Cable TV Line	—
Utility Pole	○
Light Pole	○
Walk Light	○
Traffic Signal	○
Mast Arm	—
Sign	—
Flag Pole	—
Curb & Gutter	—
Depressed Curb	—
Number of Parking Spaces	—
Handicapped Parking Space	—
Landscaped Area	—

SURVEYOR'S NOTES:

- The basis for the bearings shown hereon is record per the Resubdivision of Lots 1 and 4 in Freed and Grais Subdivision and part of Lot 1 in Bowe Subdivision.
- Field work for this survey was performed on January 20, 2010.
- Underground utilities are not shown hereon.
- Improvements shown on lot 4 are for reference only.
- All of lot 3 is subject to a blanket easement in favor of the village of wheelin per document no. 87545880, except where noted.
- This survey was prepared with the benefit of Chicago Title Insurance Company repo No. 1451 038497570 D2, with an effective date: January 5, 2010.

State of Illinois } SS
County of Cook }

To: Korean Cultural Center of Chicago, an Illinois not for profit corporation; and Chicago Title Insurance Company.

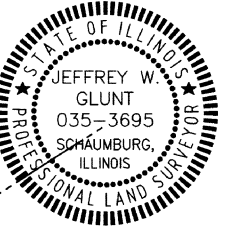
This is to certify that this map or plat and the survey on which it is based were made accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2005, and includes items 2.4, 7a, 7b, 7c, 9, 9.10, 11a, of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS, and in effect on the date of this certification, undersigned further certifies that in a professional opinion, as a land surveyor registered in the State of Illinois, the Relative Position Accuracy of this survey does not exceed that which is specified therein.

This professional service conforms to the current Illinois minimum standards for a bounds survey.

Schaumburg, Illinois February 5, 2010

By: *[Signature]*
Illinois Professional Engineer and Surveyor No. 3895

HAEGER ENGINEERING LLC
Illinois Professional Design Firm No. 184-003152
Consulting Engineers & Land Surveyors
1300 N. Plum Grove Road
Schaumburg, Illinois 60173
Tel: 847/394-6600 Fax: 847/394-6608



EXPIRES 11-30-10

SITE PLAN (LOCATION MAP)



EXTERIOR DECORATIVE WALLS

AT

KOREAN CULTURAL CENTER OF CHICAGO

9930 CAPITOL DRIVE, WHEELING, ILLINOIS 60090

Exhibit received March 6, 2017

JOHN Y. KIM, ARCHITECT
ARCHITECT/PLANNER
1100 RANDOLPH DRIVE, SUITE 105
NORTHBROOK, ILLINOIS 60062
PHONE: (847) 488-0206 FAX: (847) 488-0880
EMAIL: jkim@kimy.com

REVISIONS:		
1	3/06/17	ISSUED FOR PERMIT

PROJECT:
EXTERIOR DECORATIVE WALLS AT
KOREAN CULTURAL CENTER OF
CHICAGO
9930 CAPITOL DR. WHEELING, IL 60090

DRAWN BY: J.K.
CHECKED BY: J.Y.K.
DATE: 3/6/17
PROJECT NO: 17-095

SITE PLAN

SHEET NO.
A1.2

EXTERIOR DECORATIVE WALLS
AT
KOREAN CULTURAL CENTER OF CHICAGO
9930 CAPITOL DRIVE
WHEELING, ILLINOIS 60090

DRAWING INDEX

- A1.1 PLAN / ELEVATIONS / DETAIL / NOTES / APP. CODES / DRAWING INDEX
A1.2 SITE PLAN

SCOPE FOR PROJECT AREA

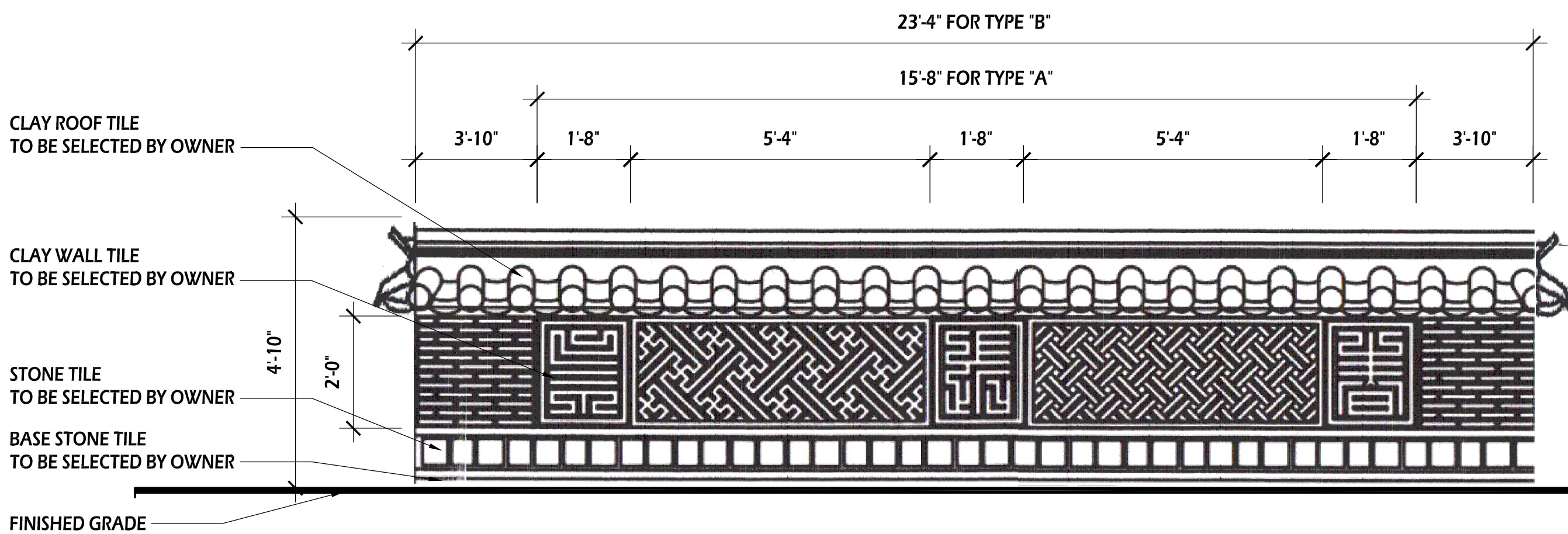
1. PROVIDE EXTERIOR DECORATIVE WALLS WHERE IT IS MARKED.
2. NO ELECTRICAL / MECHANICAL / PLUMBING SCOPE OF WORKS.

APPLICABLE CODES - WHEELING, ILLINOIS

- 2012 INTERNATIONAL BUILDING CODE w/ LOCAL AMENDMENTS
2012 INTERNATIONAL PROPERTY MAINTENANCE CODE w/ LOCAL AMENDMENTS

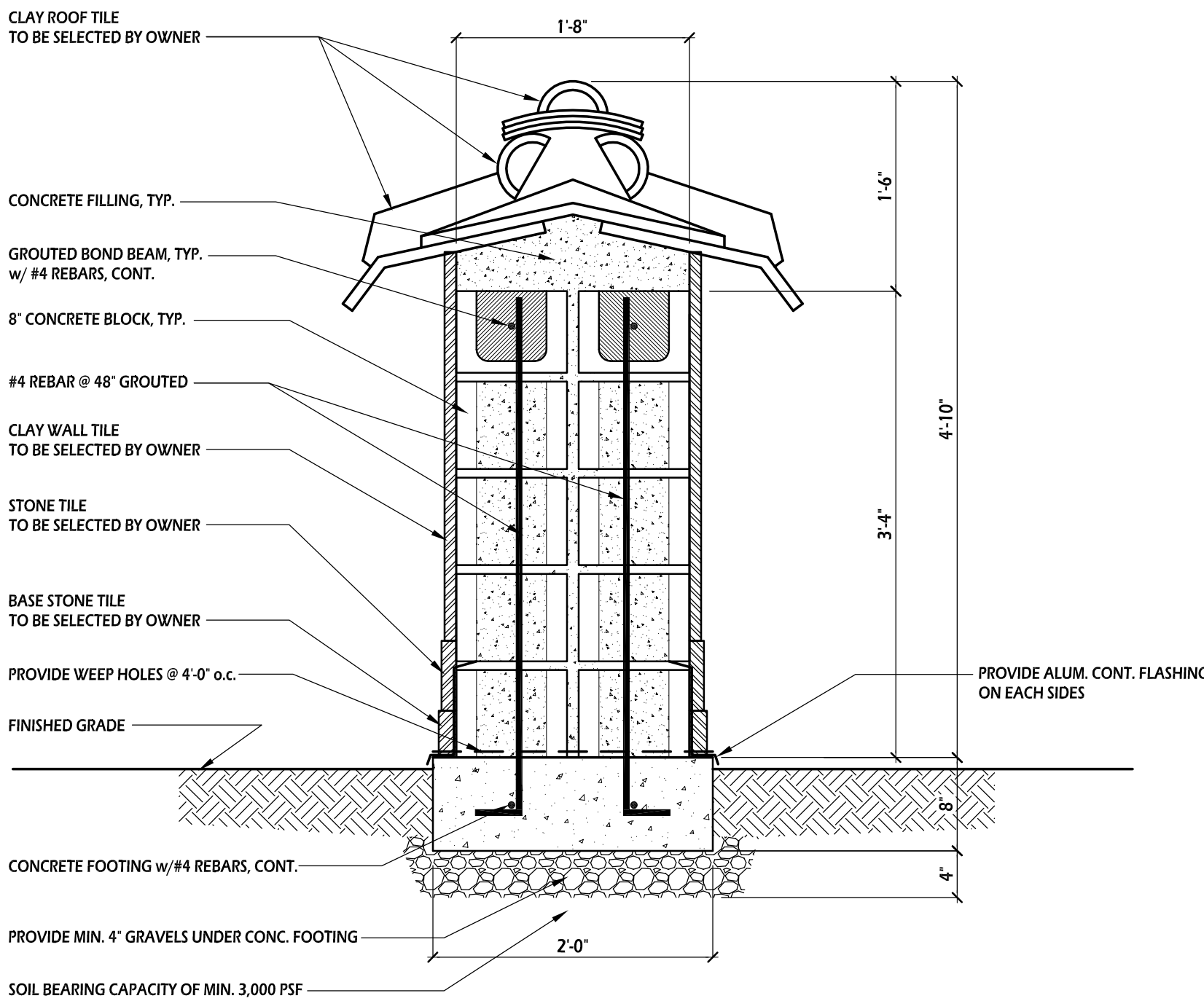
GENERAL NOTES:

1. CONTRACTOR SHALL CARRY INSURANCE AND ISSUE AN INSURANCE CERTIFICATES WITH LIMITS AND REQUIREMENTS.
2. THE CONTRACTOR SHALL OBTAIN AND THE OWNER SHALL PAY FOR ALL REQUIRED PERMITS
3. DO NOT SCALE DRAWINGS. ACTUAL EXISTING DIMENSIONS OF ROOMS OR DIMENSIONS OF EXISTING OR NEW EQUIPMENT, SYSTEMS OR PARTS OF SYSTEMS SHALL GOVERN. FIELD VERIFICATION, COORDINATION AND ADJUSTMENT ARE A NECESSARY PART OF THIS PROJECT.
4. ALL DIMENSIONS TO BE FIELD VERIFIED THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE ALL TRADES AND TO MAKE ARCHITECT AWARE OF ANY ISSUES THAT ARE NOT CONTAINED IN THE DOCUMENTS.
6. ALL WORK SHALL BE PERFORMED IN A CLEAN AND ORDERLY MANNER.
7. CONCRETE STRENGTHS AT 28 DAYS SHALL BE 4,000 PSI FOR CONCRETE FOOTING.



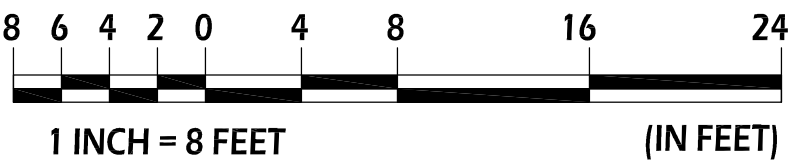
TYPICAL ELEVATION

1/2" = 1'-0"



SECTION DETAIL

1" = 1'-0"



EXTERIOR DECORATIVE WALL PLAN

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

CERTIFICATION

I hereby certify that these documents have been prepared and drawn under my supervision and to the best of my knowledge meet and comply with all building and life safety code requirements for: WHEELING, IL

JOHN Y. KIM
License #: 001- 008276
Exp. : 11/30/2018

EXTERIOR DECORATIVE WALLS
AT
KOREAN CULTURAL CENTER OF CHICAGO

9930 CAPITOL DRIVE, WHEELING, ILLINOIS 60090

Exhibit received March 6, 2017

JOHN Y. KIM, ARCHITECT
ARCHITECT / PLANNING
116 KANAKO DR. STE. 15
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PHONE: (847) 438-0286 FAX: (847) 704-8880
E-mail: jyk@kimkim.com

REVISIONS:		
1	3/06/17	ISSUED FOR PERMIT

PROJECT:
EXTERIOR DECORATIVE WALLS AT
KOREAN CULTURAL CENTER OF
CHICAGO
9930 CAPITOL DR. WHEELING, IL 60090
DRAWN BY: J.Y.K.
CHECKED BY: J.Y.K.
DATE: 3/6/17
PROJECT NO:
17-095

PLAN
ELEVATION
DETAIL
NOTES

SHEET NO.
A1.1

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

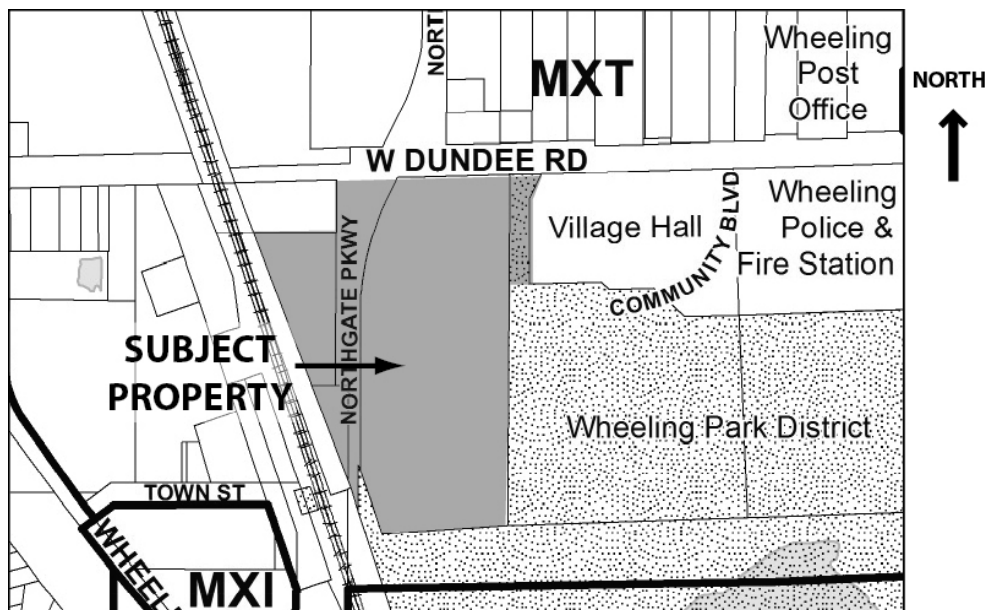
RE: **Docket No. PC 17-3**
Wheeling Town Center
351 W. Dundee Road
Approval of a Final Plat of Subdivision

DATE OF REPORT: March 21, 2017

DATE OF MEETING: March 23, 2017

PROJECT OVERVIEW: The petitioner is requesting approval of the Final Plat of Subdivision for the Wheeling Town Center.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Brad Friedman, WTC LLC
<u>Property Owner Name:</u>	Village of Wheeling
<u>Common Property Address:</u>	351 W. Dundee Road
<u>Common Location:</u>	The vacant parcel at 351 W. Dundee Road (former Wicke's Furniture), the commuter parking for the

	Wheeling Metra Station, and the existing right-of-way of Northgate Parkway
<u>Neighboring Property Land Use(s):</u>	North: vacant across Dundee Road & commercial adjacent to Metra lot (Burger King) West: Transportation (Railroad) South: Open Space (Heritage Park) East: Public (Village Hall and Recreation Center)
<u>Comprehensive Plan Designation:</u>	Transit-oriented mixed use
<u>Property size:</u>	Approximately 16.25 acres
<u>Existing Use of Property:</u>	Vacant; Metra parking; Northgate Parkway R-O-W
<u>Proposed Use of Property:</u>	Mixed-Use: apartments (295 units) and retail (100,000 sq. ft.).
<u>Existing Property Zoning:</u>	MXT – Transit-Oriented Mixed Use District
<u>Previous Zoning Action on Property:</u>	
2016-20A	Wheeling Town Center Final PUD, Ordinance No. 5033, passed October 17, 2016.
2016-20B	Special Use-Site Plan approval of a Theater, Ordinance No. 5034, passed October 17, 2016.
PC 16-11	Preliminary Plat of Subdivision for Wheeling Town Center, Resolution No. 16-115, approved October 17, 2016.

DESCRIPTION OF PROPOSAL / BACKGROUND INFORMATION

The petitioner is requesting approval of the Final Plat of Subdivision for Wheeling Town Center, which includes 295 residential units and approximately 100,000 square foot of retail space. The Final PUD and preliminary plat of subdivision were approved by the Village Board on October 17, 2016.

STAFF REVIEW

Engineering Review: The Engineering Division and outside engineering consultant have reviewed the draft Final Plat of Subdivision and have requested edits related to easement language, notes and signature blocks. A condition of approval has been added to the motion.

Staff Recommended Action: Planning staff has been working with the Village Attorney and Engineering Division to satisfy the terms of the Redevelopment Agreement and Final PUD Ordinance in drafting the Final Plat of Subdivision. Several conditions of approval have been added to the motion to address consistency between all documents.

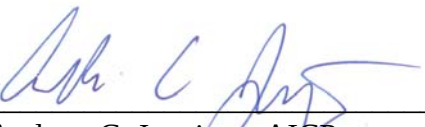
PROPOSED MOTION

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of Approval of Final Plat of Subdivision, an appropriate motion would be to:

Recommend approval of Docket No. PC 17-3; Final Plat of Subdivision for the Wheeling Town Center under Title 17, Planning Subdivisions and Developments as shown on the Preliminary Plat dated November 17, 2016, prepared by Gremley & Biedermann, Illinois Professional Land Surveyor No. 184-005332, on behalf of WTC LLC, for the property consisting of approximately 16.25 acres described as the vacant parcel currently known as 351 W. Dundee Road, the commuter parking lot adjacent to the Wheeling Metra Station, and the right-of-way of Northgate Parkway, located in Wheeling, Illinois,

With the following conditions:

1. The plat of vacation for Northgate Parkway shall be approved prior to Village Board approval of the Final Plat of Subdivision for the Wheeling Town Center;
2. Prior to recording the Final Plat, the remaining pre-conveyance conditions as defined in the redevelopment agreement must be met;
3. That prior to recording the Final Plat, associated documents shall be provided to staff in their final form, including but not limited to the Declaration of Covenants, Reciprocal Easements, and Operating Agreement for the Wheeling Town Center;
4. That prior to preparation of the execution copy of the plat, the developer agrees to insert language on the second page to indicate that the owner of Lot 10 shall own and maintain the water main serving the development. The developer further agrees that this modification to the terms of the Redevelopment Agreement shall be executed prior to the recording of the plat.
5. Prior to Village Board review, the plat shall be updated to reflect the easement language, notes, and signature blocks, as required by the Engineering Division.
6. That the Plan Commission Chair and Secretary sign the document and forward the recommendation to the corporate authorities for review and consideration.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachments: [Final Plat of Subdivision, dated 11.17.2016 \(4 sheets\)](#)

PIN:
03-11-100-021
03-10-202-002
03-10-202-003
03-10-202-006

Wheeling Town Center

being a Subdivision of part of the West 1/2 of the Southwest 1/4 Section 2 and the East 1/2 of the Southeast 1/4 of Section 3 and the East 1/2 of the Northeast 1/4 of Section 10 and the West 1/2 of the Northwest 1/4 of Section 11, together with Lot 1 in Wickes Corporation Subdivision, being a subdivision of part of Sections 2 and 11, all in Township 42 North, Range 11, East of the Third Principal Meridian, Cook County, Illinois.

LOTS CREATED BY THIS SUBDIVISION
SEE PAGE 2 FOR EASEMENT DETAILS
SEE PAGE 3 FOR SURVEY DETAILS

RESERVED FOR THE RECORDER OF DEEDS

GRAPHIC SCALE



(IN FEET)
1" = 50'

LOT AND BOUNDARY CORNER COORDINATE TABLE

Point	Northing	Easting
1	1993411.740	1094170.762
2	1993412.479	1094476.057
3	1993390.221	1094477.065
4	1993596.069	1095009.871
5	1992493.307	1095005.877
6	1992480.156	1094559.556
7	1992399.962	1094586.089
8	1992384.256	1094538.619
9	1992806.837	1094464.978
10	1992598.513	1094439.819
11	1992482.508	1094639.356
12	1992816.150	1094517.463
13	1992944.546	1094851.625
14	1992726.979	1094938.151
15	1992910.396	1094702.087
16	1993181.936	1094599.460
17	1993203.896	1094656.673
18	1992932.813	1094760.719
19	1992962.962	1094839.626
20	1992339.630	1094516.994
21	1993111.828	1094416.808
22	1993412.361	1094427.415
23	1993326.225	1094439.388
24	1993189.863	1094491.726
25	1993412.524	1094511.304
26	1993358.791	1094528.400
27	1993234.543	1094576.879
28	1993360.823	1094684.786
29	1993251.764	1094622.748
30	1993315.618	1094597.675
31	1993475.005	1094603.133
32	1993520.085	1094625.228
33	1993500.265	1094695.965
34	1993420.990	1094680.087
35	1993396.895	1094651.563
36	1993396.199	1094628.182
37	1993586.561	1094690.232
38	1993503.329	1094692.692
39	1993513.254	1095009.571
40	1993243.548	1094827.208
41	1993248.648	1094998.613
42	1993162.825	1094998.302
43	1993158.255	1094844.644
44	1993369.211	1094608.418
45	1993369.211	1094676.746
46	1993282.934	1094714.681
47	1993216.547	1094791.574
48	1993157.322	1094814.306
49	1993216.430	1094742.349
50	1993591.228	1094847.126
51	1993508.496	1094849.590
52	1993229.185	1094789.785
53	1993151.569	1094827.226
54	1993195.495	1094659.898
55	1992968.339	1094853.637
56	1992948.277	1094861.337
57	1992832.139	1094497.402
58	1992810.555	1094502.901
59	1992848.119	1094581.956
60	1992830.597	1094590.361
61	1992663.684	1095006.494
62	1993399.125	1094519.193
63	1993412.425	1094578.450
64	1993507.420	1094616.433
65	1993585.481	1094653.916
66	1993222.882	1094577.759
67	1993240.402	1094648.532
68	1993262.264	1094705.478
69	1993014.830	1094974.766
70	1992894.145	1094973.604

POINT NUMBERS ARE SHOWN CIRCLED ON THE PLAT WITH SHORT LEADERS INDICATING THE CORNER.

SURVEY NOTES:

- SET IRON ROD AT CORNER.

MONUMENTATION AT ALL LOT CORNERS INDICATED BY SYMBOL OR NOTATION ESTABLISHED PRIOR TO PLAT RECORDATION.

IRON RODS OR CROSS NOTCHES TO BE SET AT REMAINING LOT CORNERS AFTER PLAT RECORDATION UNLESS OTHERWISE INDICATED OR NOTED HEREON.

NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT UPON THIS PLAT.

AREA TABLE		
	SQ. FT.	ACRES
LOT 1A	154970	3.56
LOT 1B	26352	0.61
LOT 1C	23422	0.54
LOT 2	12992	0.30
LOT 3	13362	0.31
LOT 4	9726	0.22
LOT 5	11891	0.27
LOT 6	16989	0.39
LOT 7	20174	0.46
LOT 8	23752	0.55
LOT 9	57132	1.31
LOT 10	334316	7.67
ROAD	23273	0.53
TOTAL	728351	16.72

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	40.30'	36.00'	76°58'15"	N49°48'40"E	37.34'
C2	14.00'	48.50'	16°32'10"	N83°28'09"W	13.93'
C3	46.31'	36.00'	68°26'45"	S30°56'41"E	41.85'
C4	42.80'	260.25'	12°14'49"	S19°24'06"W	42.72'
C5	25.13'	16.00'	89°59'45"	S24°00'01"W	22.63'
C6	31.28'	26.00'	69°33'51"	N66°13'11"W	28.18'
C7	39.55'	25.00'	90°38'13"	S30°49'54"W	35.55'
C8	11.93'	15.00'	45°34'22"	N43°47'05"W	11.62'
C9	24.26'	260.00'	6°57'04"	N17°57'44"W	24.25'
C10	15.97'	26.00'	45°45'03"	N30°29'30"W	15.55'
C11	41.52'	141.33'	16°49'58"	S12°51'29"E	41.37'
C12	11.87'	26.00'	33°59'54"	N04°18'56"W	11.69'
C13	12.87'	28.50'	25°52'46"	N08°03'31"W	12.76'
C14	15.71'	19.00'	69°59'59"	N65°59'52"W	14.14'
C15	15.71'	19.00'	90°00'00"	S65°59'51"E	14.14'

NOTE: BOTH THE ARC LENGTHS AND CHORD LENGTHS ARE SHOWN FOR ALL CURVES.

REVISED: NOVEMBER 17, 2016
REVISED: OCTOBER 17, 2016
REVISED: AUGUST 31, 2016

ORDERED BY: WTC LLC
ADDRESS: WHEELING TOWN CENTER

CHECKED: DRAWN
RJT

GREMLY & BIEDERMANN
PLCS, CORPORATION
LICENSE NO. 18L-005332 EXPIRES 4-30-2017
PROFESSIONAL LAND SURVEYOR
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

DATE: AUGUST 29, 2016
SCALE: 1 INCH = 50 FEET
PAGE NO. 1 OF 4

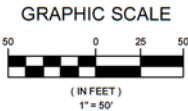
ORDER NO. 2016-22647-001

FILE: \CAD\2016\2016-22647\2016-22647-001 p1-2.dwg

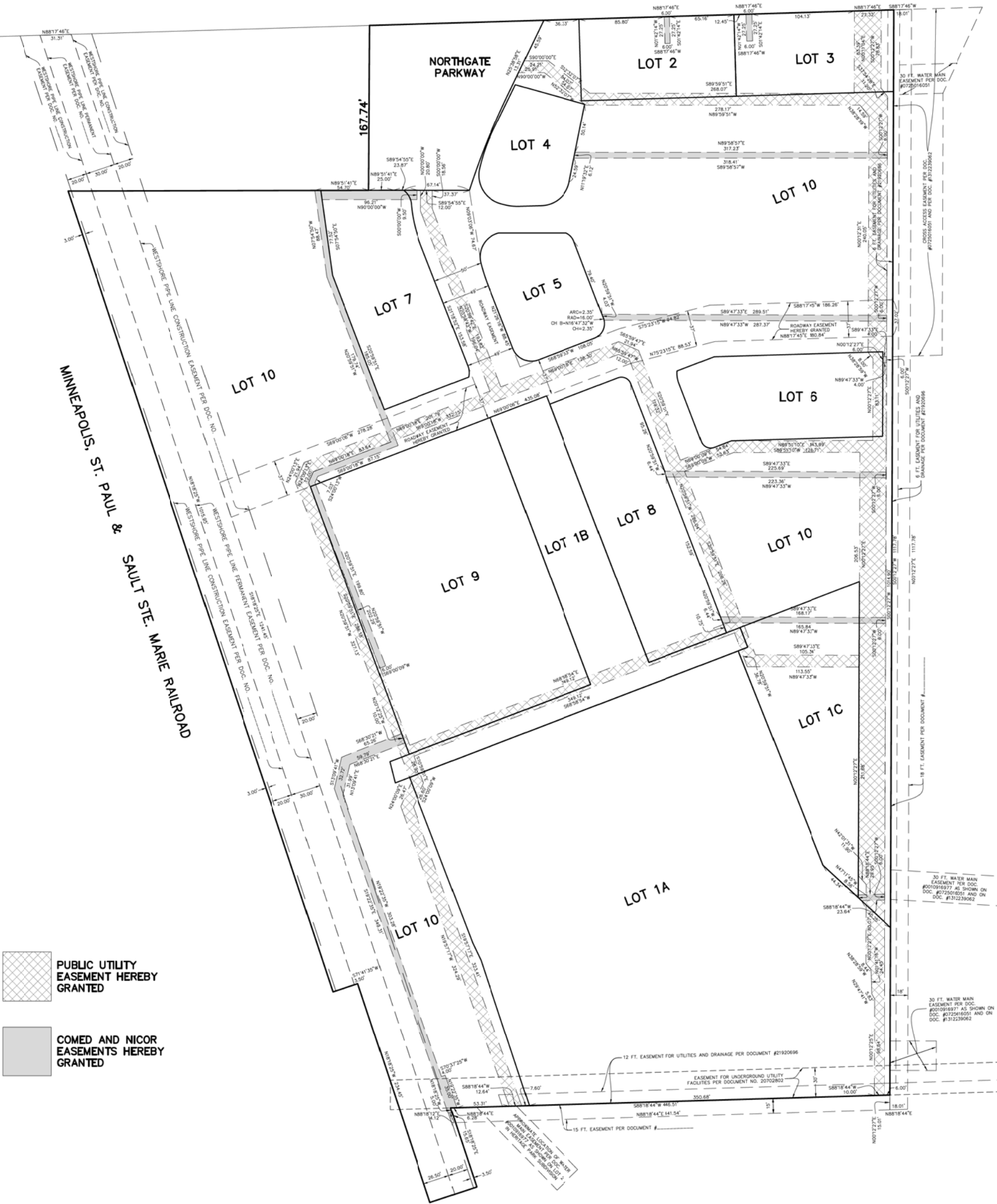
Wheeling Town Center

being a Subdivision of part of the West 1/2 of the Southwest 1/4 Section 2 and the East 1/2 of the Southeast 1/4 of Section 3 and the East 1/2 of the Northeast 1/4 of Section 10 and the West 1/2 of the Northwest 1/4 of Section 11, together with Lot 1 in Wickes Corporation Subdivision, being a subdivision of part of Sections 2 and 11, all in Township 42 North, Range 11, East of the Third Principal Meridian, Cook County, Illinois.

EASEMENT DETAILS



DUNDEE ROAD



REVISED: NOVEMBER 17, 2016
REVISED: OCTOBER 17, 2016
REVISED: AUGUST 31, 2016

ORDERED BY: WTC LLC	CHECKED: RJT	
ADDRESS: WHEELING TOWN CENTER		
PLCS, CORPORATION LICENSE NO. 184-005332 EXPIRES 4-30-2017 PROFESSIONAL LAND SURVEYOR 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 FAX: (773) 286-4114 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO. 2016-22647-001	DATE: AUGUST 29, 2016 SCALE: 1 INCH = 50 FEET	PAGE NO. 2 OF 4

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Wheeling Town Center

being a Subdivision of part of the West 1/2 of the Southwest 1/4 Section 2 and the East 1/2 of the Southeast 1/4 of Section 3 and the East 1/2 of the Northeast 1/4 of Section 10 and the West 1/2 of the Northwest 1/4 of Section 11, together with Lot 1 in Wickes Corporation Subdivision, being a subdivision of part of Sections 2 and 11, all in Township 42 North, Range 11, East of the Third Principal Meridian, Cook County, Illinois.

PROPERTY SURVEYED FOR THIS SUBDIVISION
SEE PAGE 1 FOR LOTS CREATED BY THIS SUBDIVISION

GRAPHIC SCALE



(IN FEET)
1" = 50'

SURVEY NOTE:
THIS SURVEY WAS PREPARED BASED ON NEAR NORTH NATIONAL TITLE LLC, TITLE COMMITMENT NUMBER N0135048 EFFECTIVE DATE: OCTOBER 14, 2016 AS TO MATTERS OF RECORD.

SCHEDULE B ITEMS:

3. EASEMENT TO LAY, MAINTAIN AND OPERATE A 16-INCH PIPELINE WITHIN A 10 FOOT STRIP OF LAND AS CREATED BY AGREEMENT RECORDED AUGUST 31, 1961 AS DOCUMENT #18263996 MADE BY AND BETWEEN G. D. SEARLE AND COMPANY AND WESTSHORE PIPELINE COMPANY.

NOTE: SURVEY PREPARED BY GREMLEY & BIEDERMANN, ORDER NO. 2014-20015-001, DATED DECEMBER 18, 2014 INDICATES SAID 30 FOOT STRIP LIES WITHIN THAT PART OF THE LAND TAKEN OR USED FOR NORTHGATE PARKWAY. SAID SURVEY ALSO INDICATES THAT THE LOCATION OF THE WEST SHORE PIPELINE AS STAKED IN THE FIELD BY J.L.L.I.E. IS ALSO WITHIN THAT PART TAKEN OR USED FOR NORTHGATE PARKWAY.

4. GRANT OF EASEMENT DATED OCTOBER, 1968 AND RECORDED DECEMBER 12, 1968 AS DOCUMENT #20702802 MADE BY AND BETWEEN G. D. SEARLE & CO., A DELAWARE CORPORATION, AND THE VILLAGE OF WHEELING, AN ILLINOIS MUNICIPAL CORPORATION, GRANTING AN EASEMENT OVER, UNDER, UPON AND ACROSS THE PART OF THE LAND TO INSTALL, MAINTAIN, OPERATE, USE, REPAIR, REPLACE, RELOCATE, RENEW AND REMOVE UNDERGROUND UTILITY FACILITIES OF ALL TYPES, INCLUDING GAS, WATER, TELEPHONE, ELECTRICAL, SANITARY AND STORM SEWER FACILITIES, AND SUCH SURFACE INSTALLATIONS AS MAY BE NECESSARY TO SERVICE SAID UNDERGROUND UTILITY FACILITIES, AFFECTS THE SOUTHERLY 30 FEET OF LOT 1 IN WICKES CORPORATION SUBDIVISION IN PARCEL 1 AND THE SOUTHERLY 30 FEET OF PARCEL 2)

5. EASEMENT FOR UTILITIES AND DRAINAGE AS SHOWN ON THE PLAT OF WICKES CORPORATION SUBDIVISION RECORDED MAY 31, 1972 AS DOCUMENT #21920696, AND THE TERMS AND PROVISIONS THEREOF, AFFECTS THE EAST 6 FEET AND THE SOUTH 12 FEET OF LOT 1 IN WICKES CORPORATION SUBDIVISION IN PARCEL 1)

9. RESERVATION OF EASEMENT CONTAINED IN QUITCLAIM DEED FROM WISCONSIN CENTRAL LTD., AN ILLINOIS CORPORATION, TO COMMUTER RAIL DIVISION OF THE REGIONAL TRANSPORTATION AUTHORITY DATED MARCH 26, 2003 AND RECORDED MARCH 31, 2003 AS DOCUMENT #030434811, SAID EASEMENT IN FAVOR OF WISCONSIN CENTRAL LTD., AND ITS SUCCESSORS AND ASSIGNS, FOR THE CONTINUED USE, OPERATION, REPLACEMENT, AND MAINTENANCE OF ALL EXISTING DRIVEWAYS, ROADS, CONDUITS, SEWERS, WATERLINES, GAS LINES, PIPELINES, ELECTRIC POWER LINES, FIBER OPTIC LINES, WIRE LINES, POLE LINES AND ALL OTHER UTILITIES, INCLUDING BUT NOT LIMITED TO ALL RAILROAD FACILITIES LOCATED ON, OVER, UNDER OR ACROSS THE LAND, WITH REASONABLE RIGHT OF ACCESS, AND THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED THEREIN, (AFFECTS PARCEL 3)

10. COVENANT AND RESTRICTION RELATING TO THE FLOW OF DRAINAGE WATER OVER THE LAND CONTAINED IN QUITCLAIM DEED FROM WISCONSIN CENTRAL LTD., AN ILLINOIS CORPORATION, TO COMMUTER RAIL DIVISION OF THE REGIONAL TRANSPORTATION AUTHORITY DATED MARCH 26, 2003 AND RECORDED MARCH 31, 2003 AS DOCUMENT #030434811, AND THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED THEREIN, (AFFECTS PARCEL 3)

11. TEMPORARY CONSTRUCTION EASEMENT DATED APRIL 1, 2010 AND RECORDED JULY 20, 2010 AS DOCUMENT #020112027 MADE BY AND BETWEEN WHEELING PARK DISTRICT AND METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO, CONTAINING GRANT OF EASEMENT FOR CONSTRUCTION OF IMPROVEMENTS RELATING TO STORMWATER STORAGE, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN, (PURPORTS TO AFFECT PARCEL 2)

12. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, COUNTY OF COOK AND THE MUNICIPALITY IN AND TO ANY PART OF THE LAND TAKEN OR USED FOR STREETS, ROADS AND HIGHWAYS.

13. RIGHTS OF PUBLIC AND QUASI-PUBLIC UTILITIES TO USE, MAINTAIN, REPAIR AND REPLACE UTILITY FACILITIES LOCATED IN, UPON OR UNDER THE LAND.

14. RIGHTS OF WAY FOR RAILROAD SWITCH AND SPUR TRACKS.

15. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY.

16. IT APPEARS THAT THERE MAY BE OVERLAP BETWEEN PARTS OF THE LAND AS DESCRIBED IN PRIOR RECORDED CONVEYANCES. THE DESCRIPTION OF PART OF THE LAND AS DESCRIBED IN PARCEL 4 IN THE DEED FROM THE CHICAGO TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 17, 1968 AND KNOWN AS TRUST NUMBER 53278, TO VILLAGE OF WHEELING RECORDED DECEMBER 30, 1997 AS DOCUMENT #97977093, WHICH PART IS INCLUDED IN PARCEL 1 OF THE LAND AS DESCRIBED HEREIN, MAY OVERLAP WITH THE DESCRIPTION OF PARCEL 3 OF THE LAND AS DESCRIBED HEREIN AND IN THE DEED FROM WISCONSIN CENTRAL LTD., AN ILLINOIS CORPORATION, TO COMMUTER RAIL DIVISION OF THE REGIONAL TRANSPORTATION AUTHORITY RECORDED MARCH 31, 2003 AS DOCUMENT #030434811. THE COMPANY SHOULD BE FURNISHED AN ALTA SURVEY CONTAINING SUFFICIENT INFORMATION TO ESTABLISH WHETHER SUCH OVERLAP EXISTS OR NOT, AND THIS COMMITMENT IS SUBJECT TO SUCH FURTHER EXCEPTION OR AMENDMENT AS MAY THEN BE DEEMED NECESSARY. (AFFECTS PARCELS 1 AND 3)

17. IT APPEARS THAT THE DESCRIPTION OF PART OF THE LAND AS DESCRIBED IN PRIOR RECORDED CONVEYANCES MAY BE DEFECTIVE. THE DESCRIPTION OF PART OF THE LAND AS DESCRIBED IN PARCEL 2 IN THE DEED FROM THE CHICAGO TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 17, 1968 AND KNOWN AS TRUST NUMBER 53278, TO VILLAGE OF WHEELING RECORDED DECEMBER 30, 1997 AS DOCUMENT #97977093, WHICH PART IS INCLUDED IN PARCEL 1 OF THE LAND AS DESCRIBED HEREIN, APPEARS TO BE INTENDED TO DESCRIBE LAND WHICH CORRESPONDS TO TAX PARCEL NUMBER 03-10-202-003-0000 BUT DOES NOT SEEM TO SUCCESSFULLY DESCRIBE THAT PARCEL OF LAND. THIS DESCRIPTION ALSO APPEARS IN RECORDED CONVEYANCES PRECEDING THE MENTIONED DEED. CONSIDERATION SHOULD BE GIVEN TO CORRECTING THE DESCRIPTION OF RECORD BY CORRECTIVE DEED OR RE-RECORDING, OR BY A PROPERLY ENTERED COURT ORDER, AND THIS COMMITMENT IS SUBJECT TO SUCH FURTHER EXCEPTION OR AMENDMENT AS MAY THEN BE DEEMED NECESSARY. (AFFECTS PARCEL 1)

18. THE DESCRIPTION OF PARCEL 2 OF THE LAND AS DESCRIBED IN SCHEDULE A HEREOF WAS DRAFTED FOLLOWING EXAMINATION OF TAX MAPS OF THE LAND AND OF RECORDED INSTRUMENTS AFFECTING ADJOINING PROPERTIES. IF THERE IS INTENTION TO UTILIZE AN ALTERNATE DESCRIPTION OF PARCEL 2 OF THE LAND, THE COMPANY SHOULD BE FURNISHED AN ALTA SURVEY CONTAINING SUFFICIENT INFORMATION TO ESTABLISH AND CONFIRM SUCH ALTERNATE DESCRIPTION. (AFFECTS PARCEL 2)

19. THE VESTING OF TITLE, REFERRED TO IN SCHEDULE A HEREOF, AS TO PARCEL 2 OF THE LAND, AS DESCRIBED IN SCHEDULE A HEREOF, IS PURSUANT TO SPECIAL WARRANTY DEED DATED JANUARY 28, 1972 AND RECORDED FEBRUARY 2, 1972 AS DOCUMENT #21794834 FROM G. D. SEARLE & CO., A DELAWARE CORPORATION, TO THE WICKES CORPORATION, A DELAWARE CORPORATION. THAT DEED CONVEYED LAND INCLUDING PARCEL 2. OUR SEARCHES OF THE PUBLIC RECORDS DO NOT DISCLOSE SUBSEQUENT CONVEYANCES THAT INCLUDE PARCEL 2 OF THE LAND. THE COMPANY SHOULD BE FURNISHED INFORMATION REGARDING THE CURRENT STATUS OF THE WICKES CORPORATION OR ITS SUCCESSORS, AND THIS COMMITMENT IS SUBJECT TO SUCH FURTHER EXCEPTION OR AMENDMENT AS MAY THEN BE DEEMED NECESSARY. (AFFECTS PARCEL 2)

REMAINING SCHEDULE B ITEMS ARE NOT MATTERS OF SURVEY.

REVISED: NOVEMBER 17, 2016
REVISED: AUGUST 31, 2016

ORDERED BY: WTC LLC
ADDRESS: WHEELING TOWN CENTER

CHECKED: DRAWN
RJT

GREMLEY & BIEDERMANN
PLCS CORPORATION
LICENSE NO. 184-005532 Expires 4-30-2017
PROFESSIONAL LAND SURVEYOR

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

ORDER NO.
2016-22647-001

DATE:
AUGUST 29, 2016

SCALE:
1 INCH = 50 FEET

PAGE NO.
3 OF 4

G:\CAD\2016\2016-22647\2016-22647-001 pg 3-4.dwg

SURVEY NOTES:

- SET IRON ROD AT CORNER.

MONUMENTATION AT ALL LOT CORNERS INDICATED BY SYMBOL OR NOTATION ESTABLISHED PRIOR TO PLAT RECORDATION.

NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT UPON THIS PLAT.

Wheeling Town Center

being a Subdivision of part of the West 1/2 of the Southwest 1/4 Section 2 and the East 1/2 of the Southeast 1/4 of Section 3 and the East 1/2 of the Northeast 1/4 of Section 10 and the West 1/2 of the Northwest 1/4 of Section 11, together with Lot 1 in Wickes Corporation Subdivision, being a subdivision of part of Sections 2 and 11, all in Township 42 North, Range 11, East of the Third Principal Meridian, Cook County, Illinois.

Owner Certificate

State of Illinois)
) s.s.
County of Cook)

WTC, LLC, an Illinois limited liability company, does hereby certify that it is part owner of the property certified hereon and that it has caused the said property to be surveyed and subdivided as shown hereon.

Dated: _____ A.D. 20__.

By: _____
Its: _____

Nortary Certificate

State of Illinois)
) s.s.
County of Cook)

I, _____, a notary public in and for the county in the state aforesaid, do hereby certify that _____ of said limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company, as owner of the property, for the uses and purposes therein set forth. Given under my hand and notarial seal this ____ day of _____, A.D. 20__.

Notary Public

Owner Certificate

State of Illinois)
) s.s.
County of Cook)

WTC Residential development, LLC, an Illinois limited liability company, does hereby certify that it is part owner of the property certified hereon and that it has caused the said property to be surveyed and subdivided as shown hereon.

Dated: _____ A.D. 20__.

By: _____
Its: _____

Nortary Certificate

State of Illinois)
) s.s.
County of Cook)

I, _____, a notary public in and for the county in the state aforesaid, do hereby certify that _____ of said limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company, as owner of the property, for the uses and purposes therein set forth. Given under my hand and notarial seal this ____ day of _____, A.D. 20__.

Notary Public

County Clerk Certificate

State of Illinois)
) s.s.
County of Cook)

I do not find any delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against the tract of land described in the annexed plat.

Dated this ____ day of _____, 20__.

County Clerk

Village Collector Certificate

State of Illinois)
) s.s.
County of Cook)

I, _____, Village Collector of the Village of Wheeling, do hereby certify that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments due against the tract of land described in the annexed plat.

Dated this ____ day of _____, 20__.

Village Collector

Village Engineer Certificate

Approved by the Village Engineer of the Village of Wheeling, Cook and Lake Counties, Illinois.

Dated this ____ day of _____, 20__.

Village Engineer

Village Board Certificate

State of Illinois)
) s.s.
County of Cook)

Accepted and approved by the President and Board of Trustees of the Village of Wheeling, Cook and Lake Counties, Illinois.

Dated this ____ day of _____, 20__.

By: _____
President

Attest: _____
Village Clerk

Village Plan Commission Certificate

State of Illinois)
) s.s.
County of Cook)

Approved by the Plan Commission of the Village of Wheeling, Cook and Lake Counties, Illinois.

Dated this ____ day of _____, 20__.

Chairman

Secretary

Drainage Certificate

State of Illinois)
) s.s.
County of Cook)

We, the undersigned, do hereby certify that to the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of this subdivision or that if they are, that adequate provisions, within acceptable engineering design standards, have been made for the collection and conveyance of such surface waters from said subdivision to public designated drainage areas, drains or open drainage channels which the subdivider has a right to use and provisions have been made to protect and safeguard adjoining property owners against damages sustained as a result of storm water drainage from said construction.

Dated this ____ day of _____, 20__.

Illinois Registered Professional Engineer No. _____

Owner or Attorney

Owner or Attorney

Illinois Department of Transportation Certificate

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to section 2 of "AN ACT TO REVISE THE LAW IN RELATION TO PLATS" as amended. A plan that meets the requirements contained in the department's "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" will be required by the department.

Dated this ____ day of _____, A. D. 20__.

District Engineer
Illinois Department of Transportation

SURVEYORS CERTIFICATE

State of Illinois)
) s.s.
County of Cook)

I, _____, a Professional Illinois Land Surveyor, do hereby certify that I have surveyed and subdivided:

Parcel 1

That part of West 1/2 of the Southwest 1/4 Section 2 and the East 1/2 of the Southeast 1/4 of Section 3 and the East 1/2 of the Northeast 1/4 of Section 10 and the West 1/2 of the Northwest 1/4 of Section 11,

Together with Lot 1 in Wickes Corporation Subdivision, being a subdivision of part of Sections 2 and 11, both in Township 42 North, Range 11, East of the Third Principal Meridian, recorded May 31, 1972 as document 21920696,

Together with Lot 2 in Owner's Subdivision of that part of Section 3 lying South of Dundee Road and the North 475.00 feet of Section 10, both lying East of the Wisconsin Central Railroad, in Township 42 North, Range 11, East of the Third Principal Meridian, recorded August 9, 1922 as document 7604075,

Together with that part of the public way commonly known as Northgate Parkway lying in Sections 2, 3, 10 and 11,

Together with that part of the Minneapolis, Saint Paul and Sault Saint Marie Railroad right of way lying in Sections 10 and 11,

All in Township 42 North, Range 11, East of the Third Principal Meridian,

All taken as a tract and described as follows:

Beginning at the Northeast corner of Lot 1 in Wickes Corporation Subdivision, aforesaid; thence South 00 degrees 12 minutes 27 seconds West, along the East line of said Lot 1, a distance of 1102.77 feet to the Southeast corner thereof; thence South 88 degrees 18 minutes 44 seconds West, along the South line of said Lot 1, a distance of 393.88 feet to the Southwest corner thereof; thence North 18 degrees 18 minutes 21 seconds West along a Southwesterly line of said Lot 1 and Northwesterly extension thereof, a distance of 256.25 feet to the East line of 33.00 foot wide Northgate Parkway; thence South 00 degrees 11 minutes 53 seconds West along the East line of said Northgate Parkway, 158.91 feet to the Northeasterly right of way line of the Minneapolis, Saint Paul and Sault Saint Marie Railroad; thence North 18 degrees 18 minutes 25 seconds West along said Northeasterly right of way line, 59.48 feet; thence South 71 degrees 41 minutes 35 seconds West, 76.50 feet; thence North 18 degrees 18 minutes 25 seconds West, parallel with the Northeasterly right of way line of the Minneapolis, Saint Paul and Sault Saint Marie Railroad, 856.58 feet to its point of intersection with the Westerly extension of the North line of Lot 2 in Owner's Subdivision, aforesaid; thence North 89 degrees 51 minutes 41 seconds East, along the North line of said Lot 2, a distance of 305.30 feet to the Northeast corner thereof, being also the Southeast corner of Lot 1 in said Owner's Subdivision; thence North 00 degrees 20 minutes 40 seconds East along the East line of said Lot 1 in said Owner's Subdivision, a distance of 167.74 feet to the South line of 100 foot wide Dundee Road; thence North 88 degrees 17 minutes 46 seconds East along the South line of said Dundee Road and the North line of said Lot 1 in Wickes Corporation Subdivision, 533.04 feet to the point of beginning, in Cook County, Illinois;

Parcel 2

That part of the West ½ of the Northwest ¼ of Section 11, Township 42 North, Range 11, East of the Third Principal Meridian, bounded by the following described lines:

On the Northeast by a Southwesterly line of Lot 1 in Wickes Corporation Subdivision, being a subdivision of part of Sections 2 and 11, both in Townrship 42 North, Range 11, East of the Third Principal Meridian, recorded May 31, 1972 as document 21920696, and the Northwesterly extension of said Southwesterly line of said Lot 1, and

On the West by a line 33 feet East of and parallel to the West line of said West ½ of the Northwest ¼ of Section 11, and

On the Southwest by the Easterly (or Northeasterly) right of way line of the Minneapolis, Saint Paul and Sault Saint Marie Railroad, and

On the South by the Westerly extension of the South line of said Lot 1 in said Wickes Corporation Subdivision,

In Cook County, Illinois;

Parcel 3

That part of the West 1/2 of the No-thwest 1/4 of Section 11 and that part of the East 1/2 of the Northeast 1/4 of Section 10, both in Township 42 North, Range 11 East of the Third Principal Meridian, described as follows:

Commencing at the Southwest corner of Lot 1 in Wickes Corporation Subdivision, being a subdivision of part of Sections 2 and 11, both in Township 42 North, Range 11, East of the Third Principal Meridian, recorded May 31, 1972 as document 21920696; thence South 88 degrees 15 minutes 59 seconds West along the South line, extended, of said Lot 1, a distance of 52.18 feet to a point on the original Easterly right of way line of the Minneapolis, Saint Paul and Sault Saint Marie Railroad for the point of beginning;

Thence South 18 degrees 21 minutes 03 seconds East along said Easterly right of way line, a distance of 84.47 feet; thence South 71 degrees 38 minutes 57 seconds West, a distance of 50.00 feet; thence North 18 degrees 21 minutes 03 seconds West parallel with said Easterly right of way line, a distance of 257.00 feet; thence North 71 degrees 38 minutes 57 seconds East, a distance of 50.00 feet to a point cn said Easterly right of way line; thence South 18 degrees 21 minutes 03 seconds East along said right of way line, a distance of 172.53 feet to the point of beginning, in Cook County, Illinois, in the manner represented on the plat hereon drawn.

Containing 728,351 square feet or 16.72 acres, more or less.

I further certify that the property described hereon is located within the corporate limits of the Village of Wheeling, Cook County, Illinois and that the village has adopted an official plan.

I further certify that the property appears in "other areas" zone x and "other flood areas" zone x per Flood Insurance Rate Map Cook County, Illinois and Incorporated Areas, Map No. 17031C 0068J, Effective date August 19, 2008.

Dimensions are shown in feet and decimal parts thereof and are corrected to a temperature of 62° Fahrenheit.

Field measurements completed on April 9, 2016.

Signed on _____.

By: _____

Professional Illinois Land Surveyor No. _____
My license expires November 30, 2018

REVISED: NOVEMBER 17, 2016
REVISED: AUGUST 31, 2016

ORDERED BY: WTC LLC	CHECKED: _____	DRAWN: RJT
ADDRESS: WHEELING TOWN CENTER		
		
GREMLEY & BIEDERMANN		
A DIVISION OF PLCS CORPORATION		
LICENSE NO. 184-005532 EXPIRES 4-30-2017 PROFESSIONAL LAND SURVEYOR		
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630		
TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO. 2016-22647-001	DATE: AUGUST 29, 2016 SCALE: 1 INCH = 50 FEET	PAGE NO. 4 OF 4

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Note: This Subdivision is within one and one-half miles of a municipality that has a comprehensive plan.

1. CALL TO ORDER

Chairman Pro Tem Johnson called the meeting to order at 6:30 p.m. on Thursday, March 9, 2017.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS - None

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

See Findings of Fact and Recommendation for Docket No. 2017-1.

Commissioner Dorband moved, seconded by Commissioner Zangara 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 and with the following condition of approval:

1. A bicycle rack for two bikes shall be provided at building permit.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

Commissioner Zangara moved, seconded by Commissioner Dorband to close Docket No. 2017-1. The motion was approved by a voice vote.

- B) Docket Nos. 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

See Findings of Fact and Recommendation for Docket No. 2017-2A&B.

Commissioner Dorband moved, seconded by Commissioner Zangara to 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. That retail fish sales is allowed;
2. At permit provide a lighting plan that demonstrates the existing lights meet the illumination levels of the Zoning Code; and
3. That the refuse in the room addition shall only be accessible from the exterior. There shall be no entrance from the dry storage into the trash room.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Zangara 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;

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Zangara to close Docket No. 2017-2A&B. The motion was approved by a voice vote.

- C) [Docket No. 2017-3](#)
Wheeling Station
501 W. Dundee Road
Concept Review of a Planned Unit Development

Mr. Eric Diamon, Atlas Residential, Mr. Joe Maschek, BSB Design, Architects & Planners, 1530 East Dundee Road, Palatine and Mr. Karl Camalluci, Taft Law Firm were present at the meeting.

Mr. Maschek represents the developer, Atlas this evening. He explained the proposed project is a 7.5 acre site on the northwest corner of Northgate and Dundee Roads. The project has 230 units including 1, 2 and 3 bedroom apartments, 25,000 square feet of retail and the ancillary parking recommended. Most of the team were present at the meeting.

Mr. Maschek explained they were currently gathering information from department heads, staff to start to compile everything and make revisions to the design. The site is on the northwest corner of Northgate Parkway and Dundee Road. It fits in with the approved Wheeling Town Center which is currently underway. He felt this would start to identify the importance of the corner as the Town Center by creating a new downtown and real vibrancy.

Mr. Maschek reviewed past projects they had been involved in. They want to create a building that minimizes the exposure of parking, maximizes the amenities and creates a look that fits in with the Town Center.

They were involved with a project in Glenview, next to the Marianos on the old Avon site. It has some of the same amenities that would also be included at Wheeling Station. The building is a wrapped concept with a parking structure in the center of the building with wings of apartments radiating out from the parking. This allows for parking at each level with direct parking on the level where you live. It also hides the parking from public view.

They were also involved in the Avant in Lisle along I-88. It is a four-story building and very similar. It has more masonry and more of a classic urban look. The amenities are located in the courtyard. There are a lot of amenities which is what they are seeing in almost all new apartment developments: clubhouses, swimming pools, pathways, picnic pavilions, barbeque pavilions. The Lisle project is about 8 acres which is a little larger and has quite a few more units than the proposed in Wheeling. It is also wrapped around a four-story parking structure.

They showed a building in Texas that was similar with the parking deck along one side of the building to screen and buffer the apartment units from the heavier uses across the street to the north. It has courtyards, a fitness center and other public uses that address the street.

Mr. Maschek referred to the Wheeling site which is a mixed use building with 25,000 square feet of retail along Dundee Road surrounded with 230 apartment units designed around two courtyards. One is a more passive use and one is a more active use, a four-story garage screening the residential units from the Metra tracks to the west. It also includes another small parking area that would serve the east half of the building and a clubhouse in the center of the building with residential above. There is an entry to the garage from the east through the center of the courtyard so residents could pick up or drop off things by driving right into the courtyard. The courtyard adds more light and air to the building and then the garage is accessed on the east and south sides. The entry to the first floor garage is from the north. Trash pickup parking access is away from the street.

Mr. Maschek stated the access points includes a right-in and right-out along Dundee Road which is similar to the previous proposal on this site from 2008. He reminded the Commission that the plans were still evolving and tweaking was still being done at this point. There is a fire lane along the north and west sides of the site to provide fire access. The access will be paved. The potential area along the west side could be a parking bank or additional amenities...dog walking or another green amenity between the railroad tracks and their building.

Mr. Maschek reported that the retail has approximately 110 parking stalls so it parks at 4.4 stalls per 1,000 which is about industry standards. The residential including two parking garages and surface parking parks at about 1.7 stalls per unit which is above transit oriented development and falls within industry standards.

Mr. Maschek reviewed the different uses on each floor. The first floor includes residential with the club in the center. The club would also include a leasing center, fitness area and other amenities such as business center, etc. Courtyard 1 is a more active use and courtyard 2 is more of a passive use with perhaps a picnic pavilion, a barbeque area or a walking path. The walking path could also be provided along the north and west to provide additional outdoor space or dog walking.

There is 25,000 square feet of retail along Dundee Road. Most of the retail is about 60' deep with a bumped out area on the prime corner to provide a space for a more prominent retailer.

The signage located along Dundee Road is at the corner and would include smaller directional signage along Northgate.

The second floor is mostly residential over the parking on the first floor on the east side. Retail is designed as two story space to accommodate the HVAC and potentially mezzanine office space. The floors are about 11' high so a total floor height of about 22'. The clubhouse in the center is also a two story and would accommodate any management offices.

The third and fourth floors are primarily residential. Each floor has direct access to the garage. The residential on the third and fourth floors would also overlap the top of the retail.

Mr. Maschek stated they were in the process of completing their market study. Traffic is a big concern. The traffic engineer, civil engineer and TIF specialist were both present.

Mr. Maschek opened the discussion to the Commission. They want to gather information in order to proceed.

Commissioner Dorband questioned if they were doing a marketing study. Mr. Maschek confirmed they were in the process and still waiting for the results.

Commissioner Dorband questioned if they had concerns with the amount of proposed retail being located across the street from the Town Center. She questioned the types of retail they were looking to bring in to the development. Mr. Maschek explained they were talking about a larger fitness center potentially or maybe a restaurant. He thinks the exposure to Dundee Road was excellent since there currently wasn't any place to stop. He thought retail space was a natural and desirable.

Commissioner Dorband expressed concern about the density, amount of units, parking and traffic. She felt there were already so many rental units in the area. She questioned why the petitioner felt it was a good idea. Mr. Maschek explained the market study would help him answer the question. He explained they have worked with Kinsey at Northgate Crossing who had been extremely successful. There is a huge investment in the Town Center with quite a few residential units. They have seen a huge need for rental housing in the market. The Glenview development has 300 units on 5 acres and were at 95% occupancy. They were bullish on the market and Wheeling because of the closeness to the train and future of the Town Center which all drives the need.

Commissioner Dorband expressed concern with the layout and turning radius for a fire truck. She is also concerned with the access to the roofs. She felt it seemed tight for a fire truck to get through. She referred to the complex she lives in which is pretty wide open but has difficulty with a fire truck getting through. Fire Inspector Antor explained it was one of the items the Chief brought up to the petitioner at the Village Board Meeting. They have not seen any definitive plans with the turning radius analysis. Commissioner Dorband expressed concern about the height of the building. Fire Inspector Antor explained there hadn't been a formal presentation except for the concept drawing. Staff is working on setting up a meeting with Community Development, the Fire Department and the

developer.

Commissioner Dorband questioned what other concerns the Fire Department had with the site. Fire Inspector Antor explained the Chief was the person who spoke with the petitioner but from looking at the proposal, he had the following concerns regarding the site access, ability to ladder, snow removal and how it impacts the available ground surface parking on the site and how it impacts fire apparatus access to the site. He referred to the parking garages and the issues with vehicle fires in the garage.

Commissioner Dorband referred to the previous petitioner for the site and noted that she had expressed the same concerns. She expressed concern for the access to the site and the amount of traffic on Northgate and Dundee Road.

Commissioner Dorband questioned if there would be an appraisal research on the project. Mr. Maschek explained the market study would determine the market for the proposed. He explained there was a lot of research done as part of the TIF process.

Commissioner Dorband questioned the size of the units. She felt the smallest unit seemed a little small. Mr. Maschek explained they were going a little larger than what was happening in the market. A lot of it was driven by millennials. There is a big push for smaller units and was driven by cost. He stated that a 1 bedroom unit was usually \$1,100-\$1,200 a month. They were currently seeing 1 bedroom units at 600-700 square feet but then the clubhouse would have a kitchen, rental rooms for parties, etc. The 1 bedroom units for this proposal are 800-850 square feet. He mentioned there were also junior apartments/studios. He explained the market study would tell them the target sizes. Their project includes a little larger unit than what is seen in other areas. A typical 2 bedroom unit is 1,050-1,100 square feet and a 3 bedroom would be 1,300 square feet.

Commissioner Dorband questioned if the rents would include garage parking and/or storage area or if they would be charged extra. Mr. Maschek explained that they were in the first step of the process and would be gathering information so he doesn't want to dwell on a number.

Commissioner Dorband didn't see a lot of walking or green space on the plans. She questioned where people would walk their dogs. She wanted to get a better feel for the space. She felt they were trying to put a whole lot into a small space. Mr. Maschek agreed they were but it was because it was at the crossroads of Wheeling. He explained sites closer to train stations become more complex. He referred to courtyards in their focus developments that have seating areas, small putting green and etc. In the proposed site, there is a lot of area around the outside of the site that could be used for a dog amenity. He suggested including maybe a small dog walking area on the west side of the site. The courtyards would then serve as a picnic/barbeque area on one side. Mr. Maschek explained their proximity to the train station was also important to the site.

Commissioner Dorband reiterated her concern about the density. She thinks it's a lot to put in the space.

Mr. Maschek stated the feedback is what they were looking for so they could incorporate what they can into the plans.

Mr. Camalluci reported they had met with Village Staff and Department Heads. They had not updated the current plans because they wanted feedback from the Board and Plan Commission before updating another round of designs.

Commissioner Blinova questioned if they had any idea who would be leasing their retail space. Mr. Diamond explained they would need a nice mix and maybe include a restaurant, fitness center and maybe some national retailers – hair, supplement store that would complement the fitness. It was too preliminary to have anything solid.

Commissioner Zangara stated he watched the presentation to the Village Board and would not repeat the same comments. He expressed concern regarding the density but also referred to the park across the street that could draw people. He would love to see a walkway across the street but understood it was not their responsibility.

Commissioner Zangara questioned if there would be storage in the parking garage since the apartment units were small.

Commissioner Zangara referred to adding parking stalls for electric cars at the Town Center garage.

Commissioner Zangara questioned if all of the deliveries to the retail would be done through the front door access. He questioned if there were rear door access for the retail. Mr. Maschek explained that they preliminary allowed an extra depth so they would have their own retail corridor so that service would happen on the west side. The service area could be screened. All of the retail would be handled through a separate internal hallway. Commissioner Zangara warned them to be conscious about the service area with a garbage truck.

Commissioner Zangara referred to bicycle parking and has seen a couple spaces provided in the garage.

Commissioner Zangara questioned if the picnic area would include grills. Mr. Maschek confirmed there would be a common barbeque area. They are still working through the details.

Commissioner Zangara suggested considering having an indoor pool instead of outdoor.

Commissioner Zangara questioned having condos instead of apartments. Mr. Maschek agreed to address. He explained there is a need for rentals since there had been so many decades of condos. Commissioner Zangara believes there were already so many rentals.

Commissioner Zangara loved the building and concept. He questioned if the garage would have permit parking to regulate the parking. Mr. Maschek explained the ideal was to assign parking for the same floor as the apartment. They have designed a few extra spots in the garage in case a valet service was necessary for one of the retail users if there was a restaurant. Mr. Maschek explained they could provide additional parking along the paved fire access. They are currently parked at 1.7 stalls per unit which includes the studios and 1 bedroom units.

Commissioner Zangara suggested including an outdoor seating area for a restaurant. Commissioner Zangara is interested in the study. He liked the project.

Mr. Maschek liked the electric car point. He explained that part of his team was looking at hopefully additional funding from other sources that would allow for alternative energy. He mentioned solar panels or something that would create a greener environment.

Chairman Pro Tem Johnson asked if the upper level in the four story parking garage would be covered. Mr. Maschek explained they have discussed solar panels that would provide some type of alternative energy and provide covered parking on the fourth floor. Their intention is to provide covered parking for every resident.

Chairman Pro Tem Johnson thinks a restaurant on the larger corner unit would be great but sees a challenge.

Chairman Pro Tem Johnson questioned if they were confident they could overcome the floodplain issue. Mr. Maschek explained it was all part of the negotiations. They are confident they can overcome it. They are still working through some of the details.

Chairman Pro Tem Johnson mentioned the Commission looks at the trash and snow removal during the preliminary review.

Chairman Pro Tem Johnson asked for details about the proposed materials. Mr. Maschek explained they want to intergrade it into the theme of the area using something similar but distinct from the Town Center. He thinks using a classic masonry façade would be most appropriate.

Chairman Pro Tem Johnson questioned if they had done any other similar residential retail developments. Mr. Maschek confirmed they were mostly strictly residential. He mentioned they did a project in Portage, IN currently being built that integrates retail on the first floor. They designed the residential units in the retail space so that when the retail, traffic and amount of residents were there to provide enough traffic for retail they could pull the residential fixtures out and create retail.

In reply to Commissioner Zangara's question, Mr. Maschek confirmed they were also doing a traffic study.

In reply to Commissioner Dorband's question, Mr. Maschek confirmed the apartments would include balconies. Commissioner Dorband asked that they be deep enough to accommodate a chair and small table.

Commissioner Dorband questioned if they considered incorporating a green roof on the parking garage. Mr. Maschek confirmed they had considered it and were still in discussions.

Mr. Maschek referred to Commissioner Dorband's concern about the roof height; he confirmed they always consider the roof a fifth façade.

8. APPROVAL OF MINUTES – [February 23, 2017](#)

Commissioner Zangara moved, seconded by Commissioner Dorband to approve the minutes dated February 23, 2017. The motion was approved by a voice vote.

9. OTHER BUSINESS

Commissioner Dorband mentioned the Chamber of Commerce's recent event at Purple Sprout had an excellent turnout.

Chairman Pro Tem Johnson thanked everyone for attending the blood drive.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Zangara to adjourn the meeting at 8:14 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 3.17.2017
FOR APPROVAL ON 3.17.2017**

**DRAFT FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

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

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.

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

Mr. Joe Miller, SVN, 25 N. 3rd Street, Geneva, IL was present and sworn in.

Commissioner Zangara read the following statement aloud.

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

Mr. Miller, real estate broker, represents I Love Kickboxing's Chicago market. They have a total of six locations throughout the Chicago market. They are in construction for a location in Wheaton, downtown LaGrange and Woodridge. The proposed location in Wheeling is a 3,517 square foot end cap unit in the shopping center. I Love Kickboxing operates a class based fitness program with free standing bags. They start with a 15 minute intensive warm up, 30 minutes of kicking and punching bags and then 15 minute cool down. He described it as cardio kickboxing with no sparing and is not

designed to teach people to fight. It is designed as a full body workout.

Mr. Miller stated the site selected was well parked and had 181 parking spaces for the 38,000 square foot shopping center. He felt even with the heavy parking needs they feel there will be more than enough sufficient parking. Classes operate primarily in the morning and evening with some classes around lunch time. He does not believe there would be classes prior to 7:00 a.m. and the latest class in the evening would be 9:00 p.m. He does not believe there will be an impact to the surrounding buildings.

Chairman Pro Tem Johnson opened the discussion to the public. No one from the audience came forward.

Commissioner Dorband questioned the hours of operation. Mr. Miller stated the hours typically start with one or two classes in the morning at about 7:00 a.m. and one or two classes in the evening (3 days a week to start) ending by 10:00 p.m. As classes fill up, the number of classes will expand. He did not believe there would be classes prior to 6:00 a.m. or later than 10:00 p.m. in this location but he needs to verify with the operation.

Commissioner Dorband questioned if classes ran all day long. Mr. Miller explained they typically ran two back-to-back classes in the morning, two in the evening and two around lunch once they were up and running. The classes are 1 hour long with a 15-minute passing period between classes.

Commissioner Dorband had no concern with the parking since she was familiar with the center.

Commissioner Dorband questioned their plans for bicycle parking. Mr. Miller stated that he was not aware of a firm plan. In a number of their units they have added bicycle parking in front based on demand. Commissioner Dorband felt there was room for a rack if needed.

Commissioner Dorband expressed a concern regarding smoking and keeping them away from the area. Mr. Miller stated they had not looked into it but referred to the State of Illinois law that requires smokers to be a minimum of 20 feet away from the door. He confirmed the franchise would enforce it. Commissioner Dorband requested that they discuss it with the ownership.

Commissioner Dorband felt it was a good use for the area.

In reply to Commissioner Dorband's question, Mr. Miller confirmed they would use channel letter signage on the façade of the building. They have not applied but confirmed they would comply with the ordinance. Ms. Jones confirmed Staff had discussed what was permitted but they had not yet applied for signage.

Commissioner Blinova requested details regarding the retail space included on the plans. Mr. Miller explained it was a pro shop selling clothing, gloves and protein drinks.

In reply to Commissioner Blinova's question, Mr. Miller confirmed the break room was for employees only.

Commissioner Zangara questioned if there were Saturday and Sunday classes. Mr. Miller confirmed

there were classes on the weekend but they tended to be more limited and not as early or late as weekday classes.

In reply to Commissioner Zangara's question, Mr. Miller confirmed the space had an open ceiling. Commissioner Zangara questioned if there was soundproofing for the neighboring tenants. Mr. Miller explained they work with the ownership and contractor to sound dampen the demising walls. He confirmed the noisiest part of the class was the instructors. The classes are designed to be energetic.

Commissioner Zangara questioned if there were washer and dryers in the unit. Mr. Miller explained they don't provide toiletries. They have lockers.

Chairman Pro Tem Johnson questioned if the business was open in between classes. Mr. Miller confirmed they did not maintain operating hours if they had more than a one hour passing period.

Chairman Pro Tem Johnson mentioned that bike racks were typically included on the plans for this type of use. Ms. Jones questioned if the Commission wanted to add it as a condition of approval. All Commissioners present were in favor of adding a condition for bike racks.

Commissioner Dorband moved, seconded by Commissioner Zangara 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 and with the following condition of approval:

1. A bicycle rack for two bikes shall be provided.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

Commissioner Zangara moved, seconded by Commissioner Dorband to close Docket No. 2017-1. The motion was approved by a voice vote.

Respectfully submitted,

Don Johnson, Chairman Pro Tem
Wheeling Plan Commission/
Sign Code Board of Appeals

**DISTRIBUTED TO THE COMMISSION 3.17.2017
FOR APPROVAL ON 3.17.2017**

**DRAFT FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: 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

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.

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

Commissioner Zangara read the following statement aloud.

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

Mr. David Arena, Attorney, 216 West Higgins Road, Park Ridge, Mr. Louis Psihogios, Boston Fish, 1225 E. Forest Avenue, Des Plaines, Mr. Stelios Logarakis, Premier Custom Homes, 825 S. Waukegan Road, Lake Forest and Mr. Simon Batistich, 475 Frontage Road, Burr Ridge were present and sworn in.

Mr. Arena reported that Mr. Psihogios purchased Pete Millers at 412 N. Milwaukee Avenue. It was an existing restaurant operating under a special use since the area is not zoned for a restaurant. They are asking for a special use for the same purpose to operate Boston Fish Market. In addition, they are looking for a variance since the existing structure is non-conforming along the south property line with a porch. The restaurant operation also needs cold dry storage so they want to add cold dry storage in the lot along the south property line.

Mr. Arena stated they were not putting an additional burden on the community. The operations of Boston Fish Market will be similar to Pete Millers except that it is limited to seafood.

Chairman Pro Temp Johnson opened the discussion to the public. No one from the audience came forward.

Commissioner Zangara is excited about the project. He requested details about the porch. Mr. Arena confirmed it was an existing porch. Mr. Batistich explained the existing porch was an addition done in phases and appeared shabby. They want to update it and expand it by widening so it blends better with the overall building. Commissioner Zangara questioned if they were planning a patio since there were four doors included on the plan. Mr. Psihogios explained it would be used for the retail and carryout area or for casual dining. The area would include a few tables. Customers will be able to come in and out of the doors.

Commissioner Zangara questioned if sidewalks were included in the landscape plan. Mr. Psihogios explained the landscaping would be 4' from the curb. Mr. Arena further explained the Des Plaines location used the same entrance for diners and carryout and they found it to be problematic. In order to alleviate the problem, they have a separate entrance for people just picking up and leaving.

Ms. Jones requested further explanation. Mr. Psihogios pointed out the main entrance on the plan and the seating area for the carryout. He confirmed all four doors would be available to be used. The doors could also be opened to allow fresh air into the space. Mr. Batistich explained it would give a porch feel to the area.

Commissioner Zangara was happy they were fixing the parking lot.

Commissioner Blinova had no questions.

In reply to Commissioner Dorband's question, Mr. Psihogios confirmed the lighting would be indicated on the plan.

In reply to Commissioner Dorband's question, Mr. Psihogios confirmed the landscaping would be submitted to staff. She questioned if the Commission needed to see the landscaping plan before moving forward. Ms. Jones explained the decision was up to the Plan Commission. Ms. Jones

asked if the proposed plans were the existing conditions. Mr. Psihogios confirmed the new landscaping was included in the plans. Ms. Jones didn't think it appeared to include any new shrubs, flowering perennials or additional plant material. Mr. Arena confirmed they were replacing trees. Mr. Batistich confirmed the plan provided was the proposed landscaping. Commissioner Dorband questioned if the proposed plan included the new as well as the existing. Mr. Psihogios confirmed it included both. Mr. Batistich explained they were just fixing the landscaping and not making any major changes to it.

Commissioner Dorband questioned if they had made any concessions to the parking for the customers who were just coming in to purchase seafood. Mr. Psihogios explained it would be addressed by including 15-minute parking for carryout. He noted the location on the plan.

In reply to Commissioner Dorband's question, Mr. Psihogios confirmed that customers could place orders ahead of time.

Commissioner Dorband questioned if they had made plans to address employee parking. Mr. Psihogios confirmed the employees would park in the back of the lot.

In reply to Commissioner Dorband's question, Mr. Psihogios confirmed they were changing the windows, adding a sign over the building, porch update and adding coolers. A sample of the cooler material was provided. The color was not provided. A sample of the patio stone was also provided.

Chairman Pro Tem Johnson questioned if display cases would be provided in the retail area. Mr. Batistich explained there was an open kitchen with 20' of display counter. It will be accessible from both the carryout and dining areas.

Mr. Psihogios explained customers would select their fish, have it prepared and then deliver it to their table. Mr. Aren explained customers could also come in and order their fish and then take it home. Mr. Psihogios explained the preparation of fish takes place in the back and then brought back to the counter. He confirmed none of the cleaning or preparation would take place near the counter.

Chairman Pro Tem Johnson referred to a concern from the Health Department regarding the trash enclosure being connected to the dry storage. Mr. Psihogios confirmed it would be divided. Ms. Jones questioned if the trash area could be accessed from inside. Mr. Psihogios confirmed the trash could not be accessed from inside. You will need to exit the building in order to deliver the trash. It was determined that the plan was not depicted correctly. Ms. Jones will add a condition of approval in order to correct it. Chairman Pro Tem Johnson questioned if a revised plan needed to be provided prior to going to the Village Board. Ms. Jones explained based on the discussion it could be covered through a condition of approval.

Chairman Pro Tem Johnson questioned if elevations were needed for the porch. Ms. Jones provided the elevations that had been provided. Mr. Batistich confirmed the entire porch was new.

Commissioner Zangara referred to the bike rack shown in the picture and suggested adding a condition of approval for the location. He explained the current location shown in the picture would be in a grassy area. Mr. Batistich explained it could be left in the same place. Commissioner

Zangara was not concerned about the location but wanted to make sure it was included.

Chairman Pro Tem Johnson questioned if a lighting plan would be needed. Ms. Jones confirmed a plan that met the Zoning Code would be required prior to permitting. The plan is to reuse the existing light fixtures. Staff has been working on testing the existing fixtures to ensure they would meet the current lighting standards. The plan has not yet been produced that meets the standards. Mr. Arena confirmed they were currently working on it.

In reply to Commissioner Dorband's question, Mr. Psihogios confirmed they don't have an opening date at this time but thought it would be about 4 months.

Chairman Pro Tem Johnson questioned if the Commission had comments about the variation.

Commissioner Zangara noted the variation was existing.

Ms. Milluzzi explained they were extending the amount getting the variation. Ms. Jones noted the dry storage and trash area were the new additions.

Commissioner Dorband moved, seconded by Commissioner Zangara to 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. That retail fish sales is allowed;
2. At permit provide a lighting plan that demonstrates the existing lights meet the illumination levels of the Zoning Code; and
3. That the refuse in the room addition shall only be accessible from the exterior. There shall be no entrance from the dry storage into the trash room.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Zangara 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;

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Zangara to close Docket No. 2017-2A&B. The motion was approved by a voice vote.

Respectfully submitted,

Don Johnson, Chairman Pro Tem
Wheeling Plan Commission/
Sign Code Board of Appeals

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