

**WHEELING PLAN COMMISSION
THURSDAY, OCTOBER 26, 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 October 20, 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 17-38](#)**
T-Mobile
1053 Lake Cook Road
Appearance Approval of a Wall Sign
 - B) [Docket No. SCBA 17-39](#)**
Hi Auto
116 McHenry Road
Appearance Approval of a Wall Sign
- 7. ITEMS FOR REVIEW**
 - A) [Docket No. 2017-12](#)**
Consolidated Commercial Properties, LLC
212-224 S. Milwaukee Avenue
Variation from Title 19, Zoning, Related to Residential Use on the First Floor
- 8. APPROVAL OF MINUTES – [October 12, 2017](#)**
- 9. OTHER BUSINESS**
- 10. ADJOURNMENT**

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

Public Hearing Information
Wheeling Plan Commission Meeting
October 26, 2017
(Attachment to Agenda)

2017-12 Edward Chrzastowski, owner, is seeking a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.06 Commercial Districts, Section 19.060.010 Commercial District General Requirements, Section B General Use Standards, #3, and associated sections to allow residential use on the first floor of the property at 224 S. Milwaukee Avenue, an existing office building in the B-3 General Commercial and Office District.

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

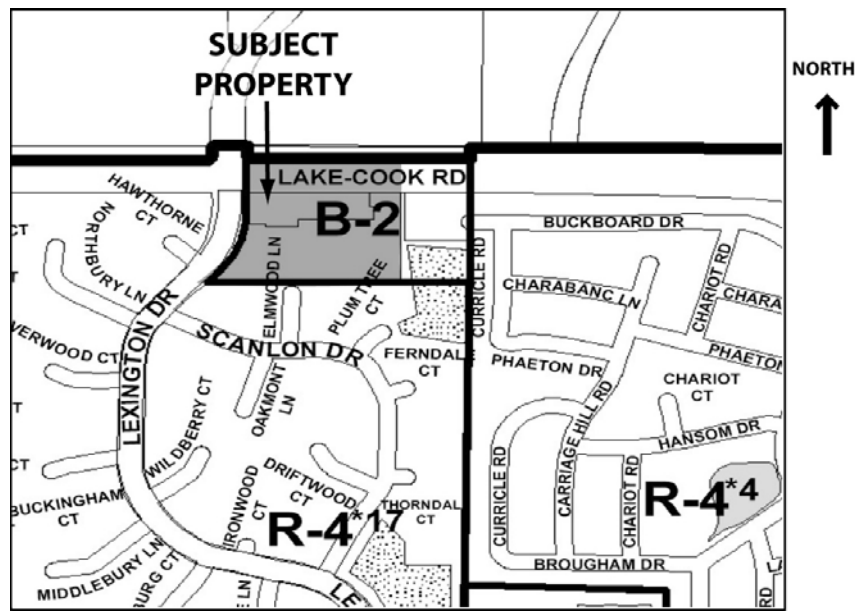
RE: **Docket No. SCBA 17-38**
T-Mobile
1053 Lake Cook Road
Appearance Approval of a Wall Sign

DATE OF REPORT: October 19, 2017

DATE OF MEETING: October 26, 2017

PROJECT OVERVIEW: The petitioner is requesting appearance approval of a wall sign for a new mobile phone store.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Modern Signs, Inc
<u>Property Owner:</u>	Lexington Commons Plaza, LLC
<u>Common Property Address:</u>	Lexington Commons Plaza
<u>Existing Use of Property:</u>	Retail
<u>Existing Property Zoning:</u>	B-2 Neighborhood Commercial District
<u>Previous Relevant Zoning Action on Property:</u>	None.

DESCRIPTION OF PROPOSAL

The petitioner is requesting appearance approval to install a business identification wall sign for a new retail and service store for mobile phones.

SIGN REVIEW

Sign Location: The proposed wall sign is located in the designated sign band above the storefront windows and doors of the subject unit.

Sign Type, Material and Size: The sign is comprised of raceway mounted internally illuminated channel letters and graphic elements of the business logo. The sign faces, trimcaps and returns are magenta in color. The total area of the sign is 37.73 sq. ft. The unit has a frontage of 33'2". If the 50% sign area bonus is provided because of the use of the graphic logo, then the proposed sign meet the size requirements of the Sign Code.

STAFF REVIEW

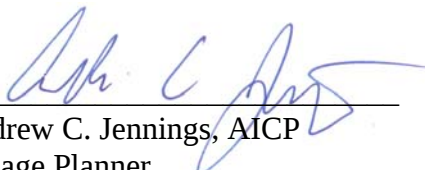
Impact on adjacent uses: No impact on adjacent uses is expected.

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

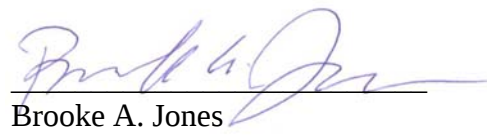
PROPOSED MOTION

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

Approve Docket No. SCBA 17-38 to grant appearance approval for the wall sign in accordance with the sign plans submitted October 12, 2017, on behalf of T-Mobile, located at 1053 Lake Cook Road, Wheeling, Illinois.



Andrew C. Jennings, AICP
Village Planner



Brooke A. Jones
Senior Planner

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

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

T-Mobile – 1053 Lake Cook Road
Docket No. SCBA 17-38 (Appearance Approval of a Wall Sign)
Plan Commission Meeting – October 26, 2017

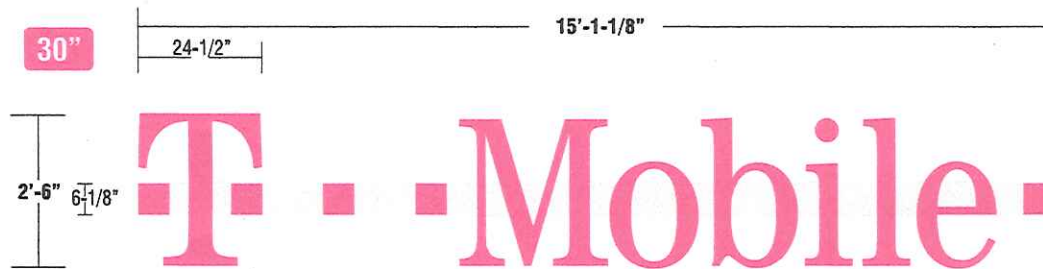


Existing conditions of store front – looking south

LED FACE LIT CHANNEL LETTERS

SCALE: 1/2" = 1'-0"

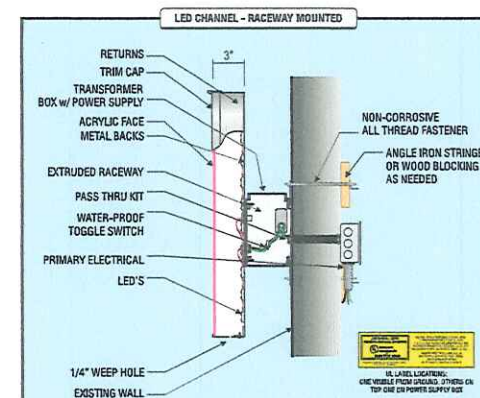
37.7 square feet



- FACES:** 3/16" thick Clear autoglas or equal w/ first surface applied digitally printed Magenta vinyl from Miratec
- TRIMCAP:** 1" jewelite trimcap *painted Matthews Brushed Aluminum or Magenta to match faces (depending on sign inventory status when sign is ready for production phase)*
- RETURNS:** .040 aluminum 3" deep returns *painted Matthews Brushed Aluminum, White or Magenta (depending on sign inventory status when sign is ready for production phase)*
- BACKS:** .063 alum. - pre-finished alum White
- LED:** Principal 6500K White LED's
- RACEWAY:** 7" x 4-1/2" raceway to house all electrical components; painted to match building

COLOR PALETTE

- ☒ Translucent Miratec Film 30532-1 Magenta printed on White vinyl
- ☐ Matthews Brushed Aluminum 41342SP Satin finish
- ☐ Clear Autoglas or Equal
- ☐ Raceway: SW 7004 Snowbound



CLIENT: **T-Mobile**

TICKET NO.: 468637

DATE: 09/18/17

PROJECT MANAGER: JASON BOONE

DESIGNER: DN

ADDRESS: LAKE COOK & LEXINGTON
1047 LAKE COOK RD
WHEELING, IL 60090

PAGE NO.: 2

ELECTRONIC FILE NAME: TMO2017\LTFR CHICAGO\WHEELING - LAKE COOK & LEXINGTON

REVISION HISTORY:

NO.	DESCRIPTION

CLIENT SIGNATURE:

APPROVAL DATE:



Corporate Office:
8959 Tyler Boulevard
Mentor, Ohio 44060
440-209-6200
800-627-4460

334 Industrial Park Road
Bluefield, Virginia 24605
877-779-9977

NOTE: PRINTS ARE THE EXCLUSIVE PROPERTY OF "MC SIGN COMPANY". ANY UNAUTHORIZED USE OR DUPLICATION WILL RESULT IN A 20% CHARGE PER OCCURRENCE PER THE VALUE OF THE DISPLAY. © MC SIGN CO 1999

Exhibit received October 12, 2017

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

EXISTING CONDITIONS



Partner with the best.



www.mcsign.com

CLIENT:

T-Mobile

ADDRESS:

LAKE COOK & LEXINGTON
1047 LAKE COOK RD
WHEELING, IL 60090

PAGE NO.:

3

TICKET NO.:

468637

DATE:

09/18/17

PROJECT MANAGER:

JASON BOONE

DESIGNER:

DN

ELECTRONIC FILE NAME:

TMO/2017/JLTPR CHICAGO/WHEELING - LAKE COOK & LEXINGTON

REVISION HISTORY:

CLIENT SIGNATURE:

APPROVAL DATE:



Corporate Office:
8959 Tyler Boulevard
Mentor, Ohio 44060
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NOTE: PRINTS ARE THE EXCLUSIVE PROPERTY OF "MC SIGN COMPANY". ANY UNAUTHORIZED USE OR DUPLICATION WILL RESULT IN A 20% CHARGE PER OCCURENCE PER THE VALUE OF THE DISPLAY. © MC SIGN CO 1998

Exhibit received October 12, 2017

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

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

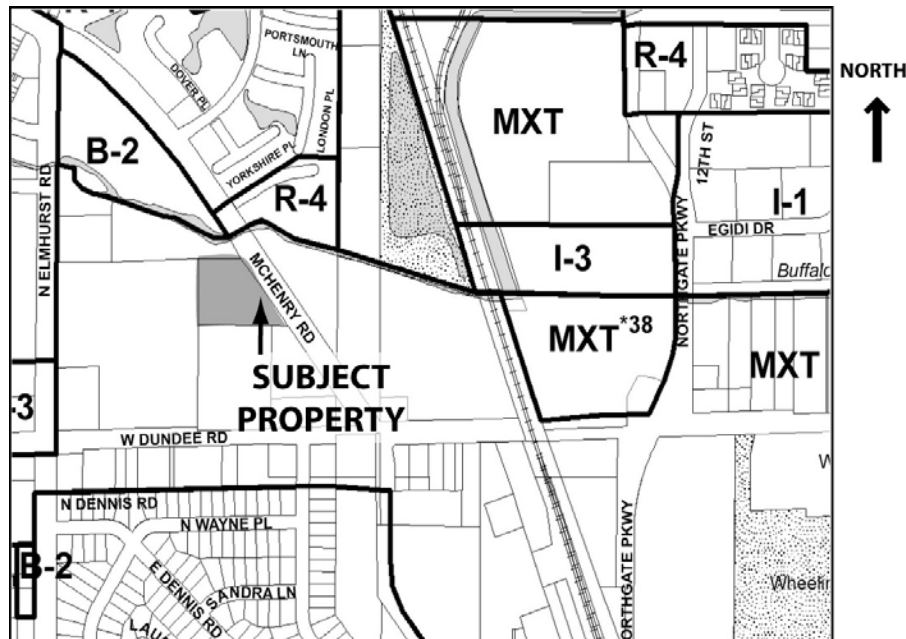
RE: **Docket No. SCBA 17-39**
HI Auto
116 McHenry Road
Appearance Approval of a Wall Sign

DATE OF REPORT: October 19, 2017

DATE OF MEETING: October 26, 2017

PROJECT OVERVIEW: The petitioner is requesting appearance approval of a business identification wall sign for an auto repair facility

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Excel Sign
<u>Property Owner Name:</u>	Heidner Property Management Co.
<u>Common Property Address:</u>	116 McHenry Road
<u>Common Location:</u>	Located on the west side of McHenry Road in the Wheeling Car Care Center

Existing Use of Property:

Auto repair

Existing Property Zoning:

MXT Transit Oriented Mixed Use District

DESCRIPTION OF PROPOSAL

A new auto repair facility is requesting appearance approval of a business identification wall sign.

SIGN PLAN REVIEW

Sign Location: The wall sign will be located in the sign band above the storefront windows and doors and overhead garage doors of the business. The façade faces east into the parking lot and McHenry Road.

Proposed Signage Type, Size and Materials:

The sign is comprised of raceway mounted internally illuminated channel letters. The sign faces have two colors. The first word of the business name (sign) has red faces. The second word of the business name (sign) has white faces. The total area of the sign is 28 sq. ft. The unit has a frontage of 35'8". The proposed wall sign meets the requirements of the Sign Code.

STAFF REVIEW

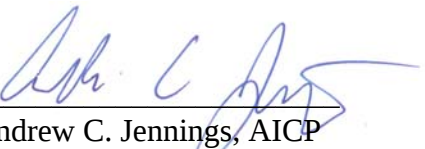
Impact on adjacent uses: No impact on adjacent uses is expected.

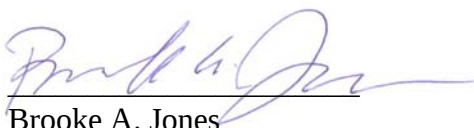
Staff Recommended Action: Staff recommends approval of the proposed wall sign.

PROPOSED MOTION

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

Approve SCBA 17-39, granting appearance approval for a wall sign as indicated in the sign plan submitted by October 19 2017, by Hi Auto, located at 116 McHenry Road, Wheeling, Illinois.


Andrew C. Jennings, AICP
Director of Community Development


Brooke A. Jones
Senior Planner

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

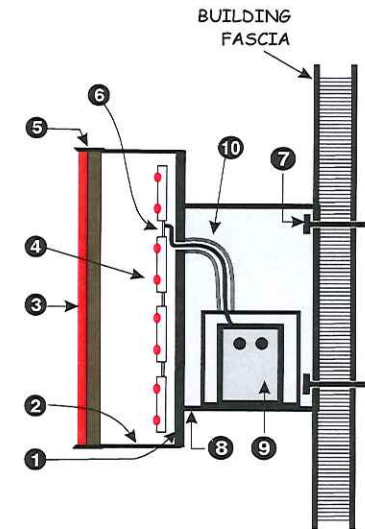
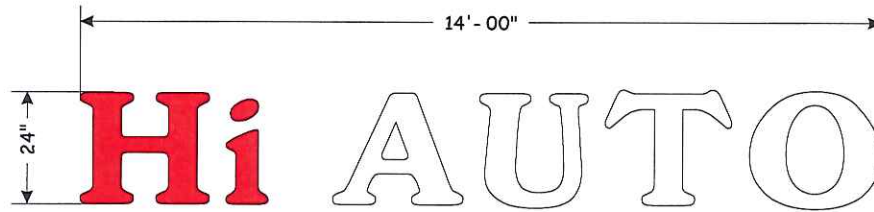
[Sign Plan](#)

Hi Auto – 116 McHenry Road
Docket No. SCBA 17-39 (Appearance Approval of a Wall Sign)
Plan Commission Meeting – October 26, 2017



Existing conditions of front façade (looking west)

Store Front Wall Sign - Channel Letters with Raceway



* WE USE ALL UL IN LISTED MATERIALS

CHANNEL LETTERS SPECIFICATIONS

1. .050 ALUMINUM BACKS
2. .040 ALUMINUM RETURN - BRONZE
3. 3/16" ACRYLIC LETTERS FACES - #2283 RED & #7328 WHITE
4. LED - SLOAN RED & WHITE (UL)
5. 1" TRIM CAP RETAINER - BRONZE
6. 18 GAUGE TYPE CL2 (UL)
7. 3" GALVANIZED TAGAR BOLT
8. .063 ALUMINUM WIREWAY BOX - MATCH THE COLOR OF THE FASCIA
9. SLOAN LED TRANSFORMER (UL) CLASS 2 OUTPUT 12V/60W
10. 3/8" STEEL FLEX CONDUCT (UL)
11. DEDICATED 20AMP BRANCH CIRCUIT



HI AUTO		
116 McHenry Rd., Wheeling, IL 60090		
SCALE : 0.2977" = 1' 00"		
EXCEL SIGN, INC.		
Phone : (847) 709-2000 Fax : (847) 709-2002		
613 Estes Ave., Schaumburg, IL 60193		
Excel Sign JOB No.	217-10132-A	Engineer Edward P.
Chicago Reg. No.	B93061	Chicago Bond No. 6055488 UL E 214160

Exhibit received October 19, 2017

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

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

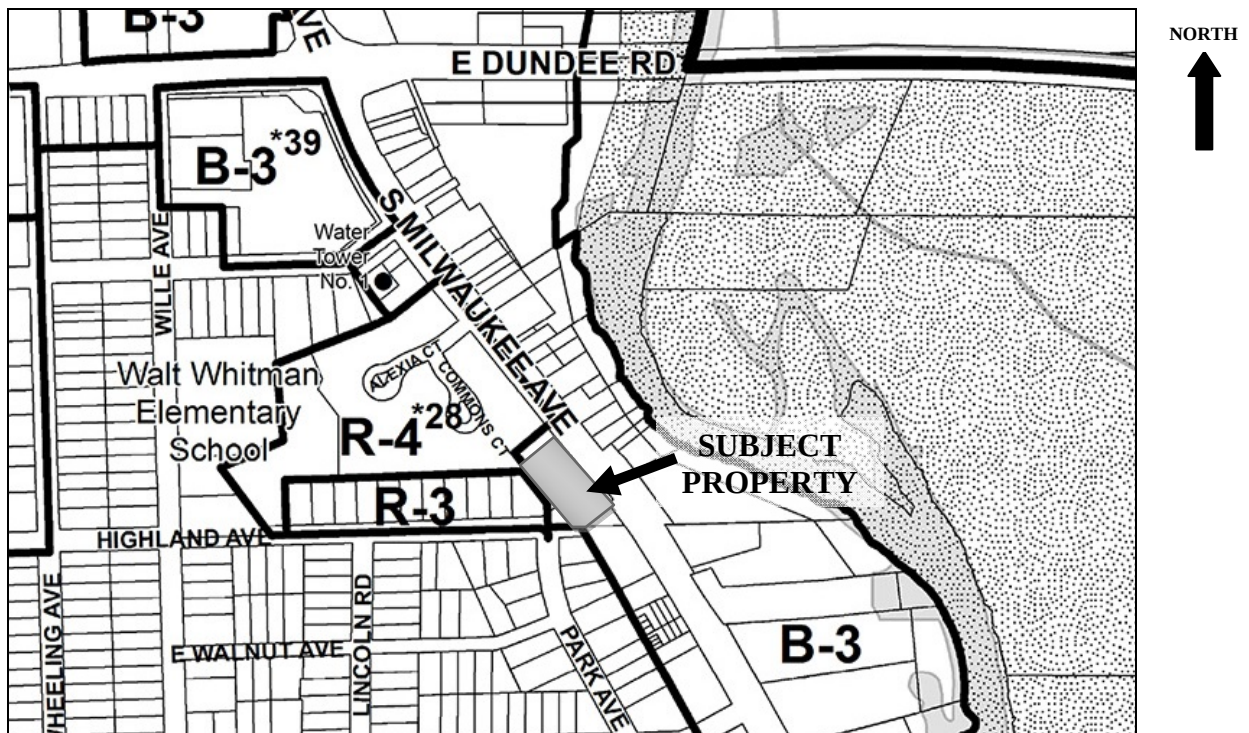
RE: **Docket No. 2017-12**
Consolidated Commercial Properties
212-224 S. Milwaukee Avenue
Variation from Title 19, Zoning, Related to Residential Use on the
First Floor

DATE OF REPORT: October 20, 2017

DATE OF MEETING: October 26, 2017

PROJECT OVERVIEW: The petitioner is seeking a zoning variation to allow for residential use on the first floor of an existing office building, which is located in the B-3 General Commercial and Office District.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Edward Chrzastowski, Managing Partner of Consolidated Commercial Properties
<u>Property Owner Name:</u>	Consolidated Commercial Properties
<u>Common Property Address:</u>	212-224 S. Milwaukee Avenue
<u>Common Location:</u>	The property is located on the west side of Milwaukee Avenue, between Alexia Court and Mors Avenue
<u>Neighboring Property Land Use(s):</u>	North: Commercial West: Single-Family Residential South: Commercial and Open Space East: Commercial
<u>Comprehensive Plan Designation:</u>	Commercial
<u>Property size:</u>	Entire Property = 0.666 acres (29,028 sq. ft.) Suite G = 620 sq. ft.
<u>Existing Use of Property:</u>	Office
<u>Proposed Use of Property:</u>	Office & owner occupied residential
<u>Existing Property Zoning:</u>	B-3 General Commercial and Office District
<u>Previous Zoning Action on Property:</u>	
AC 87-9	Site plan and appearance approval for 212 building.
PC 571	Site plan and appearance modifications, approved through Ordinance No. 3608, (1/28/2002).
PC 05-20	Site plan and appearance approval for addition of 224 building, approved through Ordinance No. 4021 (11/14/2005).
2005-28A	Zoning variations related to number of buildings, setbacks and parking, approved through Ordinance No. 4019 (11/14/2005).
2005-28B	Sign variation related to sign setback, approved through Ordinance No. 4020 (11/14/2005).

DESCRIPTION OF PROPOSAL

The applicant is seeking a zoning variation to convert an existing office unit to an owner/operator residential unit within the office development at 212-224 S. Milwaukee Avenue. The Zoning Code currently allows for such a use, if the residential suite is located above the first floor. The applicant is proposing to establish the residential unit on the ground floor, which is why the zoning variation is requested.

No exterior changes to the building or site are proposed. The proposed residential unit is Suite G and is located at the rear of the building. The proposed residential unit will have its main living quarters on the first floor with additional space on the mezzanine level.

Due to the conversion of an office unit to residential, the existing development will have a lower parking demand. The existing 620 square foot office unit has a parking requirement of 2.48 (or three) spaces. However, the one-bedroom residential unit has a parking requirement of 1.7 (or 2) spaces.

STANDARDS FOR VARIATION

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

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

"Given the building only has a ground floor with mezzanine, compliance with the zoning regulation requiring owner/operator suites only be above the first floor is not possible without a variance."

Since the property is essential one-story with a mezzanine level, an owner/operator residential unit cannot be constructed above the first floor without exterior modifications to the building.

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

"The existing property does lend itself to the conversion, as illustrated by the submitted floor plans, into an owner/operator residence with the exception of not having a second floor, but rather a mezzanine. However, there exist other multiple residential occupancies within the same Business District with living spaces on the ground floors."

There are other properties in the commercial districts that have owner/operator suites. However, most of those units are located on the second floor, as allowed by zoning. There are also some instances of residential structures that were constructed in commercial districts after having received zoning variations.

3. Describe how the alleged difficulty or hardship has not been created by any person presently having an interest in the property.

"The original plan for the development had not included an owner/operator suite, and therefore a second floor does not exist."

The property was developed for office use. At that time, the use of a second floor apartment was not contemplated. Therefore, the property was built as one-story.

4. State how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.

"By granting the variance, there will be a reduction in parking requirements (the tenant structure has put a strain on the number of existing available parking spaces) as only a single vehicle is part of this conversion, provide an on-site security presence which is a benefit to the

immediate community, and have better control of the property function and have a property manager always on-site. Since the completion of the development, there has not been a time which the complex has been completely leased. Many office buildings along Milwaukee Avenue have had vacancies for a while now, and it does affect the return on investment. By converting a single unit to an owner/operator occupied suite, we diversity the use of an otherwise vacant space. Residence within a business zoning is not unique to the immediate location of this property. Just across Milwaukee Avenue, there are residential occupancies in the business district, which have living areas on the first floors as well."

Without the proposed zoning variation, the unit will not be used as a residence and may remain vacant.

5. State how the granting of the variation will not alter the essential character of the locality.

"The variation requested will not visibly change the character or appearance of the locality. The suite in question is the rear of the building. The site of the building shares two borders, on its south and west, with residential zoning already. As mentioned above, residences within the business zoning is not unique to the immediate location of this property. Just across Milwaukee Avenue, there are multiple residential occupancies in the business district, which have living areas on the first floors as well."

If the variation is granted, the character of the property will remain commercial in character. Few, if any, people will notice the proposed rear residential unit in the existing office complex.

6. Describe how the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

"There shall be no ill effects, nor any outward visible changes, due to the approval of this variance."

No negative impact is expected as a result of the granting of the variation.

STAFF REVIEW

Fire Department Review: The Fire Department has provided a comment memo on October 20, 2017.

Impact on adjacent uses: It does not appear that the proposed use will have a significant impact on the neighboring uses.

Staff Recommended Action: Staff suggests the Plan Commission review the standards for variation before making a motion on the proposed variation.

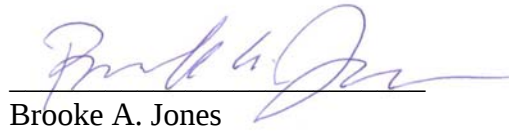
PROPOSED MOTION

If the Plan Commission finds that the petitioner has satisfied the requirements for the zoning variation, an appropriate motion would be to:

Recommend approval of Docket No. 2017-12, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.06 Commercial Districts, Section 19.060.010 Commercial District General Requirements, Section B General Use Standards, #3(a) and associated sections to allow for residential use by the owner or operator of the premises in a single unit on the first floor of the existing office development at 212-224 S. Milwaukee Avenue.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachments: [Fire Department memo, received 10.20.2017](#)

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

 [Cover letter](#)

 [Proposed first floor plan \(Suite G\)](#)

 [Proposed mezzanine floor plan \(Suite G\)](#)

 [Plat of survey](#)



MEMO – Fire Prevention Bureau

TO: Brooke Jones, Village Planner
FROM: Ronald S. Antor, Fire Inspector
CC: Andrew Jennings, Director of Community Development
Keith MacIsaac, Fire Chief
FPB File
DATE: October 18, 2017
SUBJECT: Proposed Owner/Operator Suite In An Existing Office – 224 South Milwaukee Avenue, Suite G – Multi-Tenant Office Building - Plans received for review by the Fire Department, September 27, 2017.

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

Site Plan

1. The petitioner's proposal does not provide any documentation related to changes to the existing site. Based on the proposed use and the existing site conditions the Fire Department has no comments related to the site for the proposed use.

224 South Milwaukee Avenue, Suite G – Proposed Remodeling of Suite

1. The petitioner is proposing to remodel and occupy an existing vacant tenant space in the office building at 224 South Milwaukee Avenue, Suite G. This tenant space would be remodeled into an apartment space as opposed to an office for which the space was originally designed. There would be a change in Use Group for this tenant space from the existing (B) Business Use Group as defined in the 2012 Edition of the International Building Code (IBC) and Fire Prevention Codes (IFC) to an (R-3) Residential Use Group occupancy for the for this tenant space and a mixed use group occupancy group for the building.
2. The provisions in Section 419 of the International Building Code for Live/Work Units would not be applicable to this unit as presented.
3. All construction and alterations within the tenant space would need to comply with the Village's Building and Fire Prevention Codes (2012 Editions of the International Building Code & International Fire Code – with amendments).
4. As noted in Comment #2, the proposed tenant buildout will need to comply with the Village's Building and Fire Prevention Codes. Some of the items that this would include and would need to be addressed during the permitting process are:

Ms. Brooke Jones

SUBJECT: Proposed Owner/Operator Suite In An Existing Office – 224 South Milwaukee Avenue, Suite G – Multi-Tenant Office Building - Plans received for review by the Fire Department, September 27, 2017.

October 18, 2017

Page 2

- a. Any required interior separations between the B and R-3 Use Group areas.
- b. The building has an existing sprinkler system that will require modifications.
- c. The building has an existing fire alarm system that will require modifications.

Fire Department Recommendations

1. The petitioner's proposal needs to be correctly identified relating to the Building Code Use Group and all remodeling shall be completed in accordance with the Village's adopted Building and Fire Prevention Codes.
2. Once the Use Group is identified, the tenant space shall comply with the appropriate Village Codes or obtain the necessary variances.

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

Consolidated Commercial Properties – 212-224 S. Milwaukee Avenue
Docket No. 2017-12 (Variation from Title 19, Zoning, Relating to First Floor Residential Use)
Plan Commission Meeting – October 26, 2017



View of entire property along Milwaukee Avenue (from the east)

Consolidated Commercial Properties – 212-224 S. Milwaukee Avenue
Docket No. 2017-12 (Variation from Title 19, Zoning, Relating to First Floor Residential Use)
Plan Commission Meeting – October 26, 2017



View of 212 S. Milwaukee Avenue building (from the east)

August 30, 2017

Brooke Jones
Senior Planner
Village of Wheeling
Planning Division, Community Development
2 Community Blvd., Wheeling, IL 60090

Edward Chrzastowski
Consolidated Commercial Properties, LLC
212 S. Milwaukee Avenue, LL
Wheeling, Illinois 66090

Re: Request for approval of variance to allow Owner/Operator Suite on ground floor at
Parkside Office Building, 224 S. Milwaukee Avenue, suite G.

Ms. Brooke:

Consolidated Commercial Properties, LLC, is seeking a Zoning Variance to allow the conversion of a single office suite, Suite G, into an Owner/Operator residential suite. The building and grounds are existing, with construction having been completed in 2010. The building has been service since, with several different business tenants, of which three of the available eight office suites are currently under lease and occupied.

Given the current state of leasing of similar office spaces along Milwaukee Avenue, we have decided to convert one of the suites into an Owner/Operator residential suite, as described under Chapter 19-06 of the Village of Wheeling Zoning Code, with the exception of having the single apartment be allowed to occupy the ground floor. We are seeking a variance which would allow this occupancy to exist entirely on the ground floor.

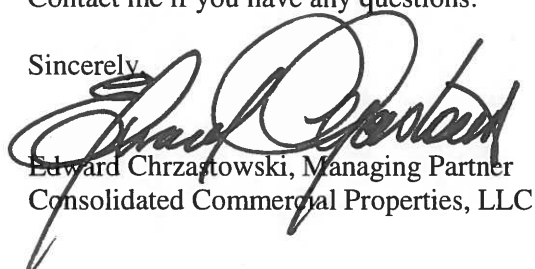
This suite would be considered a functional residential apartment having single bed with one bathroom and kitchenette when converted. Having a 24-hour management presence would enhance security and control of the immediate development. There have been several instances of theft and/or vandalism of private property on the site, and a physical presence should help to deter such acts in the future.

In addition, we believe the conversion of a suite to a residence shall reduce the strain on the existing vehicle parking spaces available in the immediate parking lot. A residence shall only contribute a single automobile to the parking allocation.

Having a residence within the B-3 Zoning District is not unique, as near-by businesses and private citizens already live within the district, occupying ground floor areas. We are simply requesting that we be allowed to occupy our first floor area for similar purposes through the granting of a variance to the Zoning Code, as applicable to our development at 224 S. Milwaukee Avenue, Suite G.

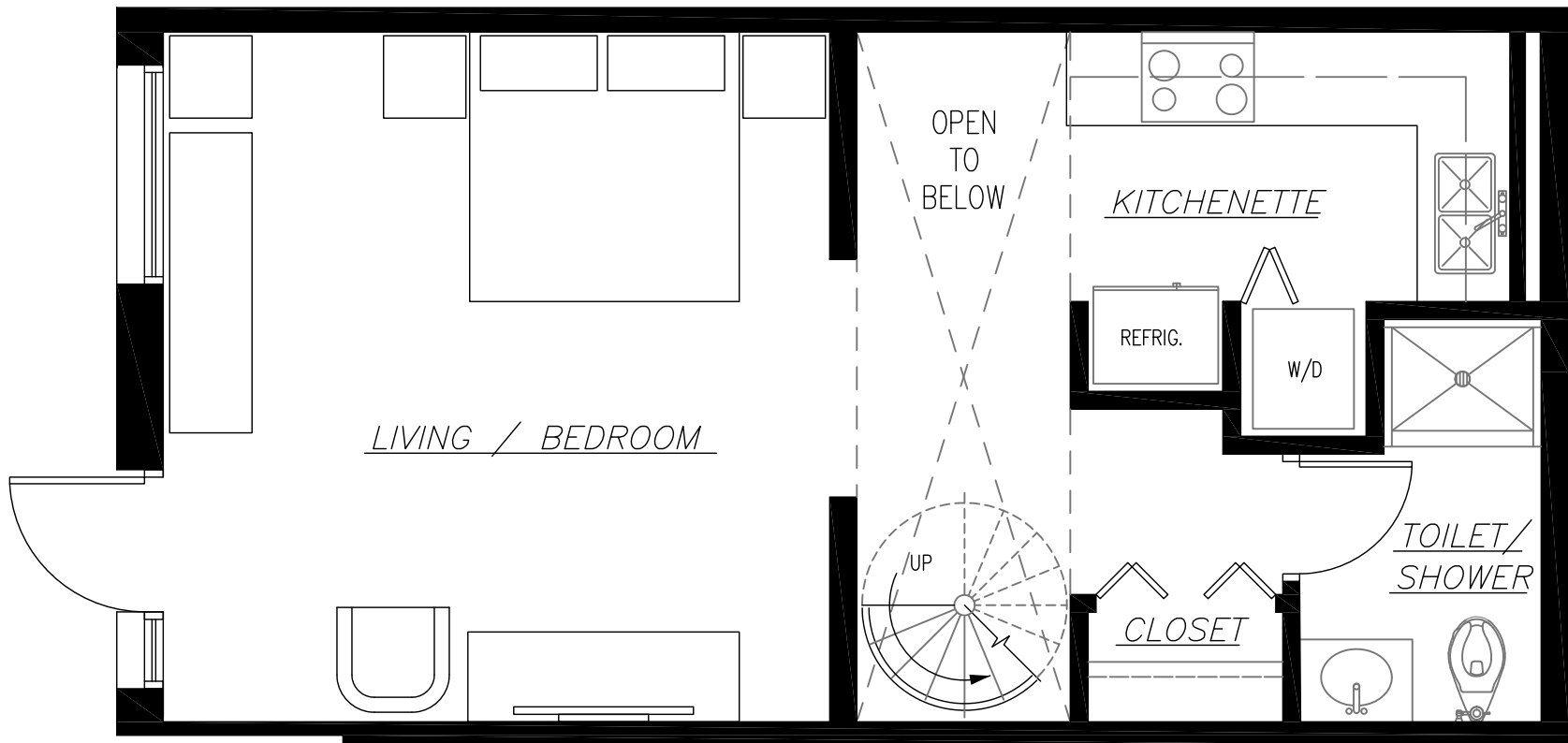
Contact me if you have any questions.

Sincerely,

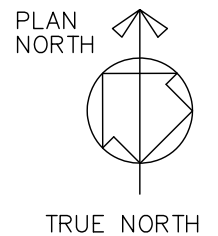


Edward Chrzastowski, Managing Partner
Consolidated Commercial Properties, LLC

Exhibit received August 30, 2017



TOTAL AREA 470 SQ. FT. GROUND FLOOR

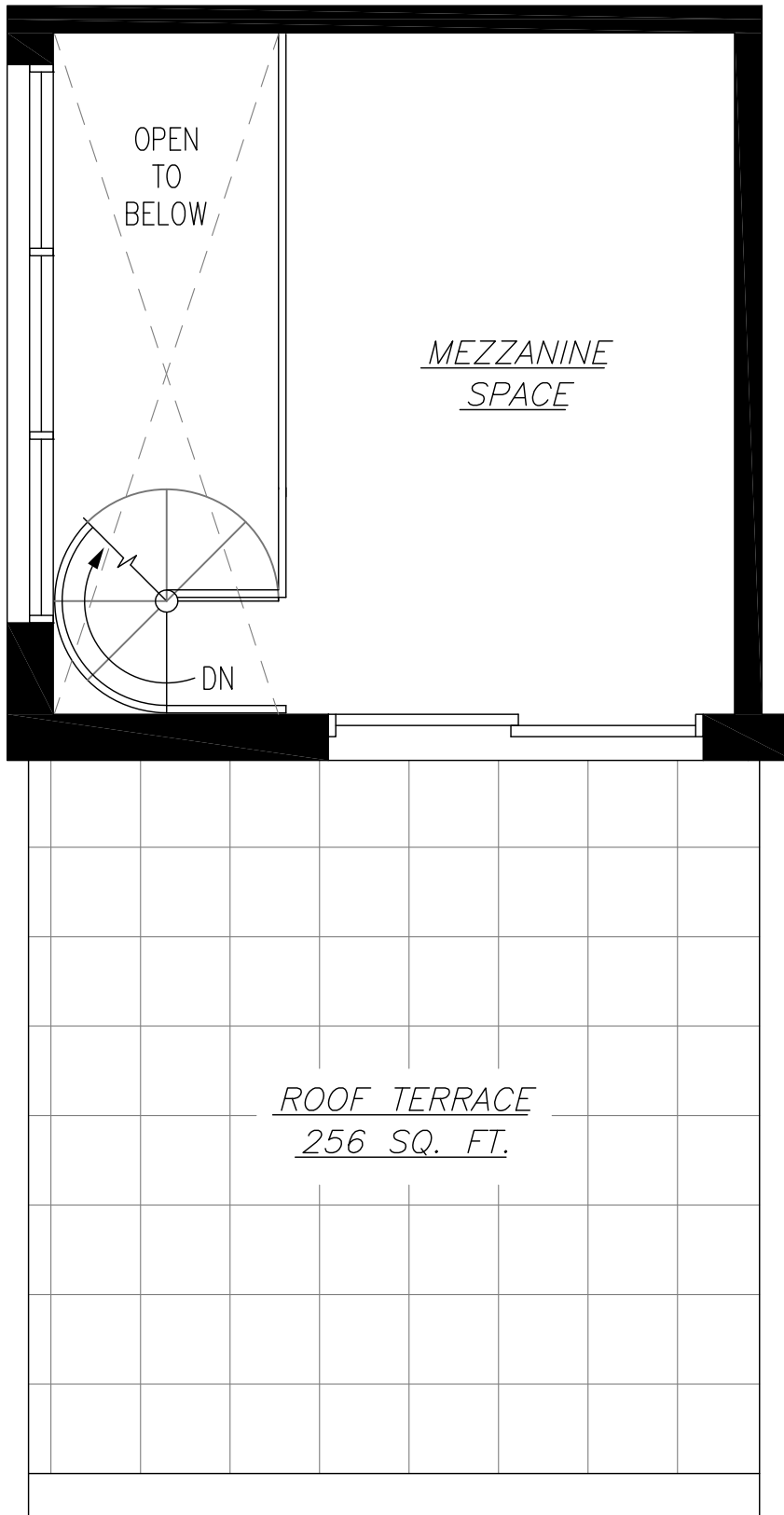


SUITE G – GROUND FLOOR PLAN – OWNER/OPERATOR SUITE

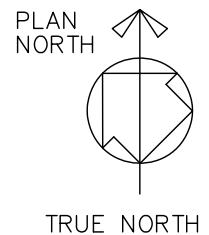
SCALE: 1/4" = 1'-0"

SEPTEMBER 18, 2017

Exhibit received September 18, 2017



TOTAL AREA 150 SQ. FT. MEZZANINE FLOOR



SUITE G — MEZZANINE SPACE PLAN

SCALE: 1/4" = 1'-0"

Exhibit received September 18, 2017

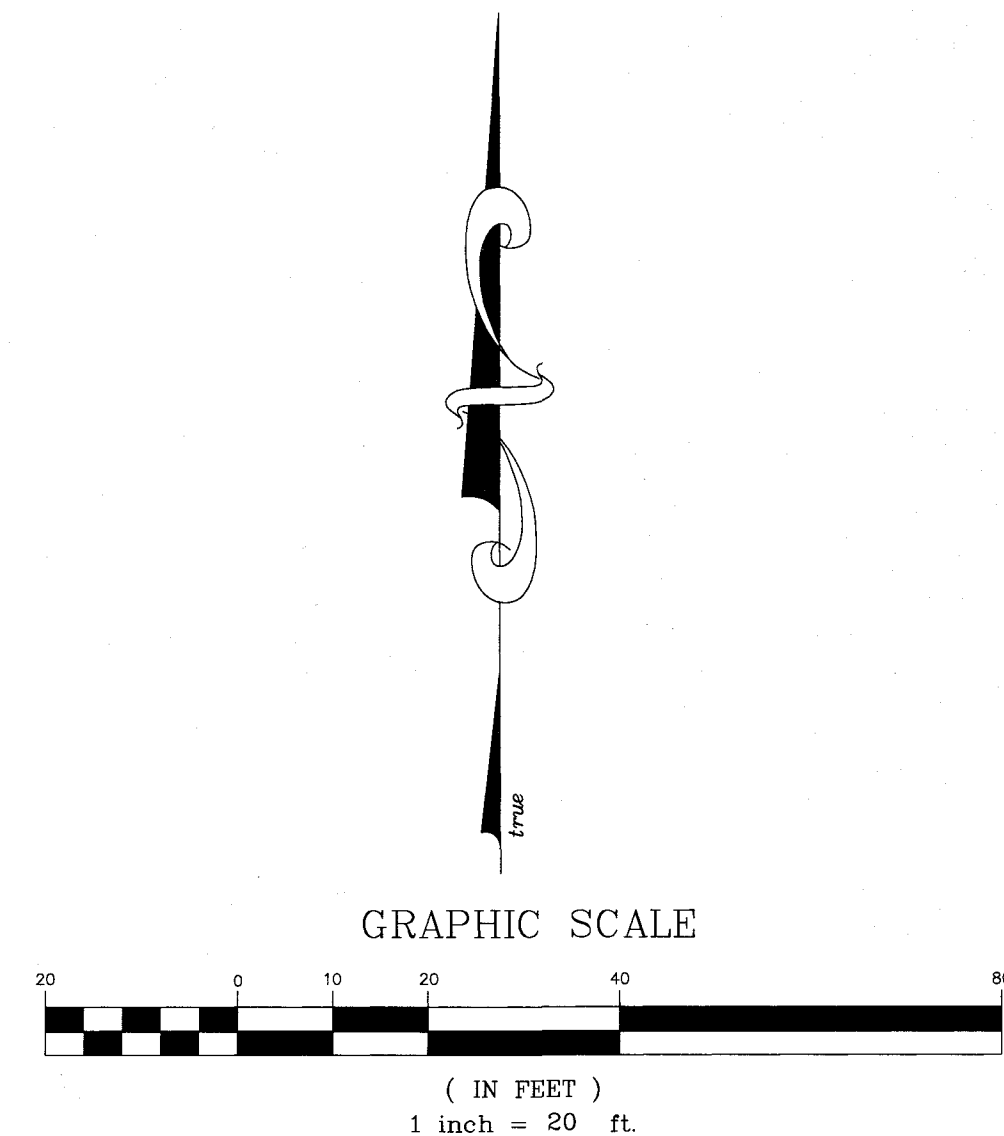
SEPTEMBER 18, 2017

PLAT OF SURVEY

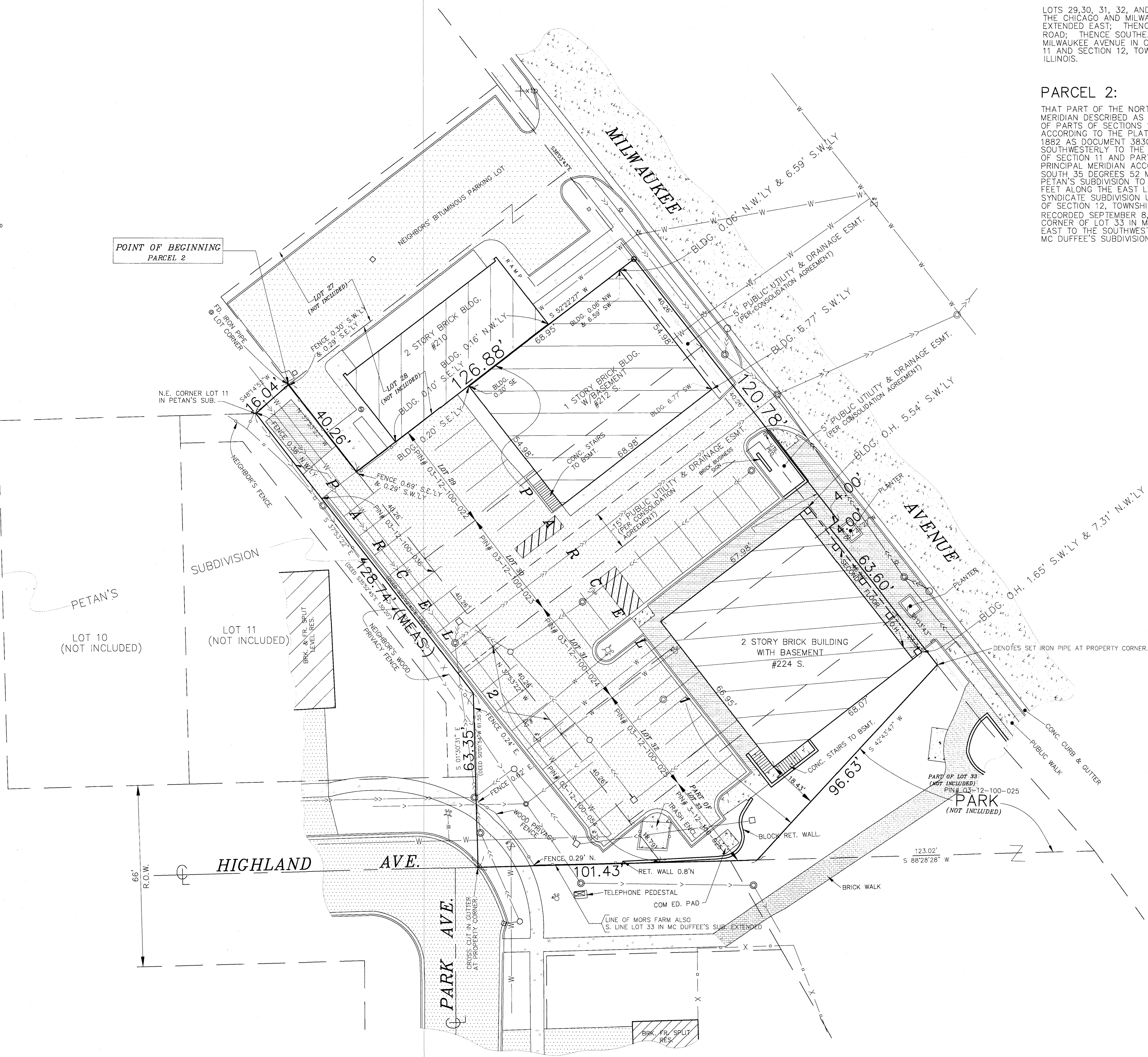
PARCEL 1:
LOTS 29, 30, 31, 32, AND 33 (EXCEPT THAT PART OF SAID LOT DESCRIBED AS COMMENCING IN THE CENTER LINE OF THE CHICAGO AND MILWAUKEE ROAD WHERE SAID CENTER LINE INTERSECTS THE SOUTH LINE OF LOT 33 AFORESAID EXTENDED EAST; THENCE WEST 188.56 FEET; THENCE NORTHEASTERLY 154.00 FEET TO THE CENTER LINE OF SAID ROAD; THENCE SOUTHEASTERLY 137.00 FEET TO THE POINT OF BEGINNING) AND EXCEPT THAT PART TAKEN FOR MILWAUKEE AVENUE IN CONDEMNATION CASE 94L50724, ALL IN MCDUFFEE'S SUBDIVISION OF PART OF SECTIONS 1, 2, 11 AND SECTION 12, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE NORTH WEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH WEST CORNER OF LOT 28 IN MC DUFFEE'S SUBDIVISION OF PARTS OF SECTIONS 1, 2, 11 AND 12, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1852 AS DOCUMENT 37003 AND RE-RECORDED MARCH 23, 1882 AS DOCUMENT 383023; THENCE SOUTHWESTERLY ON THE NORTHWESTERLY LINE OF SAID LOT 28 EXTENDED SOUTHWESTERLY TO THE NORTH EAST CORNER OF LOT 11 IN PETAN'S SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF SECTION 11 AND PART OF THE NORTH WEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 1977 AS DOCUMENT 23850670; THENCE SOUTH 35 DEGREES 52 MINUTES 45 SECONDS EAST 130.20 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT 11 IN PETAN'S SUBDIVISION TO A CORNER OF SAID LOT 11; THENCE SOUTH 0 DEGREES 01 MINUTES 54 SECONDS WEST 61.55 FEET ALONG THE EAST LINE OF SAID LOT 11 IN PETAN'S SUBDIVISION EXTENDED SOUTHERLY TO THE LINE OF MORS FARM SYNDICATE SUBDIVISION UNIT 1, A SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF SECTION 11 AND NORTH WEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 8, 1927 AS DOCUMENT 9771523 AND SAID NORTH LINE EXTENDED EAST TO THE SOUTHWESTERLY CORNER OF LOT 33 IN MC DUFFEE'S SUBDIVISION DESCRIBED AFORESAID; THENCE EAST ALONG SAID NORTH LINE EXTENDED EAST TO THE SOUTHWESTERLY CORNER OF SAID LOT 33; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF MC DUFFEE'S SUBDIVISION TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

- NOTES:
- 1.) PROPERTY COMMONLY KNOWN AS 212 S. & 224 S. MILWAUKEE AVE., WHEELING, IL.
 - 1.) PERMANENT TAX INDEX NUMBER: 01-01-200-000
 - 3.) TOTAL AREA OF SURVEY = 29,028 SQ. FT. = 0.666 ACRES
 - 4.) THIS PROPERTY IS LOCATED IN A ZONE "C" FLOOD CLASSIFICATION (AREA OF MINIMAL FLOODING). THIS PROPERTY IS NOT IN A 100 YR. FLOOD HAZARD AREA, PER VILLAGE OF WHEELING ENGINEERING DEPT.
 - 5.) # OF STANDARD PARKING SPACES = 39
 - 6.) # OF HANDICAP PARKING SPACES = 1



- LEGEND:
- BRICK WALK
 - CONC. PAVT
 - BIT. PAVT
 - UNDERGROUND UTILITY
 - WATER MAIN
 - WATER VALVE VAULT
 - FIRE HYDRANT
 - WATER VALVE
 - STORM SEWER
 - OPEN LID MANHOLE / CATCH BASIN
 - STORM SEWER INLET
 - CLOSED LID MANHOLE
 - SANITARY SEWER
 - LIGHT
 - WOOD PRIVACY FENCE



STATE OF ILLINOIS
COUNTY OF LAKE) SS

I, WILLIAM C. DOLAND II, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
DATED AT BARRINGTON, ILLINOIS THIS 14th DAY OF SEPTEMBER, 2017.

William C. Doland II
ILL. L.S. # 35-2732

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, October 12, 2017.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Creech, Dorband, Johnson, Kalis, Powers and Ruffatto. Commissioner Blinova was absent with prior notice. Also present was Brooke Jones, Senior Planner.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A) [Docket No. SCBA 17-34](#)
Integer
690 Chaddick Drive
Appearance Approval of a Freestanding and Wall Sign
- B) [Docket No. SCBA 17-35](#)
Integer
723 Chaddick Drive
Appearance Approval of a Freestanding Sign
- C) [Docket No. SCBA 17-36](#)
Integer
140 Hintz Road
Appearance Approval of Freestanding and Wall Signs

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

Approve Docket No. SCBA 17-34 to permit modifications to an existing freestanding sign and installation of a wall sign in accordance with the following exhibits submitted September 28, 2017 (excepted as noted) by Design Group Signage, on behalf of Integer, located at 690 Chaddick Drive, Wheeling, Illinois:

- Letter regarding landscaping, 10.03.2017,

- Monument sign plan,
- East façade wall sign plan, and
- Previous landscape plan, approved 2.12.2015.

And subject to the following condition of approval:

1. That the landscaping shall be installed per the landscape plan previously approved on February 12, 2015 through Docket No. SCBA 15-6.

Approve Docket No. SCBA 17-35 to permit modifications to an existing freestanding sign in accordance with the following exhibits submitted September 28, 2017 (excepted as noted) by Design Group Signage, on behalf of Integer, located at 723 Chaddick Drive, Wheeling, Illinois:

- Letter regarding landscaping, 10.03.2017,
- Monument sign plan,

And subject to the following condition of approval:

1. That the landscaping shall be modified to include the installation of two additional knockout rose plants.

Approve Docket No. SCBA 17-36 to permit modifications to two existing freestanding signs and installation of a wall sign in accordance with the following exhibits submitted September 28, 2017 (excepted as noted) by Design Group Signage, on behalf of Integer, located at 140 Hintz Road, Wheeling, Illinois:

- Letter regarding landscaping, 10.03.2017,
- Monument sign plan for Hintz Road,
- Monument sign plan for Chaddick Drive,
- South façade wall sign plan,
- Previous landscape plan for sign along Hintz Road, approved 2.12.2015, and
- Previous landscape plan for sign along Chaddick Drive, approved 3.26.2015.

And subject to the following condition of approval:

1. That the landscaping for the Chaddick Drive sign shall be installed per the landscape plan previously approved on March 26, 2015 through Docket No. SCBA 15-11.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW - None

8. APPROVAL OF MINUTES – [September 14, 2017 \(includes Findings for Docket Nos. 2017-10 and 2017-11\)](#)

Commissioner Powers moved, seconded by Commissioner Johnson to approve the minutes dated September 14, 2017 as presented. The motion was approved by a voice vote.

9. OTHER BUSINESS

Commissioner Dorband announced the date of an active shooter presentation by two Wheeling Police officers in the Board Room of Village Hall at 11:45 a.m. on Wednesday, October 25th. Please contact the Wheeling/Prospect Heights Chamber of Commerce at 847-541-0170 for additional information.

Chairman Ruffatto heard the Taste of Town was successful. Commissioner Dorband explained the new layout worked much better and was more appealing. It was well attended.

Chairman Ruffatto questioned if a bond was taken when a new building or new sign came before the Commission during the offseason when planting was not ideal that would ensure the landscaping was planted in the spring. Ms. Jones explained the Village did not take a bond. She explained they did in the past but found that the bond process was much too complicated for such a small scale project. Staff visits the site in the spring to make sure the plants were according to the approved landscape plan. June 1st is the deadline for planting.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Powers to adjourn the meeting at 6:36 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

Steve Powers, Secretary
Wheeling Plan Commission

**DISTRIBUTED TO THE COMMISSION 10.20.2017
FOR APPROVAL ON 10.26.2017**