



**WHEELING PLAN COMMISSION
THURSDAY, SEPTEMBER 20, 2018 6:30 P.M.**

**AGENDA FOR A SPECIAL MEETING OF THE PLAN COMMISSION
Board Room - 2 Community Boulevard, Wheeling, Illinois**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. CHANGES TO THE AGENDA**
- 5. CITIZEN CONCERNS AND COMMENTS**

*Municipal Code 2.03.060 Subjects of Orders of Business:

Citizen Concerns and Comments. Members of the public may address the Plan Commission with comments regarding only those issues that are relevant to the Plan Commission's agenda or topics that the Plan Commission has the authority, pursuant to the Village Code, to address. The chairperson or his or her designee shall strictly restrain comments to matters that are relevant to the Plan Commission business and shall not permit repetitious comments or arguments. Members of the general public who wish to address the Plan Commission must sign the request to speak form prior to the commencement of the public meeting. The persons submitting a petition, concern or other comment shall be allocated five minutes to present their points.

- 6. CONSENT ITEMS - none**
- 7. ITEMS FOR REVIEW**
 - A) [Docket No. PC 18-15](#)**
Pizza Roncadin
236 Egidi Drive
Minor Site Plan and Appearance Approval of an Outdoor Nitrogen Tank
 - B) [Docket Nos. PC 18-14 & SCBA 18-36](#)**
Old Munich Inn
582 N. Milwaukee Avenue
(PC 18-14) Minor Site Plan and Appearance Approval of Building and Site Modifications
(SCBA 18-36) Appearance Approval of Awning and Wall Signs
- 8. APPROVAL OF MINUTES – none**
- 9. OTHER BUSINESS**
- 10. ADJOURNMENT**

THIS MEETING WILL STREAM LIVE AND TELEVISED ON WHEELING'S CABLE CHANNELS 17 & 99.
IF YOU WOULD LIKE TO ATTEND A VILLAGE MEETING BUT REQUIRE AUXILIARY AID SUCH AS A SIGN
LANGUAGE INTERPRETER, PLEASE CALL (847) 499-9085 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. Casolari, Senior Planner

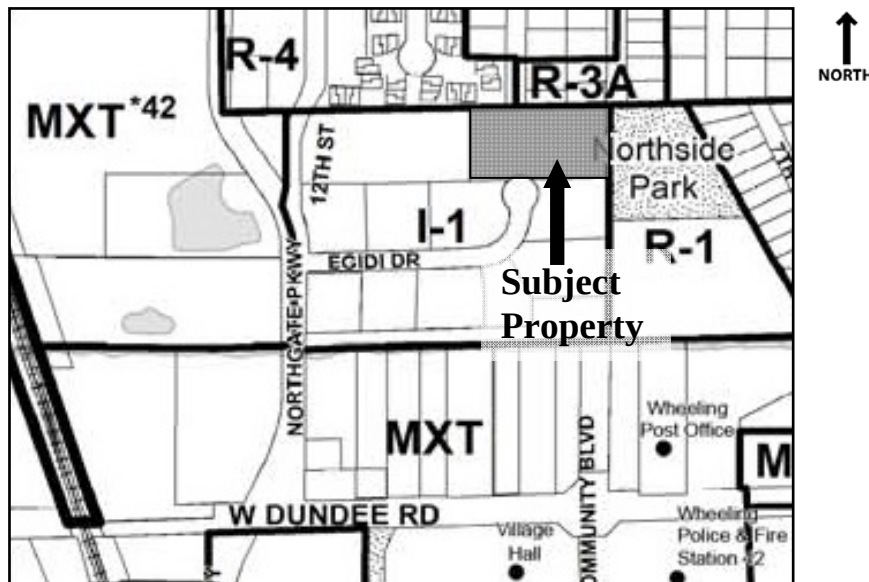
RE: **Docket No. PC 18-15**
Pizza Roncadin
236 Egidi Drive
Minor Site Plan and Appearance Approval of a Nitrogen Tank

DATE OF REPORT: September 14, 2018

DATE OF MEETING: September 20, 2018

PROJECT OVERVIEW: The petitioner is requesting minor site plan and appearance approval for the construction of one nitrogen tank at the west side of the property, which is located in the I-1 Light Industrial and Office District. This item was tabled at the petitioner's request at the September 13th Meeting. Since then, the site plan has changed.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Byron Krebs, Architect
<u>Property Owner Name:</u>	Larry Nicholson
<u>Common Location:</u>	Located at the dead end of Egidi Drive
<u>Neighboring Property Land Use(s):</u>	North: Single-Family Residential / Multi-Family Residential West: Industrial South: Industrial East: Open Space (Northside Park)

Comprehensive Plan Designation: Industrial

Property size: 2.51 acres (property)
46,824 sq. ft. (building)
13,935 s. ft. (unit)

Existing Use of Property: Light manufacturing

Existing Property Zoning: I-1 Light Industrial and Office District

Previous Relevant Zoning Action on Property:
AC 89-11 Appearance approval of a multi-tenant industrial building.
PC 03-35 Minor site plan & appearance approval of landscaping (10/23/2003)

DESCRIPTION OF PROPOSAL

Pizza Roncadin, which is a new tenant that produces frozen pizzas, requires large liquid nitrogen tanks for its operations. The applicant is requesting minor site plan and appearance approval to install one large nitrogen tank at the west side of the property, adjacent to the building. The tank will be enclosed by a six-foot high chain-link fence.

SITE PLAN REVIEW

Scale of site plan: 1 = 20'

General site layout: The site will remain generally in its current configuration. However, on the west side of the site, a nitrogen tank that is 34 feet in height is proposed. The location of the tank will displace three parking stalls on the west side of the building. The tank and its enclosure will be located approximately 30 feet from the west property line and 12'4" from the west wall of the building.

Total number of parking spaces: There are 81 existing parking stalls. The proposed tank will displace 3 stalls. Therefore, there will be 78 remaining parking stalls. Based upon the current mix of office, manufacturing, and warehouses uses of the property, there is more than adequate parking to meet the requirements of the Zoning Code.

Ownership: No change in ownership is proposed. Pizza Roncadin leases the property.

APPEARANCE REVIEW

Elevation view: A 34-foot high nitrogen tank surrounded by six-foot high chain link fencing is proposed.

Structure height: The proposed tank is 34 feet in height. Accessory structures may have a maximum height of 20 feet for the I-1 District. However, according to Section 19.03.060 of the Zoning Code, the Plan Commission may grant exceptions to the height limitations for "church spires, belfries, and domes not intended for human occupancy; monuments, water towers, *transmission towers*, utility poles, chimneys, *masts* and aerals, standpipes, similar *structures*, necessary mechanical *appurtenances* and their accessory screening, as part of *special use* review and approval, or as part of a site plan and appearance approval if special use review is not required."

The Plan Commission should make a determination if the height of the proposed structure is acceptable at the proposed location.

Screening and fencing: A 6-foot high chain link fence is proposed to surround the tank. The fencing will include a gate and protective bollards. There is also an existing 6-foot high wood privacy fence along the north property line. Dense vegetative screening is located on the adjacent properties to the north. Now that the tank is situated on the west side of the building, it will be much less visible to the residential properties to the north than in its previous location near the north property line.

STAFF REVIEW

Fire Department Review: The Fire Department has received the plans and is planning to provide comments prior to the meeting.

Engineering Division Review: The Engineering Division has received the plans and has provided a memo dated September 13, 2018.

Impact on adjacent uses: The Plan Commission should make a determination if the height of the proposed structure is appropriate for the proposed location.

Staff Recommended Action: If the Plan Commission has determined that the tank height is appropriate, then staff recommends approval of the minor site plan modifications.

PROPOSED MOTION

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

Approve Docket No. PC 18-15 granting Minor Site Plan and Appearance Approval to construct one nitrogen tank at the subject property in accordance with the cover letter and exhibit A-100 submitted September 12, 2018, on behalf of Pizza Roncadin, located at 236 Egidi Drive, Wheeling, Illinois:



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Casolari
Senior Planner

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

[Engineering Division memo](#)

[Cover letter](#)

[Exhibit A-100](#)

Pizza Roncadin – 236 Egidi Drive

Docket No. PC 18-15 (Minor Site Plan and Appearance Approval of an Outdoor Nitrogen Tank)



Existing conditions of west side of subject property (looking north)



MEMORANDUM

TO: Brooke Casolari, Senior Planner

FROM: Kyle Goetzelmann, Civil Engineer I

COPY: Jon Tack, Village Engineer

DATE: September 13th, 2018

SUBJECT: **Pizza Roncadin – Minor Site Plan and Appearance Review**
236 Egidi Dr. - Review Comments

The Engineering Division received a Project Description and Preliminary Site Plan for the subject project on August 30th, 2018. The Engineering Division has completed a review of the above referenced submittal and offers the following comments at this time:

1. Engineering permit is going to be required for the concrete slab and bollard installation.

September 11, 2018

Village of Wheeling
Community Development
2 Community Blvd
Wheeling, IL 60090

Re: Pizza Roncadin
Installation of Accessory Structure
OKW Project No. 18074

To whom it may concern,

This letter shall serve as the Project Description Letter as outlined in Village of Wheeling's Planning and Zoning Application A2.

The scope of work will include the installation of a pre-engineered liquid nitrogen storage vessel in the parking lot of an existing building which is zoned I-1, Light Industrial and Office. The liquid nitrogen will be used inside of the existing building as a cryogenic agent for food production.

The vessel will be surrounded by a chain link fence and traffic bollards as shown on the drawings. Filling of the vessel will be done via truck and serviced regularly as agreed to by the business owner and nitrogen provider.

Please reach out to us with any questions that you may have, thank you.

Sincerely,

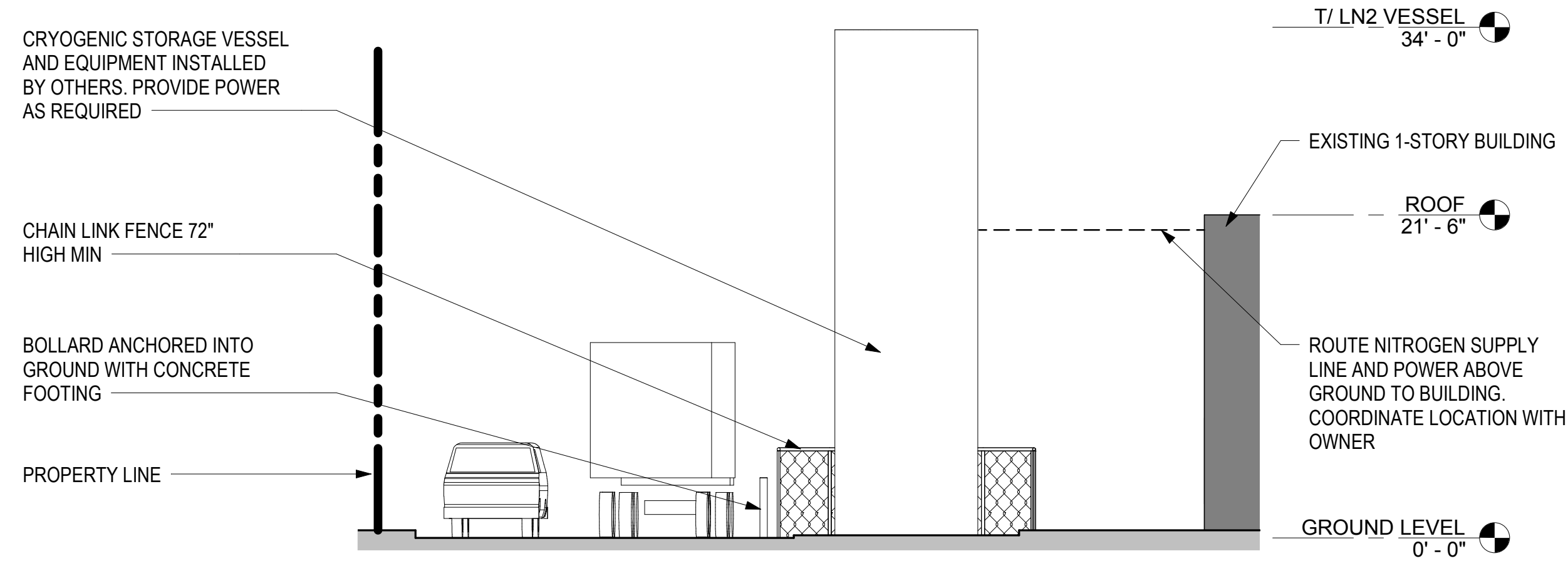
OKW Architects

Bryon Krebs
Associate

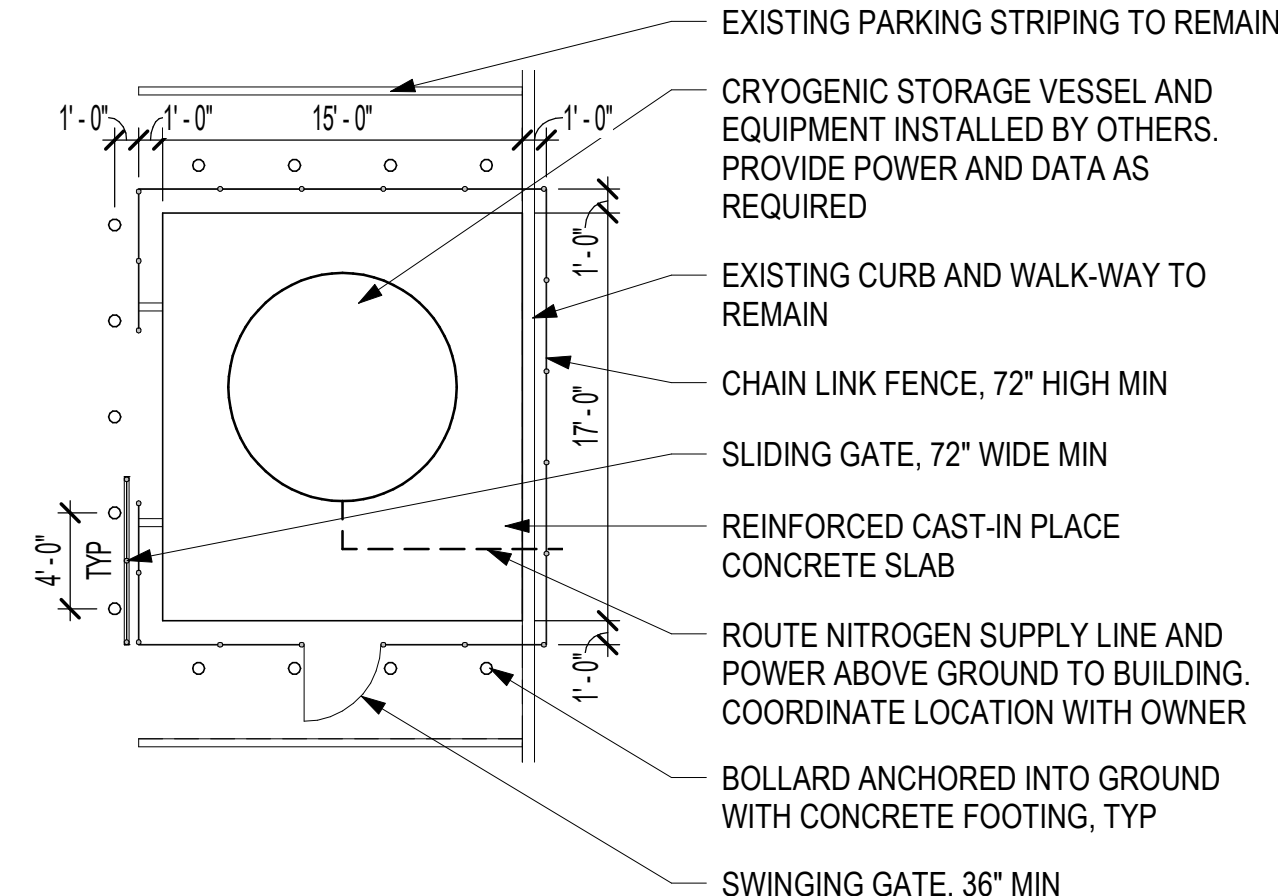


OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, Illinois 60661
P: 312.798.7700
okwarchitects.com

Exhibit received September 12, 2018



3 SECTION - NITROGEN PAD
SCALE: 1/8" = 1'-0"

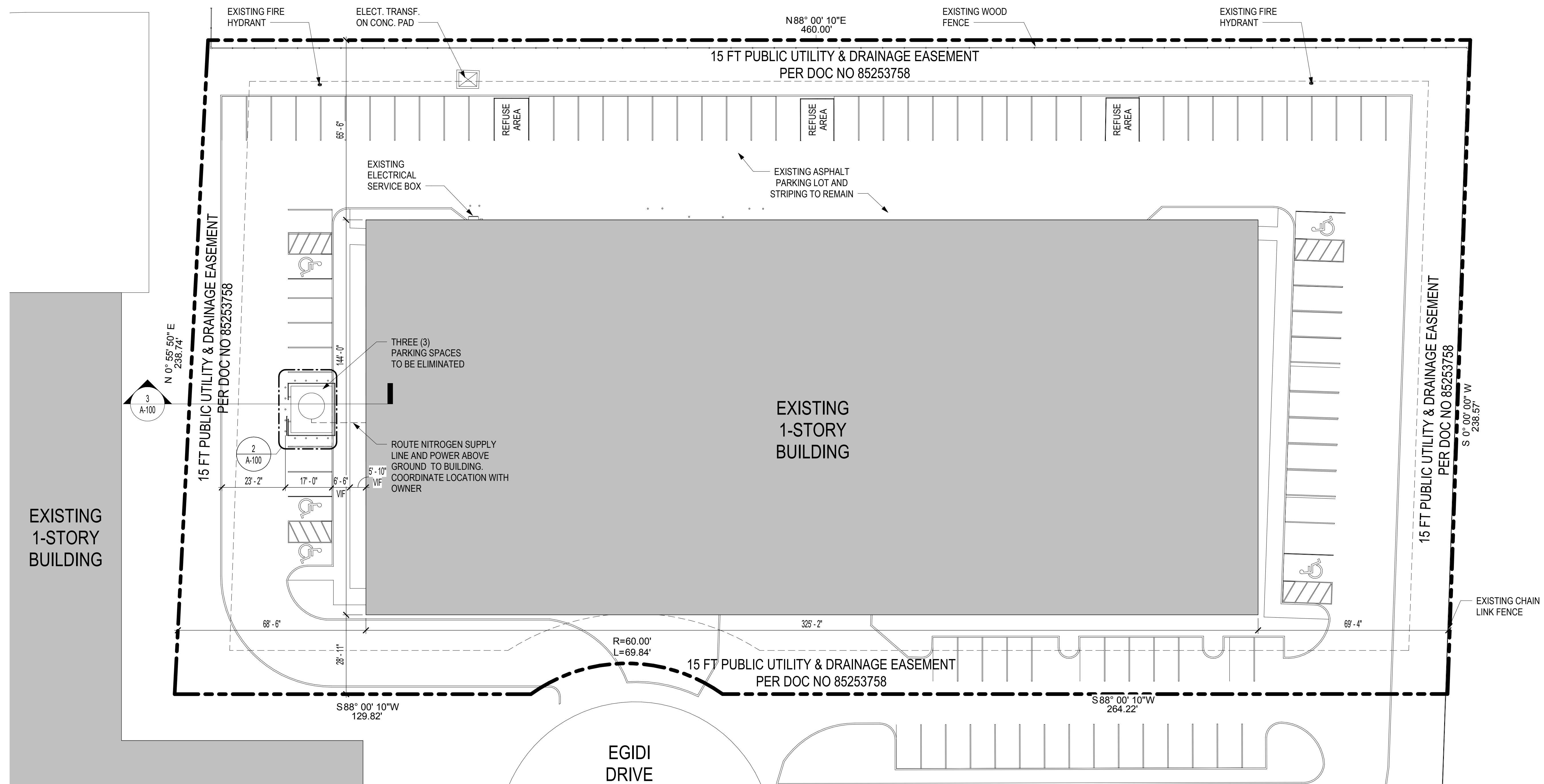


2 ENLARGED PLAN
SCALE: 1/8" = 1'-0"



ZONING SUMMARY

ZONING DISTRICT	I-1, LIGHT INDUSTRIAL AND OFFICE
MAX BUILDING HEIGHT (DETACHED ACCESSORY BUILDINGS)	20 FT
YARD SETBACKS (DETACHED ACCESSORY BUILDINGS)	NOT ALLOWED
FRONT	17 FT
SIDE	17 FT
REAR	17 FT



1 SITE PLAN
SCALE: 1" = 20'-0"

Exhibit received September 12, 2018

	ISSUED FOR MINOR SITE PLAN AND APPEARANCE REVIEW	09/12/2018
	ISSUED FOR MINOR SITE PLAN AND APPEARANCE REVIEW	08/17/2018
NO.:	ISSUED FOR:	DATE

OKW
Architects

OKW
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www.okwarchitects.com

PIZZA RONCADIN

236 Egidi Dr Suite C, Wheeling, IL 60090

SITE PLAN AND SECTION

DRAWN BY: BK CHECKED: AW

DATE:
09/12/18
PROJ. NO.:
18074

SHEET NO.:

A-100

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. Casolari, Senior Planner

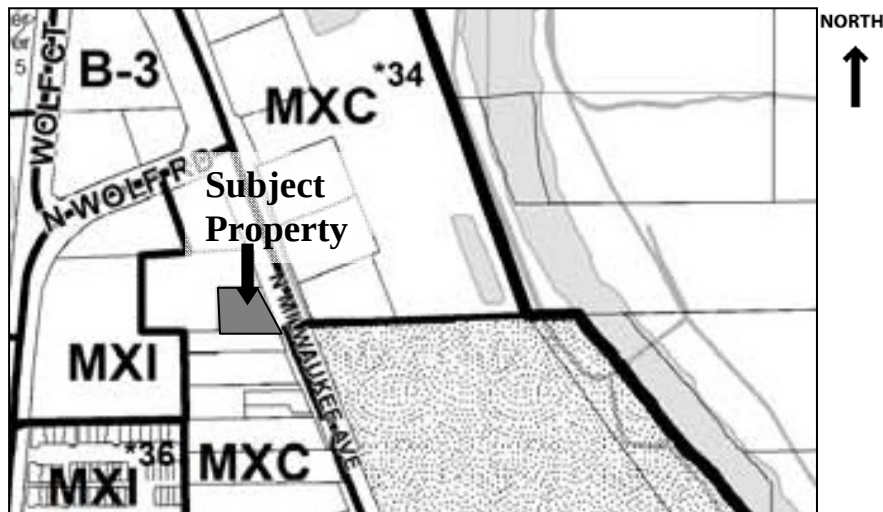
REPORT DATE: September 12, 2018

MEETING DATE: September 20, 2018

SUBJECT: Docket Nos. PC 18-14 & SCBA 18-36
Old Munich Tavern
582 N. Milwaukee Avenue
(PC 18-14) Minor Site Plan & Appearance Approval of Building &
Site Modifications
(SCBA 18-36) Appearance Approval of Awning & Wall Signs

PROJECT OVERVIEW: The petitioner is requesting minor site plan and appearance approval for improvements to the building façade and site at 582 N. Milwaukee Avenue. In conjunction with the proposal, the petitioner is applying for a Façade and Building Improvement Grant. These items were tabled at the August 23rd Plan Commission Meeting.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Bill Loumbardias, business owner
<u>Property Owner Name:</u>	Fred Kovacs
<u>Common Location:</u>	Located on the west side of Milwaukee Avenue, north of Mayer Avenue and south of Wolf Road.
<u>Neighboring Property Land Use(s):</u>	North: Commercial West: Commercial

	South: Commercial
	East: Commercial
<u>Comprehensive Plan Designation:</u>	Commercial-Residential Mixed Use
<u>Property size:</u>	19,371 sq. ft.
<u>Existing Use of Property:</u>	vacant tavern
<u>Existing Property Zoning:</u>	MXC Commercial-Residential Mixed Use
<u>Previous Zoning Action on Property:</u>	
None.	

DESCRIPTION OF PROPOSAL

Under new ownership, the Old Munich will be reestablished as a tavern use. No special use review is necessary. The petitioner is only requesting minor site plan and appearance approval of building and site changes and appearance approval of signs.

In conjunction with the building and site modifications and new signs, the petitioner is requesting assistance from the Façade and Building Improvement Grant Program.

The petitioner is requesting site plan and appearance approval for the following modifications to the property:

- Replace the existing vertical siding with new lap fiber cement siding.
- Replace a portion of the front (east) façade siding with faux stacked stone siding panels and apply faux stacked stone to portions of existing foundation on east and south facades.
- Remove and replace all windows and doors.
- Repaint existing stucco.
- Scrape and repaint the existing horizontal siding.
- Install architectural roof shingles at rear storage room and at north elevation vestibule.
- Construct an accessible ramp and new door on the south elevation.
- Replace existing wood shake shingles on east and south facades with new brown fabric awnings.
- Install gooseneck lamps over awning sign on east façade and panel sign on north facade.
- Install new wall sign on south façade and vinyl signage on new awnings.
- Install new landscaping.

SUMMARY OF AUGUST 23RD PLAN COMMISSION REVIEW

On August 23rd the Plan Commission reviewed the proposal and tabled each item so that the petitioner could revise and clarify plans. The following is a list of suggestions from the Plan Commission with staff updates provided in bold:

1. The north section of the existing parking lot is in disrepair. The north section shall be resurfaced and the entire lot shall be restriped. **A full site plan is provided. The plan includes a note for the section of asphalt that shall be replaced. It also includes a note that the balance of the lot will be seal-coated and restriped.**

2. The faux stone siding shall be made of cementitious material. **The elevation plan notes “new faux stacked stone siding panel.”**
3. A trash enclosure is required for the dumpsters. The site plan shall note the location. Details regarding the materials and design of the enclosure shall be provided. **The revised site plan indicates the location, design, and materials of the enclosure.**
4. Directional signs and/or pavement markings shall be installed for parking lot access. **The site plan includes pavement markings to show the one-way traffic flow.**
5. The landscape plan shall be more detailed. **The site plan indicates the species type, location, and quantities. Renderings are also provided.**
6. It is recommended that the building address be added to the front awning. **The elevation plan shows the building address on the east façade of the building.**
7. Consider a new design and/or color scheme for the wall sign. **A new wall sign plan has been provided.**

SITE PLAN REVIEW

Scale of Partial Site Plan: ¼” = 1”

General Site Layout: No expansion to the existing building is proposed. No major changes are proposed to the site. A handicapped accessible ramp will be added to the south side of the building in an area that is currently sod.

APPEARANCE REVIEW

Elevation Plan Review: The existing building façade is tired with faded siding, peeling paint, broken shake shingles, and broken windows and doors. The petitioner plans to maintain the general character and style of the façade with modern materials, new paint, new awnings, and new windows and doors. The existing upper story horizontal siding will be scraped and painted. The existing stucco and wood timbering will be repaired and repainted. With the exception of the east (front) façade, the existing vertical siding will be replaced with new 8” horizontal lap siding. On the front façade, a new faux stacked stone siding panel will be applied to the area where the horizontal siding is located. The same faux stone siding will be applied to the exposed foundation on the east and south facades. The roofs over the north side vestibule and the rear storage room will be covered in architectural shingles. The existing wood shake shingle canopies will be replaced with brown Recacril fabric awnings. Recacril brand is a durable canvass that is fade resistant and mold/mildew resistant. A brown Recacril awning will also cover the new accessible door on the south façade.

UPDATE: There is conflicting information on the revised elevation plan. The existing elevations indicate that the existing horizontal siding will remain. But the new elevations show that the horizontal siding will be replaced with new 8” double lap fiber cement siding. Additionally, a wall material detail is lacking for the front (east) elevation. The existing east elevation shows that the horizontal siding will be removed. The proposed east elevation shows that a portion of that area will be replaced with a faux stacked stone siding panel. However, the area just below the windows and just to the right of the windows is not faux stone. The material(s) for this area is not listed. The Plan Commission may wish to have the petitioner clarify these details.

Materials/Samples Provided: The petitioner has been asked to provide material and paint color samples at the meeting.

Landscaping UPDATE: The revised site plan notes the proposed landscaping modifications. Currently, there is a narrow strip of grass at the north, east and south sides of the building's foundation. The plan indicates the grass will be replaced with planting beds that include bushes, decorative grass, perennial flowers and mulch. A plant list is provided on the plan and quantities of the plants are illustrated on the plan. Renderings of the landscaping are also provided.

Trash Enclosure UPDATE: The site plan notes the location of a new enclosure at the southwest corner of the site. The enclosure will be 6-feet high and is comprised of composite boards. A gate detail is provided.

SIGN REVIEW

Sign Locations: The primary business identification sign will be an awning sign on the front (east) façade of the building, facing Milwaukee Avenue. The awning will replace the existing wood shingled roof on the east and south facades. An additional awning will be placed above the accessible entry of the south façade, but will not include signage. A second sign, a wall sign, will be placed on the north façade, facing the parking lot and visible from Milwaukee Avenue.

Proposed Signage Size, Type and Materials:

The petitioner is proposing to install brown Recacril fabric awnings. The awning on the east facade will have white acrylic lettering, which will serve as the business' primary sign. It will include the business name and a description of the business. The "Est. 1978" text is exempt from permits due to its content and size. The total area of the primary signage on the east façade awning is 46.34 sq. ft. The east façade has a linear frontage of 46.38 feet. The sign will be illuminated by three gooseneck lamps.

UPDATE: A second sign is also proposed. The wall sign plan has been revised since August 23rd. A circular aluminum panel sign that incorporates the business name and a tag line around a graphic logo. The sign is 19.63 sq. ft. in size. The sign will be illuminated by three gooseneck lamps.

The proposed signs meet the requirements of the Sign Code.

STAFF REVIEW

Impact on Neighboring Uses: The impact of bringing a deteriorated property back into business with the proposed building and site modifications will likely be a positive impact on neighboring uses.

Fire Department Review: The Fire Department had received the plans reviewed by the Plan Commission on August 23rd and had no comments at that time.

Engineering Division Review: The Engineering Division had received the plans reviewed by the Plan Commission on August 23rd and provided a memo dated August 22nd. The petitioner has

agreed to repair, resurface and restripe the lot per the Engineering comments. The other comments will be addressed at permit.

Planner's Recommendation to the Plan Commission: Staff recommends the Plan Commission review the following prior to making motions:

- Review the material samples, especially the faux stacked stone siding panel;
- Determine if the existing horizontal siding will be replaced;
- Determine the material of the wall material(s) just below and to the right of the faux stacked stone on the front (east) elevation; and
- Review the appearance of the new wall sign plan.

PROPOSED MOTIONS

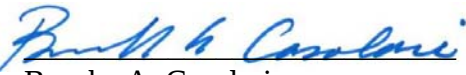
If the Plan Commission approves of the requested minor site plan and appearance modifications and appearance of the signs, appropriate motions would be to:

Approve Docket No. PC 18-14 to grant minor site plan and appearance approval for building and site modifications in accordance with the following exhibits submitted September 10, 2018 (except as noted) by Old Munich Tavern, located at 582 N. Milwaukee Avenue, Wheeling, Illinois:

- Cover letter (3 sheets),
- Site plan, A-1,
- South and east elevation plans, A-2,
- North and west elevation plans, A-3,
- Awning rendering and plan (2 sheets), August 29, 2018, and
- Landscape renderings (2 sheets).

And approve Docket No. SCBA 18-36 to grant appearance approval for awning and sign plans in accordance with the sign and awning plans (5 sheets) submitted August 29, 2018 by TFA Signs, for Old Munich Tavern, located at 582 N. Milwaukee Avenue, Wheeling, Illinois.


Andrew C. Jennings, AICP
Director of Community Development


Brooke A. Casolari
Senior Planner

Attachments: [Engineering Division memo](#)

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

 [Cover letter](#)

 [Site plan, A-1](#)

Wheeling Plan Commission

Meeting date: September 20, 2018

RE: Docket Nos. PC 18-14 & SCBA 18-36

[South and west elevation plan, A-2](#)

[North and east elevation plan, A-3](#)

[Sign and awning plans \(5 sheets\)](#)

[Landscape renderings \(2 sheets\)](#)



MEMORANDUM

TO: Brooke Casolari, Senior Planner

FROM: Kyle Goetzelmann, Civil Engineer I

COPY: Jon Tack, Village Engineer

DATE: August 22nd, 2018

SUBJECT: Old Munich Tavern – Special Use
582 N. Wolf Rd. - Review Comments

The Engineering Division received a project description, architectural drawings, and a sign plan for the subject project on August 14th, 2018. The Engineering Division has completed a review of the above referenced submittal and offers the following comments at this time:

1. East half of existing parking lot is in disrepair. A condition of approval should include resurfacing of this parking lot and restripe the entire lot upon completion.
2. Existing septic system cannot sustain their intended use. The Village is extending our sanitary main from the south. A condition of approval is that the Munich Tavern tie into this sanitary main.
3. The Village requires a temporary construction easement from the Munich Tavern in order to install the sanitary main extension. The final condition of approval is acceptance and signing of this temporary construction easement.

Old Munich Tavern – 582 N. Milwaukee Avenue

Docket Nos. PC 18-14 & SCBA 18-36 (Minor Site Plan and Appearance Approval of Building and Site Modifications & Appearance Approval of Awning and Wall Signs)



Existing conditions of front façade (looking west)

Old Munich Tavern – 582 N. Milwaukee Avenue

Docket Nos. PC 18-14 & SCBA 18-36 (Minor Site Plan and Appearance Approval of Building and Site Modifications & Appearance Approval of Awning and Wall Signs)



Existing conditions of south side (looking north)

Old Munich Tavern – 582 N. Milwaukee Avenue

Docket Nos. PC 18-14 & SCBA 18-36 (Minor Site Plan and Appearance Approval of Building and Site Modifications & Appearance Approval of Awning and Wall Signs)



Existing conditions of north side (looking south)

Old Munich Tavern – 582 N. Milwaukee Avenue

Docket Nos. PC 18-14 & SCBA 18-36 (Minor Site Plan and Appearance Approval of Building and Site Modifications & Appearance Approval of Awning and Wall Signs)



Existing conditions of rear façade (looking east)

To: Village of Wheeling
Planning Division/ Community Development
2 Community Blvd.
Wheeling, IL 60090
attn: Ms. Brooke Casolari

September 7, 2018

From: Bill Loumbardias
5142 Sherwin Avenue
Skokie, IL 60077

re: **Old Munich Inn - Exterior Renovation and Facade Improvements**

Dear Brooke,

The following is a detailed list of all renovations and facade improvements that we are proposing for this project, as well as cost estimates for each item listed. We feel these facade improvements will maintain the old world charm of the Old Munich Tavern, while at the same time enhancing the street view character and visibility. These number tags are also shown on the architectural plan and elevations drawings that were previously submitted.

1. Remove and replace existing windows.
2. Refresh exterior stucco and wood trim, add new building address.
3. Install new architectural roof shingles at Vestibule and Back storage.
4. Remove and replace (3) existing exterior doors.
5. Remove portion of exterior wall and install (1) new exterior door at ramp for handicap access.
6. Install new handicap ramp and handrails.
7. Install new stacked stone veneer at south and east elevations.
8. Install new pre-finished 1/2"x double 8" lap textured fiber siding at both first and second floors. Second floor will be similar cream/ tan color to existing, first floor and rear elevations will be a darker brown color. Replace soffits/ fascias/ gutters/ downspouts as required.
9. Install new awnings at south and east elevations.
10. Install (3) new gooseneck lights over east awning and replace can lights at underside of soffit.
11. Install new round logo sign.
12. Install new landscaping.

Exhibit received September 10, 2018

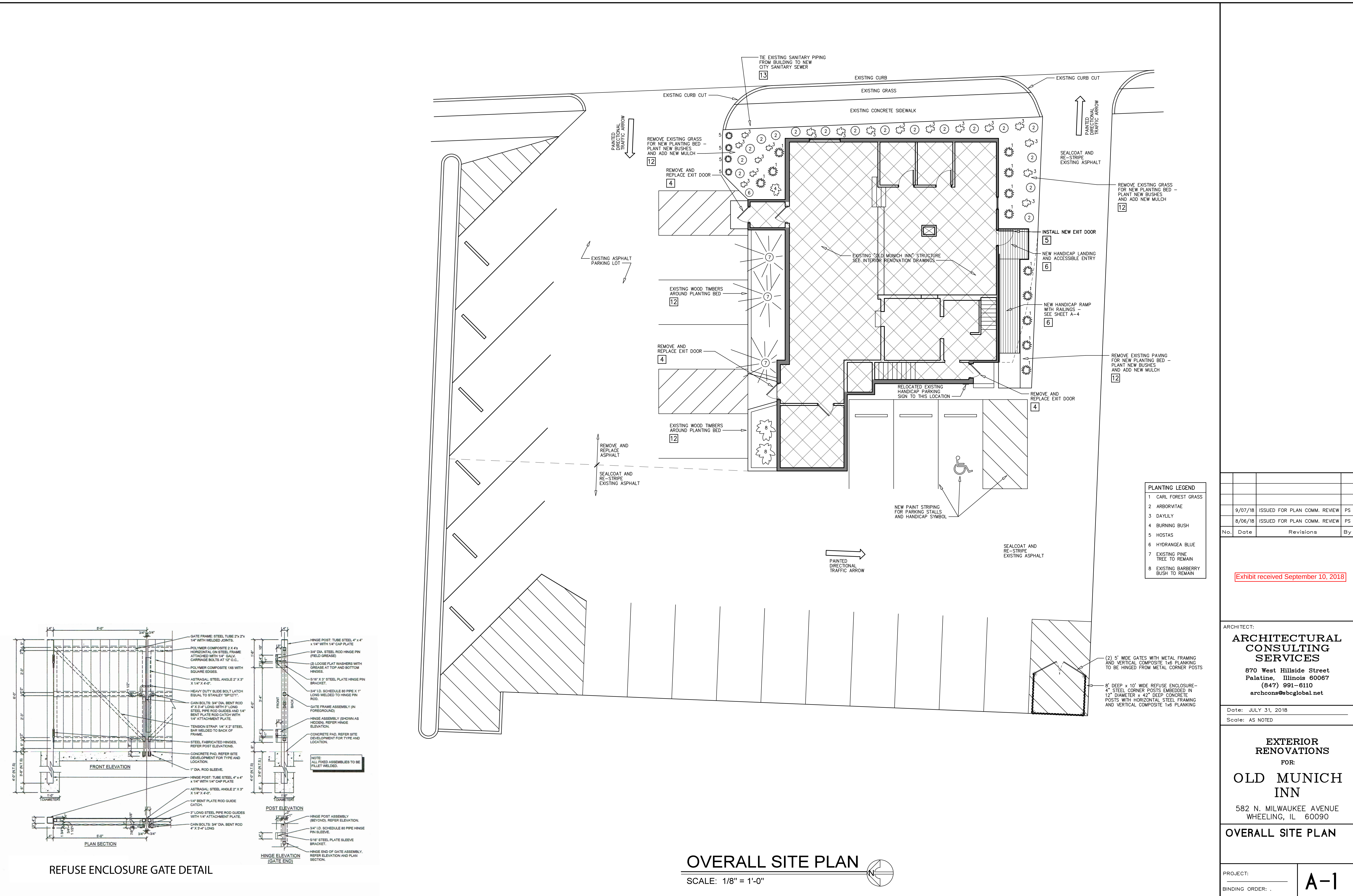
13. Remove existing septic tank, install new manhole, install new sewer connection to Village sanitary sewer.
14. Remove and install new asphalt at north portion of parking lot, sealcoat and restripe remainder
15. Install new refuse enclosure

Old Munich Inn - Exterior Renovation and Facade Improvements - cost estimates

<u>Item #</u>	<u>Cost</u>	<u>Provided by</u>
1.	\$ 9,200	CEK Builders
2.	\$ 1,800	CEK Builders
3.	\$ 2,500	CEK Builders
4.	\$ 5,300	CEK Builders
5.	\$ 2,250	CEK Builders
6.	\$13,900 \$ 500	CEK Builders Joseph Meyer & Associates (structural engineer)
7.	\$ 7,400	CEK Builders
8.	\$24,400	CEK Builders
9.	\$12,703	TFA Signs
10.	\$ 6,318	Synergy Electric
11.	(Cost included with line item #9)	
12.	\$ 7,520	Imperial Landscaping
13.	\$15,400 \$ 1,130 \$ 1,800	CEK Builders Metropolitan Water Reclamation District of Chicago IG Consulting (Old Munich portion of sewer drawings, meetings, etc.)
14.	\$12,000 \$ 2,668	Villareal Paving AJ Asphalt
15.	\$ 4,300	CEK Builders
16.	\$ 3,200	Architectural Consulting Services - architectural drawings for exterior renovations and facade improvements

TOTAL:	<u>\$134,289</u>
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Should you have any further questions please do not hesitate to contact me. Thank you.
Bill Loumbardias





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



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



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



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

	9/07/18	ISSUED FOR PLAN COMM. REVIEW	PS
	8/06/18	ISSUED FOR PLAN COMM. REVIEW	PS
No.	Date	Revisions	By

Exhibit received September 10, 2018

ARCHITECT:

**ARCHITECTURAL
CONSULTING
SERVICES**

870 West Hillside Street
Palatine, Illinois 60067
(847) 991-6110
archcons@cbcglobal.net

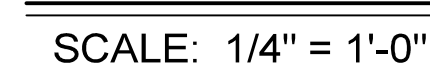
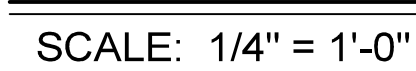
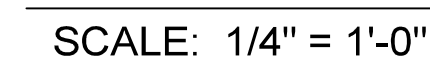
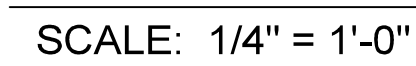
Date: JULY 31, 2018

Scale: AS NOTED

**EXTERIOR
RENOVATIONS**
FOR:
**OLD MUNICH
INN**
582 N. MILWAUKEE AVENUE
WHEELING, IL 60090

**EXISTING and NEW
EXTERIOR ELEVATIONS**

PROJECT: _____
 BINDING ORDER: . _____



Scope of Work:

- Manufacture and install Awnings on existing canopy
- Manufacture and install Aluminum panel sign



5500 N. Kedzie Ave Chicago, IL 60625
773-267-6007 | sales@tfasigns.com

Client Name:
Old Munich Tavern
Location:
582 N Milwaukee
Wheeling, IL

Start Date: 03/26/2018
Last Revision: 8/27/2018
Job#: 00000
Drawing#: 00000a.v1.s1 / e1
Page: 1 of 5

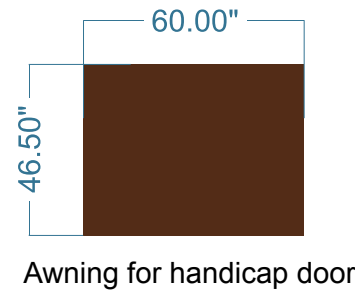
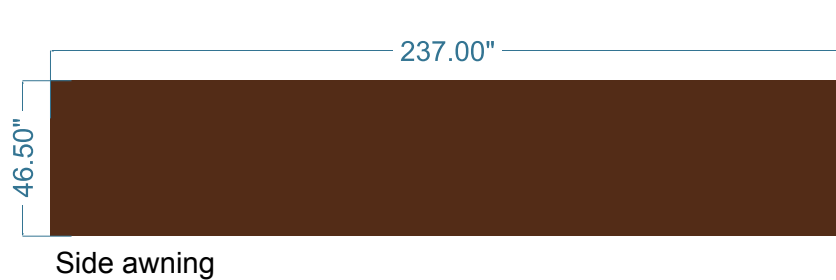
Exhibit received August 29, 2018

- Client Approval
- Landlord Approval

Sales Rep:
Seung Park
Designer:
Peter Boateng



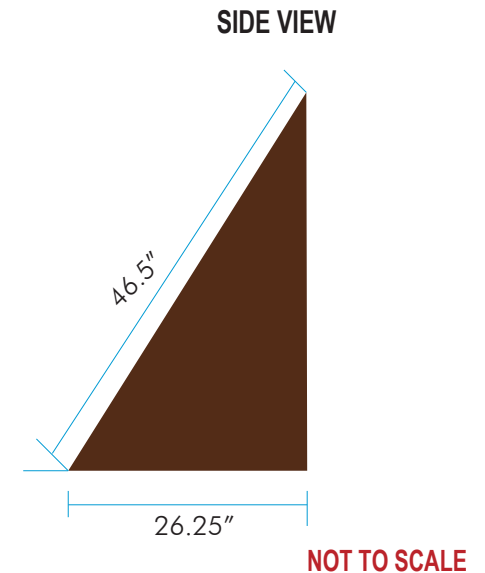
Mansard Awning • Old Munich Tavern • Wheeling • IL



Graphic Space Dimension:
Total SQFT: 47.5ft²

AWNING WITH TUBULAR ALUMINUM SKELETON, FABRICATE AND INSTALL:

- NON-ILLUMINATED
- QUANTITY:
- OVERALL HEIGHT OF AWNING: -" OVERALL LENGTH OF AWNING: 237"/ 556.5"; OVERALL DEPTH OF AWNING 26.25"
- AWNING TO BE RECAIRL FABRIC - R-156
- TEXT AND GRAPHICS: WHITE ACRYLIC PAINT
- AWNING TO BE DIRECTLY MOUNTED TO WALL WITH 3/8" FASTENERS
- AWNING FACE TO READ:



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Existing Building



After



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Aluminum Sign:
Digitally Printed Vinyl
Mounted on Aluminum board



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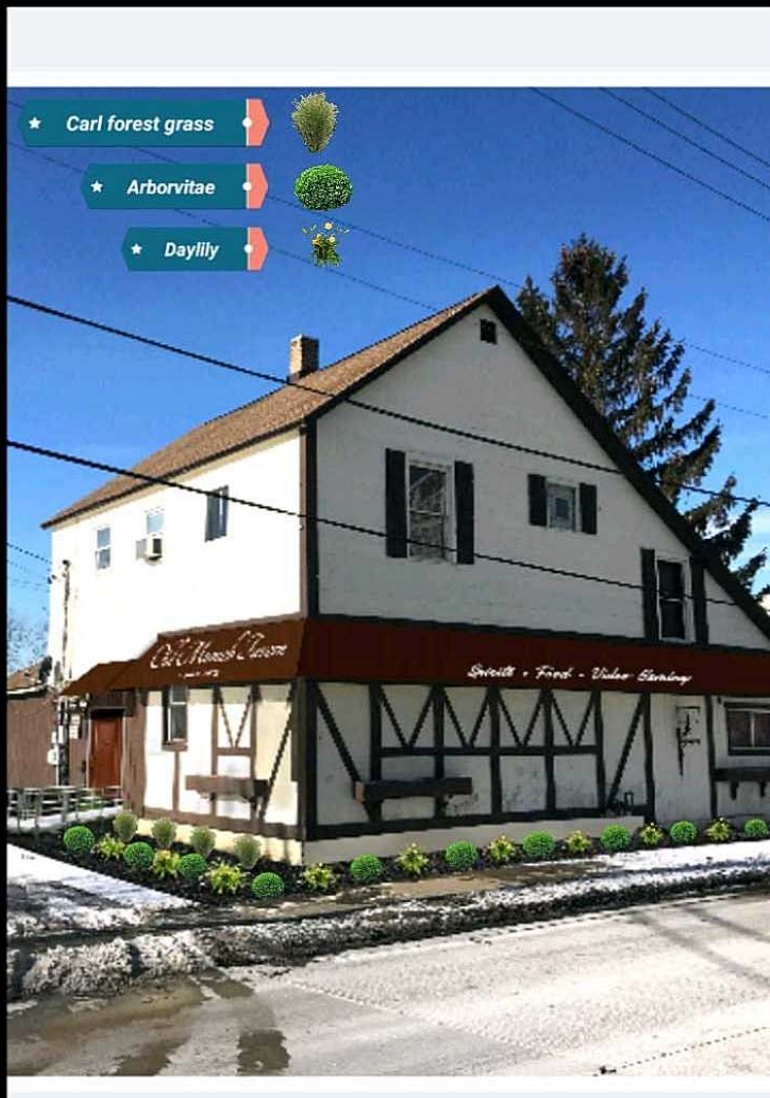


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