

**WHEELING PLAN COMMISSION
THURSDAY, JANUARY 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 January 24, 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 17-1](#)**
N-Jet
755 Sumac Road
Appearance Approval of a Wall Sign
 - B) [Docket No. SCBA 17-2](#)**
Medtec Senior Center
43 W. Dundee Road
Appearance Approval of Wall & Freestanding Signs
 - C) [Docket No. SCBA 17-3](#)**
Dehan Home Medical Equipment & Supplies
43 W. Dundee Road
Appearance Approval of a Wall Sign
 - D) [Docket No. SCBA 17-4](#)**
Siding-1 Window-1 Exteriors
322 N. Milwaukee Avenue
Appearance Approval of a Freestanding Sign
 - E) [Docket No. SCBA 17-5](#)**
Copart
110 E. Palatine Road
Appearance Approval of a Wall Sign

7. ITEMS FOR REVIEW

- A) [Docket No. SCBA 17-6](#)
La Baguette
20 W. Dundee Road
Appearance Approval of a Wall Sign
- B) [Docket No. PC 17-2](#)
Boston Fish Market
412 N. Milwaukee Avenue
Minor Site Plan and Appearance Approval of Modifications to a Patio Wall
- C) [Docket Nos. 2016-24A&B and PC 16-18](#) (Continued from December 1, 2016 hearing without discussion)
Parking Lot
300 S. Milwaukee Avenue
(2016-24A) Variation from Title 19, Zoning, Related to Parking Setback
(2016-24B) Variation from Title 19, Zoning, Related to Screening
(PC 16-18) Site Plan and Appearance Approval of a Parking Lot
- D) [Docket No. PC 17-1](#)
Chaddick SG LLC
1075 Chaddick Drive
Site Plan and Appearance Approval of a Warehouse Development

8. **APPROVAL OF MINUTES** – [December 15, 2016](#) (includes findings for Docket No. 2016-26A&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.

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

2016-24A&B Edward Chrzastowski, contract purchaser, seeking the following actions in order to facilitate the development of a parking lot at 300 S. Milwaukee Avenue, a vacant property that is zoned B-3 General Commercial and Office District:

2016-24A A variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.06 Commercial Districts, Section 19.060.040 B-3 General Commercial and Office District, Section E Setbacks, Size & Height Restrictions, and associated sections to reduce the required parking lot side setbacks; and

2016-24B A variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading, Subsection C Screening for Off-Street Parking Areas, to eliminate the six-foot screen required between the proposed parking lot and the adjoining residential property.

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

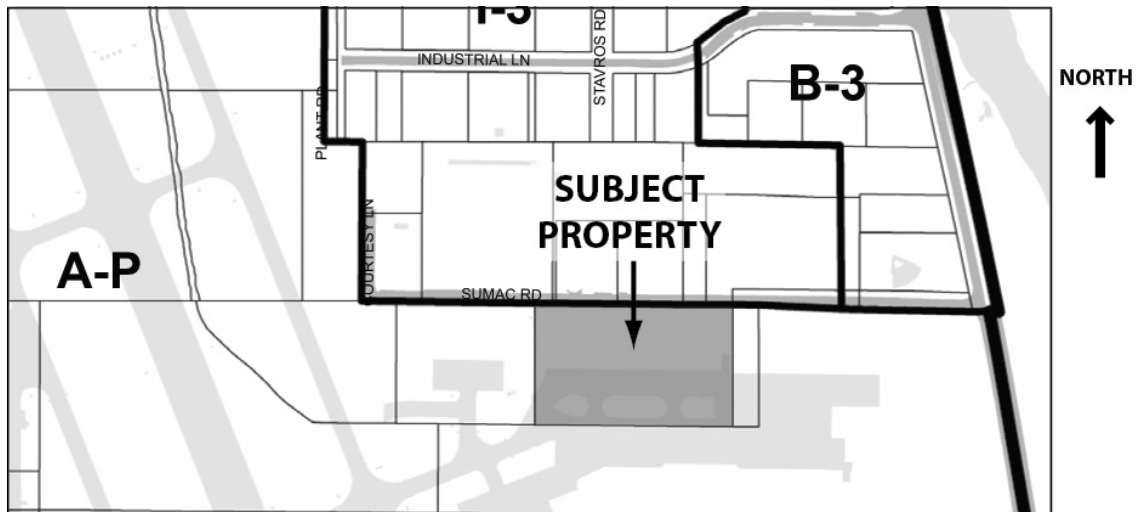
RE: **Docket No. SCBA 17-1**
NJet
755 Sumac Road
Appearance Approval of a Wall Sign

DATE OF REPORT: January 3, 2017

DATE OF MEETING: January 26, 2017

PROJECT OVERVIEW: The petitioner is seeking appearance approval of a wall sign for an existing airport hangar.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Chuck Hodes, Signarama
<u>Property Owner Name:</u>	Chicago Executive Airport
<u>Common Property Address:</u>	743 Sumac Road
<u>Common Location:</u>	Located on the south side of Sumac Road, off of Milwaukee Avenue
<u>Neighboring Property Land Use(s):</u>	North: Industrial West: Airport South: Airport East: Airport

Existing Property Zoning:

AP Airport District

Previous Zoning Action on Property:

None.

PROJECT DESCRIPTION

At this time, the petitioner, N-Jet, is requesting appearance approval for one secondary wall sign along Sumac Road.

SIGNAGE PLAN REVIEW

Sign Location: One secondary wall sign is proposed for the east side of the building. It will be visible from Milwaukee Avenue.

Sign Type and Size: The proposed wall sign is an internally illuminated direct mounted individual channel letter sign with a graphic element imbedded in the business name. The letters and graphics have blue, grey and black faces with black trims and returns. The sign is 29.56 sq. ft. in size. The proposed 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.

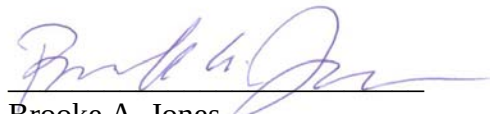
PROPOSED MOTION

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

Approve Docket No. SCBA 17-1 to permit installation of the wall sign in accordance with the sign drawing submitted December 20, 2016 by NJet, located at 755 Sumac Road, Wheeling, Illinois;



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

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

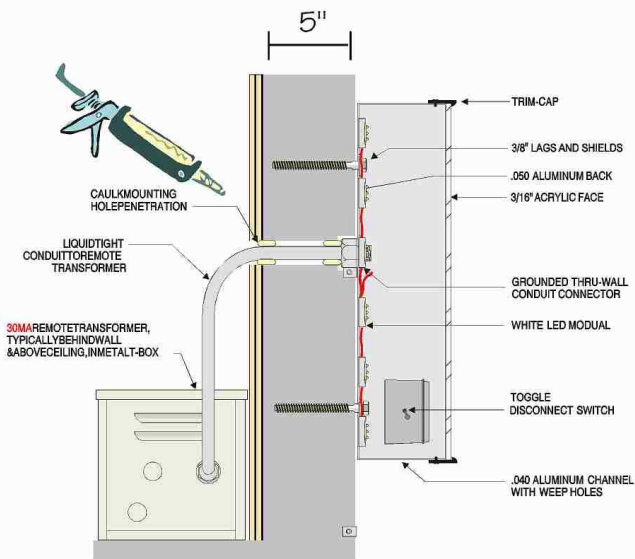
[Wall sign plans \(4 sheets\)](#)

NJet – 755 Sumac Road

Docket No. SCBA 17-1 (Appearance Approval of a Wall Sign)
Plan Commission Meeting – January 26, 2017

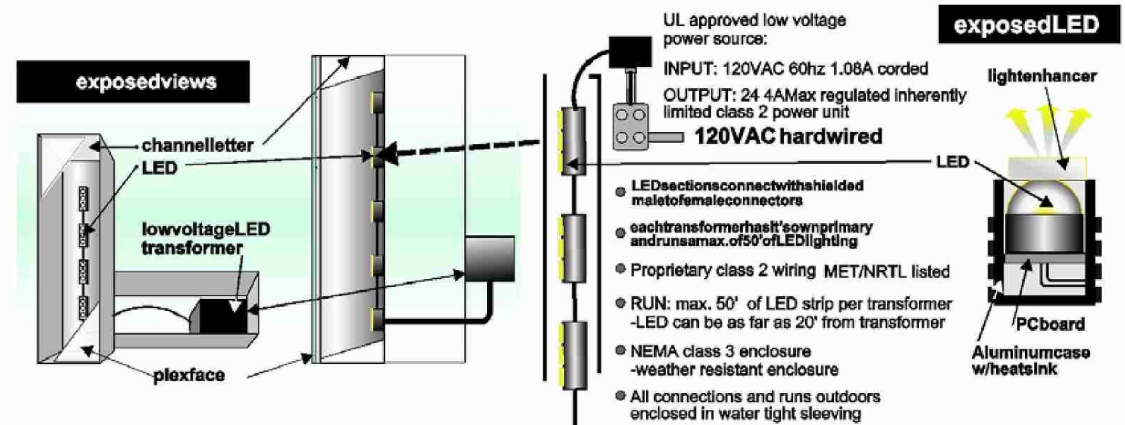


Existing conditions of side façade – looking west from Milwaukee Avenue



Typical U.L. Channel Letters with LED Illumination

Not to scale



TYPICAL LED DETAIL - CHANNEL LETTER APPLICATION

not to scale

Colors

FACES

3M 167 Blue 
 3M 161 Slate Grey 
 3M 051 Silver Grey 
 Day/Night Perf Black 

TRIM CAPS Black 

RETURNS Black 

Direct mount channel letter set.

Letters to display UL certification labels.

Sign to be inspected prior to and after installation.

N JET 743 Sumac, Wheeling, IL 60090		APPROVED BY:	
SCALE: NTS		 Signarama The way to grow your business.	
DATE: Feb. 4, 2016			
DRAWING #: 2460A			
352 LEXINGTON DR, BUFFALO GROVE, ILLINOIS 60089		PHONE: 847-215-1535 FAX: 847-215-1574	

Exhibit received December 20, 2016



Colors

FACES

3M 167 Blue 
 3M 161 Slate Grey 
 3M 051 Silver Grey 
 Day/Night Perf Black 

TRIM CAPS Black 

RETURNS Black 

Direct mount channel letter set.

Letters to display UL certification labels.

Sign to be inspected prior to and after installation.

N JET 743 Sumac, Wheeling, IL 60090		APPROVED BY:
SCALE:	NTS	 Signarama The way to grow your business.
DATE:	Feb. 4, 2016	
DRAWING #:	2460B	
352 LEXINGTON DR, BUFFALO GROVE, ILLINOIS 60089		
PHONE: 847-215-1535		FAX: 847-215-1574

Exhibit received December 20, 2016

152' Frontage



Channel Letter sign installed on east wall
of 743 Sumac 30' from grade.

Colors

FACES

3M 167 Blue 
3M 161 Slate Grey 
3M 051 Silver Grey 
Day/Night Perf Black 

TRIM CAPS Black 

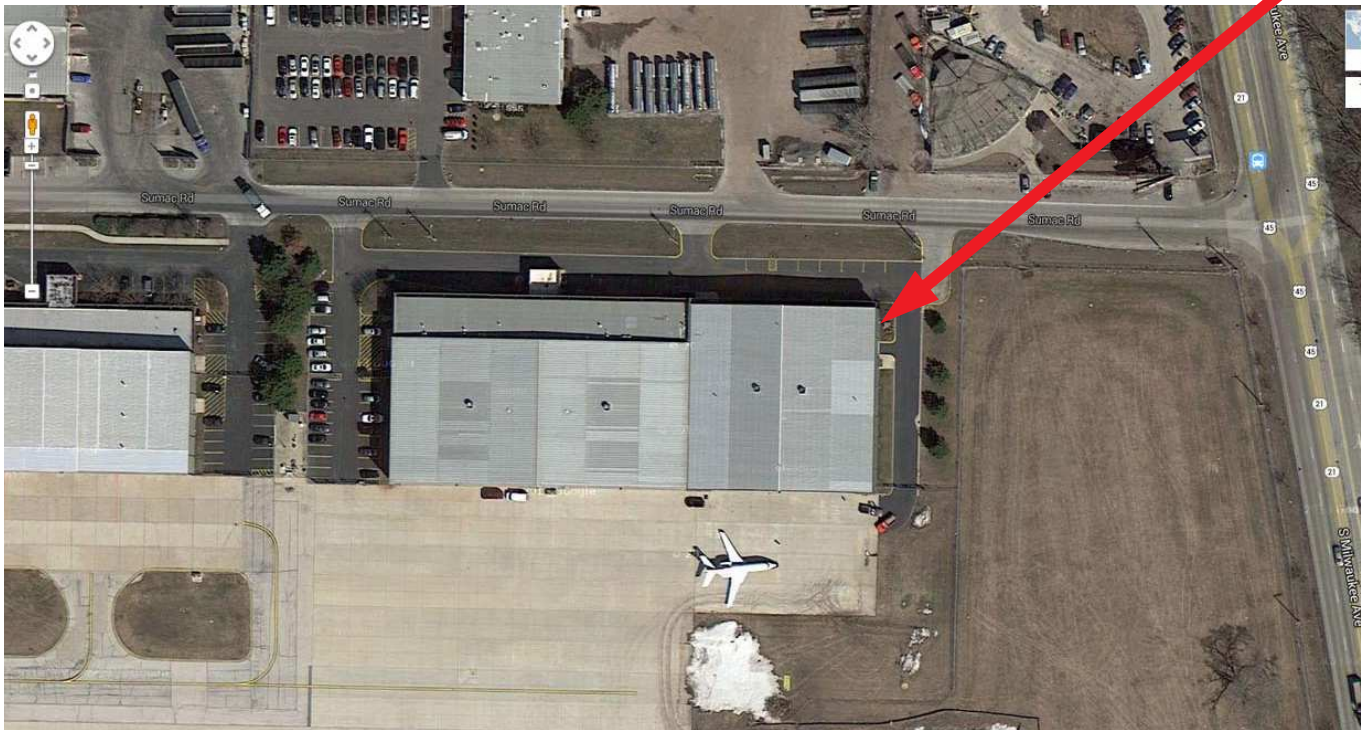
RETURNS Black 

Letters to display UL certification labels.
Sign to be inspected prior to and after installation.

N JET 743 Sumac, Wheeling, IL 60090		APPROVED BY:
SCALE:	NTS	 Signarama The way to grow your business.
DATE:	Feb. 4, 2016	
DRAWING #:	2460C	
352 LEXINGTON DR, BUFFALO GROVE, ILLINOIS 60089 PHONE: 847-215-1535 FAX: 847-215-1574		

Exhibit received December 20, 2016

Sign Location



N JET
743 Sumac, Wheeling, IL 60090

APPROVED BY:

SCALE:

NTS

DATE:

Feb. 4, 2016

DRAWING #:

2460D

 **Signarama**
The way to grow your business.

352 LEXINGTON DR, BUFFALO GROVE, ILLINOIS 60089
PHONE: 847-215-1535 FAX: 847-215-1574

Exhibit received December 20, 2016

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

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

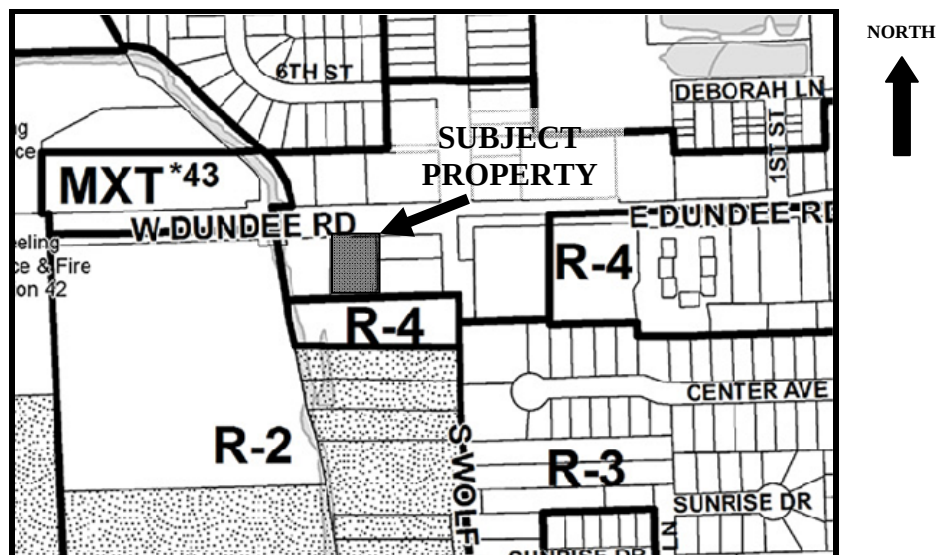
RE: Docket Nos. SCBA 17-2 and SCBA 17-3
Medtec Super Senior Center
Dehan Home Medical Equipment & Supplies
43W. Dundee Road
Appearance Approval of Freestanding and Wall Signs

DATE OF REPORT: January 17, 2017

DATE OF MEETING: January 26, 2017

PROJECT OVERVIEW: The petitioner is requesting appearance approval of a wall and freestanding signs for two new businesses at 43 W. Dundee Road.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Fastsigns of Northbrook
<u>Property Owner:</u>	John Kim
<u>Common Property Address:</u>	Located on the south side of Dundee, between Wolf Road and Buffalo Creek
<u>Neighboring Property Land Use(s):</u>	North: Commercial

South: Multi-Family Residential
West: Commercial
East: Commercial

Comprehensive Plan Designation:

Commercial

Property size:

26,722 sq. ft. (total lot)
4,500 sq. ft. (building)

Existing Use of Property:

Adult day service and retail

Existing Property Zoning:

B-3 General Commercial & Office District

DESCRIPTION OF PROPOSAL

The petitioner is requesting appearance approval of wall signs and a freestanding sign for new adult day service facility that received special use approval last year. An additional wall sign on the side of the building is also proposed for an accessory retail business in the same building.

SIGN REVIEW

Sign Locations: The petitioner is proposing to install a sign cabinet on an existing monument sign base for Medtec Senior Center. Medtec is also proposing two wall signs on the north façade of the building, facing Dundee Road. A wall sign is also proposed for Dehan Home Medical Equipment & Supplies on the west façade, which faces the parking area and is adjacent to the building entrance.

Sign Types, Materials and Sizes: A black aluminum sign cabinet will be placed on the existing brick base of the monument-style sign. The cabinet will be internally illuminated and will be 5-feet high by 8-feet wide or 40 square feet on each side.

Two non-illuminated wall signs are proposed for Medtec. Each includes flush mounted white letters. One features the business name and the other states “Adult Day Care Service”. The sign with the business name includes a graphic element with green colors and is 27.9 sq. ft. in size. The second sign is 13.8 sq. ft.

A metal panel sign is also proposed for Dehan on the west façade. The panel is 6 square feet in size and features the business name and logo.

All the proposed signs meet the requirements of the Sign Code.

Landscaping: A landscape plan is proposed for the freestanding sign. The proposed landscaped area is approximately 120 sq. ft. The required area is 80 sq. ft. The proposed landscape plan meets the species mix requirements of the Sign Code. It includes evergreens and winter interest (boxwood and garden juniper), flowering perennials (coneflowers, Lenten rose, shrub rose), and ornamental grasses (dwarf fountain grass).

STAFF REVIEW

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

Staff Recommended Action: Staff recommends approval of the wall and freestanding signs for Medtec Senior Center and the wall sign for Dehan Home Medical Equipment and Supplies.

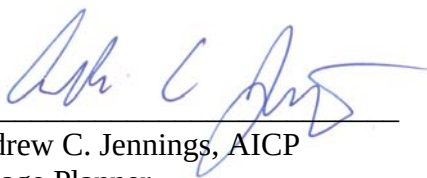
PROPOSED MOTIONS

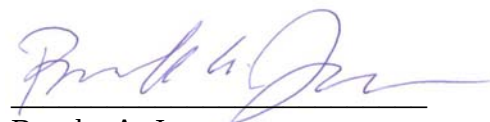
If the Plan Commission approves of the requested freestanding and wall signs, appropriate motions would be to:

Approve Docket No. SCBA 17-2 to grant appearance approval for the proposed freestanding and wall signs in accordance with the following exhibits submitted December 22, 2016 (except as noted) by Fastsigns of Northbrook on behalf of Medtec Senior Center, located at 43 W. Dundee Road, Wheeling, Illinois:

- Wall sign plans (2 sheets), and
- Freestanding sign plan (4 sheets), and
- Landscape Plan (1.06.2017).

And Approve Docket No. SCBA 17-3 to grant appearance approval for the proposed wall sign in accordance with the sign plan submitted December 22, 2016 by Fastsigns of Northbrook on behalf of Dehan Home Medical Equipment & Supplies, located at 43 W. Dundee Road, Wheeling, Illinois.


Andrew C. Jennings, AICP
Village Planner


Brooke A. Jones
Senior Planner

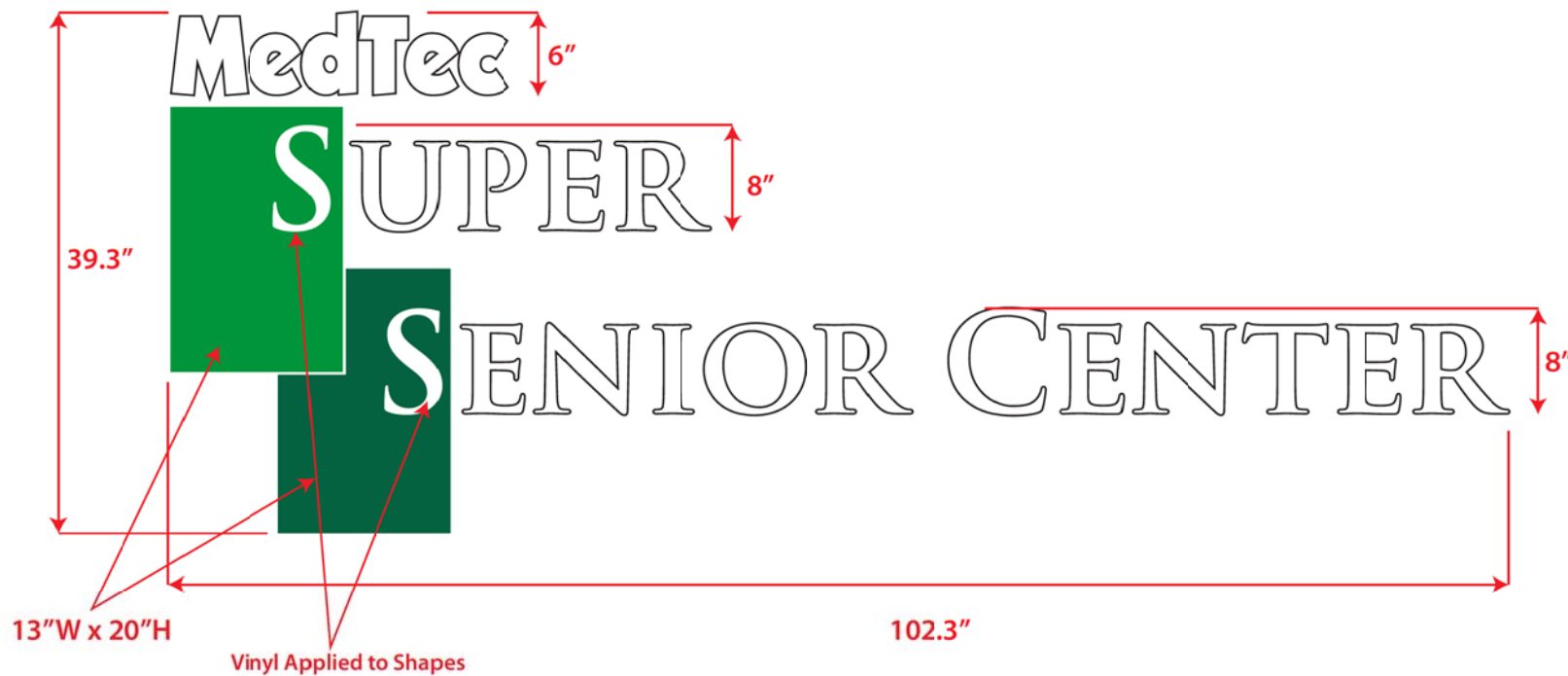
Attachments:

- [Photo of existing conditions \(staff\)](#)
- [Medtec Wall Sign Plans \(2 sheets\)](#)
- [Medtec Freestanding Sign Plan](#)
- [Landscape Plan](#)
- [Dehan Wall Sign Plan](#)

Medtec Senior Center and Dehan Home Medical Equipment – 43 W. Dundee Road
Docket Nos. SCBA 17-2 and SCBA 17-3 (Appearance Approval of Wall and Freestanding Signs)
Plan Commission Meeting – January 26, 2017



Existing conditions of subject property (looking east)



Project: **94766**

MedTec Super Senior Center
 43 W. Dundee Rd.
 Wheeling, IL 60090

Sign Specifications

Formed Plastic Letters and Logos
 3/4" Thick

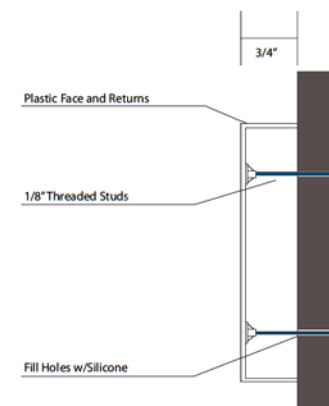
Signage to be stud flush mounted into brick facade.

Colors

- 2162 Dark Green
- 3555 Spring Green
- 5687 White



STUD MOUNTING DIAGRAM



Approval _____
 Representative Laura Haney
 Drawn By Alfred Mülle
 Date 12/13/2016
 Scale NTS
 Drawing No. 1A

FASTSIGNS
 More than fast. More than signs.[®]
 3065 Dundee Road Northbrook, IL 60062
 (847) 291-7446 fax:(847) 291-7450
 Email: 138@fastsigns.com

Exhibit received December 22, 2016

Project: **94766**

MedTec Super Senior Center
43 W. Dundee Rd.
Wheeling, IL 60090

Sign Specifications

Formed Plastic Letters and Logos
3/4" Thick

Signage to be stud flush mounted into brick facade.

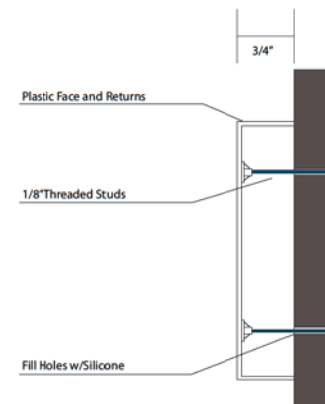
Colors

☐ 5687 White

20.5" 8" ADULT
DAY CARE SERVICE 97.6"



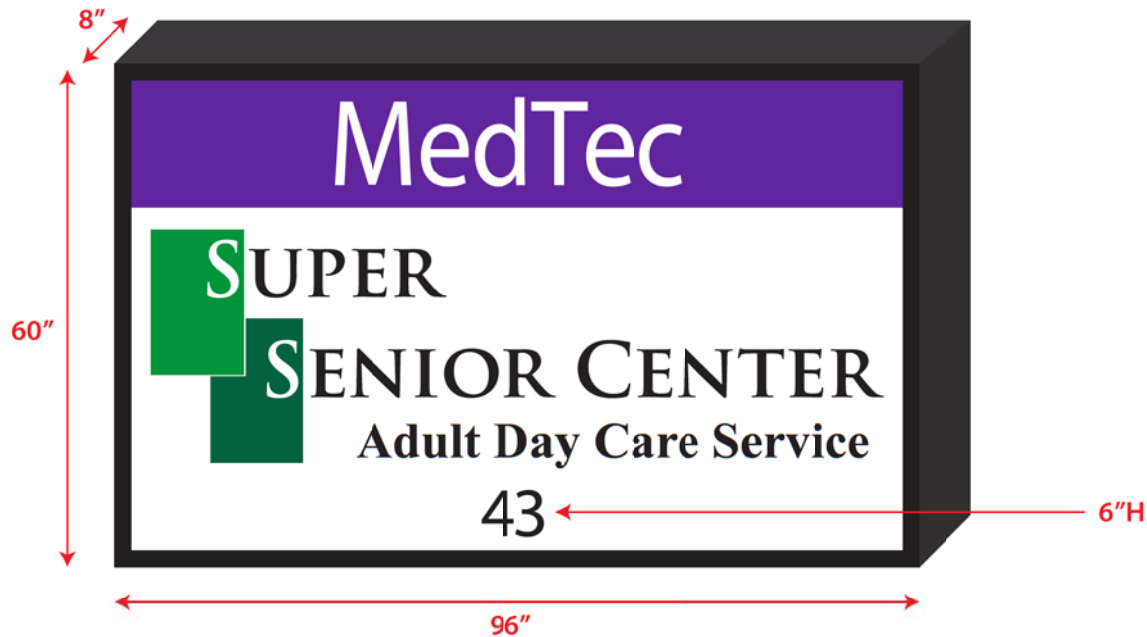
STUD MOUNTING DIAGRAM



Approval _____
Representative Laura Haney
Drawn By Alfred Mulle
Date 12/13/2016
Scale NTS
Drawing No. 2A

FASTSIGNS
More than fast. More than signs.
3065 Dundee Road Northbrook, IL 60062
(847) 291-7446 fax:(847) 291-7450
Email: 138@fastsigns.com

Exhibit received December 22, 2016



Project: **94766**

MedTec Super Senior Center
43 W. Dundee Rd.
Wheeling, IL 60090

Sign Specifications

60"H x 96"W x 8"D Double-Sided Light Cabinet
 3/16" Lexan Faces w/Vinyl Copy Applied

Box to slide over existing pole from previous signage.

Sign to be internally lit with LED's

Colors

2162 Dark Green

3555 Spring Green

5687 White



Approval

Representative Laura Haney

Drawn By Alfred Mulle

Date 12/13/2016

Scale NTS

Drawing No. 3A

FASTSIGNS
 More than fast. More than signs.[®]
 3065 Dundee Road Northbrook, IL 60062
 (847) 291-7446 fax: (847) 291-7450
 Email: 138@fastsigns.com

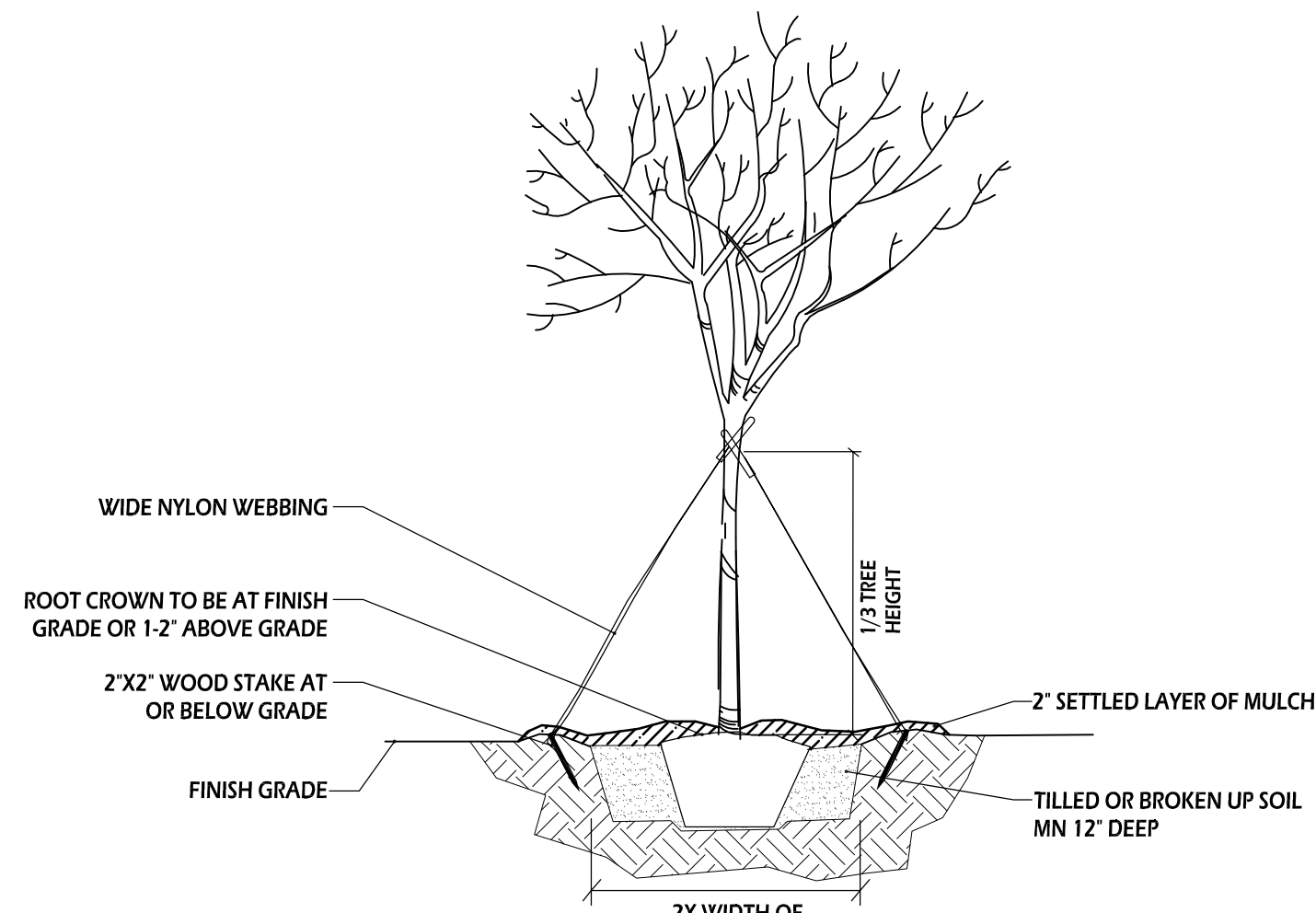
Exhibit received December 22, 2016

D

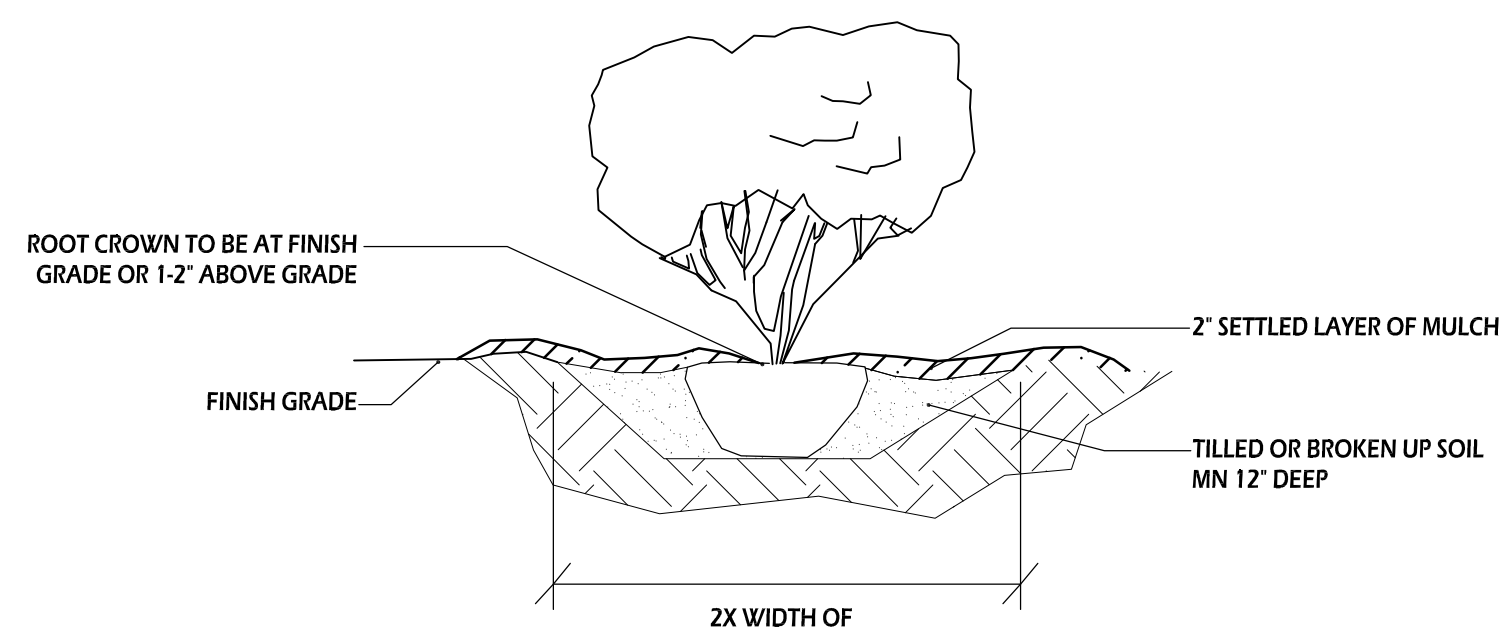
C

B

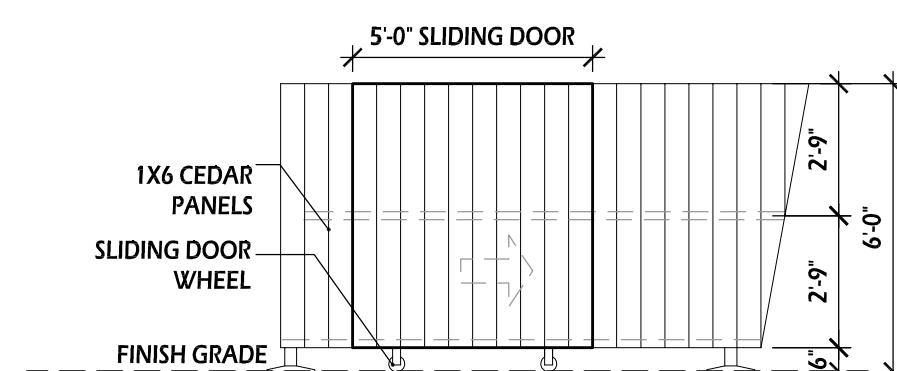
A



2
L2.1
TREE DETAIL
N.T.S.



3
L2.1
TYP. SHRUB PIT DETAIL
N.T.S.



4
L2.1
TRASH ENCL. DETAIL
N.T.S.

*NOTE:
THE PLANTING SHALL BE IRRIGATED PER CODE.

GENERAL NOTES:
1. ALL PLANT MATERIAL TO BE FULLY GUARANTEED AS TO TYPE AND SIZE AT NO COST TO OWNER FOR ONE YEAR FOLLOWING INSTALLATION.
2. SUBSTITUTIONS TO BE APPROVED BY ARCHITECT.
3. ALL PLANTING TO FOLLOW STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. MAINTENANCE TO INCLUDE CONTINUING OPERATIONS OF WEED REMOVAL, NON-TOXIC CONTROL OF INSECTS, PESTS, & RODENTS, LAWN MOWING & FERTILIZATION IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION.
5. ALL PLANTINGS TO WATERED WITH A MINIMUM OF 2" OF WATER PER WEEK DURING DAY PERIODS FOR A PERIOD OF ONE YEARS FOLLOWING INSTALLATION.

DUNDEE ROAD

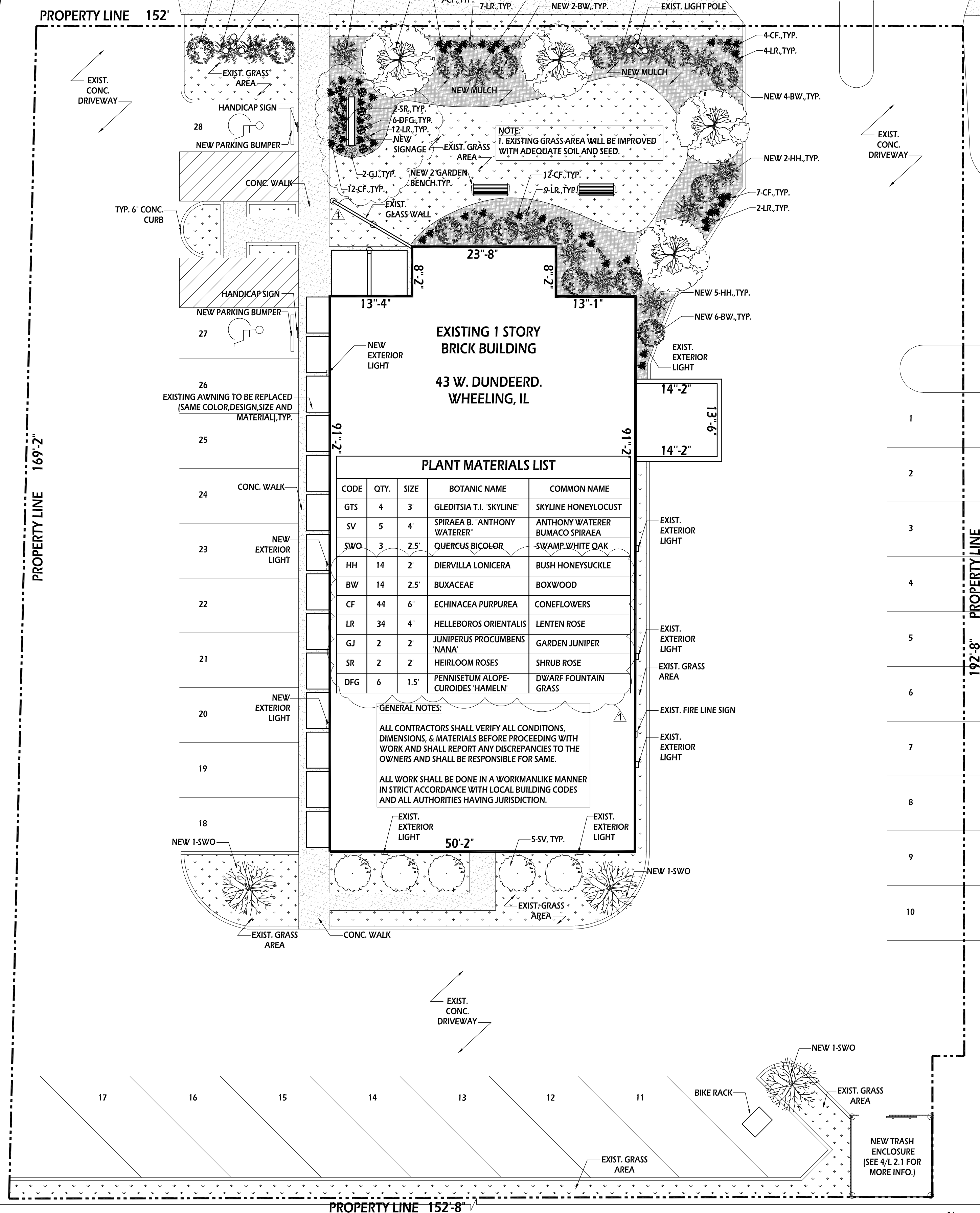


Exhibit received January 6, 2017

1
L2.1
LANDSCAPE / SITE PLAN
3/32"=1'-0"

D.S.C.
ARCHITECTURE
CONSTRUCTION
1901 RAYMOND DR.
SUITE 113
NORTHBROOK, ILLINOIS 60062
608.886.5700 PHONE

SARANG inc
ARCHITECTS
DESIGNERS
PLANNERS
1901 RAYMOND DR. # 15
NORTHBROOK, ILLINOIS 60062
312.704.8800 PHONE
312.704.8800 FAX

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

EXPIRES: 11/30/2017
STATE OF ILLINOIS
HUNSANG LEE
001-020959
LICENSED ARCHITECT
01/04/2017
DATE
SIGNATURE SEAL

MEDTEC HEALTHCARE
PROP. LANDSCAPE/SITE PLAN
43 W. DUNDEER,
WHEELING, IL 60090

ISSUE	DATE	REV.	DESCRIPTION
1	08/16/16		ISSUE FOR REVIEW
2	01/04/17		ISSUE FOR REVIEW

SHEET TITLE:
LANDSCAPE / SITE
PLAN, NOTES,
PLANT SCHEDULE,
AND DETAILS

PROJECT
NUMBER: 16-027
DRAWN BY: SK
CHECKED BY: HL
SHEET NUMBER:
L2.1
DATE: 01/04/2017

Project: **94766**

MedTec Super Senior Center
43 W. Dundee Rd.
Wheeling, IL 60090

Sign Specifications

24"H x 36"W 3mm MaxMetal Sign

Laminated Digital Printed Applied to Face.

Sign to be installed into brick facade outside of
Entrance door.

24"



Dehan Home Medical
Equipment & Supplies LLC

36"

Exhibit received December 22, 2016

Approval

Representative Laura Haney

Drawn By Alfred Mulle

Date 12/13/2016

Scale NTS

Drawing No. 4A

FASTSIGNS
More than fast. More than signs.®

3065 Dundee Road Northbrook, IL 60062
(847) 291-7446 fax:(847) 291-7450
Email: 138@fastsigns.com

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

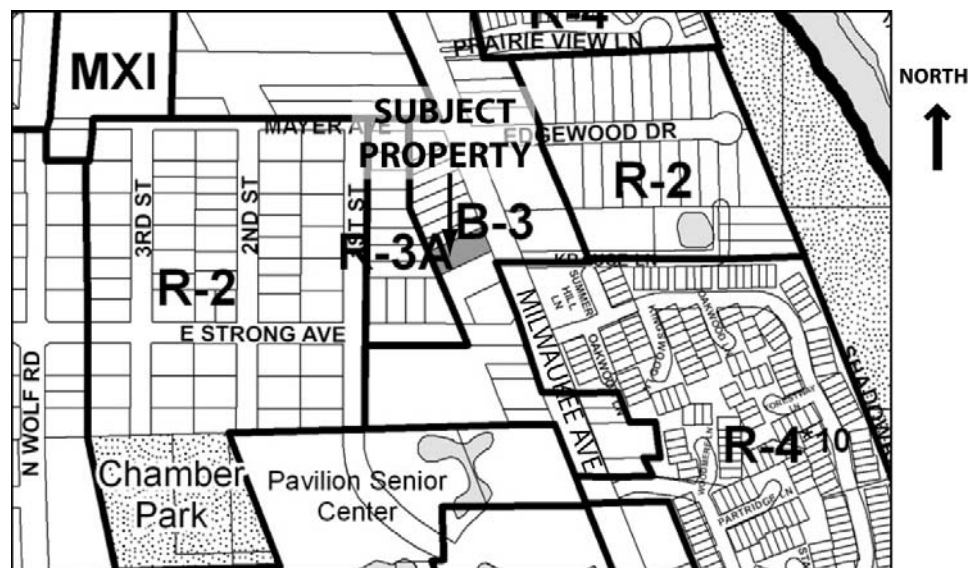
REPORT DATE: January 17, 2017

MEETING DATE: January 26, 2017

SUBJECT: Docket No. SCBA 17-4
Siding-1 Windows-1 Exteriors
322 N. Milwaukee Avenue
Appearance Approval of a Freestanding Sign

PROJECT OVERVIEW: The petitioner is requesting appearance approval for a freestanding business identification sign.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Saturn Signs
<u>Property Owner Name:</u>	Jonathan Green
<u>Common Property Address:</u>	322 N. Milwaukee Avenue
<u>Common Location:</u>	Located on the west side of Milwaukee Avenue, north

of Strong Street and south of Mayer Avenue.

Neighboring Property Land Use(s): North: Commercial
West: Commercial/Single-family residential
South: Commercial
East: Multi-family residential

Existing Use of Property: Sales office

Existing Property Zoning: B-3, General Commercial and Office

Previous Zoning Action on Property:

2001-23	Variation - freestanding sign setback – Ord. 3553
1997-1	Special Use and Site Plan approval – tavern – Ord. 3199 (expired)
2009-10	Special Use and Site Plan approval – tavern with live music – Ord. 4442 (expired)
PC 15-9	Minor Site Plan and Appearance Approval of site and building modifications

DESCRIPTION OF PROPOSAL

An existing home improvement sales office is requesting appearance approval to modify an existing freestanding sign. The proposal includes a landscape plan.

SIGN REVIEW

Sign Location: There is an existing single-pole sign near the north property line. This sign has a variation for its setback. The approved site plan for Docket No. PC 15-9 is provided to show the location of the sign.

Sign Type and Size: New panels are proposed for the existing internally illuminated cabinet. Each sign face is 50 sq. ft. and includes the business name and logo. The property address is also found on the sign. The sign meet the requirements of the Sign Code.

Landscaping: A landscape plan is proposed for the freestanding sign. The proposed landscaped area is approximately 100 sq. ft. which meets the minimum required area of the Sign Code. The proposed landscape plan meets the species mix requirements of the Sign Code. It includes evergreens and winter interest (garden juniper), flowering perennials (daylilies, autumn joy sedum, catmint, knockout roses and shrub roses) deciduous shrubs (variegated dogwood) and ornamental grasses (Karl Foerster).

In addition, a landscaped block wall is proposed to surround the new landscaping. This block wall will match the approved landscaped wall at the front of the building.

STAFF REVIEW

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

Staff Recommended Action: Staff recommends approval of the freestanding sign for Siding 1 Windows 1 at 322 N. Milwaukee Avenue.

PROPOSED MOTION

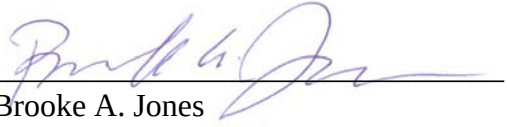
If the Plan Commission approves of the requested freestanding sign, an appropriate motion would be to:

Approve Docket No. SCBA 17-4 to permit the modification to the existing freestanding sign in accordance with the following plans submitted by Saturn Signs on December 14, 2016 (except as noted), for Siding 1 Windows 1 at 322 N. Milwaukee Avenue, Wheeling, Illinois:

- Sign Plan
- Landscape Plans (2 sheets) January 11, 2017, and
- Approved site plan per Docket No. PC 15-9.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachments:

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

[Sign Plan](#)

[Landscape Plans](#)

[Approved Site Plan per Docket No. PC 15-9](#)

Siding-1 Windows-1 Exteriors – 322 N. Milwaukee Avenue
Docket No. SCBA 17-4 (Appearance Approval of a Freestanding Sign)
Plan Commission Meeting – January 26, 2017



Existing conditions of subject property (looking west)

FACE CHANGE ONLY

Double Sided Illuminated Pole Sign

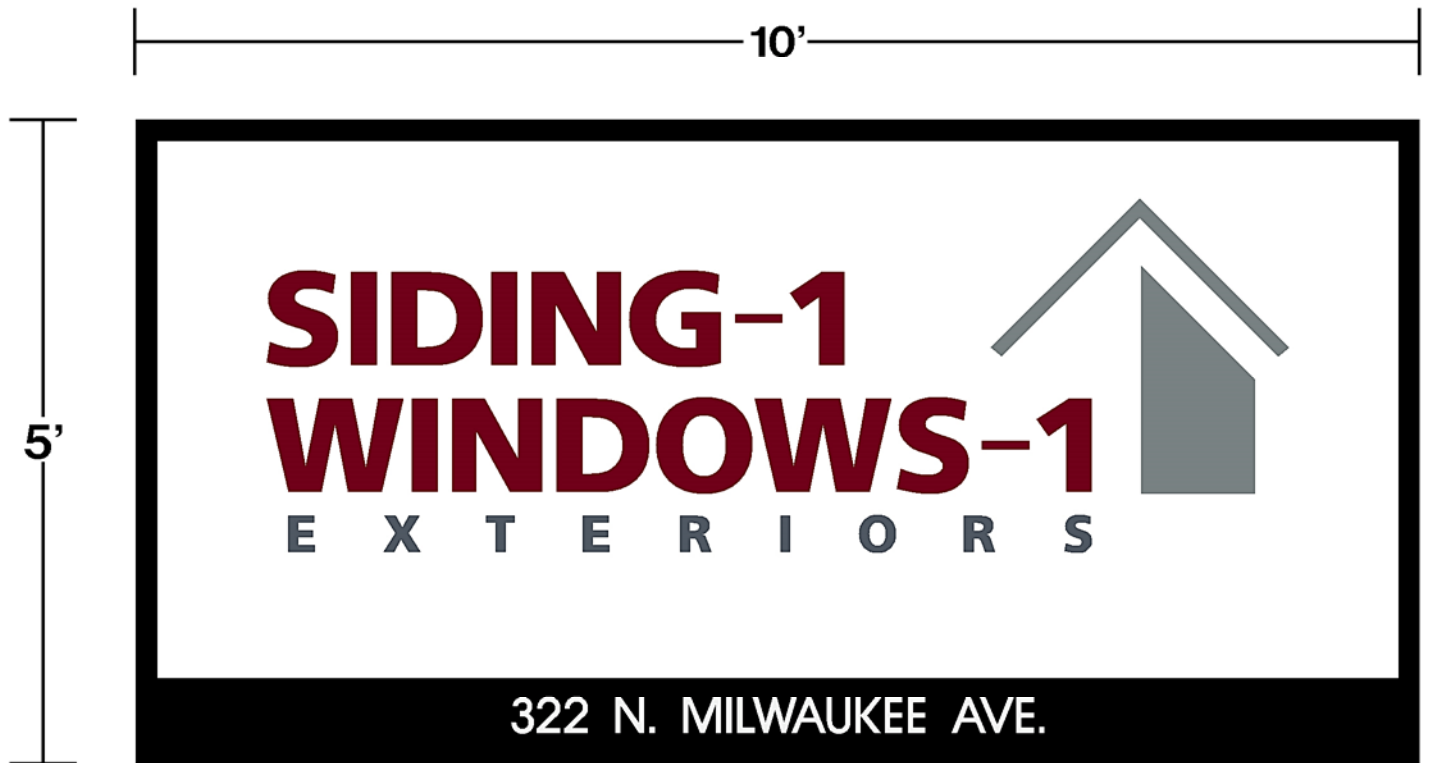


Exhibit received December 14, 2016

Siding-1 Windows-1 Exteriors

322 N. Milwaukee Ave.,

Site Plan & Appearance Approval of Façade & Site Modifications

SCOPE: Landscape Plan:

- Add landscape wall around pole sign in parking lot
 - approx. ^{100sq}~~24~~ linear feet (ie ~~~4'x8'~~) by 16" tall (4 courses of 4")
 - pavers to match wall in front of building
- Add plantings inside new walls; white stone fill

Exhibit received January 11, 2017

100 SQ FT TOTAL

20 FT

Guard rail

POLE

WPP

Kari Forster

GRASS - 2 (5 ft)

Shrub ROSE - 2

Knock out
ROSE - 5

Autumn Joy - 11

Garden Juniper - 3

Catmint - 5

Day lilies - 12

Variegated Dogwood - 2



LANDSCAPING
& DESIGN, INC.

P. O. BOX 191
PROSPECT HEIGHTS, IL 60070

mdlandscaping@wowway.com
www.mdlandscapedesign.com
847-827-6001

Exhibit received January 11, 2017

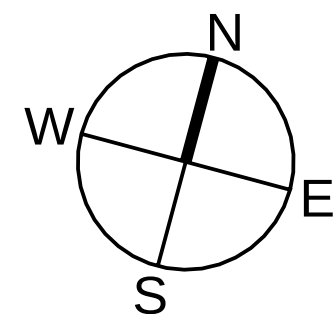
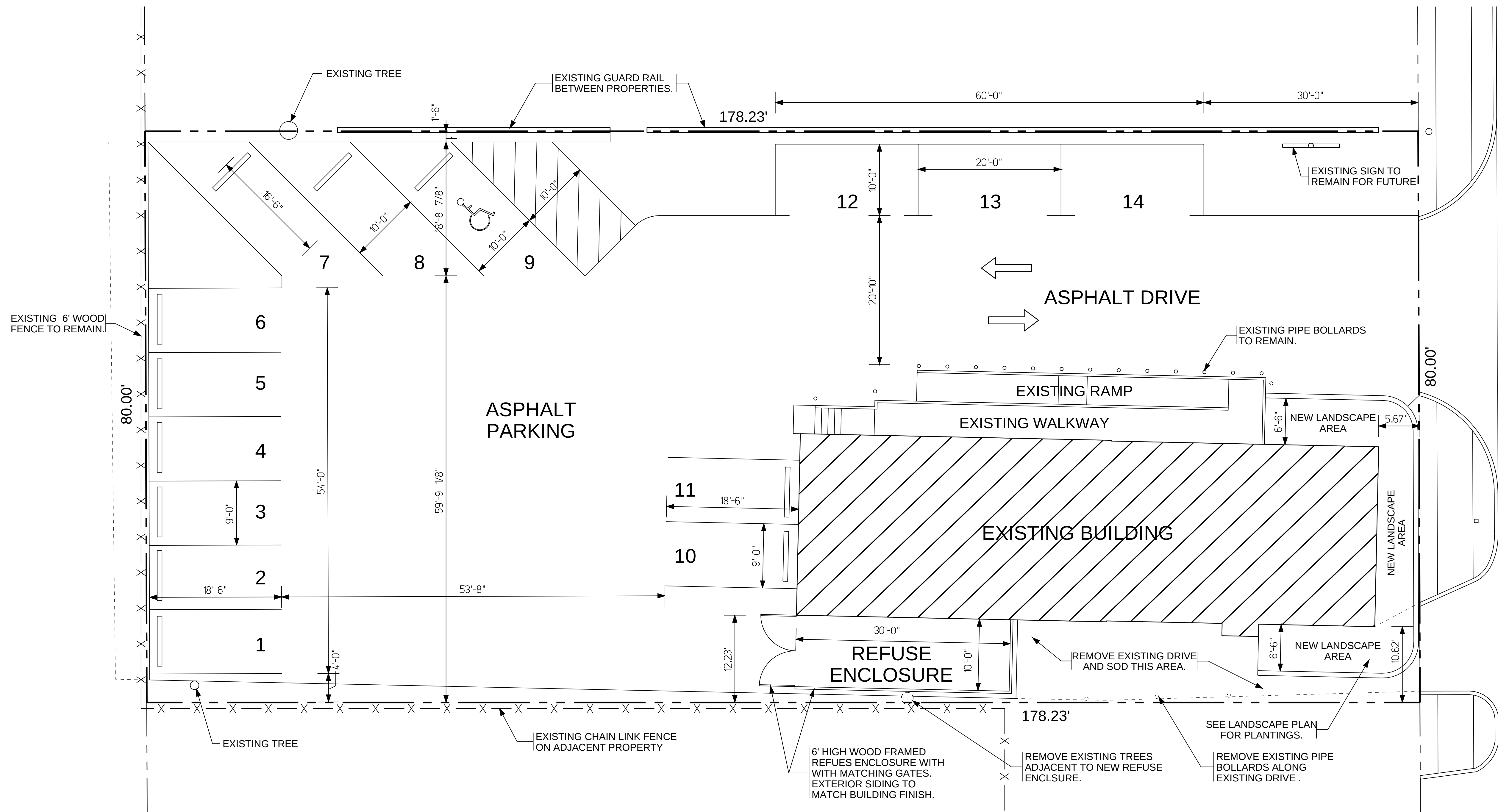


Exhibit received November 20, 2015

GENERAL NOTES

Contract No. PNC 15-9
Siding 1 Windows 1
322 N. Milwaukee Ave.
Minor Site Plan & Appearance Changes
PNC Approved Dec. 3, 2015

SCOPE DOCUMENTS

THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE ARCHITECTURAL DESIGN CONCEPT OF THE SPACE AND THE MAJOR ARCHITECTURAL ELEMENTS. AS SCOPE DOCUMENTS THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR FULL PERFORMANCE AND/OR COMPLETION OF ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE GENERAL CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR PROPER COORDINATION OF EACH OF THE TRADES WORK AS RELATED TO THE SCOPE OF WORK REQUIRED FOR A COMPLETE PROJECT.

Featherstone Consulting, Inc.

Architects & Planners
322 N. Milwaukee Ave.
Oakwood Hills, IL 60063
847-462-9120 Fax 847-462-9065

DATE

REVISION / ISSUE

NO

SIDING-1
WINDOWS-1
EXTERIORS
322 N. MILWAUKEE AVE WHEELING, IL.
PHONE: 773-929-9275

FACADE & SITE
MODIFICATIONS
322 N. MILWAUKEE AVE.

APPROVED BY

TJF

SCALE

1/8"=1'-0"

DRAWING NO.

DATE

9-28-15

JOB NO.

522

SITE PLAN

SITE-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

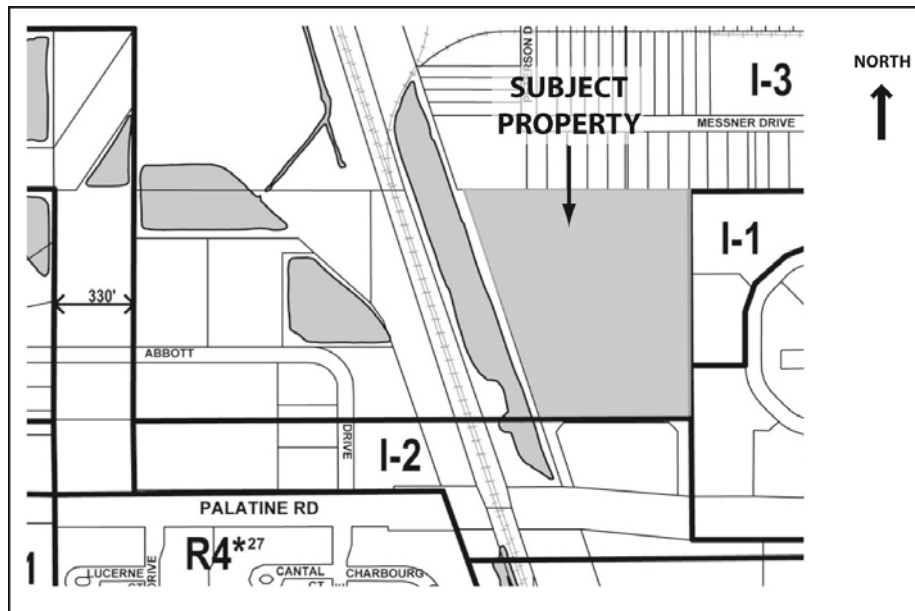
RE: Docket No. SCBA 17-5
Copart
110 E. Palatine Road
Appearance Approval of a Wall Sign

DATE OF REPORT: January 20, 2017

DATE OF MEETING: January 26, 2017

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

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant Name: Bright Light Signs

Property Owner Name: Copart

Common Property Address: 110 E. Palatine Road

Common Location: The property is located east of the CN railroad tracks and north of Palatine Road

Neighboring Property Land Use(s): North: Industrial
West: Industrial

South: Industrial
East: Commercial

Comprehensive Plan Designation:

Industrial

Existing Use of Property:

Auto Auction

Existing Property Zoning:

I-3, General Industrial District

DESCRIPTION OF PROPOSAL

The petitioner is requesting appearance approval of a wall sign for an auto auction facility.

SIGN REVIEW

Sign Locations: The petitioner is proposing to replace the sign panel of an existing wall sign that faces south into the parking lot.

Sign Type and Size: A new panel sign is proposed that will have a blue background and will feature the business name and logo and the building address. The sign is 35.25 sq. ft. in area. The sign is non-illuminated. The sign meet the requirements of the Sign Code.

STAFF REVIEW

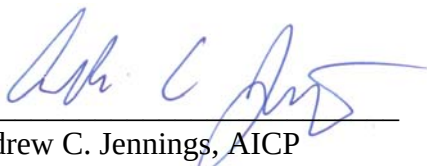
Impact on adjacent uses: No impact on adjacent uses is expected.

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

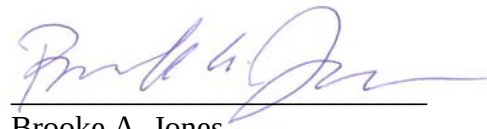
PROPOSED MOTION

If the Plan Commission approves of the requested wall sign at 110 E. Palatine Road, an appropriate motion would be to:

Approve Docket No. SCBA 17-5 to grant appearance approval for the proposed wall sign in accordance with the plans (2 sheets) submitted January 19, 2017 by Bright Light Signs on behalf of Copart, located at 110 E. Palatine Road, Wheeling, Illinois.



Andrew C. Jennings, AICP
Village Planner



Brooke A. Jones
Senior Planner

Attachments:

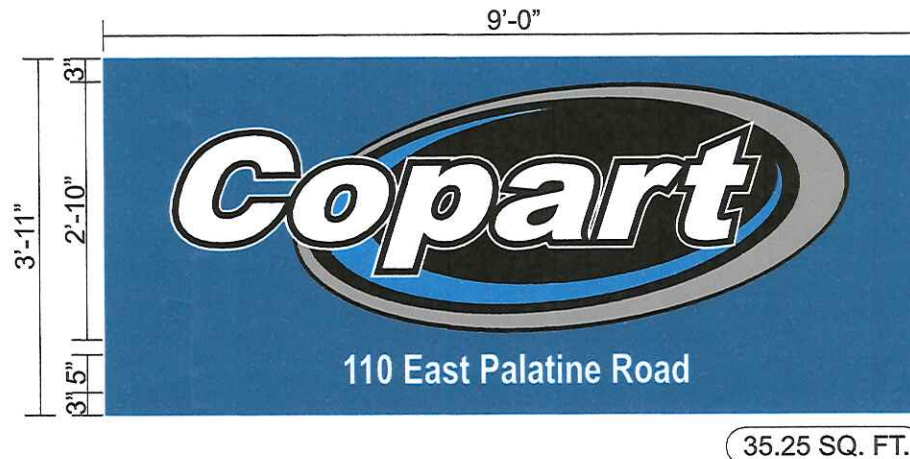
[Photo of existing conditions \(staff\)](#)

[Wall Sign Plans \(2 sheets\)](#)

Copart –110 E. Palatine Road
Docket No. SCBA 17-5 (Appearance Approval of a Wall Sign)
Plan Commission Meeting – January 26, 2017



Existing conditions of wall sign – looking north



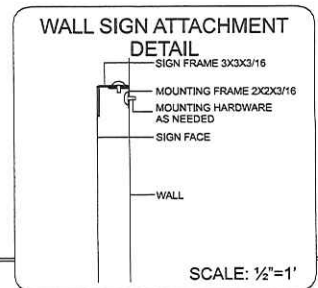
A NEW S/F NON-ILLUM. WALL SIGN

Specifications:

CABINET: FABRICATED ALUMINUM CABINET 3" DEEP PAINTED TO MATCH PMS 280C
 LOGO: OVERLAY VINYL APPLIED FIRST SURFACE.
 ADDRESS: WHITE VINYL 3M 7725-10

ALL WIRING AND COMPONENTS TO MEET U.L. STANDARDS

BLACK
 3M VINYL WHITE 7725-10 / WHITE MATTHEWS SV202SP SATIN
 TO MATCH BLUE PMS 280C
 TO MATCH PMS 2935C
 TO MATCH PMS 423C



NEW S/F NON-ILLUMINATED WALL SIGN (WS-03)

SCALE: 3/4" = 1'

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National Sign & Marketing Corporation
 13580 5th St., Chino, CA 91710
 Tel 909.591.4742 Fax 909.591.9792
 e-mail: sales@nsmc.com
 Lic# 745030 - Exp. 01/31/18

Project: Copart Yard #156
 Address: 110 East Palatine Road, Wheeling, IL 60090
 Phone: Account Mgr. S. Rosenbloom
 Designer: Duffy, S. Scale: Noted Date: 08/19/2016

Client Approval:
 Date:

This sign intended to be in accordance with the requirements of Article 603 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of this sign.



Revisions:
 1.
 2.
 3.

Drawing Number
 27248



Exhibit received Jan. 19, 2017

EXISTING ELEV.



PROPOSED ELEV.



A REFACE S/F NON-ILLUM. WALL SIGN

Building Elevation

SCALE: NTS

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National Sign & MARKETING CORPORATION

13580 5th St., Chino, CA 91710
Tel 909.591.4742 Fax 909.591.9792
e-mail : sales@nsmc.com
Lic# 745030 - Exp. 01/31/18

Project: Copart Yard #156
Address: 110 East Palatine Road, Wheeling, IL 60090
Phone: Account Mgr. S. Rosenbloom
Designer: Duffy, S. Scale: Noted Date: 08/19/2016

Client Approval:

Date: _____

This sign intended to be in accordance with the requirements of Article 602 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of this sign.



Revisions:

Drawing Number

27248



Exhibit received Jan. 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 A. Jones, Senior Planner

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

DATE OF REPORT: January 23, 2017

DATE OF MEETING: January 26, 2017

PROJECT OVERVIEW: The petitioner is seeking appearance approval of a wall sign for an existing bakery.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Only Signs
<u>Property Owner:</u>	Gust Tourlis
<u>Common Property Address:</u>	20 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

Existing Property Zoning:

B-3 General Commercial and Office District

Previous Zoning Action at Subject Unit:

None.

PROJECT DESCRIPTION

The petitioner, a bakery, is requesting appearance approval for a business identification wall sign.

SIGNAGE PLAN REVIEW

Sign Location: One wall sign is proposed above the storefront windows and door on the south façade, which faces Dundee Road.

Sign Type and Size: The proposed sign is an internally illuminated channel letter sign on a raceway. The sign consists of the word “Bakery” and has white faces with black returns and caps. The sign is 17.7 sq. ft. The unit frontage is 20 feet in length. 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.

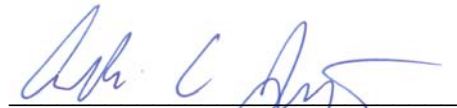
PROPOSED MOTION

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:

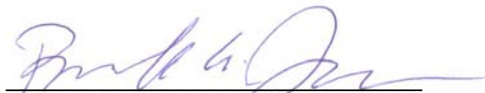
Approve Docket No. SCBA 17-6 to permit installation of the wall sign in accordance with the sign drawings (4 sheets) submitted January 20, 2017 by La Baguette located at 20 W. Dundee Road, Wheeling, Illinois;

And subject to the following condition of approval:

1. That the raceway be painted to match the façade.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

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

[Wall sign plans](#)

La Baguette – 20 W. Dundee Road
Docket No. SCBA 17-6 (Appearance Approval of a Wall Sign)
Plan Commission Meeting – January 26, 2017



Existing conditions of front façade – looking north

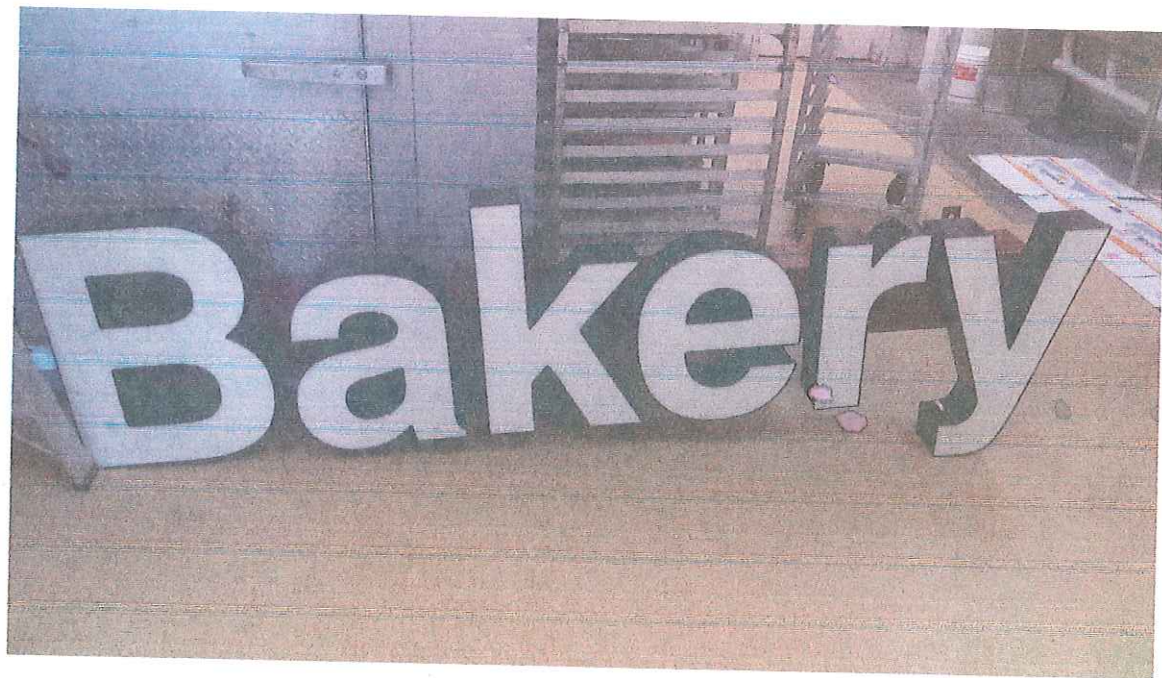
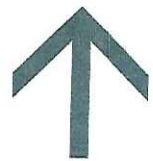


Exhibit received Jan. 20, 2017



25 inch



Bakery



8.5 Ft

3.5" aluminum return

3/16 Acrylic back

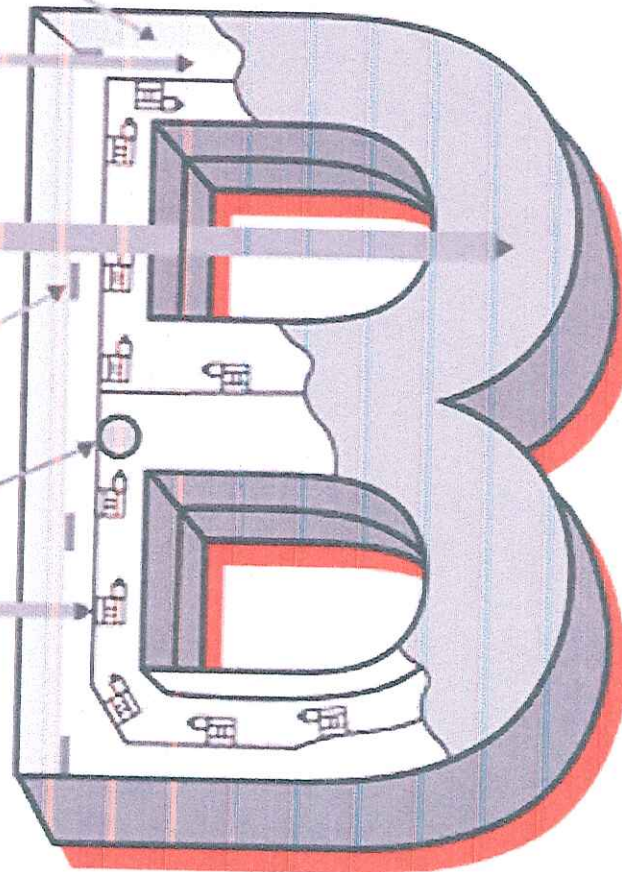
3/16 Acrylic face

Clip attachment

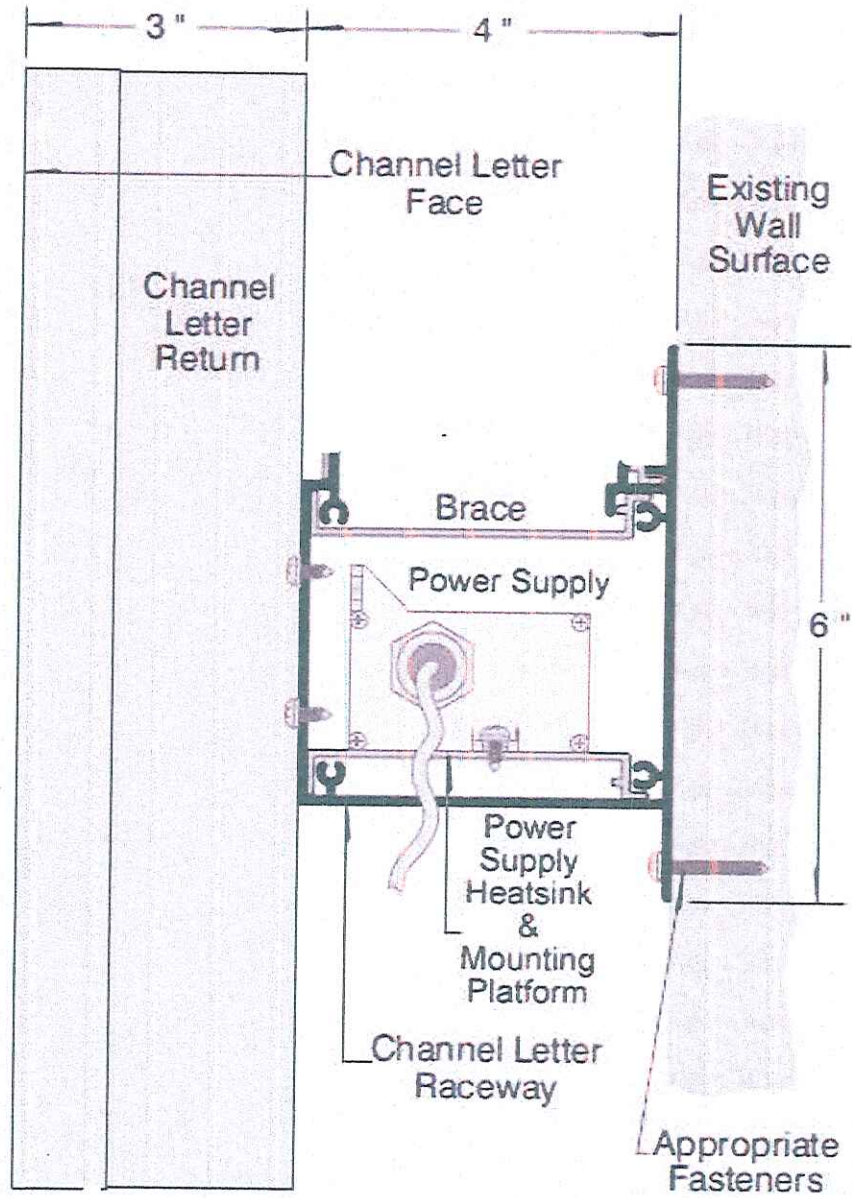
Sealtite connector

LED illumination

LED Power supply @
120V



Channel Letter Raceway Detail



MEMORANDUM

DATE: January 24, 2017

TO: Chairman Ruffatto and Members of the Plan Commission

FROM: Brooke A. Jones, Senior Planner

RE: **Docket No. PC 17-2 Boston Fish Market (412 N. Milwaukee Avenue.)**

DESCRIPTION OF PROPOSAL

The petitioner, Boston Fish Market, is requesting minor site plan and appearance approval to improve the dilapidated patio wall of the former Pete Miller's Restaurant. The petitioner will return to the Plan Commission at a later date for full special use review of a new restaurant. However, the petitioner is seeking approval of the wall modifications at this time to take advantage of the mild weather.

The proposed patio wall material is real stone veneer. A photograph of the stone is provided. The material sample will be provided at the meeting, as well. An elevation plan is also provided that simulates the design of the stone wall. No structural changes are proposed to the patio wall.

PROPOSED MOTION

If the Plan Commission finds that the petitioner has satisfied the requirements for minor site plan and appearance of the modifications to the patio wall, an appropriate motion would be to:

Approve Docket No. PC 17-2 minor site plan and appearance approval of patio wall modifications as shown on the following exhibits submitted January 24, 2017 for Boston Fish Market, located at 412 N. Milwaukee Avenue, Wheeling Illinois:

- Photo of proposed stone veneer and
- Patio wall elevation plan.

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

[Photograph of proposed stone](#)

[Elevation plan of patio wall](#)

Boston Fish Market – 412 N. Milwaukee Avenue
Docket No. PC 17-2 (Minor Site Plan and Appearance Approval of a Patio Wall)
Plan Commission Meeting – January 26, 2017



Existing conditions of subject property (looking west)



www.buechelstone.com



ILLINOIS BRICK
COMPANY

PROJECT _____

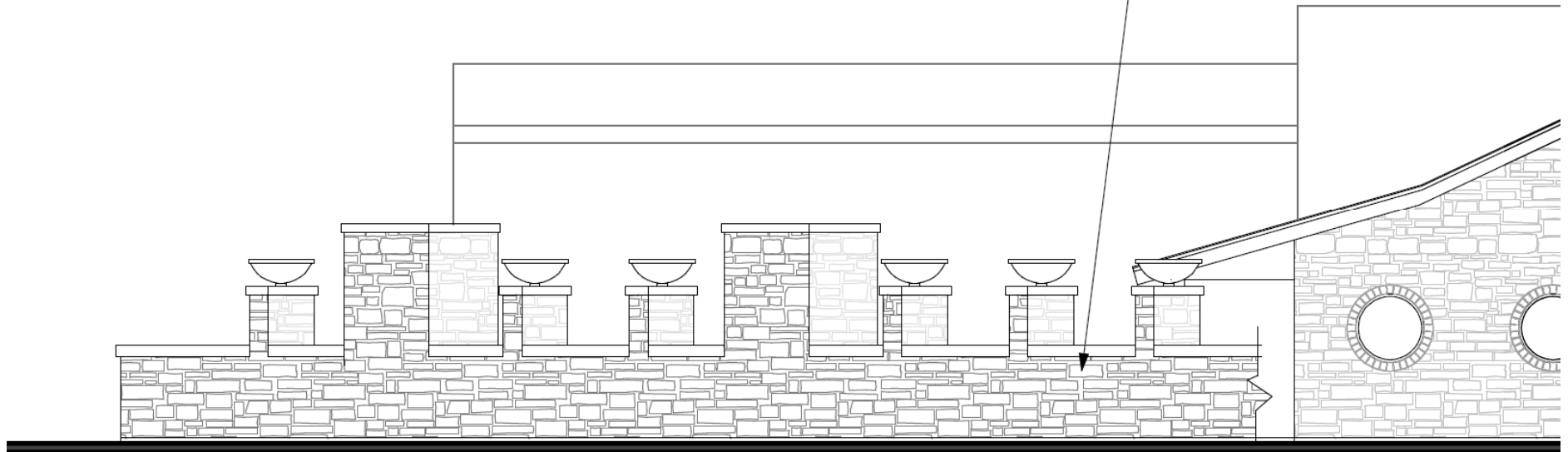
Tim Peterson
708-912-8535
tpeterson@illinoisbrick.com
www.illinoisbrick.com

Customer Service
708-237-5600

FOND DU LAC
TAILORED BLEND



REPLACE EXISTING BRICK WITH
NEW VENEER STONE ON COURTYARD WALLS



FRONT (NORTH) ELEVATION

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

Exhibit received Jan. 24, 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

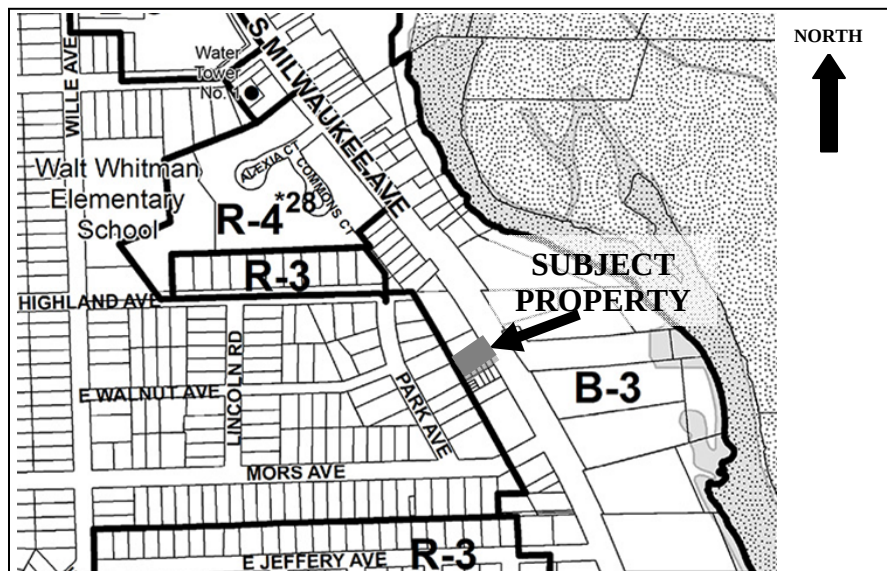
RE: **Docket Nos. 2016-24A&B and PC 16-18**
(2016-24A) Zoning Variation to Reduce the Parking Setback
(2016-24B) Zoning Variation to Eliminate the Required Screening
(PC 16-18) Site Plan and Appearance Approval of a Parking Lot
300 S. Milwaukee Avenue
Site Plan and Approval for Construction of a Parking Lot

DATE OF REPORT: January 20, 2017

DATE OF MEETING: January 26, 2017

PROJECT OVERVIEW: The petitioner is seeking multiple zoning variations and is requesting site plan and appearance approval for the construction of a parking lot at 300 S. Milwaukee for shared public/private use. On December 15, 2016, the public hearing was continued to January 12, 2017 without discussion. The January 12th Plan Commission Meeting was cancelled.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Edward Chrzastowski, Managing Partner of Consolidated Commercial Properties
<u>Property Owner Name:</u>	Village of Wheeling
<u>Common Property Address:</u>	300 S. Milwaukee Avenue

<u>Common Location:</u>	The property is located on the west side of Milwaukee Avenue, between Highland Avenue and Mors Avenue
<u>Neighboring Property Land Use(s):</u>	North: Commercial West: Single-Family Residential South: Commercial East: Commercial
<u>Comprehensive Plan Designation:</u>	Commercial
<u>Property size:</u>	0.22 acres
<u>Existing Use of Property:</u>	vacant
<u>Proposed Use of Property:</u>	Off-street parking
<u>Existing Property Zoning:</u>	B-3 General Commercial and Office District
<u>Previous Zoning Action on Property:</u>	None.

DESCRIPTION OF PROPOSAL & BACKGROUND INFORMATION

The applicant is seeking site plan and appearance approval and zoning variations in order to develop a vacant site into a parking lot. The applicant has a contract with the Village for purchase of the vacant lot for use as off-site parking for the employees of the office buildings at 212-224 S. Milwaukee Avenue. The purchase contract with the Village includes an agreement for public use of the parking lot in the evening. Also, the agreement will allow for continued use and access to the Village lift station at the northwest corner of the lot.

The public hearing for this project was originally scheduled for December 15, 2016. The zoning request included setback variations to allow for the construction of the parking lot with less than the required 10-foot side setbacks. Shortly before the hearing, it was determined that an additional zoning variation is required. The proposed parking lot development also requires a zoning variation to eliminate the requirement for screening between the subject property and the adjacent property to the west.

The applicant is requesting two parking setback variations. The required parking setback is 10 feet. The proposal includes a setback of 5 feet along the north (side) property line and a setback of 5.19 feet along the south (side) property line.

The applicant is also requesting a zoning variation to eliminate the required 6-foot screen between an off-street parking lot and an adjoining residential property. The screening is required at the rear of the subject property and may be satisfied by either solid fencing and/or landscaping. The Engineering Division memo provides a discussion of how screening at the rear of the subject property will impede access to the Village's sanitary sewer lift station and other utilities.

At this time, a screening plan acceptable to Public Works and the adjacent (rear) property owner has been reached. The Engineering Division has provided an exhibit that demonstrates an acceptable off-site location of a fence that will allow Public Works access to the utilities in the easement area. Since

the fence is off-site, the proposed zoning variation relative to screening is still required. Furthermore, since the proposed off-site fence would be located in the easement area, access to the utilities in the easement area may in the future require removal of the fence.

SITE PLAN REVIEW

Scale of Site Plan: 1" = 20'

Proposed General Site Layout: The petitioner is proposing to develop an 18 stall parking lot with a single access point from Milwaukee Avenue. In order to achieve the required parking stall depth and drive aisle width, parking setback variations are required from each side property line.

Ownership: The petitioner has a contract with the Village to purchase the subject property.

Sidewalks: There is an existing concrete walk in the public right-of-way.

Existing Landscaping to remain: Two existing trees on the north property line will remain.

Landscaping: To screen the proposed parking lot from Milwaukee Avenue, a total of 15 Green Beauty Boxwoods will be planted on the eastern portion of the site in the grassy area between the parking and public walk. The non-paved portion of the site will be grass.

Lighting: A photometric plan and light pole plan have been provided. It appears that the lighting meets the requirements of the Zoning Code.

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.

"In order to create a nominal 20 parking spaces, and apply the code required parking stall and drive aisle parameters, the standard property set-backs cannot be adhered to. Otherwise the zoning requirements can be met.

A fence would prevent access to the existing sanitary lift station and associated underground sewer line."

If not granted the variations, the property is not wide enough to build a parking lot to code. Without the screening variation for the lot, the Village could not access its utilities that are routinely serviced.

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

“Fortunately, the rear of the property is buffered by a public easement and a residential backyard, and meets the setback requirements. The south border of the property is already buffered by a 6 foot fence and commercial building. The north border of the property is a parking lot. Neither of these are sensitive to the setback variance.

A village owned and maintained sanitary sewer lift station exists within the utility easement at the rear of the property.”

The subject property is underutilized as a Village-owned parcel. The proposed parking plan will offer a public-private use. The screening variation will allow for continued access to the sanitary sewer lift station and other utilities at the rear of the property.

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

“The existing property is a Village owned lot, which has little to no other practical use, other than the proposed use as a private/public parking lot. It is too small to support a structure, and a parking lot is the only real application of the property.

The existing sewer and lift station have existed since the modern development of residential lots in the Mors Farm subdivision, or for a long time.”

This Village owned property will provide a public and private benefit if the variation is granted and a parking lot is constructed. The existing utility easement and location of the lift station have been in existence long before a parking lot was contemplated.

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

“The property is physically too small to support any other real application. The commercial property to the south has no interest in the property for expansion, now or in the foreseeable future. The commercial property to the north will benefit from the Public aspect of the improvement (public parking attribute). The surrounding community can also benefit with the public parking reversion after hours. The Village Public Works gains clear access to a Village Owner sewer lift-station. There are no present or future negative impacts.

Access to the existing Village owned sanitary sewer lift station and underground sewer line would be blocked. The Village Public Works required periodic inspection and maintenance of the lift-station, and a fence along the property line would impede such access.”

Without the setback and screening variations, the project will not be developed.

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

“There are no known impacts the variation shall have. Very limited impact in appearance or character to the neighborhood is foreseen. Likely no one will even notice any change.

No fence exists now. There would be no change in character or appearance.”

The variations, if granted, will allow for the development of a vacant lot into a public/private parking lot. The appearance of the lot will be vastly improved and will enhance the character of the area.

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

“The proposed variation will have no impact on adjacent properties, but will allow for off-site parking for surrounding businesses during off-hours, and the office-retail buildings at 212-224 S. Milwaukee Avenue during regular business hours. No additional traffic, noise, or odor shall be produced as a result of the variation. No new buildings are included in the plans if this variation is granted. Access shall not be compromised, but improved.

No impairment of any kind would result in the proposed variation.”

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

STAFF REVIEW

Fire Department Review: The Fire Department has received the plans for review and has no formal comments at this time.

Engineering Division Review: The Engineering Division has submitted comments and an exhibit dated 1.20.2017. In summary, continued Public Works access to the Village’s sanitary sewer lift station is critical. Screening (fencing or landscaping) cannot be located between the lot and the lift station. Public Works has been working with the adjacent (rear) property owner to devise a plan for the placement of a solid fence on off-site (see the attached exhibit) that would provide screening and allow for access to the lift station and other utilities. To ensure continued Village access to the lift station and other utilities at the rear of the subject property, an easement will need to be executed. A condition of approval regarding the easement has been added to the motion.

Impact on adjacent uses: The impact on adjacent uses will be positive in that the underutilized lot will be redeveloped into a public/private parking lot. The Village Public Works Department will continue to service the utilities at the rear of the subject property on a regular basis.

Staff Recommended Action: Staff suggests approval of the proposed parking lot plans and setback and screening variations.

PROPOSED MOTIONS

If the Plan Commission finds that the petitioner has satisfied the requirements for parking setback variations, a screening variation, and site plan and appearance approval of a parking lot, appropriate motions would be to:

Recommend approval of Docket No. 2016-24A, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.06 Commercial Districts, Section 19.060.040 B-3 General Commercial and Office District, Section E Setbacks, Size & Height Restrictions, and associated sections to reduce the required parking setback from ten (10) feet to five (5.0) feet along the north property line and to 5.19 feet along the north property line, in accordance with the site plan submitted January 13, 2017 for the development of a parking lot at 300 S. Milwaukee Avenue.

Wheeling Plan Commission

Meeting Date: January 26, 2017

RE: Docket Nos. 2016-24A&B and PC 16-18

And recommend approval of Docket No. 2016-24B, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading, Subsection C Screening for Off-Street Parking Areas, and associated sections to eliminate the six-foot screen required between the proposed parking lot and the adjoining residential property, in accordance with the site plan submitted January 13, 2017 for the development of a parking lot at 300 S. Milwaukee Avenue.

And recommend approval of Docket No. PC 16-18 Site Plan and Appearance Approval for the construction of a parking lot as indicated on the following exhibits submitted on January 13, 2017 (except as noted), for 300 S. Milwaukee Avenue, Wheeling, Illinois:

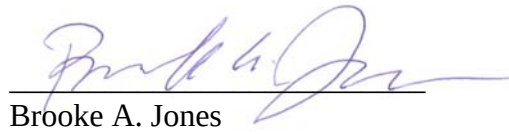
- Cover letter (11.03.2016),
- Site Plan (existing conditions and site improvements),
- Landscape Plan (1.16.2017),
- Photometric Plan (1.17.2017), and
- Light Pole Installation Plan (1.17.2017).

And with the following conditions of approval:

1. Prior to permit issuance, an easement shall be drafted and recorded to allow Village access to the sanitary lift station.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachments: [Engineering Division memo and exhibits \(3 sheets\), dated 1.20.2017](#)

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

[Cover letter](#)

[Site Plan \(existing conditions and site improvements\)](#)

[Landscape Plan](#)

[Photometric Plan](#)

[Light Pole Installation Plan](#)



MEMORANDUM

TO: Brooke Jones, Senior Planner

FROM: Kyle Goetzelmann, Civil Engineer I

COPY: Jon Tack, Village Engineer
Mark Janeck, Director of Public Works

DATE: January 20th, 2017

SUBJECT: New Parking Lot Construction
300 S. Milwaukee Ave - Review Comments

The Engineering Division received an updated engineering site plan for the subject property January 17th, 2017.

The Engineering Division has completed a review of the above referenced submittal and offers the following comments at this time:

1. An IDOT permit is needed to perform work in Milwaukee Ave right-of-way.
2. A Village of Wheeling Engineering Permit will be required.
3. A sanitary sewer lift station with associated electrical and mechanical operative machinery is located north and west of the parking lot. Repairs to this facility can require a truck mounted crane, a 50' long vacuum/jet truck, or other vehicles in various combinations. Access to this facility cannot in any way be inhibited.
4. Screening, whether fencing or landscaping, cannot be located between the parking lot and the lift station. This will restrict access for public works personnel. The attached exhibit shows a fence alignment that is acceptable to both the adjacent property owner and the public works department. Fences built in utility easements require the signing of the attached form by the fence owner holding harmless the Village of Wheeling for any damage done to the fence as a result of utility work in this easement area.
5. When the property is transferred, a new easement for Village access to the rear of the property will need to be recorded. The Village is currently working on the new easement.

1. ALL PAVEMENT B-BACK OF
2. MACHINE CO
ON SHEET :
3. VERIFY EXIS

UTILITY EASEMENT

I, the property owner at _____,
Wheeling, Illinois, am aware that if a fence is installed over an
existing utility easement, I hereby acknowledge the fact that from
time to time the Village of Wheeling and other authorized utilities
may require access to the easement, and further acknowledge that
upon request of authorized Village agents, access will be permitted
for service work to existing utilities within the easement. I also
acknowledge and hold harmless the Village from any damage done to
the fence during the course of any work within the easement.

Property Owner's Signature

SUBSCRIBED AND SWORN TO BEFORE
ME THIS _____ DAY OF
_____, 20____.

NOTARY PUBLIC

New Parking Lot – 300 S. Milwaukee Avenue

Docket Nos. 2016-26A&B & PC 16-18 (Zoning Variations Regarding Setbacks and Screening and Site Plan & Appearance Approval of a Parking Lot)

Plan Commission Meeting – January 12, 2017



Existing conditions along Milwaukee Avenue (looking west)

November 3, 2016

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

Edward Chrzastowski
212 S. Milwaukee Avenue
Lower Level
Wheeling, Illinois 60090

Re: 330 S. Milwaukee Avenue
Wheeling, Illinois 60090
Request a Variance to the Villages Property Set-Back Ordinance

Ms. Jones:

In pursuit of securing additional parking for my office/retail buildings located at 212-224 S. Milwaukee Avenue, I have entered into an agreement with the Village of Wheeling for the purchase of the currently empty lot located at 330 S. Milwaukee Avenue. I plan on developing the empty lot into an "off-site" parking lot in support of the office/retail.

I am requesting the Village review and approve a variance to the Village's Set-Back Ordinance. In order to provide for a code compliant parking lot, having the appropriate drive aisle and individual parking space dimensions, the design will require encroachment into the nominal code set-back requirements from the property lines.

I feel that given the encroachment will need to take place where a 6 foot high fence exists in one instance, and adjacent to an existing parking lot in another, that it should not be objectionable or detrimental to any of the surrounding properties.

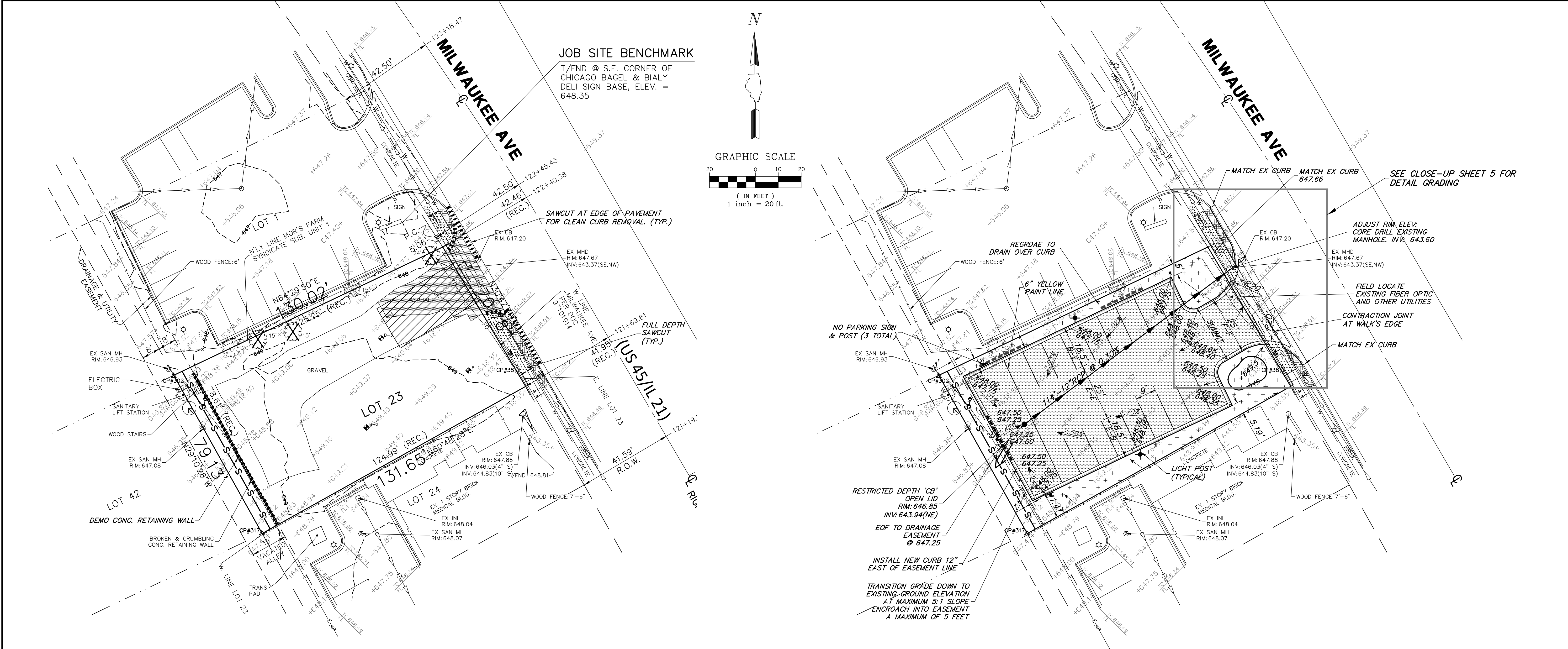
Contact me if you have any questions.

Sincerely,



Edward Chrzastowski

Exhibit received Nov. 3, 2016



DEMOLITION LEGEND

- SIDEWALK REMOVAL
- PAVEMENT REMOVAL - FULL DEPTH
- BRICK PAVERS REMOVAL - SALVAGE BRICKS
- TREE OR LANDSCAPE REMOVAL AND STUMPING TO BE DONE BY WHEELING PARK DISTRICT
- RETAINING WALL/CURB REMOVAL
- FULL DEPTH SAWCUT
- SILT FENCE
- ROCK CONSTRUCTION ENTRANCE

TREE PRESERVATION NOTES

- PRIOR TO CONSTRUCTION AND WITH THE COORDINATION OF THE VILLAGE ARBORIST, THE CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN CONJUNCTION WITH THE INSTALLATION OF THE FENCE. ROOT PRUNING SHALL BE DONE WITH A "DITCH WITCH" OR OTHER MECHANICAL DEVICE APPROVED BY THE VILLAGE ARBORIST WHICH CLEANLY CUTS THE ROOTS TO A MINIMUM DEPTH OF TWO FEET.
- EXISTING VEGETATION WHICH IS TO REMAIN, SHALL BE PROTECTED AGAINST UN-NECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS, SKINNING AND BRUSHING OF BARK, SMOOTHERING BY STOCKPILING OF CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN THE DRIP LINE, EXCESSIVE FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN THE DRIP LINE.
- EXISTING VEGETATION WHICH IS TO REMAIN, SHALL BE WATERED AS REQUIRED TO MAINTAIN ITS HEALTH DURING THE COURSE OF THE CONSTRUCTION OPERATIONS AND IS THE CONTRACTOR'S RESPONSIBILITY. SOIL MOISTURE SHALL BE MONITORED WEEKLY. ANY NECESSARY WATERING SHALL BE COORDINATED WITH THE VILLAGE ARBORIST.
- VEGETATION THAT BECOMES DAMAGED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED/REPLACED, IN A MANNER ACCEPTABLE TO THE VILLAGE ARBORIST.
- ALL FENCE SHALL BE BRIGHT ORANGE PLASTIC MESH WITH METAL POSTS DRIVEN INTO THE GROUND AT A MINIMUM OF 8 FOOT ON CENTERS. AT THE DISCRETION OF THE CONTRACTOR, CHAIN LINK FENCE MAY BE SUBSTITUTED IN LIEU OF THE PLASTIC MESH FENCE AND USED IN CONJUNCTION WITH THE PROJECT PERIMETER FENCING. THE CONTRACTOR SHALL MAINTAIN THE FENCE AND IMMEDIATELY REPAIR DAMAGED SECTIONS.

EXISTING CONDITION / DEMOLITION PLAN

DEMOLITION AND SITE PREPARATION

- MILWAUKEE AVENUE (ILLINOIS ROUTE 21) IS UNDER JURISDICTION OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION. ANY WORK WITHIN MILWAUKEE AVENUE RIGHT OF WAY WILL REQUIRE A PERMIT FROM IDOT.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SILT FENCE AS SHOWN ON THIS SHEET.
- PROVIDE TREE PROTECTION AS SHOWN AND AS OUTLINED ON THIS SHEET. ROOT PRUNING IS REQUIRED.
- CONSTRUCTION ACCESS WILL BE LIMITED TO MILWAUKEE AVENUE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FENCING THE ACTIVE WORK ZONE FROM THE PUBLIC AND PROTECTING THE PUBLIC FROM ANY CONSTRUCTION RELATED HAZARDS. AS A MINIMUM, ALL EXCAVATIONS, DEMOLITION AREAS AND OTHER AREAS POTENTIALLY HAZARDOUS TO PEDESTRIANS AND VEHICLES MUST BE PROTECTED.
- ALL CONDUITS, CABLES, PIPES, ETC. SHALL BE LOCATED AND THOSE TO REMAIN IN SERVICE SHALL BE PROTECTED.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION AND DISPOSAL OF ALL EXISTING IMPROVEMENTS ONSITE NECESSARY TO COMPLETE THE JOB. THESE IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, EXISTING PAVEMENTS, CURBS, SIDEWALKS, UTILITIES, POST FOUNDATIONS, MANHOLES, FENCES, RETAINING WALLS, AND OTHER STRUCTURES WITHIN THE WORK AREA. THESE ITEMS SHALL BE COMPLETELY REMOVED AND LEGALLY DISPOSED OF OFFSITE.
- CONTRACTOR SHALL REFER TO SUBSURFACE EXPLORATION AND GEOTECHNICAL REPORT PREPARED BY HOLMES TESTING, INC DATED SEPTEMBER 25, 2014 FOR GROUND CONDITIONS.

SITE IMPROVEMENTS PLAN

PROPOSED LEGEND

- BITUMINOUS PAVEMENT - SEE VILLAGE PARKING LOT DETAIL
- PCC SIDEWALK
- PCC PAVEMENT
- BRICK PAVERS - USE SALVAGED BRICKS - IN-KIND PATTERN
- 6" TOPSOIL, SEED AND BLANKET
- B6.24 CURB & GUTTER
- M3.12 CURB & GUTTER
- CURB & GUTTER PITCH OUT
- TREE ROOT PRUNING

SITE IMPROVEMENT NOTES

- ALL PAVEMENT DIMENSIONS ARE TO EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. E-EDGE OF PAVEMENT, B-BACK OF CURB. F-FACE OF CURB RADI DIMENSIONS ARE TO BACK OF CURB.
- MACHINE CORE EXISTING STORM STRUCTURE AND INSTALL STORM SEWER AS SHOWN. REFER TO STORM NOTES ON SHEET 3 FOR ADDITIONAL REQUIREMENTS.
- VERIFY EXISTING UTILITY DEPTHS PRIOR TO COMPLETING ANY WORK. HAND DIG AND EXPOSE ALL UTILITIES PRIOR TO COMPLETING REMOVALS, GRADING AND UTILITY INSTALLATION. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL NOT PROCEED ANY FURTHER UNTIL GIVEN WRITTEN CLARIFICATION ON HOW TO RESOLVE THE CONFLICT.
- INSTALL ALL CURB AND PAVEMENT AS SHOWN. REFER TO PAVING NOTES SHEET 3 FOR CONCRETE AND PAVEMENT MATERIAL, INSTALLATION AND TESTING.
- REFER TO ELECTRICAL PLANS FOR SITE LIGHTING REQUIREMENTS.
- SUBGRADE SOIL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY UNLESS OTHERWISE NOTED. SUBBASE STONE AND TRENCH BACKFILL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL IMPORT OR EXPORT SOIL AS NECESSARY TO CONSTRUCT THE SITE TO THE SPECIFIED PLAN GRADES. SUCH WORK IS CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR SUCH WORK. CRUSHED CONCRETE SHALL NOT BE ALLOWED FOR PAVEMENT BASE COURSE OR TRENCH BACKFILL.
- GRADE ALL OFF ROAD AREAS TO DRAIN OVER THE CURB TO THE RECEIVING STORM SYSTEM.
- ALL DISTURBED AND PROPOSED GREEN AREAS ARE TO HAVE ALL DEBRIS REMOVED AND REPLACED WITH SIX INCHES OF PULVERIZED TOPSOIL AND FINE GRADED. TOPSOIL SHALL BE FURNISHED AND PLACED BY THE CONTRACTOR. EXISTING ONSITE TOPSOIL OR IMPORTED TOPSOIL MAY BE USED AT THE CONTRACTOR'S DISCRETION. HOWEVER, THE COST OF IMPORTING TOPSOIL SHALL BE AT THE CONTRACTOR'S OWN EXPENSE. ALL AREAS DISTURBED BY THE CONTRACTOR SHALL BE RESTORED. RESTORE ALL DISTURBED TURF AREAS WITH IDOT CLASS 1 SEED AND FERTILIZER PER IDOT SPECIFICATIONS AND NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING PER IDOT SPECIFICATIONS.
- ALL PARKING LOT STALL MARKINGS SHALL BE 4" YELLOW POINT AND ALL PAVEMENT MARKING ON MAIN ENTRANCE ROAD, AND CROSS WALKS SHALL BE PAINT, COLOR AS NOTED, IN ACCORDANCE WITH SECTION 780 OF THE IDOT STANDARD SPECIFICATIONS. (TWO COATS REQUIRED). SITE PAVEMENT MARKING SHALL BE COORDINATED WITH SITE ENGINEER. CONTRACTOR SHALL NOTIFY SITE ENGINEER 48 HRS PRIOR TO INSTALLING PAVEMENT MARKING.
- CONTRACTOR SHALL REMOVE SILT FENCE AND RESTORE IN KIND.



625 Forest Edge Drive ■ Vernon Hills, IL 60061
TEL 847.478.9700 ■ FAX 847.478.9701

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DEMOLITION & SITE IMPROVEMENTS

PARKING LOT
300 S. MILWAUKEE AVENUE
VILLAGE OF WHEELING, ILLINOIS

2	WEG	1-12-17	PER VILLAGE AND IDOT REVIEW
1	LLM	4-20-16	PER VILLAGE REVIEW
NO.	BY	DATE	REVISION

Exhibit received Jan 13, 2017

FILE: 5118 PR1.dwg

DRAWN BY: CSB
DATE: 12-30-16

CHECKED BY: WEG
DATE: 12-30-16

GHA PROJECT #
5118.300

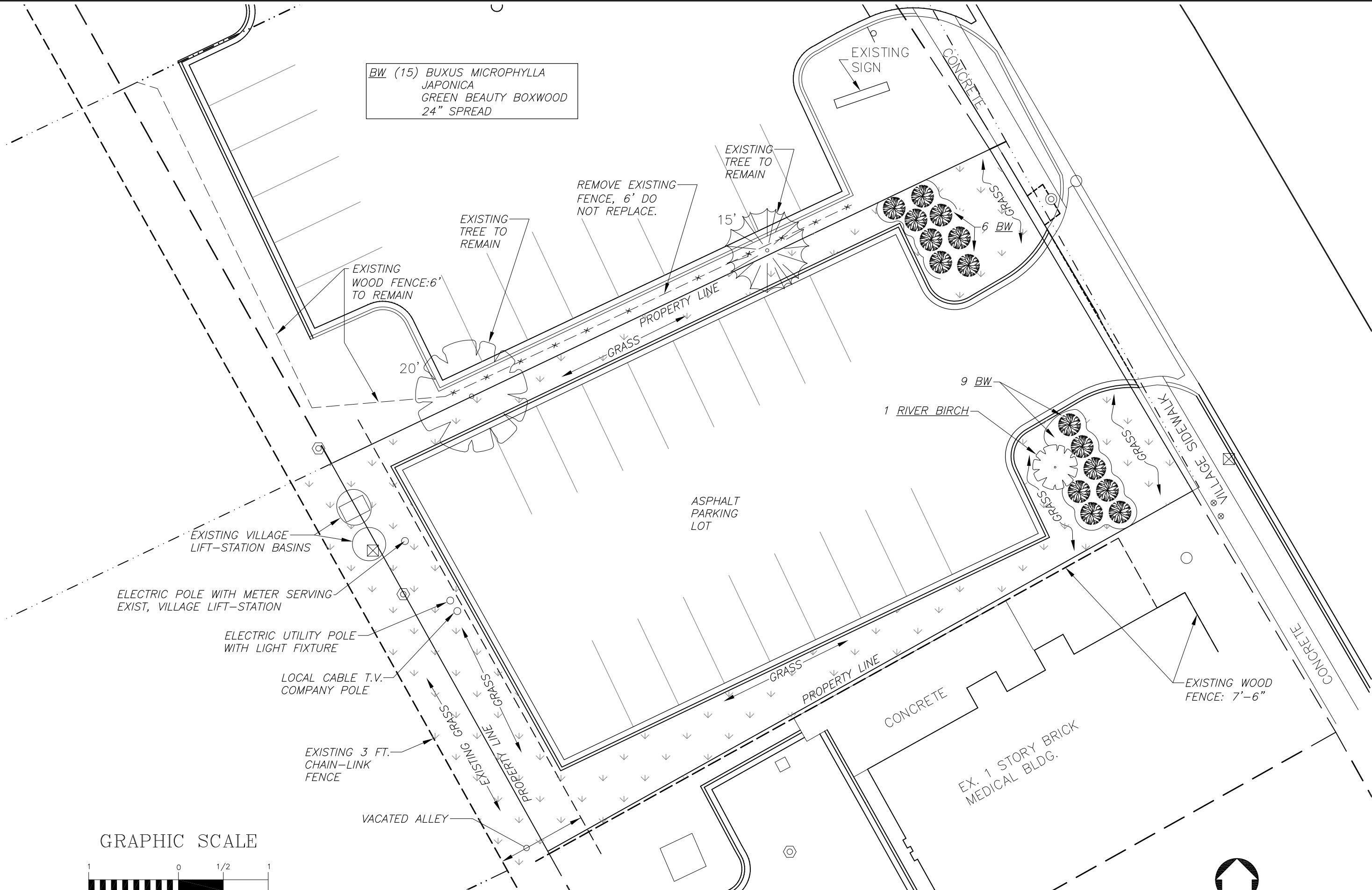
SCALE
1:20

SHEET NUMBER:

2

OF 6 SHEETS

5118.300 - PARKING LOT 300 S. MILWAUKEE AVENUE



BW (15) BUXUS MICROPHYLLA
JAPONICA
GREEN BEAUTY BOXWOOD
24" SPREAD

REMOVE EXISTING
FENCE, 6' DO
NOT REPLACE.

EXISTING
TREE TO
REMAIN

EXISTING
TREE TO
REMAIN

EXISTING
WOOD FENCE: 6'
TO REMAIN

EXISTING
SIGN

9 BW

1 RIVER BIRCH

ASPHALT
PARKING
LOT

EXISTING VILLAGE
LIFT-STATION BASINS

ELECTRIC POLE WITH METER SERVING
EXIST, VILLAGE LIFT-STATION

ELECTRIC UTILITY POLE
WITH LIGHT FIXTURE

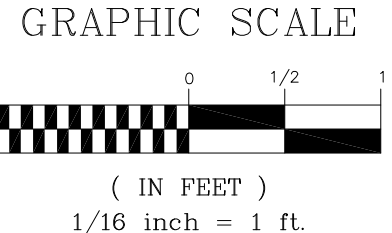
LOCAL CABLE T.V.
COMPANY POLE

EXISTING 3 FT.
CHAIN-LINK
FENCE

VACATED ALLEY

EXISTING WOOD
FENCE: 7'-6"

EX. 1 STORY BRICK
MEDICAL BLDG.



300 SOUTH MILWAUKEE AVENUE — LANDSCAPING PLAN

SCALE: 1/16" = 1'-0"



REVISIONS		NO

PARKSIDE OFF-SITE PARKING
300 SOUTH MILWAUKEE AVENUE
WHEELING, ILLINOIS

CONSOLIDATED CONSULTING ENGINEERS
212 S. MILWAUKEE AVENUE WHEELING, ILLINOIS 60090
TEL: 847.215-0800 FAX: 847.215-0820

CONSOLIDATED CONSULTING ENGINEERS

Date:
Scale: 1/16"=1'-0"
Drawn: VC
Job:
Sheet: **L-1**
1011 Sheets

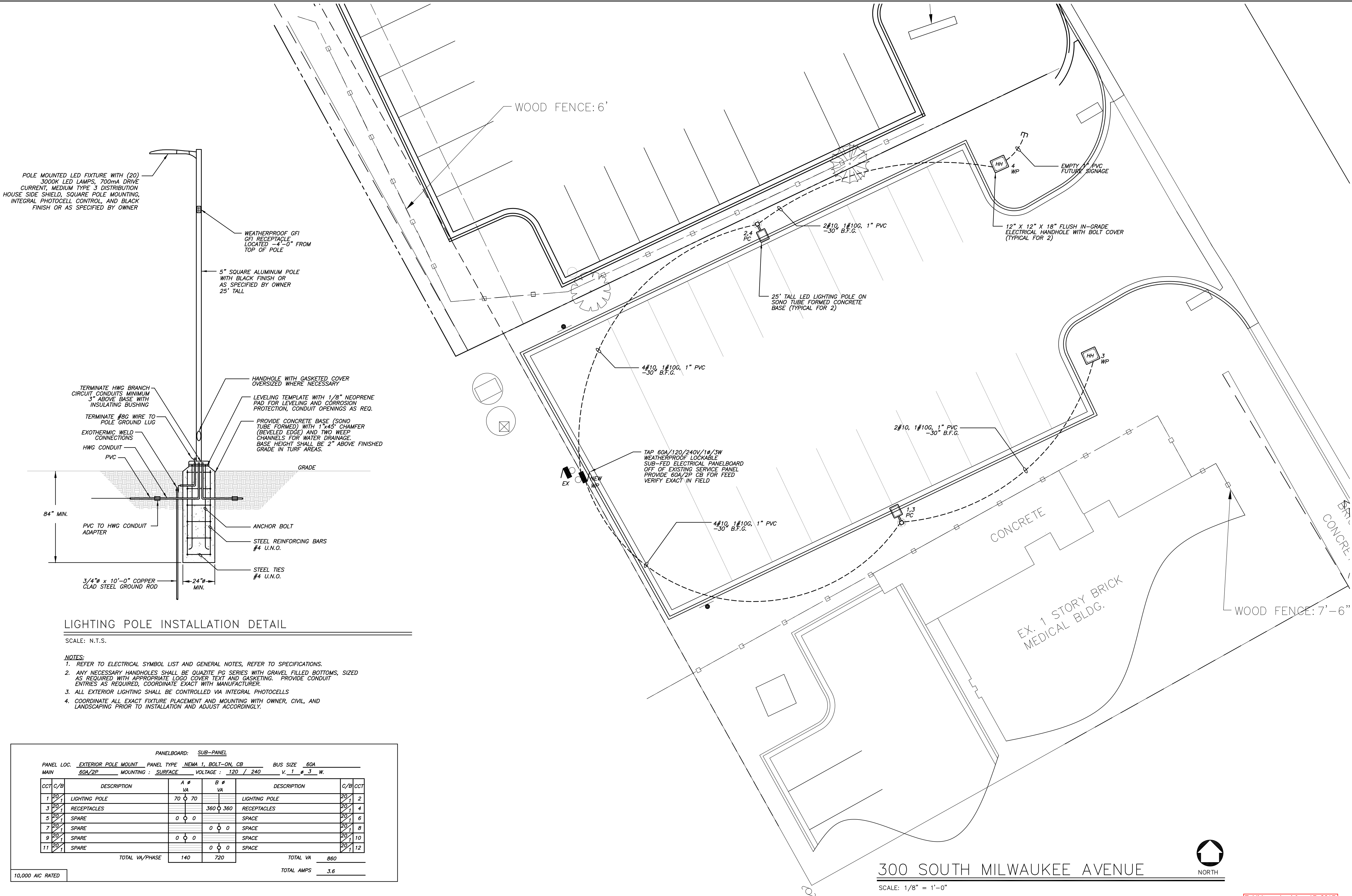
Exhibit received Jan. 16, 2017



Luminaire Locations										
		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
2	A	8104.78	168.63	25.00	25.00	152.93	0.00	8105.24	167.73	0.00
3	A	8132.96	110.40	25.00	25.00	333.28	0.00	8132.51	111.30	0.00

[illegible]

Exhibit received Jan. 17, 2017



POLE MOUNTED LED FIXTURE WITH (20) 3000K LED LAMPS, 700mA DRIVE CURRENT, MEDIUM TYPE 3 DISTRIBUTION, HOUSE SIDE SHIELD, SQUARE POLE MOUNTING, INTEGRAL PHOTOCELL CONTROL, AND BLACK FINISH OR AS SPECIFIED BY OWNER

WEATHERPROOF GFI GFI RECEPTACLE LOCATED -4'-0" FROM TOP OF POLE

5" SQUARE ALUMINUM POLE WITH BLACK FINISH OR AS SPECIFIED BY OWNER 25' TALL

TERMINATE HWG BRANCH CIRCUIT CONDUITS MINIMUM 3" ABOVE BASE WITH INSULATING BUSHING
TERMINATE #8G WIRE TO POLE GROUND LUG
EXOTHERMIC WELD CONNECTIONS
HWG CONDUIT
PVC

HANDHOLE WITH GASKETED COVER OVERSIZED WHERE NECESSARY
LEVELING TEMPLATE WITH 1/8" NEOPRENE PAD FOR LEVELING AND CORROSION PROTECTION, CONDUIT OPENINGS AS REQ.
PROVIDE CONCRETE BASE (SONO TUBE FORMED) WITH 1"x45" CHAMFER (BEVELED EDGE) AND TWO WEEP CHANNELS FOR WATER DRAINAGE. BASE HEIGHT SHALL BE 2" ABOVE FINISHED GRADE IN TURF AREAS.

84" MIN.
PVC TO HWG CONDUIT ADAPTER
ANCHOR BOLT
STEEL REINFORCING BARS #4 U.N.O.
STEEL TIES #4 U.N.O.
3/4" x 10'-0" COPPER CLAD STEEL GROUND ROD
24" MIN.

LIGHTING POLE INSTALLATION DETAIL

SCALE: N.T.S.

- NOTES:
1. REFER TO ELECTRICAL SYMBOL LIST AND GENERAL NOTES, REFER TO SPECIFICATIONS.
 2. ANY NECESSARY HANDHOLES SHALL BE QUAZITE PG SERIES WITH GRAVEL FILLED BOTTOMS, SIZED AS REQUIRED WITH APPROPRIATE LOGO COVER TEXT AND GASKETING. PROVIDE CONDUIT ENTRIES AS REQUIRED, COORDINATE EXACT WITH MANUFACTURER.
 3. ALL EXTERIOR LIGHTING SHALL BE CONTROLLED VIA INTEGRAL PHOTOCELLS
 4. COORDINATE ALL EXACT FIXTURE PLACEMENT AND MOUNTING WITH OWNER, CIVIL, AND LANDSCAPING PRIOR TO INSTALLATION AND ADJUST ACCORDINGLY.

PANELBOARD: SUB-PANEL					
PANEL LOC.	EXTERIOR POLE MOUNT	PANEL TYPE	NEMA 1, BOLT-ON, CB	BUS SIZE	60A
MAIN	60A/2P	MOUNTING	SURFACE	VOLTAGE	120 / 240 V, 1 Ø 3 W.
CCT / C/B	DESCRIPTION	A Ø VA	B Ø VA	DESCRIPTION	C/B CCT
1 20 1	LIGHTING POLE	70 Ø 70		LIGHTING POLE	20 1 2
3 20 1	RECEPTACLES		360 Ø 360	RECEPTACLES	20 1 4
5 20 1	SPARE	0 Ø 0		SPACE	20 1 6
7 20 1	SPARE		0 Ø 0	SPACE	20 1 8
9 20 1	SPARE	0 Ø 0		SPACE	20 1 10
11 20 1	SPARE		0 Ø 0	SPACE	20 1 12
TOTAL VA/PHASE		140	720	TOTAL VA	860
TOTAL AMPS				3.6	

10,000 AIC RATED

REVISIONS

NO

PARKSIDE OFF-SITE PARKING

300 SOUTH MILWAUKEE AVENUE

WHEELING, ILLINOIS

CONSOLIDATED CONSULTING ENGINEERS

212 S. MILWAUKEE AVENUE WHEELING, ILLINOIS 60090

Tel. (847) 215-0680 Fax (847) 215-4220

Date

Scale 1/8"=1'-0"

Drawn VC

Job

Sheet

E-1

Of 2 Sheets

Exhibit received Jan. 17, 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

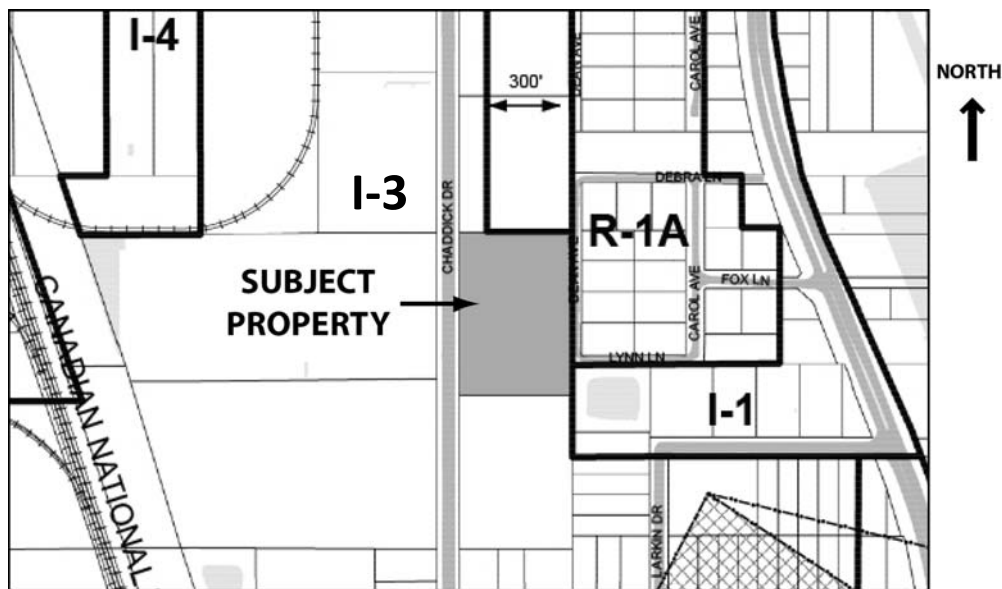
RE: **Docket No. 17-1**
Chaddick SG LLC
1075 Chaddick Drive
Site Plan & Appearance Approval of a Warehouse
Development

DATE OF REPORT: January 19, 2017

DATE OF MEETING: January 26, 2017

PROJECT OVERVIEW: The petitioner is seeking site plan and appearance approval to construct a new industrial facility in the I-3 General Industrial District.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant Name: SG Chaddick LLC

Property Owner: ABC Treadco

Common Property Address: 1075 Chaddick Drive

<u>Common Location:</u>	Located on the east side of Chaddick Drive, between Hintz Road and Marquardt Drive.
<u>Neighboring Property Land Use(s):</u>	North: Industrial West: Institutional South: Industrial East: Single-Family Residential (Wolf Run)
<u>Comprehensive Plan Designation:</u>	Industrial
<u>Property size:</u>	230,400 sq. ft. (5.3 ac) for the entire site 83,755 sq. ft. for the proposed building
<u>Existing Use of Property:</u>	Vacant (former truck freight terminal)
<u>Proposed Use of Property:</u>	Warehouse and office
<u>Existing Property Zoning:</u>	I-3 General Industrial District
<u>Previous Zoning Action on Property:</u>	
1981-33A	Ord. No. 1828, Rezoned portion of property from I-1 to I-3, passed 1.04.1981
1981-33B	Ord. No. 1829, Granted a S.U. for a freight terminal, passed 1.04.1981 (now expired)

DESCRIPTION OF PROPOSAL

The petitioner, Chaddick SG, is proposing to construct a warehouse/distribution development on an underutilized parcel in the I-3 General Industrial District.

The development requires site plan and appearance review. A new 83,755 sq. ft. one-story warehouse building with 5,000 sq. ft. of office is proposed. Full-scale lighting and landscaping plans are provided. A privacy fence is proposed at the eastern property line, which is adjacent to the residential properties.

SITE PLAN REVIEW

Scale of Site Plan: 1" = 60' (reduced)

Proposed General Site Layout: The site is being completely redeveloped. A warehouse building will be centrally located on the site with parking around the perimeter of the building and dock doors on the east façade. Two access drives are proposed onto Chaddick Drive, one at the north and one at the south ends of the building. Detention is proposed for the green space at the south end of the site.

Total Number of Parking Spaces: The proposed industrial building has both warehouse and office uses. 5,000 sq. ft. of office use is proposed. At the required 4 spaces/1,000 sq. ft., the office use requires 20 parking spaces. The 78,755 sq. ft. warehouse use at 1 space/1,000 sq. ft. requires 79 spaces. Based upon the proposed uses, the total parking requirement is 99, which is the total number of spaces provided.

Site Lighting: A full photometric plan and light fixture details have been provided. The plans propose building-mounted fixtures. The lighting plans appear to meet the requirements of the Zoning Code.

Sidewalks: There is no public walk proposed with the redevelopment of the site. Public walks on Chaddick Drive are intermittent. There are no public walks on properties adjacent to the subject property. The Plan Commission may wish to discuss if a public sidewalk shall be built.

Trash Enclosure: If outdoor trash enclosures are desired by the tenant(s), they would be located in the truck dock. Elevation, plan and section views of the trash enclosure have been provided on the site plan.

Fencing: Along the rear (east) property line, which abuts Wolf Run Estates, an 8-foot high solid wood privacy fence is proposed. An elevation and section plan of the fence is provided on the site plan. Photographs to demonstrate the fence appearance are also provided.

Landscaping Plan: The landscaping plan includes foundation plantings, which are robust at the building entries. The foundation plantings include a mix of hydrangea, wintercreeper, Miss Kim Lilacs, Autumn Brilliance Serviceberries, and boxwoods. There are also rows of Autumn Jazz Viburnum, Sunrise Forsythia, and Limelight Hydrangea at the building foundation. Shade trees are provided in the parking lot islands. A variety of maples, spruce, oak, locust, ginkgo, and lilac trees will line the perimeter of the site. In lieu of providing street trees in the public right of way, the street trees will be planted on the subject property, just west of the drive aisle. Detailed plant lists are also provided for the wetland and detention areas.

Landscape Irrigation: Note 10 on the landscape plan indicates irrigation will be provided for the foundation plantings.

BUILDING APPEARANCE REVIEW

Building Size: The building will be 83,755 sq. ft. The total height of the building to the top of the parapet wall is 38 feet. The ceiling height will be 30 feet. The maximum allowed building height in the I-3 District is 40 feet.

Exterior Building Materials/Colors: Building elevations have been provided for all four facades. A colored rendering is also provided. The proposed building is comprised of exterior pre-cast concrete panels. The primary building colors are multiple shades of gray with dark blue accent panels. At the northwest and southwest corners of the building are tinted glass curtain walls. Each of the west facades of the glass curtain walls are building entries. Additional tinted windows are punched in on the west (main), north and south facades. Between the use of windows and a pattern of colors in the concrete, the long walls are sufficiently broken up.

Material Samples Provided: Material and color samples will be provided at the meeting.

HVAC/Mechanical Components Screened: The location of mechanical units is not provided. The Plan Commission may wish to discuss their location and screening.

Exterior Downspouts: The plans do not indicate any exterior downspouts.

STAFF REVIEW

Fire Department Review: The Fire Department has submitted comments dated January 20, 2017. The comments can be addressed at building permit.

Engineering Division Review: The Engineering Division has submitted comments dated January 20, 2017. These comments can be addressed at permit.

Impact on Adjacent Uses: The property was previously a truck freight terminal. The proposed development will be less intense than the previous use.

Staff Recommended Action: Staff recommends that the Plan Commission review the following list of items with the petitioner prior to taking action on Docket No. PC 17-1:

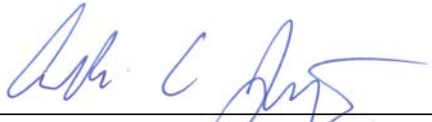
- Determine if utilities have been properly screened;
- Review the building materials and colors; and
- Determine if a public walk is required.

PROPOSED MOTION

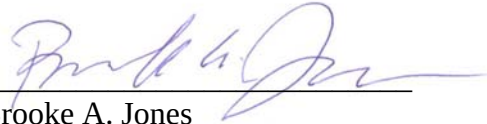
If the Plan Commission finds that the petitioner has satisfied the requirements for site plan and appearance of the industrial development, an appropriate motion would be to:

Recommend approval of Docket No. PC 17-1 granting site plan and appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts and Chapter 19-12, Site Plan Approval Requirements, in order to construct a new warehouse development in accordance with the following exhibits submitted by Chaddick SG on January 12, 2017 for 1075 Chaddick Drive, Wheeling, Illinois:

- Cover letter
- Site plan
- Elevation plans
- Rendering
- Landscape plan
- Fence exhibit
- Photometric plan
- Lighting specs (7 sheets)
- Engineering plans (5 sheets)
- Truck turning radius (6 sheets)
- ALTA Survey



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachments:

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

[Fire Department comments, 1.20.2017](#)

[Engineering Division comments, 1.20.2017](#)

[Cover letter](#)

[Site plan](#)

[Elevation plan](#)

[Rendering](#)

[Landscape plan](#)

[Fence exhibit](#)

[Photometric plan](#)

[Lighting specs \(7 sheets\)](#)

[Engineering plans \(5 sheets\)](#)

[Truck turning exhibits \(6 sheets\)](#)

[ALTA Survey](#)

Chaddick SG – 1075 Chaddick Drive

Docket No. PC 17-1 (Site Plan & Appearance Approval of Warehouse Development)
Plan Commission Meeting – January 26, 2017



Existing conditions of subject property (looking east)



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: January 20, 2017
SUBJECT: Proposed Spec Warehouse – 1075 Chaddick Drive - Plans received for review by the Fire Department, January 13, 2017.

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

Site Plan

1. The site plan reviewed includes a new 83,755 square foot, spec warehouse building with office space. The space has the ability to be used by multiple tenants and not necessarily a single tenant.
2. A turning radius analysis was included with the petitioner's submittal. Based on the documents submitted the driveway and parking lot meets the Fire Department's access needs.
3. The fire apparatus access routes around the building shall be capable of supporting fire apparatus with a gross vehicle weight of 85,000 pounds.
4. Fire lanes shall be posted as required by the Fire Department.
5. The site water main improvements shall comply with all Village of Wheeling Municipal Codes which includes, but is not limited to the "Manual of Practice for the Design of Public & Private Improvements" and the 2012 Edition of the International Fire Code. Water main improvements required would include:
 - a. A looped watermain shall be provided around the site serving the sprinkler system water supply and site hydrants. **(INCLUDED ON PRELIMINARY UTILITY PLAN)**
 - b. A separate fire service supply and domestic supply is required instead of the single service shown on the submittal documents.
 - i. The fire service supply main size shall be based on the building's needed fire flow.
 - ii. Fire hydrants shall not be placed on the building's fire service supply.

Ms. Brooke Jones

SUBJECT: Proposed Spec Warehouse – 1075 Chaddick Drive - Plans received for review by the Fire Department, January 30, 2017.

January 20, 2017

Page 2

- c. Fire hydrants shall be located around the site with spacing not to exceed 300 feet.
(INCLUDED ON PRELIMINARY UTILITY PLAN)
- d. A fire hydrant shall be provided within 50' of the building's Fire Department Connection Location (FDC).
- 6. Trees and light fixtures along the drives that are fire access routes shall not hang over the drives/parking lots in a manner that hinders Fire Department access. A minimum of 13'6" overhead clearance shall be provided over the fire apparatus access routes.
- 7. A clear space of at least 4-feet shall be maintained around the circumference of any fire hydrants. This includes light fixtures, transformers, and landscaping.
- 8. The building's Fire Department connection shall be located at the front of the building or at another location as approved by the Fire Department.
- 9. Site landscaping features, utilities, or similar obstructions shall not impede access to fire protection equipment, i.e. building Fire Department Connection (FDC). ***The FDC location shown on the submittal documents is blocked by vehicle parking and landscaping. Therefore this location is not approved and the FDC will need to be relocated.***

Spec Warehouse – 1075 Chaddick Drive – A new Office/Warehouse building

- 1. Based on the information provided for review, the proposed building would be a mixed use occupancy comprising of B (Business) and S (Storage) Use Group Occupancies as defined in the 2012 Edition of the International Building (IBC) and Fire Prevention Codes (IFC).
- 2. All construction for the new building would need to comply with the Village's Building and Fire Prevention Codes (2012 Editions of the International Building Code & International Fire Code – with amendments). Some of the code requirements that this would include are:
 - a. Height/area requirements based on construction type and use.
 - b. The building is required to be fully sprinklered with a system designed and installed in accordance with NFPA 13 (Including rack storage).
 - c. The building is required to be provided with a monitored fire alarm system designed and installed in accordance with NFPA 72.

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



MEMORANDUM

TO: Brooke Jones, Senior Planner

FROM: Kyle Goetzelmann, Civil Engineer I

COPY: Jon Tack, Village Engineer

DATE: January 20th, 2017

SUBJECT: SG LLC Proposed Industrial Building
1075 Chaddick Dr. - Review Comments

The Engineering Division received a Project Description, Alta Survey, Plat of Subdivision, Site/Floor Plan, Landscape Plan, Engineering Drawings, Turning Radius Exhibit, Elevation Drawings, Renderings, Fence Photos, Lighting Photometric Plan, and Preliminary Storm water Report for the subject project on January 13th, 2017. The Engineering Division has completed a review of the above referenced submittal and offers the following comments at this time:

1. All Village notes and applicable standard details need to be included.
2. MWRD, IEPA, and Village of Wheeling Engineering permits will be required for this project.
3. This site is greater than 3 acres in size. All design will have to meet the runoff, volume control, and detention requirements of MWRD.
4. A more detailed storm water report will be necessary prior to final approval. Release rates should be included in this report.
5. All storm sewer infrastructure needs to include pipe diameter, structure size, invert depths, and slopes.
6. Minimum storm sewer pipe diameter is 12" unless approved by the Village Engineer.
7. Downspouts should be labeled. All downspouts draining into underground storm sewer will need to include our downspout standard detail.
8. Water and fire service lines should adhere to applicable local and state codes.
9. 100 year overflow route shall not drain into neighboring storm water detention facility. It is recommended that the emergency overflow discharge into the Chaddick right of way.

10. A utility crossing table will be needed wherever water main crosses a sanitary or storm sewer. Vertical and Horizontal separation will be maintained according to section 5.09B and 5.09C of our Manual of Practice.
11. If sidewalk is required, site plan shall detail its construction.
12. Erosion control and Storm Water Pollution Protection Plan (SWPPP) will be required.
13. Developer's Engineer will need to provide seeding and maintenance plan if a wetland bottom is proposed. Specific milestones for vegetative development will be required.

January 5, 2017

Andrew C. Jennings, AICP
Director of Community Development
Village of Wheeling, Community Development Department
2 Community Boulevard
Wheeling, IL 60090

Re: 1075 Chaddick Drive Planning and Zoning Review – Project Description Letter

Mr. Andrew Jennings:

Chaddick SG LLC is under contract to acquire 1075 Chaddick Drive located in Wheeling and is requesting approval from the Village of Wheeling to develop a modern industrial building on the site. The property is currently owned by ABF Logistics, a global freight services company, was built in 1975 and was previously utilized as a truck terminal facility with trailer parking. ABF Logistics has owned the site in excess of 20 years; however, the approximately 12,932 square foot facility has not been in operation since 2010.

Due to its proximity to major transportation arteries, O'Hare International Airport and skilled labor, Wheeling is an ideal location for industrial users servicing the greater Chicagoland area. Chaddick SG LLC intends for the proposed industrial building to include the following characteristics:

- 83,755 total square feet (divisible to two tenants)
- Attractive modern precast construction with glass entrance and window line
- Approximately 5,000 square feet of office or other to suit the needs of future tenant
- 30' clear ceiling heights
- 10 exterior loading docks, 2 drive-in doors
- 99 car parking spaces
- ESFR sprinkler system

Chaddick SG LLC intends to lease the building to an industrial user for warehousing, distribution and/or manufacturing. Chaddick SG LLC expects a future tenant to bring approximately 45-95 employees to the site. With 10 exterior loading docks that can only be occupied by one truck at a time, Chaddick SG LLC does not anticipate a significant increase in truck traffic to the immediate area. The future uses should be a substantial reduction in truck traffic when compared to the existing truck terminal and fully paved site. Chaddick SG LLC is a subsidiary of Sitex Group. Founded in 2002, Sitex Group is a vertically integrated real estate private equity firm focused exclusively on acquiring and reposition industrial assets in major infill markets across the U.S. Sitex Group is currently investing its second joint venture with the State Teachers Retirement System of Ohio. We are very excited about the opportunity for an industrial building at this site and look forward to working with the Village of Wheeling.

Sincerely,



Cary O. Goldman
Partner

Exhibit received Jan. 12, 2017

CHADDICK DRIVE

I-3
GENERAL
INDUSTRIAL

I-3
GENERAL
INDUSTRIAL

I-1
LIGHT
INDUSTRIAL

R-1A
RESIDENTIAL
SINGLE FAMILY

DEAN AVENUE

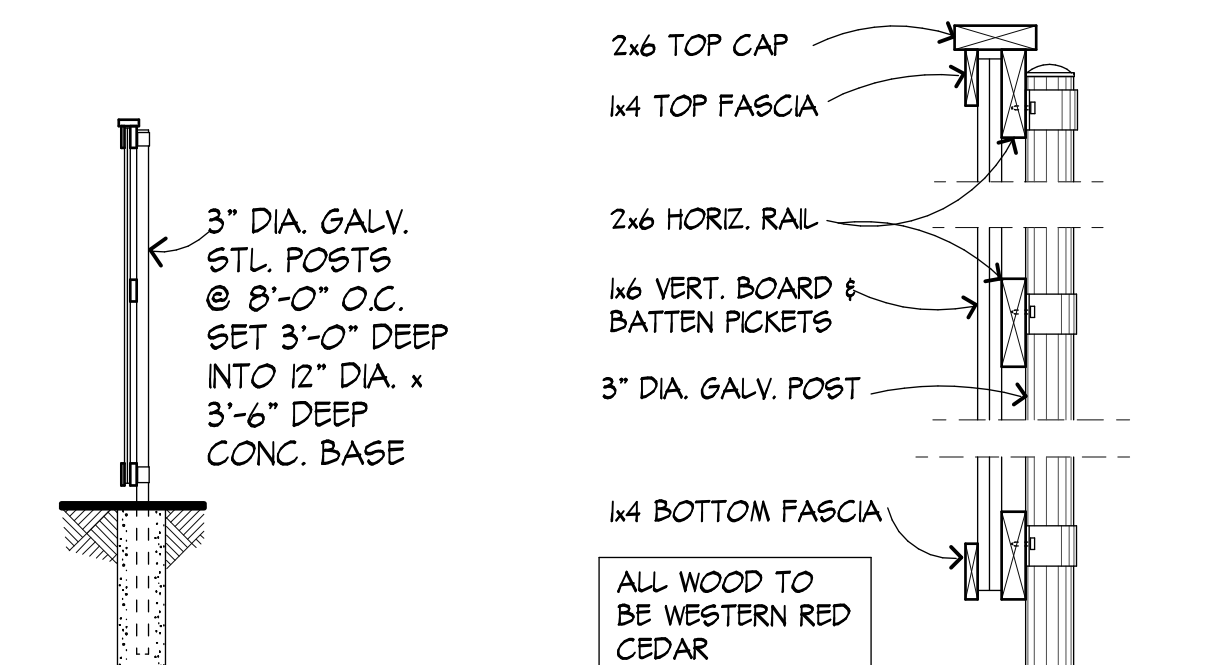
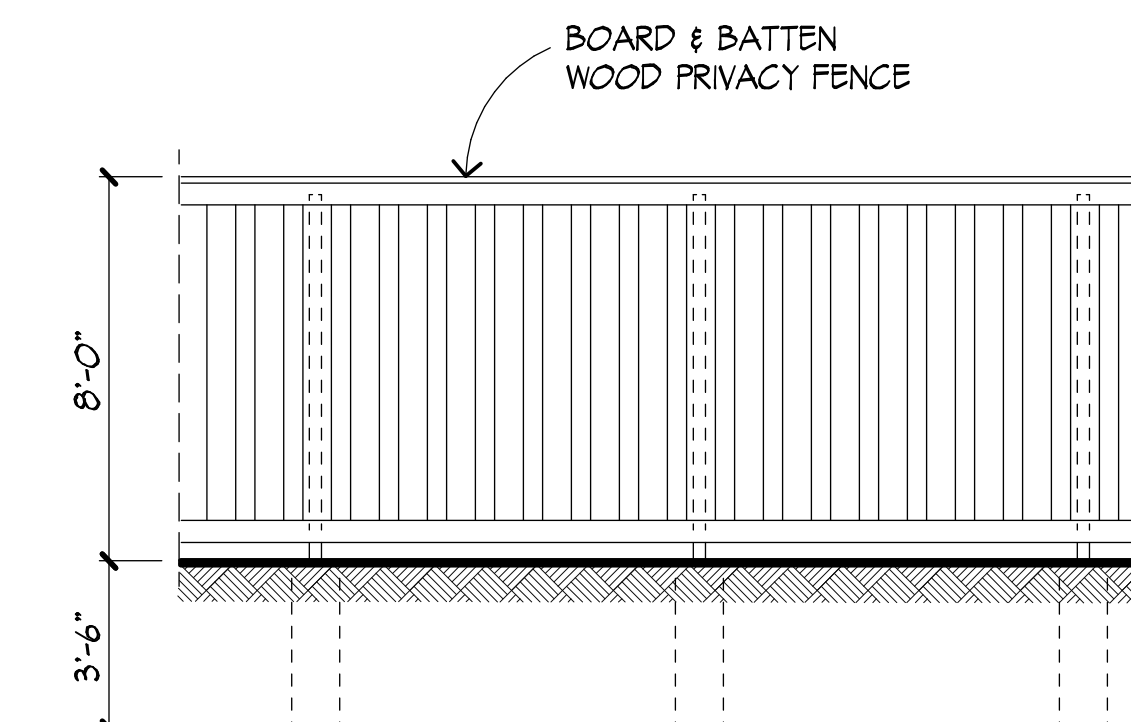
I-1
LIGHT
INDUSTRIAL

SITE PLAN
SCALE: 1"=30'-0"



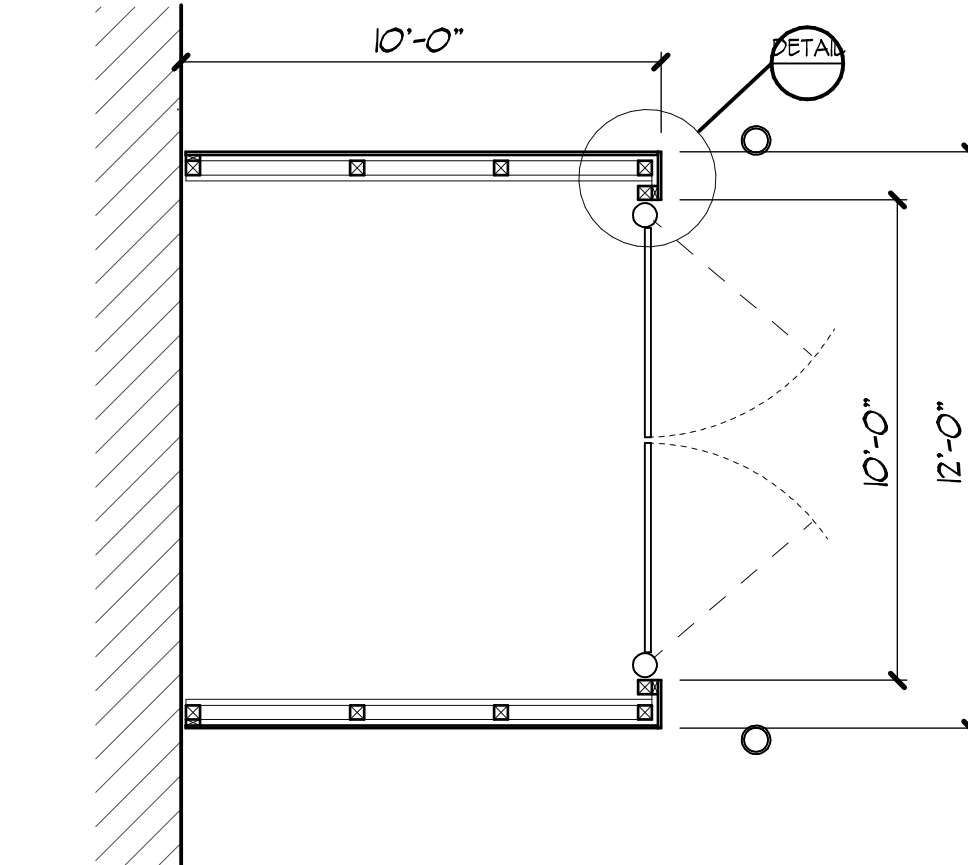
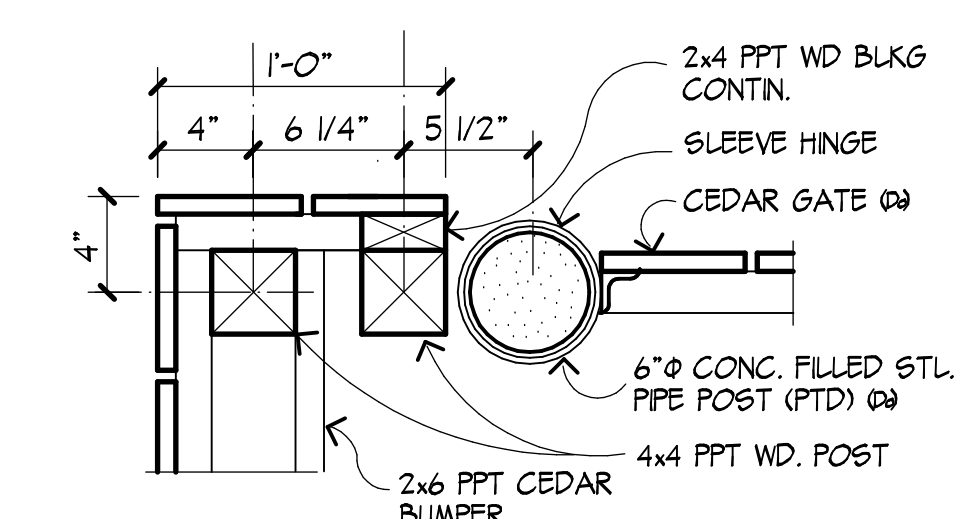
I-3
GENERAL
INDUSTRIAL

SITE DATA	
SITE AREA	230,400 S.F.
BUILDING AREA	
OFFICE	5,000 S.F.
WAREHOUSE	78,755 S.F.
TOTAL	83,755 S.F.
PAVED AREA	88,718 S.F.
GREEN AREA	57,927 S.F.
	25.14% OF SITE AREA
PARKING	
PARKING REQUIRED	
OFFICE (4:1000 SF)	20 CARS
WAREHOUSE (1:1000 SF)	79 CARS
TOTAL	99 CARS
PARKING PROVIDED	99 CARS



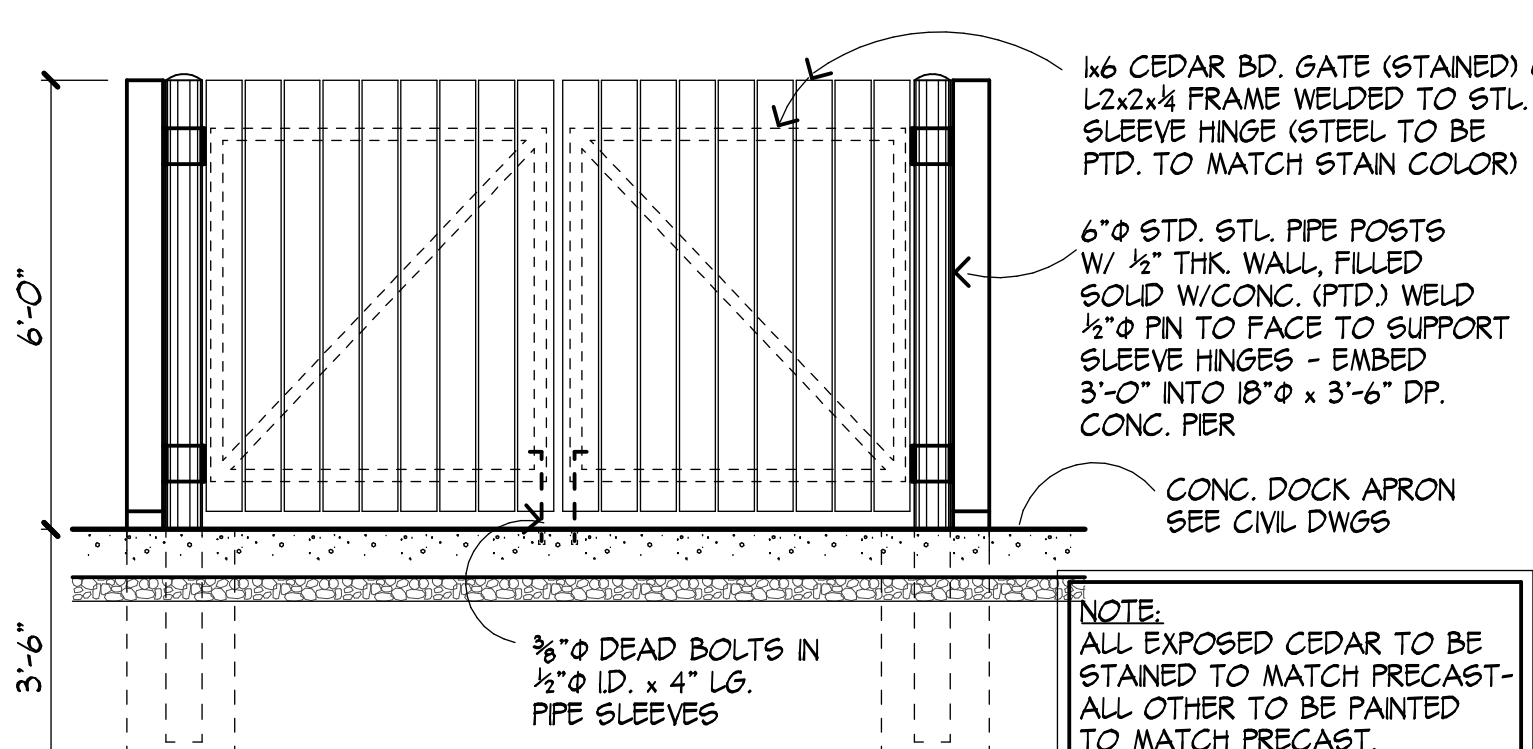
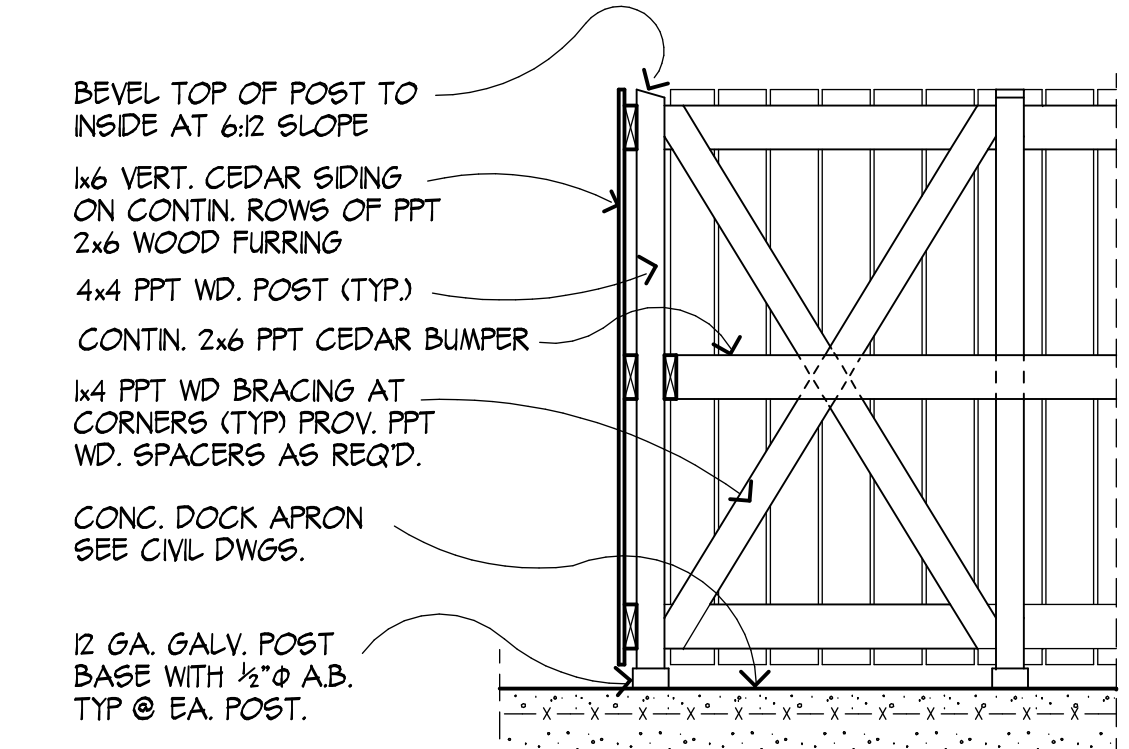
PRIVACY FENCE
SCALE: 1/4"=1'-0"

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



DETAIL

PLAN



SECTION

FRONT ELEVATION

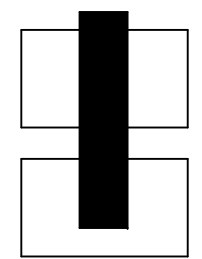
TRASH ENCLOSURE
SCALE: 3/8"=1'-0"

3
A-1

Exhibit received Jan. 12, 2017

SITEX
GROUP

HARRIS ARCHITECTS INC.
480 PLEASANT AVE. SUITE 100
WHEELING, ILLINOIS 60090-1000
COPYRIGHT © 2016 BY HARRIS ARCHITECTS, INC.



NEW SPEC. OFFICE / WAREHOUSE

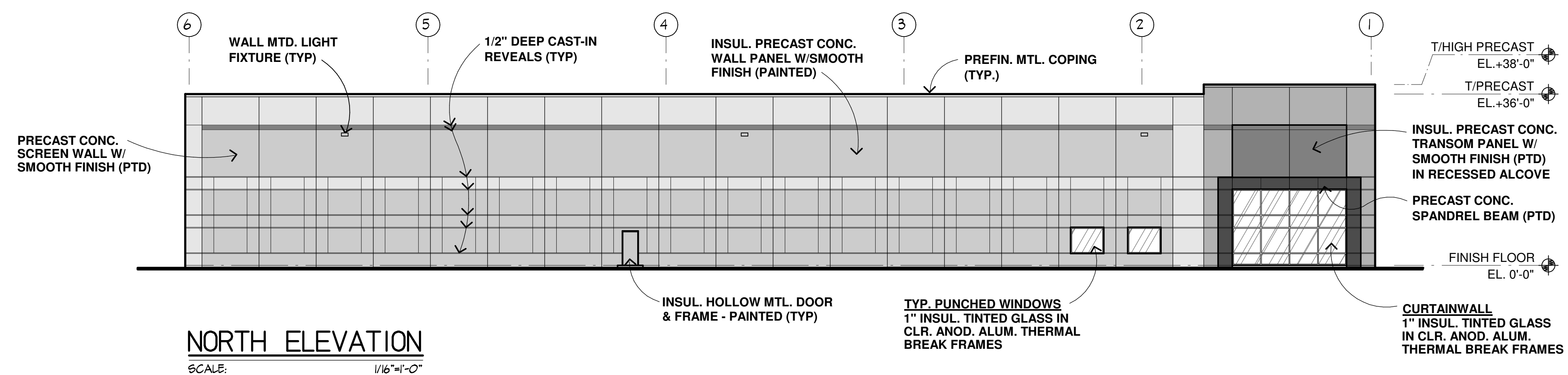
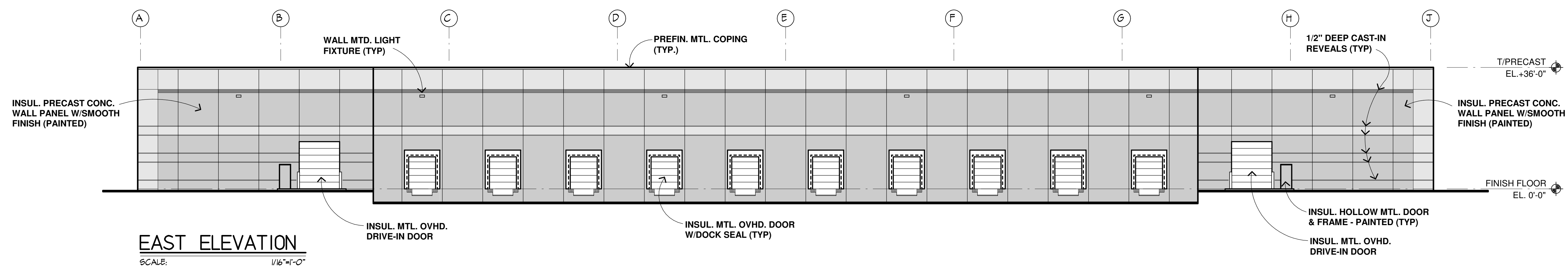
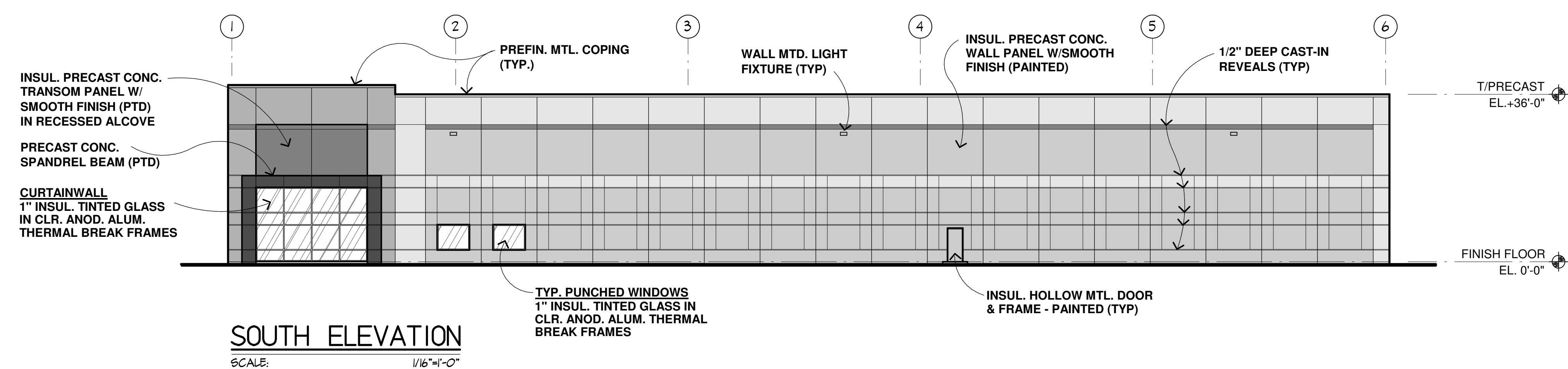
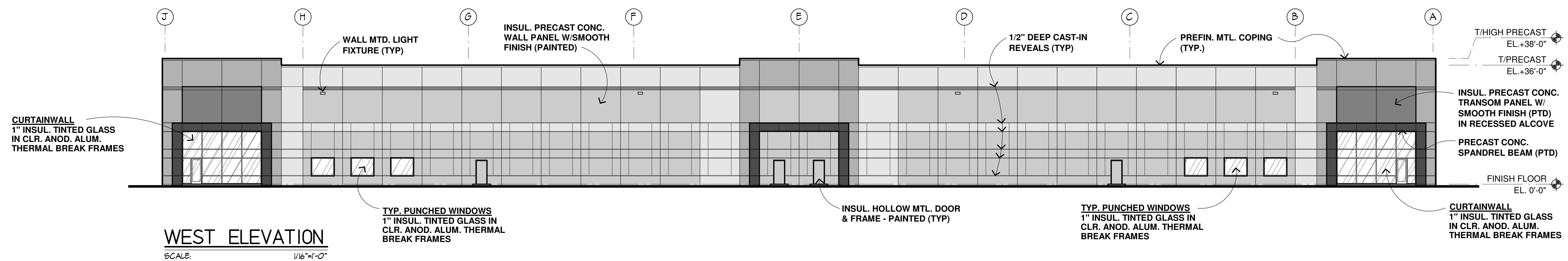
1075 CHADDICK DRIVE
WHEELING, ILLINOIS

1-12-17

PLAN REVIEW

PROJECT NO.
216392
DRAWN BY:
STOA
DATABASE:
216392site.db

SHEET NO.
A-1
OF 3 SHEETS



EXTERIOR COLOR LEGEND			
	1 CONC. WALL - LIGHT GRAY	SHERWIN-WILLIAMS COLOR	
	2 CONC. WALL - MEDIUM GRAY	SHERWIN-WILLIAMS COLOR	
	3 CONC. WALL - DARK GRAY	SHERWIN-WILLIAMS COLOR	
	4 CONC. WALL - VERY DARK GRAY	SHERWIN-WILLIAMS COLOR	
	5 CONC. WALL - DARK BLUE	SHERWIN-WILLIAMS COLOR	
	6 METAL FASCIAS, COPINGS,	PAC-CLAD STANDARD COLOR	
	7 METAL FASCIAS, COPINGS,	PAC-CLAD STANDARD COLOR	
	8 OVERHEAD DOORS	MFR'S STANDARD COLOR PREFINISHED WHITE	
	9 GLASS - WINDOWS & CURTAINWALL	GRAY TINTED	
	10 SPANDREL GLASS	GRAY TINTED WITH GRAY FRIT - #4 SURFACE	
	11 ALUMINUM FRAMES - WINDOWS & CURTAINWALL	CEAR ANODIZED	
	12 PIPE RAILINGS PIPE BOLLARDS	SHERWIN-WILLIAMS COLOR	

Exhibit received Jan. 12, 2017



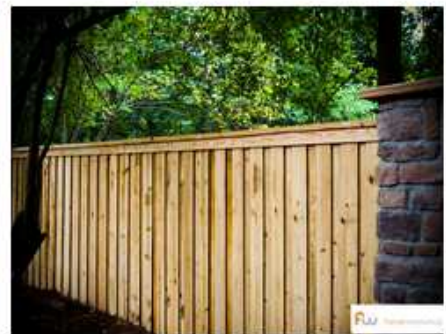
CONCEPTUAL ARCHITECTURAL RENDERING:

SPECULATIVE WAREHOUSE
WHEELING, IL

01-09-2017



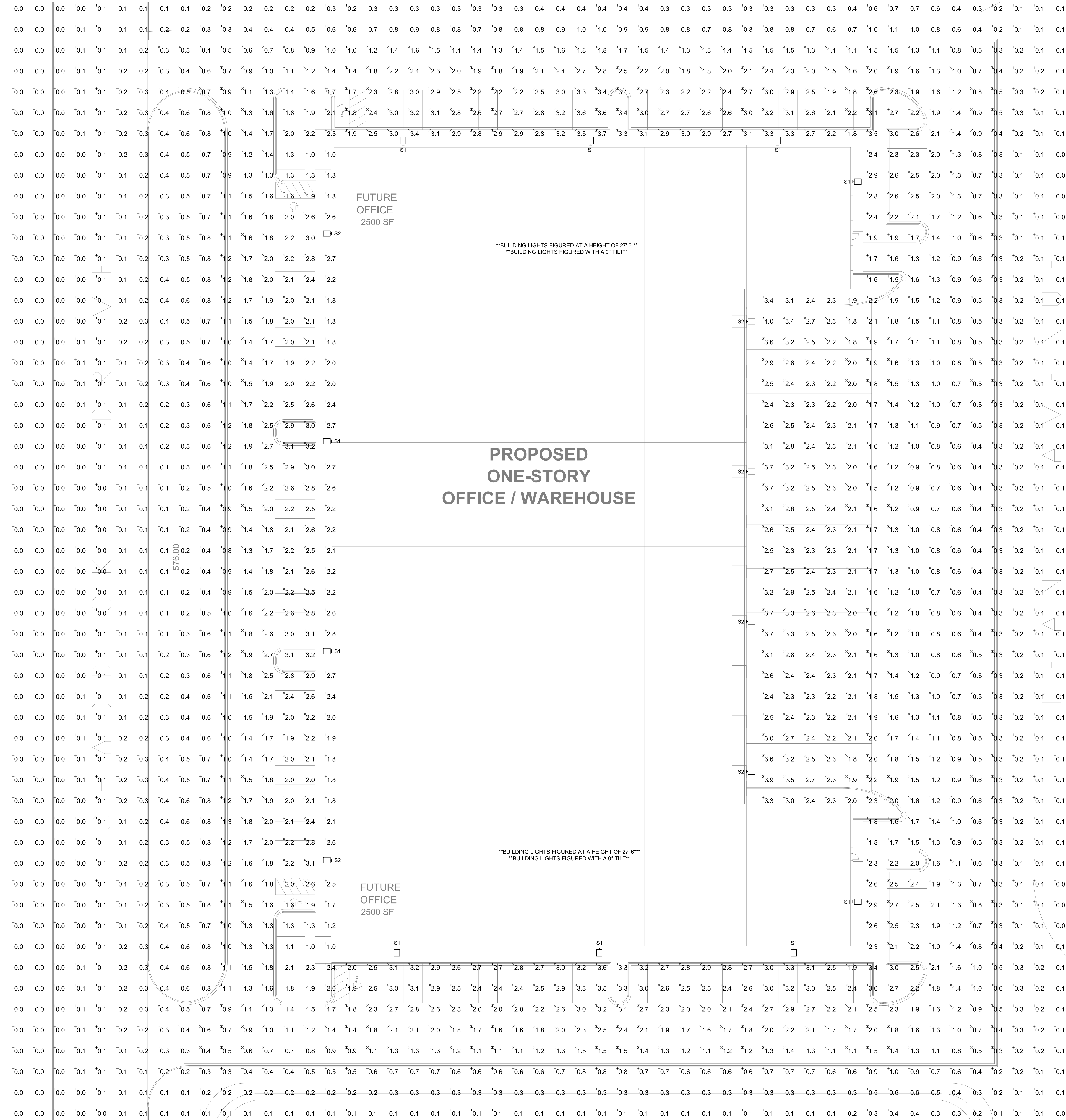
More Images



Proposed Board & Batten Privacy Fence

1075 Chaddick Drive Wheeling, IL

Exhibit received Jan. 12, 2017



E1.1
1

SITE LIGHTING PHOTOMETRIC

SCALE: 1" = 20'-0"

PHOTOMETRIC STATISTICS			
	AVERAGE	MINIMUM	UNIFORMITY RATIO
WEST PARKING	2.4fc	1.6fc	1.5:1
NORTH PARKING	2.8fc	1.7fc	1.6:1
SOUTH PARKING	2.7fc	1.8fc	1.5:1
NORTH EAST PARKING	2.5fc	2.1fc	1.2:1
SOUTH EAST PARKING	2.4fc	2.1fc	1.1:1
PAVEMENT	1.2fc	0.3fc	4.0:1

LUMINAIRE SCHEDULE					
CALLOUT	SYMBOL	DESCRIPTION	MODEL	INPUT WATTS	VOLTS
S1		60 LED WALL MOUNTED FIXTURE (TYPE II DISTRIBUTION)	LITHONIA (OR EQUAL) KAD LED-89C-1000-40K-R2-MVOLT-WBD04-DOBXD	216	277V 1P 2W
S2		60 LED WALL MOUNTED FIXTURE (TYPE IV DISTRIBUTION)	LITHONIA (OR EQUAL) KAD LED-89C-1000-40K-R4-MVOLT-WBD04-DOBXD	216	277V 1P 2W

40 S. ADDISON RD.
SUITE 100
ADDISON, IL 60101
P: (630) 543-9059
F: (630) 543-9077

James J. Connolly
signature

01/03/17
date

IL Design Firm Number:184.00227

1075 CHADDICK
SITE LIGHTING PHOTOMETRIC

1075 CHADDICK DRIVE
WHEELING, IL

DRAWN BY:
TMF

CHECKED BY:
JJC

DATE:
01/03/17

CE JOB #:
16-0000

REVISIONS:
0 ISSUED FOR PERMIT 01/03/17

E1.1



LIGHT FIXTURE SUBMITTAL:

1075 CHADDICK

KEELEY CONSTRUCTION INC.



KAD LED

LED Area Luminaire

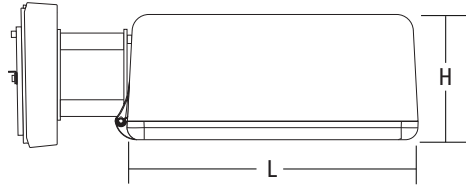


Catalog Number	KAD LED-60C-1000-40K-R2-MVOLT-WBD04-D
Notes	S1
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.2 ft ² (0.11 m ²)
Length:	17-1/2" (44.5 cm)
Width:	17-1/2" (44.5 cm)
Height:	7-1/8" (18.1 cm)
Weight (max):	36 lbs. (16.4 kg)



Introduction

The Contour® Series luminaires offer traditional square dayforms with softened edges for a versatile look that complements many applications. The KAD LED combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing 100- 400W metal halide in area lighting applications with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT PUMBAK04 DDBXD

KAD LED	60C	1000	40K	R2	MVOLT	WBD04
Series	LEDs	Drive current	CCT	Distribution	Voltage	Mounting ⁶
KAD LED	20C ¹ 20 LEDs 30C ¹ 30 LEDs 40C 40 LEDs 60C 60 LEDs	530 530 mA ^{1,2} 700 700 mA 1000 1000 mA	30K 3000 K 40K 4000 K 50K 5000 K	R2 Type II R3 Type III R4 Type IV R5 Type V	MVOLT 277 ² 120 ³ 347 ^{14,5} 208 ³ 480 ^{1,4} 240 ³	Shipped included SPUMBAK___ Square pole universal mounting adaptor ⁷ RPUMBAK___ Round pole universal mounting adaptor ⁷ SPD___ Square pole RPD___ Round pole WBD___ Wall bracket WWD___ Wood pole or wall Shipped separately DAD12P Degree arm (pole) DAD12WB Degree arm (wall) KMA Mast arm external fitter

						DDBXD
Options						Finish (required)
Shipped installed						
PER5	NEMA twist-lock five-wire receptacle only (no controls) ⁸	PIR1FC3V	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ⁹	PNMTDD3	Part night, dim till dawn ¹²	WG Wire guard
PER7	Seven-wire receptacle only (no controls) ⁸	PIR1H1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ⁹	PNMT5D3	Part night, dim 5 hrs ¹²	
SF	Single fuse (120, 277, 347V) ³			PNMT6D3	Part night, dim 6 hrs ¹²	
DF	Double fuse (208, 240, 480V) ³			PNMT7D3	Part night, dim 7 hrs ¹²	
PIR	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ⁹	BL30	Bi-level switched dimming, 30% ^{10,11}	HS	Houseside shield ¹³	
PIRH	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ⁹	BL50	Bi-level switched dimming, 50% ^{10,11}			
Shipped separately¹³						
						DDBXD Dark bronze
						DBLXD Black
						DNAXD Natural aluminum
						DWHXD White
						DDBTXD Textured dark bronze
						DBL BXD Textured black
						DNATXD Textured natural aluminum
						DWHGXD Textured white

Stock configurations are offered for shorter lead times:

Standard Part Number	Stock Part Number
KAD LED 30C 1000 40K R3 MVOLT PUMBAK09 DDBXD	KADL 30C 40K R3
KAD LED 30C 1000 40K R5 MVOLT PUMBAK09 DDBXD	KADL 30C 40K R5
KAD LED 40C 1000 40K R3 MVOLT PUMBAK09 DDBXD	KADL 40C 40K R3
KAD LED 40C 1000 40K R5 MVOLT PUMBAK09 DDBXD	KADL 40C 40K R5
KAD LED 30C 1000 40K R3 MVOLT PUMBAK09 PIRH DDBXD	KADL 30C 40K R3 PIRH
KAD LED 30C 1000 40K R5 MVOLT PUMBAK09 PIRH DDBXD	KADL 30C 40K R5 PIRH
KAD LED 40C 1000 40K R3 MVOLT PUMBAK09 PIRH DDBXD	KADL 40C 40K R3 PIRH
KAD LED 40C 1000 40K R5 MVOLT PUMBAK09 PIRH DDBXD	KADL 40C 40K R5 PIRH

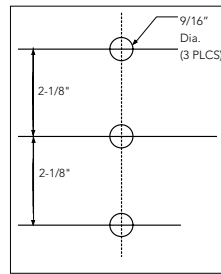
Accessories	
Ordered and shipped separately.	
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁴
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁴
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁴
DSHORT SBK U	Shorting cap ¹⁴
KADLEDHS 20C U	Houseside shield for 20 LED unit
KADLEDHS 30C U	Houseside shield for 30 LED unit
KADLEDHS 40C U	Houseside shield for 40 LED unit
KADLEDHS 60C U	Houseside shield for 60 LED unit
KMA DDBXD U	Mast arm adaptor (specify finish)
KADWGU	Wire guard accessory
PUMBAK DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish)

For more control options, visit [DTL](#) and [ROAM](#) online.
*Round pole top must be 3.25" O.D. minimum.

NOTES

- 20C or 30C LED are not available with 530 Drive Current and 347V or 480V
- Not available with 347 voltage
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Maximum ambient temperature with 347V or 480V is 30°C.
- Not available with 530mA.
- 9" or 12" arm is required when two or more luminaires are oriented on a 90° drilling pattern.
- Available as a separate combination accessory: PUMBAK (finish) U.
- Mounting must be restricted to ±45° from horizontal aim per ANSI C136.10-2010.
- PIR and PIR1FC3V specify the [SensorSwitch SBGR-10-ODP](#) control; PIRH and PIRH1FC3V specify the [SensorSwitch SBGR-6-ODP](#) control; see [Outdoor Control Technical Guide](#) for details. Dimming driver standard.
- Requires an additional switched circuit with same phase as main luminaire power. Supply circuit and control circuit are required to be in the same phase.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, PER5, PER7 or PNMT options.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, PER5, PER7, BL30 or BL50.
- Also available as a separate accessory; see Accessories information.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.





Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90° †	3 at 120°	3 at 90° †	4 at 90° †
2-3/8"	T20-190	T20-280	T20-290	T20-320 †	T20-390	T20-490
2-7/8"	T25-190	T25-280	T25-290	T25-320	T25-390	T25-490
4"	T35-190	T35-280	T35-290	T35-320	T35-390	T35-490

** For round pole mounting (RPDXX) only.

† Requires 9" or 12" arm.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20C	530 mA	35W	R2	4,140	1	0	1	118	4,446	1	0	1	127	4,473	1	0	1	128
			R3	4,123	1	0	1	118	4,427	1	0	1	126	4,455	1	0	1	127
			R4	4,128	1	0	1	118	4,433	1	0	1	127	4,460	1	0	1	127
			R5	4,381	2	0	1	125	4,704	3	0	1	134	4,734	3	0	1	135
	700 mA	45W	R2	5,271	1	0	1	117	5,660	1	0	1	126	5,696	1	0	2	127
			R3	5,250	1	0	2	117	5,637	1	0	2	125	5,672	1	0	2	126
			R4	5,256	1	0	2	117	5,644	1	0	2	125	5,679	1	0	2	126
			R5	5,578	3	0	1	124	5,990	3	0	1	133	6,027	3	0	1	134
	1000 mA	73W	R2	7,344	1	0	2	101	7,886	2	0	2	108	7,935	2	0	2	109
			R3	7,314	1	0	2	100	7,854	1	0	2	108	7,903	1	0	2	108
			R4	7,322	1	0	2	100	7,863	1	0	2	108	7,912	1	0	2	108
			R5	7,771	3	0	1	106	8,345	3	0	1	114	8,397	3	0	1	115
30C	530 mA	53W	R2	6,166	1	0	2	116	6,621	1	0	2	125	6,663	1	0	2	126
			R3	6,141	1	0	2	116	6,594	1	0	2	124	6,635	1	0	2	125
			R4	6,148	1	0	2	116	6,602	1	0	2	125	6,643	1	0	2	125
			R5	6,525	3	0	1	123	7,006	3	0	1	132	7,050	3	0	1	133
	700 mA	69W	R2	7,817	2	0	2	113	8,395	2	0	2	122	8,447	2	0	2	122
			R3	7,785	1	0	2	113	8,360	2	0	2	121	8,412	2	0	2	122
			R4	7,794	1	0	2	113	8,370	1	0	2	121	8,422	1	0	2	122
			R5	8,272	3	0	2	120	8,883	3	0	2	129	8,938	3	0	2	130
	1000 mA	108W	R2	10,755	2	0	2	100	11,549	2	0	2	107	11,621	2	0	2	108
			R3	10,711	2	0	2	99	11,502	2	0	2	106	11,574	2	0	2	107
			R4	10,724	2	0	2	99	11,515	2	0	2	107	11,587	2	0	2	107
			R5	11,381	3	0	2	105	12,221	4	0	2	113	12,297	4	0	2	114
40C	530 mA	71W	R2	8,156	2	0	2	115	8,758	2	0	2	123	8,812	2	0	2	124
			R3	8,122	2	0	2	114	8,722	2	0	2	123	8,776	2	0	2	124
			R4	8,132	1	0	2	115	8,732	1	0	2	123	8,786	1	0	2	124
			R5	8,630	3	0	2	122	9,267	3	0	2	131	9,325	3	0	2	131
	700 mA	94W	R2	10,286	2	0	2	109	11,045	2	0	2	118	11,114	2	0	2	118
			R3	10,244	2	0	2	109	11,000	2	0	2	117	11,069	2	0	2	118
			R4	10,256	2	0	2	109	11,013	2	0	2	117	11,081	2	0	2	118
			R5	10,884	3	0	2	116	11,688	4	0	2	124	11,761	4	0	2	125
	1000 mA	141W	R2	13,923	2	0	2	99	14,951	2	0	2	106	15,045	2	0	2	107
			R3	13,866	2	0	3	98	14,890	2	0	3	106	14,983	2	0	3	106
			R4	13,882	2	0	3	98	14,907	2	0	3	106	15,000	2	0	3	106
			R5	14,733	4	0	2	104	15,821	4	0	2	112	15,920	4	0	2	113
60C	530 mA	103W	R2	11,996	2	0	2	116	12,882	2	0	2	125	12,963	2	0	2	126
			R3	11,947	2	0	2	116	12,829	2	0	2	125	12,909	2	0	2	125
			R4	11,961	2	0	2	116	12,844	2	0	2	125	12,925	2	0	2	125
			R5	12,694	4	0	2	123	13,632	4	0	2	132	13,717	4	0	2	133
	700 mA	137W	R2	14,927	2	0	2	109	16,029	3	0	3	117	16,130	3	0	3	118
			R3	14,866	2	0	3	109	15,964	2	0	3	117	16,063	2	0	3	117
			R4	14,884	2	0	3	109	15,982	2	0	3	117	16,082	2	0	3	117
			R5	15,796	4	0	2	115	16,962	4	0	2	124	17,068	4	0	2	125
	1000 mA	216W	R2	19,328	3	0	3	89	20,754	3	0	3	96	20,884	3	0	3	97
			R3	19,248	3	0	3	89	20,669	3	0	4	96	20,799	3	0	4	96
			R4	19,271	3	0	3	89	20,693	3	0	4	96	20,823	3	0	4	96
			R5	20,452	4	0	2	95	21,962	4	0	2	102	22,099	4	0	2	102

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **KAD LED** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	KAD LED 60C 1000			
	1.0	0.91	0.86	0.76
	KAD LED 40C 1000			
	1.0	0.93	0.88	0.79
Lumen Maintenance Factor	KAD LED 60C 700			
	1.0	0.98	0.97	0.94

Electrical Load

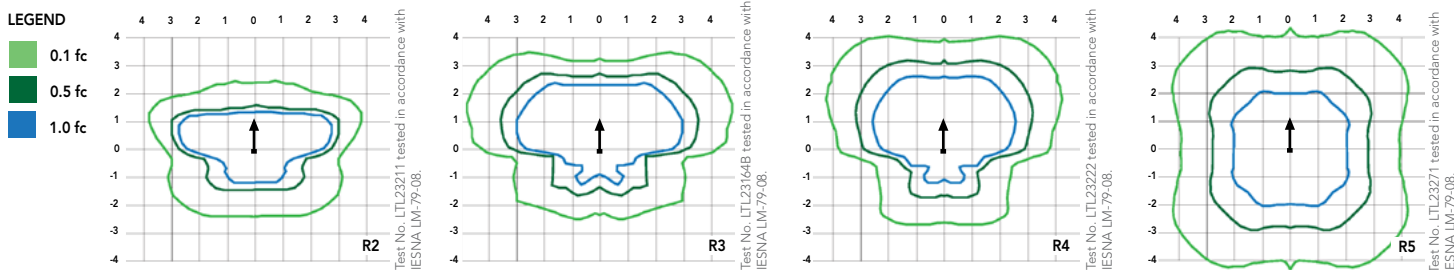
Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
20	530	35	0.30	0.18	0.16	0.15	-	-
	700	45	0.39	0.23	0.20	0.18	0.15	0.12
	1000	73	0.61	0.35	0.31	0.27	0.22	0.17
30	530	53	0.44	0.26	0.23	0.20	-	-
	700	69	0.58	0.34	0.29	0.26	0.21	0.16
	1000	108	0.90	0.52	0.46	0.40	0.32	0.24
40	530	71	0.60	0.35	0.32	0.29	0.21	0.16
	700	94	0.79	0.46	0.41	0.36	0.27	0.20
	1000	141	1.18	0.68	0.59	0.52	0.42	0.30
60	530	103	0.87	0.50	0.44	0.39	0.29	0.22
	700	137	1.15	0.66	0.58	0.51	0.40	0.29
	1000	216	1.81	1.04	0.92	0.81	0.63	0.47

NOTE: All ratings in this table are for a nominal system operated at 25°C ambient temperature. Current and power specifications in this table do not include branch circuit derating specified in the National Electrical Code. Please observe all applicable electrical codes and ratings.

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [KAD LED homepage](#).

Isofootcandle plots for the KAD LED 60C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings and long life of the KAD LED area luminaire make it a reliable choice for illuminating streets, walkways, parking lots, and surrounding areas.

CONSTRUCTION

Single-piece die-cast, aluminum housing with contoured edges has a 0.12" nominal wall thickness. Die-cast door frame has an impact-resistant, tempered glass lens that is fully gasketed with one piece tubular silicone.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

Precision-molded refractive acrylic lenses are available in four distributions. Light engines are available in standard 4000K, 3000K or 5000K (70 CRI) configurations.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to a metal-core circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting block and extruded aluminum arm facilitate quick and easy installation using nearly any existing drilling pattern. Stainless steel bolts fasten the luminaire to the mounting block securing it to poles or walls. The KAD LED can withstand up to a 1.5 G vibration load rating per ANSI C136.31. The KAD LED also utilizes the standard K-Series (Template #5) for pole drilling.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.





KAD LED

LED Area Luminaire

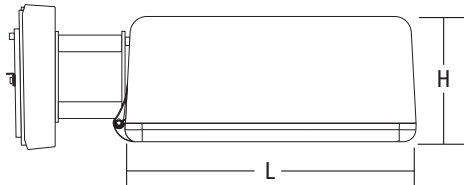


Catalog Number	KAD LED-60C-1000-40K-R4-MVOLT-WBD04-D
Notes	S2
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.2 ft ² (0.11 m ²)
Length:	17-1/2" (44.5 cm)
Width:	17-1/2" (44.5 cm)
Height:	7-1/8" (18.1 cm)
Weight (max):	36 lbs. (16.4 kg)



Introduction

The Contour® Series luminaires offer traditional square dayforms with softened edges for a versatile look that complements many applications. The KAD LED combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing 100- 400W metal halide in area lighting applications with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT PUMBAK04 DDBXD

KAD LED	60C	1000	40K	R4	MVOLT	WBD04
Series	LEDs	Drive current	CCT	Distribution	Voltage	Mounting ⁶
KAD LED	20C ¹ 20 LEDs 30C ¹ 30 LEDs 40C 40 LEDs 60C 60 LEDs	530 530 mA ^{1,2} 700 700 mA 1000 1000 mA	30K 3000 K 40K 4000 K 50K 5000 K	R2 Type II R3 Type III R4 Type IV R5 Type V	MVOLT 277 ² 120 ³ 347 ^{14,5} 208 ³ 480 ^{1,4} 240 ³	Shipped included SPUMBAK___ Square pole universal mounting adaptor ⁷ RPUMBAK___ Round pole universal mounting adaptor ⁷ SPD___ Square pole RPD___ Round pole WBD___ Wall bracket WWD___ Wood pole or wall
						Shipped separately 04 4" arm 06 6" arm 09 9" arm ⁶ 12 12" arm ⁶ DAD12P Degree arm (pole) DAD12WB Degree arm (wall) KMA Mast arm external fitter

						DDBXD
Options						Finish (required)
Shipped installed						Shipped separately¹³
PER5	NEMA twist-lock five-wire receptacle only (no controls) ⁸	PIR1FC3V	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ⁹	PNMTDD3	Part night, dim till dawn ¹²	WG Wire guard
PER7	Seven-wire receptacle only (no controls) ⁸	PIR1H1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ⁹	PNMT5D3	Part night, dim 5 hrs ¹²	
SF	Single fuse (120, 277, 347V) ³			PNMT6D3	Part night, dim 6 hrs ¹²	
DF	Double fuse (208, 240, 480V) ³			PNMT7D3	Part night, dim 7 hrs ¹²	
PIR	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ⁹	BL30	Bi-level switched dimming, 30% ^{10,11}	HS	Houseside shield ¹³	
PIRH	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ⁹	BL50	Bi-level switched dimming, 50% ^{10,11}			
						DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLTXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Stock configurations are offered for shorter lead times:

Standard Part Number	Stock Part Number
KAD LED 30C 1000 40K R3 MVOLT PUMBAK09 DDBXD	KADL 30C 40K R3
KAD LED 30C 1000 40K R5 MVOLT PUMBAK09 DDBXD	KADL 30C 40K R5
KAD LED 40C 1000 40K R3 MVOLT PUMBAK09 DDBXD	KADL 40C 40K R3
KAD LED 40C 1000 40K R5 MVOLT PUMBAK09 DDBXD	KADL 40C 40K R5
KAD LED 30C 1000 40K R3 MVOLT PUMBAK09 PIRH DDBXD	KADL 30C 40K R3 PIRH
KAD LED 30C 1000 40K R5 MVOLT PUMBAK09 PIRH DDBXD	KADL 30C 40K R5 PIRH
KAD LED 40C 1000 40K R3 MVOLT PUMBAK09 PIRH DDBXD	KADL 40C 40K R3 PIRH
KAD LED 40C 1000 40K R5 MVOLT PUMBAK09 PIRH DDBXD	KADL 40C 40K R5 PIRH

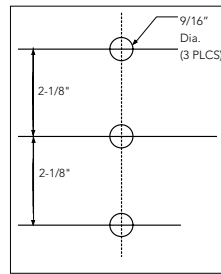
Accessories	
Ordered and shipped separately.	
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁴
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁴
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁴
DSHORT SBK U	Shorting cap ¹⁴
KADLEDHS 20C U	Houseside shield for 20 LED unit
KADLEDHS 30C U	Houseside shield for 30 LED unit
KADLEDHS 40C U	Houseside shield for 40 LED unit
KADLEDHS 60C U	Houseside shield for 60 LED unit
KMA DDBXD U	Mast arm adaptor (specify finish)
KADWGU	Wire guard accessory
PUMBAK DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish)

For more control options, visit [DTL](#) and [ROAM](#) online.
*Round pole top must be 3.25" O.D. minimum.

NOTES

- 20C or 30C LED are not available with 530 Drive Current and 347V or 480V
- Not available with 347 voltage
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Maximum ambient temperature with 347V or 480V is 30°C.
- Not available with 530mA.
- 9" or 12" arm is required when two or more luminaires are oriented on a 90° drilling pattern.
- Available as a separate combination accessory: PUMBAK (finish) U.
- Mounting must be restricted to ±45° from horizontal aim per ANSI C136.10-2010.
- PIR and PIRH1FC3V specify the [SensorSwitch SBGR-10-ODP](#) control; PIRH and PIRH1FC3V specify the [SensorSwitch SBGR-6-ODP](#) control; see [Outdoor Control Technical Guide](#) for details. Dimming driver standard.
- Requires an additional switched circuit with same phase as main luminaire power. Supply circuit and control circuit are required to be in the same phase.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, PER5, PER7 or PNMT options.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, PER5, PER7, BL30 or BL50.
- Also available as a separate accessory; see Accessories information.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.





Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90° †	3 at 120°	3 at 90° †	4 at 90° †
2-3/8"	T20-190	T20-280	T20-290	T20-320 †	T20-390	T20-490
2-7/8"	T25-190	T25-280	T25-290	T25-320	T25-390	T25-490
4"	T35-190	T35-280	T35-290	T35-320	T35-390	T35-490

** For round pole mounting (RPDXX) only.

† Requires 9" or 12" arm.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20C	530 mA	35W	R2	4,140	1	0	1	118	4,446	1	0	1	127	4,473	1	0	1	128
			R3	4,123	1	0	1	118	4,427	1	0	1	126	4,455	1	0	1	127
			R4	4,128	1	0	1	118	4,433	1	0	1	127	4,460	1	0	1	127
			R5	4,381	2	0	1	125	4,704	3	0	1	134	4,734	3	0	1	135
	700 mA	45W	R2	5,271	1	0	1	117	5,660	1	0	1	126	5,696	1	0	2	127
			R3	5,250	1	0	2	117	5,637	1	0	2	125	5,672	1	0	2	126
			R4	5,256	1	0	2	117	5,644	1	0	2	125	5,679	1	0	2	126
			R5	5,578	3	0	1	124	5,990	3	0	1	133	6,027	3	0	1	134
	1000 mA	73W	R2	7,344	1	0	2	101	7,886	2	0	2	108	7,935	2	0	2	109
			R3	7,314	1	0	2	100	7,854	1	0	2	108	7,903	1	0	2	108
			R4	7,322	1	0	2	100	7,863	1	0	2	108	7,912	1	0	2	108
			R5	7,771	3	0	1	106	8,345	3	0	1	114	8,397	3	0	1	115
30C	530 mA	53W	R2	6,166	1	0	2	116	6,621	1	0	2	125	6,663	1	0	2	126
			R3	6,141	1	0	2	116	6,594	1	0	2	124	6,635	1	0	2	125
			R4	6,148	1	0	2	116	6,602	1	0	2	125	6,643	1	0	2	125
			R5	6,525	3	0	1	123	7,006	3	0	1	132	7,050	3	0	1	133
	700 mA	69W	R2	7,817	2	0	2	113	8,395	2	0	2	122	8,447	2	0	2	122
			R3	7,785	1	0	2	113	8,360	2	0	2	121	8,412	2	0	2	122
			R4	7,794	1	0	2	113	8,370	1	0	2	121	8,422	1	0	2	122
			R5	8,272	3	0	2	120	8,883	3	0	2	129	8,938	3	0	2	130
	1000 mA	108W	R2	10,755	2	0	2	100	11,549	2	0	2	107	11,621	2	0	2	108
			R3	10,711	2	0	2	99	11,502	2	0	2	106	11,574	2	0	2	107
			R4	10,724	2	0	2	99	11,515	2	0	2	107	11,587	2	0	2	107
			R5	11,381	3	0	2	105	12,221	4	0	2	113	12,297	4	0	2	114
40C	530 mA	71W	R2	8,156	2	0	2	115	8,758	2	0	2	123	8,812	2	0	2	124
			R3	8,122	2	0	2	114	8,722	2	0	2	123	8,776	2	0	2	124
			R4	8,132	1	0	2	115	8,732	1	0	2	123	8,786	1	0	2	124
			R5	8,630	3	0	2	122	9,267	3	0	2	131	9,325	3	0	2	131
	700 mA	94W	R2	10,286	2	0	2	109	11,045	2	0	2	118	11,114	2	0	2	118
			R3	10,244	2	0	2	109	11,000	2	0	2	117	11,069	2	0	2	118
			R4	10,256	2	0	2	109	11,013	2	0	2	117	11,081	2	0	2	118
			R5	10,884	3	0	2	116	11,688	4	0	2	124	11,761	4	0	2	125
	1000 mA	141W	R2	13,923	2	0	2	99	14,951	2	0	2	106	15,045	2	0	2	107
			R3	13,866	2	0	3	98	14,890	2	0	3	106	14,983	2	0	3	106
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			R3	14,866	2	0	3	109	15,964	2	0	3	117	16,063	2	0	3	117
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Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	KAD LED 60C 1000			
	1.0	0.91	0.86	0.76
	KAD LED 40C 1000			
	1.0	0.93	0.88	0.79
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	1.0	0.98	0.97	0.94

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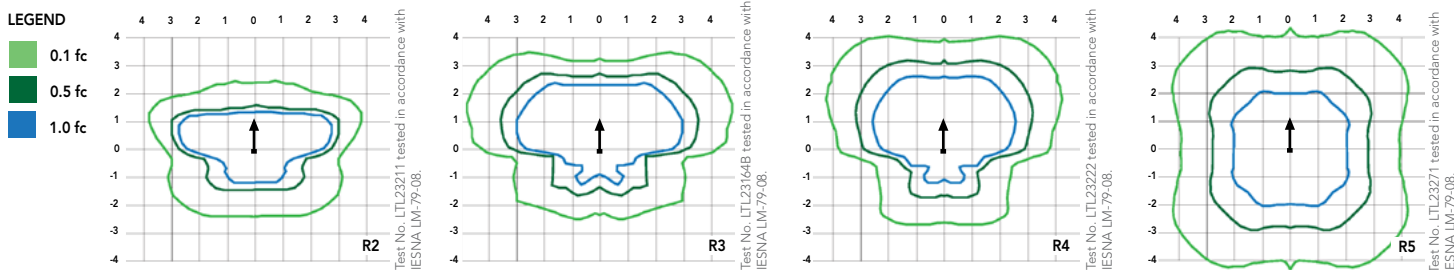
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	1000	108	0.90	0.52	0.46	0.40	0.32	0.24
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	700	94	0.79	0.46	0.41	0.36	0.27	0.20
	1000	141	1.18	0.68	0.59	0.52	0.42	0.30
60	530	103	0.87	0.50	0.44	0.39	0.29	0.22
	700	137	1.15	0.66	0.58	0.51	0.40	0.29
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Included universal mounting block and extruded aluminum arm facilitate quick and easy installation using nearly any existing drilling pattern. Stainless steel bolts fasten the luminaire to the mounting block securing it to poles or walls. The KAD LED can withstand up to a 1.5 G vibration load rating per ANSI C136.31. The KAD LED also utilizes the standard K-Series (Template #5) for pole drilling.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



**VILLAGE OF WHEELING
COOK COUNTY, ILLINOIS
PROJECT NO:9622**

SITEX GROUP
9625 W BRYN MAWR AVENUE, SUITE 955
ROSEMONT, IL 60018
PHONE: 312-533-2669
FAX: 312.274.1787

COUNTY COOK
CITY, TOWNSHIP WHEELING, T42N
SEC. & 1/4 SEC. NO. R11E, SEC. 14

SOURCE BENCHMARK:
VILLAGE OF WHEELING BM-24
2.5" ALUMINUM DISK STAMPED VILLAGE OF WHEELING - SURVEY
MARKER LOCATED AT THE NORTHEAST CORNER OF GENEVA DRIVE
BRIDGE OVER McDONALD CREEK +/-250' NORTH OF AVALON
DRIVE.
ELEVATION = 656.901 NAVD 88

VILLAGE OF WHEELING BM-25
2.5" ALUMINUM DISK STAMPED VILLAGE OF WHEELING - SURVEY
MARKER LOCATED AT THE NORTHWEST CORNER OF WILLOW ROAD
BRIDGE OVER McDONALD CREEK +/-350' WEST OF POTOMAC
COURT.
ELEVATION = 652.302 NAVD 88

SITE BENCHMARK #1:
SOUTHEASTERLY BOLT OF FIRE HYDRANT ON THE EAST SIDE OF
CHADDICK NEAR THE SOUTHWEST CORNER OF THE SITE.
ELEVATION = 651.42 NAVD88

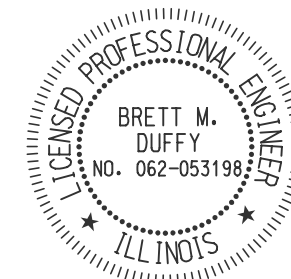
SITE BENCHMARK #2:
SOUTHEASTERLY BOLT ON FIRE HYDRANT ON THE EAST SIDE OF
CHADDICK DRIVE +/-80' SOUTH OF THE NORTHWEST CORNER OF
THE SITE.
ELEVATION = 651.28 NAVD88

**SPACECO, INC. IS TO BE NOTIFIED AT LEAST
THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION
AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS**

ILLINOIS REGISTRATION NO.: 062-053198
EXPIRATION DATE: 11/30/2017

PROFESSIONAL DESIGN FIRM NO.: 184-001157
EXPIRATION DATE: 04/30/2017

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

[illegible]

ORIGINAL PLAN DATE: JANUARY 6, 2017

[illegible]

**1075 CHADDICK DRIVE
WHEELING, ILLINOIS**



9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS



FILENAME:
9622P-TITLE

DATE:
01/06/17

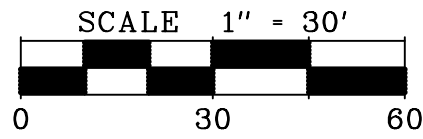
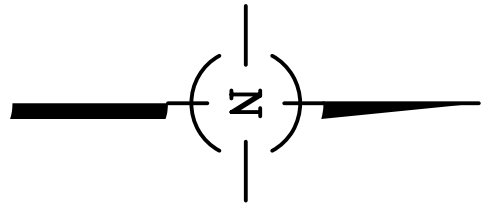
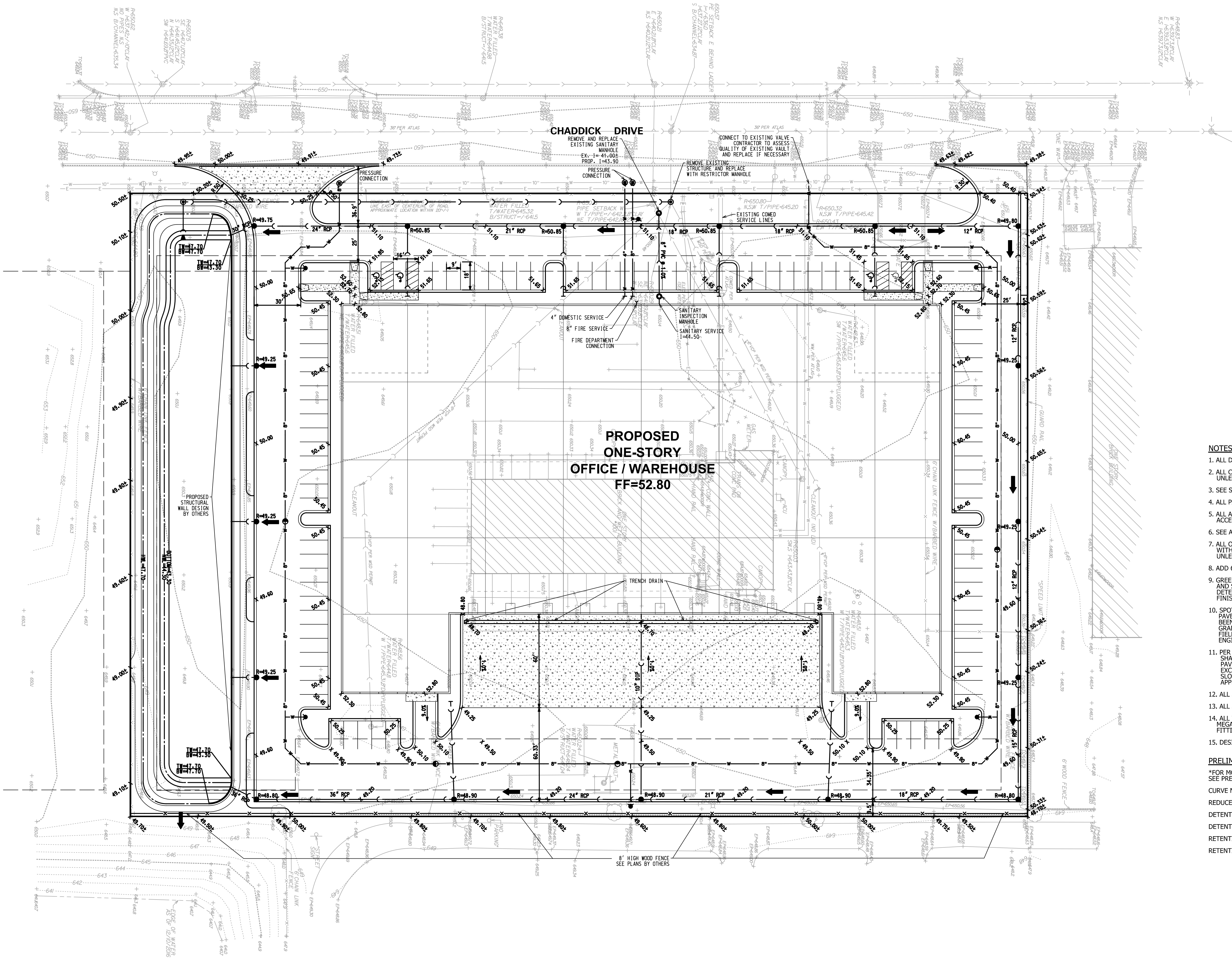
JOB NO.
0600

SHEET

B-21

P-C1

1 OF 5



LEGEND

- F/F FINISHED FLOOR
- LOCAL DRAINAGE
- 100-YEAR OVERLAND FLOW ROUTE
- LOCAL DRAINAGE DIVIDE
- TOP OF WALL
BOTTOM OF WALL
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT OR APRON
- CONCRETE SIDEWALK
- CONCRETE SIDEWALK
HC RAMP (5' WIDE UNLESS NOTED)
- REVERSE PITCH CURB
- DEPRESSED CURB & GUTTER
- PROPOSED FENCE

NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURBS AND GUTTERS ARE STANDARD REVERSED PITCH B-6.12 UNLESS OTHERWISE NOTED.
3. SEE SHEET GN1 FOR PAVEMENT SECTION DETAILS.
4. ALL PAVEMENT MARKINGS SHALL BE PAINT.
5. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
6. SEE ARCHITECTURAL DRAWINGS FOR DESIGN AND DETAILS OF THE BUILDINGS.
7. ALL ON-SITE HC/CURB RAMPS SHALL FOLLOW IDOT STANDARDS WITH THE EXCEPTION OF PROVIDING DETECTABLE WARNINGS, UNLESS OTHERWISE INDICATED ON THE PLANS.
8. ADD 600 TO ELEVATIONS SHOWN AS XX.XX.
9. GREEN SPACE SHALL BE FINISHED WITH 6" TOPSOIL AND SEED ON THE MAIN BUILDING SITE. STORMWATER DETENTION AND VOLUME CONTROL AREAS TO BE FINISHED WITH 12" TOPSOIL AND SEED.
10. SPOT GRADES SHOWN AS XX.XX± ARE TO MEET THE EXISTING PAVEMENT/SIDEWALK/CURB GRADE. THE GRADES SHOWN HAVE BEEN DETERMINED BASED ON INTERPOLATION OF EXISTING SPOT GRADES AND ARE THEREFORE APPROXIMATE. CONTRACTOR TO FIELD VERIFY ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
11. PER WHEELING'S MANUAL OF PRACTICE, SLOPES IN GRASS AREAS SHALL HAVE A MINIMUM 2% SLOPE AND A MAXIMUM OF 5:1. PAVED AREAS SHALL HAVE A MINIMUM OF 1% SLOPE. ALL WALKS, EXCEPT ADA COMPLIANT RAMP AREAS, SHALL HAVE A MAXIMUM SLOPE OF 5%. ADA AREAS AND ROUTES SHALL MEET ALL APPLICABLE ADA REQUIREMENTS.
12. ALL STORM SEWERS SHALL BE RCP CL-IV UNLESS NOTED OTHERWISE.
13. ALL SANITARY SEWERS SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE.
14. ALL WATER MAINS SHALL BE D.I.P. CL 52 UNLESS NOTED OTHERWISE. MEGALUGS AND THRUST BLOCKS ARE REQUIRED FOR ALL WATERMAIN FITTINGS.
15. DESIGN OF WIRING AND CIRCUITRY OF LIGHTING WILL BE BY OTHERS.

PRELIMINARY DETENTION SUMMARY

*FOR MORE DETAILED CALCULATIONS AND DRAINAGE INFO SEE PRELIMINARY STORM REPORT

CURVE NUMBER	= 92
REDUCED CURVE NUMBER	= 85.62
DETENTION REQUIRED	= 1.22 AC-FT
DETENTION PROVIDED	= 1.39 AC-FT
RETENTION REQUIRED	= 0.33 AC-FT
RETENTION PROVIDED	= 0.33 AC-FT

PRELIMINARY GRADING AND UTILITY PLAN

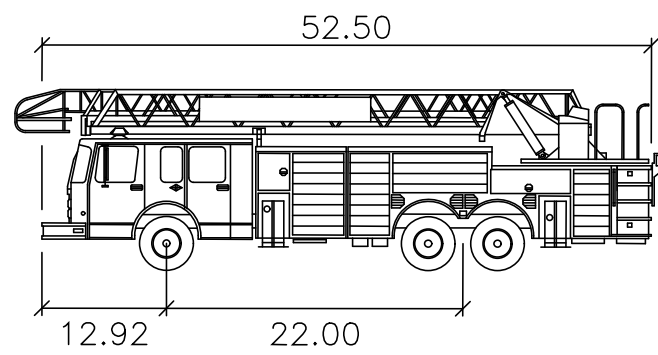
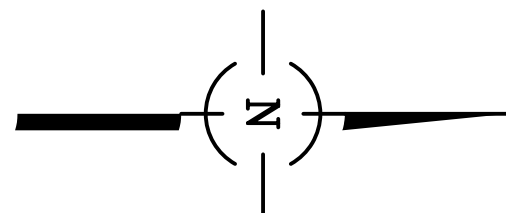
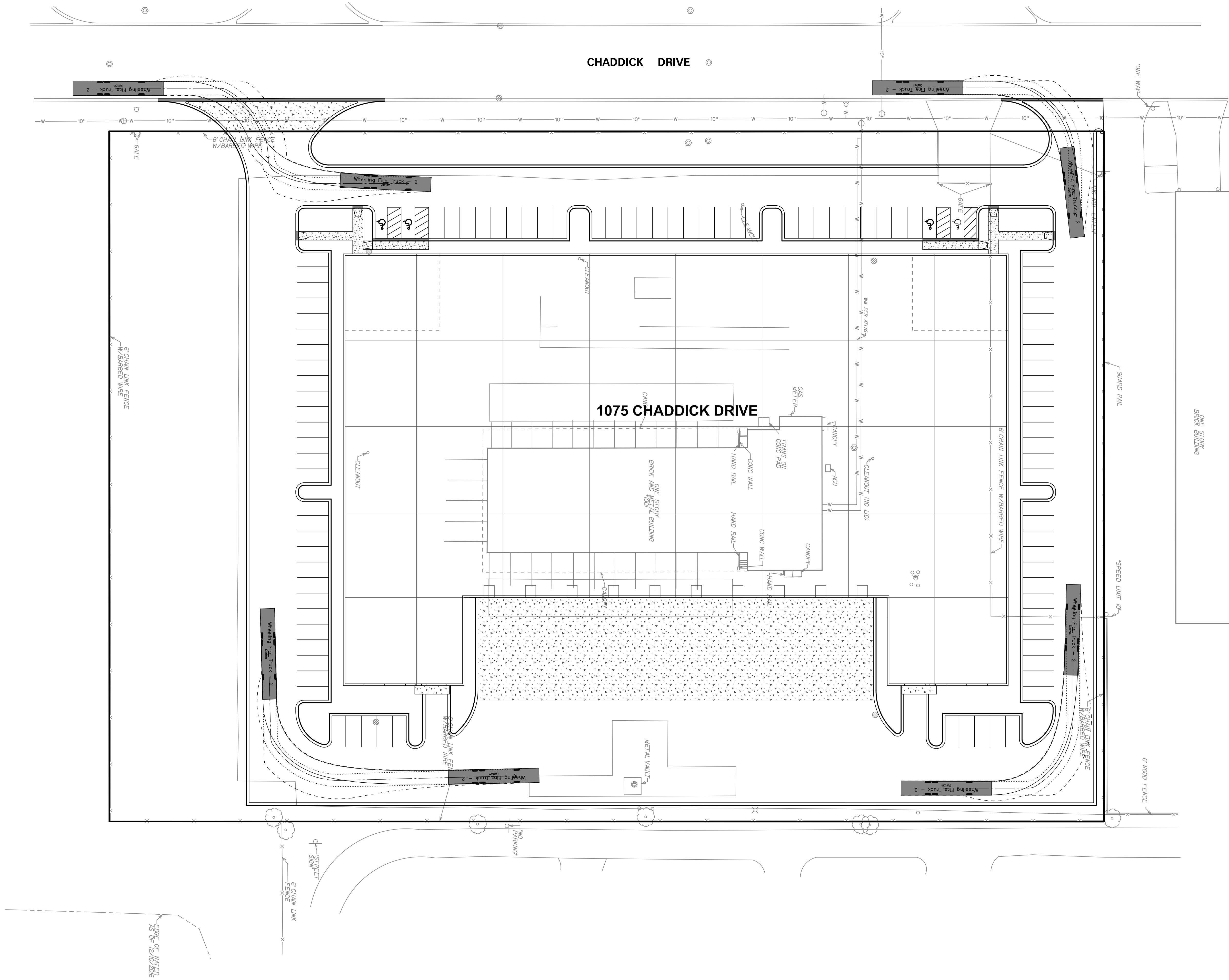
1075 CHADDICK DRIVE
WHEELING, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS



FILENAME:
9622P-GRUT01
DATE:
01/06/16
JOB NO.
9622
SHEET
P-GRUT
5 OF 5

Exhibit received Jan. 12, 2017



Wheeling Fire feet
Width : 8.33
Track : 7.83
Lock to Lock Time : 6.0
Steering Angle : 28.9

VEHICLE ENVELOPES
..... FRONT TIRE PATH
—— REAR TIRE PATH
- - - - VEHICLE BODY ENVELOPE

NO.	DATE	REMARKS

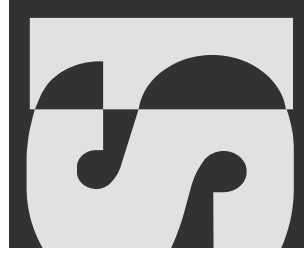
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FIRE DEPARTMENT EXHIBIT

1075 CHADDICK DRIVE
WHEELING, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS


9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065


SPACECO INC.

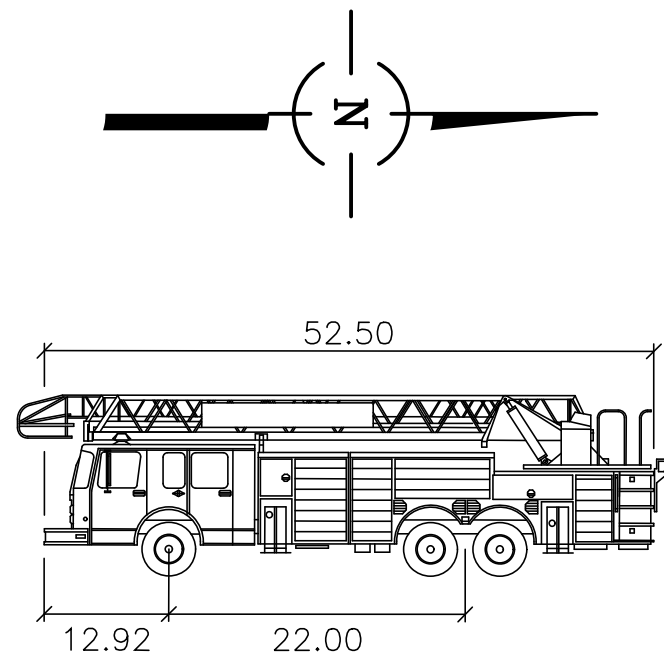
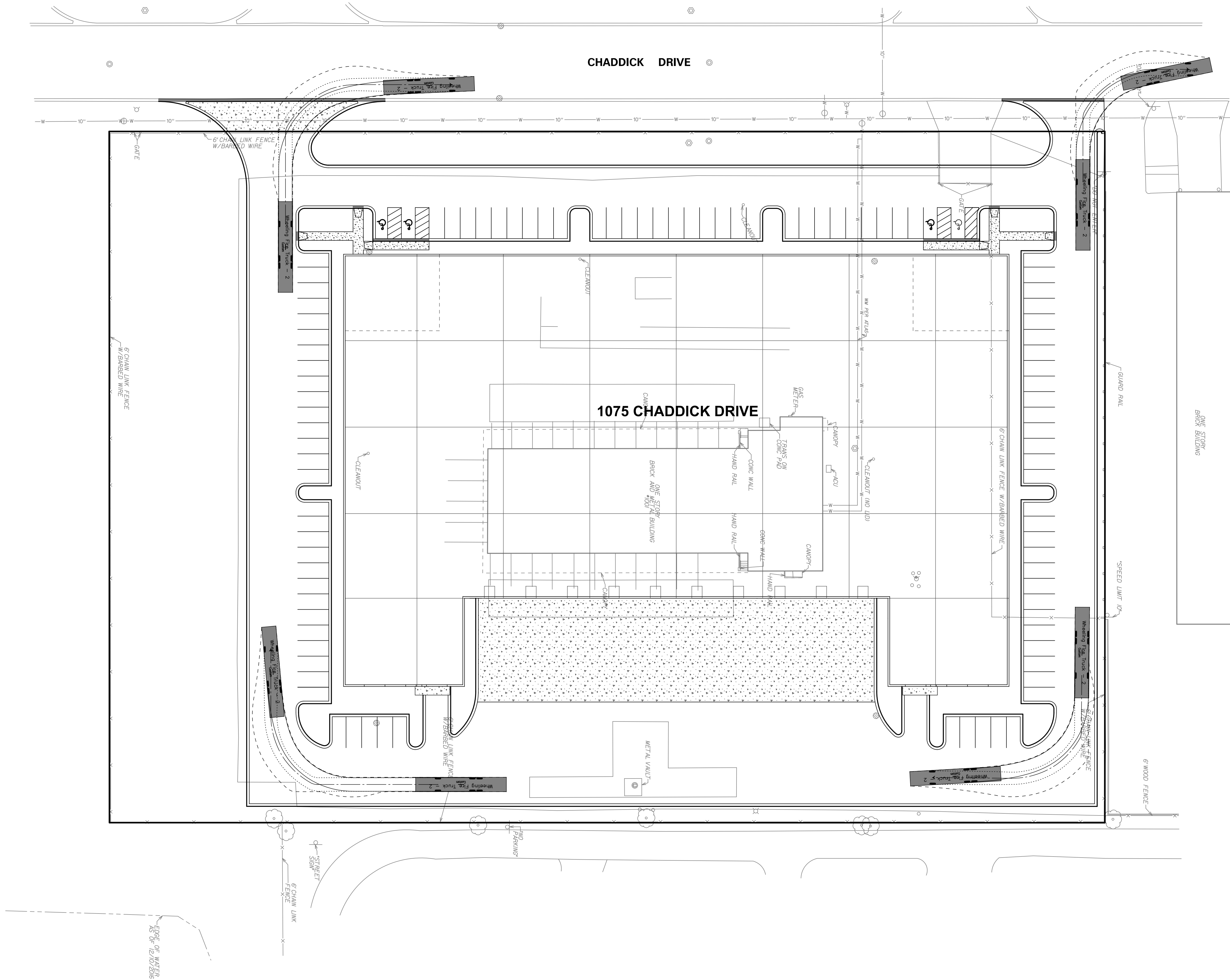
FILENAME:
9622EXH-FD

DATE:
01/06/17

JOB NO.
9622

SHEET
FDE

1 OF 1



Wheeling Fire feet
Width : 8.33
Track : 7.83
Lock to Lock Time : 6.0
Steering Angle : 28.9

VEHICLE ENVELOPES
..... FRONT TIRE PATH
——— REAR TIRE PATH
- - - - VEHICLE BODY ENVELOPE

NO.	DATE	REMARKS

NO.	DATE	REMARKS

FIRE DEPARTMENT EXHIBIT

1075 CHADDICK DRIVE
WHEELING, ILLINOIS

CONSULTING ENGINEERS
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9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
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SPACECO INC.

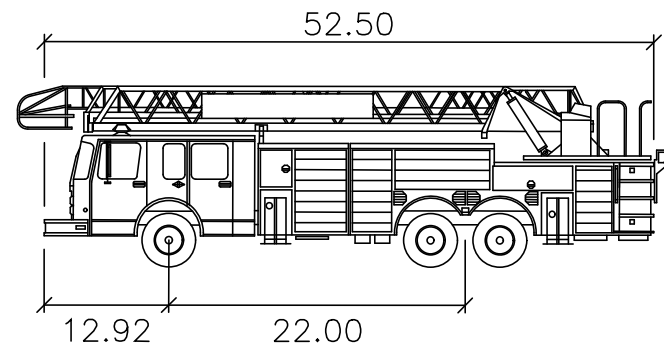
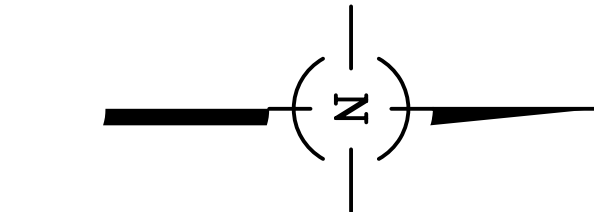
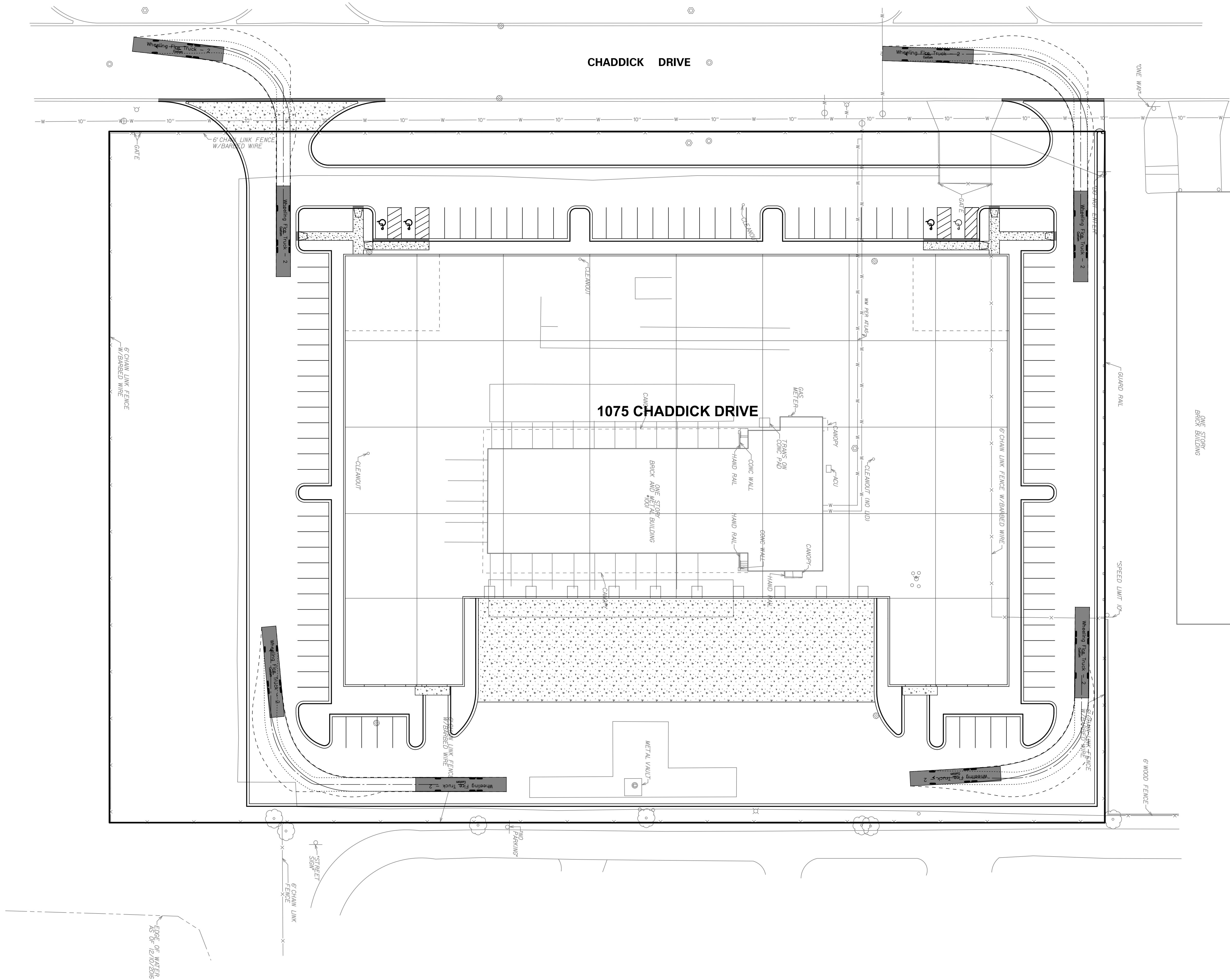
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9622EXH-FD

DATE:
01/06/17

JOB NO.
9622

SHEET
FDE

1 OF 1



Wheeling Fire	feet
Width	: 8.33
Track	: 7.83
Lock to Lock Time	: 6.0
Steering Angle	: 28.9

- VEHICLE ENVELOPES
- FRONT TIRE PATH
 - REAR TIRE PATH
 - VEHICLE BODY ENVELOPE

NO.	DATE	REMARKS

NO.	DATE	REMARKS

FIRE DEPARTMENT EXHIBIT

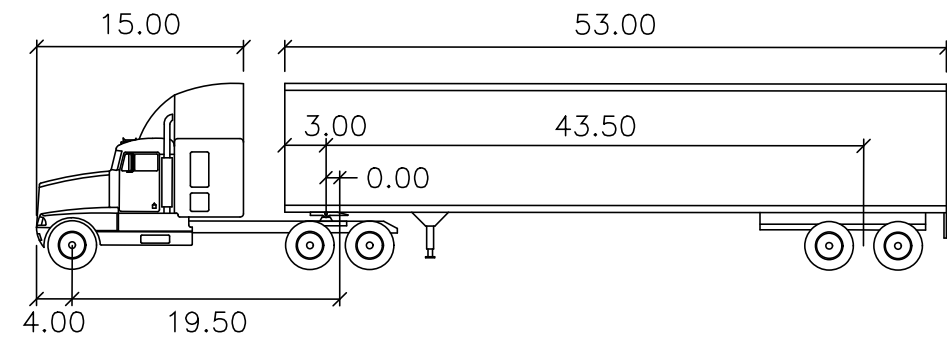
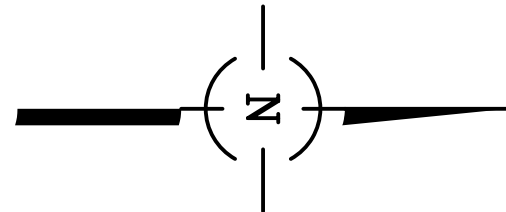
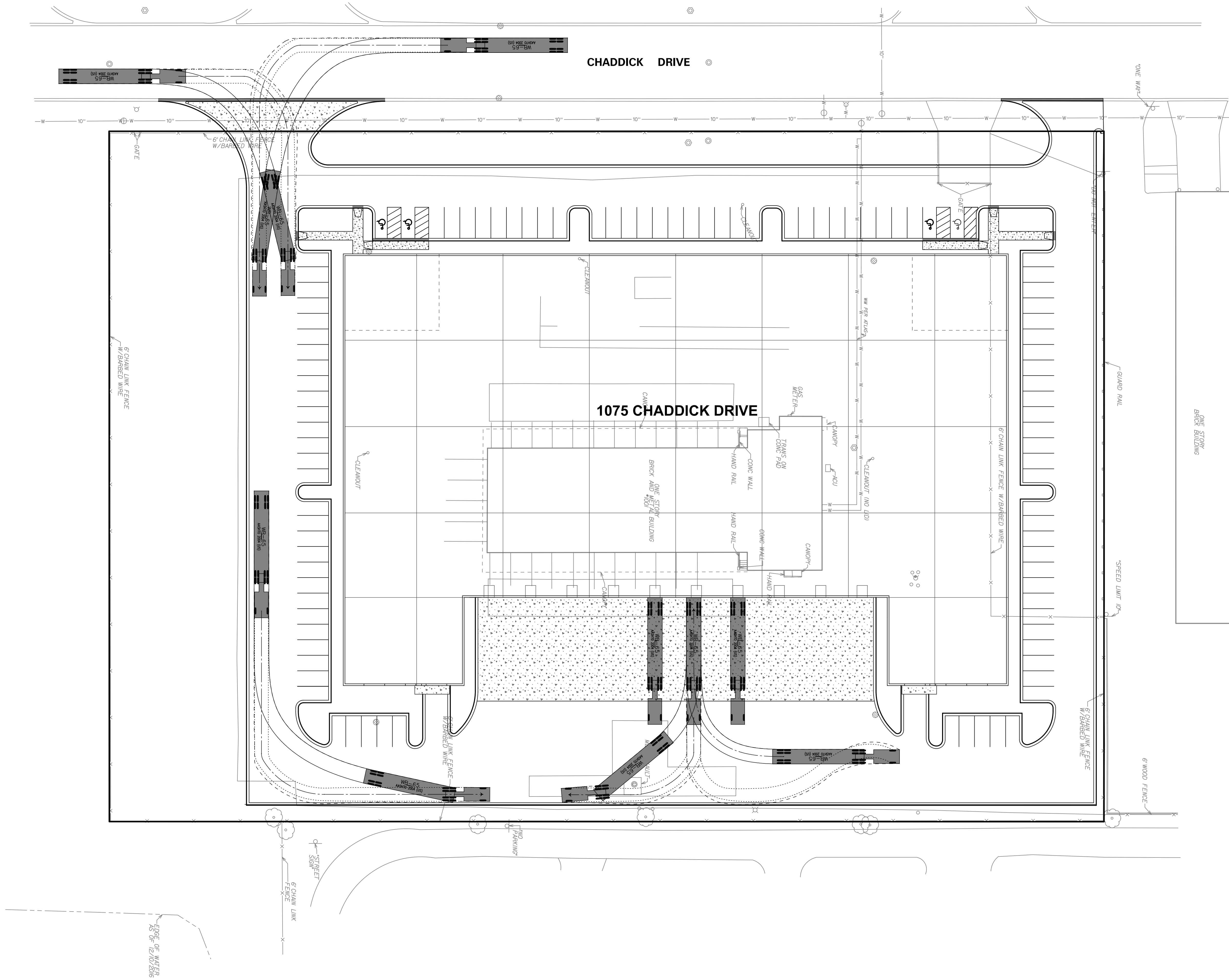
1075 CHADDICK DRIVE
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SPACECO INC.

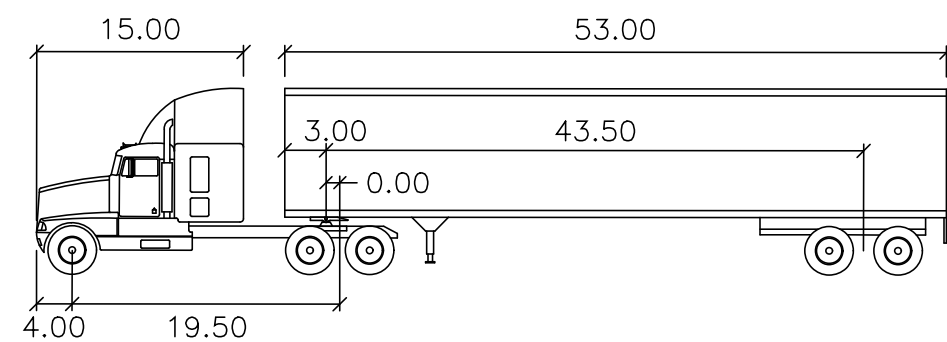
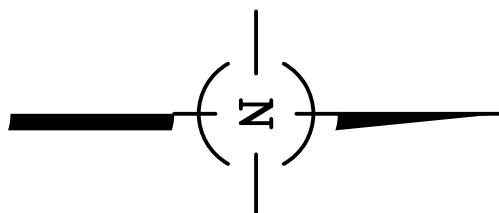
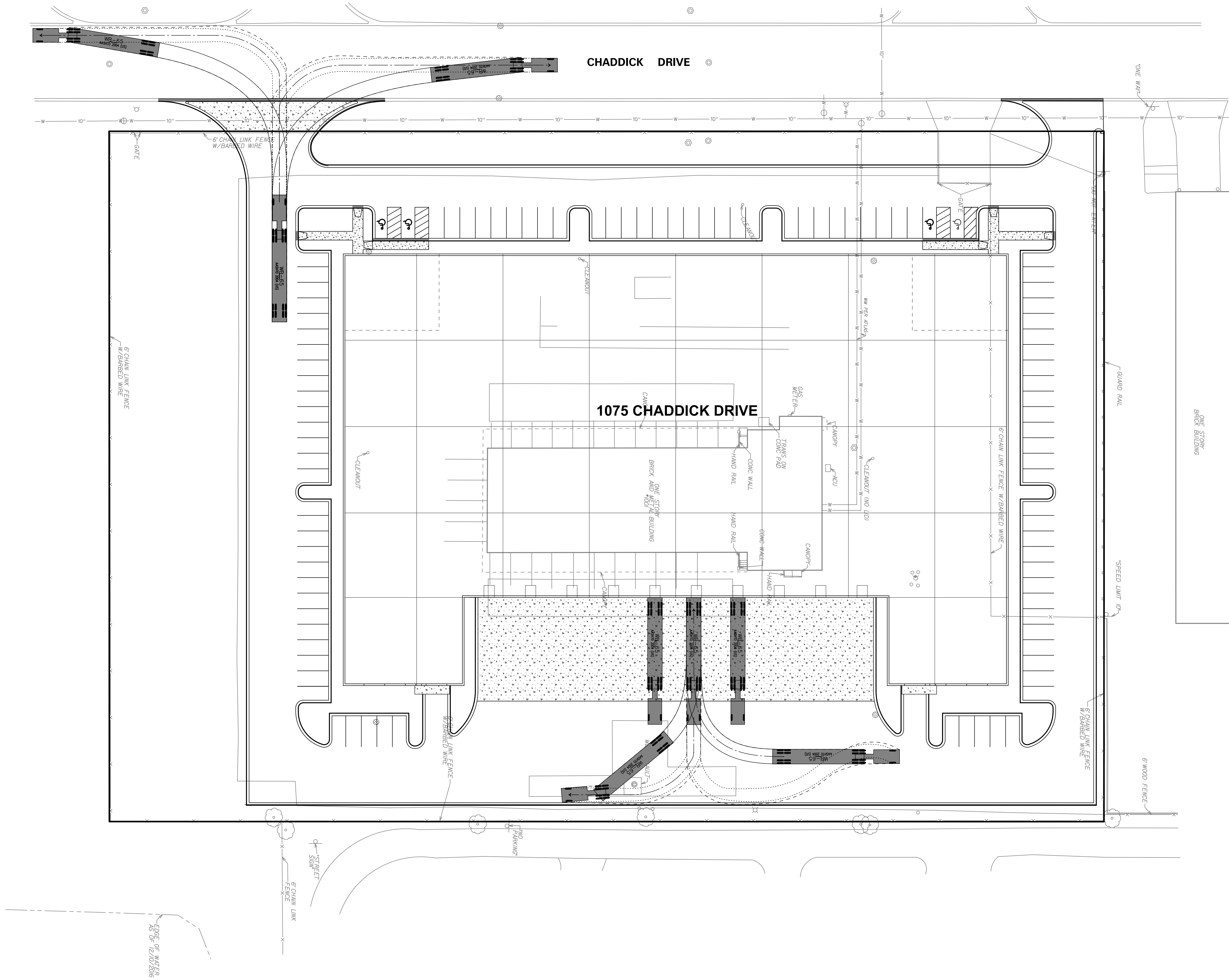
FILENAME: 9622EXH-FD
DATE: 01/06/17
JOB NO. 9622
SHEET FDE
1 OF 1



WB-65	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

VEHICLE ENVELOPES	
.....	FRONT TIRE PATH
———	REAR TIRE PATH
- - - -	VEHICLE BODY ENVELOPE

CONSULTING ENGINEERS		TRUCK TURN EXHIBIT		NO.		DATE		REMARKS	
SITE DEVELOPMENT ENGINEERS									
LAND SURVEYORS									
SPACECO INC.		1075 CHADDICK DRIVE							
9575 W. Higgins Road, Suite 700		WHEELING, ILLINOIS							
Phone: (847) 696-4060 Fax: (847) 696-4065									
FILENAME:		9622EXH-FD							
DATE:		01/06/17							
JOB NO.		9622							
SHEET		TRUCK							
1		OF							



WB-65	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

- VEHICLE ENVELOPES
- FRONT TIRE PATH
 - REAR TIRE PATH
 - - - - VEHICLE BODY ENVELOPE

NO.	DATE	REMARKS

NO.	DATE	REMARKS

TRUCK TURN EXHIBIT

1075 CHADDICK DRIVE
WHEELING, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME:
9622EXH-FD

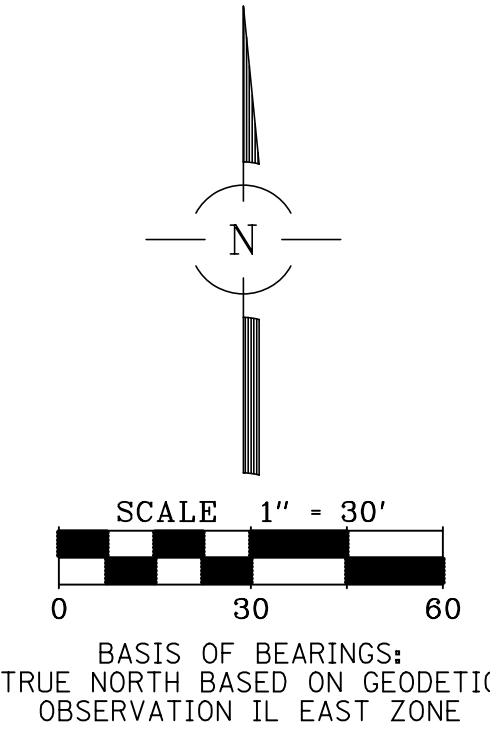
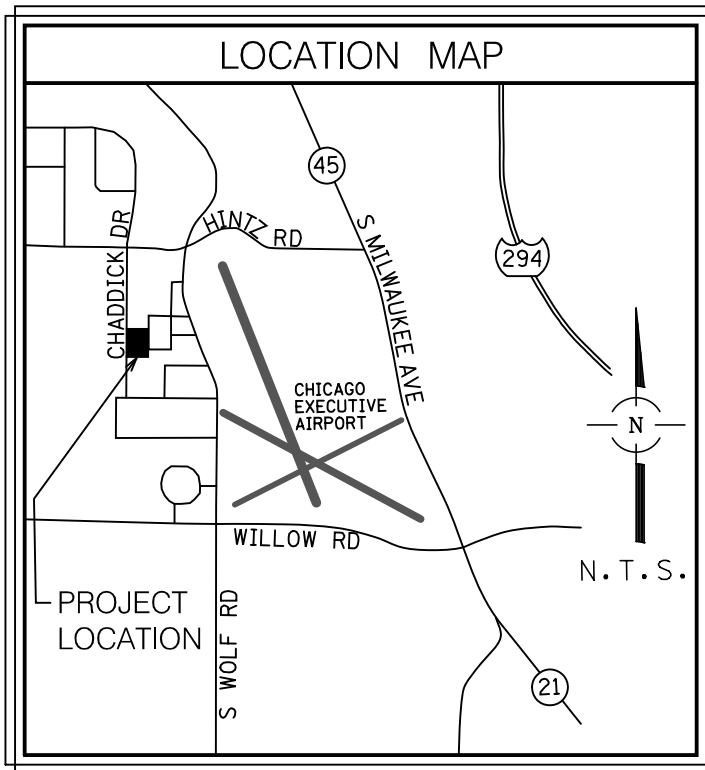
DATE:
01/06/17

JOB NO.
9622

SHEET
TRUCK

1 OF 1

A.L.T.A./N.S.P.S. LAND TITLE SURVEY



PROPERTY DESCRIPTION:
LOT 1 IN SOUTH WHEELING INDUSTRIAL PARK RESUBDIVISION OF LOT 8, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NOTES:
THIS SURVEY REFLECTS MATTERS OF TITLE AS LISTED ON A COMMITMENT FOR TITLE INSURANCE BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 1401 008983571 02 WITH EFFECTIVE DATE: NOVEMBER 16, 2016.
ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
SPACECO, INC. IS AN ILLINOIS PROFESSIONAL DESIGN FIRM REGISTERED UNDER LICENSE NUMBER 184-001157.

MONUMENTS WERE FOUND/SET AT THE PARCEL CORNERS AS SHOWN.
(TABLE A ITEM 1)
ADDRESS (PER COOK COUNTY GIS):
1001 CHADDICK DRIVE
WHEELING, IL 60090
TAX P.I.N.
03-14-200-026-0000 (TABLE A ITEM 2)

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17031C0206J MAP REVISED AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
(TABLE A ITEM 3)

PROPERTY SURVEYED CONTAINS 230,270 SQUARE FEET, OR 5,286 ACRES, MORE OR LESS.
(TABLE A ITEM 4)
SUBSTANTIAL FEATURES ARE SHOWN HEREON.
(TABLE A ITEM 8)

THERE ARE 27 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY, 0 OF WHICH ARE MARKED HANDICAPPED. PARKING STRIPING WAS VERY FADED AND SNOW COVERED. PARKING SPACE COUNT IS APPROXIMATE.
(TABLE A ITEM 9)
UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES, AND/OR ENGINEERING DESIGN PLANS. THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE, OTHER UTILITIES NOT SHOWN MAY EXIST. A JULI.E. DESIGN STAGE FOR THIS SITE WAS REQUESTED AND ASSIGNED DIG NUMBER X3510765. ADDITIONAL DRY UNDERGROUND UTILITIES MAY EXIST THAT DO NOT FALL UNDER THE JURISDICTION OF JULI.E. CALL JULI.E. 1-800-892-0123 PRIOR TO DIGGING, OR FOR ADDITIONAL INFORMATION.

MEMBER COMPANIES PER JULI.E.:
COMET (SHOWN PER ATLAS, APPROXIMATE LOCATION)
WSPLOA (WEST SHORE PIPE LINE, LLC) "West Shore Pipe Line has determined our facilities are not in conflict"
ATTN: DISTRIBUTION (NO INFORMATION PROVIDED TO THIS SURVEYOR)
COMCAST (NO INFORMATION PROVIDED TO THIS SURVEYOR)
NICOR GAS (NO INFORMATION PROVIDED TO THIS SURVEYOR)
TDS METROCOM (NO INFORMATION PROVIDED TO THIS SURVEYOR)
USIC LOCATING SERVICES (NO INFORMATION PROVIDED TO THIS SURVEYOR)
VINAKOM COMMUNICATIONS (NO INFORMATION PROVIDED TO THIS SURVEYOR)
VILLAGE OF WHEELING (NO INFORMATION PROVIDED TO THIS SURVEYOR)
(TABLE A ITEM 11)

NAME OF THE ADJOINERS SHOWN HEREON ARE CURRENT OWNERS AND/OR TAXPAYERS AS LISTED ON THE COOK COUNTY ASSESSOR'S WEBSITE ON DECEMBER 21, 2016.
(TABLE A ITEM 13)
THE SURVEYED PROPERTY IS LOCATED 1,444 FEET +/- SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF E HINTZ ROAD.
(TABLE A ITEM 14)

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
(TABLE A, ITEM 16)
THIS SURVEYOR KNOWS OF NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE ARE NOT OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
(TABLE A, ITEM 17)

THERE WAS NO EVIDENCE OF WETLAND MARKERS OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED.
(TABLE A, ITEM 18)
NO INFORMATION RELATED TO ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS HAD BEEN PROVIDED TO OR OBTAINED BY THIS SURVEYOR.
(TABLE A, ITEM 19)

TITLE COMMITMENT NOTES:
GENERAL EXCEPTIONS
1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.

N 21.17 AND 50 FOOT BUILDING LINE AS SHOWN ON PLAT OF SOUTH WHEELING INDUSTRIAL PARK RESUBDIVISION OF LOT 8 RECORDED FEBRUARY 13, 1990 AS DOCUMENT 90071092. (SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY AND HAS BEEN SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.)

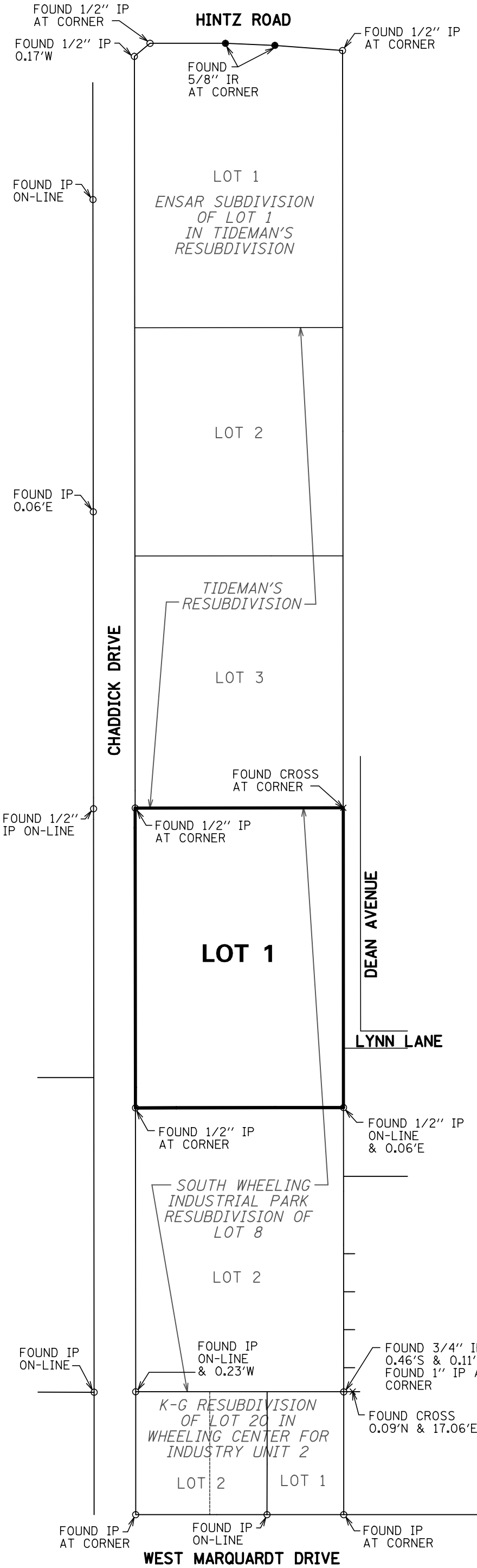
0 22. TERMS, CONDITIONS AND LIMITATIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND RECORDED JANUARY 15, 2015 AS DOCUMENT 1501539029. (SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY AND HAS BEEN SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.)

(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY BUT IS NOT A PLOTTABLE ITEM. SEE DOCUMENT FOR PARTICULARS.)

REVISIONS:	DATE: 12/21/2016
	JOB NO: 9622
	FILENAME: 9622ALTA-01
	SHEET 1 OF 1
CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS	9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 696-4060 Fax: (847) 696-4065

SNOW CONDITIONS EXISTED OVER THE SITE AT THE TIME OF FIELD WORK. ADDITIONAL IMPROVEMENTS MAY EXIST, BUT WERE NOT VISIBLE AT THE TIME OF SURVEY DUE TO 7"-10" OF SNOW.

LEGEND	
—	STORM SEWER
—	SANITARY SEWER
—	WATER MAIN
—	GAS MAIN
—	UNDERGROUND TELEPHONE LINE
—	UNDERGROUND ELECTRIC LINE
—	UNDERGROUND CATV LINE
—	FENCE
—	GUARDRAIL
—	SANITARY MANHOLE
—	STORM MANHOLE
—	CATCH BASIN
—	INLET
—	FLARED END SECTION
—	TELEPHONE UPRIGHT
—	ELECTRIC UPRIGHT
—	CABLE TV UPRIGHT
—	FIRE HYDRANT
—	VALVE AND VAULT
—	WATER VALVE
—	B BOX
—	AUXILIARY VALVE
—	GAS VALVE
—	HAND HOLE
—	STREET LIGHT
—	UTILITY POLE
—	BOLLARD
—	SEW UNIDENTIFIED MANHOLE
—	ASPHALT
—	CONCRETE
—	BC BACK OF CURB
—	EP EDGE OF PAVEMENT
—	FNC FENCE
—	FENCE CORNER
—	IP IRON PIPE
—	IR IRON ROD
—	PEIT PEDESTAL
—	MCASURD (M) TELEPHONE PEDESTAL
—	IR RECORD
—	STM STORM MANHOLE
—	SMH SANITARY MANHOLE



DETAIL OF FOUND MONUMENTATION
SCALE: 1" = 200'

FOR REVIEW
PURPOSES ONLY

STATE OF ILLINOIS)
COUNTY OF COOK)

TO: CHICAGO TITLE INSURANCE COMPANY
AND: SITEX GROUP, LLC
AND: TRANSPORT REALTY, INC., A CORPORATION OF ARKANSAS,
FORMERLY KNOWN AS ABC TREADCO, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 11, 13, 14, 16, 18, 19 & 20 OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 13, 2016.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF DECEMBER, 2016 IN ROSEMONT, ILLINOIS.

GABRIELA PTASINSKA, I.P.L.S. No. 035-3893
LICENSE EXPIRES: 11-30-2018
gptasinska@spacecoinc.com
(VALID ONLY IF EMBOSSED SEAL AFFIXED)

Exhibit received Jan. 12 2017

PREPARED FOR:
SITEX GROUP
9625 W. BRYN MAWR AVENUE
SUITE 955
ROSEMONT, IL 60018

P.I.N.: 03-14-200-027-0000
OWNER/TAXPAYER: PIRET USA

LOT 16
WHEELING CENTER FOR
INDUSTRY UNIT THREE
RECORDED APRIL 4, 1977
AS DOCUMENT 23815152

P.I.N.: 03-14-205-008-0000
OWNER/TAXPAYER:
LAND OWNERS ASSN

LOT 16
WHEELING CENTER FOR
INDUSTRY UNIT THREE
RECORDED APRIL 4, 1977
AS DOCUMENT 23815152

P.I.N.: 03-14-205-008-0000
OWNER/TAXPAYER:
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**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

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

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

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

Chairman Ruffatto called Docket No. 2016-26A&B on December 15, 2016. Present were Commissioners Blinova, Dorband, Issakoo, Johnson, Powers, Ruffatto and Zangara. Also present were Brooke Jones, Senior Planner and Mallory Milluzzi, Village Attorney.

Commissioner Powers read the following statement aloud.

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

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

She also informed the Plan Commission that Staff received an additional site plan from the petitioner before the meeting regarding the placement of a cart corral.

Mr. Don Rickard, Milord Company, 9801 Industrial Drive, Bridgeview, IL and Mr. Brad Stein, Binny's Beverage Depot, VP, 8935 North Milwaukee Avenue, Niles were present and sworn in.

Mr. Rickard explained they were seeking approval for two Special Use permits - package liquor sales and for retail sales greater than 20,000 square feet.

Mr. Rickard explained that Binny's was a privately held company with over 30 stores in the Chicagoland area. Mr. Rickard reviewed the changes to the exterior of the building. They are proposing a cart corral in the western half of the parking lot which is where they anticipate most of their customers parking. They will be removing the red corrugated siding and replacing it with an exterior insulation finish system painted to complement the other color banding at the top of the building. They will paint the red canopy which expands the storefront black. There is an existing short brick wall about 32" high under the storefront to the east of the front door that they would be adding a small pair of cart doors to return carts into the building.

Mr. Rickard reported they were proposing an LED channel letter sign on the front elevation that would be 192 square feet. There is also a 30 square foot sign on the west elevation on the side.

Mr. Rickard reported the interior would be finished to match the typical Binny's store. They will demo some of the interior store. They will grind and polish the interior floors, add a walk-in beer cooler, add a walk-in humidor, add a wine room and a rare and collectibles spirits rooms. The balance of approximately 17,000 square feet will be retail space.

Mr. Rickard stated there were approximately 25 people employed at this location with 9 or 10 onsite at one time. The hours of operation are from 9:00 a.m. to 9:00 p.m. on Monday through Saturday and an opening of 10:00 a.m. or noon on Sunday with a 6:00 p.m. closing. He confirmed they would operate within the liquor licensing hours. He explained the product mix for the store was about 45% wine, 32% spirits, 15% beer and 8% cigars & Misc. He explained they occasionally have a tasting or event that was generally small with a short duration. On average, they have one every 2 to 3 weeks. He provided a typical delivery schedule. It is not a large volume and is done during normal business hours. Most of the vehicles are smaller and passenger vans. The largest vehicle would be a beer truck which is approximately 40' long. There is a loading area built into the store that would easily accommodate the deliveries.

Mr. Rickard referred to the standards for the special use permits. They are in full agreement with Staff's comments about them and feel they have met all six standards.

Chairman Ruffatto asked for public comment. No one from the audience came forward.

Commissioner Zangara felt it looked great. He was glad to see the cart corral. He referred to the existing bollards in front that were still red. He questioned if they would remain red. Mr. Rickard explained they were usually painted to complement the building and would probably be painted to match the Binny signage which is a shade of red.

Commissioner Zangara was not concerned with the proposed EIFS since he felt it was located high enough off the ground. Mr. Rickard agreed it was high enough off the grade and was more of an accent.

Commissioner Zangara referred to two metal brackets on the side and questioned the purpose. Mr. Rickard couldn't figure it out and may try to remove them and patch the brick. He confirmed it was not for additional signage. He also confirmed they don't use signage in their windows.

Commissioner Issakoo had no questions. He was excited they were moving to Wheeling.

Commissioner Dorband had no questions. She was glad they were moving into Wheeling.

In reply to Commissioner Powers' question, Mr. Rickard confirmed the deliveries were in the back.

In reply to Commissioner Powers' question, Mr. Rickard explained the definition of a humidor. He confirmed there was no smoking permitted in the building.

Commissioner Powers questioned if Staff was in agreement with the proposed parking. Ms. Jones confirmed Staff was OK even with the loss of one stall for the cart corral.

Commissioner Johnson had no questions. He appreciated the complete presentation and packet.

Commissioner Blinova had no questions.

Chairman Ruffatto referred to the tastings and questioned if they were manned by sales reps or Binny's employees. Mr. Stein explained there were multiple types of tastings. There is the weekend at Binny's which is held every Saturday from 1:00 – 4:00 p.m. that is manned by Binny's employees and then there are other tastings that are scheduled out of the corporate office which were typically manned by vendors but they do have to adhere to Binny's internal tasting policies.

Chairman Ruffatto mentioned that the Buffalo Grove store tended to stack all of the boxes in the windows. He questioned if that was a common practice at their stores. Mr. Stein stated they try to avoid it and explained that based on the proposed floor plan they don't think it would be an issue at the Wheeling store. Chairman Ruffatto felt it looked messy with the empty boxes. Mr. Stein indicated there was a designated area on the floor plan for the boxes located near the humidor.

Chairman Ruffatto questioned if it was a walk-in cooler or grab cooler. Mr. Stein explained the walk-in cooler was for Binny's staff to stock from the backside and not available for customers. Customers will reach in from glass doors. Ms. Milluzzi explained it was correct to call it a walk-in cooler but operational it was not for customers.

Chairman Ruffatto questioned if the Commission was in agreement with the proposed signage.

Ms. Jones questioned if a condition should be added for the bollards – That the bollards may be painted to match the building and/or signage color scheme.

Ms. Jones mentioned there was a correction to the Staff Report regarding the number of parking stalls. She confirmed the parking requirement was satisfied by the use even with the reduction in the parking due to the corral.

Commissioner Dorband questioned when they planned to open. Mr. Stein thought the opening date would be in May.

Chairman Ruffatto asked Ms. Jones to read the condition regarding the bollard color: Ms. Jones stated, "That the bollards may be painted to match the building and/or signage color scheme."

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

- Project description (5 sheets),
- Floor plan,
- Elevation plans,
- Colored renderings (2 sheets), and
- Cart corral exhibit (12.15.2016).

And subject to the following condition of approval:

1. That the bollards may be painted to match the building and/or signage color scheme.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

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

- Project description (5 sheets),
- Floor plan,
- Elevation plans,
- Colored renderings (2 sheets), and
- Cart corral exhibit (12.15.2016).

And subject to the following condition of approval:

1. That the bollards may be painted to match the building and/or signage color scheme.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

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

And subject to the following condition of approval:

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

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Johnson moved, seconded by Commissioner Dorband to close Docket No. 2016-26A&B. The motion was approved by a voice vote.

Respectfully submitted,

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

**DISTRIBUTED TO THE COMMISSION 1.06.2017
FOR APPROVAL ON 1.26.2017**

**FINDINGS OF FACT
AND RECOMMENDATION**

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From: Wheeling Plan Commission/Sign Code Board of Appeal

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(SCBA 16-29) Appearance Approval of Wall Signs

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Chairman Ruffatto called Docket No. 2016-26A&B on December 15, 2016. Present were Commissioners Blinova, Dorband, Issakoo, Johnson, Powers, Ruffatto and Zangara. Also present were Brooke Jones, Senior Planner and Mallory Milluzzi, Village Attorney.

Commissioner Powers read the following statement aloud.

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

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Mr. Rickard reported they were proposing an LED channel letter sign on the front elevation that would be 192 square feet. There is also a 30 square foot sign on the west elevation on the side.

Mr. Rickard reported the interior would be finished to match the typical Binny's store. They will demo some of the interior store. They will grind and polish the interior floors, add a walk-in beer cooler, add a walk-in humidor, add a wine room and a rare and collectibles spirits rooms. The balance of approximately 17,000 square feet will be retail space.

Mr. Rickard stated there were approximately 25 people employed at this location with 9 or 10 onsite at one time. The hours of operation are from 9:00 a.m. to 9:00 p.m. on Monday through Saturday and an opening of 10:00 a.m. or noon on Sunday with a 6:00 p.m. closing. He confirmed they would operate within the liquor licensing hours. He explained the product mix for the store was about 45% wine, 32% spirits, 15% beer and 8% cigars & Misc. He explained they occasionally have a tasting or event that was generally small with a short duration. On average, they have one every 2 to 3 weeks. He provided a typical delivery schedule. It is not a large volume and is done during normal business hours. Most of the vehicles are smaller and passenger vans. The largest vehicle would be a beer truck which is approximately 40' long. There is a loading area built into the store that would easily accommodate the deliveries.

Mr. Rickard referred to the standards for the special use permits. They are in full agreement with Staff's comments about them and feel they have met all six standards.

Chairman Ruffatto asked for public comment. No one from the audience came forward.

Commissioner Zangara felt it looked great. He was glad to see the cart corral. He referred to the existing bollards in front that were still red. He questioned if they would remain red. Mr. Rickard explained they were usually painted to complement the building and would probably be painted to match the Binny signage which is a shade of red.

Commissioner Zangara was not concerned with the proposed EIFS since he felt it was located high enough off the ground. Mr. Rickard agreed it was high enough off the grade and was more of an accent.

Commissioner Zangara referred to two metal brackets on the side and questioned the purpose. Mr. Rickard couldn't figure it out and may try to remove them and patch the brick. He confirmed it was not for additional signage. He also confirmed they don't use signage in their windows.

Commissioner Issakoo had no questions. He was excited they were moving to Wheeling.

Commissioner Dorband had no questions. She was glad they were moving into Wheeling.

In reply to Commissioner Powers' question, Mr. Rickard confirmed the deliveries were in the back.

In reply to Commissioner Powers' question, Mr. Rickard explained the definition of a humidor. He confirmed there was no smoking permitted in the building.

Commissioner Powers questioned if Staff was in agreement with the proposed parking. Ms. Jones confirmed Staff was OK even with the loss of one stall for the cart corral.

Commissioner Johnson had no questions. He appreciated the complete presentation and packet.

Commissioner Blinova had no questions.

Chairman Ruffatto referred to the tastings and questioned if they were manned by sales reps or Binny's employees. Mr. Stein explained there were multiple types of tastings. There is the weekend at Binny's which is held every Saturday from 1:00 – 4:00 p.m. that is manned by Binny's employees and then there are other tastings that are scheduled out of the corporate office which were typically manned by vendors but they do have to adhere to Binny's internal tasting policies.

Chairman Ruffatto mentioned that the Buffalo Grove store tended to stack all of the boxes in the windows. He questioned if that was a common practice at their stores. Mr. Stein stated they try to avoid it and explained that based on the proposed floor plan they don't think it would be an issue at the Wheeling store. Chairman Ruffatto felt it looked messy with the empty boxes. Mr. Stein indicated there was a designated area on the floor plan for the boxes located near the humidor.

Chairman Ruffatto questioned if it was a walk-in cooler or grab cooler. Mr. Stein explained the walk-in cooler was for Binny's staff to stock from the backside and not available for customers. Customers will reach in from glass doors. Ms. Milluzzi explained it was correct to call it a walk-in cooler but operational it was not for customers.

Chairman Ruffatto questioned if the Commission was in agreement with the proposed signage.

Ms. Jones questioned if a condition should be added for the bollards – That the bollards may be painted to match the building and/or signage color scheme.

Ms. Jones mentioned there was a correction to the Staff Report regarding the number of parking stalls. She confirmed the parking requirement was satisfied by the use even with the reduction in the parking due to the corral.

Commissioner Dorband questioned when they planned to open. Mr. Stein thought the opening date would be in May.

Chairman Ruffatto asked Ms. Jones to read the condition regarding the bollard color: Ms. Jones stated, "That the bollards may be painted to match the building and/or signage color scheme."

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

- Project description (5 sheets),
- Floor plan,
- Elevation plans,
- Colored renderings (2 sheets), and
- Cart corral exhibit (12.15.2016).

And subject to the following condition of approval:

1. That the bollards may be painted to match the building and/or signage color scheme.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

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

- Project description (5 sheets),
- Floor plan,
- Elevation plans,
- Colored renderings (2 sheets), and
- Cart corral exhibit (12.15.2016).

And subject to the following condition of approval:

1. That the bollards may be painted to match the building and/or signage color scheme.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

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

And subject to the following condition of approval:

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

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Johnson moved, seconded by Commissioner Dorband to close Docket No. 2016-26A&B. The motion was approved by a voice vote.

Respectfully submitted,

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

**DISTRIBUTED TO THE COMMISSION 1.06.2017
FOR APPROVAL ON 1.12.2017**