

**WHEELING PLAN COMMISSION
THURSDAY, SEPTEMBER 14, 2017 6:30 P.M.**

**AGENDA FOR A REGULAR MEETING OF THE PLAN COMMISSION
to be held in the Board Room of the Village Hall
2 Community Boulevard, Wheeling, Illinois**

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

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. CHANGES TO THE AGENDA**
- 5. CITIZEN CONCERNS AND COMMENTS**
- 6. CONSENT ITEMS**
 - A) [Docket No. SCBA 17-31](#)**
Burger King
425 W. Dundee Road
Appearance Approval of Wall Signs
 - B) [Docket No. SCBA 17-33](#)**
Guisela Salon
109 N. Wolf Road
Appearance Approval of a Wall Sign
- 7. ITEMS FOR REVIEW**
 - A) [Docket No. 2017-10](#)**
Sunrise Market Cafe
901 W. Dundee Road
Special Use-Site Plan Approval to Establish a Sit-Down Restaurant
 - B) [Docket Nos. 2017-11 and PC 17-16](#)**
Wheeling Park District
333 W. Dundee Road
(2017-11) Variation from Title 19, Zoning, Related to Building Height
(PC 17-16) Site Plan and Appearance Approval of a Building Addition
 - C) [Docket No. PC 17-17](#)**
Hawthorne Global Aviation
S. Milwaukee Avenue @ Tower Road
Site Plan and Appearance Approval of a New Hanger Building
- 8. APPROVAL OF MINUTES – [August 24, 2017](#)**

9. OTHER BUSINESS

A) Appointment of a Secretary Pro-Tem

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
September 14, 2017
(Attachment to Agenda)**

2017-10 Sunrise Indian Supermarket, tenant, is seeking Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-05 Mixed Use Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish a Restaurant within an existing retail store at 901 W. Dundee Road, Wheeling Illinois, which is zoned MXT Transit Oriented Mixed Use District.

2017-11 Wheeling Park District, owner, is seeking variations from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.05 Mixed Use and Overlay Districts, Section 19.050.020 Open Space Overlay District, Section E Setbacks, Size & Height Restrictions, and associated sections to increase the maximum allowed building height to construct an addition to the existing public recreation center building at 333 W. Dundee Road, which is zoned MXT Transit Oriented Mixed Use District, R-1 Single Family Residential, R-2 Single Family Residential and Open Space Overlay District.

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

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

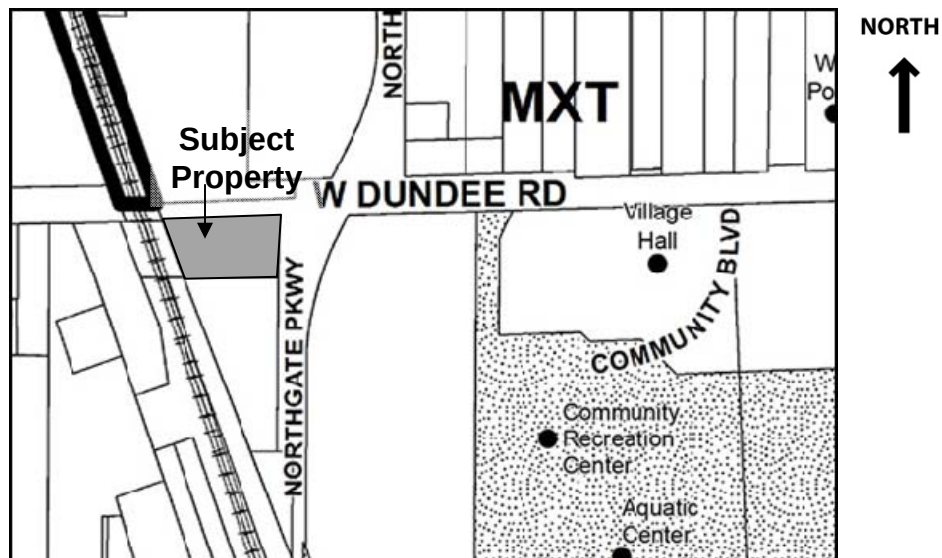
DATE OF REPORT: August 31, 2017

DATE OF MEETING: September 14, 2017

RE: **Docket No. SCBA 17-31**
Burger King
425 W. Dundee Road
Appearance Approval of Wall Signs

PROJECT OVERVIEW: The petitioner is seeking appearance approval of new wall signs for the existing Burger King restaurant. This item was tabled at the August 24th Plan Commission Meeting because it was not properly noticed on the agenda. On August 24th, the Plan Commission recommended approval of building and site modifications for the Burger King property.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Development Name:</u>	Burger King
<u>Applicant Name:</u>	Tracy Willie, Warren Johnson Architects
<u>Property Owner:</u>	Maria Alvarado
<u>Common Property Address:</u>	425 W. Dundee Road

<u>Common Location:</u>	Located at the southwest corner of Dundee Road and Northgate Parkway
<u>Existing Use of Property:</u>	Drive-through restaurant
<u>Proposed Use of Property:</u>	No change
<u>Existing Property Zoning:</u>	MXT Transit Oriented Mixed Use
<u>Previous Zoning Action on Property:</u>	
1983-9	Ordinance No. 1997, passed September 6, 1983, granted Special Use-Site Plan Approval for a drive-through restaurant.

DESCRIPTION OF PROPOSAL

On August 24th, the petitioner (Burger King) requested site plan and appearance changes to the existing drive-through restaurant. The property is being completely remodeled, including minor site and landscape modifications, a new building façade, new wall signs, and a revised floor plan with upgraded finishes. During the August 24th meeting, it was determined that the docket for the wall signs was not listed on the agenda. As such, SCBA 17-31 had to be tabled. However, on that same night, the Plan Commission recommended approval of Docket No. PC 17-14 for the building and site modifications to the Burger King property. As of the time of the writing of this report, the Village Board is scheduled to consider the ordinance amending the site plan and appearance approval (PC 17-14) on September 5th.

On September 14th, the applicant is returning to the Plan Commission for appearance approval of the wall signs. No changes have been made to the plans since they were reviewed (but tabled) on August 24th.

SIGN PLAN REVIEW

Sign Locations: The existing freestanding sign along Dundee Road will remain. The pole and cabinet will be repainted. The existing directional sign faces will be replaced and the posts will be repainted. The existing drive-thru menu board will be relocated. All existing wall signs will be removed and replaced with new wall signs for the north and east elevations.

Sign Types and Sizes: New wall signs are proposed. The plans have been revised since the August 10th meeting to meet the size requirements of the Sign Code. Two cabinet logo signs are proposed that are 4 feet in diameter (12.56 sq. ft.). The primary wall sign is made of individual letters and is located on the north façade. It is 24.16 sq. ft. in size. A cabinet logo sign is also located on the north façade. The total combined area of the north façade signs is 36.72 sq. ft. of which 34 percent is the cabinet logo sign. The second logo sign is located on the east façade.

The revised plans now meet the requirements of the Sign Code.

STAFF REVIEW

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

Staff Recommended Action: Staff suggests the PC recommend approval of Docket No. SCBA 17-31 to approve the wall signs.

PROPOSED MOTION

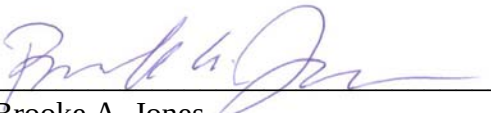
If the Plan Commission approves of the proposed signage, an appropriate motion would be to:

Approve Docket No. SCBA 17-31 to grant appearance approval for the proposed sign modifications as shown on the following exhibits submitted August 15, 2017 for Burger King, located at 425 W. Dundee Road, Wheeling Illinois:

- Channel letter sign plan
- Cabinet sign plans (2 sheets)
- Proposed east elevation, A-4
- Proposed west, north and south elevations, A-4.1



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

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

[Proposed east elevation, A-4](#)

[Proposed west, north and south elevations, A-4.1](#)

[Channel letter sign plan](#)

[Cabinet sign plans \(5 sheets\)](#)

Burger King – 425 W. Dundee Road
Docket No. SCBA 17-31 (Appearance Approval of Wall Signs)
Plan Commission Meeting – September 14, 2017



Existing conditions of subject property along Dundee Road (looking north)

Burger King – 425 W. Dundee Road
Docket No. SCBA 17-31 (Appearance Approval of Wall Signs)
Plan Commission Meeting – September 14, 2017

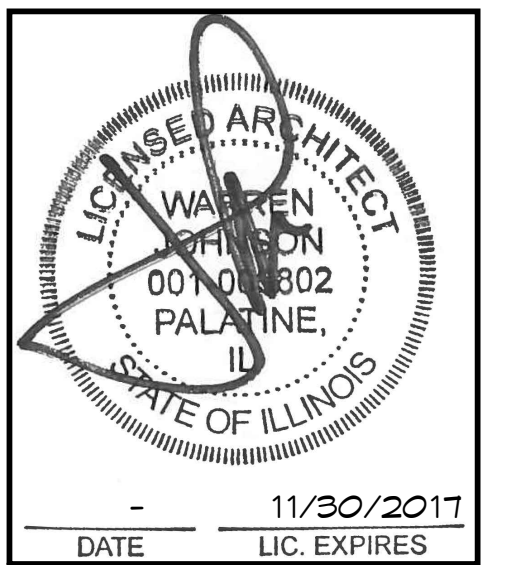


Existing conditions of front (east) building façade (looking west)

Burger King – 425 W. Dundee Road
Docket No. SCBA 17-31 (Appearance Approval of Wall Signs)
Plan Commission Meeting – September 14, 2017



Existing conditions of side (south) building façade (looking north)



BURGER KING



ISSUE DATES / REVISIONS		
	PERMIT SUBMITTAL	
	BID SET	7.24.17
NO.	DESCRIPTION	DATE:

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DRAWN BY:	T. WILLIE
CHECKED BY:	M. JOHNSON
DATE:	4.4.2017
PROJECT No:	17010

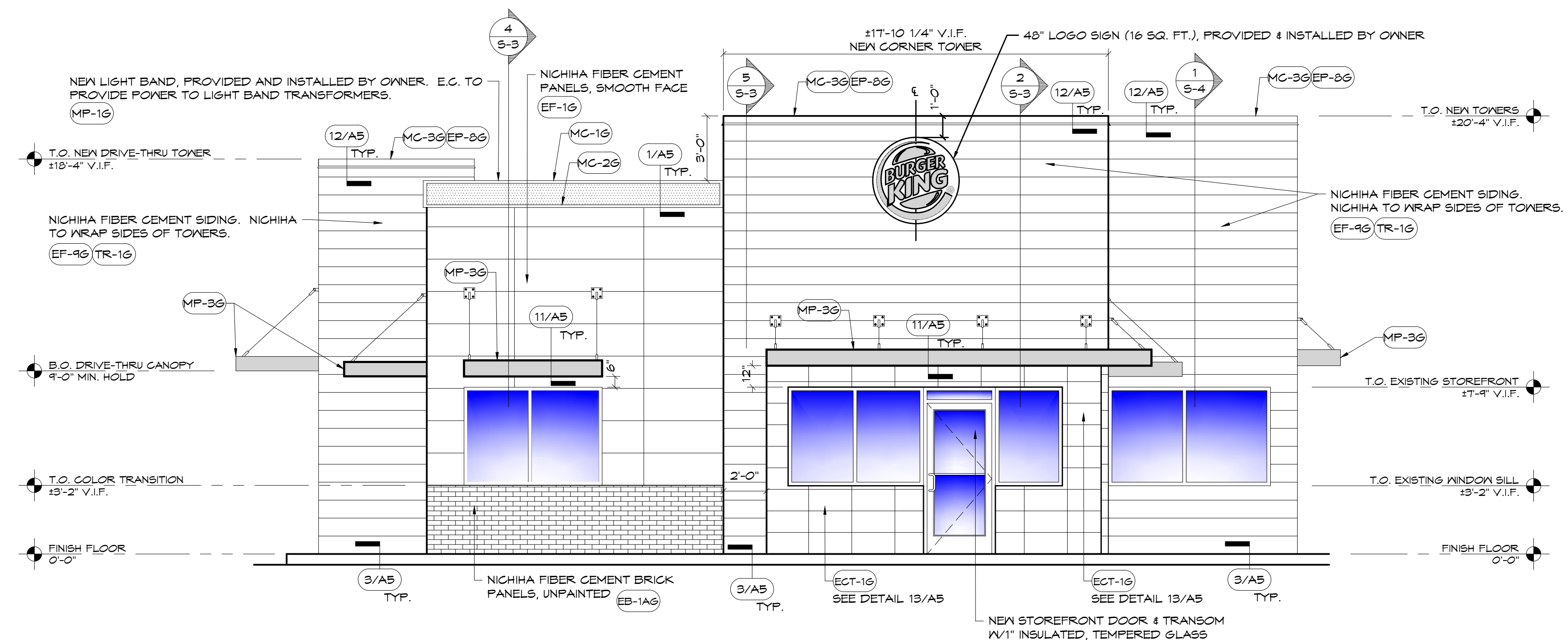
BURGER KING
STORE #3953
425 W. DUNDEE RD.
WHEELING, IL 60090

PROPOSED EXTERIOR ELEVATIONS

SHEET

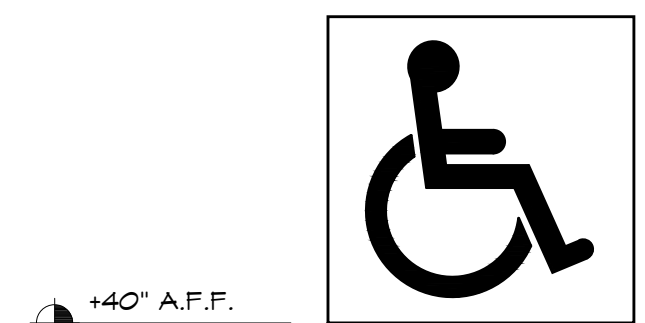
A-4

FOUR OF NINE



1 EAST ELEVATION
A-4 SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE							
CODE	MATERIAL	LOCATION	MANUFACTURER	DESCRIPTION			ADDITIONAL INFORMATION
				PRODUCT	COLOR	DIMENSION	
EB-1AG	EXTERIOR FINISH FIBER CEMENT BRICK PANELS	GENERAL	NICHIHA FIBER CEMENT	NICHIHA CANYON BRICK PANELS	"SHALE BROWN" - STAGGERED JOINTS - UNPAINTED	18" X 6'	CONTACT: NICHIHA CUSTOMER SERVICE TTO.805.9466 EMAIL: BK@NICHIHA.COM NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS VERTICAL APPLICATIONS ONLY (NOT FOR USE ON SOFFITS)
ECT-1G	EXTERIOR CERAMIC TILE	ACCENT AT BUILDING FRONT	GRANITE FIANDRE/EUROWEST	SENSIBLE STONE EDB052 (USE WITH EGR-4G)	RED NATURAL STACKED BOND PATTERN	12" X 24"	CONTACT: JOY DETER AT EUROWEST PHONE: 714.309.9551 CONTACT: JOY KLEIN AT TRANS CERAMICA EMAIL: JKLEIN@TRANSCERAMICA.COM PHONE: 813.334.3302
EF-1G	FIBER CEMENT SIDING PANELS	GENERAL	NICHIHA FIBER CEMENT	NICHIHA TUFFBLOCK	PREPAINTED TO MATCH EP-2G PFG "TANNERS TAUPE" STACKED BOND PATTERN	18" X 6'	CONTACT: NICHIHA CUSTOMER SERVICE TTO.805.9466 EMAIL: BK@NICHIHA.COM NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS VERTICAL APPLICATIONS ONLY (NOT FOR USE ON SOFFITS)
EF-4G	EXTERIOR FINISH FIBER CEMENT	EXTERIOR SIGN ARCHONS	NICHIHA FIBER CEMENT	VINTAGE WOOD EP762	CEDAR	18" X 10"	CONTACT: NICHIHA CUSTOMER SERVICE TTO.805.9466 EMAIL: BK@NICHIHA.COM NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS. VERTICAL SEAMS SHALL BE MINIMIZED. ALL SPANS OF 10' OR MORE SHALL HAVE VERTICAL CAULKED SEAMS ALIGNED IN THE CENTER OF THE ARCHON. ALL TRIMS SHALL BE FACTORY PAINTED TO MATCH PANELS. VERTICAL APPLICATIONS ONLY (NOT FOR USE ON SOFFITS)
TR-1G	ALUMINUM TRIMS						
EP-2G	EXTERIOR PAINT	EXTERIOR GENERAL	PFG	PRIMER: 17-921 PAINT: 6-2045XI	"TANNERS TAUPE" CUSTOM FORMULA		CONTACT: RICK GARLIN, PFG CORPORATE NATIONAL ACCOUNTS MANAGER PHONE: 317.318.5500 EMAIL: GARLIN@PFG.COM
EP-4G	EXTERIOR PAINT	EXTERIOR WAINSCOT		PRIMER: 17-921 PAINT: 6-2045XI	MONTERREY CLIFFS 10YY 14/080		
EP-8G	EXTERIOR PAINT	METAL COPING AT ARCHON TOWERS		PRIMER: 17-921 PAINT: 6-2045XI	"CEDAR" CUSTOM FORMULA		
EXT-6	EXTERIOR PAINT	POLES & SIGNS		PRIMER: 90-712 PAINT: 90-353 PFG PITT-TECH 90-533 BLACK GLOSS ACRYLIC	BLACK		
EGR-3G	GROUT	WAINSCOT BRICK	MAPEI	#5 CHAMOIS (USE WITH EB-1G)	#5 CHAMOIS		NOTE: USE WITH EB-1AG ON EXTERIOR FINISH SCHEDULE
EGR-4G	GROUT	CERAMIC TILE	CUSTOM BUILDING PRODUCTS	POLYBLEND SANDED (USE WITH ECT-1G)	#335 WINTER GRAY		NOTE: USE WITH ECT-1G ON EXTERIOR FINISH SCHEDULE
MC-1G	METAL COPING	TOP OF LIGHT BAND WALL GAP	K.P. HICKMAN SYSTEMS, INC.	PERMA SNAP PLUS	A-30 "SILVERSMITH"		CONTACT: K.P. HICKMAN COMPANY PHONE: 828.676.1700 WEBSITE: WWW.VNPH.COM
MC-2G	METAL COPING	BELOW LIGHT BAND			FACTORY FINISH TO MATCH EP-2G PFG "TANNERS TAUPE"		
MC-3G	METAL COPING	TOP OF ARCHON			COPING TO BE PAINTED EP-8G PFG "CEDAR"		
MP-1G	PARAPET LIGHT BAND		LEKTRON *SEE APPROVED SIGN SUPPLIERS	LED LIGHT BAND		*SEE PLANS	PRODUCT INFORMATION: CONTACT: JOHN FITZNILSON AT LEKTRON PHONE: 800.634.4059 OR 918.622.4978, EXT. 302 EMAIL: JFITZNILSON@LEKTRONINC.COM
MP-3G	METAL CANOPY	ABOVE DOORS & WINDOWS	*SEE APPROVED CANOPY SUPPLIERS	CUSTOM METAL CANOPY	COLOR: CLEAR ANODIZED	*SEE PLANS	OWNER SUPPLIED, OWNER INSTALLED; ALL ANNNING DIMENSIONS TO BE FIELD VERIFIED BY MANUFACTURER PRIOR TO FABRICATION.



ADA SYMBOL OF ACCESSIBILITY (ISA)
DECAL TO BE LOCATED ON
STOREFRONT GLASS ADJACENT TO
ALL ACCESSIBLE DOORS.

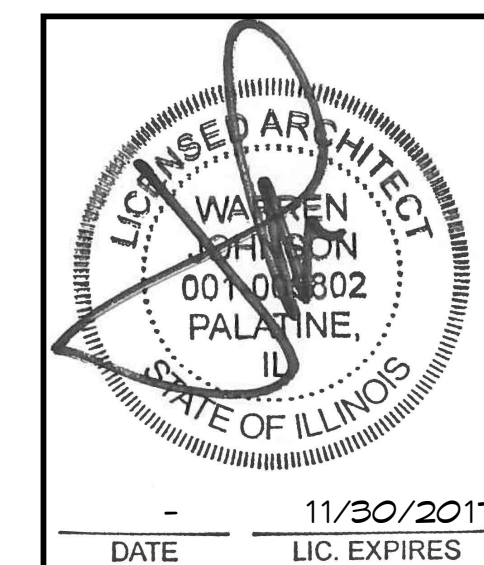
2
A-4

ISA SIGN DECAL DETAIL

SCALE: N.T.S.

GENERAL NOTES

1. G.C. TO INSURE ALL EXISTING ROOF DRAINS ARE CLEAR AND PROPERLY CONNECTED.
2. LIGHTING IS OWNER SUPPLIED, G.C. INSTALLED. ANNINGS & LIGHT BANDS ARE OWNER SUPPLIED & INSTALLED. E.G. TO PROVIDE POWER TO LIGHT BAND TRANSFORMERS.
3. SEE SHEET A-5 FOR NEW EXTERIOR FINISH DETAILS.
4. ALL ANNING DIMENSIONS TO BE FIELD VERIFIED PRIOR TO FABRICATION.
5. SIGNS ARE OWNER SUPPLIED & INSTALLED. SIGNS WILL BE APPLIED FOR UNDER SEPARATE PERMIT BY THE SIGN MANUFACTURER / INSTALLER.
6. G.C. TO INSURE ALL EXTERIOR FIXTURES ARE PROPERLY POWERED. G.C. TO TEST AND MAKE ALL FIXTURE CIRCUITS OPERATIONAL.
7. G.C. RESPONSIBLE FOR CONDITION OF ANY EXISTING DOORS TO REMAIN DURING THE REMODEL PROCESS.



ISSUE DATES / REVISIONS		
	PERMIT SUBMITTAL	
	BID SET	7.24.17
NO.	DESCRIPTION	DATE
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	DRAWN BY:	T. WILLIE
	CHECKED BY:	W. JOHNSON
	DATE:	4.4.2017
	PROJECT NO:	17010

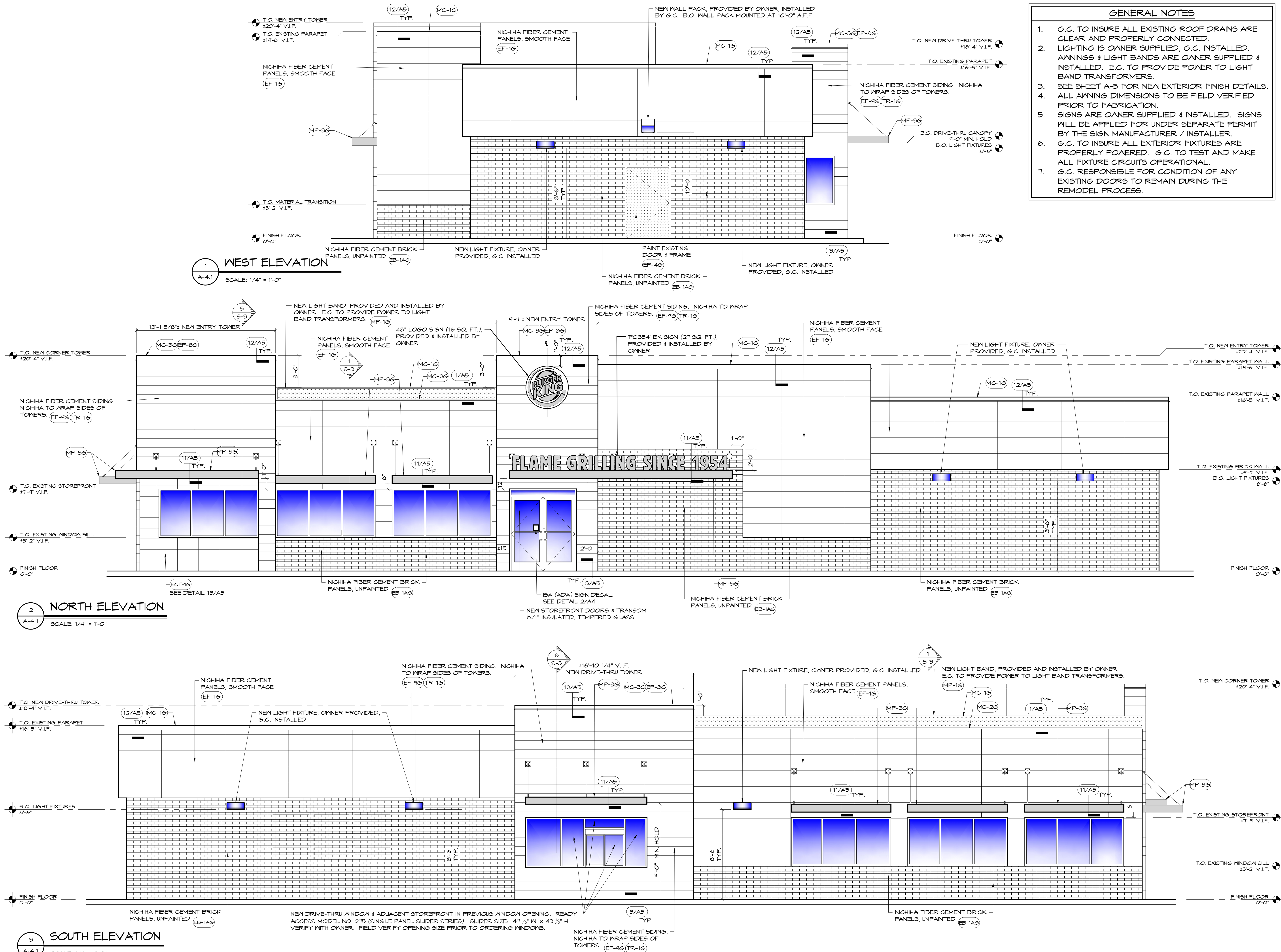
BURGER KING
STORE #3953
425 W. DUNDEE RD.
WHEELING, IL 60090

PROPOSED EXTERIOR ELEVATIONS

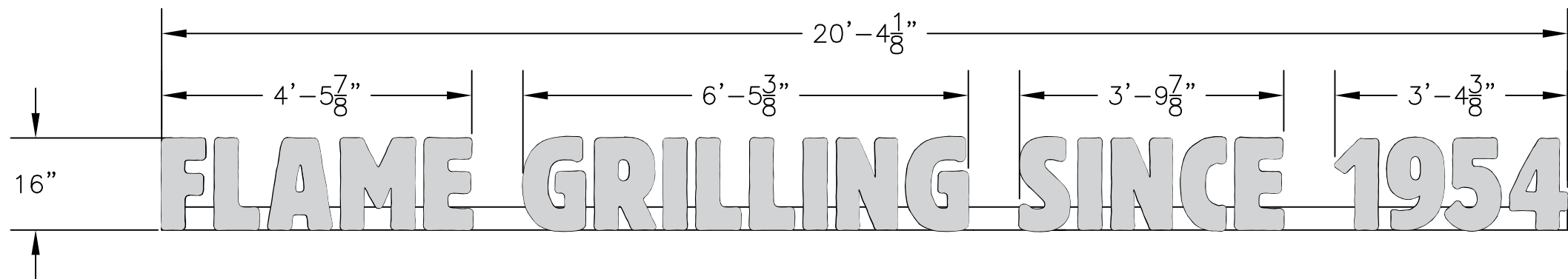
SHEET

A-4.1

FIVE OF NINE



16" CHANNEL LETTERS



COLOR NOTES:

BACKS: .063 ALUM. PAINT BACKS BRUSHED ALUM. SILVER
PAINT INSIDE LEP WHITE

RETURNS: 3"x.040 PAINTED BRUSHED ALUM. SILVER/
WHITE (STAPLE & CAULK)

TRIM CAP: 1" SILVER JEWELITE TO MATCH RETURNS

FACE: .125 7328 WHITE PCB w/ SILVER PERFORATED

DAY/NIGHT VINYL TO BE APPLIED 1st SURFACE

RACEWAY: .090 ALUM. PAINTED BRUSHED ALUM. SILVER

ILLUMINATION: WHITE GE TETRA MAX LED'S (7100K)

ELECTRICAL NOTE—ACTUAL # OF CIRCUITS TO BE
DETERMINED BY A LICENSED ELECTRICAL CONTRACTOR.

TOTAL AMPS: 1.3

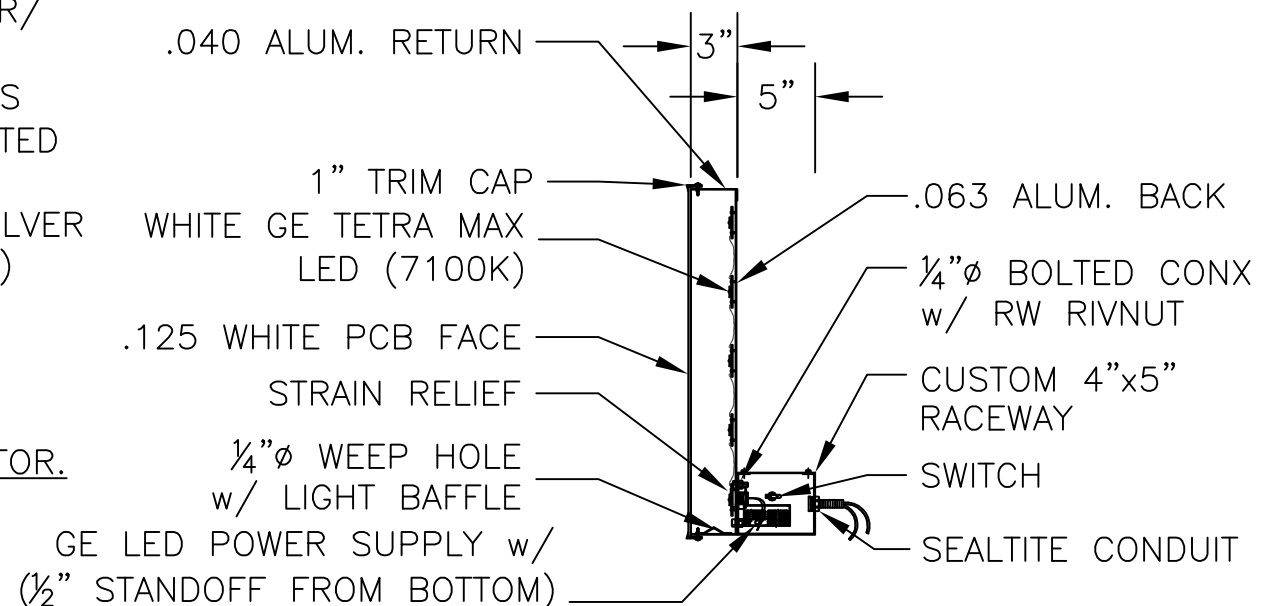
OF CKTS: 1 @ 20 AMP(RECOMMENDED)

VOLTS: 120

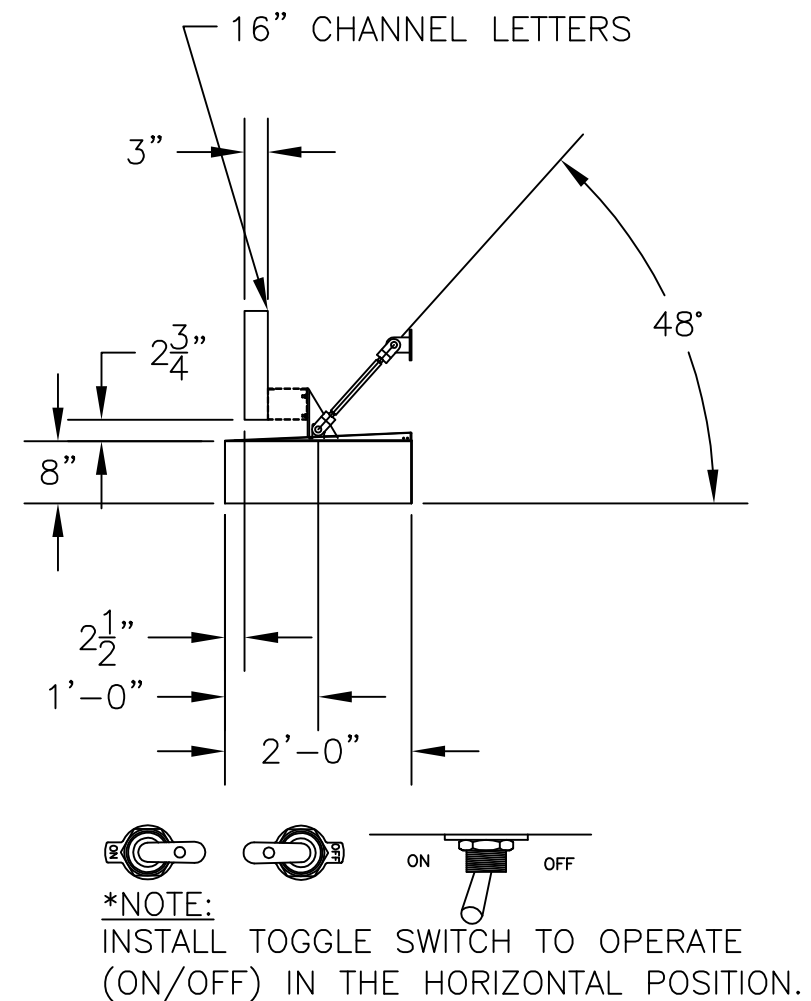
ELECTRICAL CONNECTION AS FOLLOWS:

GREEN TO GREEN (GROUND), WHITE TO WHITE (NEUTRAL), BLACK TO BLACK (POWER)

ALL SIGNAGE WILL BE (U.L.) LISTED, (U.L.) 2161 COMPLIANT AND CARRY (U.L) LABELS.



SECTION VIEW
NOT TO SCALE
EQUIPMENT GROUNDED



CUSTOMER APPROVAL **X**

DATE _____

FILE LOCATION: H: MARKETING DESIGN / CDR / B / BURGER KING / FLAME GRILLING.cdr

SCALE: 1" = 1'-0"

DATE: 3.31.15

DWG. NO.: FLAME GRILLING

REV.1	XXXX
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REV.2	XXXX
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REV.3	XXXX
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REV.4	xxxx
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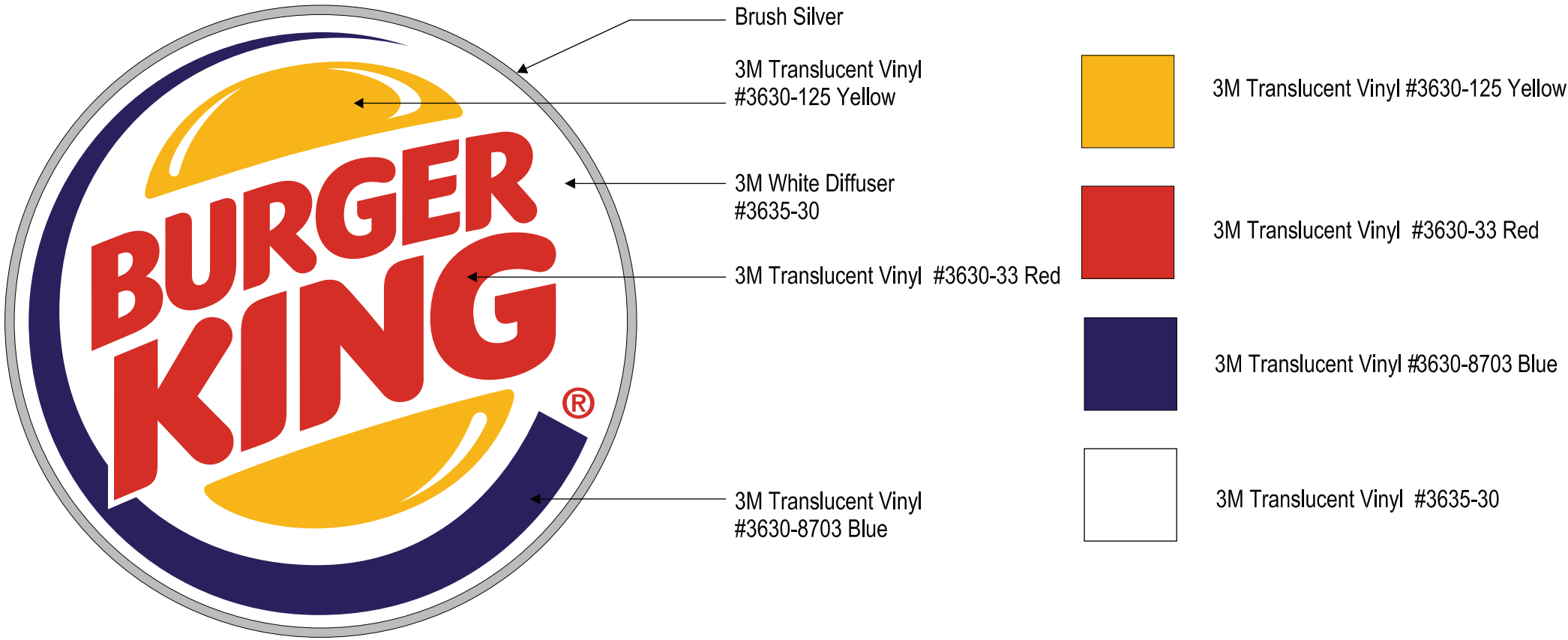


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EXHIBITED IN ANY FASHION.

CLIENT: BURGER KING

LOCATION: VARIOUS

DRAWN BY: JMH



Note: BURGER KING® or BURGER KING® Buns and Crescent Logo to use "®" for all locations globally. All other marks will use "TM".
BURGER KING® In the U.S. use the ® trademark symbol. The Burger King® trademark may not be registered in all countries. See "Legal Standards" for more information. For registration updates, please contact the legal department in Miami (305) 378-3080.



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Project Information

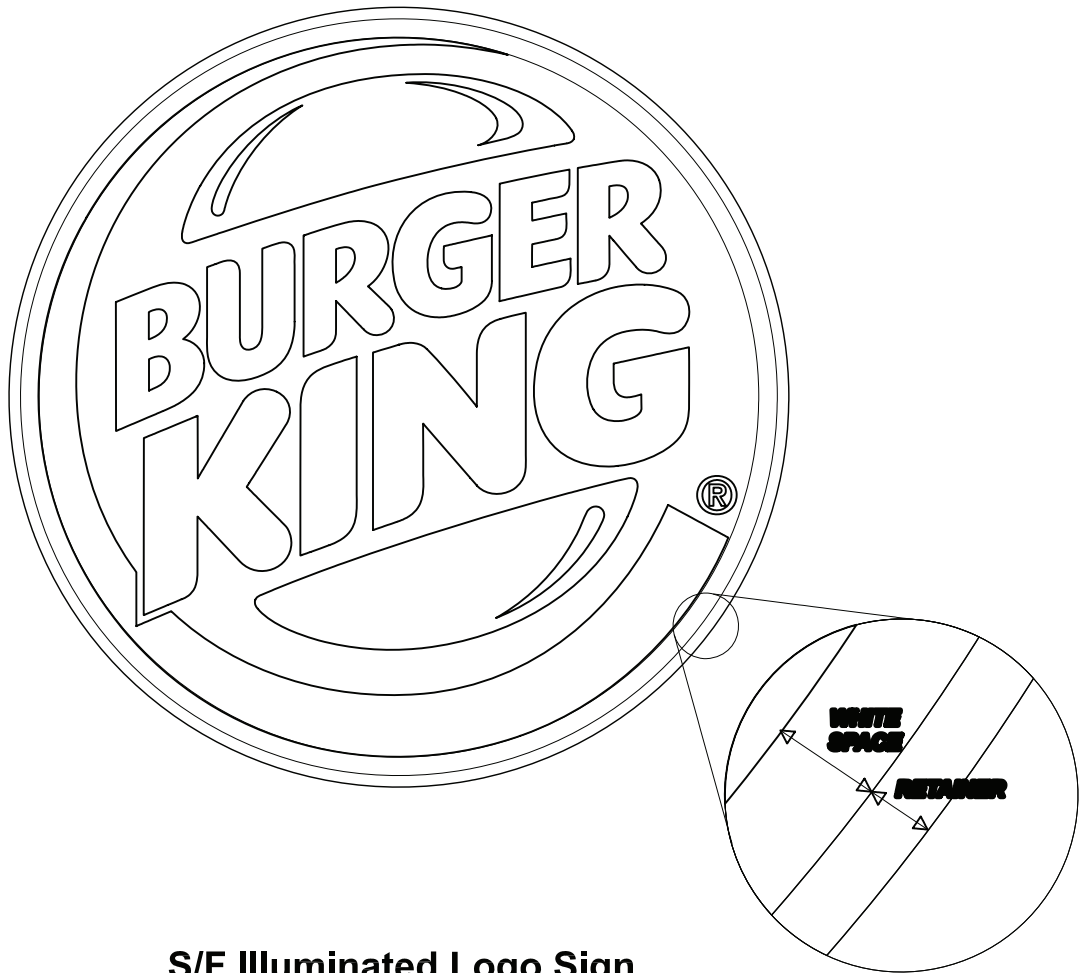
BURGER KING
Custom Exterior Signage Systems
File Burger King Design Doc RFP #1 Design -- Date: 12/8/2011

Client Review Status

Burger King requires that an " ☒ Approved" drawing be obtained from the client prior to any production release or production release revision.

☐ Approved
☐ Revise & Resubmit

Name
Title Exhibit received August 15, 2017



S/F Illuminated Logo Sign

FRONT ELEVATION - SCALE: NOT TO SCALE

Note: Refer to page 1 for colors

20/20 & Standard 1999 Size Specifications

dia. of sign	retainer	white space
2'	.5"	.5"
2'-6"	.5"	.75"
3'	.5"	1"
4'	1"	2"
5'	1"	2.5"
6'	1"	3"
8'	2.5"	3.5"
10'	2.5"	4"
12'	2.5"	4.5"
16'	3"	5"

TOLERANCE FOR RETAINER: 1/8"

NOTE:
All LED lighting to meet GE lighting specifications or Equal to.

Note: BURGER KING® or BURGER KING® Buns and Crescent Logo to use "®" for all locations globally. All other marks will use "TM".

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Project Information

BURGER KING
Custom Exterior Signage Systems

File Burger King Design Doc RFP #1 Design -- Date: 12/8/2011

Client Review Status

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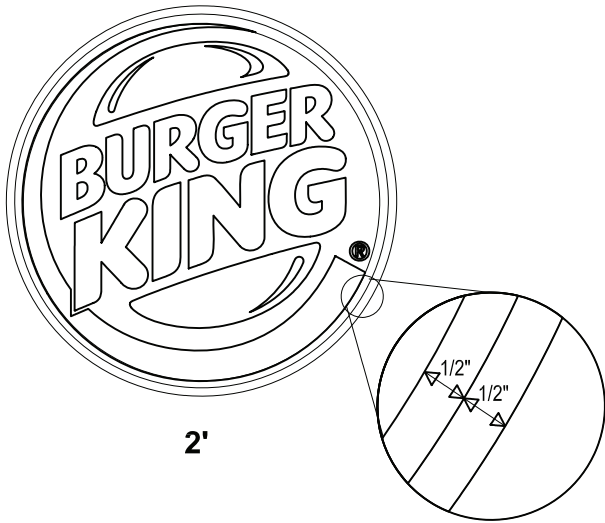
☐ Approved

☐ Revise & Resubmit

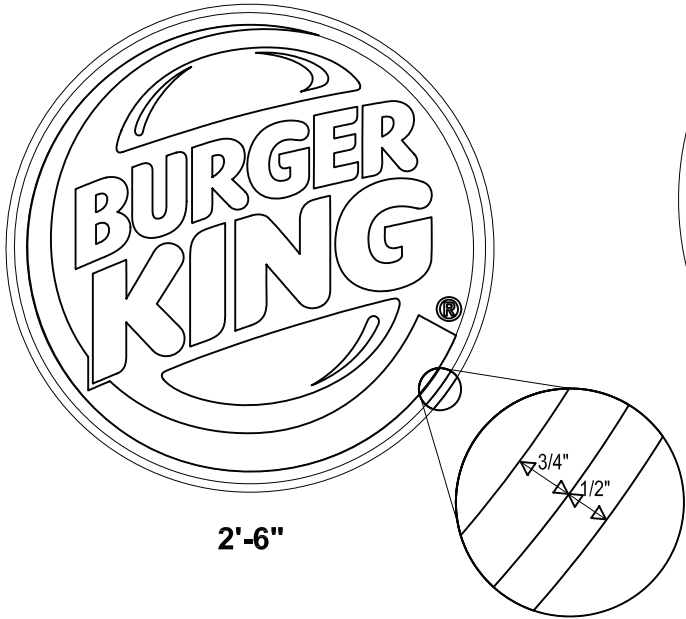
Name

Title

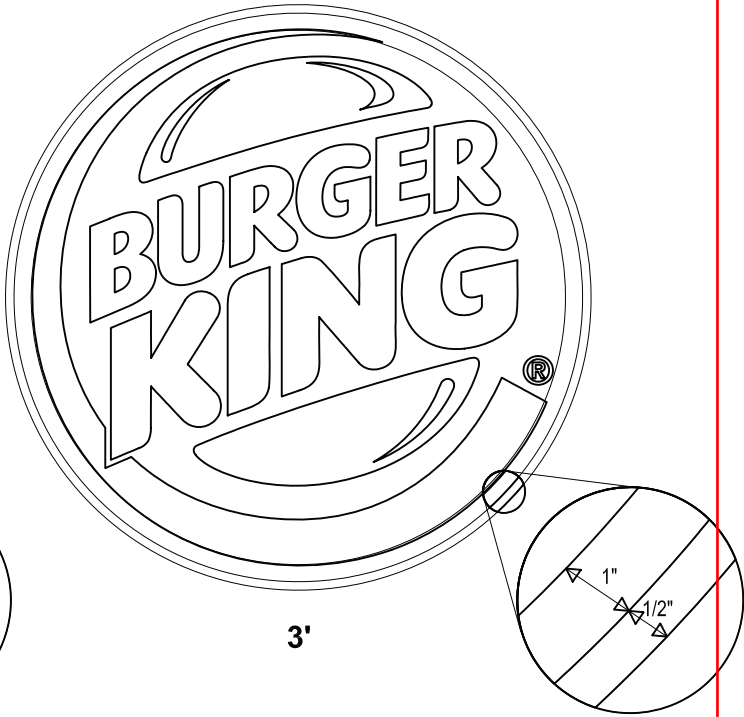
Exhibit received August 15, 2017



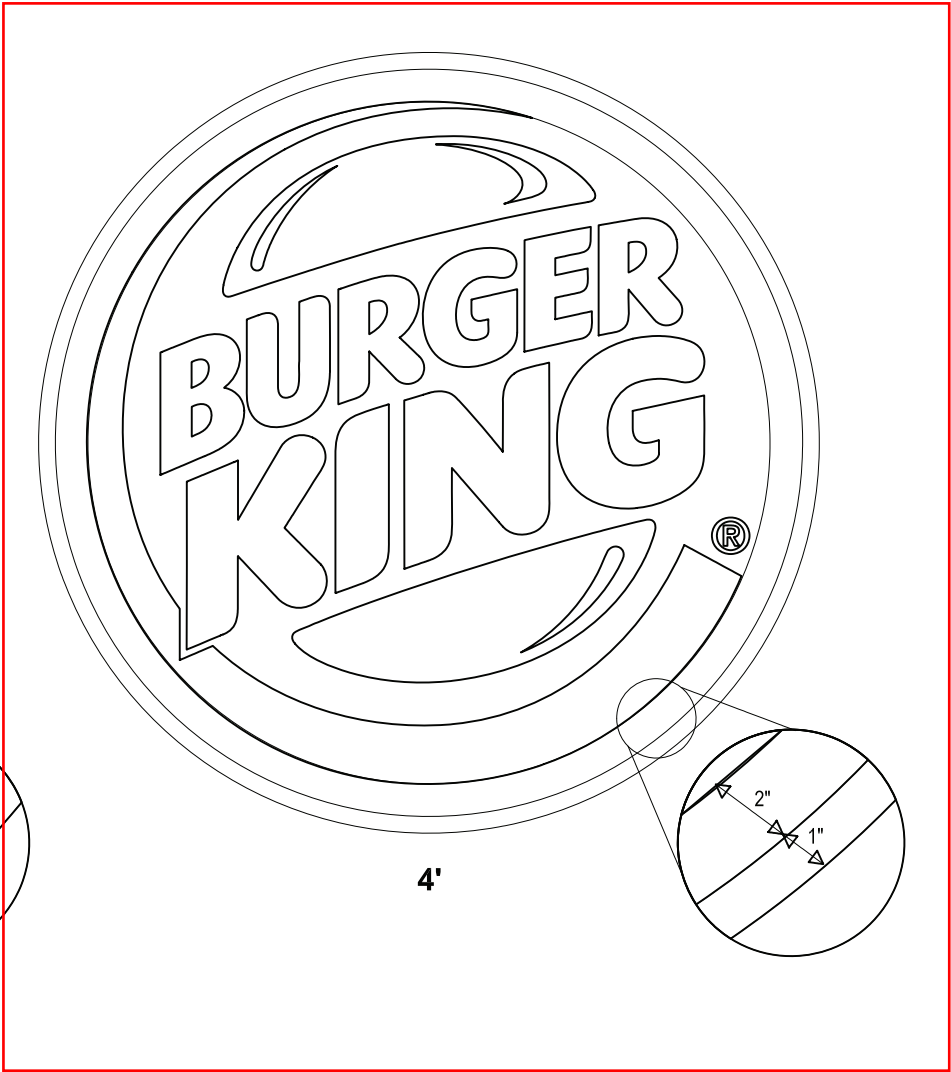
2'



2'-6"



3'



4'

S/F Illuminated Logo Sign
FRONT ELEVATION - SCALE: 1" = 1'

Note: BURGER KING® or BURGER KING® Buns and Crescent Logo to use "®" for all locations globally. All other marks will use "TM".
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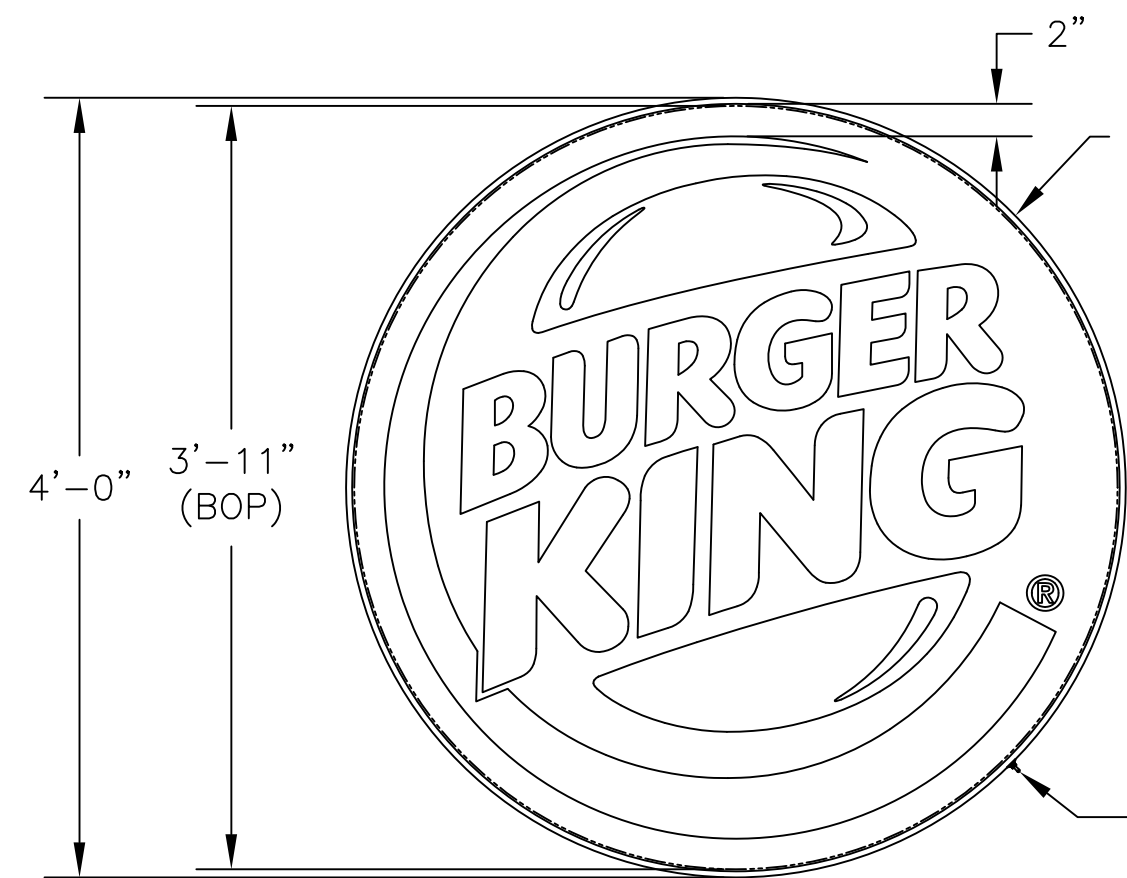


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	Custom Exterior Signage Systems			☐ Revise & Resubmit	Title
	File Burger King Design Doc RFP #1 Design -- Date 12/8/2011				
				Exhibit received August 15, 2017	

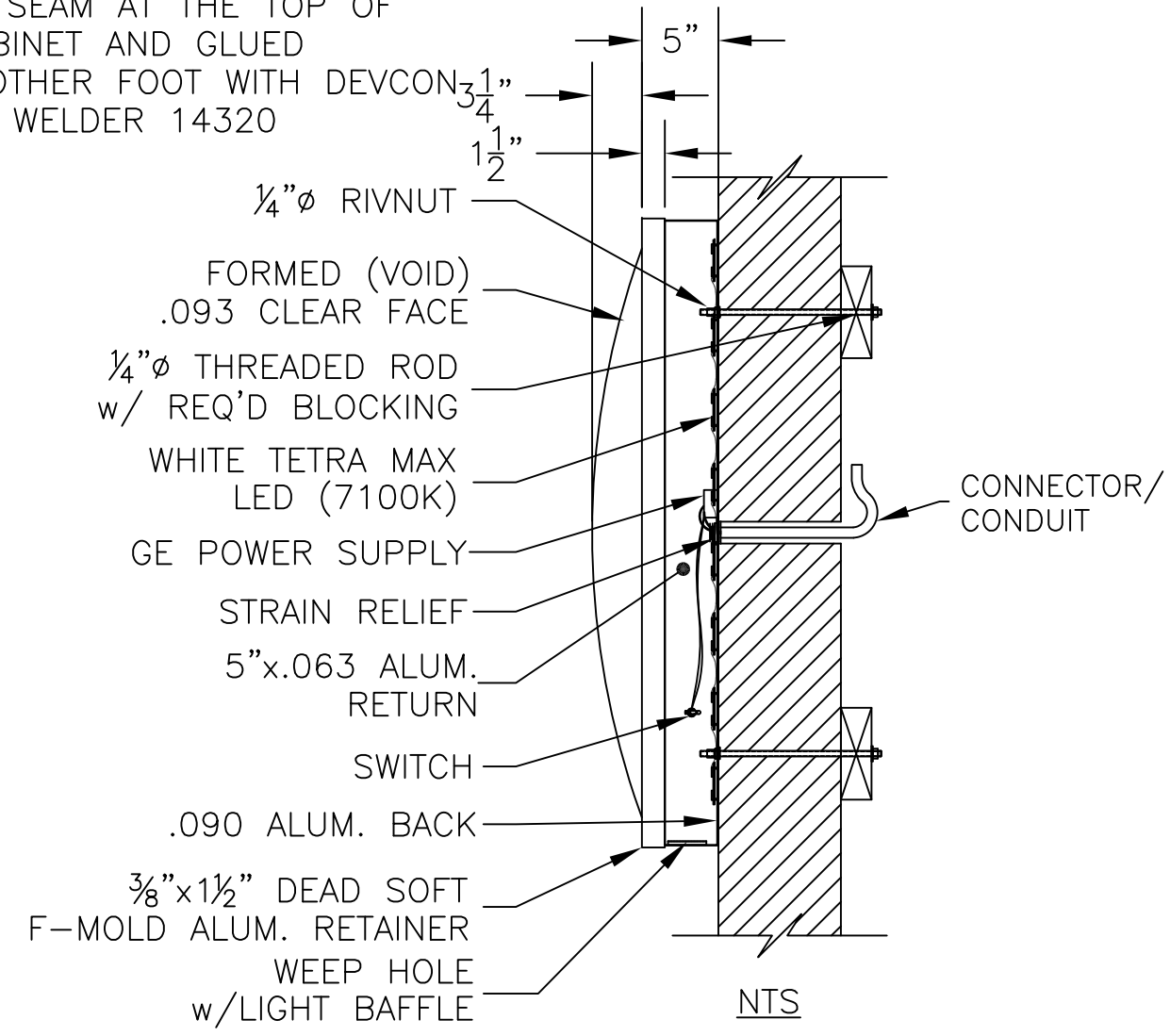
Exhibit received August 15, 2017



LOGO
12.6 SQUARE FEET

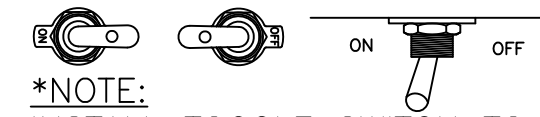


3/8"x1 1/2" DEAD SOFT F-MOLD
ALUM. RETAINER ATTACHED WITH
(2) 1/8" POP-RIVETS LOCATED
AT THE SEAM AT THE TOP OF
THE CABINET AND GLUED
EVERY OTHER FOOT WITH DEVCON
PLASTIC WELDER 14320



COLOR NOTES:
BACKS: .090 ALUM. w/ WHITE FINISH
RETURNS/ RETAINER: 5"x.063 ALUM. (STAPLED & CAULKED)
PRE-FINISHED BK SILVER/ WHITE
FACE: FORMED (VOID) .093 CLEAR PCB
BUN LOGO: 3630-125 YELLOW
ACCENT RING: 3630-8703 BLUE
COPY/ RTM: 3630-33 RED
BKG'D/ BUN ACCENT: 3635-30 WHITE DIFFUSER
ILLUMINATION: GE TETRA MAX (7100K)
VINYL TO BE APPLIED 2nd SURFACE

ELECTRICAL NOTE-Actual # of circuits to be
determined by a Licensed Electrical Contractor.
TOTAL AMPS: 0.9
OF CKTS: 1 20 AMP(RECOMMENDED)
VOLTS: 120
ALL SIGNAGE WILL BE (U.L.) LISTED, (U.L.) 2161
COMPLIANT AND CARRY (U.L) LABELS.



***NOTE:**
INSTALL TOGGLE SWITCH TO OPERATE
(ON/OFF) IN THE HORIZONTAL POSITION.

Note: BURGER KING® or BURGER KING® Buns and Crescent Logo to use "®" for all locations globally. All other marks will use "TM".
BURGER KING® In the U.S. use the ® trademark symbol. The Burger King® trademark may not be registered in all countries. See "Legal Standards" for more information. For registration updates, please contact the legal department in Miami (305) 378-3080.



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	File Burger King Design Doc RFP #1 Design -- Date: 12/8/2011		☐ Approved		Name	
			☐ Revise & Resubmit		Title	
					Date	

Exhibit received August 15, 2017

[illegible]

Note: BURGER KING® or BURGER KING® Buns and Crescent Logo to use "®" for all locations globally. All other marks will use "TM".

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Project Information

BURGER KING
Custom Exterior Signage Systems

File **Burger King Design Doc RFP #1** **Design** **_** **Date** **12/8/2011**

Client Review Status

Burger King requires that an " ☒ Approved" drawing be obtained from the client prior to any production release or production release revision.

☐ Approved☐ **Revise & Resubmit**

Name

Title

Date _____

Exhibit received August 15, 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

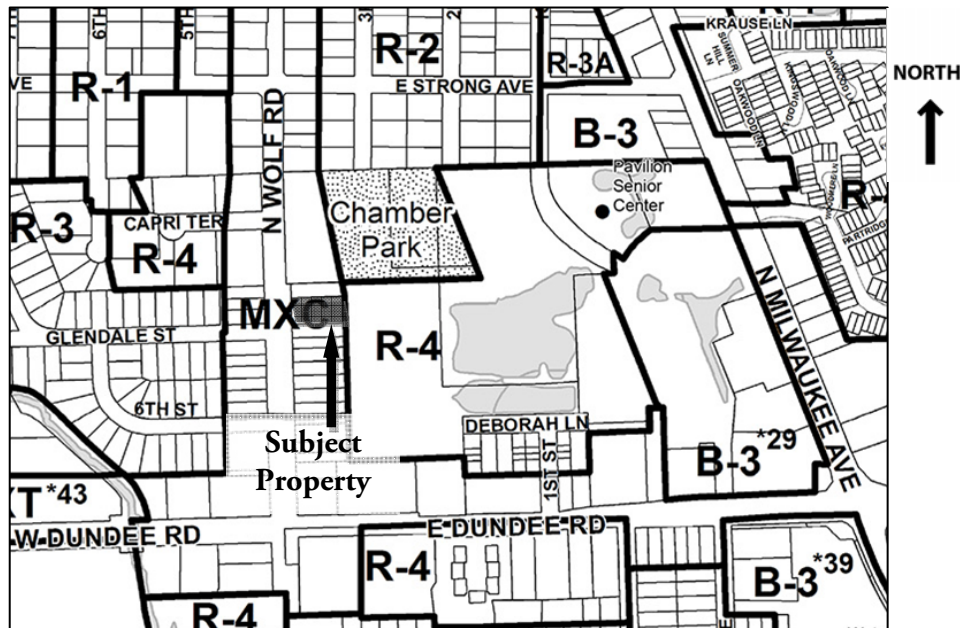
RE: Docket No. SCBA 17-33
Guisela's Salon
109 N. Wolf Road
Appearance Approval of a Wall Sign

DATE OF REPORT: August 31, 2017

DATE OF MEETING: September 14, 2017

PROJECT OVERVIEW: The petitioner is requesting appearance approval of a wall sign for a new salon use.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Associated Graphics Group
<u>Property Owner Name:</u>	Maria Victoria Reyes
<u>Common Property Address:</u>	109 N. Wolf Road
<u>Common Location:</u>	The property is located east of Wolf Road, at Glendale Street

<u>Neighboring Property Land Use(s):</u>	North: Commercial West: Multi-Family Residential South: Commercial East: Multi-Family Residential
<u>Comprehensive Plan Designation:</u>	Commercial-Residential Mixed Use
<u>Existing Use of Property:</u>	Personal Service Establishment
<u>Existing Property Zoning:</u>	MXC Commercial Residential Mixed Use District

DESCRIPTION OF PROPOSAL

The petitioner is requesting appearance approval of a wall sign for a new salon.

SIGN REVIEW

Sign Location: The petitioner is proposing to install a wall sign over the storefront windows, which face Wolf Road.

Sign Type and Size: The applicant is proposing to install a wall sign made of an acrylic panel with black copy and a white background and black edging. The proposed sign will feature the business name. The sign will not be illuminated. The sign is 12.89 sq. ft. in area. 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 wall sign.

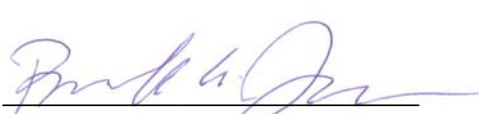
PROPOSED MOTION

If the Plan Commission approves of the requested wall sign at 109 N. Wolf Road, an appropriate motion would be to:

Approve Docket No. SCBA 17-33 to grant appearance approval for the proposed wall sign in accordance with the plan submitted August 21, 2017, by Associated Graphics Group, for 109 N. Wolf Road, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

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

[Wall Sign Plan](#)

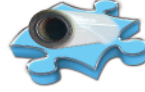
Guisela's Salon – 109 N. Wolf Road
Docket No. SCBA 17-33 (Appearance Approval of a Wall Sign)
Plan Commission Meeting – September 14, 2017



Existing conditions of subject property along Wolf Road (looking east)



associated graphics



525 N Lake St | Mundelein, IL 60060
info@associatedgraphicsgroup.com
888-546-1009 | 224-475-1009
Fax: 888-818-2633



Installation:

Substrate: Acrylic

Graphics: Black Cast Vinyl placement on the acrylic.

Mounting: Direct to wall utilizing (4ea) anchor bolts on each corner.

Location: 109 N. Wolf Rd

Contact: Guisela 847-271-9460

58in

32in



Exhibit received August 21, 2017

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

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

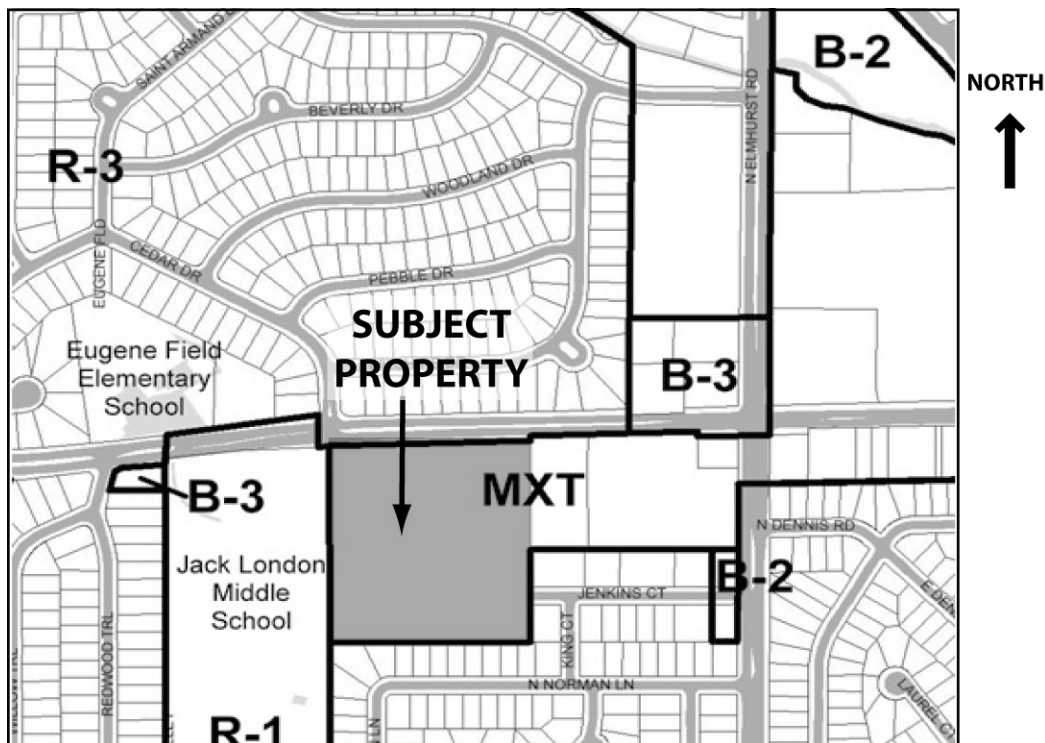
RE: **Docket No. 2017-10**
Sunrise Cafe
901 W. Dundee Road
Special Use-Site Plan Approval for a Restaurant

DATE OF REPORT: September 6, 2017

DATE OF MEETING: September 14, 2017

PROJECT OVERVIEW: The petitioner is requesting special use-site plan approval to add restaurant seating inside an existing grocery store, which is located in Dundee Plaza and is zoned MXT Transit Oriented Mixed Use District.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant Name: Hari Guda, business owner

Property Owner Name: Dundee Plaza

Common Property Address: 901 W. Dundee (Dundee Plaza)
Common Location: Located at Dundee Plaza, between Dunhurst Shopping Center and Jack London Middle School
Neighboring Property Land Use(s): North: Single-Family Residential
West: Commercial
South: Single-Family Residential
East: Commercial
Comprehensive Plan Designation: Commercial
Property size: 14,000 square feet (entire grocery store)
Existing Use of Property: Retail
Proposed Use of Property: Restaurant and Retail
Existing Property Zoning: MXT Transit Oriented Mixed Use District
Previous Zoning Legislation: Ord. No. 2868, passed 3.01.1993, granted site plan approval for Dundee Plaza.

DESCRIPTION OF PROPOSAL

An existing grocery store is requesting special use-site plan approval to add indoor and outdoor café seating which would be used by customers to consume food that is being prepared at the existing kitchen. Besides the addition of tables and chairs, no additional changes are proposed to the interior or exterior of the property.

SITE PLAN REVIEW

Scale of Floor Plan: unknown

General site layout: No modifications to the site are proposed. Full vehicular access to the shopping center is provided along Dundee Road.

Floor Plan: No structural changes are proposed. A 20-foot by 34-foot seating area will be partially walled off to create a café space for seating. 48 indoor seats are proposed for this space. The dine-in customers will order food from the existing kitchen space, which is located adjacent to the indoor seating. Outdoor dining for a maximum of 10 seats is also proposed.

Ownership: The business owner leases.

Total Number of Parking Spaces: The parking requirement for the proposed use is 1 stall per employee (during peak shift) plus 1 stall for every 3 seats. Up to 15 outdoor dining seats are permitted without required parking. Based on a floor plan with 48 seats and 1 employee, the parking requirement for the restaurant is 17 stalls. Dundee Plaza shopping center has a total parking count of 254 stalls. This area includes the former (vacant) IF Furniture Gallery, Always Amazing (vacant), and Sunrise Market. The required parking for the other retail spaces is 184

stalls. The required parking for the Sunrise Market retail space is 53 stalls. Therefore, the total combined parking requirement for Dundee Plaza, including the proposed restaurant use, is 254 stalls. The proposed use meets the parking requirements of the Zoning Code. Furthermore, the actual use of the parking for Dundee Plaza is much lower.

Trash: Existing trash enclosures are located at the rear of the site along the rear service drive. The Plan Commission may wish to require an additional trash can for the outdoor dining. Staff has added a condition of approval to the motion to address this issue.

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

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

STANDARDS FOR SPECIAL USE

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

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

"All my customers are requesting a small café where they can sit and have a juice or small chat or appetizer or smoothie. As per customer request we decided to add a café in the supermarket."

Access to the proposed restaurant will be convenient to customers along the Dundee Road corridor and who shop at Sunrise Market. The proposed business may also bring additional customers to the existing grocery store and Dundee Plaza shopping center.

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

"The structure of the supermarket is not changing. We have plenty of space to use for a café and it's not going to impact the current environment."

The proposed restaurant will be located in an existing grocery store within an existing shopping center, which allows for a mix of retail, restaurant, service, and office uses. The character of the store or shopping center will not change.

3. State how the location and size of the Special Use, the nature and intensity of the operation involved in or conducted with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it will be in harmony with and not impede the normal, appropriate and orderly development of the district in which it is to be located and the development of surrounding properties.

"We are only using 1,000 to 1,200 square feet out of 14,000 square feet. It should not impact the regular structure. The customers that are coming to the supermarket will be using the café and there is no smoke or odor coming from the menu items.

The existing parking is adequate for the proposed restaurant within the existing grocery store. Many existing customers will go to the proposed café.

4. State how the location, nature and height of buildings, walls and fences, and the nature and extent of the landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, or will not impair the value thereof.

"There is no major modification to the walls, ceilings or exterior. We will be upgrading the counter to prepare juices, smoothies, and snacks."

No exterior modifications are proposed.

5. State how the parking areas will be of adequate size for the particular use, properly located and suitably screened from adjacent residential uses, entrance and exit drives shall be laid out so as to prevent traffic hazards and nuisances and the development will not cause traffic congestion.

"We have a huge parking lot and no changes are required. The café should not impact the current environment."

No change to the existing parking lot is proposed. The existing parking is adequate for the proposed restaurant within the existing grocery store. Moreover, there is very good vehicular access in the parking lot.

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

No response.

A special use permit is necessary for a restaurant to operate in the Village. Without the special use, the proposed use would not be allowed.

STAFF REVIEW

Fire Department Review: The Fire Department has submitted a comment memo on September 8, 2017. These comments will be addressed at building permit.

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

Health Division Review: The Health Division has no additional comments at this time.

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

Staff Recommended Action: Prior to recommending approval of the proposed special use for a sit-down restaurant, staff suggests consideration of adding an outdoor trash receptacle for the outdoor seats.

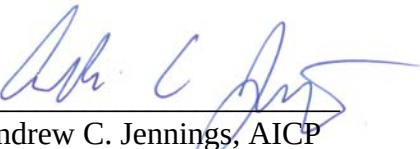
PROPOSED MOTIONS

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

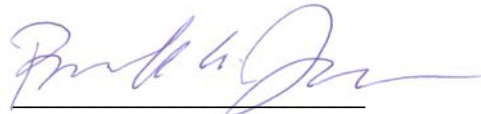
Recommend approval of Docket No. 2017-10, Special Use-Site Plan Approval as required under Chapter 19-05 Mixed use Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit a Sit-Down Restaurant in accordance with the project description and floor plan submitted June 26, 2017 by Sunrise Cafe, to be located at 901 W. Dundee Road, Wheeling, Illinois;

And with the following conditions of approval:

1. That a trash can be added to the outdoor seating area.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

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

[Cover letter](#)

[Floor plan](#)

Sunrise Market Café – 901 W. Dundee Road
Docket No. 2017-10 (Special Use- Site Plan and Approval of a Restaurant)
Plan Commission Meeting – September 14, 2017



Existing conditions of subject property along Dundee Road (looking south)

June 22, 2017

**Letter of Intent:
Proposed Indoor Seating for
The SUNRISE CAFE at 901 WDUNDEE RD, WHEELING, IL**

Dear City,

We are requesting permission for indoor dining area with up to 48 dining seats and 10 patio seats at property 901 W DUNDEE RD, WHEELING, IL.

Our Sunrise will make it a warm and bright destination for Sunrise customers with our indoor dining seats.

Indian food fast food always gives best taste and aroma when we serve food that came out of kitchen immediately, all café customers liked our menu & food and requesting for seating where they can shop, eat & drink.

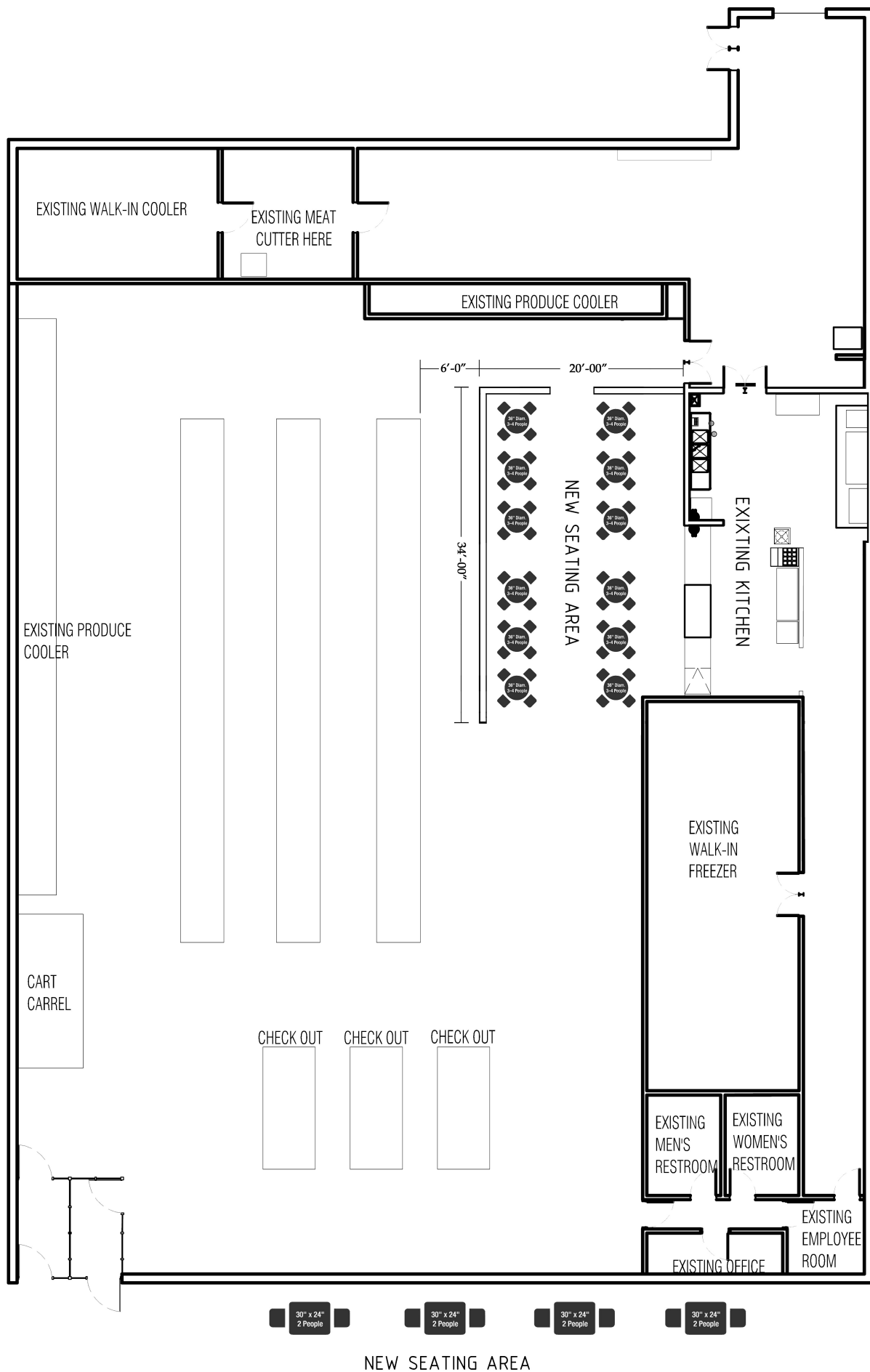
- **Hours of Operation:** We propose to close our indoor café by no later than 10 pm.
- **Number of Seats:** Our current plan shows 48 seats.
- **Service:** We are requesting that we be allowed to serve our full menu to Sunrise customers.

Thank you for your help in this matter.

Sincerely,
Hari Guda

Exhibit received June 26, 2017

KEY PLAN Exhibit received June 26, 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

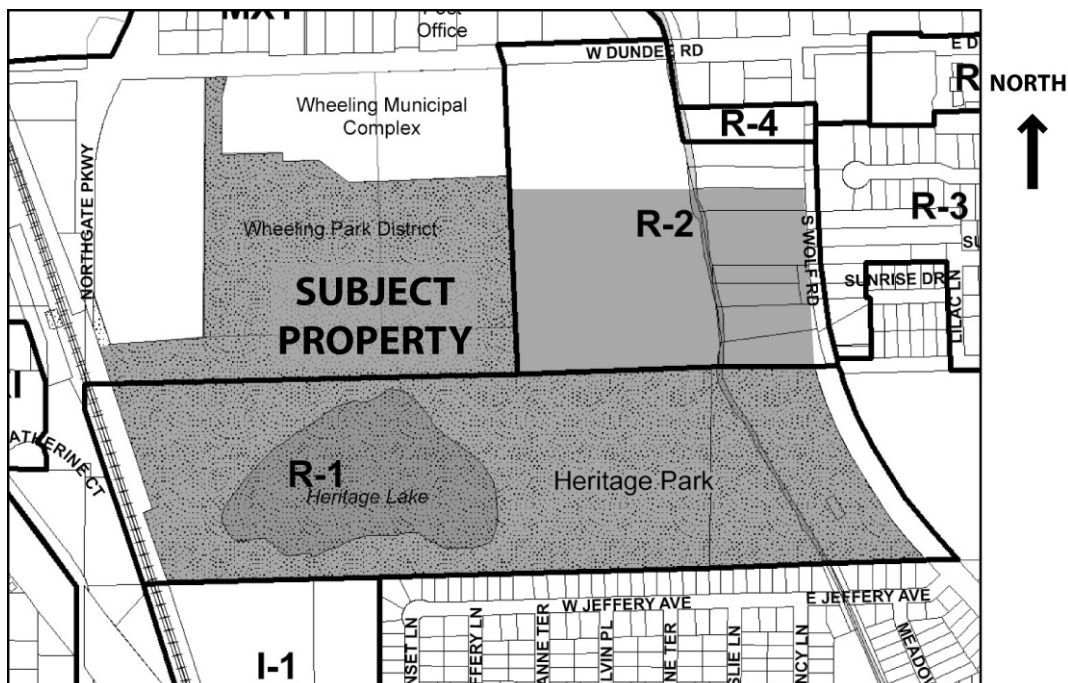
RE: **Docket Nos. 2017-11 and PC 17-16**
Wheeling Park District
333 W. Dundee Road
(2017-11) Variation from Title 19, Zoning, Regarding
Building Height
(PC 17-16) Site Plan & Appearance Approval for a Building
Addition

DATE OF REPORT: September 7, 2017

DATE OF MEETING: September 14, 2017

PROJECT OVERVIEW: The petitioner plans to build a substantial building addition to the existing Community Recreational Center (CRC), which requires two zoning actions: A zoning variation to increase the maximum allowed building height and site plan and appearance approval of a building addition.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Development Name:</u>	Community Recreational Center
<u>Applicant Name:</u>	Wheeling Park District
<u>Property Owner:</u>	Wheeling Park District
<u>Common Property Address:</u>	333 W. Dundee Road
<u>Common Location:</u>	Located off of Community Boulevard, south of Dundee Road.
<u>Neighboring Property Land Use(s):</u>	North: Institutional / Mixed Use Commercial and Residential / Multi-Family Residential West: Mixed Use Commercial and Residential / Industrial South: Industrial / Single-Family Residential East: Single-Family Residential
<u>Comprehensive Plan Designation:</u>	Open Space
<u>Property Size:</u>	103.8 acres
<u>Building Size:</u>	77,674 sq. ft. (currently); 122,086 sq. ft. (proposed).
<u>Existing Use of Property:</u>	Open space and recreational facilities
<u>Proposed Use of Property:</u>	No change.
<u>Existing Property Zoning:</u>	Open Space Overlay District / MXT Transit Oriented Mixed Use District / R-1 Single Family Residential District / R-2 Single Family Residential District
<u>Previous Zoning Action on Property:</u>	
PC 11-15	Ord. No. 4621, passed 7.18.2011, granted site plan and appearance approval of park improvements and a flood control facility.
2003-24A	Ord. No.3766, passed 8.11.2003, granted special use-site plan approval of concession stands.
1995-20	Ord. No.3067, passed 8.21.1995, granted amendments to Ord. 2698.
1991-10	Ord. No.2698, passed 5/1/1991, granted special use-site plan approval of an existing park and development improvements.
748	Ord. No. 2699, passed 5/1/1991, granted a variation for two buildings on a lot.

DESCRIPTION OF PROPOSAL

The petitioner, Wheeling Park District, plans to build a substantial building addition to the existing Community Recreational Center (CRC), which requires two zoning actions: A zoning variation to increase the maximum allowed building height and site plan and appearance approval of a building addition.

Wheeling Plan Commission

Meeting date: September 14, 2017

RE: Docket Nos. 2017-11 and PC 17-16

The CRC is an existing facility that houses a multipurpose gymnasium, a track, a preschool, several multipurpose and other specialized activity rooms, and a fitness center. The current application for an addition, renovation and remodeling will include the following modifications to the CRC:

1. A second gymnasium,
2. Renovated and expanded fitness center and locker rooms,
3. Relocated preschool and outdoor playground,
4. Expanded and renovated lobby,
5. Remodeled program spaces, and
6. New accommodations to meet the needs of Village's Congregate Dining Program.

DESCRIPTION OF ZONING VARIATION

The maximum building height for structures in the Open Space Overlay District is 30 feet. The proposed building addition will exceed this height requirement at two locations: at the gymnasium and at the building entry. The building entry will have a height of 38 feet, 8 inches and the new gymnasium will have a height of 36 feet, 0 inches.

SITE PLAN REVIEW

Scale of Site Plan: 1" = 30'

Proposed General Site Layout: A two-story building addition is proposed for the northeast corner of the existing building. A new sidewalk will be added around this portion of the building. However, no change is proposed to the existing access drive from Community Drive or to the existing parking lot just east of the building. The outdoor play space for the preschool, which is currently found at the west side of the building, is being relocated to the south end of the building. Adjacent to the outdoor play area and preschool entry will be a new 10-stall parking area.

Total Number of Parking Spaces: As part of this project, 10 additional parking spaces will be added to the southwest corner of the building. These spaces will be likely utilized by the relocated preschool, which currently has an entry on the west side of the building. A parking exhibit has been provided by the petitioner that identifies parking throughout all of Heritage Park. The exhibit notes a total of 716 spaces and a parking requirement of 676 spaces. Therefore, with the proposed building and site modifications, the parking requirements of the Zoning Code will be exceeded. However, due to the expansion of the CRC space and programs it is conceivable that there will be additional parking demand near the CRC. Instead of building those spaces now, both the Park District staff and Village staff agree it would be prudent to observe how the existing parking and 10 new spaces will be utilized after the CRC construction and the Town Center construction is complete. Members of both staff would like to study the future auto traffic flows, pedestrian patterns, and utilization of building entries, and install additional parking, only if deemed necessary. The addition of future parking would necessitate site plan and appearance review by the Plan Commission.

Ownership: No change in ownership is pending.

Trash Enclosure: The existing trash enclosure will remain.

Site Lighting: A full photometric plan and light fixture details have been provided. The plan includes a mix of building-mounted and pole-mounted fixtures.

Sidewalks: New sidewalks will be installed around the expanded building area.

Landscaping Plan: The landscaping plan calls for a mix of shade and evergreen trees, ornamentals, evergreen shrubs, deciduous shrubs, decorative grasses and perennials. A detailed and illustrated plant portfolio has also been provided.

Landscape Irrigation: No reference to irrigation is noted in the plans. Staff has added a condition of approval that irrigation is required per code.

BUILDING APPEARANCE REVIEW

Building Size: A two-story (42,207 sq. ft.) building addition is proposed to the existing two-story (78,879 sq. ft.) recreational center. The proposed building will exceed the maximum permitted height of the Open Space Overlay District. The maximum allowed height is 30'. The proposed height at the building entry is 38'8" and the proposed height of the new gymnasium is 36'. This proposal requires building height variations for only those portions of the building.

Elevation Plan Review: Elevation plans are provided on Sheet A3.1.0-2.

Exterior Building Materials/Colors: The building addition includes materials and designs that will both compliment and match those of the existing building. For example, the use of the following materials will match the existing: buff limestone, red brick, and black brick. Other new materials include grey metal panels and clear glass curtainwalls.

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

HVAC/Mechanical Components Screened: The elevation plans indicate "gray roof top unit screens."

STANDARDS FOR VARIATION

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

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

“The addition to the recreation center is required to be taller than the allowable height in the zoning code, in order for the new gymnasium to be functional and be part of the project. If additional height is not allowed, the new gymnasium would not serve its purpose. The other portion of the addition which is taller than what is allowed in the zoning code is the main entry. Since the current recreation center is already taller than what is allowed, the main entry needs to be slightly taller than that in order to adequately direct people to the main entry. The purpose of the addition is to provide more fitness and gymnasium space for the community, and if the gymnasium is not tall enough to support basketball and volleyball use, it will not serve its intended purpose.”

Regardless of the physical surroundings, shape or topography of the subject property, a minimum building height greater than that allowed by the Zoning Code is required for the proposed gymnasium.

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

“Any building that has a gymnasium or basketball and volleyball use will require a higher roof than what is allowed by the zoning code.”

The uniqueness of this circumstance is that specifically a gymnasium to accommodate basketball and volleyball is proposed. Such facilities must be taller than what the code allows.

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

“The gym roof height is set by the minimum clearance required beneath the structure for basketball and volleyball standards, the depth of structure required to span the court, and slopes required for adequate drainage.”

The hardship is based upon the needs of the gymnasium’s use (basketball and volleyball).

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 gym roof height is set by the minimum clearance required below the structure to meet basketball and volleyball standards. The gym would not be functional for those intended uses if the roof was any lower. The main entry roof is slightly taller than the gym roof to provide prominence and to help direct users to the main entry.

Without the height variation, the gymnasium will not be constructed and the new main entry feature will not match the height of the existing entry.

Wheeling Plan Commission

Meeting date: September 14, 2017

RE: Docket Nos. 2017-11 and PC 17-16

5. State how the granting of the variation will not alter the essential character of the locality.
“The existing recreation center currently has a roof height that is only slightly shorter than the proposed addition.”

There is no likely impact on the character of the area related to the variation.

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

“The proposed addition will fall within the required setbacks of the property. The proposed height is only a few feet taller than the current recreation center, and therefore will not be a significant change from what is currently there.”

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

STAFF REVIEW

Fire Department Review: The Fire Department has submitted comments dated September 7, 2017. The comments can be addressed at building permit.

Engineering Division Review: The Engineering Division has submitted comments dated September 7, 2017. Most comments can be addressed at building permit. Comment #7 states that the west drive aisle width does not meet code. Staff believes this can be addressed at permit. A condition of approval has been added to allow for an adjustment to the drive aisle width.

Health Division Review: The Health Division has received the plans and has no comments at this time.

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

Staff Recommended Action: Staff recommends that the Plan Commission review the following list of items with the petitioner prior to taking action on Docket Nos. 2017-11 and PC 17-16:

- Discuss the landscape irrigation requirement; and
- Determine how the Fire Department concerns regarding truck turning radius can be accommodated.

PROPOSED MOTIONS

If the Plan Commission finds that the petitioner has satisfied the requirements for a height variation and site plan and appearance of a building addition to the existing CRC, appropriate motions would be to:

Wheeling Plan Commission

Meeting date: September 14, 2017

RE: Docket Nos. 2017-11 and PC 17-16

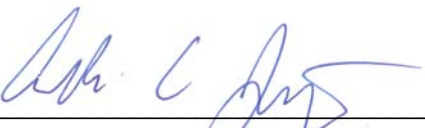
Recommend approval of Docket No. 2017-11, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, , Chapter 19.05 Mixed Use and Overlay Districts, Section 19.050.020 Open Space Overlay District, Section E Setbacks, Size & Height Restrictions, and associated sections to increase the maximum allowed building height, in accordance with the Elevation Plan A3.1.0-2, submitted by the Wheeling Park District on August 14, 2017, for a building addition to the existing community recreational center, located at 333 W. Dundee Road, Wheeling Illinois.

And recommend approval of Docket No. PC 17-16 granting site plan and appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-04 Residential Districts, Chapter 19-05 Mixed Use Districts, and Chapter 19-12, Site Plan Approval Requirements, in order to construct a building addition to the existing community recreational center in accordance with the following exhibits submitted by the Wheeling Park District on August 14, 2017 (except as noted), for 333 W. Dundee Road, Wheeling, Illinois:

- Cover letter (2 sheets)
- Site plan, (August 23, 2017), A0.0.1-3
- First floor plan, A1.1.0-3
- Second floor plan, A1.2.0-3
- Elevation plans, A3.1.0-2
- Landscape plan, L1.0.0
- Photometric plan, E0.0.2
- Civil engineering plans (14 sheets)
- Exhibit list
- Parking count exhibit
- Existing photometrics exhibit
- Planting exhibits (4 sheets)
- Fencing exhibit (2 sheets)
- Bench exhibit
- Trash receptacle exhibit
- Recycle receptacle exhibit
- Bench and receptacle product data sheets (3 sheets)
- Bicycle rack photograph
- Bicycle rack product data sheet

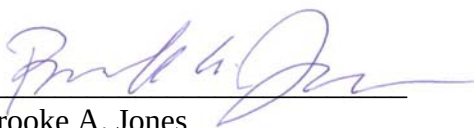
And with the following conditions:

1. That landscape irrigation shall be provided in accordance with the code; and
2. That the west drive aisle width shall be adjusted at permit to meet Code.



Andrew C. Jennings, AICP

Director of Community Development



Brooke A. Jones

Senior Planner

Wheeling Plan Commission

Meeting date: September 14, 2017

RE: Docket Nos. 2017-11 and PC 17-16

Attachments:

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

[Fire Department comments, 9.07.2017](#)

[Engineering Division comments, 9.08.2017](#)

[Cover letter \(2 sheets\)](#)

[Site plan, A0.0.1-3](#)

[First floor plan, A1.1.0-3](#)

[Second floor plan, A1.2.0-3](#)

[Elevation plans, A3.1.0-2](#)

[Landscape plan, L1.0.0](#)

[Photometric plan, E0.0.2](#)

[Civil engineering plans \(14 sheets\)](#)

[Exhibit list](#)

[Parking count exhibit](#)

[Existing photometrics exhibit](#)

[Planting exhibits \(4 sheets\)](#)

[Fencing exhibit \(2 sheets\)](#)

[Bench exhibit](#)

[Trash receptacle exhibit](#)

[Recycle receptacle exhibit](#)

[Bench and receptacle product data sheets \(3 sheets\)](#)

[Bicycle rack photograph](#)

[Bicycle rack product data sheet](#)

Wheeling Park District CRC – 333 W. Dundee Road
Docket Nos. 2017-11 and PC 17-16 (Zoning Variation Related to Building Height and Site Plan
and Appearance Approval of a Building Addition)
Plan Commission Meeting – September 14, 2017



Existing conditions of subject property from eastern parking lot (looking west)

Wheeling Park District CRC – 333 W. Dundee Road
Docket Nos. 2017-11 and PC 17-16 (Zoning Variation Related to Building Height and Site Plan
and Appearance Approval of a Building Addition)
Plan Commission Meeting – September 14, 2017



Existing conditions of subject property from eastern parking lot (looking north west)

Wheeling Park District CRC – 333 W. Dundee Road

Docket Nos. 2017-11 and PC 17-16 (Zoning Variation Related to Building Height and Site Plan
and Appearance Approval of a Building Addition)

Plan Commission Meeting – September 14, 2017



Existing conditions of southeast corner of building (looking west)

Wheeling Park District CRC – 333 W. Dundee Road

Docket Nos. 2017-11 and PC 17-16 (Zoning Variation Related to Building Height and Site Plan
and Appearance Approval of a Building Addition)
Plan Commission Meeting – September 14, 2017



Existing conditions of northeastern facades (looking southwest)

Wheeling Park District CRC – 333 W. Dundee Road

**Docket Nos. 2017-11 and PC 17-16 (Zoning Variation Related to Building Height and Site Plan
and Appearance Approval of a Building Addition)
Plan Commission Meeting – September 14, 2017**



Existing conditions of subject property along the west access drive (looking east)

Wheeling Park District CRC – 333 W. Dundee Road

**Docket Nos. 2017-11 and PC 17-16 (Zoning Variation Related to Building Height and Site Plan
and Appearance Approval of a Building Addition)**

Plan Commission Meeting – September 14, 2017



Existing conditions of subject property along the west access drive (looking east)

Wheeling Park District CRC – 333 W. Dundee Road

**Docket Nos. 2017-11 and PC 17-16 (Zoning Variation Related to Building Height and Site Plan
and Appearance Approval of a Building Addition)**

Plan Commission Meeting – September 14, 2017



Existing conditions of subject property along the west access drive (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: September 7, 2017
SUBJECT: Proposed Building Addition – 333 West Dundee Road – Wheeling Park District Rec Center - Plans received for review by the Fire Department, August 14, 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 42,207 +/- square foot addition to an existing recreational facility.
2. The existing building has a fire apparatus access route around the building that would serve that building and the addition. The only modification associated with the existing access route is the revised drive and parking areas at the southwest corner of the building.
 - a. This change does not affect the Fire Department's ability to access the building.
 - b. This change may have an impact on the Fire Department's ability to access the existing Fire Department Connection (FDC) located in this area and will require further review during the permitting process..
3. Any underground storm water retention, detention or volume control systems under the fire apparatus access route shall be capable of supporting fire apparatus weighing 85,000 pounds.
4. Fire lanes shall be posted as required by the Fire Department.
5. A looped watermain needs to be provided around the building. This main shall have two points of connection the Village's municipal water system.
6. Fire hydrants shall be placed along the fire access route around the building based on the Villages Fire Prevention Code (300 foot spacing) and within 50 feet of the building's Fire Department Connection (FDC).
7. 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.
8. 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.

Ms. Brooke Jones

SUBJECT: Proposed Building Addition – 333 West Dundee Road – Wheeling Park District Rec Center - Plans received for review by the Fire Department, August 14, 2017.

September 7, 2017

Page 2

9. 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.
10. 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.
11. Site landscaping features, utilities, or similar obstructions shall not impede access to fire protection equipment, i.e. building Fire Department Connection (FDC).
12. All exit doors shall lead to a hard surface walkway leading to a public way. The width of the walkway by the two exits from new gymnasium does not meet the width requirements for exiting.

Wheeling Park District – 333 West Dundee Road – Building Addition

1. The building as proposed is a Mixed Use Occupancy consisting of Business Use Group (B) and Assembly Use Group (A-3) occupancy as defined by the 2012 Edition of the International Building and Fire Prevention Codes.
2. All construction for the 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 an existing sprinklered building. The sprinkler system shall be modified as required for the addition and remodeled areas in accordance with the 2012 Editions of the International Building and Fire Prevention Codes as amended by the Village of Wheeling.
 - c. The building is equipped with an existing fire alarm system. The system shall be modified or replaced as needed in accordance with the 2012 Editions of the International Building and Fire Prevention Codes as amended by the Village of Wheeling.
 - d. Any changes to existing cooking equipment or new cooking equipment shall meet the requirements of the Village's Building, Mechanical and Fire Prevention Codes (2012 Editions) for mechanical ventilation and fire protection systems.
3. The petitioner intends to keep the existing building open during the remodeling project. A detailed phasing plan will need to be provided to the Fire Department for review and approval. This plan shall address the following life safety items:
 - a. Maintaining the existing fire sprinkler system in an operational condition.
 - b. Maintaining the existing fire alarm system in an operational conditional.
 - c. Providing the exiting capacity from the areas unaffected by construction including:
 - i. Access to public way.
 - ii. Exit signage.
 - iii. Emergency lighting.
 - d. Providing separation between the construction and occupied areas.

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: September 8th, 2017

SUBJECT: Wheeling Park District Recreation Center Renovation and Addition
333 W. Dundee Rd. - Review Comments

The Engineering Division received a project description, preliminary site plan, and preliminary storm water calculations for the subject project on September 14th, 2017.

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

1. Permits from all necessary agencies will be required prior to Village of Wheeling Engineering permit issuance. These agencies include, but aren't limited to: IEPA, IDNR, and MWRD.
2. Documentation will need to be provided showing availability and approved use of the Park District's Heritage Lake storm water detention credits.
3. Design engineer must show how the site is hydraulically connected to Heritage Lake and that current storm sewer infrastructure exiting the site can sufficiently handle the storm water runoff.
4. Utility crossing table is required and shall show separation distances at all utility crossings (storm sewer, water main, and sanitary sewer).
5. Hydrants should be located on the utility plan sheets.
6. *"As a minimum, additional fire hydrants shall be installed along on-site private drives and fire lanes, where any portion of the building/structure is more than seventy-five (75) feet from the public right of way. The maximum spacing of 300 feet will be maintained when measured along the normal route of travel between hydrants along the entire length of the private drive and/or fire lane"*

Based on the above code (5.05A in the Village of Wheeling Engineering Manual of Practice) a looping water main will need to be installed in order to achieve the required hydrant spacing.

7. Proposed west drive aisle has a width of 24.5'. Minimum drive aisle width is 26.5' with a single row of parking stalls. (Title 19.11.010[c][7][A] of the Village Code).

The applicant shall address the concerns of the other permitting agencies and provide the Village with 3 sets of signed and sealed plans addressing the comments above.

August 11, 2017

Village of Wheeling Plan Commission
C/O Brooke Jones, Senior Planner
2 Community Blvd.
Wheeling, IL. 60090

Dear Ms. Jones:

The Wheeling Park District Community Recreation Center (CRC) Addition, Renovation and Remodeling project is a project that will increase the square footage of the existing facility to 122,086 of Recreation Center space.

The CRC was originally constructed in 1994. In 2000, the Arctic Splash pool and the Fitness Center were added to the facility. The CRC is currently a total of 77,674 square feet. The first floor is 36,020 square feet, the second floor is 20,876 feet, and the Arctic Splash/Fitness Center area totals 20,778 square feet. Other amenities include the following:

- One multipurpose room, two large-activity rooms, two small-activity rooms, an arts and crafts room, an aerobics dance studio, two group-exercise rooms, one fully equipped kitchen, and a Boardroom
- Three Preschool classrooms, and one small kitchen
- Multipurpose gymnasium (configurable as a full basketball court, two half-courts, or a full-length volleyball court)
- Indoor walking/running track
- Two private locker rooms, two public locker rooms, and a family locker room

The Arctic Splash indoor aquatic center has a 400-bather load capacity and is comprised of an activity pool and separate lap pool. The activity pool contains 39,573 gallons of water and features interactive water play structures, mini lazy river, and a toddler slide. The lap pool has four, 25-yard lap lanes and holds 61,425 gallons of water.

Features of the CRC Addition, Renovation and Remodeling project will include:

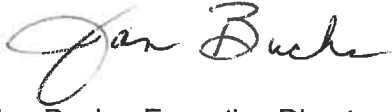
- A new 7,103 square foot gymnasium
- A renovated and expanded 10,083 square foot fitness center with new Group Exercise rooms
- 1,863 square feet of new locker rooms
- Relocated preschool and playground
- Expanded and renovated lobby and gathering spaces
- Updated and remodeled program spaces to accommodate the needs of multi-generational guests.

The CRC is open seven days per week and serves the recreation needs of the Wheeling residents. The facility also houses the Park District's administrative staff and offices.

Exhibit received August 14, 2017

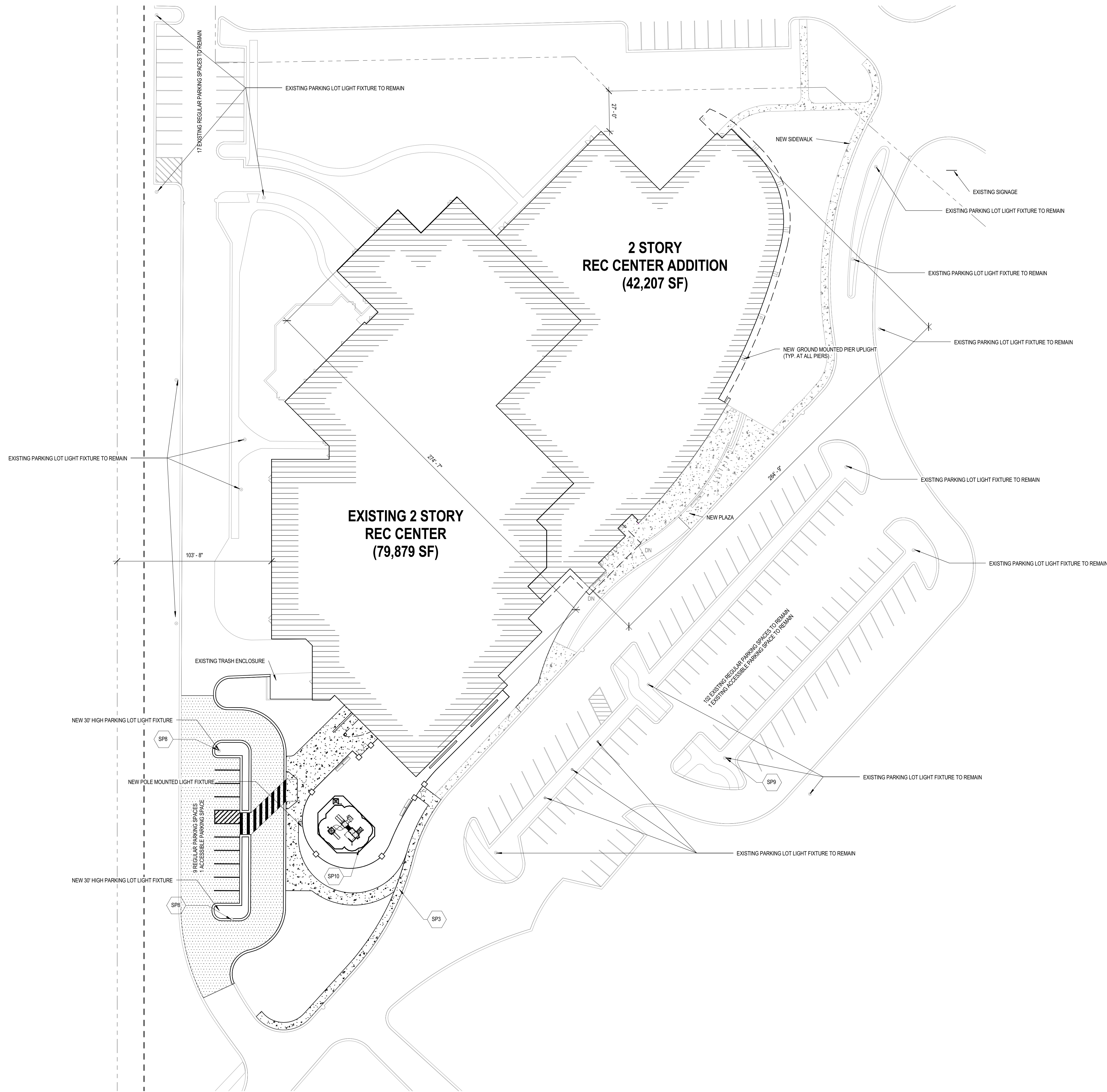
Should you have any questions about any of the information contained in this submission, please feel free to contact me at (847) 465-2935.

Respectfully Submitted,

A handwritten signature in black ink, reading "Jan Buchs". The signature is fluid and cursive, with the first name "Jan" and last name "Buchs" clearly legible.

Jan Buchs, Executive Director
Wheeling Park District

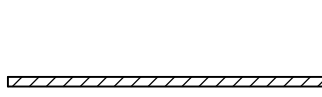
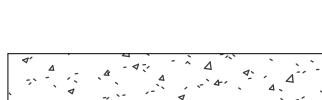
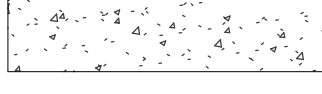
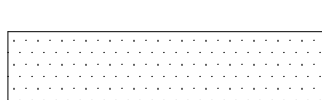
Exhibit received August 14, 2017



KEYNOTES - REFERENCE	
KEY NUMBER	DESCRIPTION

KEYNOTES - SHEET	
KEY NUMBER	DESCRIPTION
SP3	NEW CONCRETE SIDEWALK
SP8	NEW LIGHT POLE
SP9	EXISTING LIGHT POLE TO REMAIN (TYP.)
SP10	PLAYGROUND RELOCATED FROM NORTH SIDE OF BUILDING. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION

L21	NOTATIONS
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	PROPERTY LINE
	EASEMENT SETBACK
	DEPRESSED CURB
	CONCRETE PAVEMENT, REFER TO CIVIL DRAWINGS
	BITUMINOUS PAVEMENT, REFER TO CIVIL DRAWING
	DETECTABLE WARNING
	NEW BUILDING

ISSUANCE		
NO.	DATE	DESCRIPTION
1	08/01/17	ISSUED FOR SPECIAL USE PERMIT

FGM ARCHITECTS

CHICAGO OAK BROOK O'FALLON ST. LOUIS

Exhibit received August 23, 2017

PROFESSIONAL SEAL

EXPIRATION DATE:

DRAWN	<u>JM/PM</u>
CHECKED	<u>BL</u>
APPROVED	<u>BW</u>

PROFESSIONAL DESIGN FIRM
IL # 184-000350

WHEELING REC CENTER RENOVATION & ADDITION
WHEELING PARK DISTRICT
3 Community Blvd.
Wheeling, IL 60090

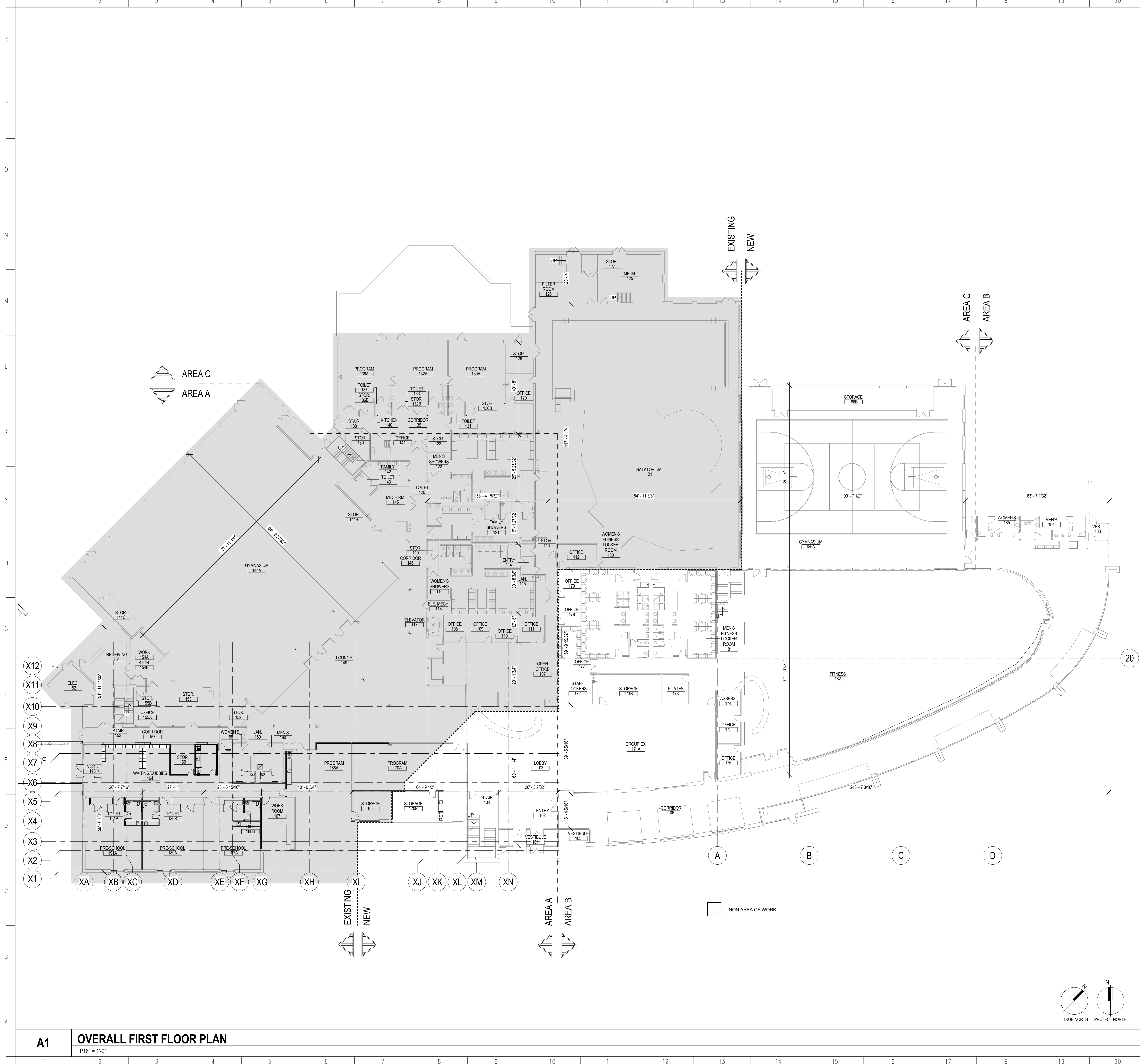
ARCHITECTURAL SITE PLAN

SHEET NO.

A0.0.1-3

JOB NO. 17-2324.01
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A1

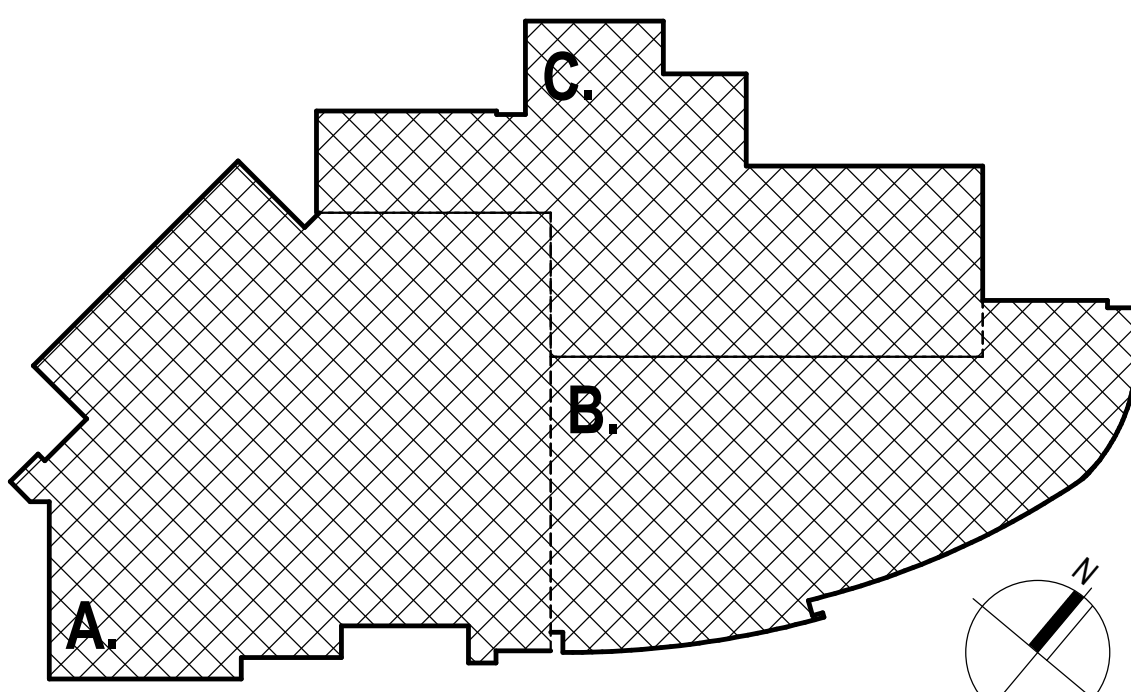
OVERALL FIRST FLOOR PLAN

1/16" = 1'-0"

A21

KEY PLAN

1" = 80'-0"



GENERAL FLOOR PLAN NOTES

- REFER TO PARTITION TYPES FOR THICKNESS OF WALLS AND PARTITIONS.
- WALL AND PARTITION DIMENSIONS ARE SHOWN TO FINISHED FACE OF WALL.
- FURNITURE AND EQUIPMENT SHOWN DASHED IS NOT IN CONTRACT AND IS SHOWN FOR COORDINATION PURPOSES.

WHEELING REC CENTER RENOVATION & ADDITION
WHEELING PARK DISTRICT
3 Community Blvd.
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OVERALL FIRST FLOOR PLAN

SHEET NO.

A1.1.0-3

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FGM ARCHITECTS

CHICAGO OAK BROOK ST. LOUIS

ISSUANCE	NO.	DATE	DESCRIPTION
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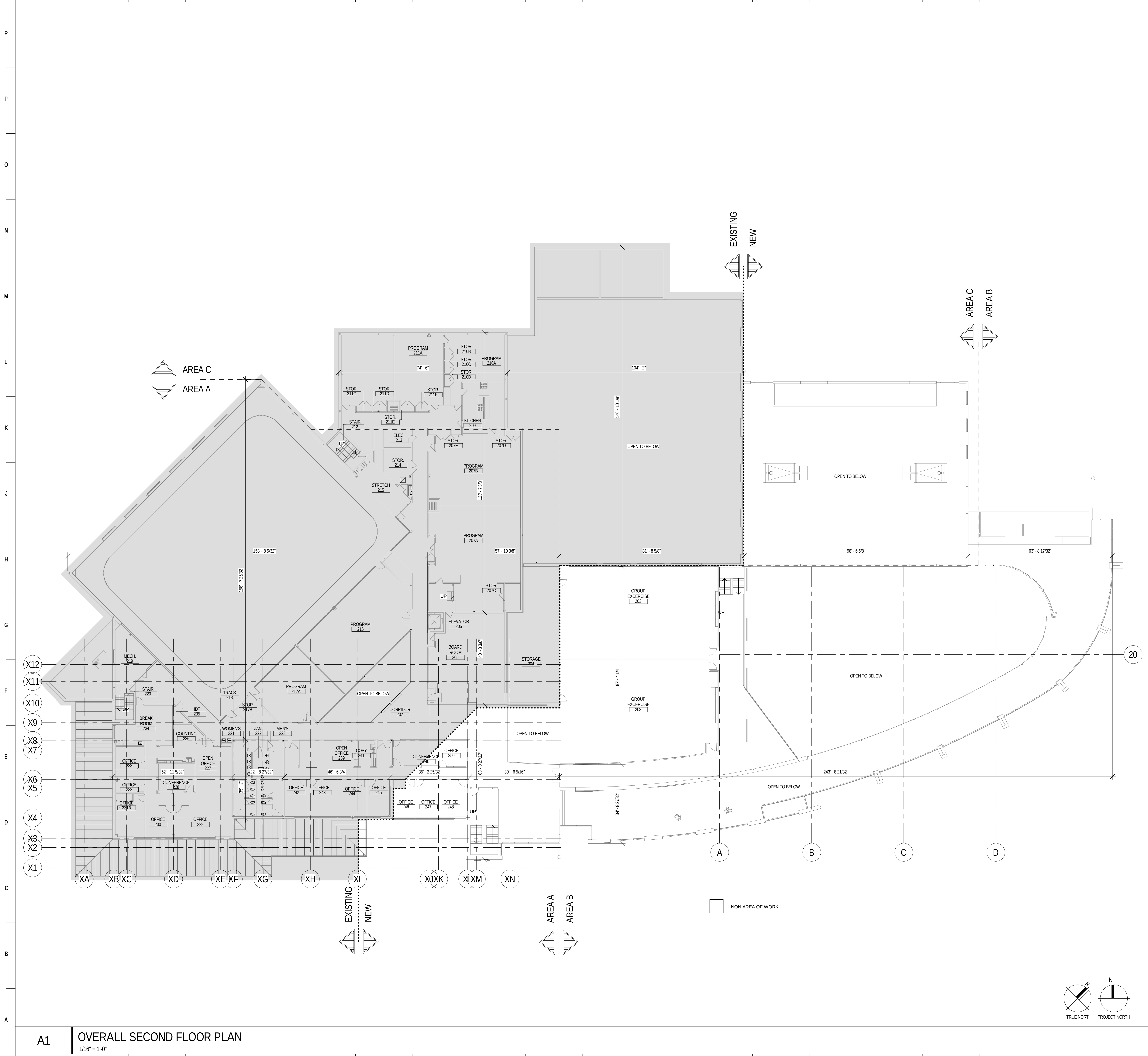
L21

NOTATIONS

KEYNOTES - SHEET	
KEY NUMBER	DESCRIPTION

KEYNOTES - REFERENCE	
KEY NUMBER	DESCRIPTION

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KEYNOTES - REFERENCE

KEY NUMBER	DESCRIPTION
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KEYNOTES - SHEET

KEY NUMBER	DESCRIPTION
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L21

NOTATIONS

GENERAL FLOOR PLAN NOTES

1

REFER TO PARTITION TYPES FOR THICKNESS OF WALLS AND PARTITIONS.

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A21

KEY PLAN

1" = 80'-0"

ISSUANCE

NO.	DATE	DESCRIPTION
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FGM ARCHITECTS

CHICAGO

O'FALLON

OAK BROOK

ST. LOUIS

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IL # 184-00050

WHEELING REC CENTER RENOVATION & ADDITION

WHEELING PARK DISTRICT

3 Community Blvd.

Wheeling, IL 60090

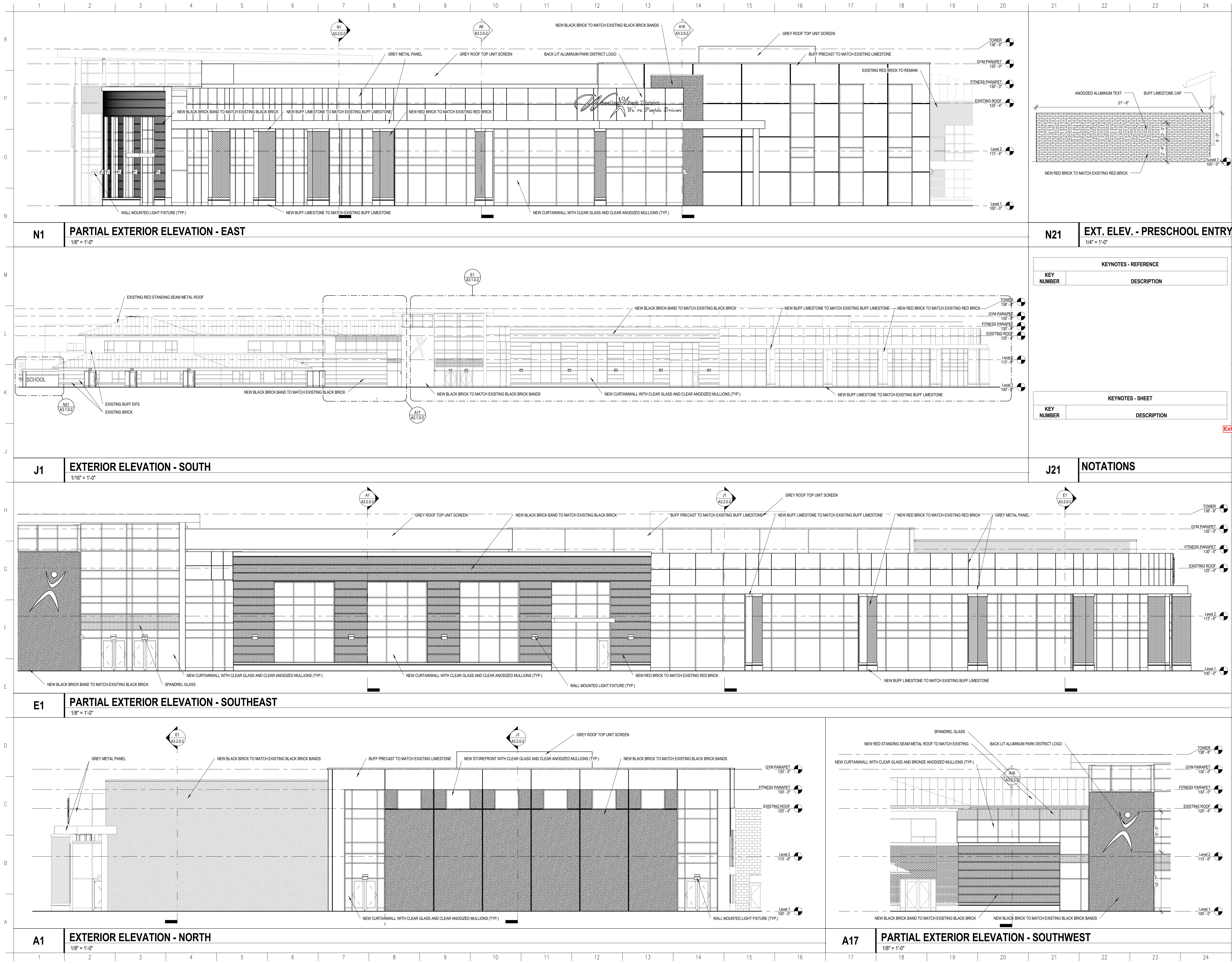
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JOB NO. 17-2324.01

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ISSUANCE	
NO.	DATE
1	08/01/17

DESCRIPTION
ISSUED FOR SPECIAL USE PERMIT

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CHICAGO
OAK BROOK
ST. LOUIS
O'FALLON

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EXPIRATION DATE:

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APPROVED: BW
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IL # 184-000350

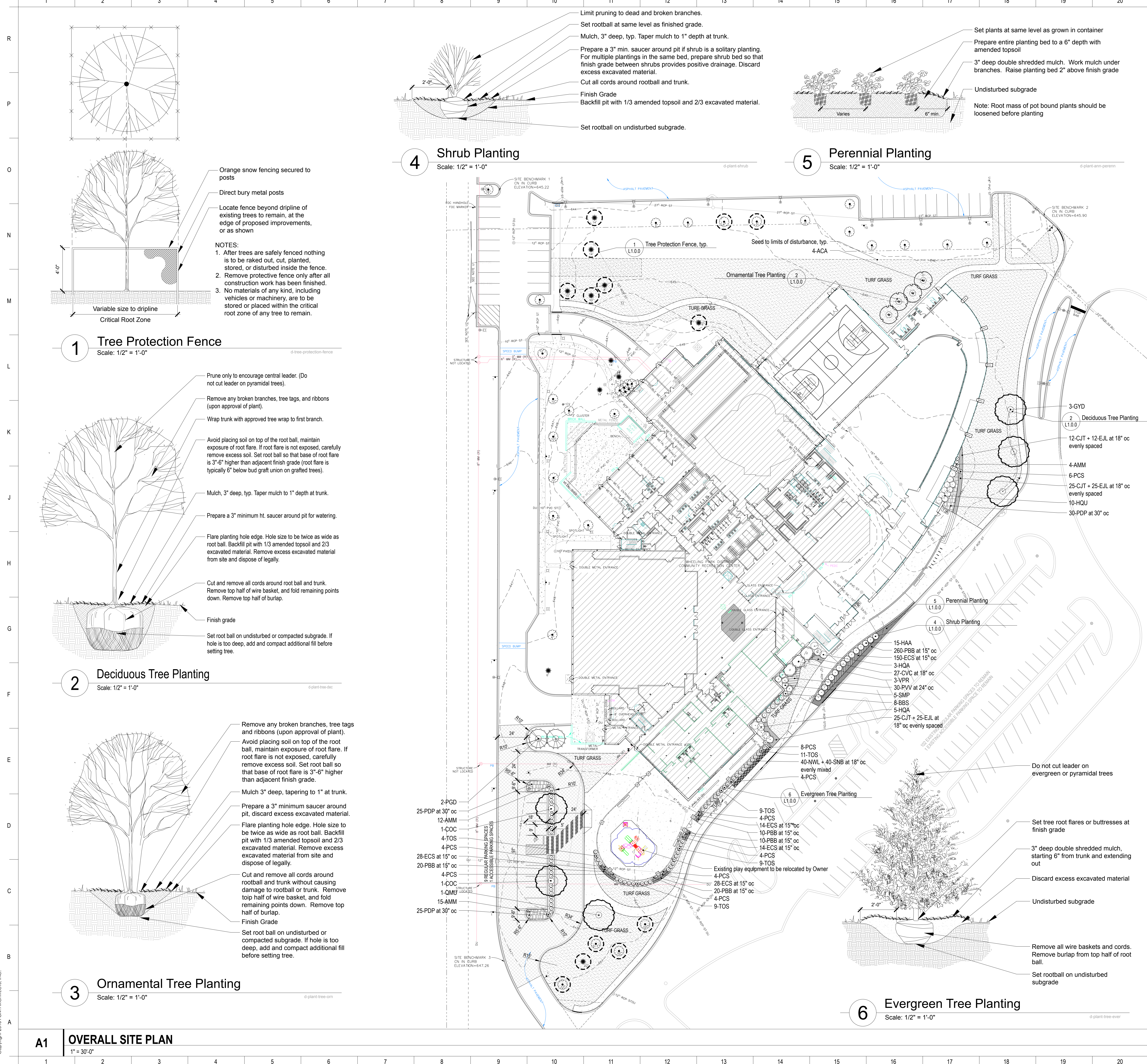
WHEELING REC CENTER RENOVATION & ADDITION
WHEELING PARK DISTRICT
3 Community Blvd.
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EXTERIOR BUILDING ELEVATIONS

SHEET NO.
A3.1.0-2

JOB NO. 17-2324.01
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Exhibit received August 14, 2017



LEGEND

SYMBOL	DESCRIPTION
	Shade Tree 3" CAL
	Ornamental Tree 6" HT / Multistem
	Large Shrub / 5' HT
	Small Shrub / 3' HT
	Perennials / #1 POT
	Turf

PLANT MATERIAL LIST

QTY	Code	Size	Botanic Name	Common Name
2	SHD	3" CAL	Celtis occidentalis	Hackberry
3	GVD	3" CAL	Gymnocladus dioica	Kentucky Coffeetree
1	QMU	3" CAL	Quercus muhlenbergii	Chinkapin Oak
EVERGREEN TREES				
2	PGD	6" HT	Picea glauca 'Densata'	Black Hills Spruce
42	TOS	#5	Thuja occidentalis 'Smaragd'	Emerald Arborvitae
ORNAMENTAL TREES				
4	ACA	6" HT	Amelanchier canadensis 'Autumn Brilliance'	Autumn Brilliance Serviceberry
3	VPR	#5	Viburnum prunifolium	Blackhaw Viburnum
SHRUBS				
31	AMM	#3	Aronia melanocarpa 'Morton'	Iroquois Beauty Black Chokeberry
15	HAA	#5	Hydrangea arborescens 'Abelwo'	Incrediball Hydrangea
10	HQU	#5	Hydrangea quercifolia 'Alice'	Oakleaf Hydrangea
8	HQA	#5	Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea
5	SMP	#5	Syringa meyeri 'Pabli'	Dwarf Korean Lilac
SUNNY PERENNIALS / ORNAMENTAL GRASSES / GROUNDCOVERS				
8	BBS	#1	Baptisia x bicolor 'Starlite'	Starlite Prairieblues False Indigo
62	CJT	#1	Coreopsis 'Jethro Tull'	Jethro Tull Coreopsis
27	CVC	#1	Coreopsis verticillata 'Creme Brulee'	Creme Brulee Coreopsis
62	EIL	#1	Echinacea 'Lullie'	Butterfly Lullie Coneflower
234	ECS	#1	Echinacea 'Cheyenne Spirit'	Cheyenne Spirit Coneflower
40	NWL	#1	Nepeta 'Walker's Low'	Walker's Low Catmint
42	PCS	#1	Panicum variegatum 'Cheyenne Sky'	Cheyenne Sky Switch Grass
320	PBB	#1	Pennisetum alopecuroides 'Burgundy Bunny'	Burgundy Bunny Fountain Grass
80	PDP	#1	Pennisetum alopecuroides 'Desert Plains'	Desert Plains Fountain Grass
30	PVV	#1	Physostegia virginiana 'Vivid'	Vivid Obedient Plant
40	SNB	#1	Salvia nemorosa 'Blue Hill'	Blue Hill Salvia

PLANTING NOTES:

- Base map information obtained from plans prepared by FGM Architects, dated 07/2017.
- Seed limit line is approximate. Seed to limits of grading and disturbance.
- Tree mulch rings are 5' diameter, typ.
- Place erosion control blanket along all slopes greater than 4 to 1 and all swales. See Civil Plans.
- Contractor responsible for erosion control in all seeded areas.
- Do not locate plants within 10' of utility structures. Do not locate plants within 5' horizontally of underground utility lines.
- Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn. No additional payments will be made for materials required to complete the work as drawn.
- All planting beds shall be irrigated.

B21

NOTATIONS

Not to scale

NORTH

SCALE IN FEET

1" = 30'

Studio Bloom Project Number: 2015-007-004

ISSUANCE

NO.	DATE	DESCRIPTION
1	08/01/17	ISSUED FOR SPECIAL USE PERMIT

ST. LOUIS

OFALLON

OAK BROOK

CHICAGO

WHEELING REC CENTER RENOVATION & ADDITION

WHEELING PARK DISTRICT

3 Community Blvd.

Wheeling, IL 60090

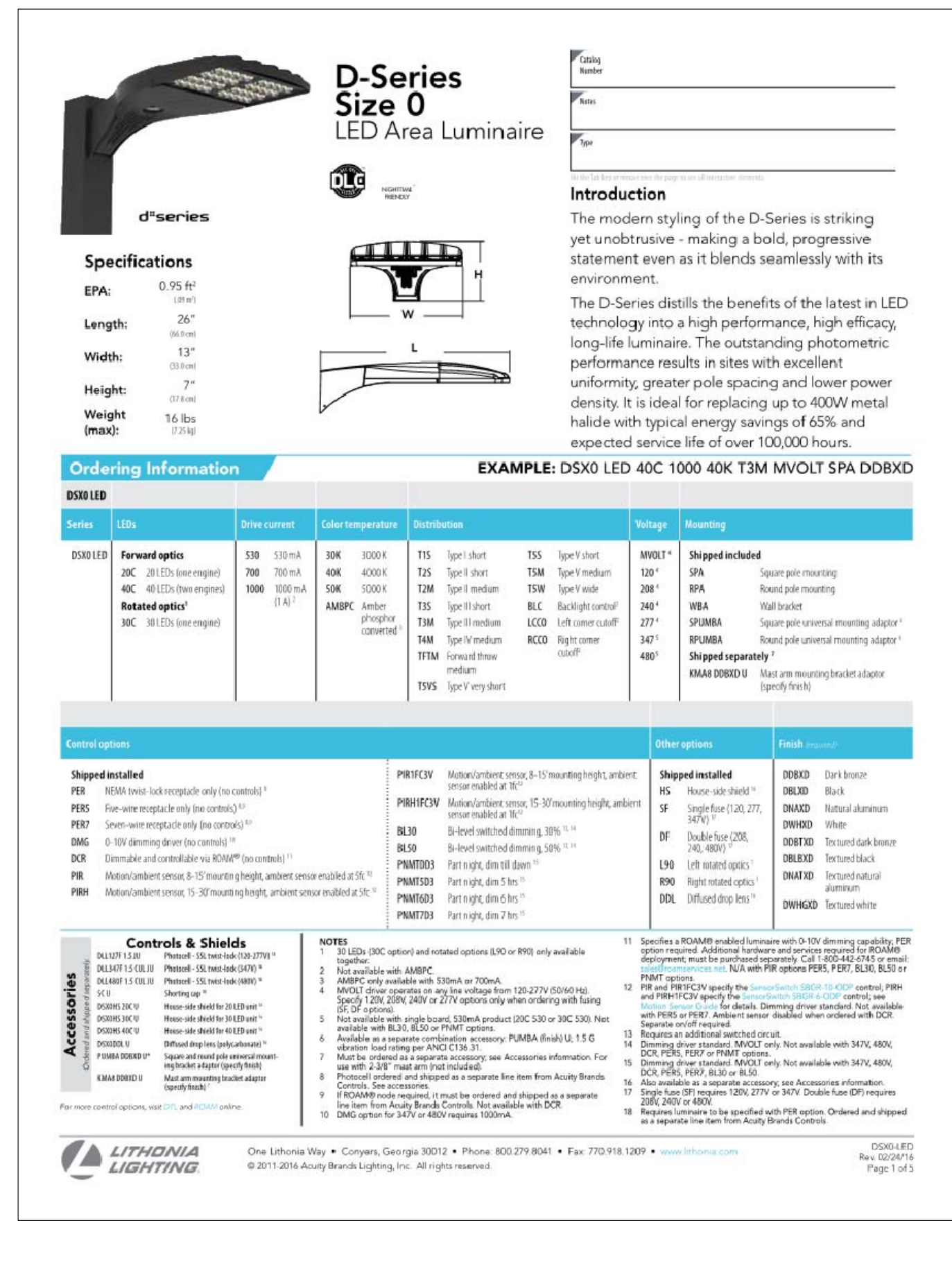
LANDSCAPE PLAN

SHEET NO.

L1.0.0

JO# NO. 17-2324-01

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ISSUANCE		
NO.	DATE	DESCRIPTION
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FGM ARCHITECTS
CHICAGO OAK BROOK OFALLON ST. LOUIS

PROFESSIONAL SEAL

EXPIRATION DATE:

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CHECKED DD
APPROVED DD

PROFESSIONAL DESIGN FIRM
II # 184700350

WHEELING REC CENTER RENOVATION & ADDITION
WHEELING PARK DISTRICT
3 Community Blvd.
Wheeling, IL 60090

SHEET NO.

E0.0.2

JOB NO. 17-2324.01

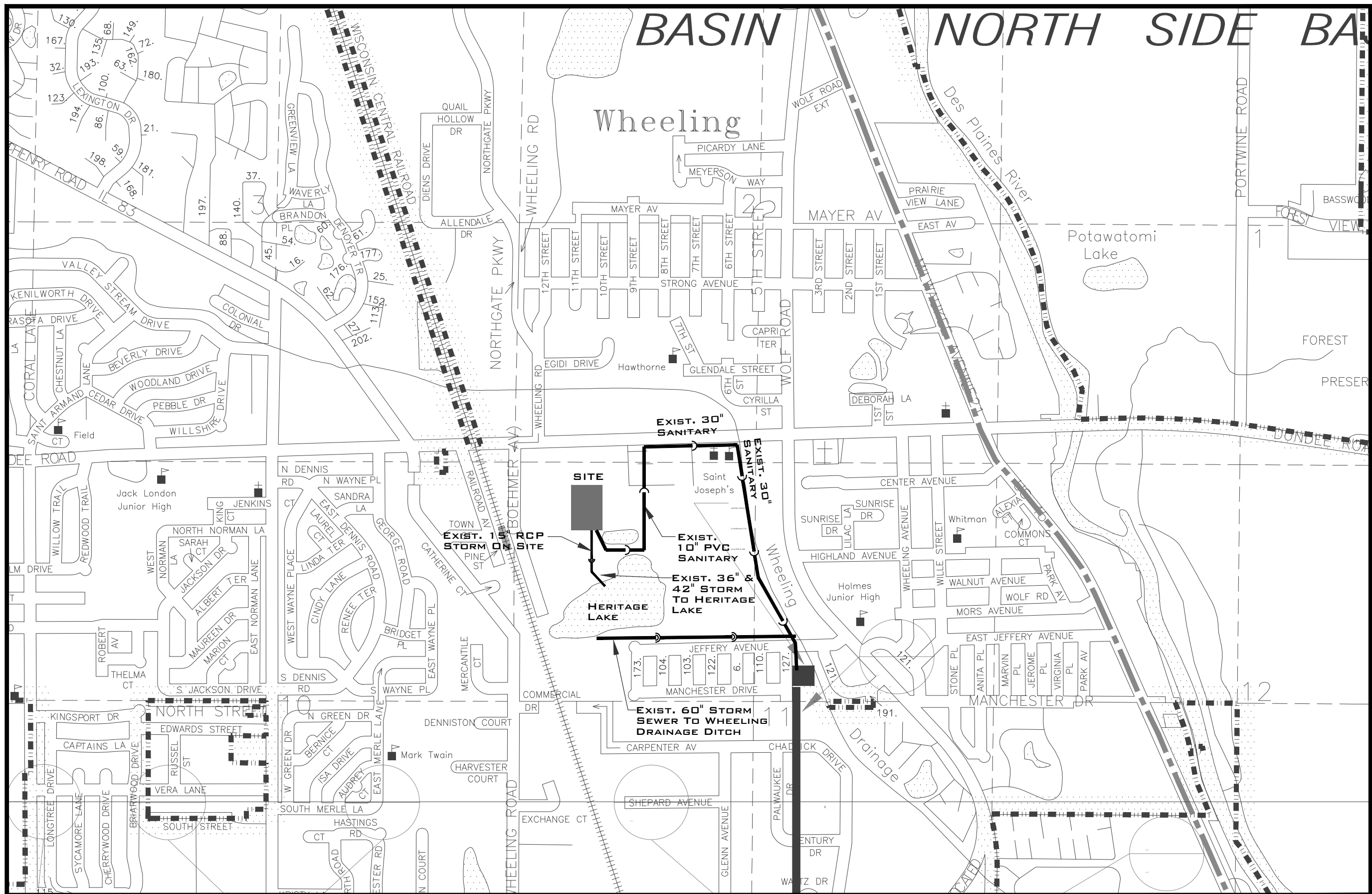
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WHEELING RECREATION CENTER RENOVATION & ADDITION

333 W. DUNDEE ROAD
WHEELING, IL 60090

PERMITTING		
Agency	Submittal Date	Permit Received
MWRD	--	--
IEPA (NPDES)	--	--
IDNR	07/11/17	--
IHPA	07/11/17	--
VoW	08/01/17	--



SITE LOCATION MAP (N.T.S.)

INDEX OF SHEETS

C-0.0	Civil Engineering Cover Sheet
C-1.1	Site Demolition Plan - South
C-1.2	Site Demolition Plan - North
C-2.1	Site Geometry & Utility Plan - South
C-2.2	Site Geometry & Utility Plan - North
C-3.1	Site Grading & Paving Plan - South
C-3.2	Site Grading & Paving Plan - North
C-4.1	Soil Erosion & Sediment Control Plan - South
C-4.2	Soil Erosion & Sediment Control Plan - North
C-5.1	Site Work Details
C-5.2	Site Work Details
C-5.3	Site Work Details
C-5.4	Site Work Details
CX-1.1	Disturbed Area Exhibit

DRAINAGE STATEMENT

To The Best Of Our Knowledge And Belief, The Drainage Of Surface Water Will Not Be Changed By The Proposed Development, If Any Drainage Patterns Will Be Changed, Reasonable Provision Have Been Made For The Collection And Diversion Of Such Surface Waters In To The Public Area, Or Drains Approved For The Use By The Municipal Engineer, And That Such Surface Water Are Planned For In Accordance With Generally Accepted Engineering Practices So As To Reduce The Likelihood Of Damages To Adjoining Properties

DATE: 08/01/17

CONTACT INFORMATION

Owner: Wheeling Park District
Jon Buchs-Executive Director
(847) 465-2935

Village: Village of Wheeling
Jon Tack-Village Engineer
(847) 499-9059

Utility: Metropolitan Water Reclamation District of Greater Chicago
Don Falles
(312) 751-3247

SURVEY PROVIDED BY:

Plot of Survey and Topography Provided By TFW Surveying & Mapping, Inc. For Eriksson Engineering Associates, Ltd. on 05-18-17. Order No. 170200.

PROJECT BENCHMARKS

NGS Monument LAK CDD 01B (A12852)
Monument Described As Located Within The City Of Wheeling Approximately 2.0 Mi. East Of Buffalo Grove In Section 2, T42N, R11E. Station Is Located In The Southwest Corner Of Intersection Of IL Rte. 21 (Milwaukee Avenue) And Lake Cook Road. Station Is Located Between Lake Cook Road Off Ramp And IL Rte. 21 Approximately 240 Ft. West Of IL Rte. 21 And 55 Ft. South Of Centerline Of Lake Cook Rd. Station Is 49 Ft. Southeast Of Light Pole, 45.5 Ft. Southwest Of Manhole, 7.6 Ft. South Of Guard Rail, 17 Ft. Southeast Of West End Of Guard Rail, And 2 Ft. North Of An Orange Fiberglass Witness Post.
Note - Access To Datum Point Through 6 Inch Logo Cap. Datum Point Is 0.55 Ft. Below Cap. PK Nails Were Set In Wood Physical Ties.
Elevation = 864.44 NAVD 88 Datum

J.U.L.I.E.

Note: The Exact Location of All Utilities Shall Be Verified by the Contractor Prior To Construction Activities. For Utility Locations Call: J.U.L.I.E. 1 (800) 892-0123

NO.	DATE	ISSUANCE
1	08/01/17	ISSUED FOR SPECIAL USE PERMIT

FGM ARCHITECTS
CHICAGO
OAK BROOK
OF FALLON
ST. LOUIS

PROFESSIONAL SEAL
EXPIRATION DATE:

DATE	07/12/17
DRAWN	AB
CHECKED	TH
APPROVED	KC
PROFESSIONAL DESIGN FIRM	IL # 184-000350

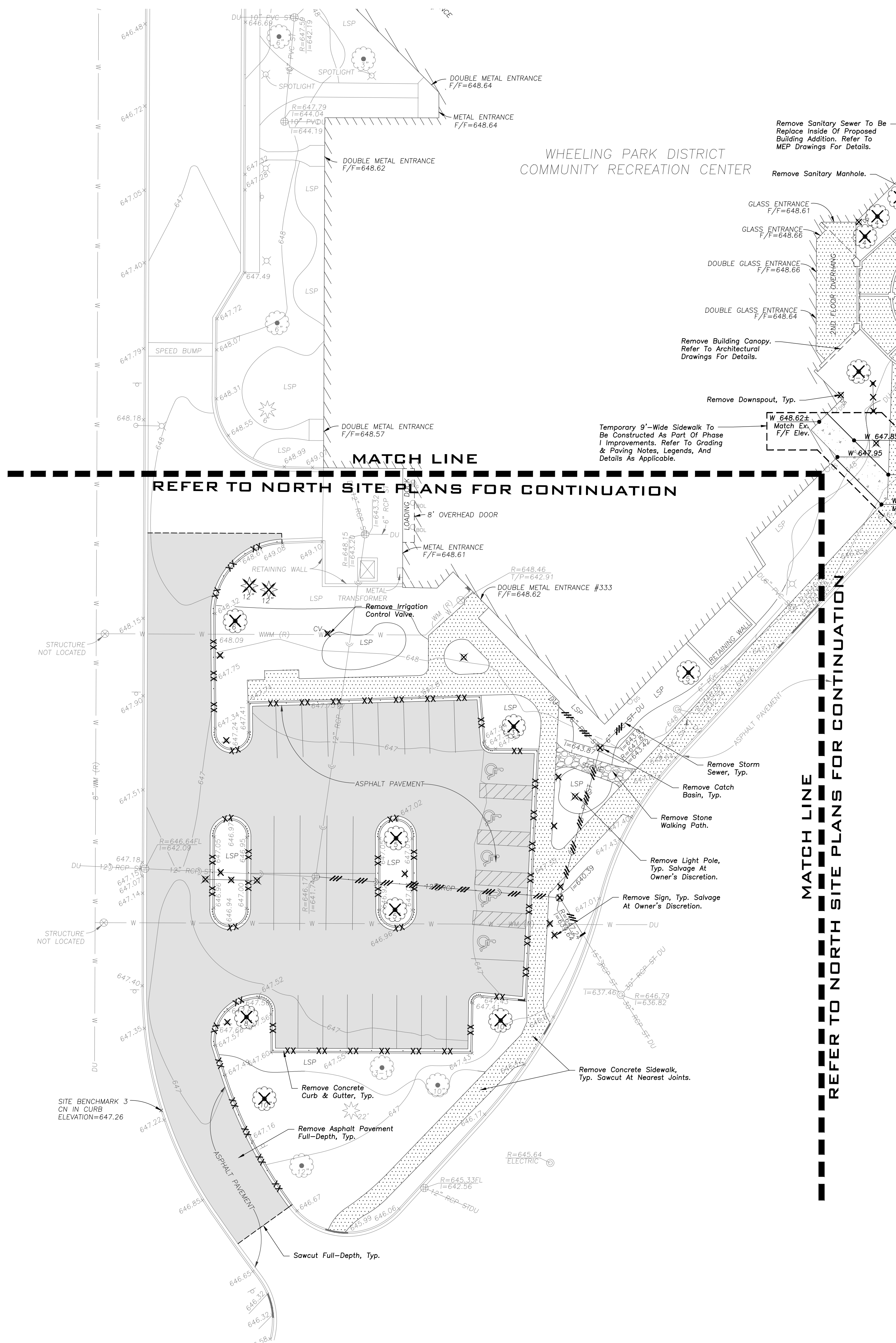
WHEELING REC CENTER RENOVATION & ADDITION
WHEELING PARK DISTRICT
3 Community Blvd.
Wheeling, IL 60090

CIVIL ENGINEERING COVER SHEET

SHEET NO.
C-0.0

JOB NO. 17-2324.01
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Exhibit received August 14, 2017

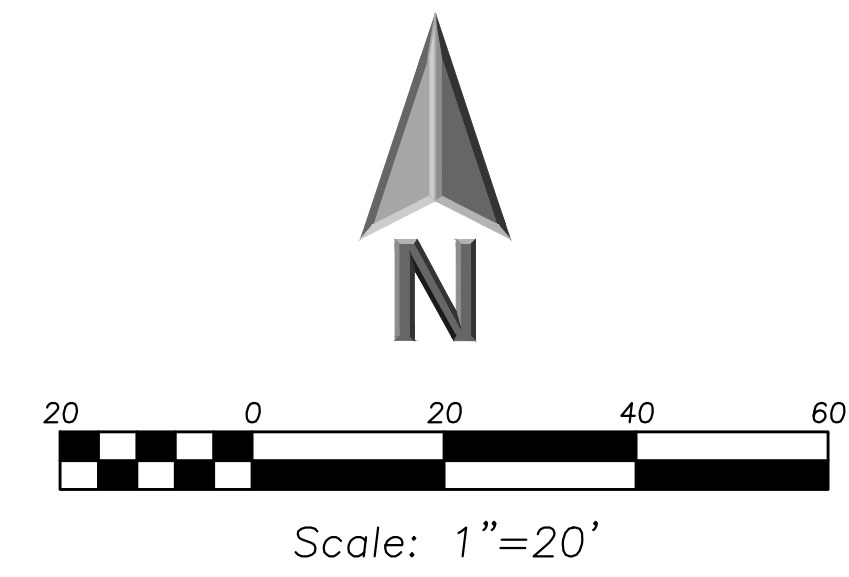


DEMOLITION NOTES

1. All Signs To Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.
2. Keep All Village Streets Free and Clear of Construction Related Dirt/Dust/Debris.
3. Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.
4. The Existing Building is to Remain Operational During Construction. Therefore, the Temporary Relocation of All Necessary Utilities Serving the Existing Building Shall Be Coordinated Prior to the Commencement of Construction Operations.
5. All Sawcutting Shall Be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Sidewalks, etc. All Sawcut Locations Shown Are Approximate and May Be Field Adjusted to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for Installation of Proposed Improvements.
6. Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.
7. All Light Poles To Be Removed From Private Property Shall Be Removed in Their Entirety, Including Base and All Appurtenances. Coordinate Abandonment of Electrical Lines With Electrical Engineer and Owner Prior to Demolition.
8. Perform Tree Pruning In All Locations Where Proposed Pavement And/Or Utility Installation Encroach Within The Existing Drip Line Of Trees To Remain. All Trenching Within The Drip Line Of Existing Trees To Remain Shall Be Done Radially Away From Trunk If Roots In Excess Of 1" Diameter Are Exposed. Roots Must Be Cut By Reputable Tree Pruning Service Prior To Any Transverse Trenching. Obtain Approval Of The Architect Prior To Operations For A Variance From This Procedure.
9. Coordinate Tree Removal with Landscape Architect. All Trees To Be Removed Shall Be Removed in Their Entirety and Stumps Shall Be Ground To Proposed Subgrade. Use As Mulch for Proposed Landscaping Where Applicable and Acceptable to Architect.
10. Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.

DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Concrete Pavement Removal (Full Depth)
- Stone Path Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal



LEGEND

- | EXISTING | PROPOSED |
|--------------------------------------|--------------------------------------|
| Manhole | Manhole |
| Catch Basin | Catch Basin |
| Inlet | Inlet |
| Area Drain | Area Drain |
| Clean Out | Clean Out |
| Flared End Section | Flared End Section |
| Storm Sewer | Storm Sewer |
| Sanitary Sewer | Sanitary Sewer |
| Combined Sewer | Combined Sewer |
| Water Main | Water Main |
| Gas Line | Gas Line |
| Overhead Wires | Overhead Wires |
| Electrical Cable (Buried) | Electrical Cable (Buried) |
| Telephone Line | Telephone Line |
| Fire Hydrant | Fire Hydrant |
| Valve Vault | Valve Vault |
| Buffalo Box | Buffalo Box |
| Downspout | Downspout |
| Boford | Boford |
| Gas Valve | Gas Valve |
| Gas Meter | Gas Meter |
| Electric Meter | Electric Meter |
| ConEd Manhole | ConEd Manhole |
| Hand Hole | Hand Hole |
| Light Pole | Light Pole |
| Light Pole w/ Moist Arm | Light Pole w/ Moist Arm |
| Utility Pole | Utility Pole |
| Telephone Pedestal | Telephone Pedestal |
| Telephone Manhole | Telephone Manhole |
| Sign | Sign |
| Fence | Fence |
| Accessible Parking Stall | Accessible Parking Stall |
| Curb & Gutter | Curb & Gutter |
| Depressed Curb | Depressed Curb |
| Curb Elevation | Curb Elevation |
| Gutter Elevation | Gutter Elevation |
| Pavement Elevation | Pavement Elevation |
| Sidewalk Elevation | Sidewalk Elevation |
| Ground Elevation | Ground Elevation |
| Top of Retaining Wall Elevation | Top of Retaining Wall Elevation |
| Swale | Swale |
| Contour Line | Contour Line |
| Deciduous Tree | Deciduous Tree |
| Coniferous Tree | Coniferous Tree |
| Brushline | Brushline |
| Tree Protection Fencing at Drip Line | Tree Protection Fencing at Drip Line |

GENERAL NOTES

1. The Location of Existing Underground Utilities, Such As Watermain, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility in The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately if Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
3. Notify The Owner, Engineer and The Village Of Wheeling A Minimum of 48 Hours In Advance of Performing Any Work.
4. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
5. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) and Stake All Site Improvements Accordingly.
6. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
7. The Engineer is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
8. Provide An As-Built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.
9. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

WHEELING REC CENTER RENOVATION & ADDITION
WHEELING PARK DISTRICT
3 Community Blvd.
Wheeling, IL 60090

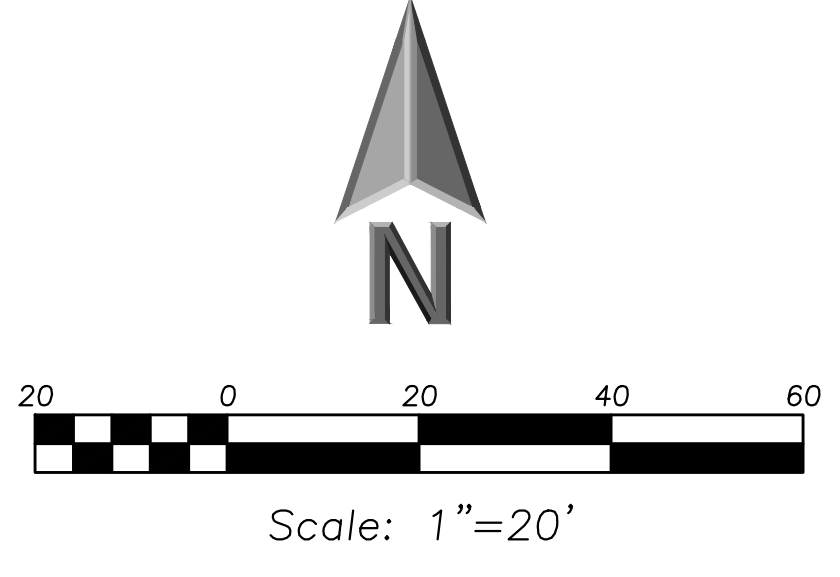
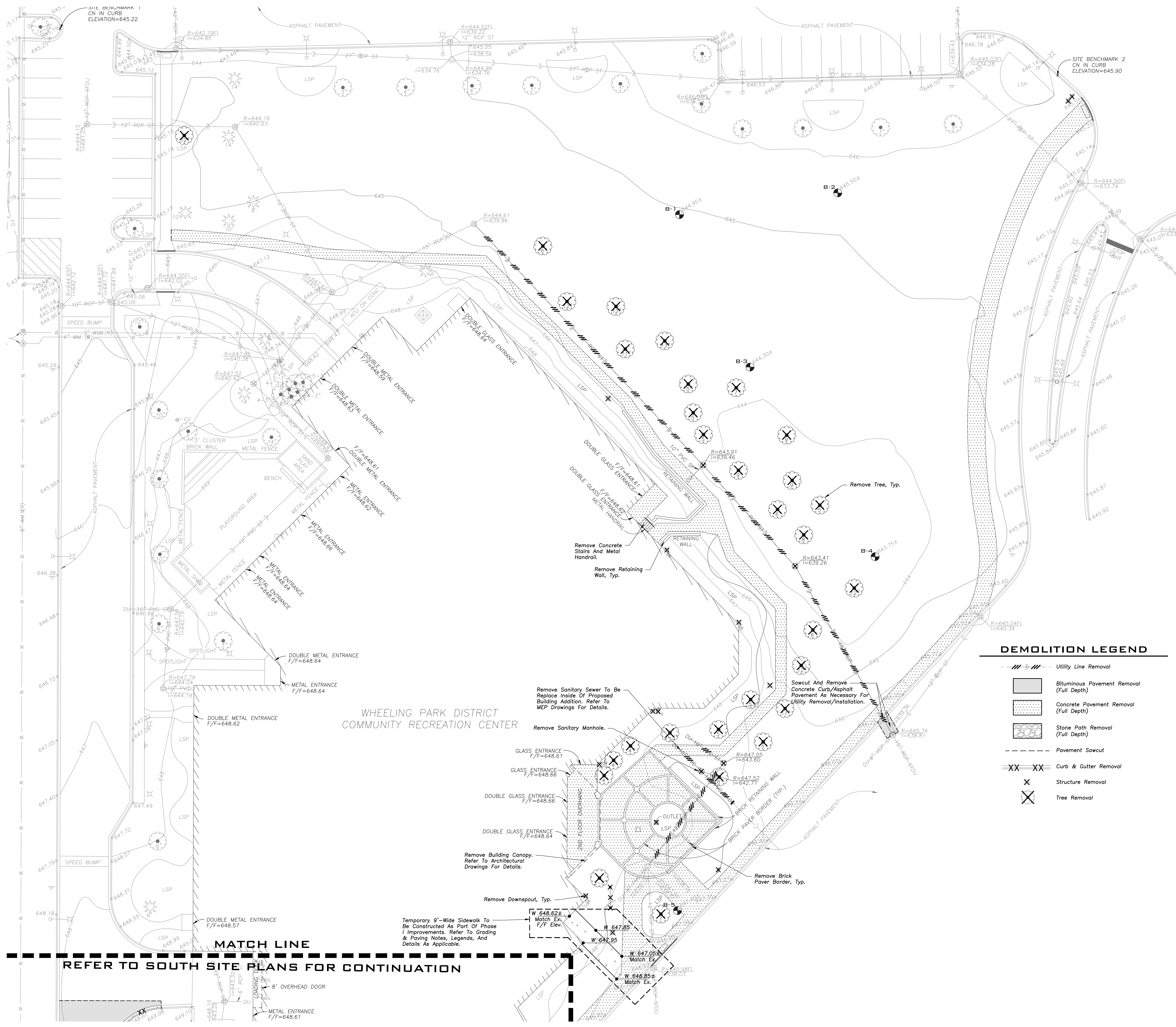
NO.	DATE	DESCRIPTION	ISSUANCE
1	08/01/17	ISSUED FOR SPECIAL USE PERMIT	

FGM ARCHITECTS
CHICAGO
OAK BROOK
OF FALLON
ST. LOUIS

Exhibit received August 14, 2017

DATE	07/12/17
DRAWN	AB
CHECKED	TH
APPROVED	KC
PROFESSIONAL DESIGN FIRM	IL # 184-000350

PROFESSIONAL SEAL
EXPIRATION DATE:



LEGEND	
EXISTING	PROPOSED
Manhole	Manhole
Catch Basin	Catch Basin
Inlet	Inlet
Area Drain	Area Drain
Clean Out	Clean Out
Flared End Section	Flared End Section
Storm Sewer	Storm Sewer
Sanitary Sewer	Sanitary Sewer
Combined Sewer	Combined Sewer
Water Main	Water Main
Gas Line	Gas Line
Overhead Wires	Overhead Wires
Telephone Line	Telephone Line
Fire Hydrant	Fire Hydrant
Valve Vault	Valve Vault
Buffalo Box	Buffalo Box
Downspout	Downspout
Boford	Boford
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Gas Meter	Gas Meter
Electric Meter	Electric Meter
ComEd Manhole	ComEd Manhole
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Light Pole	Light Pole
Light Pole w/ Mast Arm	Light Pole w/ Mast Arm
Utility Pole	Utility Pole
Telephone Pedestal	Telephone Pedestal
Telephone Manhole	Telephone Manhole
Sign	Sign
Fence	Fence
Accessible Parking Stall	Accessible Parking Stall
Curb & Gutter	Curb & Gutter
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Sidewalk Elevation	Sidewalk Elevation
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Top of Retaining Wall Elevation	Top of Retaining Wall Elevation
Swale	Swale
Contour Line	Contour Line
Deciduous Tree	Deciduous Tree
Coniferous Tree	Coniferous Tree
Brushline	Brushline
Tree Protection	Tree Protection
Fencing of Drp Line	Fencing of Drp Line

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Concrete Pavement Removal (Full Depth)	Stone Path Removal (Full Depth)
Pavement Sawcut	Pavement Sawcut
Curb & Gutter Removal	Structure Removal
Tree Removal	

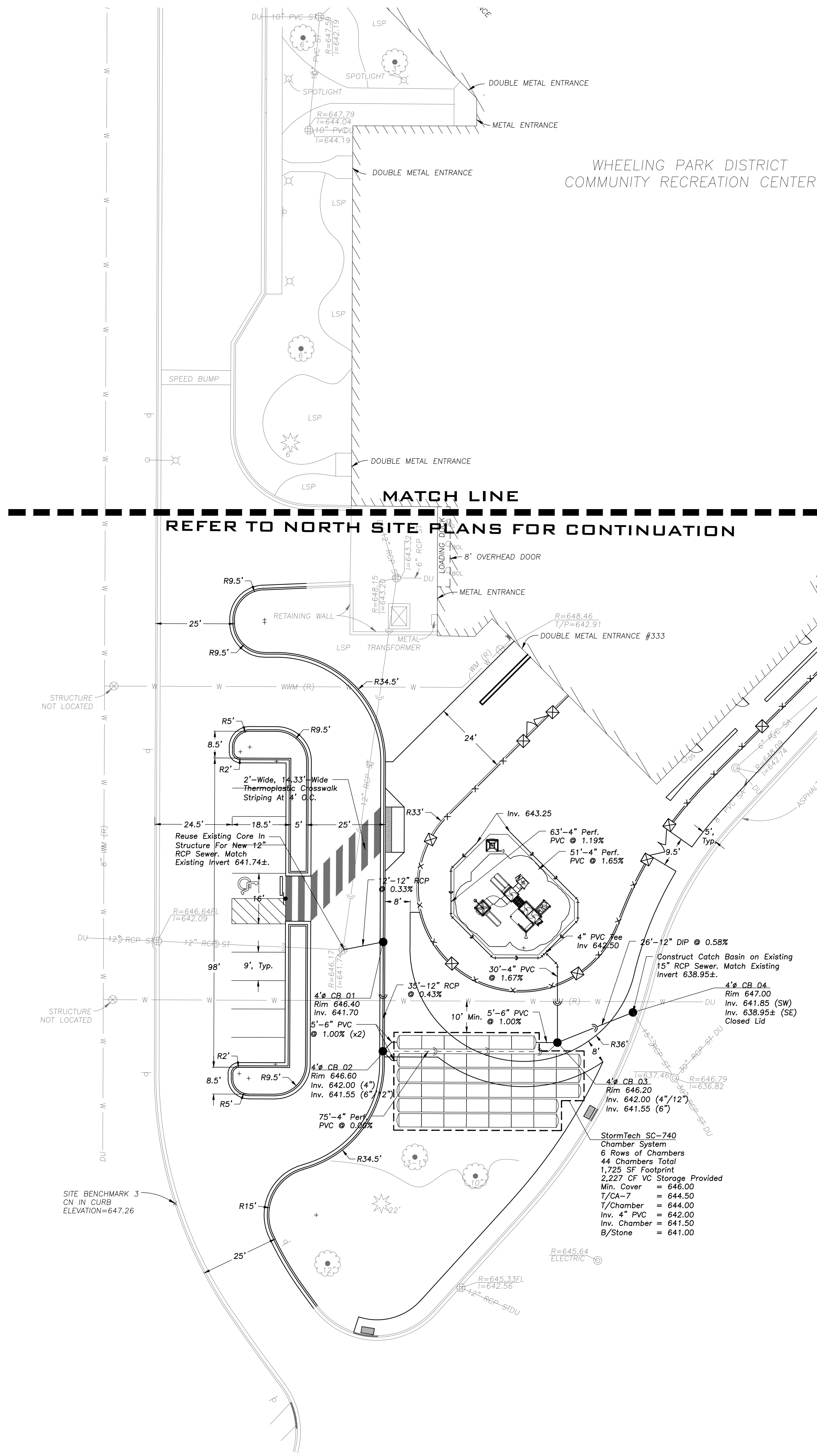
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WHEELING REC CENTER RENOVATION & ADDITION
WHEELING PARK DISTRICT
3 Community Blvd.
Wheeling, IL 60090

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MATCH LINE
REFER TO NORTH SITE PLANS FOR CONTINUATION

MWRDGC GENERAL NOTES

- Referenced Specifications**
 - All Construction Shall Be In Accordance With The Applicable Sections Of The Following, Except As Modified Herein Or On The Plans:
 - Standard Specifications For Road And Bridge Construction (Latest Edition), By The Illinois Department Of Transportation (IDOT) For All Improvements Except Sanitary Sewer And Water Main Construction.
 - Standard Specifications For Water And Sewer Main Construction In Illinois, Latest Edition (SSWS) For Sanitary Sewer And Water Main Construction.
 - Village Of River Forest Municipal Code.
 - The Metropolitan Water Reclamation District Of Greater Chicago (MWRD) Wastewater Management Ordinance And Technical Guidance Manual.
 - In Case Of Conflict Between The Applicable Ordinances Noted, The More Stringent Shall Take Precedence And Shall Control All Construction.
 - Notifications**
 - The MWRD Local Sewer Systems Section Field Office Must Be Notified At Least Two (2) Working Days Prior To The Commencement Of Any Work (Call 708-588-4055).
 - The Village Of River Forest Engineering Department And Public Must Be Notified At Least 24 Hours Prior To The Start Of Construction And Prior To Each Phase Of Work. Contractor Shall Determine Items Requiring Inspection Prior To Start Of Construction Or Each Work Phase.
 - General Notes**
 - The Contractor Shall Notify All Utility Companies Prior To Beginning Construction For The Exact Locations Of Utilities And For Their Protection During Construction. If Existing Utilities Are Encountered That Conflict In Location With New Construction, Immediately Notify The Engineer So That The Conflict Can Be Resolved. Call ILLULIE At 1-800-852-5123.
 - General Notes**
 - All Elevations Shown On Plans Reference The City Of Chicago Datum (CCD). Conversion Factor Is 0.00 CCD = 517.19 NAVD 88.
 - MWRD, The Municipality And The Owner Or Owner's Representative Shall Have The Authority To Inspect, Approve And Reject The Construction Improvements.
 - The Contractor(s) Shall Indemnify The Owner, Engineer, Municipality, MWRD, And Their Agents, Etc., From All Liability Involved With The Construction, Installation, Or Testing Of This Work On The Project.
 - The Proposed Improvements Must Be Constructed In Accordance With The Engineering Plans Approved By MWRD, The Municipality, Or The Owner. Any Changes In Length, Location Or Alignment Shall Be Shown In Red. All Wyes Or Bends Shall Be Located From The Upstream Manhole. All Valves, B-Boxes, Tees Or Bends Shall Be Tied To A Fire Hydrant.
 - The Location Of Various Underground Utilities Which Are Shown On The Plans Are For Information Only And Represent The Best Knowledge Of The Engineer. Verify Locations And Elevations Prior To Beginning The Construction Operations.**
 - Any Existing Pavement, Sidewalk, Driveway, Etc., Damaged During Construction Operations And Not Called For To Be Removed Shall Be Replaced At The Expense Of The Contractor.**
 - Material And Compaction Testing Shall Be Performed In Accordance With The Requirements Of The Municipality, MWRD And Owner.**
 - The Underground Contractor Shall Make All Necessary Arrangements To Notify All Inspection Agencies.**
 - All New And Existing Utility Structures On Site And In Areas Disturbed During Construction Shall Be Adjusted To Finish Grade Prior To Final Inspection.**
 - Record Drawings Shall Be Kept By The Contractor And Submitted To The Engineer As Soon As Underground Improvements Are Completed. Final Payments To The Contractor Shall Be Held Until They Are Received. Any Changes In Length, Location Or Alignment Shall Be Shown In Red. All Wyes Or Bends Shall Be Located From The Upstream Manhole. All Valves, B-Boxes, Tees Or Bends Shall Be Tied To A Fire Hydrant.**
- Sanitary Sewer**
 - The Contractor Shall Take Measures To Prevent Any Polluted Water, Such As Ground And Surface Water, From Entering The Existing Sanitary Sewer.
 - A Water-Tight Plug Shall Be Installed In The Downstream Sewer Pipe At The Point Of Sewer Connection Prior To Commencing Any Sewer Construction. The Plug Shall Remain In Place Until Removal Is Authorized By The Municipality And/or MWRD After The Sewer Has Been Tested And Accepted.
 - Discharging Any Unsanitary Water Into The Sanitary Sewer System For The Purpose Of Sewer Flushing Or Lines For The Deflection Test Shall Be Prohibited Without Prior Approval From The Municipality Or MWRD.
 - All Sanitary Sewer Construction Shall Be In Accordance With The Standard Specifications For Water And Sewer Main Construction In Illinois (Latest Edition).
 - All Floor Drains Shall Discharge To The Sanitary Sewer System.
 - All Downspouts And Footing Drains Shall Discharge To The Storm Sewer System.
 - All Sanitary Sewer Pipe Materials And Joints (And Storm Sewer Pipe Materials And Joints In A Combined Sewer Area) Shall Conform To The Following:

Pipe Specification	Joint Specification
Vitrified Clay Pipe	ASTM C-746
Reinforced Concrete Sewer Pipe	ASTM C-443
Cast Iron Soil Pipe	ASTM A-754
Ductile Iron Pipe	ANSI A21.11
Polyvinyl Chloride (PVC) Pipe 18-Inch To 24-Inch Diameter SDR 26	ASTM D-3034
ASTM F-679	ASTM S-3212
High Density Polyethylene (HDPE) 18-Inch To 24-Inch Diameter F/D=46	ASTM D-3350
ASTM D-3355	F-2820 (Heat Fusion)
ASTM D-3035	F-427 (Coated)
Water Main Quality PVC 4-Inch To 36-Inch	ASTM D-2241
4-Inch To 12-Inch	AWWA C900
14-Inch To 48-Inch	AWWA C905

The Following Materials Are Allowed On A Qualified Basin Subject To District Review And Approval Prior To Permit Issuance. A Special Condition Will Be Added To The Permit When The Pipe Material Below Is Used For Sewer Construction Or A Connection Is Made:

Pipe Specification	Joint Specification
Polypropylene (PP) Pipe	ASTM F-2736
12-Inch To 24-Inch Double Wall	D-3212, F-477
30-Inch To 60-Inch Triple Wall	ASTM F-2736
D-3212, F-477	
 - All Sanitary Sewer Construction (And Storm Sewer Construction In Combined Sewer Areas), Requires Stone Bedding With Stone 10 To 1 1/2 In Size, With Minimum Bedding Thickness Equal To 4x The Outside Diameter Of The Sewer Pipe, But Not Less Than Four (4) Inches Nor More Than Eight (8) Inches. The Pipe Shall Be Centered In The Bedding And Shall Be Extended At Least 12" Above The Top Of The Pipe When Using PVC.
 - Non-Shear Flexible-Type Couplings Shall Be Used In The Connection Of Sewer Pipes Of Dissimilar Materials.
 - All Sanitary Sewer Manholes And Structures Shall Be Provided With Bolted, Watertight Covers. Sanitary Lids Shall Be Constructed With A Concealed Pickhole And Watertight Gasket With The Word "Sanitary" Cast Into The Lid.
 - When Connecting To An Existing Sewer Main By Means Other Than An Existing Wye, Tee, Or An Existing Manhole, A Minimum Horizontal Distance Of 10' A Circular Saw-Cut Of Sewer Main By Proper Tools ("Sewer-Top" Machine Or Similar) And Proper Installation Of Hubby Saddle Or Hub-Tee Saddle. (b) Remove Stated Offsets Of Pipe Section Above Ground. (c) And Replace With A Wye Or Tee Branch Section. (d) With Pipe Cutter, Neatly And Accurately Cut Out Desired Length Of Pipe For Insertion Of Proper Fitting, Using "Band Seal Or Similar Couplings To Hold It Firmly In Place.
 - Whenever A Sanitary/Combined Sewer Crosses Under A Watermain, The Minimum Vertical Distance From The Top Of The Sewer To The Bottom Of The Watermain Shall Be 18 Inches. Furthermore, A Minimum Horizontal Distance Of 10 Feet Between Sanitary/Combined Sewers And Watermains Shall Be Maintained Unless: The Sewer Is Laid In A Separate Trench, Keeping A Minimum 18" Vertical Separation, Or The Sewer Is Laid In The Same Trench With The Watermain Located At The Opposite Side Of A Bench Or Undisturbed Earth, Keeping A Minimum 18" Vertical Separation. If Either The Vertical Or Horizontal Distances Described Above Cannot Be Maintained, Or The Sewer Crosses Above The Watermain, The Sewer Shall Be Constructed To Water Main Standards Or L Shall Be Crossed With A Water Main Quality Corner Pipe With The Ends Sealed.

MWRDGC NOTES (Ctd.)

- All Existing Septic Systems Shall Be Abandoned. Abandoned Tanks Shall Be Filled With Granular Material Or Removed.
- All Sanitary Manholes, (And Storm Manholes In Combined Sewer Areas), Shall Have A Minimum Inside Diameter Of 48 Inches. And Shall Be Cast In Place Or Pre-Cast Reinforced Concrete.
- All Sanitary Manholes, (And Storm Manholes In Combined Sewer Areas), Shall Have Precast "Rubber Boots" That Conform To ASTM C-933 For All Pipe Connections. Precast Sections Shall Consist Of Modified Groove Tongue And Rubber Gasket Type Joints.
- All Abandoned Sanitary Sewers Shall Be Plugged At Both Ends With At Least 2 Feet Long Non-Shrink Concrete Or Mortar Plug.
- Except For Foundation/Footing Drains Provided To Protect Buildings, Or Perforated Pipes Associated With Volume Control Facilities, Drain Tiles/Field Tiles/Underdrains/Perforated Pipes Are Not Allowed To Be Connected To Or Tributary To Combined Sewers, Sanitary Sewers, Or Storm Sewers Tributary To Combined Sewers In Combined Sewer Areas. Construction Of New Facilities Of This Type Is Prohibited; And All Existing Drain Tiles And Perforated Pipes Encountered Within The Project Area Shall Be Plugged Or Removed, And Shall Not Be Connected To Combined Sewers, Sanitary Sewers, Or Storm Sewers.
- A Backflow Preventer Is Required For All Detention Basins Tributary To Combined Sewers. Required Backflow Preventers Shall Be Inspected And Exercised Annually By The Property Owner To Ensure Proper Operation, And Any Necessary Maintenance Shall Be Performed To Ensure Functionality. In The Event Of A Sewer Surge Into An Open Detention Basin Tributary To Combined Sewers, The Permittee Shall Ensure That Clean Up And Wash Out Of Sewage Takes Place Within 48 Hours Of The Storm Event.

GEOMETRY NOTES

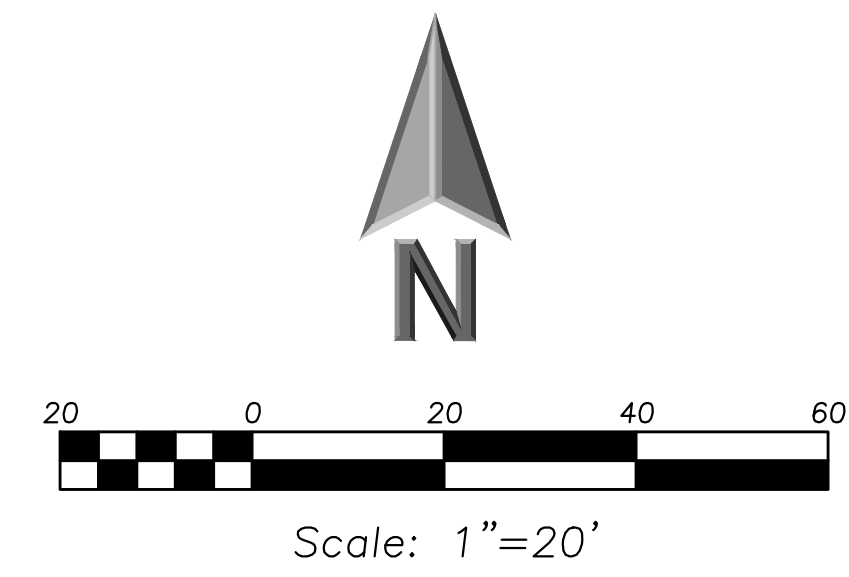
- All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center Of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.
- All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.
- Refer To Architectural Drawings For Exact Locations Of All Building.
- Refer To Architectural Drawings For Locations And Details Of All Permanent Site Fencing.

UTILITY NOTES

- Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Drawings, And/or The Owner's Construction Representative Prior To Installation Of Any New Utilities.
- Refer To Plumbing Drawings For Continuation Of All Utilities Within 5 Feet Of Building Face.
- Field Verify Invert & Locations Of Existing Utility Mains Prior To Installing Any On-Site Utilities Or Structures. All Elevations And Inverts Referencing Sold Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, And Adjustments Shall Be Made As Necessary. Contact Engineer Prior To Installation If Discrepancy Exists With These Drawings.
- Coordinate The Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.
- All Water Main And Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation To Top of Main.
- Protection of Water supplies Shall Be As Described In Section 370.350 of the Illinois Recommended Standards For Sewage Works or Section 41-2.01 of the Standard Specifications For Water and Sewer Main Construction in Illinois, Latest Edition.
- Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.
- The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Main Where Applicable.

STRUCTURE NOTES

- All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R4340-D Frame & Grate or Approved Equal.
- All Catch Basins to Be Installed in Landscaped Areas Shall Have Neenah R4340-B Frame & Grate or Approved Equal. For Concrete Sections install a Minimum of 4" Grade Rings For Topsoil Respread. For Flat Slab Tops install the Following Minimum Height of Grade Rings:
 - 4" Diameter Structure- 4"
 - 5" Diameter Structure- 6"
 - 6" Diameter Structure- 8"
- All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3281-A Frame & Grate or Approved Equal.
- All Catch Basins to Be Installed Along Depressed Curb and Gutter (B-6.12) Shall Have East Jordan Iron Works 5120 Catch Basin Inlet Frame and Grate, or Approved Equal.
- Where Structures are Shown Along the Curbline, Unless Specifically Stated Otherwise, the Structure Shall Be Framed or the Structure Is To Fall Within the Flowline of The Gutter or at the Pavement Edge Where No Gutter Exists.
- All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.
- For All Manhole Structures to Be Adjusted, Install or Remove Adjusting Rings, New Cone Section or New Barrel Section As Necessary.
- All Sanitary Manholes Shall Include a Chimney Seal.



LEGEND

EXISTING	PROPOSED
Manhole	Manhole
Catch Basin	Catch Basin
Inlet	Inlet
Area Drain	Area Drain
Clean Out	Clean Out
Flared End Section	Flared End Section
Storm Sewer	Storm Sewer
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WHEELING PARK DISTRICT
3 Community Blvd.
Wheeling, IL 60090

SITE GEOMETRY & UTILITY PLAN - SOUTH

SHEET NO.

C-2.1

JOB NO. 17-2324.01
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EXHIBIT RECEIVED AUGUST 14, 2017

PROFESSIONAL SEAL

EXPIRATION DATE:

DATE	DRAWN	AB	TH	APPROVED	KC	PROFESSIONAL DESIGN FIRM I.L.# 184-000350
07/12/17						

NO.	DATE	DESCRIPTION	ISSUANCE
1	08/01/17	ISSUED FOR SPECIAL USE PERMIT	

FGM ARCHITECTS
CHICAGO
OAK BROOK
OF ALLON
ST. LOUIS



1. The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The "Clean Drawings" Taken From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Any Responsibility For The Accuracy Of This Information. Construction Utilities Other Than Those Shown May Be Encountered, and The Location of These Utilities Which May Be Different From The Location of Those Shown On The Drawings. Contact Engineer Immediately If Surface and Subsurface Features Are Different Than Shown On The Drawings.
2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
3. Notify The Owner, Engineer and The Village Of Wheeling A Minimum of 48 Hours In Advance of Performing Any Work.
 - a. All Areas, On or Off Site, Disturbed During Construction and Not Included On The Drawings, Shall Be Restored To Original Condition To The Satisfaction of The Owner at No Additional Cost to The Owner. It is Included In The Construction Contract. Disturbed Areas Were Not Disturbed By Construction Operations.
 - b. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) and Stake All Site Improvements Accordingly.
4. No Person May Utilize The Information Contained Within These Drawings Without The Written Consent Of Erikson Engineering Associates, Ltd.
5. The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Engineer, Contractor and Other Parties. The User Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Features Shown On The Drawings With The Existing Architectural Site Plan, and Coordinate All Dimensions and Locations of All Features. If Conflicts Exist Between The User Of These Drawings Shall Contact The Engineer Immediately.
6. Provide An As-Built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Surveying Having Authority For The State Of Illinois As A Minimum All Detention Basins & Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Etc., Refer To The Design Criteria, Hydrologic Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.
7. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction, latest Edition, And All Addenda Therein, Shall Govern The Workload And Paving Work Under This Contract Unless Otherwise Stated.

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CHICAGO OAK BROOK OFALLON ST. LOUIS

CHICAGO

Exhibit received August 14, 2017

PROFESSIONAL SEAL

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PROFESSIONAL DESIGN FIRM IL # 184-000350	

PROFESSIONAL DESIGN FIRM

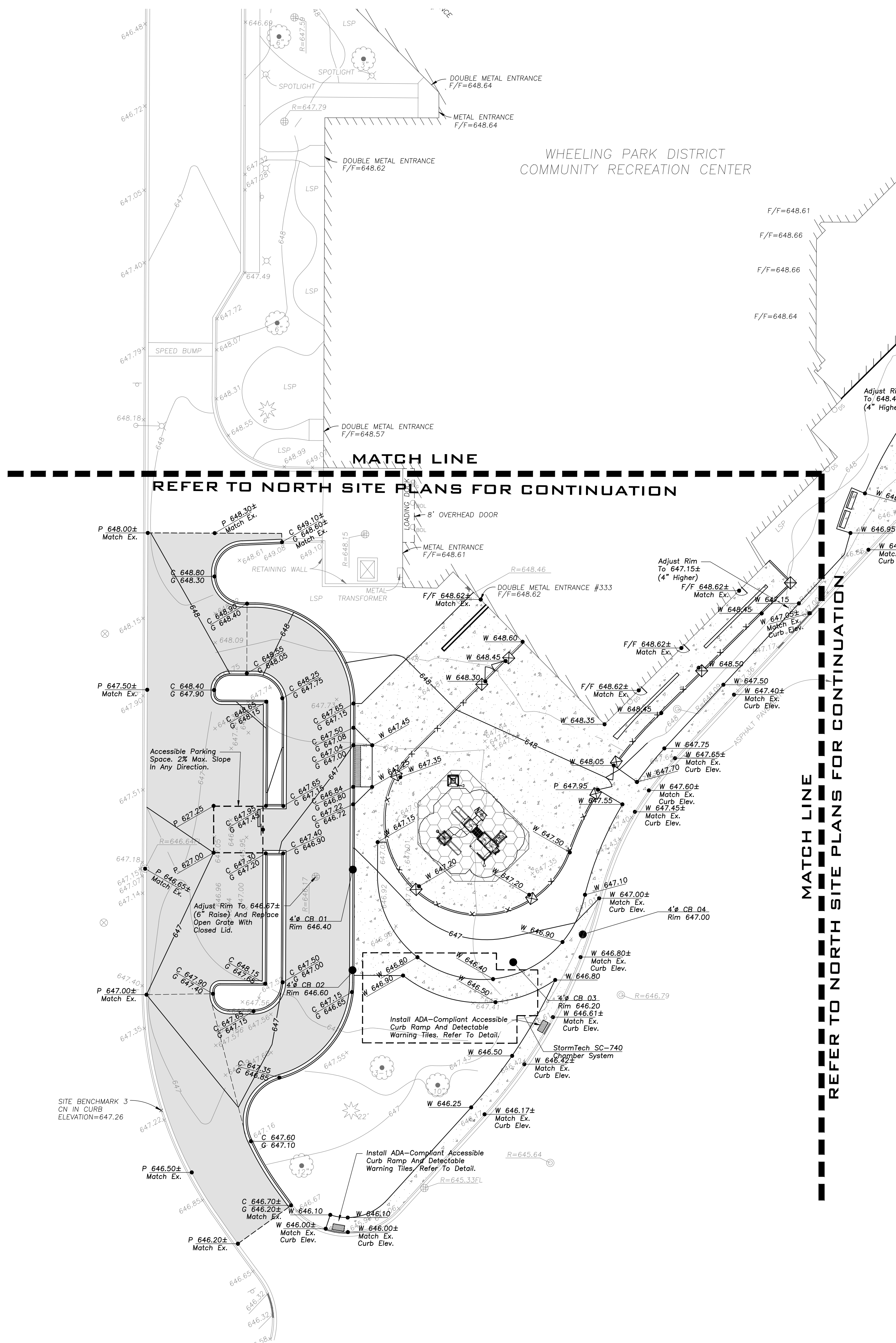
WHEELING REC CENTER RENOVATION & ADDITION
WHEELING PARK DISTRICT
 3 Community Blvd.

SITE GEOMETRY & UTILITY PLAN - NORTH

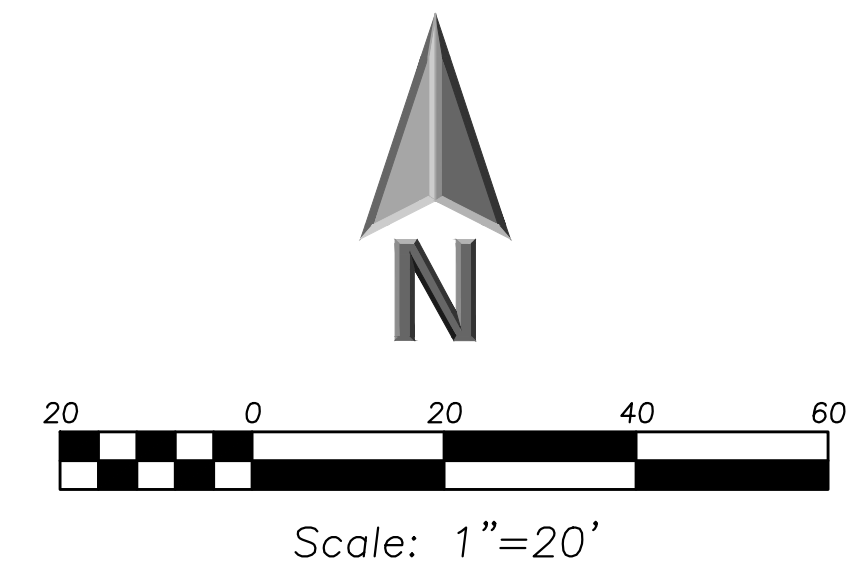
SHEET NO.

C-2.2

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- ### GRADING NOTES
1. Install And Maintain Silt Fence at the Perimeter of the Construction Zone. Install Hay Bale Erosion Control Around All Proposed and Existing Structures Receiving Drainage From Disturbed Areas. Silt Fabric Under the Lid Is Not an Acceptable Alternative in Landscaped Areas.
 2. The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.
 3. All Landscaped Areas Disturbed By Construction Shall Be Reseeded With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Sodded Unless Noted Otherwise On The Landscape Drawings.
 4. Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.
 5. Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% in Any Direction. Maximum Sidewalk Cross Slopes Shall Be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.0%. Contact Engineer if Conflicts Exist.
- ### PAVING & SURFACE LEGEND
- | | |
|--|--|
| | Asphalt Pavement Section
1 1/2" Hot Mix Asphalt Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
8" Aggregate Base Course, Type B, Crushed |
| | Concrete Driveway Section
8" Portland Cement Concrete
6'x6" W2.5xW2.5 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed |
| | Concrete Sidewalk Section
5" Portland Cement Concrete
6'x6" W1.4xW1.4 Welded Wire Fabric
4" Aggregate Base Course, Type B, Crushed |
| | Poured-in-Place Rubber Playground Surface
Surface To Be Provided By Owner.
Provide Concrete Slab 6" Below Finished Grade
5" Portland Cement Concrete
6'x6" W1.4xW1.4 Welded Wire Fabric
4" Aggregate Base Course, Type B, Crushed |
| | Ridge Line/High Point |



EXISTING	PROPOSED

- ### GENERAL NOTES
1. The Location of Existing Underground Utilities, Such As Watermain, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately if Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
 2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
 3. Notify The Owner, Engineer and The Village Of Wheeling A Minimum of 48 Hours In Advance of Performing Any Work.
 4. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
 5. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) and Stake All Site Improvements Accordingly.
 6. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
 7. The Engineer is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
 8. Provide An As-Built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.
 9. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

WHEELING REC CENTER RENOVATION & ADDITION
WHEELING PARK DISTRICT
3 Community Blvd.
Wheeling, IL 60090

SITE GRADING & PAVING PLAN - SOUTH

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1	08/01/17	ISSUED FOR SPECIAL USE PERMIT	

FGM ARCHITECTS

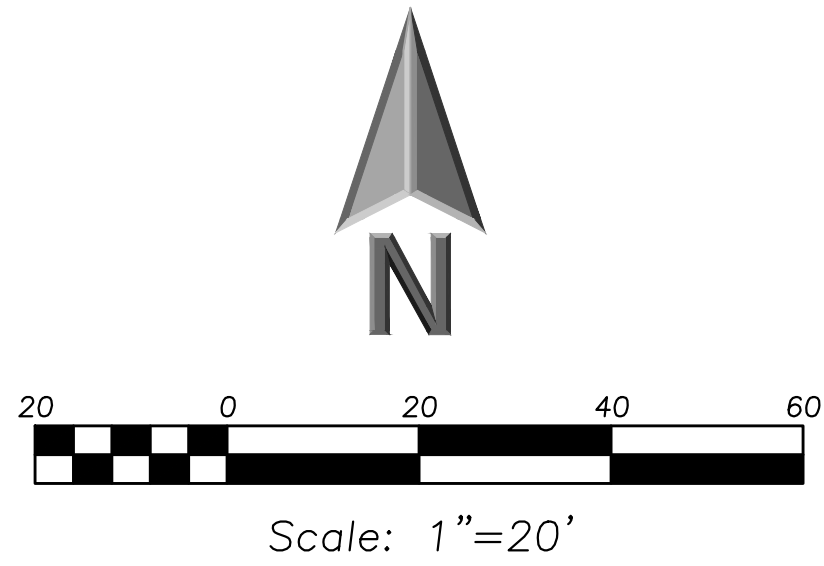
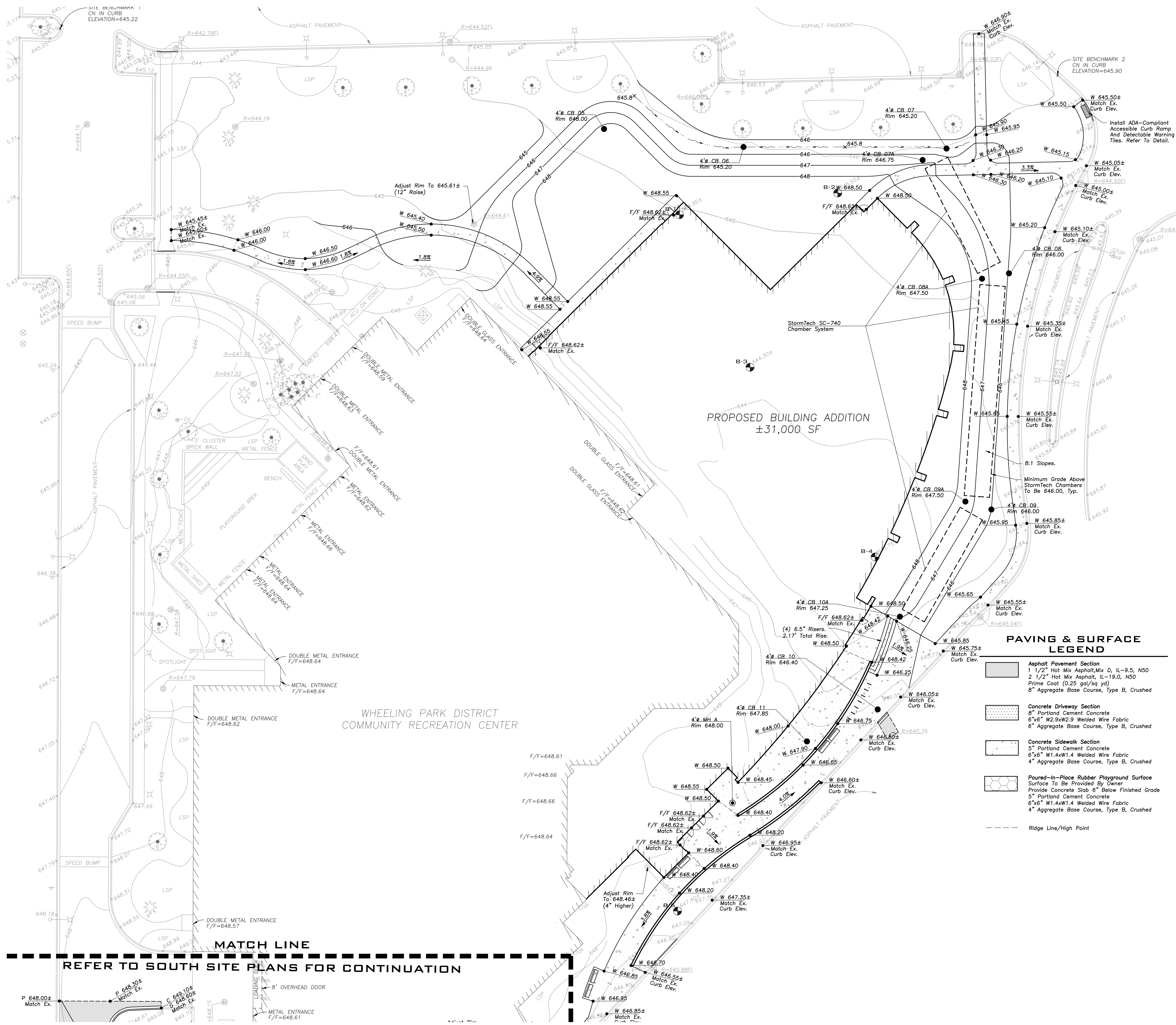
O'FALLON
OAK BROOK
CHICAGO
ST. LOUIS

DATE	07/12/17
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APPROVED	KC
PROFESSIONAL DESIGN FIRM	IL # 184-000350

SHEET NO.

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LEGEND	
EXISTING	PROPOSED
Manhole	Manhole
Catch Basin	Catch Basin
Inlet	Inlet
Area Drain	Area Drain
Clean Out	Clean Out
Flared End Section	Flared End Section
Storm Sewer	Storm Sewer
Sanitary Sewer	Sanitary Sewer
Combined Sewer	Combined Sewer
Water Main	Water Main
Gas Line	Gas Line
Overhead Wires	Overhead Wires
Electrical Cable (Buried)	Electrical Cable (Buried)
Telephone Line	Telephone Line
Fire Hydrant	Fire Hydrant
Valve Vault	Valve Vault
Buffalo Box	Buffalo Box
Downspout	Downspout
Bollard	Bollard
Gas Valve	Gas Valve
Gas Meter	Gas Meter
Electric Meter	Electric Meter
ComEd Manhole	ComEd Manhole
Hand Hole	Hand Hole
Light Pole	Light Pole
Light Pole w/ Mast Arm	Light Pole w/ Mast Arm
Utility Pole	Utility Pole
Telephone Pedestal	Telephone Pedestal
Telephone Manhole	Telephone Manhole
Sign	Sign
Fence	Fence
Accessible Parking Stall	Accessible Parking Stall
Curb & Gutter	Curb & Gutter
Depressed Curb	Depressed Curb
Curb Elevation	Curb Elevation
Gutter Elevation	Gutter Elevation
Pavement Elevation	Pavement Elevation
Sidewalk Elevation	Sidewalk Elevation
Ground Elevation	Ground Elevation
Top of Retaining Wall Elevation	Top of Retaining Wall Elevation
Swale	Swale
Contour Line	Contour Line
Deciduous Tree	Deciduous Tree
Coniferous Tree	Coniferous Tree
Brushline	Brushline
Tree Protection	Tree Protection
Fencing of Drip Line	Fencing of Drip Line

PAVING & SURFACE LEGEND	
Asphalt Pavement Section	1 1/2" Hot Mix Asphalt Mix D, IL-9.5, N50 2 1/2" Hot Mix Asphalt, IL-19.0, N50 8" Aggregate Base Course, Type B, Crushed
Concrete Driveway Section	8" Portland Cement Concrete 6"x6" W2.9xW2.9 Welded Wire Fabric Prime Coat (0.25 gal/sq yd) 6" Aggregate Base Course, Type B, Crushed
Concrete Sidewalk Section	5" Portland Cement Concrete 6"x6" W1.4xW1.4 Welded Wire Fabric 4" Aggregate Base Course, Type B, Crushed
Poured-In-Place Rubber Playground Surface	Surface To Be Provided By Owner Provide Concrete Slab 6" Below Finished Grade 5" Portland Cement Concrete 6"x6" W1.4xW1.4 Welded Wire Fabric 4" Aggregate Base Course, Type B, Crushed
Ridge Line/High Point	

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FGM ARCHITECTS
CHICAGO
OAK BROOK
OF FALLON
ST. LOUIS

PROFESSIONAL SEAL
EXPIRATION DATE:

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07/12/17					

PROFESSIONAL DESIGN FIRM
IL # 184-000350

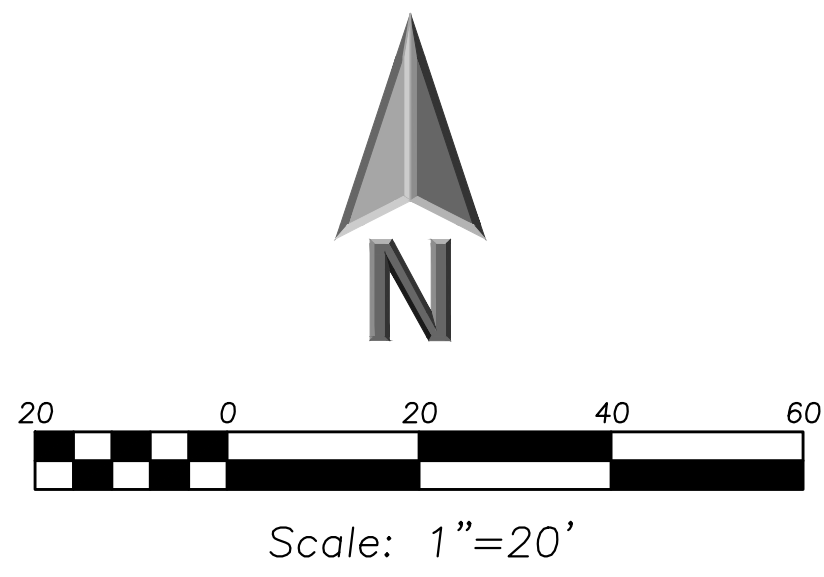
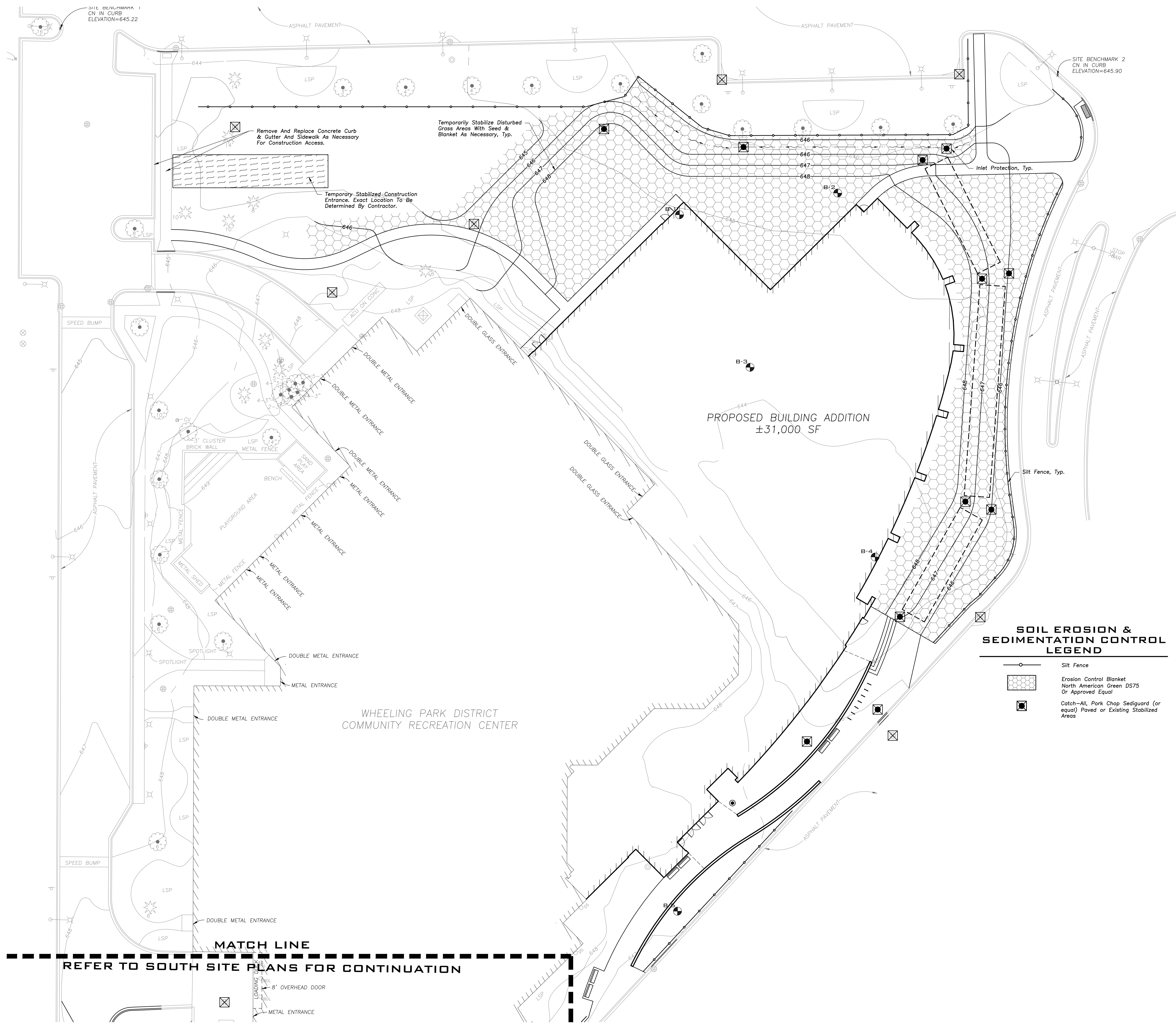
WHEELING REC CENTER RENOVATION & ADDITION
WHEELING PARK DISTRICT
3 Community Blvd.
Wheeling, IL 60090

SITE GRADING & PAVING PLAN - NORTH

SHEET NO.
C-3.2

JOB NO. 17-2324.01
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Reno_Centrol 2016_SD_patrick.moore.rvt



LEGEND	
EXISTING	PROPOSED
Manhole	Manhole
Catch Basin	Catch Basin
Inlet	Inlet
Area Drain	Area Drain
Clean Out	Clean Out
Flared End Section	Flared End Section
Storm Sewer	Storm Sewer
Sanitary Sewer	Sanitary Sewer
Combined Sewer	Combined Sewer
Water Main	Water Main
Gas Line	Gas Line
Overhead Wires	Overhead Wires
Electrical Cable (Buried)	Electrical Cable (Buried)
Telephone Line	Telephone Line
Fire Hydrant	Fire Hydrant
Valve Vault	Valve Vault
Buffalo Box	Buffalo Box
Downspout	Downspout
Bollard	Bollard
Gas Valve	Gas Valve
Gas Meter	Gas Meter
Electric Meter	Electric Meter
ComEd Manhole	ComEd Manhole
Hand Hole	Hand Hole
Light Pole	Light Pole
Light Pole w/ Moist Arm	Light Pole w/ Moist Arm
Utility Pole	Utility Pole
Telephone Pedestal	Telephone Pedestal
Telephone Manhole	Telephone Manhole
Sign	Sign
Fence	Fence
Accessible Parking Stall	Accessible Parking Stall
Curb & Gutter	Curb & Gutter
Depressed Curb	Depressed Curb
Curb Elevation	Curb Elevation
Gutter Elevation	Gutter Elevation
Pavement Elevation	Pavement Elevation
Sidewalk Elevation	Sidewalk Elevation
Ground Elevation	Ground Elevation
Top of Retaining Wall Elevation	Top of Retaining Wall Elevation
Swale	Swale
Contour Line	Contour Line
Deciduous Tree	Deciduous Tree
Coniferous Tree	Coniferous Tree
Brushline	Brushline
Tree Protection Fencing at Drip Line	Tree Protection Fencing at Drip Line

SOIL EROSION & SEDIMENTATION CONTROL LEGEND	
Silt Fence	Silt Fence
Erosion Control Blanket	Erosion Control Blanket
Catch-All, Park Chop Sedguard (or equal) Paved or Existing Stabilized Areas	Catch-All, Park Chop Sedguard (or equal) Paved or Existing Stabilized Areas

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FGM ARCHITECTS

CHICAGO

OAK BROOK

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Exhibit received August 14, 2017

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WHEELING REC CENTER RENOVATION & ADDITION

WHEELING PARK DISTRICT

3 Community Blvd.

Wheeling, IL 60090

SOIL EROSION & SEDIMENT CONTROL PLAN - NORTH

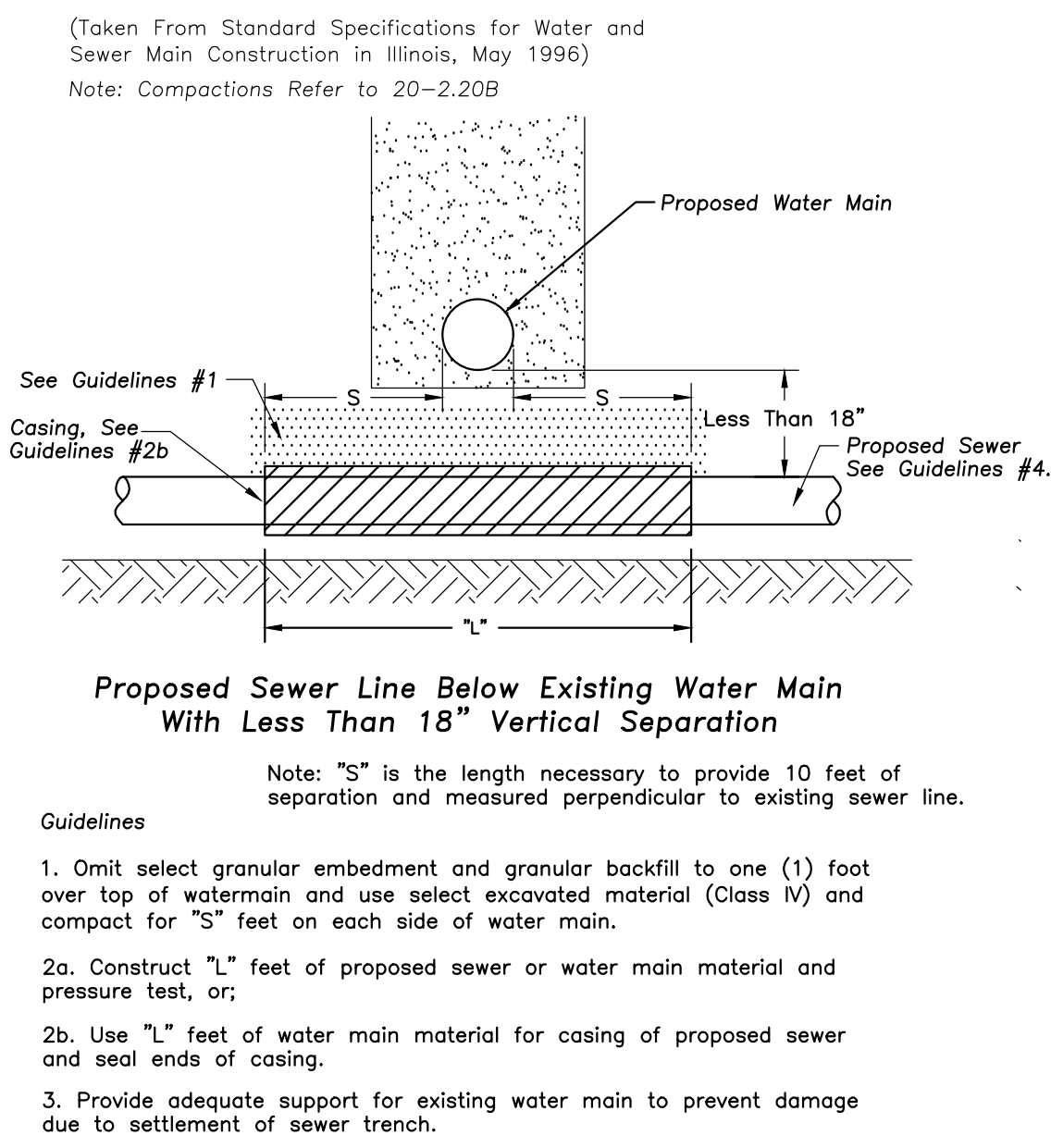
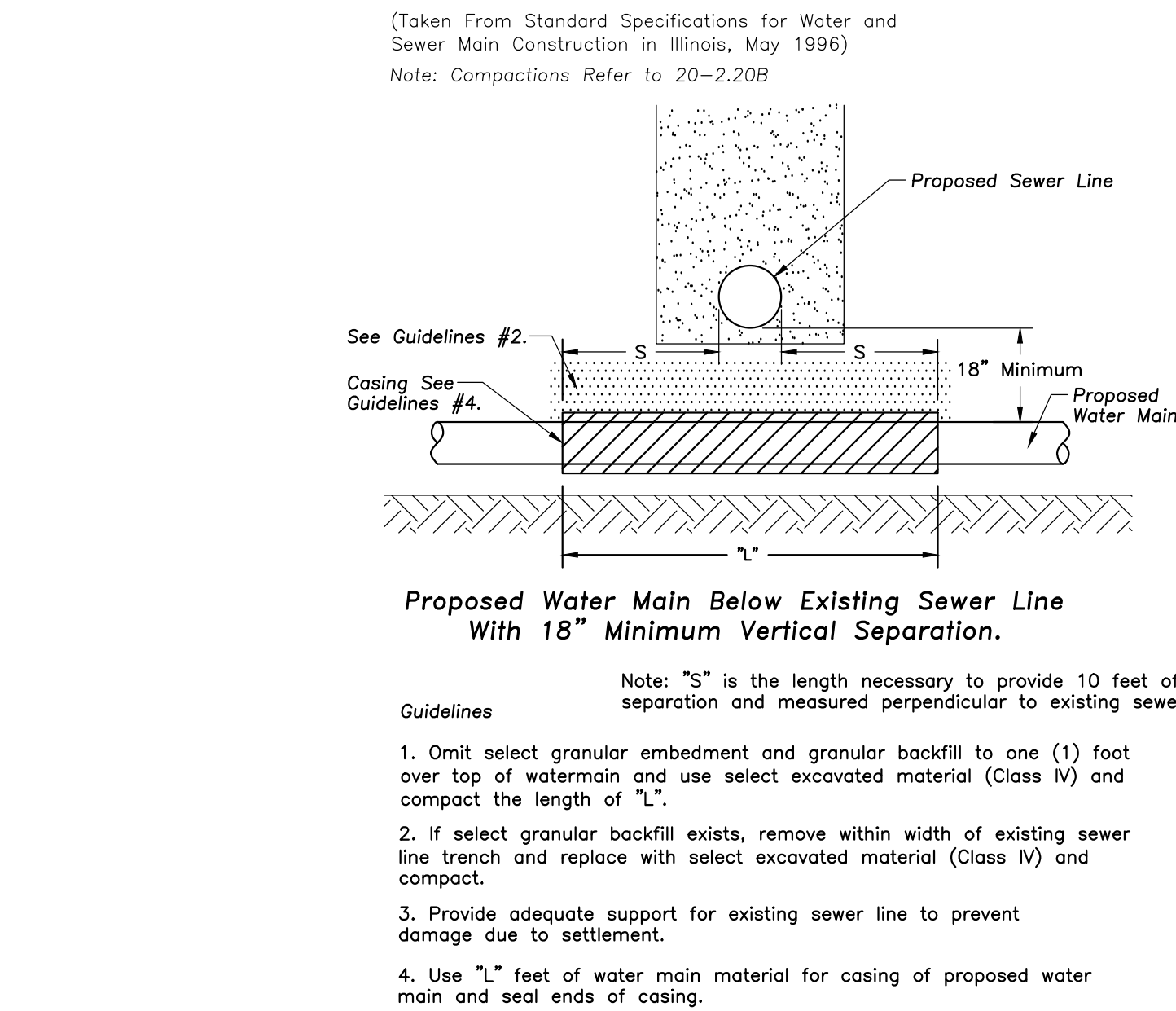
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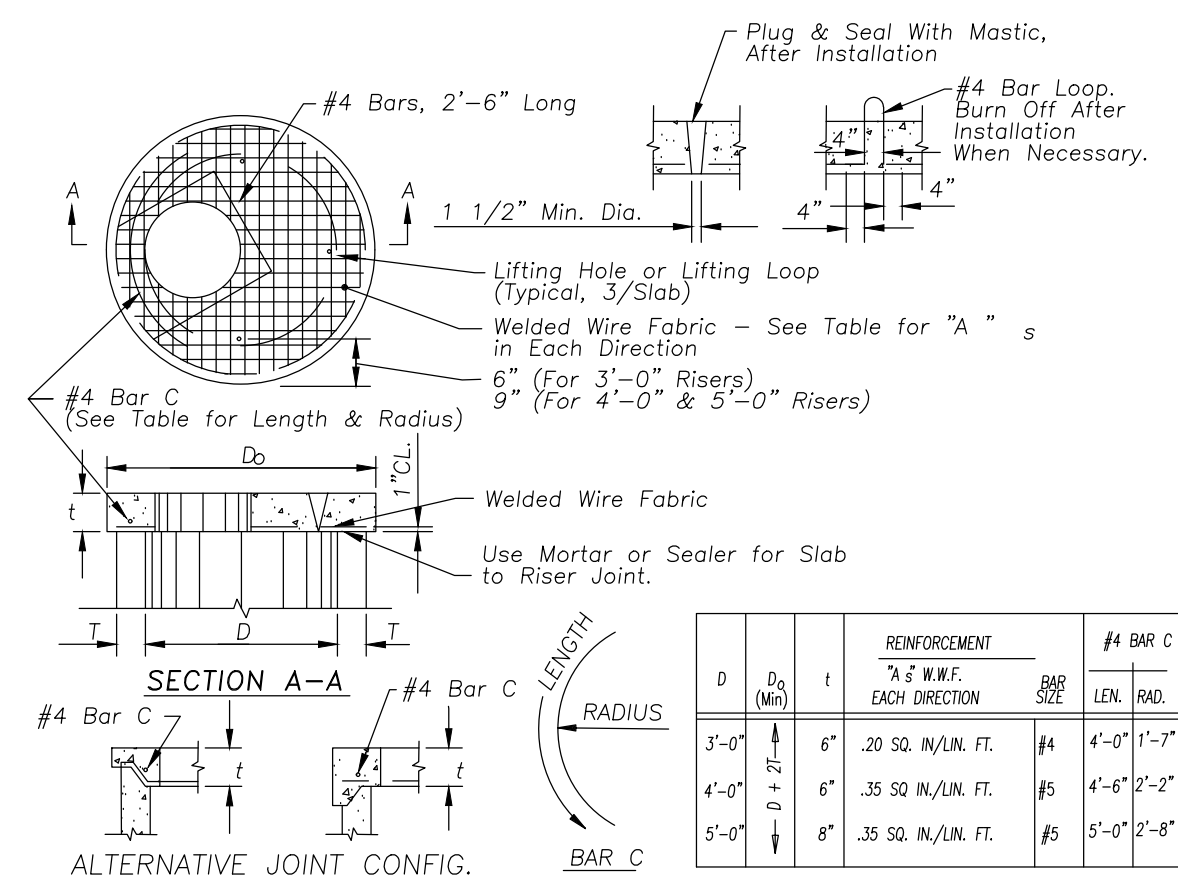
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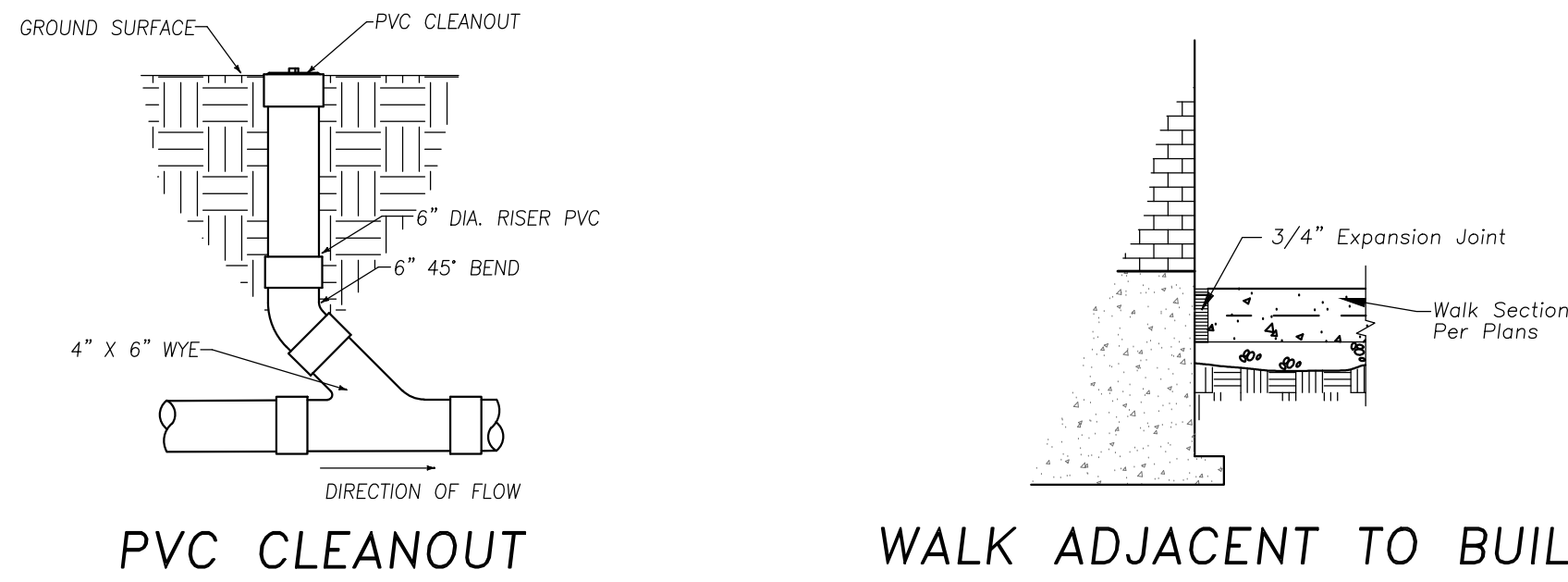
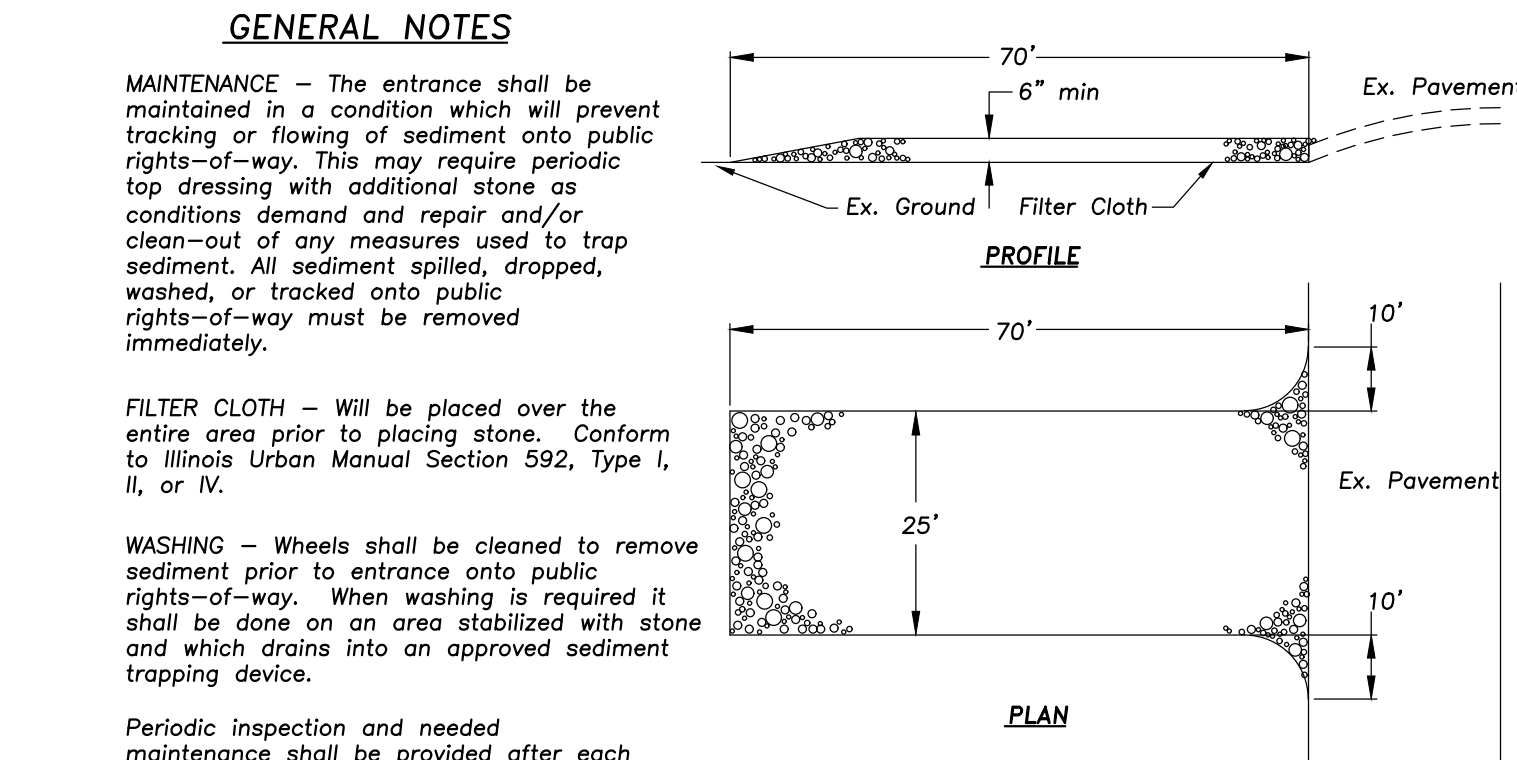
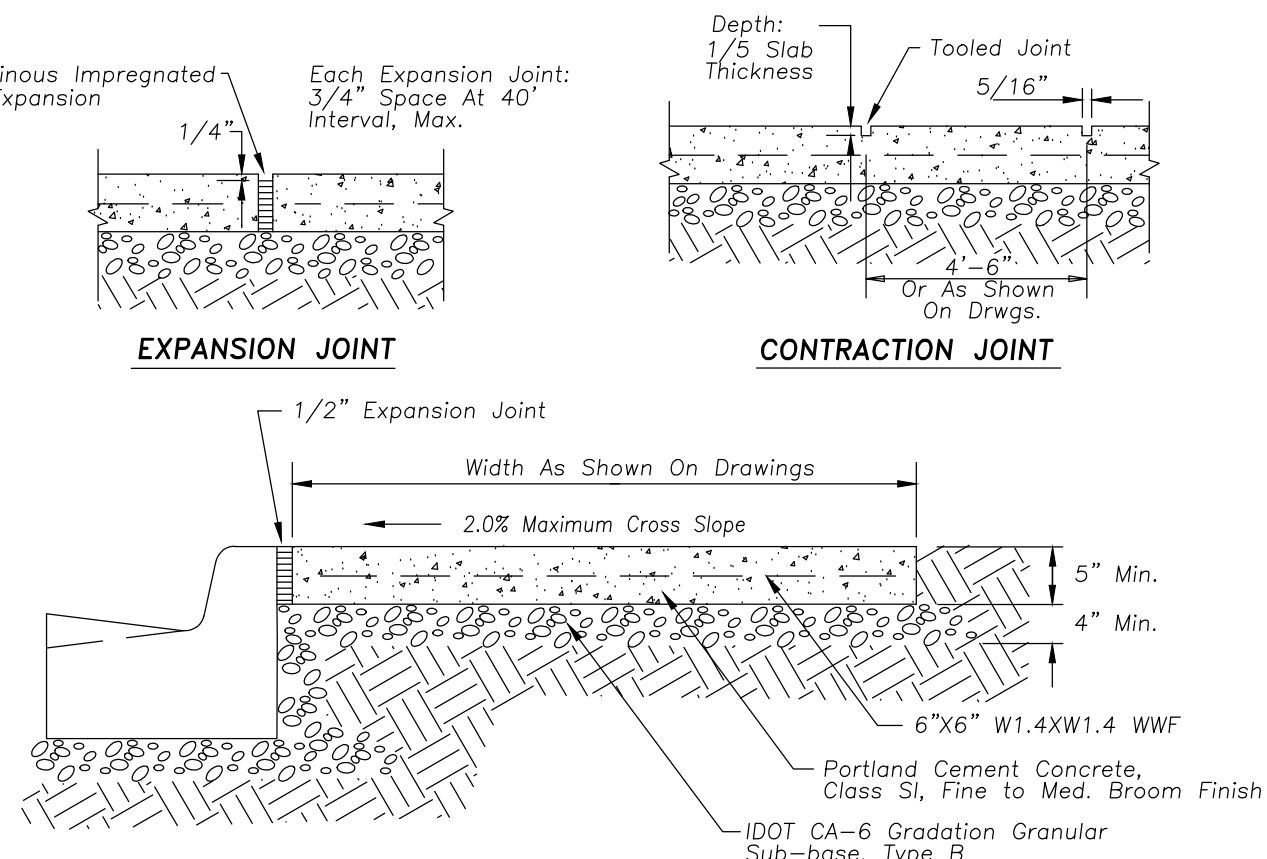
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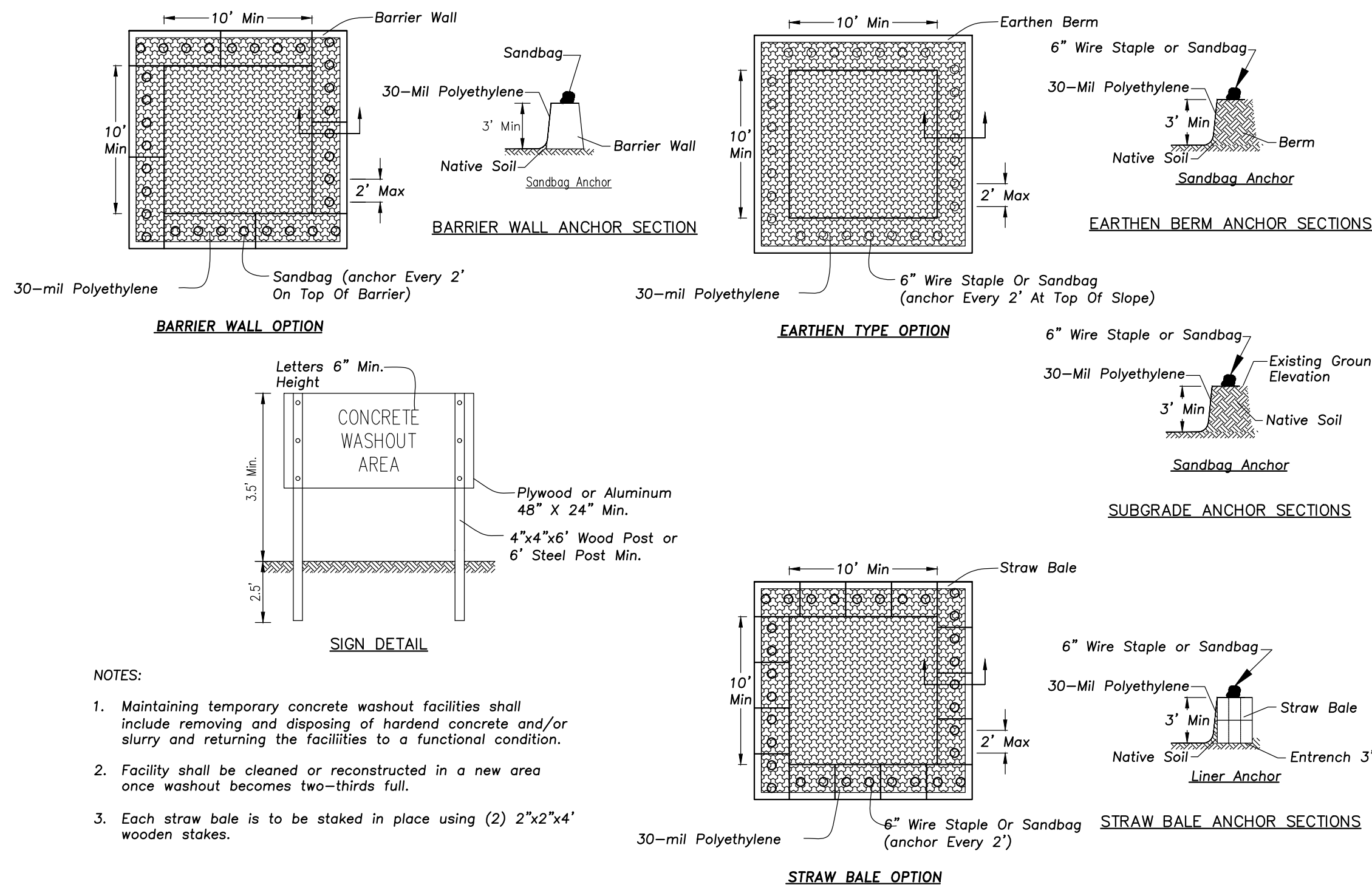
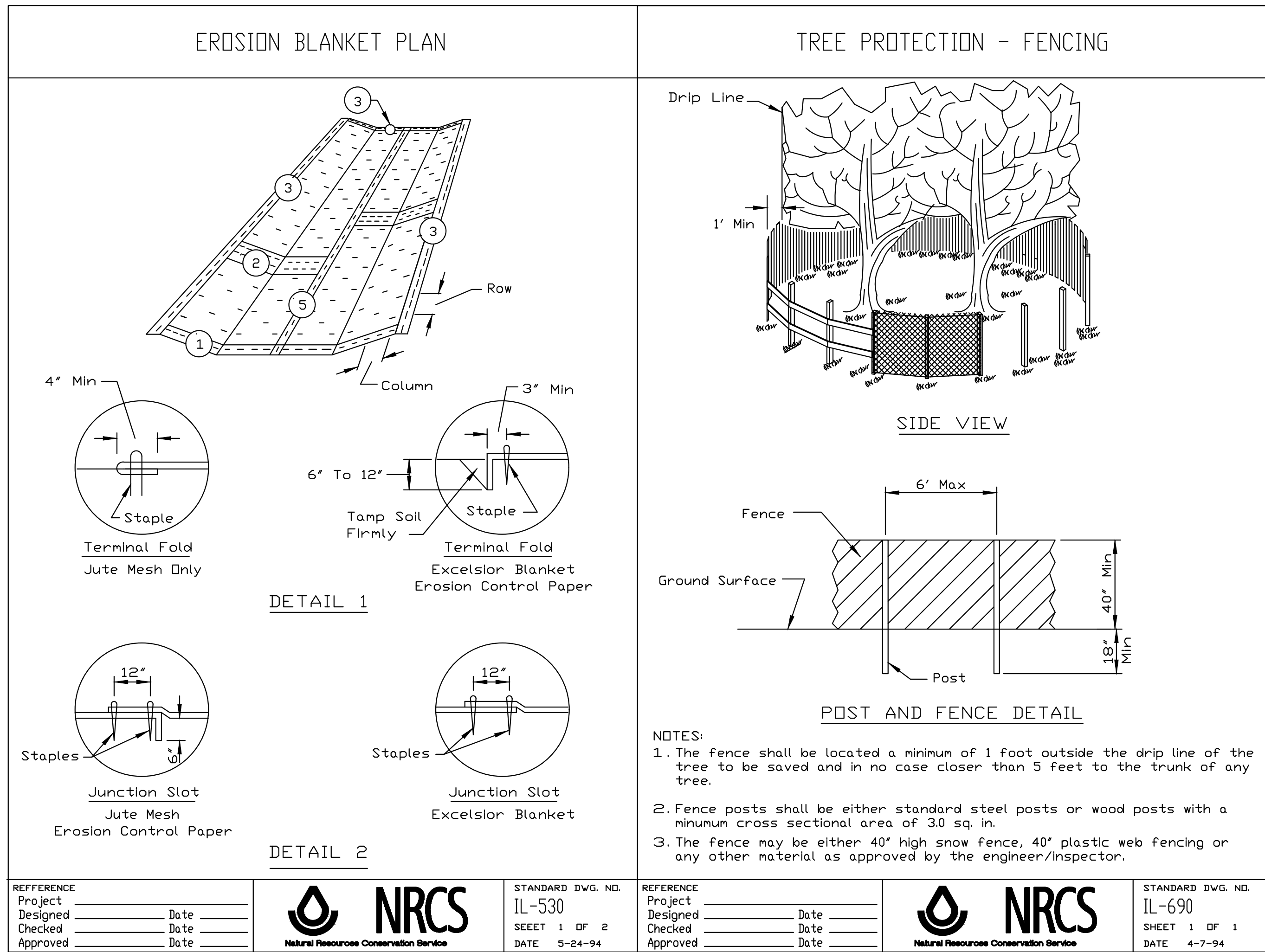
WATER AND SEWER SEPARATION REQUIREMENTS



PORTLAND CEMENT CONC. SIDEWALK



WALK ADJACENT TO BUILDING



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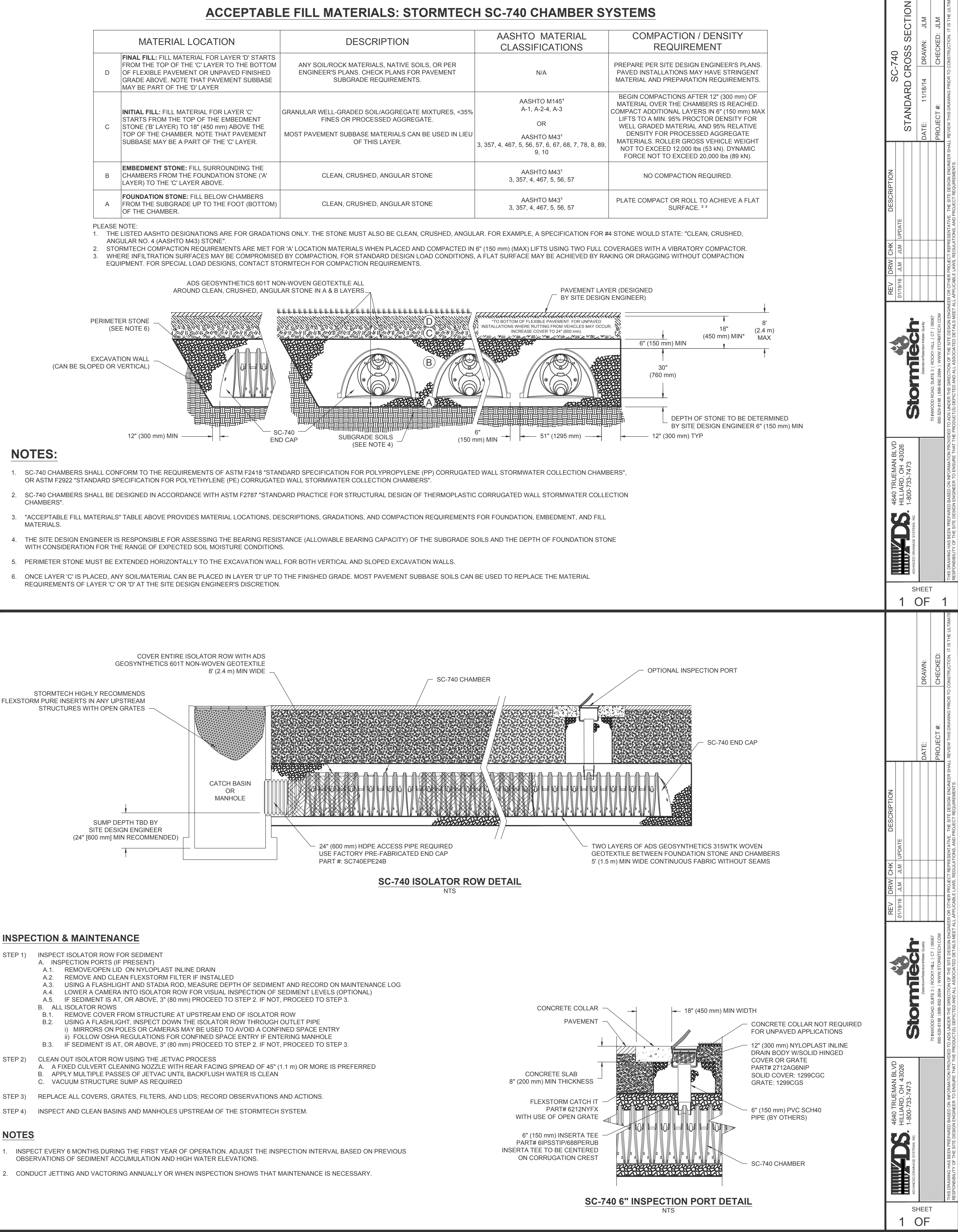
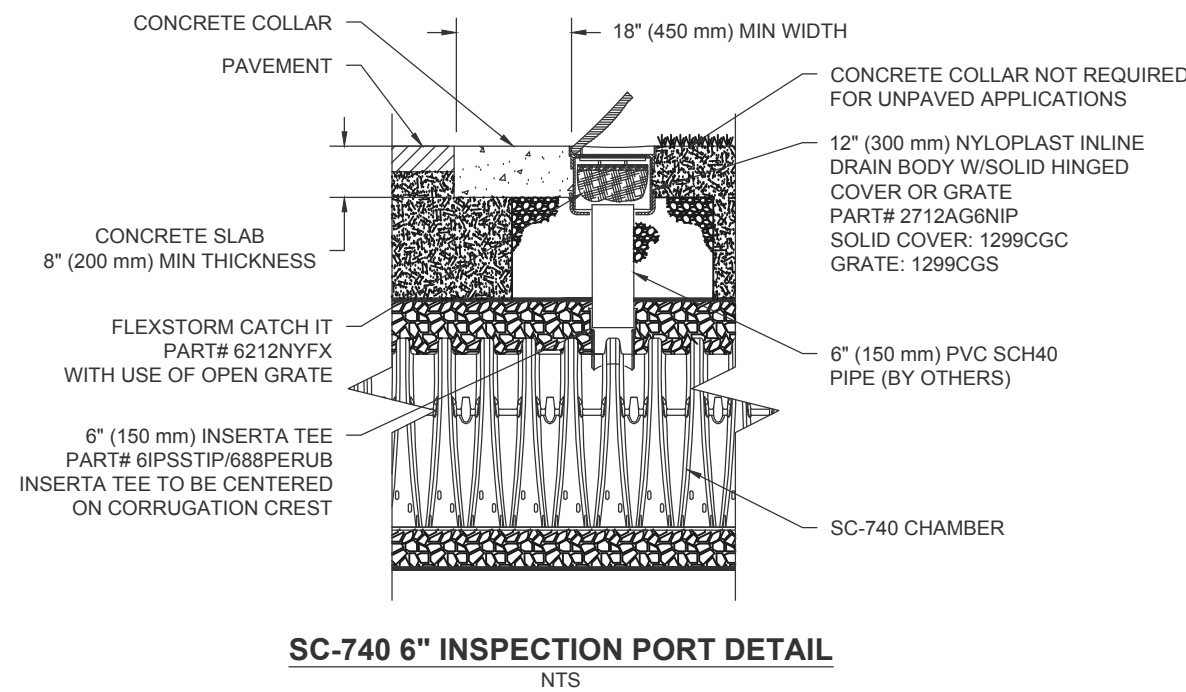
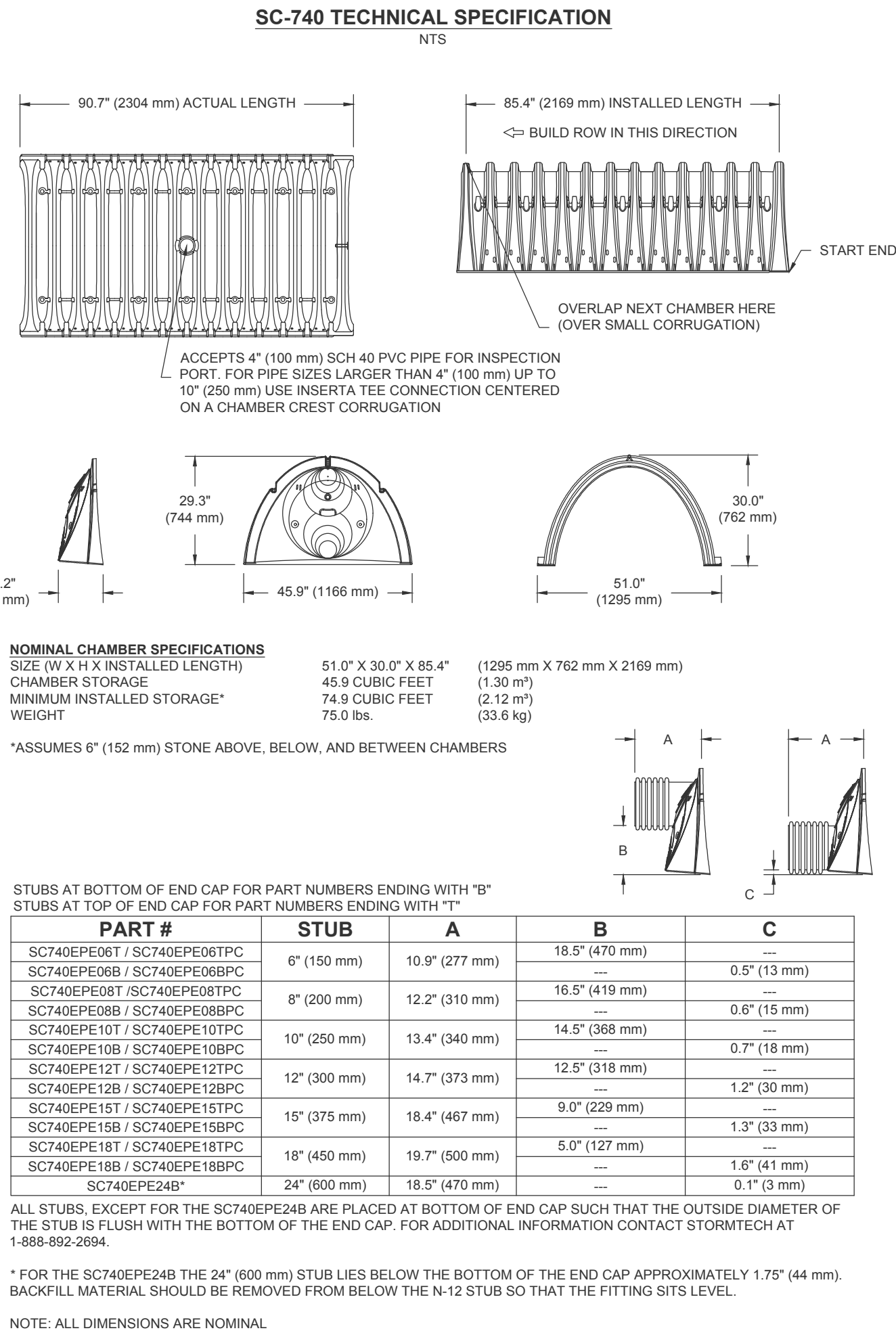
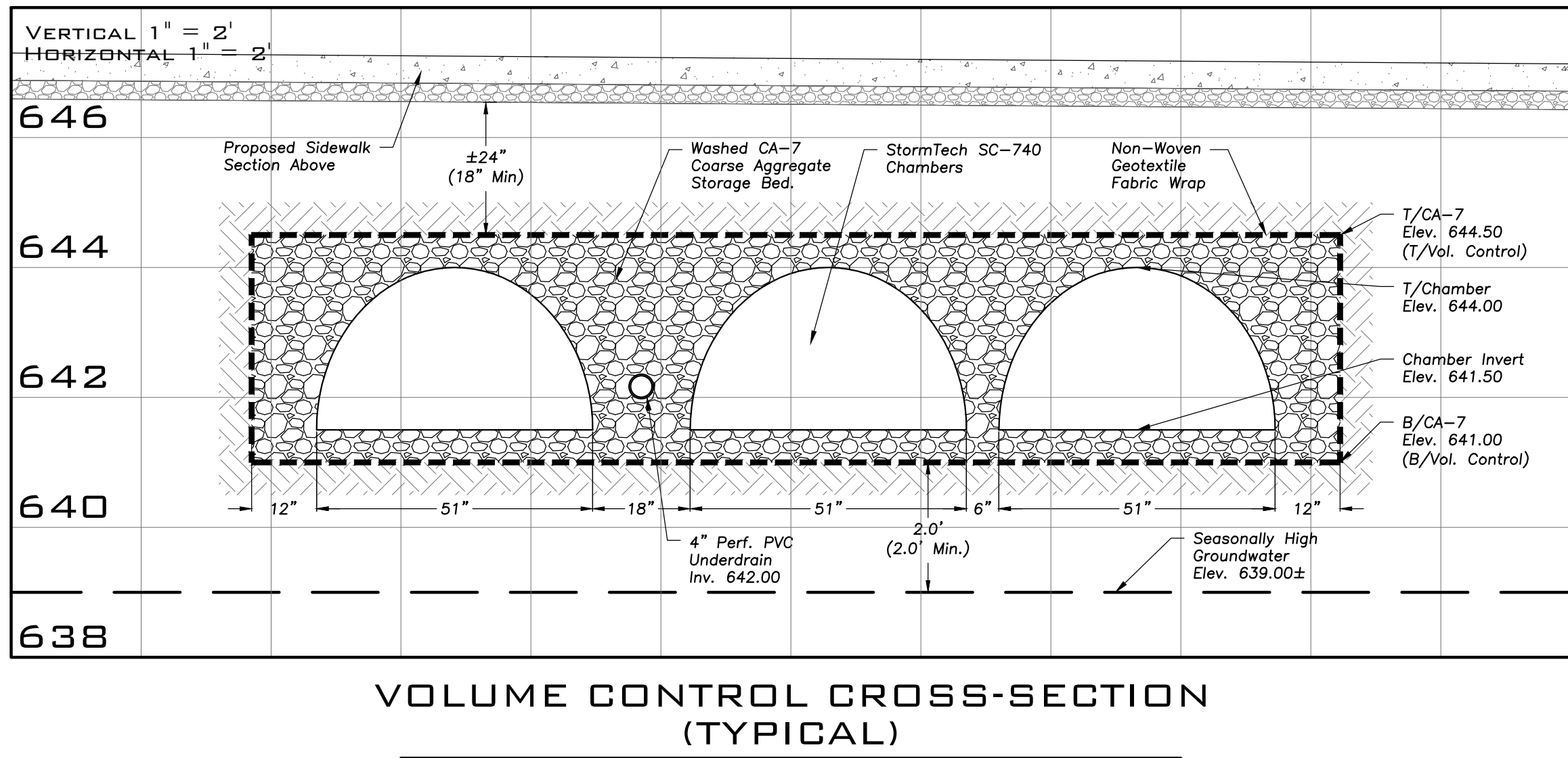
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IL # 184000580

WHEELING REC CENTER RENOVATION & ADDITION
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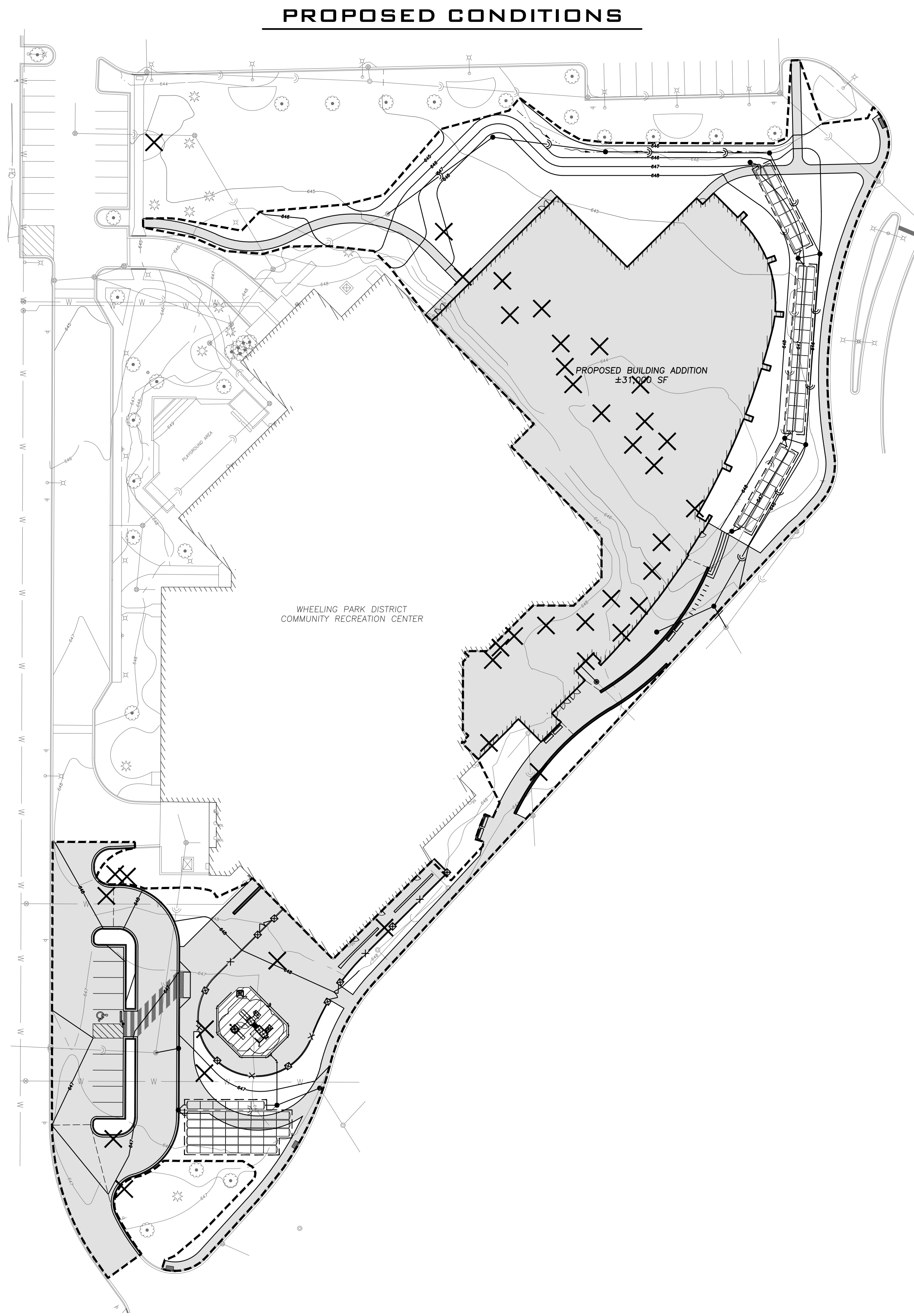
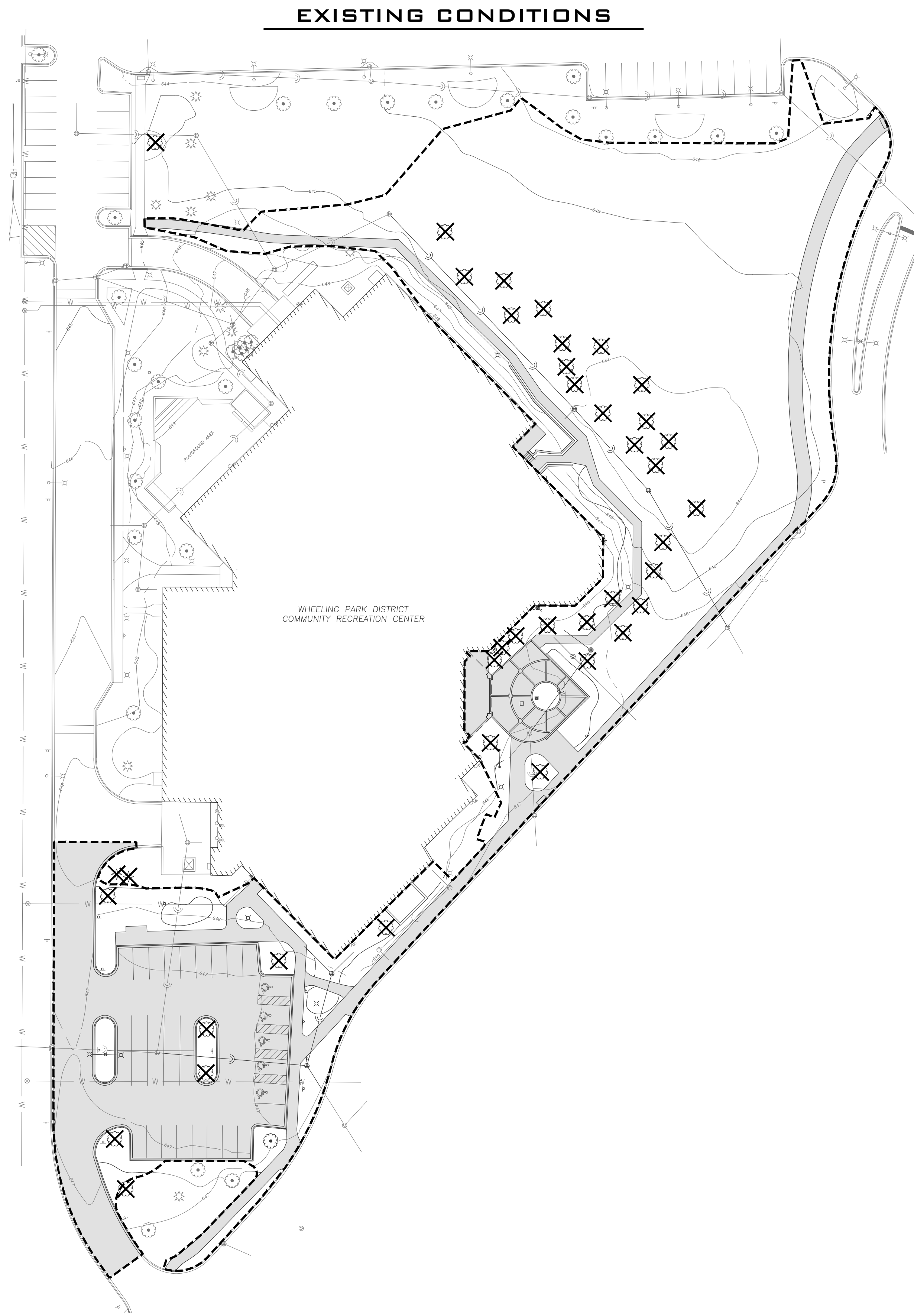
SITE WORK DETAILS

SHEET NO.
C-5.1
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OR SPECIAL USE PERMIT

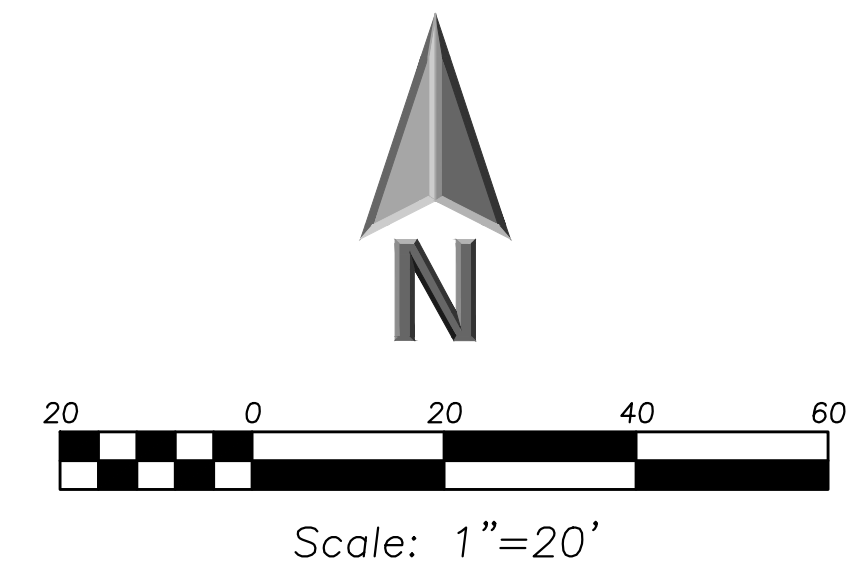


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Reno_Centrol 2016_SD_patrick.moore.rvt



DISTURBED AREA LEGEND

	Disturbed Area 93,450 SF (2.15 Acres)
	Impervious Area Existing = 31,975 SF (0.73 Acres) Ex. CN = 0.65 (VoiW) Proposed = 60,867 SF (1.40 Acres) Prop. CN = 0.79 (VoiW) VC Req'd = 1" per SF Prop. Imperv. = 5,072 CF (0.116 Ac-Ft) VC Prov = 5,128 CF (0.118 Ac-Ft)



LEGEND

EXISTING	PROPOSED

GENERAL NOTES

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- The Engineer is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
- Provide An As-Built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.
- The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

NO.	DATE	DESCRIPTION	ISSUANCE
1	08/01/17	ISSUED FOR SPECIAL USE PERMIT	

FGM ARCHITECTS
CHICAGO
OAK BROOK
OF FALLON
ST. LOUIS

Exhibit received August 14, 2017

PROFESSIONAL SEAL
EXPIRATION DATE:

DATE	DRAWN	AB	CHECKED	TH	APPROVED	KC	PROFESSIONAL DESIGN FIRM IL # 184-000350
07/12/17							

WHEELING REC CENTER RENOVATION & ADDITION
WHEELING PARK DISTRICT
3 Community Blvd.
Wheeling, IL 60090

DISTURBED AREA EXHIBIT

SHEET NO.
CX-1.1
JOB NO. 17-2324.01
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Exhibit List

Parking Count Exhibit

The attached parking count exhibit shows all the available parking spaces on the property. All these parking spaces are utilized by guests who use the current recreation center, and who will be using the recreation center once the renovation and addition are complete.

Photometrics Exhibit

The attached photometrics exhibit shows the existing photometrics of the main parking lot adjacent to the recreation center. The main parking lot adjacent to the recreation center is not being altered as part of this project.

Planting Exhibit

The attached planting exhibit shows detailed information about the plants that are being utilized in the landscaped portion of this project.

Landscape Accessories Exhibit

The attached landscape accessories exhibit shows detailed information about the accessories being used in the landscaped portion of this project, including fences, trash cans, benches, and bike racks.

WHEELING PARK DISTRICT

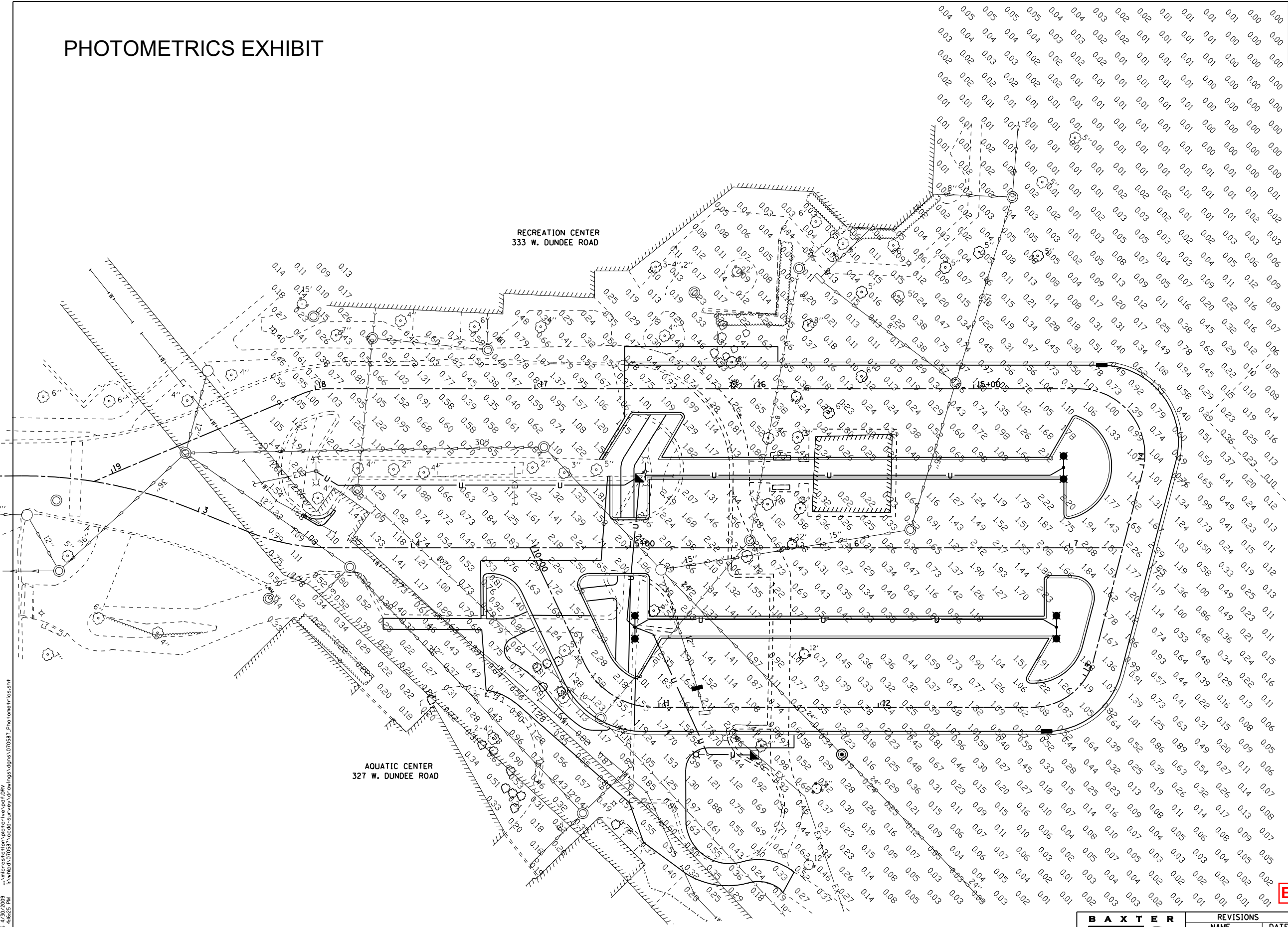
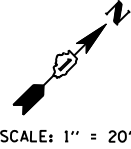


TOTAL PARKING COUNT:
691 REGULAR PARKING SPACES
25 ACCESSIBLE PARKING SPACES
716 TOTAL PARKING SPACES

REQUIRED PARKING:
REC CENTER GUESTS - 383 SPACES
REC CENTER EMPLOYEES - 25 SPACES
OUTDOOR POOL - 188 SPACES
OUTDOOR ACTIVE RECREATION - 77 SPACES
TOTAL REQUIRED PARKING - 673 SPACES

PHOTOMETRICS EXHIBIT

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		COOK	12	9
STA.	TO STA.			
FED. ROAD DIST. NO.	ILLINOIS			



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7/31/2007 4:02:25 PM

PARK DISTRICT LOT: HORIZONTAL ILLUMINANCE STATISTICS

AVE: 1.06fc	MAX/MIN:	20.48
AVE: 2.52fc	AVE/MIN:	8.61
AVE: 0.12fc	STD/DEV:	0.57



REVISIONS	
NAME	DATE

WHEELING PARK DISTRICT
AQUATIC CENTER PARKING LOT EXPANSION

SITE LIGHTING PHOTOMETRICS PLAN

PROJECT NO.: 070587.40
SCALE:
DATE: 07/09/07

DESIGNED BY: JLR
DRAWN BY: MAC
CHECKED BY: JLR

Exhibit received August 14, 2017



PLANT MATERIAL LIST

PROJECT: **Wheeling Community Recreation Center Addition**
 LOCATION: Wheeling, IL
 CLIENT: FGM Architects
 PROJECT NO.: 2015-007-004

Quantity	Code	Size	Botanic Name	Common Name	Height	Width	Full Sun	Partial Sun	Full Shade	Native	Notes
SHADE TREES											
2	COC	3" CAL	Celtis occidentalis	Hackberry	50'	50'	X			X	urban
3	GVD	3" CAL	Gymnocladus dioica	Kentucky Coffeetree	70'	40'	X			X	park
1	QMU	3" CAL	Quercus muehlenbergii	Chinkapin Oak	40-60'	50-70'	X			X	urban - limestone alkaline soils
EVERGREEN TREES											
2	PGD	6' HT	Picea glauca 'Densata'	Black Hills Spruce	40'	15-25'	X	X			
42	TOS	#5	Thuja occidentalis 'Smaragd'	Emerald Arborvitae	8-12'	3-4'	X	X			
ORNAMENTAL TREES											
4	ACA	6' HT	Amelanchier canadensis 'Autumn Brilliance'	Autumn Brilliance Serviceberry	20'	15'	X	X		X	straight species is native
3	VPR	#5	Viburnum prunifolium	Blackhaw Viburnum	12-15'	8-12'	X	X		X	
SHRUBS											
31	AMM	#3	Aronia melanocarpa 'Morton'	Iroquois Beauty Black Chokeberry	2-3'	3-4'	X	X			
15	HAA	#5	Hydrangea arborescens 'Abetwo'	Incrediball Hydrangea	4-6'	4-6'	X	X	X	X	
10	HQU	#5	Hydrangea quercifolia	Oakleaf Hydrangea	6'	6'	X	X			
8	HQA	#5	Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea	6'-8'	6'-8'	X	X			
5	SMP	#5	Syringa meyeri 'Pablin'	Dwarf Korean Lilac	4-6'	6-8'	X				
PERENNIALS / ORNAMENTAL GRASSES / GROUNDCOVERS											
8	BBS	#1	Baptisia x bicolor 'Starlite'	Starlite Prairieblues False Indigo	2-3'	4-6'	X	X			
62	CJT	#1	Coreopsis 'Jethro Tull'	Jethro Tull Coreopsis	12-18"	18-24"	X				orange-gold
27	CVC	#1	Coreopsis verticillata 'Crème Brulee'	Crème Brulee Coreopsis	18-24"	24-36"	X				butter-lemon yellow
62	EJL	#1	Echinacea 'Julia'	Butterfly Julia Coneflower	12-18"	12-18"	X	X			orange
234	ECS	#1	Echinacea 'Cheyenne Spirit'	Cheyenne Spirit Coneflower	24-36"	12-18"	X	X			Red, orange, yellow, cream mix
40	NWL	#1	Nepeta 'Walker's Low'	Walker's Low Catmint	18-24"	18-24"	X				not a reseed
42	PCS	#1	Panicum variegatum 'Cheyenne Sky'	Cheyenne Sky Switch Grass	36-48"	18-24"	X				red tips
320	PBB	#1	Pennisetum alopecuroides 'Burgundy Bunny'	Burgundy Bunny Fountain Grass	12-18"	12-18"	X				
80	PDP	#1	Pennisetum alopecuroides 'Desert Plains'	Desert Plains Fountain Grass	24-36"	36-48"	X				
30	PVV	#1	Physostegia virginiana 'Vivid'	Vivid Obedient Plant	36"	24"	X	X		X	
40	SNB	#1	Salvia nemorosa 'Blue Hill'	Blue Hill Salvia	18-24"	12-18"	X				grey green foliage



***Celtis occidentalis* / Hackberry**



***Gymnocladus dioica* / Kentucky Coffeetree**



***Quercus muehlenbergii* / Chinkapin Oak**



***Picea glauca* 'Densata' / Black Hills Spruce**



***Amelanchier x grandiflora* / Serviceberry**

Plant images

Wheeling Community Recreation Center



MIDWEST
GROUNDCOVERS
LLC

My Design Palette



Aronia melanocarpa 'Morton'
Iroquois Beauty™ Black Chokeberry



Baptisia x bicolor 'Starlite'
Starlite Prairieblues™ False Indigo



Coreopsis 'Creme Brulee'
Creme Brulee Coreopsis



Coreopsis 'Jethro Tull'
Jethro Tull Coreopsis



Echinacea 'Cheyenne Spirit'
Cheyenne Spirit Coneflower



Echinacea 'Julia'
Julia Coneflower



Hydrangea arborescens 'Abetwo'
Incrediball® Hydrangea



Hydrangea quercifolia 'Alice'
Oakleaf Hydrangea



Nepeta racemosa 'Walker's Low'
Walker's Low Catmint



Panicum virgatum 'Cheyenne Sky'
Cheyenne Sky Red Switch Grass



Pennisetum alopecuroides 'Burgundy Bunny'
Burgundy Bunny Pennisetum



Pennisetum alopecuroides 'Desert Plains'
Desert Plains Fountain Grass

Exhibit received August 14, 2017



**MIDWEST
GROUNDCOVERS**
LLC

My Design Palette



Physostegia virginiana 'Vivid'
Obedient Plant



Salvia nemorosa 'Blue Hill'
Blue Hill Salvia



Syringa meyeri 'Palibin'
Dwarf Korean Lilac

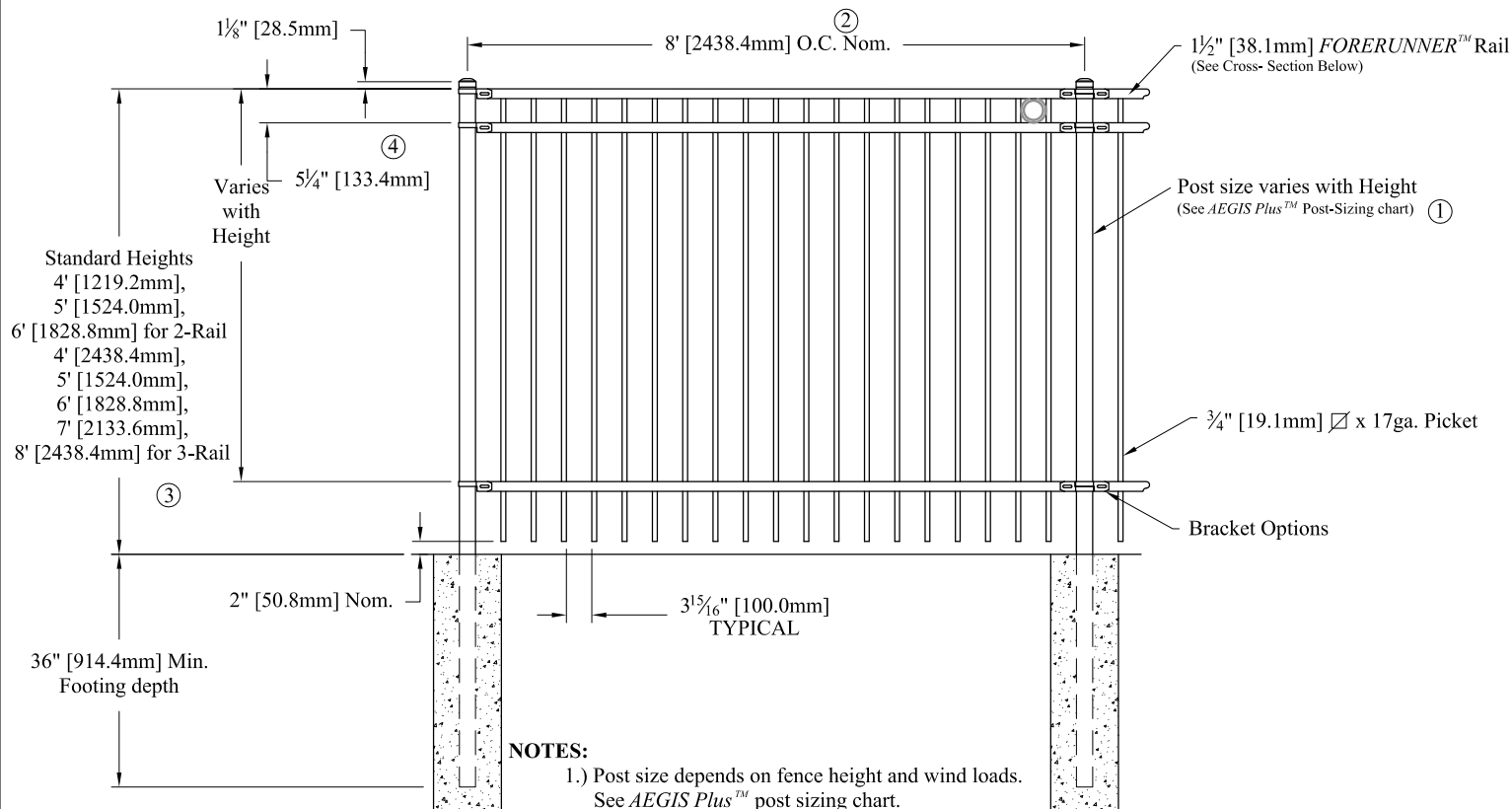


Thuja occidentalis 'Smaragd'
Emerald Green Arborvitae



Viburnum prunifolium
Blackhaw Viburnum

Exhibit received August 14, 2017

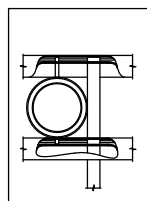


NOTES:

- 1.) Post size depends on fence height and wind loads. See *AEGIS Plus™* post sizing chart.
- 2.) Panels also available for 6' on center post spacing
- 3.) Additional heights available on request
- 4.) Third rail optional (Required with rings, See Detail).

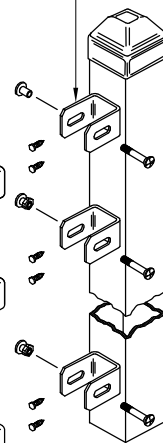
RING OPTION

Held in place with upper and lower internal retaining rods to eliminate unsightly external fasteners.



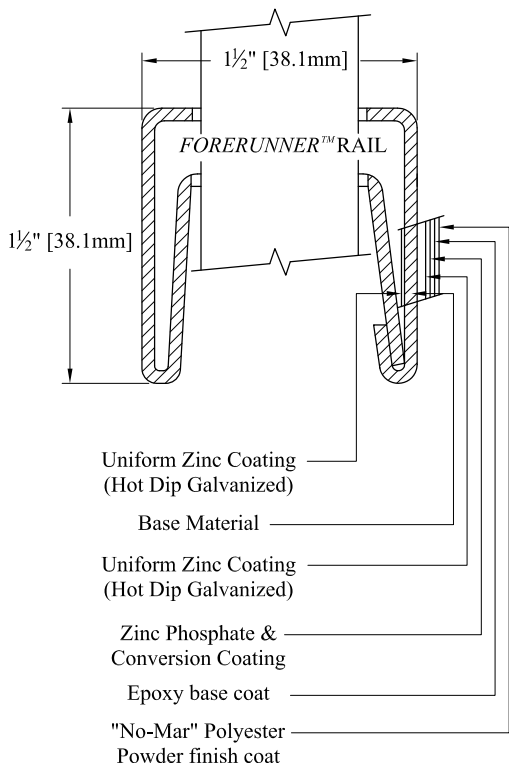
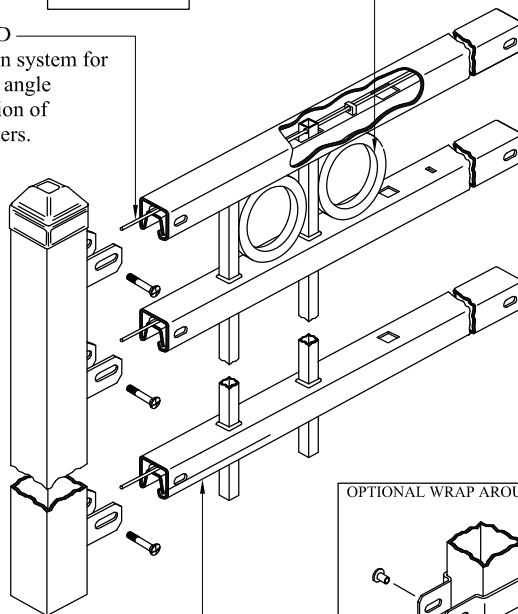
PANEL BRACKET

Specially designed two-point connection ensures fixity of rail ends for increased strength.



INTERNAL RETAINING ROD

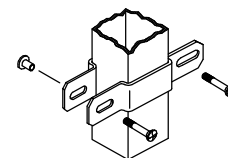
Variable pitch connection system for ease of installation, high angle bias ability and elimination of unsightly external fasteners.



FORERUNNER™ RAIL

Double-walled "U"-Channel
 Specially formed high strength architectural shape.

OPTIONAL WRAP AROUND BRACKET



Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

COMMERCIAL STRENGTH STEEL

Title: **AEGIS PLUS MAJESTIC 2/3-RAIL W/RING OPTION**

DR: KMc SH . 1 of 1 SCALE: DO NOT SCALE

CK: Date 6/20/10 REV: F

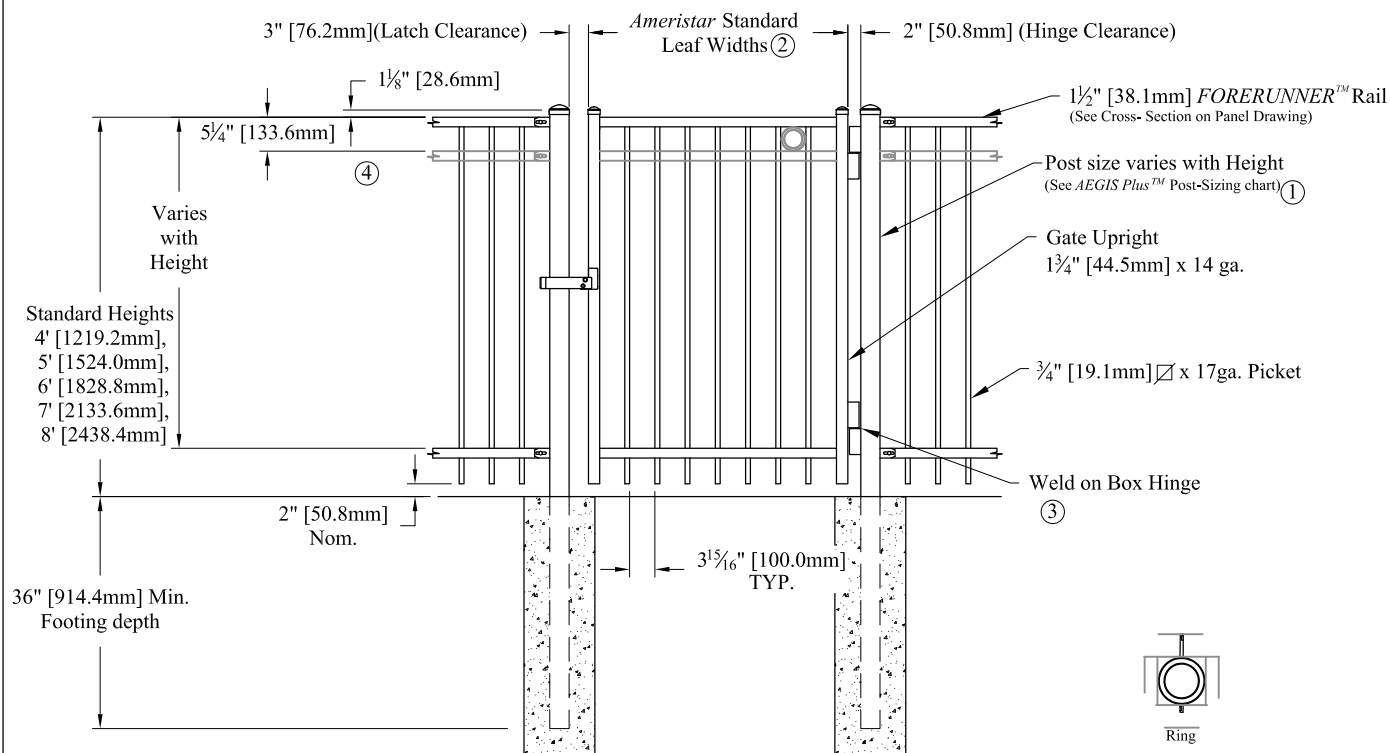


AMERISTAR®

1555 N. Mingo
 Tulsa, OK 74116
 1-888-333-3422

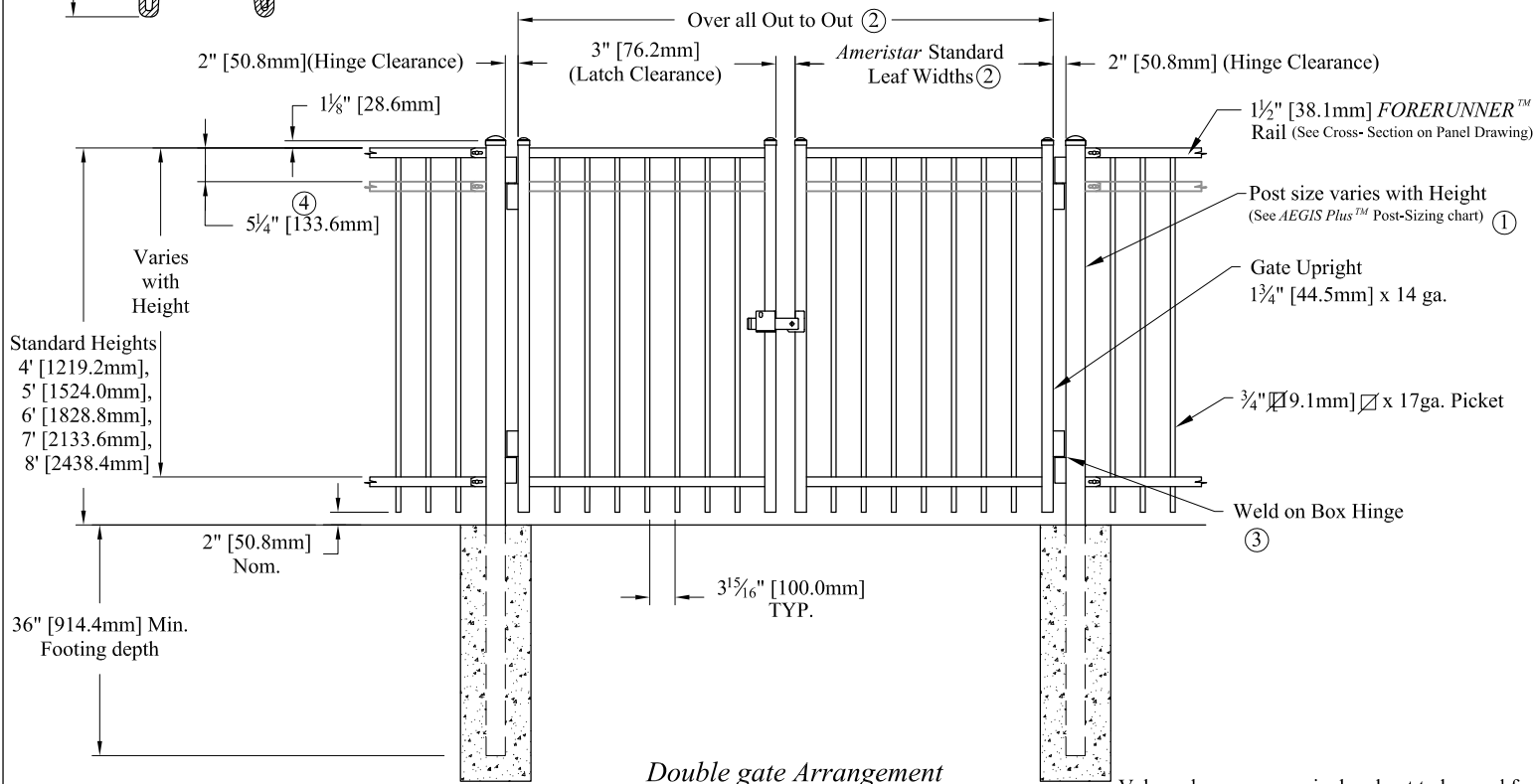
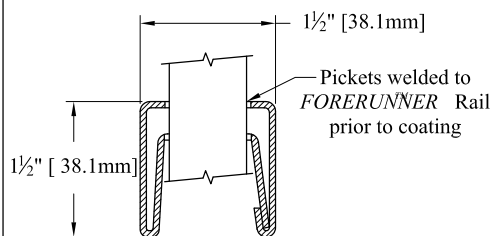
Exhibit received August 14, 2017

www.ameristarfence.com



NOTES: Single gate Arrangement

- 1.) Post size depends on fence height, weight and wind loads. See *AEGIS Plus™* post sizing chart.
- 2.) See *Ameristar* gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths
- 3.) Additional styles of gate hardware are available on request. This could change the Latch & Hinge Clearance.
- 4.) Third rail optional (Required with rings, See Detail).



Double gate Arrangement

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

COMMERCIAL STRENGTH STEEL

Title: **AEGIS PLUS MAJESTIC 2/3-RAIL SGL & DBL GATE**

DR: KMc SH: 1 of 1 SCALE: DO NOT SCALE

CK: Date 04/20/2015 REV: F



AMERISTAR®

Exhibit received August 14, 2017

1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422

www.ameristarfence.com

IMISOG

Existing benches to be relocated.
New benches shall match existing.



Existing trash receptacle to be relocated.



Exhibit received August 14, 2017

Recycle receptacle shall be black
to match trash receptacle



Exhibit received August 14, 2017

SCARBOROUGH™

Product Data Sheet



Scarborough is welcoming and comfortable in two versions. The horizontal strap seat is clean and simple. The woven seat suggests the familiar strapping fabric of patio furniture. The patented design is assembled as a warp and weft construction of pre-formed parts. The backless Scarborough bench can be used from either side and is ideal for narrow spaces. Litter receptacles with strap or square bar vertical panels are nicely scaled to the bench and the human form. Scarborough transcends categories. It is remarkably durable not only in the way it wears but in the way it remains current over time.

Bench

- Woven and horizontal strap seat styles may be specified for backed or backless benches.
- Backed benches are offered in 24", 48", 72", or 96" lengths.
- Backless benches are offered in 48", 72", or 96" lengths.
- Center arm may be specified on backed benches in 72" or 96" lengths.
- Bench in 96" length available with two intermediate arms.

	STYLE	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
	96" with two intermediate arms	28"	97"	34"	strap: 234 lb weave: 211 lb
	72" with center arm	28"	73"	34"	strap: 186 lb weave: 169 lb
	48"	28"	49"	34"	strap: 132 lb weave: 126 lb
	24"	28"	22"	34"	strap: 89 lb weave: 86 lb
	backless 96"	26"	97"	28"	strap: 150 lb weave: 136 lb
	backless 72"	26"	73"	28"	strap: 125 lb weave: 114 lb
	backless 48"	26"	49"	28"	strap: 97 lb weave: 93 lb

SCARBOROUGH

Product Data Sheet



Receptacles

- Scarborough™ receptacles are durably constructed of metal side panels and a spun metal top to meet the demands of active public spaces.
- The 30-gallon polyethylene liner coordinates with specified powdercoat color.
- Receptacles are standard with a freestanding/surface mount option.
- Metal support legs are 1"x 1" square.
- Vertical metal straps 1-1/2" x 3/16".
- Vertical metal bars are 3/8" square.
- Straps and bars are welded to metal bands.
- Tubular steel collar is 1-1/4" dia., 0.120" wall thickness.
- Tops are formed of spun metal.
- Pop-up rod is stainless steel.
- An optional keyed lock may be added for security, and an optional ash pan may be specified for the side-opening receptacle.

Litter Receptacle

- Choose from vertical strap or square bar side panels.
- Top or side-opening receptacles may be specified.
- The receptacle lid lifts up and swings to the side for easy litter removal.
- Ash pan option available for side-open receptacle.

Recycling Receptacle

- Only available with vertical strap panels.
- Choose opening style: 5" diameter, 3" x 11" newspaper slot, or standard side open.
- Select single-use or dual-use
- 5" x 7" signage plates are welded to the straps.
- Single-use has the same sign under both openings.
- Dual –use has two different signs under openings.
- Select signage wording from options available on Scarborough's product page at www.landscapeforms.com
- Custom signage wording available for an upcharge.
- The receptacle lid lifts up and swings to the side for easy litter removal.

LITTER	STYLE	DIAMETER	HEIGHT	PRODUCT WEIGHT
	top-opening	25"	33"	bar: 72 lb strap: 77 lb
	side-opening	25"	41"	bar: 75 lb strap: 81 lb
	strap details	–	–	–
	square bar details	–	–	–
	ash pan	–	–	–
RECYCLING	STYLE	DIAMETER	HEIGHT	PRODUCT WEIGHT
	5" diameter	25"	41"	82 lb.
	3"x11" slot	25"	41"	82 lb.
	standard side-open	25"	41"	82 lb.
	strap details	–	–	–

SCARBOROUGH

Product Data Sheet



Finishes

- Metal is finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- Call for standard color chart.

To Specify

- Bench: Specify backed or backless, bench length, horizontal strap or woven seat style, with or without center/intermediate arm, and powder coat color.
- Litter receptacle: Select top- or side-opening, vertical strap or square bar side panel, powdercoat color. If optional powdercoat color is specified, select standard powdercoat color for liner. Options: keyed lock; ash pan on side-opening units.
- Recycling receptacle: Select opening and powdercoat color. If optional powdercoat color is specified, select standard powdercoat color for liner. Select single or dual use. Optional signage available, select wording. Options: keyed lock; ash pan on side-opening units.

Designed by Arno Yurk, AIA, IDSA

Woven seat design is protected by U.S. Patent Nos. D366,773

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Exhibit received August 14, 2017

BOLA®

Product Data Sheet



An artful solution for bicycle storage and security that meets Association of Pedestrian and Bicycle and Professionals (APBP) recommendations. Bola's understated design doesn't conflict with other site elements. An artful solution for bicycle storage and security that meets Association of Pedestrian and Bicycle and Professionals (APBP) recommendations. Bola's understated design doesn't conflict with other site elements.

Bike Rack

- Capacity: 2 bikes
- Bike racks made of 1.5" o.d., .120" wall stainless steel tubing, with a #4 satin electropolish finish on bare stainless steel.
- Bola is also available in powdercoated steel.
- Bola must be embedded.
- Bola can secure two bicycles parked parallel to the rack.
- The bicycles can be headed in opposite directions, or in the same direction. The rack provides two-point contact to prevent the bicycle from tipping over.
- A standard D-shaped bike lock can secure both a wheel and the frame.

	STYLE	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
	Bola	1.5"	28.25"	32"	13 lb

Finishes

- All metal parts are finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- Call for standard color chart.

To Specify

- Select bike rack style. Specify powdercoat color or stainless steel.

Designed by Brian Kane, IDSA

All Landscape Forms bike racks meet guidelines established by the Association of Pedestrian and Bicycle Professionals.

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Exhibit received August 14, 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

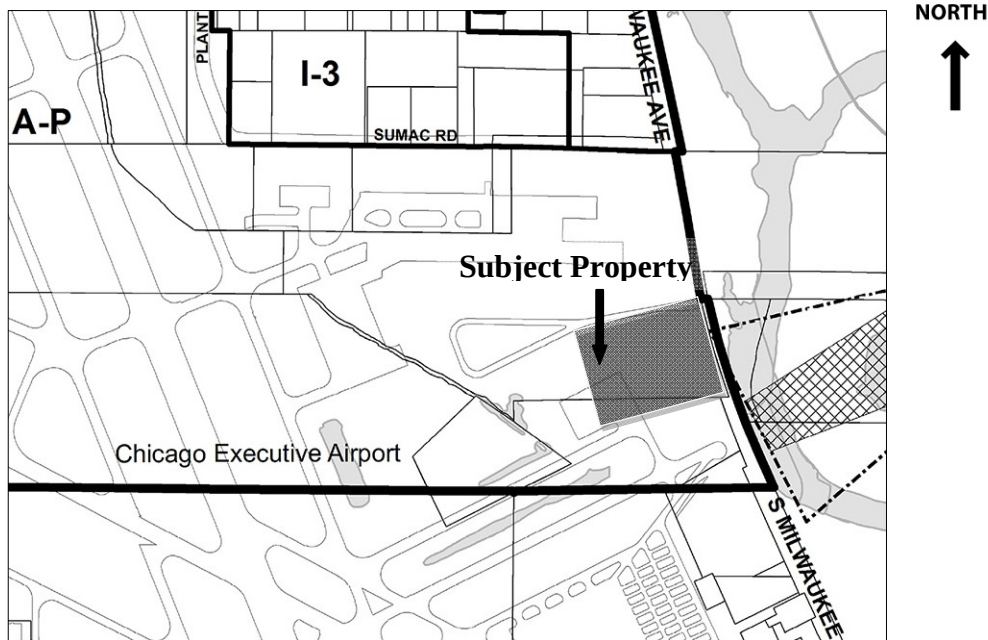
RE: **Docket No. PC 17-17**
Hawthorne Global Aviation
S. Milwaukee Avenue @ Tower Drive (address TBD)
Site Plan and Appearance Approval of a New Hangar Building

DATE OF REPORT: September 6, 2017

DATE OF MEETING: September 14, 2017

PROJECT OVERVIEW: The petitioner is requesting site plan and building appearance approval for a new private hangar building which would include a 27,000 sq. ft. aircraft hangar and 5,760 sq. ft. attached office space. The hangar will be located at Chicago Executive Airport just west of Milwaukee Avenue on the south side of Tower Drive.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Proposed name of Development: Hawthorne Global Aviation

Applicant Name: David Annin, General Manager

Property Owner Name: Chicago Executive Airport

<u>Common Property Address:</u>	TBD
<u>Common Location:</u>	Located at the Chicago Executive Airport west of Milwaukee Avenue and south of Tower Road.
<u>Neighboring Property Land Use(s):</u>	North: Airport West: Airport South: Airport East: Open Space (Forest Preserve)
<u>Comprehensive Plan Designation:</u>	Airport
<u>Property size:</u>	5.79 acres
<u>Building size:</u>	32,760 sq. ft. (27,000 sq. ft. hangar & 5,760 sq. ft. office)
<u>Existing Use of Property:</u>	Vacant land
<u>Proposed Use of Property:</u>	Private aircraft hangar and office
<u>Existing Property Zoning:</u>	A-P, Airport District
<u>Previous Zoning Action on Property:</u>	None.

PROPOSAL

The petitioner, Hawthorne Global Aviation, is proposing a new building including a 27,000 sq. ft. aircraft hangar and 5,760 sq. ft. attached office on a vacant leasehold area near Milwaukee Avenue on the east side of the airport. The proposal includes site plan and building appearance approval of a new building. No zoning relief is requested.

It shall be noted that the current proposal is considered Phase I of II. Phase II will include development of a second hanger building on the greenspace directly northwest of the proposed hanger.

SITE PLAN REVIEW

Scale of Site Plan: 1" = 50'

Proposed General Site Layout: As proposed, vehicles will enter the site at a single access point from Tower Road. The Fire Department is requiring a second access point. However, it is understood by both staff and the petitioner that the requirement of the second access point will be satisfied when the second adjacent hanger is built during Phase II (not currently shown on the plans). A letter from the petitioner dated September 8, 2017 confirms this requirement and solution. A condition of approval has been added to address this fire access issue.

In addition, the proposed hangar building will have a small parking areas surrounding the office portion of the building, to the north, east, and south of the office. There is also a drop-off area at the

office entry, which is east of the building. A driveway will allow vehicles to enter the hangar at the south elevation of the hangar. The airport side of the building is the west elevation.

Total Number of Parking Spaces: 26 stalls (including 3 handicapped) are proposed for the site. The Zoning Code does not define parking for hangars. The Plan Commission has previously determined that hangar space does not require parking. The office building attached to the hangar has a parking requirement of 4/1,000 sq. ft., which equates to 23 stalls. The petitioner is also proposing a total of 42 landbanked parking spaces, which would be located along the drive aisle north and east of the building. The proposal meets the parking requirements of the Zoning Code.

Trash Enclosure Details: The trash enclosure is located on the south side of the building. It does not appear that material or design details are provided. The Plan Commission should discuss this with the petitioner.

Landscaping Plans: Two landscape plans are provided. Sheet L1 includes the perimeter landscaping and Sheet L2 primarily includes foundation plantings near the office. The parking areas along Tower Drive and Milwaukee Avenue are adequately screened. The plan calls for a mix of shade trees, ornamentals, evergreen shrubs, deciduous shrubs, decorative grasses and perennials.

Landscape Irrigation: A landscape irrigation plan is provided.

BUILDING APPEARANCE REVIEW

Building Size: The building will be 32,760 sq. ft. (27,000 sq ft hangar and 5,760 sq. ft. office). The building height of the hangar portion of the building is 37'11" and the building height of the office is 16'4". The maximum building height for this zoning district is 40', subject to FAA review and approval.

Exterior Building Materials/Colors: The hangar portion of the building will be comprised of a prefinished insulated metal wall panel system and a 7' high band of smooth face concrete block at the base of the building. The hangar portion has a low pitched roof made of standing seam metal. The air side of the building will have six 28' tall doors to accommodate aircraft. The flat-roofed office portion of the building will be constructed of smooth face concrete block to match the base of the hangar. It also includes horizontal accent bands and windows with cast stone sills on three sides. A prefinished standing seam metal canopy will be placed over the storefront door system of the office.

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

HVAC/Mechanical Components Screened: A rooftop unit screen is provided atop the office. It appears that it will match the color of the entry awning.

Lighting: A mix of building mounted wallpacks, architectural building mounted fixtures, wall mounted air-side flood lights, recessed canopy lights, parking lot pole lights and other fixtures are proposed. A full photometric plan, site plan and elevation plans noting the fixtures, and lighting cut sheets are provided.

Exterior Downspouts: The plans include gutters and exterior downspouts.

STAFF REVIEW

Fire Department Review: The Fire Department has provided a comment memo dated September 7, 2017. It noted that the petitioner agrees to modify site access to meet the Fire Department's specifications during Phase II of the project. A condition of approval has been added to address fire access during Phase II. The Fire Department has also noted that the current truck turning radius and drive aisles need to be adjusted. Staff believes this can be addressed at permit. A condition of approval has been added to allow for these minor changes.

Engineering Division Review: The Engineering Division has provided a comment memo dated September 8, 2017. These comments will be addressed at permit.

Impact on Neighboring Uses: It does not appear that the proposed building will have a significant impact on the neighboring uses.

Staff Recommended Action: Prior to making a motion, staff recommends the Plan Commission discuss the following with the petitioner:

- Material and design of the trash enclosure, and
- Future plans for Phase II and its impacts on site access.

PROPOSED MOTION

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

Recommend approval of Docket No. PC 17-17 granting site plan and appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-08 Airport District and Runway Protection Zones and Chapter 19-12, Site Plan Approval Requirements, in order to construct a new hangar building with offices in accordance with the following exhibits submitted on by Hawthorne Aviation on August 25, 2017 (except as noted), for the vacant property at the southwest corner of Milwaukee Avenue and Tower Road, Wheeling, Illinois:

- Cover letter
- Site plans (2 sheets)
- Floor plan
- Elevation plans (2 sheets)
- Roof plan
- Landscape plan (2 sheets)
- Irrigation plan
- Photometric plan
- Site lighting plan
- Elevation lighting plan
- Light fixture details (14 sheets)

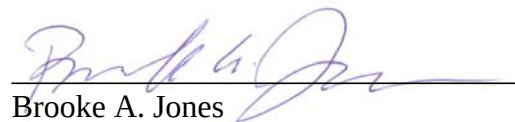
- Truck auto-turn exhibit
- Civil engineering plans (13 sheets)
- Letter addressing fire access, September 8, 2017

And with the following conditions:

1. As noted in the letter submitted September 8, 2017, if construction of Phase II (hanger pad directly northwest of the subject pad) has not yet commenced within three years of site plan and appearance approval, then secondary access drives shall be installed to satisfy the requirements of the Fire Department;
2. The drive aisle widths and other turning radiuses shall be adjusted at permit to meet the requirements of the Fire Department.



Andrew C. Jennings
Director of Community Development



Brooke A. Jones
Senior Planner

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

[Fire Department comments, 9.07.2017](#)

[Engineering Division comments, 9.08.2017](#)

[Cover letter](#)

[Site plans \(2 sheets\)](#)

[Floor plan](#)

[Elevation plans \(2 sheets\)](#)

[Roof plan](#)

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

[Irrigation plan](#)

[Photometric plan](#)

[Site lighting plan](#)

[Elevation lighting plan](#)

[Light fixture details \(14 sheets\)](#)

[Truck auto-turn exhibit](#)

[Civil engineering plans \(13 sheets\)](#)

[Letter addressing fire access](#)

Hawthorne Global Aviation – Address TBD (@ Milwaukee Ave. & Tower Dr.)

Docket No. PC 17-17 (Site Plan and Appearance Approval of a New Hanger Building)

Plan Commission Meeting – September 14, 2017



Existing conditions of subject property along Tower Drive (looking south)



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: September 7, 2017
SUBJECT: Proposed New Aircraft Hanger – Milwaukee Avenue and Tower Road - Plans received for review by the Fire Department, August 25, 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 32,760 +/- square foot aircraft hangar and office area.
2. A fire apparatus access route around the building needs to be provided. The drive as shown in the submittal documents does not meet those requirements.
 - a. Fire Department staff has met with the petitioner and was informed that this hangar is Phase I of a two phase improvement for the parcel which will include a second hangar on the site. After review with the petitioner of the total project, the Fire Department believes that the access issues will be addressed during the complete project.
3. The fire apparatus route needs to comply with the following code requirements:
 - a. It shall be capable of supporting fire apparatus with a gross vehicle weight of 85,000 pounds.
 - b. The drive shall be a minimum of 20 feet wide (Exclusive of parking areas).
 - c. A turning radius analysis was included with the petitioner's submittal. As submitted the fire apparatus route does not meet the Fire Department's needs for fire apparatus movement.
4. Fire lanes shall be posted as required by the Fire Department.
5. A looped water main needs to be provided around the building. This main shall have two points of connection the Village's municipal water system.
6. Fire hydrants shall be placed along the fire access route around the building based on the Villages Fire Prevention Code (300 foot spacing) and within 50 feet of the building's Fire

Ms. Brooke Jones

SUBJECT: Proposed New Aircraft Hanger – Milwaukee Avenue and Tower Road - Plans received for review by the Fire Department, August 25, 2017.

September 7, 2017

Page 2

Department Connection (FDC). This shall also include hydrants on both ends of the aircraft hangar door.

7. 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:
8. 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.
9. 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.
10. 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.
11. Site landscaping features, utilities, or similar obstructions shall not impede access to fire protection equipment, i.e. building Fire Department Connection (FDC).
12. The apron extension should continue west and terminate at the end of the existing apron area.

Hawthorne Aviation – Milwaukee Avenue and Tower Road – New Aircraft Hangar with Office Space

1. The building as proposed is a Mixed Use Occupancy consisting of Business Use Group (B) and Storage Use Group (S) occupancies as defined by the 2012 Edition of the International Building and Fire Prevention Codes.
2. All construction for the 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. An automatic fire sprinkler system (and/or foam fire suppression system) shall be installed throughout the building. This system shall be designed and installed in accordance with NFPA 13. The sprinkler/suppression system shall also comply with the requirements of NFPA 409 based on whether the hanger is to be used for the storage of unfueled aircraft, fueled aircraft, or for aircraft service. Any hangar floor drainage systems shall also take into consideration the flows of the fire protection systems as referenced in Section 5.11.2 of NFPA 409.
 - 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: September 8th, 2017

SUBJECT: Hawthorne Aviation New Building Construction
Address Not Yet Assigned - Review Comments

The Engineering Division received a project description and preliminary site plan for the subject project on September 25th, 2017. The Engineering Division has completed a review of the above referenced submittal and offers the following comments at this time:

1. Permits from all necessary agencies will be required prior to Village of Wheeling Engineering permit issuance. These agencies include, but aren't limited to: IEPA, IDNR, and MWRD.
2. Maximum spacing for hydrants is 300 feet. Hydrants along the looping water main exceed this spacing.
3. In locations where water main runs under sanitary or storm sewer, the storm/sanitary sewer must be constructed with water quality pipe.
4. Force main profile appears to be missing from sheet 10 of 13.
5. FEMA FIRM map shows majority of property is located in the AE flood zone. Compensatory storage and detention calcs will be required. If compensatory and detention storage credits are to be obtained from the airport reserves, documentation will need to be provided to show sufficient credits exist.
6. Letter of map revision based on fill will be required.
7. Storm water report will be necessary to confirm detention/comp storage calcs.
8. Water main must be placed no closer than 10 feet to sanitary or storm sewer pipe or structures.
9. The 2" sanitary force main appears to be off site of the development area. Maintenance responsibility of all infrastructure on the Airport property will need to be drafted in an agreement between Hawthorne Aviation and Chicago Executive Airport.
10. Tracer wire or means to locate pipe after installation is required.



PO Box 25, Wayne, IL 61084

PH 630-523-5590 FX 630-523-5126

www.chappledb.com

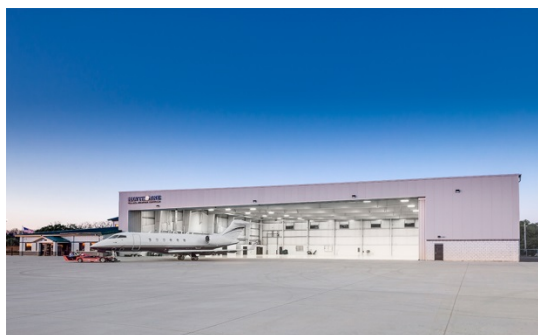
Hawthorne Global Aviation Services wishes to construct a 35,640 square foot airport hangar and attached office tenant space near its existing hangar located at 1120 South Milwaukee Ave. Through its FBO services, Hawthorne leases space to

corporate aviation clients who own and operate their own aircraft. The existing hangar was opened in March of 2014 and boasts 30,000 square feet of heated hangar space with a 28' X



160' door. The proposed hangar space will utilize the Butler Systems, Widespan, pre-engineered structural system, standing seam metal roof system, and textured panel (stucco like appearance) wall system with brick wainscot.

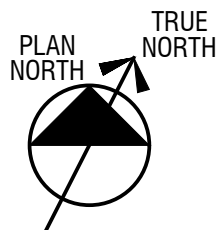
Hawthorne seeks to grow in order to meet the demands for corporate aviation services in the Chicagoland area. Hawthorne is headquartered out of Charleston, South Carolina, and manages jet charters and handles aircraft



management and maintenance for its clients. David Annin, General Manager for Hawthorne at CEA, has sighted the growing market and the need for additional hangar space at the airport. He envisions another hangar very similar to the existing one that was built just 3 years ago, keeping the same high construction standards.

Exhibit received August 25, 2017

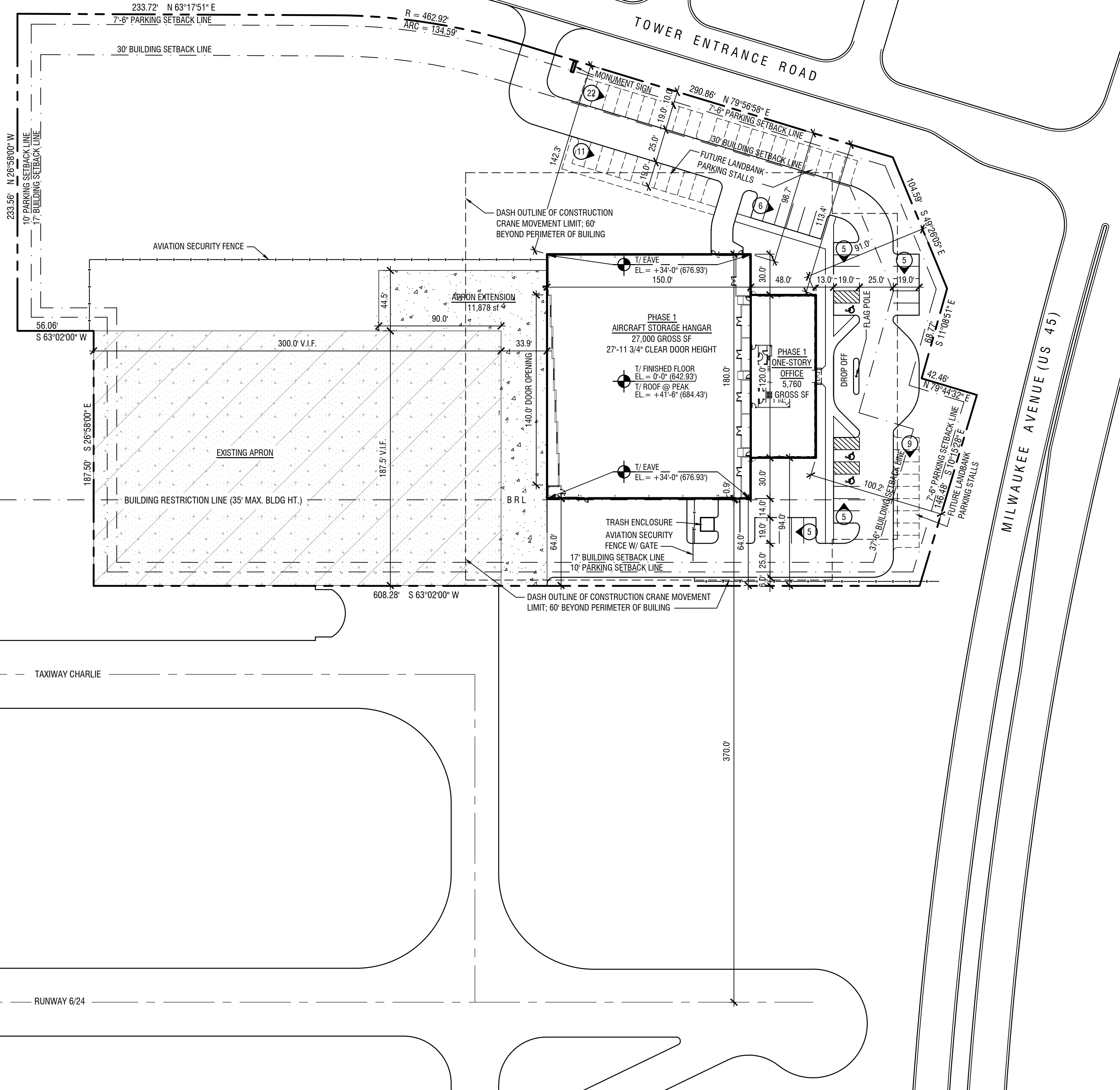
G:\2014\14-009_Hawthorne 2\Drawings\Construction\A002_14-009.dwg, 8/22/2017 4:03:59 PM



1
A002

SITE PLAN

Scale: 1" = 50'-0"



TITLE 19, WHEELING ZONING REQUIREMENTS:

Zoning District: A-P, Airport District

19.03.070, Number of Buildings per Lot Limited (a)(2): More than one principal building may be permitted where all buildings on a lot constitute a unified industrial or commercial operation under one Ownership provided all other requirements of that district are met.

19.08.010(d), Permitted Use: Storage of Aircraft (2)(e) and General Office (2)(i)
19.08.010(f)(5), Building Bulk Regulations:
Lot Requirements (based on I-2, Limited Industrial District 19.07.030(d):
Minimum Area (1): 20,000 sf
Maximum Lot Coverage, structures (2): 50%
Minimum Green Space (3): 25%

Setbacks and Height Restrictions, Principal Bldg. (e):
Front, Major Street (1): 50' min, [37'-6", reduce 25% per 19.08.010(f)(5)]
Front, Secondary Street (1): 40' min, [30'-0", reduce 25% per 19.08.010(f)(5)]
Front, Collector or Minor Street (1): 35' min, [30'-0", reduce 25% per 19.08.010(f)(5)]
Rear, Standard (2): 17' min.
Side, Standard (3): 17' min.
Maximum Bldg. Height (4): 40'-0"

Parking Setback, All Sides (f): 10' min, [7'-6", reduce 25% along public right-of-way per 19.08.010(f)(5)]

19.08.010(f)(t), Off Street Parking Requirements (per section 19.11.010):
Minimum Size of Parking Spaces (tbl. 19.11.010(c)(6):
90 deg. Angle Spaces: Length = 18.5 ft, Width = 9'-0"
Single Row & Aisles = 45'-0", Double Row & Aisle = 62'-0"

Interior Landscape for Off-Street Parking Areas (c)(8)(B):
(i) Minimum 20 sf of interior landscape island or peninsula per each parking stall.
(ii) Minimum Interior Landscape Island Area: 200 sf
(iii) Minimum Interior Landscape Peninsula Area: 100 sf

Tbl. 19.11.010(e)(1)(c), Minimum Parking Required:
Office: 4 spaces per 1,000 sf
Transportation Use: As determined by the Plan Commission
Warehouse / Storage Use: 1 space per 1,000 sf

Appendix D, Design Guidelines: The standards for section VI, Industrial buildings will be applied to airport buildings, with the exception that aircraft hangars may be constructed of steel provided that there is a minimum 7'-0" concrete, stone or brick base (sect. VII.B.Airport Buildings).

SITE / BUILDING DATA:
Site Area = 5.79+/- acres (252,463.2+/- sf)

Building Areas:
Office = 5,760
Aircraft Hangar = 27,000
Total = 32,760 sf

Actual F.A.R. = 0.13

Parking Required:
Office (4/1,000): 23
Hangar (?):

Parking Provided:
26 stalls (9'x19' typ. stall size)
42 landbank stalls
62 total (incl. 3 H.C. stalls)

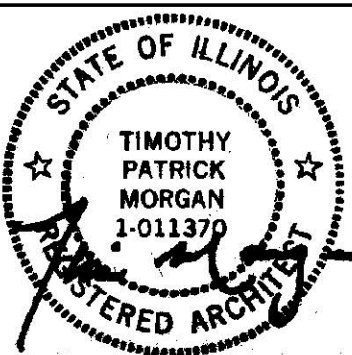
TMA

Architecture • Interiors • Planning
Timothy Morgan Associates LLC

1707 Shermer Road
Suite 205
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224 383 0300 phone
224 383 0301 fax

www.timothymorganassociates.com

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Expires 11/30/18

REVISION DESCRIPTION

DATE

No.

PROPOSED AIRCRAFT HANGAR & OFFICES FOR:

HAWTHORNE CHICAGO LLC

S.W. CORNER OF S. MILWAUKEE AV (US .45) AND TOWER ENTRANCE RD

CHICAGO EXECUTIVE AIRPORT, WHEELING, IL 60090



DRAWING TITLE
SITE PLAN

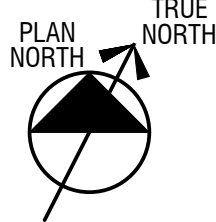
DATE
08/22/17

PROJECT No.:
14-009

SHEET No.

A002

Exhibit received August 25, 2017



A002c

NOTE: THIS SITE PLAN IS DRAWN FOR ILLUSTRATIVE PURPOSES ONLY WITHOUT VERIFICATION OF EXACT SITE BOUNDARY LINE LOCATIONS OR SITE CONDITIONS BEYOND A REASONABLE DILIGENCE. CURRENT SITE BOUNDARY LINES ARE BASED FROM A FUTURE DEVELOPMENT LEASE EXHIBIT BY CRAWFORD, MURPHY & TILLY, INC, SHEET 1 OF 1 DATED 03/02/11 AND PARCEL EXHIBIT, SHEET 1 OF 1 DATED 02/06/17.

Parking Provided:
26 stalls (9'x19' typ. stall size)
42 landbank stalls
62 total (incl. 3 H.C. stalls)

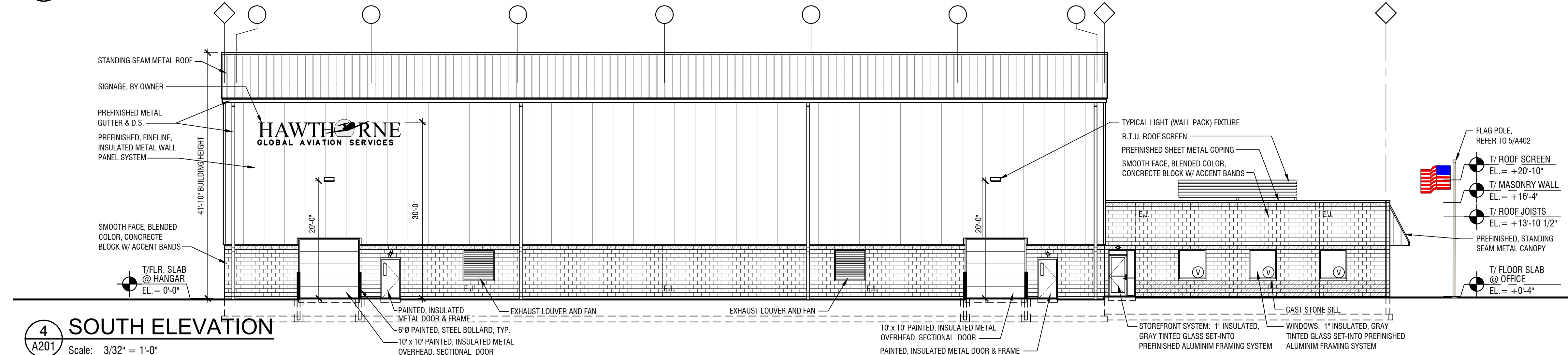
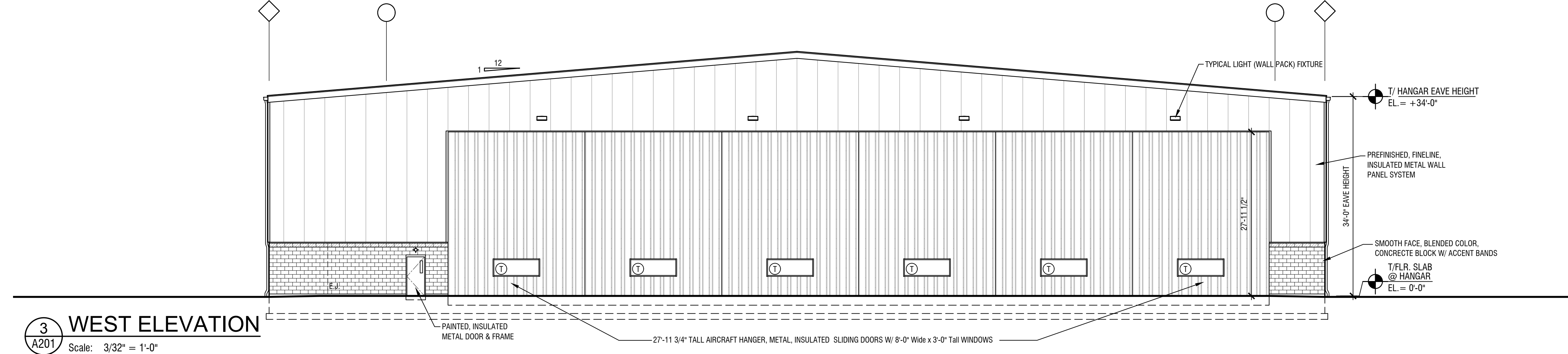
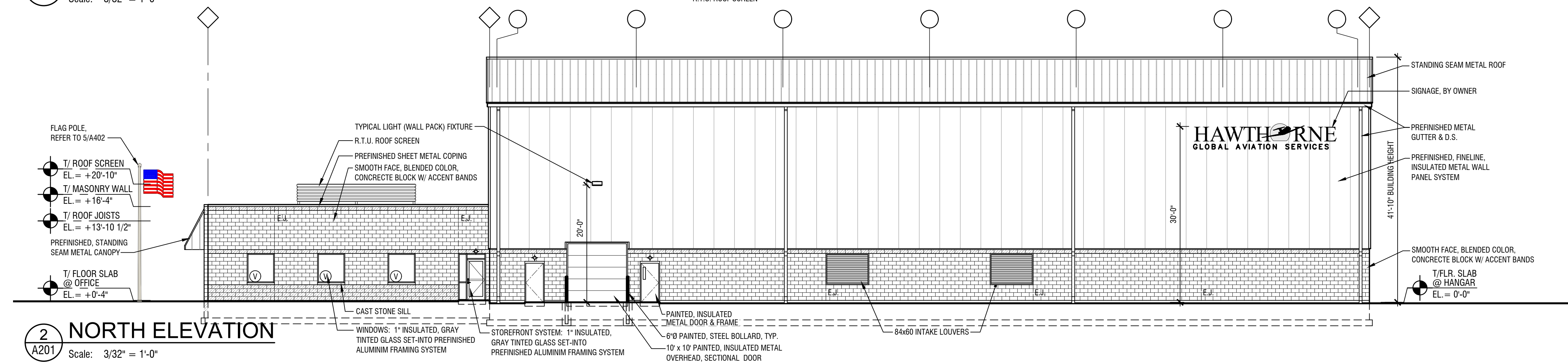
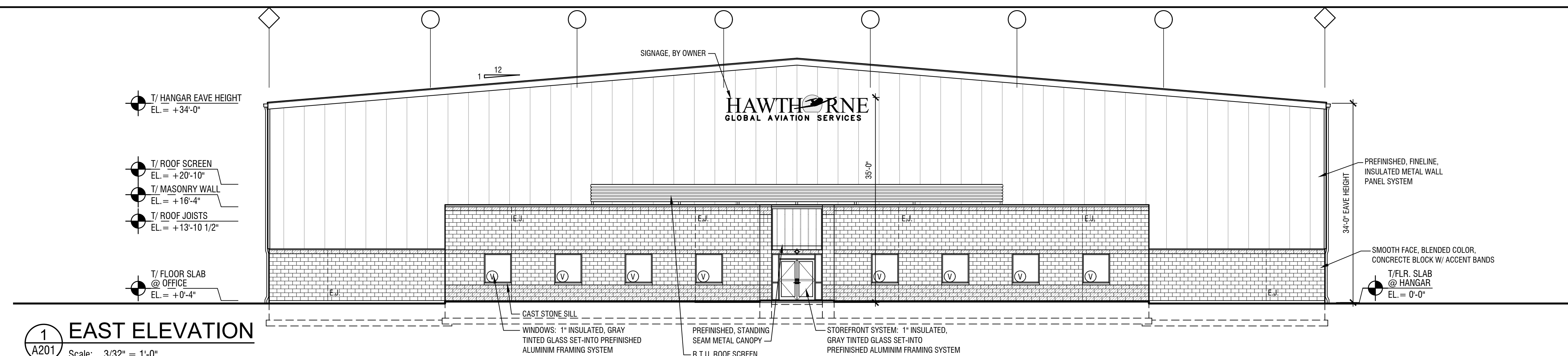
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CHAPLIN

SHEET No.:

A002c

Exhibit received August 25, 2017

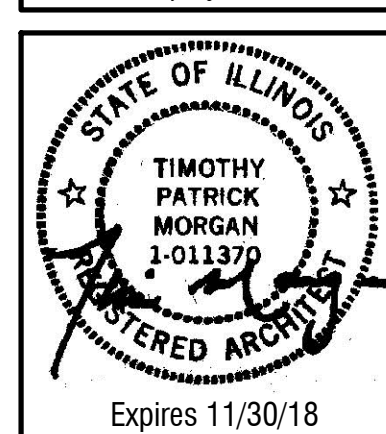


GLASS KEY:	
	V = VISION GLASS: GRAY TINTED, 1" INSULATED
	S = SPANDREL GLASS: GRAY
	T = TEMPERED GLASS: GRAY TINTED, 1" INSULATED

SMOOTH FACE BLOCK COLOR KEY:	
	FIELD COLOR: ASPEN CREAM, BY MAXBRIC
	ACCENT COLOR: FAYETTE BLEND, BY MAXBRIC

PREENGINEERED BUILDING MATERIAL COLORS:
HANGAR -
MATERIAL:
MR-24 ROOF
FINELINE (ALL WALLS EXCEPT STACK DOOR)
SHADOWALL (STACK DOOR EXTERIOR PANELS)
BR-II LINER PANEL (STACK DOOR INTERIOR PANELS)
STACK DOOR TRIM / GUTTERS / GABLE TRIM / D.S.

OFFICE -
VSR CANOPY
GRAVEL STOP

[illegible]

PROPOSED AIRCRAFT HANGAR & OFFICES FOR:
HAWTHORNE CHICAGO LLC
S.W. CORNER OF S. MILWAUKEE (AV. 45) AND TOWER ENTRANCE RD.
CHICAGO EXECUTIVE AIRPORT, WHEELING, IL. 60090

Exhibit received August 25, 2017

DRAWING TITLE:
EXTERIOR ELEVATIONS

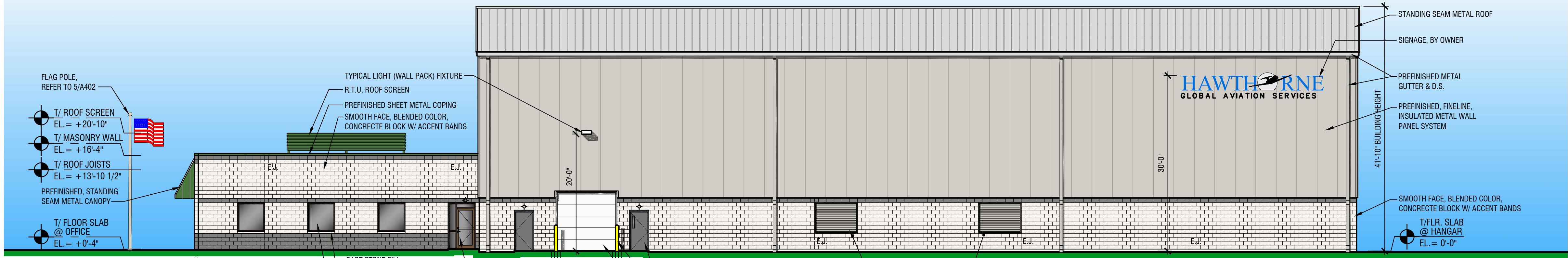
DATE: 08/22/17

PROJECT No.:
14-009

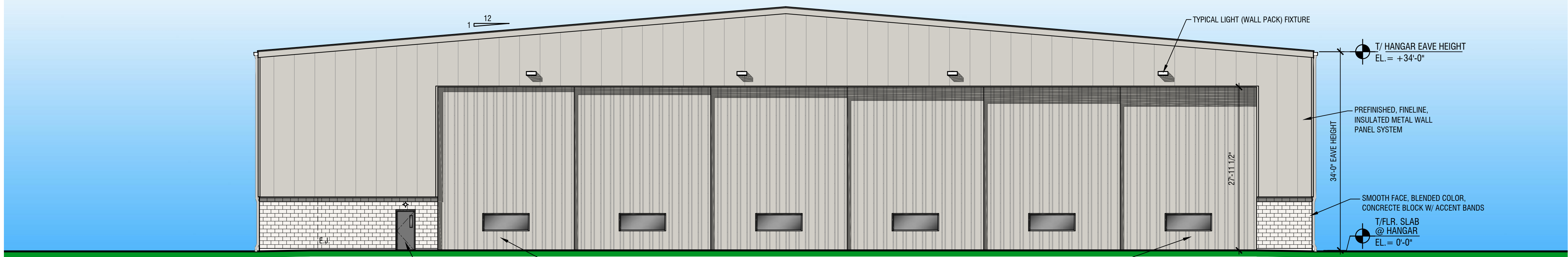
SHEET No.:
A0001



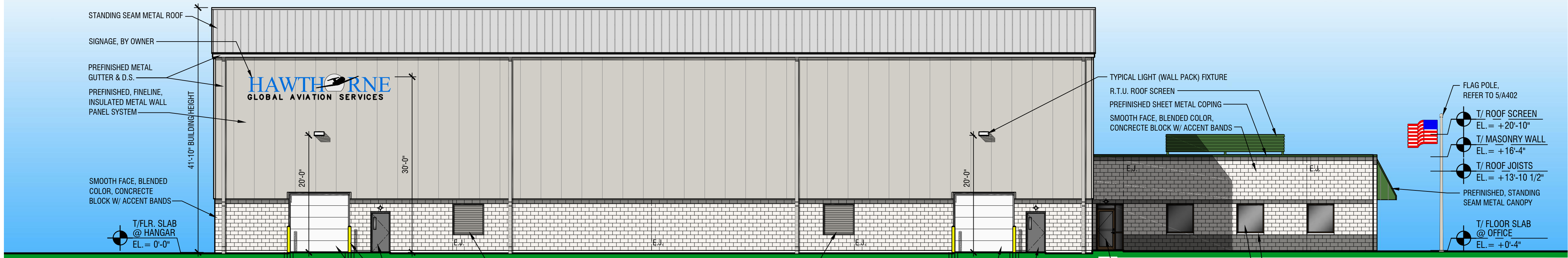
1 EAST ELEVATION
A201 Scale: 3/32" = 1'-0"



2 NORTH ELEVATION
A201 Scale: 3/32" = 1'-0"



3 WEST ELEVATION
A201 Scale: 3/32" = 1'-0"



4 SOUTH ELEVATION
A201 Scale: 3/32" = 1'-0"

GLASS KEY:	
V	= VISION GLASS: GRAY TINTED, 1" INSULATED
S	= SPANDREL GLASS: GRAY
T	= TEMPERED GLASS: GRAY TINTED, 1" INSULATED

SMOOTH FACE BLOCK COLOR KEY:	
Field Color: ASPEN CREAM, BY MAXBRIC	
Accent Color: FAYETTE BLEND, BY MAXBRIC	

PREENGINEERED BUILDING MATERIAL COLORS:	
HANGAR - MATERIAL:	COLOR:
MR-24 ROOF	AL-Zn
FINELINE (ALL WALLS EXCEPT STACK DOOR)	COOL SHELL GREY
SHADOWWALL (STACK DOOR EXTERIOR PANELS)	COOL SHELL GREY
BR-II LINER PANEL (STACK DOOR INTERIOR PANELS)	COOL SOLAR WHITE
STACK DOOR TRIM / GUTTERS / GABLE TRIM / D.S.	COOL SHELL GREY
OFFICE - VSR CANOPY	COOL EMERALD GREEN
GRAVEL STOP	COOL EMERALD GREEN

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REVISION DESCRIPTION	
No.	DATE

PROPOSED AIRCRAFT HANGAR & OFFICES FOR:

HAWTHORNE CHICAGO LLC

S.W. CORNER OF S. MILWAUKEE AV (US .45) AND TOWER ENTRANCE RD

CHICAGO EXECUTIVE AIRPORT, WHEELING, IL 60090

CHAPPEL

DESIGN + BUILD

Exhibit received August 25, 2017

DRAWING TITLE:

EXTERIOR ELEVATIONS

DATE:

08/22/17

PROJECT NO.:

14-009

SHEET NO.:

A201c

Downen Landscape Design
P.O. Box 415, Libertyville, IL 60048
Phone: (847) 362-1254
Email: dowdenassoc@sbcglobal.net

Dowden Landscape Design



LANDSCAPE PLAN

Exhibit received August 25, 2017

HAWTHORNE CHICAGO, LLC

**S.W. CORNER OF S. MILWAUKEE AVENUE AND TOWER ENTRANCE ROAD
CHICAGO EXECUTIVE AIRPORT WHEELING, ILLINOIS**

Date 08.24.17

Scale 1"=40'

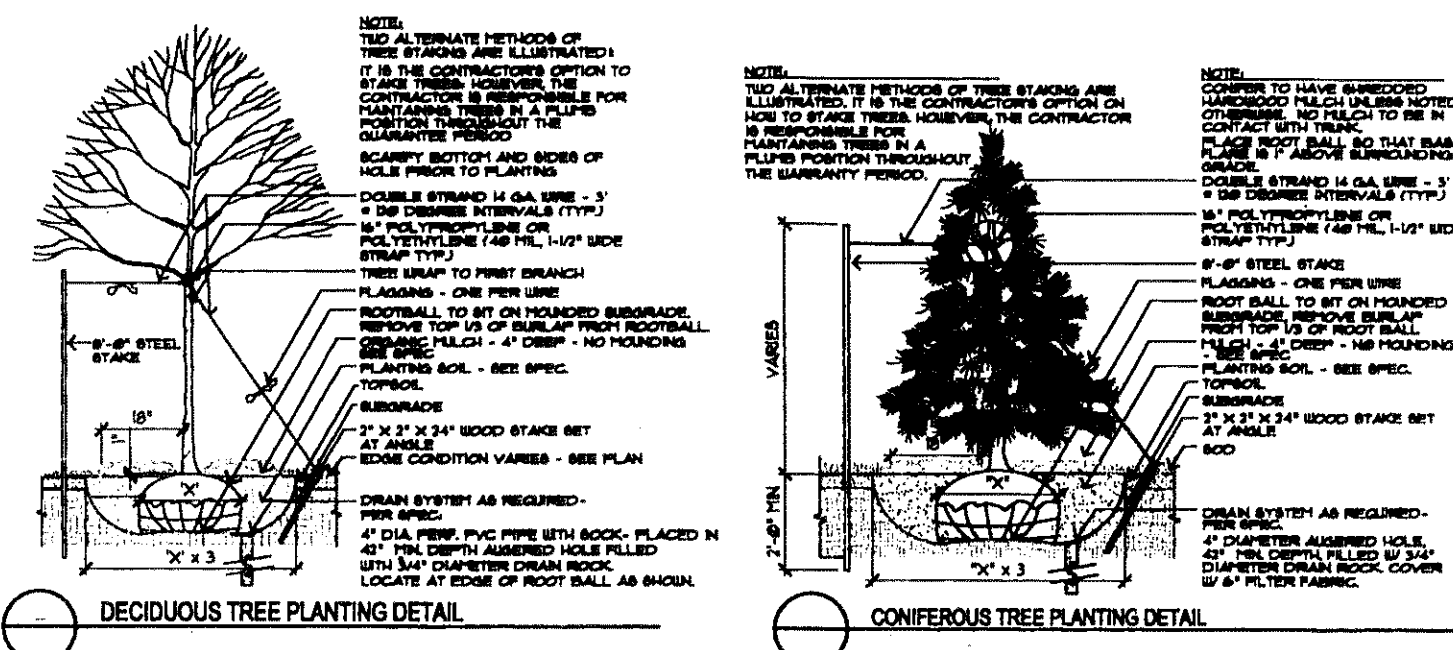
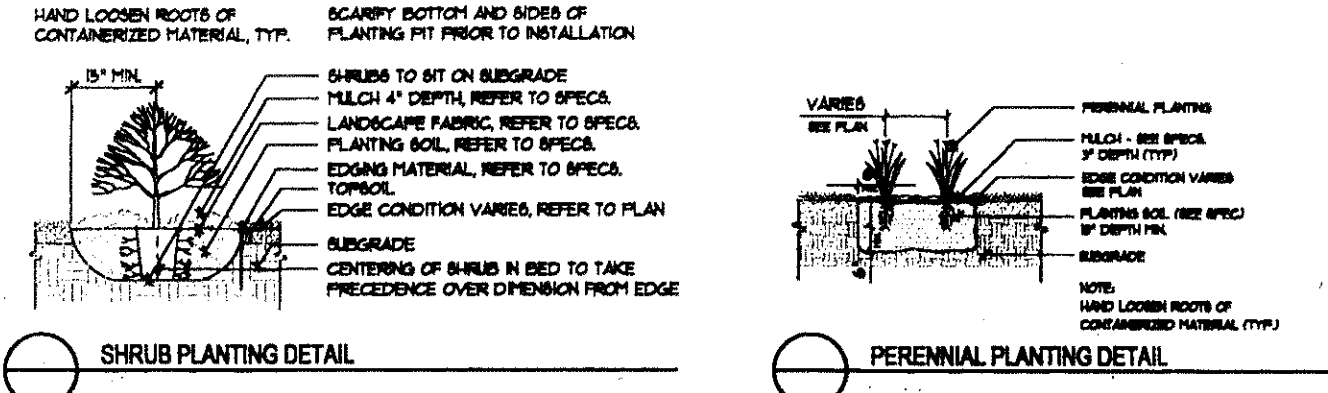
Drawn CJD

Job

Sheet

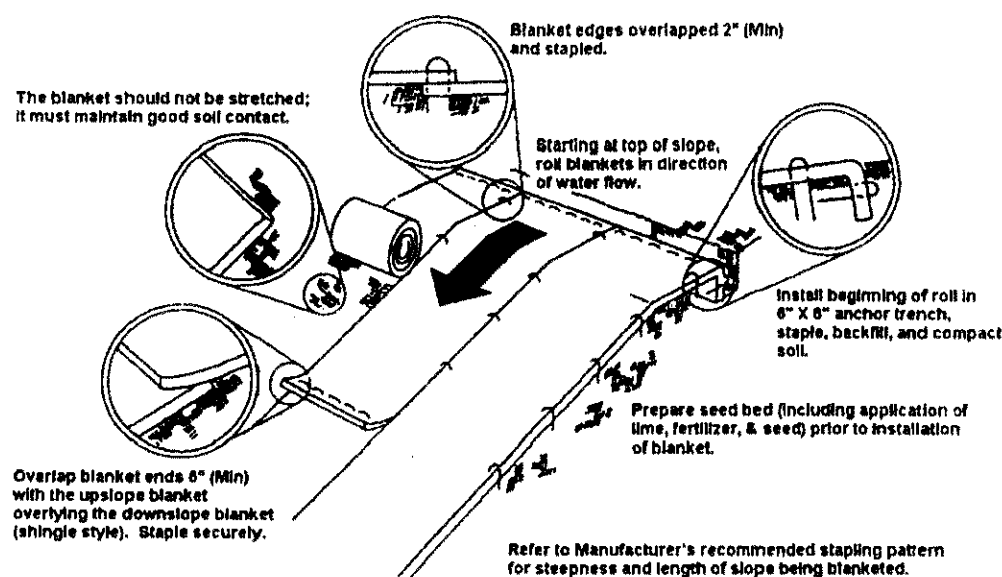
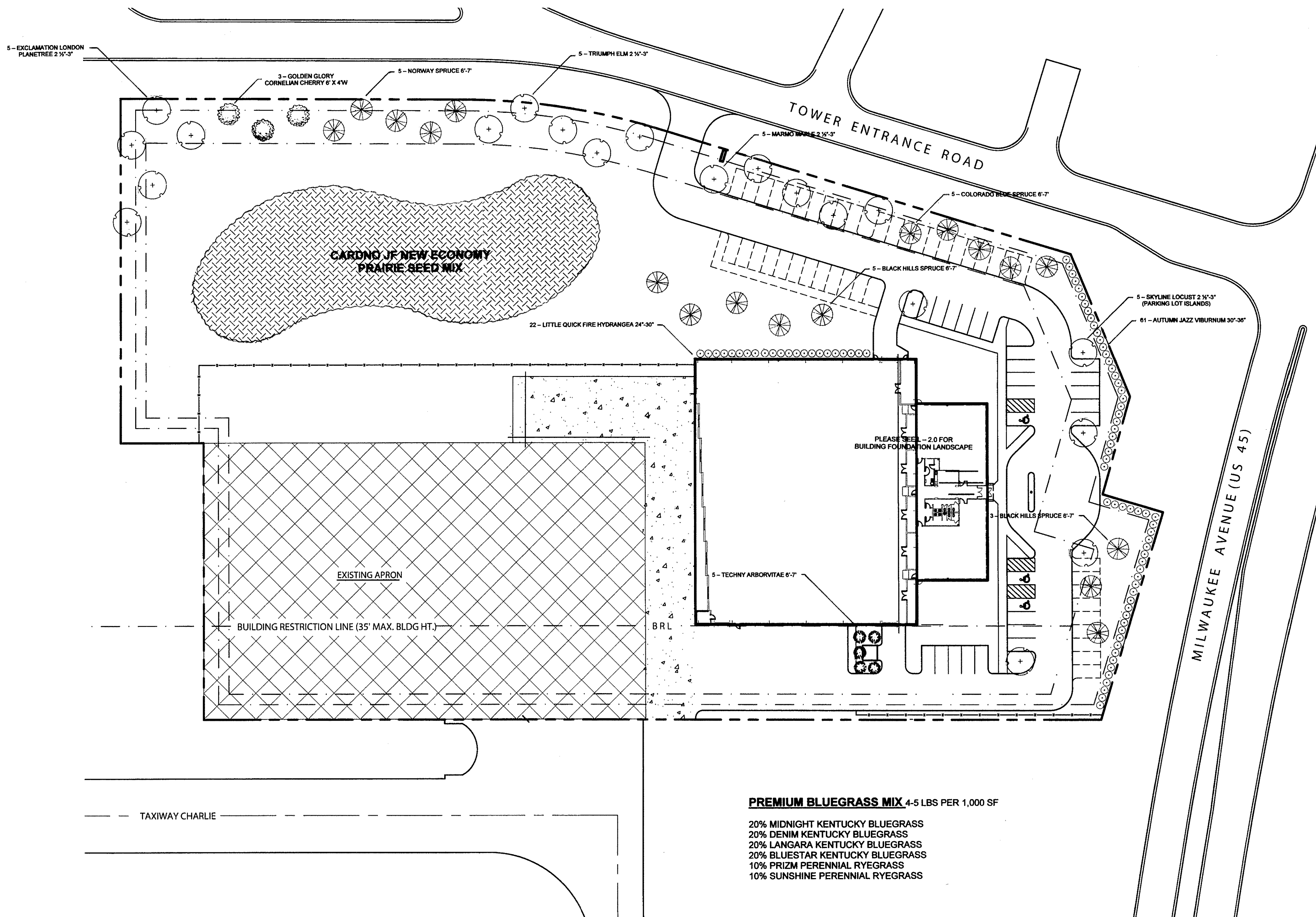
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<u>Qty.</u>	<u>Common Name</u>	<u>Botanical Name</u>	<u>Size</u>	<u>Remarks</u>
5	Marmo Maple	Acer freemanii 'Marmo'	2 1/2'-3"	B&B
2	State Street Miyabe Maple	Acer miyabei 'Morton'	2 1/2'-3"	B&B
8	Skyline Locust	Gleditsia triacanthos 'Skyline'	2 1/2'-3"	B&B
1	Excelsion London Planetree	Platanus excelsia 'Morton Circle'	2 1/2'-3"	B&B
5	Triumph Elm	Ulmus crinitifolia 'Morton Glossy'	2 1/2'-3"	B&B
4	Autumn Brilliance Serviceberry	Amelanchier grandiflora	6' x 4'	B&B
3	Golden Glory Cornelian Cherry	Corus mas 'Golden Glory'	6' x 4'	B&B
3	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	6' x 4'	B&B
8	Noway Spruce	Picea abies	6'-7'	B&B
6	Black Hills Spruce	Picea glauca 'Densata'	6'-7'	B&B
3	Colorado Blue Spruce	Picea pungens 'Glaucia'	6'-7'	B&B
5	Techny Arborvitae	Thuja occidentalis 'Techny'	6'-7'	B&B
26	Green Gem Boxwood	Buxus 'Green Gem'	18"-24"	Cont.
3	Little Lime Hydrangea	Hydrangea paniculata 'Jane'	18"-24"	Cont.
22	Little Pink Fire Hydrangea	Hydrangea paniculata 'SMHPLOF'	24"-30"	Cont.
6	Miss Kim Lilac	Syringa patula 'Miss Kim'	24"-30"	Cont.
1	Autumn Jazz Viburnum	Viburnum dentatum 'Autumn Jazz'	30"-36"	Cont.
1	Karl Foerster Reed Grass	Calamagrostis acutiflora 'Karl Foerster'		Pots
4	Dwarf Prairie Drospseed	Sporobolus heterolepis 'Tara'	Gallon	Pots



Economy Prairie Seed Mix		
<u>Botanical Name</u>	<u>Common Name</u>	PLS <u>Ounces/Acre</u>
Permanent Grasses:		
<i>Andropogon gerardi</i>	Big Bluestem	12.00
<i>Bouteloua curtipendula</i>	Side Oats Grama	16.00
<i>Carex spp.</i>	Prairie Sedge Mix	3.00
<i>Elymus canadensis</i>	Canada Wild Ry	24.00
<i>Paricium virginat</i>	Switch Grass	2.50
<i>Schizachyrium scoparium</i>	Little Bluestem	28.00
<i>Sorghastrum nutans</i>	Indian Grass	12.00
	Total	97.50
Temporary Cover:		
<i>Avena sativa</i>	Common Oat	360.00
<i>Lolium multiflorum</i>	Annual Ry	100.00
	Total	460.00
Forbs:		
<i>Asclepias syriaca</i>	Common Milkweed	1.00
<i>Asclepias tuberosa</i>	Butterfly Weed	1.00
<i>Chamaecrista fasciculata</i>	Partridge Pea	9.00
<i>Coreopsis lanceolata</i>	Sand Coreopsis	5.00
<i>Echinacea purpurea</i>	Broad-leaved Purple Coneflower	7.50
<i>Heliopsis helianthoides</i>	False Sunflower	0.25
<i>Lupinus perennis</i>	Wild Lupine	1.00
<i>Monarda fistulosa</i>	Wild Bergamot	0.50
<i>Penstemon digitalis</i>	Foxglove Beard Tongue	1.00
<i>Pycnanthemum virginianum</i>	Common Mountain Mint	0.50
<i>Rudibda hirta</i>	Yellow Coneflower	3.50
<i>Rudbeckia hirta</i>	Black-Eyed Susan	8.00
<i>Solidago speciosa</i>	Showy Goldenrod	1.00
<i>Symphoricarichum laeve</i>	Smooth Blue Aster	0.50
<i>Symphoricarichum novae-angliae</i>	New England Aster	0.75
	Total	40.50

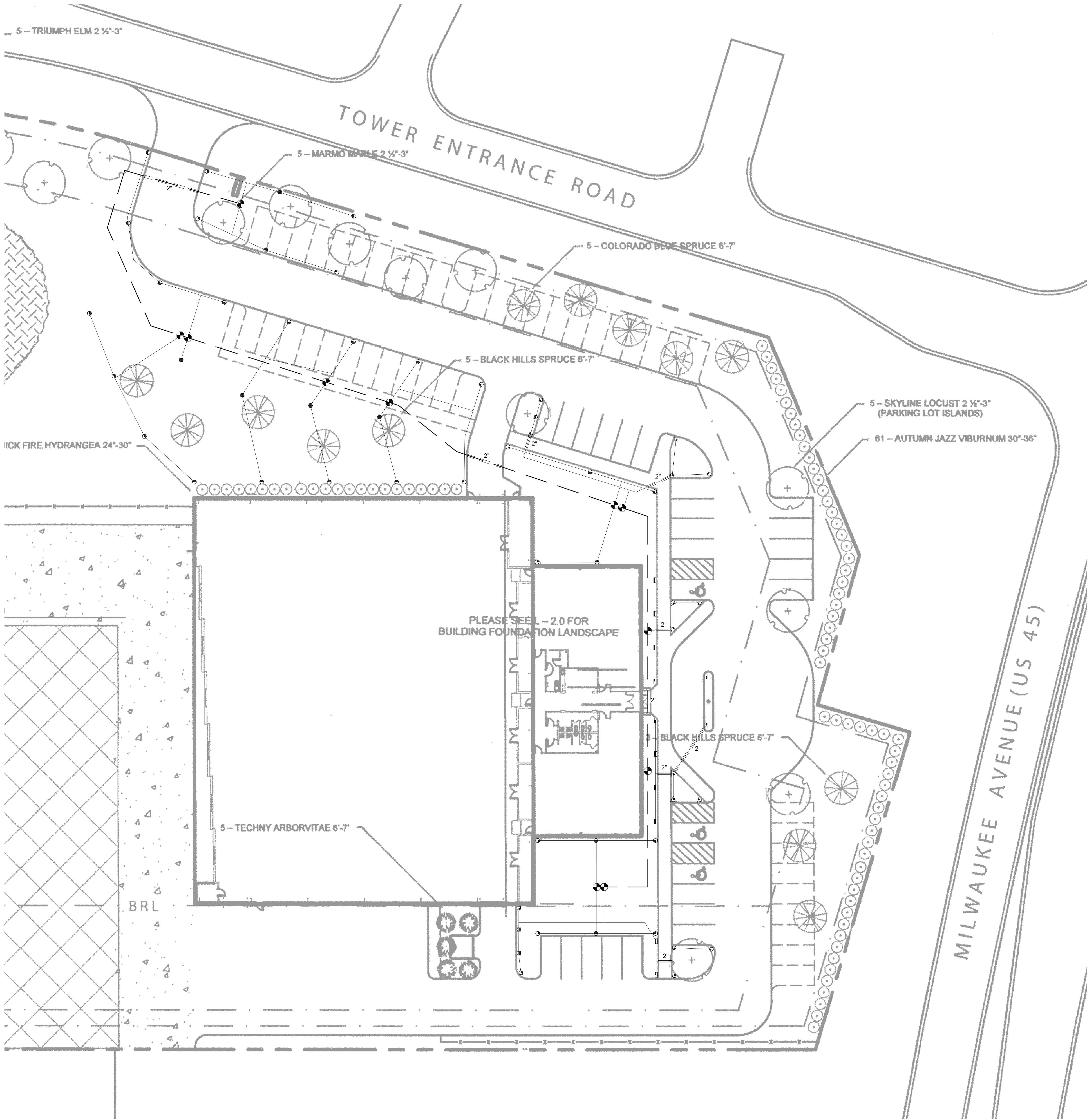
Mix Statistics				
Native Component	PLS lbs./Acre	PLS Seeds/Acre	PLS Seeds/Sq. Ft.	% of Native Mix
Forbs	2.53	1,630,325	37.43	65.20%
Grasses	6.09	870,196	19.98	34.80%
Total Natives	8.63	2,500,521	57.40	100.00%
Cover	28.75	4,343,800	99.72	
Totals	37.38	6,844,321	157.12	



DS-75 EROSION CONTROL BLANKET
NOT TO SCALE

IRRIGATION COMPONENTS	
SYMBOL	DESCRIPTION
	4" SPRAY HEAD - 9' RADIUS
	4" SPRAY HEAD - 10' RADIUS
	4" SPRAY HEAD - 12' RADIUS
	4" SPRAY HEAD - 15' RADIUS
	4" SPRAY HEAD - STRIP PATTERN
	ROTOR HEAD - 30'-45' RADIUS
	CONTROLLER
	RPZ BACKFLOW DEVICE
	RAIN SENSOR
	ELECTRIC VALVE
	CL 200 PVC MAINLINE
	CL 200 PVC LATERAL
	CL 200 PVC SLEEVE

- SYSTEM DETAILS**
- This drawing is for diagrammatic purposes only. Actual layout of sprinkler heads, valves, controller, and other equipment shall be determined on site.
 - System to provide head to head spacing with full coverage within the area shown on plan.
 - All mainlines and lateral lines shall be Class 200 PVC pipe, sized as shown on plan. Minimum lateral size shall be 1". (All solvent-weld pipe)
 - All sleeves shall be Class 200 PVC. All sleeves shall be twice the nominal size of the pipe to be carried. Irrigation contractor shall place all sleeves as shown, 18"-24" below grade, unless directed otherwise.
 - Directional boring or saw-cutting for under pavement sleeves. If required, is to be provided by others.
 - All fittings are to be solvent-weld Schedule 40 PVC.
 - All irrigation wire shall be #18-13 direct burial U.F. multi-conductor. Wire to be placed in same trench as irrigation mainline.
 - The controller shall be mounted as directed by the owner. The owner shall provide 120V-AC power to the controller's location.
 - Coordinate mounting of rain sensor with owner.
 - A blow-out port shall be located at the irrigation system water supply point of connection (downstream of the backflow preventer) to provide a point of injection for compressed air to purge the system of retained water in preparation for winter shut-down of the system.
 - All valves shall be installed in valve boxes with green lid.
 - Locate all valves on the inside edge of planting beds (where practical).
 - All heads shall be 4" pop-up height unless noted otherwise. All heads shall be installed on 'Funny Pipe', or flexible out-off risers.
 - Ensure sprinkler heads do not spray walls, fences, sidewalks, streets or monument signs.
 - This irrigation system was designed assuming that at least 15 GPM will be available at a minimum of 45 PSI static pressure, at the point of connection. A booster pump may be required if static pressure is below 45 PSI before backflow preventer.



REVISIONS		NO.	DATE	DESCRIPTION
DESCRIPTION		1	8/25/2017	1. MUDDOY

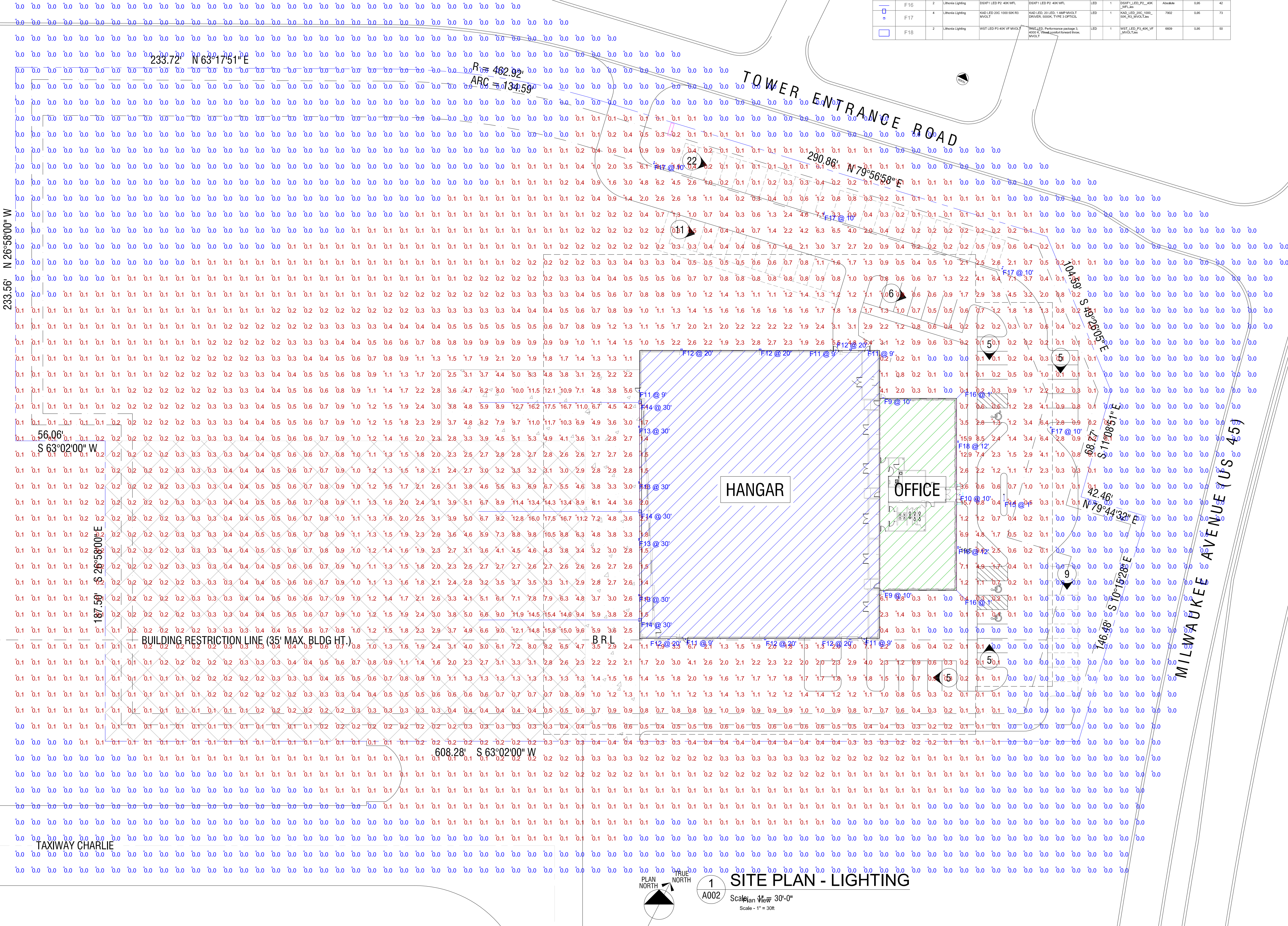
DATE: 8/25/2017
SCALE: 1"= 20'-0"
DRAWN BY: JD
FLOW: 15 GPM
PRESSURE: 45 PSI
SHEET:

IR-1.0
OF 1 SHEETS
DATED: 8/24/2017

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.7 fc	19.5 fc	0.0 fc	N/A	N/A

Luminaire Locations									
		Location				Aim			
No	Label	X	Y	MH	Orientation	Tilt	X	Y	Z
1	F 573	227.40	227.40	0.00	180.00	0.00	573.23	227.40	0.00
2	F 677.02	284.50	10.00	0.00	0.00	677.02	284.50	10.00	0.00
3	F 724.80	387.90	0.00	0.00	0.00	724.80	387.90	0.00	0.00
4	F 827.19	378.30	0.00	0.00	0.00	827.19	378.30	0.00	0.00
5	F 847.30	350.00	9.00	0.00	0.00	847.30	350.00	9.00	0.00
6	F 924.50	353.00	0.00	27.00	0.00	924.50	353.00	0.00	0.00
7	F 1053.42	197.50	9.00	180.00	0.00	1053.42	197.50	9.00	0.00
8	F 11	685.16	197.50	9.00	180.00	0.00	685.16	197.50	9.00
9	F 12	642.30	197.50	9.00	180.00	0.00	642.30	197.50	9.00
10	F 12	598.90	378.70	0.00	0.00	598.90	378.70	0.00	0.00
11	F 32	598.90	378.70	0.00	0.00	550.90	378.70	0.00	0.00
12	F 52	548.80	197.20	20.00	180.00	0.00	548.80	197.20	20.00
13	F 52	548.80	197.20	20.00	180.00	0.00	548.80	197.20	20.00
14	F 62	606.20	197.20	20.00	180.00	0.00	606.20	197.20	20.00
15	F 324	524.20	330.40	30.00	270.00	0.00	524.20	330.40	30.00
16	F 324	524.20	296.50	30.00	270.00	0.00	524.20	296.50	30.00
17	F 324	524.20	255.10	30.00	270.00	0.00	524.20	255.10	30.00
18	F 324	524.20	225.10	30.00	270.00	0.00	524.20	225.10	30.00
19	F 324	524.20	345.50	30.00	270.00	73.30	424.00	345.50	0.00
20	F 324	524.20	277.50	30.00	270.00	73.30	424.00	277.50	0.00
21	F 324	524.20	200.00	30.00	270.00	73.30	424.00	200.00	0.00
22	F 524	725.50	283.90	0.00	0.00	170.31	725.50	283.90	0.00
23	F 524	727.80	352.00	0.00	315.00	163.58	722.80	327.90	0.00
24	F 524	727.80	352.00	0.00	225.00	163.58	722.80	347.90	0.00
25	F 524	727.80	352.00	0.00	135.00	163.58	722.80	367.90	0.00
26	F 71	840.20	46.40	0.00	196.56	0.00	839.90	46.37	0.00
27	F 71	840.20	46.40	0.00	196.56	0.00	839.90	46.37	0.00
28	F 71	856.10	430.40	0.00	196.56	0.00	851.30	429.37	0.00
29	F 71	782.60	399.90	0.00	0.00	781.53	399.90	0.00	0.00
30	F 71	782.60	399.90	0.00	0.00	781.53	399.90	0.00	0.00
31	F 71	782.60	399.90	0.00	0.00	781.53	399.90	0.00	0.00
32	F 71	782.60	399.90	0.00	0.00	781.53	399.90	0.00	0.00
33	F 71	782.60	399.90	0.00	0.00	781.53	399.90	0.00	0.00
34	F 71	782.60	399.90	0.00	0.00	781.53	399.90	0.00	0.00
35	F 71	782.60	399.90	0.00	0.00	781.53	399.90	0.00	0.00

Model	Lot	Quantity	Manufacturer	Crating Name	Description	Temp. Limit	Reorder Level	Release	Turnout Per Lot	Light Loss Factor	Warranty
F9	1	Ultronic Lighting	WEST LED P1 4KX 4V MOLT	WEST LED Performance package 1, 4000K, Performance package 1, 4000K	LED	1	WEST_LED_P1_4KX4V_MOLT	Absolute	0.95	12	50
	1	Ultronic Lighting	DMR 3000 DMAR LSC	DMR 3000 DMAR LSC CLEAR, SEMI-SPHERICAL REFLECTOR	LED	1	DMR_3000_DMAR_LSC	1902	0.96	22.0%	50
F10	1	Ultronic Lighting	THRU LED P1 4KX 4V MOLT	THRU LED P1 LED WALLPACK	LED	1	THRU_LED_P1_4KX4V_MOLT	211	0.96	34.4%	50
F11	6	Ultronic Lighting	THRU LED 20C 1000 70K TR MOLT	THRU LED 20C 1000 70K TR MOLT	LED	10	THRU_LED_20C_1000_70K_TR_MOLT	7027	0.96	70.0%	50
F12	4	Ultronic Lighting	THRU LED 20C 1000 70K TR MOLT	THRU LED 20C 1000 70K TR MOLT	LED	10	THRU_LED_20C_1000_70K_TR_MOLT	8457	0.96	70.0%	50
F13	3	Ultronic Lighting	THRU LED 20C 1000 70K TR MOLT	THRU LED 20C 1000 70K TR MOLT	LED	10	THRU_LED_20C_1000_70K_TR_MOLT	Absolute	0.96	58%	50
F14	3	Ultronic Lighting	HSPT LED P2 30K 6P MOLT	HSPT LED P2 30K 6P MOLT	LED	1	HSPT_LED_P2_30K_6P_MOLT	Absolute	0.95	42%	50
F15	2	Ultronic Lighting	DOXF LED P2 30K 6P MOLT	DOXF LED P2 30K 6P MOLT	LED	1	DOXF_LED_P2_30K_6P_MOLT	Absolute	0.95	42%	50
F16	2	Ultronic Lighting	DOXF LED P2 4KX 4V MOLT	DOXF LED P2 4KX 4V MOLT	LED	1	DOXF_LED_P2_4KX4V_MOLT	Absolute	0.95	42%	50
F17	4	Ultronic Lighting	KAD LED 20C 1000 70K TR MOLT	KAD LED 20C 1000 70K TR MOLT	LED	1	KAD_LED_20C_1000_70K_TR_MOLT	7902	0.96	73%	50
F18	2	Ultronic Lighting	WEST LED P2 4KX 4V MOLT	WEST LED Performance package 1, 4000K, Performance package 1, 4000K	LED	1	WEST_LED_P2_4KX4V_MOLT	6609	0.95	50	50



**WOOD DALE
ELECTRICAL
CONSTRUCTION, INC.**

65 NORTH GARDEN
ROSELLE, ILLINOIS 60172

PHONE: (630) 295-9100
FAX: (630) 295-9160

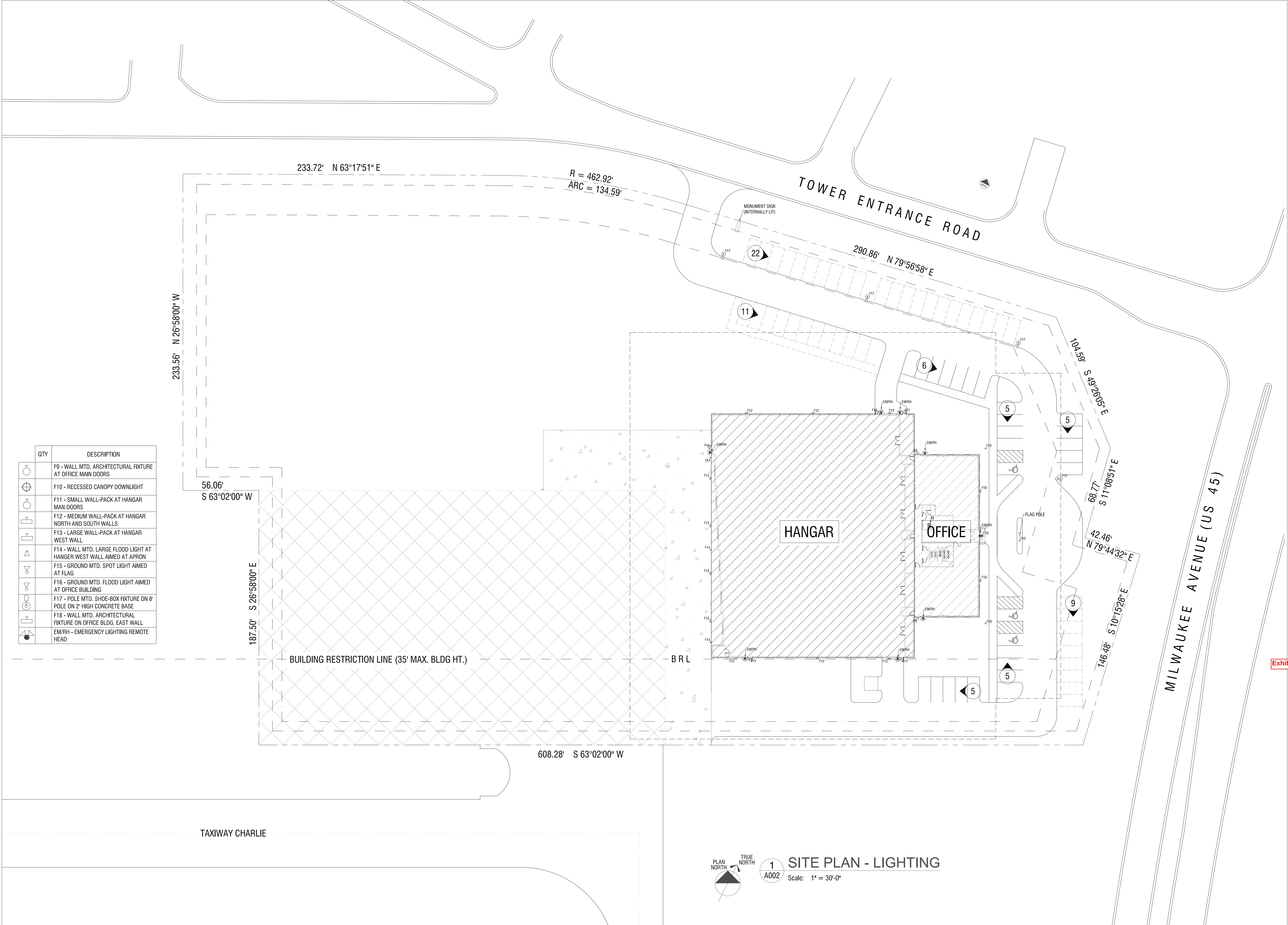
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PROPOSED AIRCRAFT HANGAR & OFFICES FOR:
HAWTHORNE CHICAGO LLC
S.W. CORNER OF S. MILWAUKEE AV (US. 45) AND TOWER ENTRANCE RD
CHICAGO EXECUTIVE AIRPORT, WHEELING, IL 60090

Exhibit received August 25, 2017

DRAWING TITLE:	
SITE PLAN - LIGHTING PHOTOMETRIC	
DATE:	08/23/17
PROJECT No.:	14-009
SHEET No.:	SLPH

SLPH



QTY	DESCRIPTION
	F9 - WALL MTD. ARCHITECTURAL FIXTURE AT OFFICE MAIN DOORS
	F10 - RECESSED CANOPY DOWNLIGHT
	F11 - SMALL WALL-PACK AT HANGAR MAN DOORS
	F12 - MEDIUM WALL-PACK AT HANGAR NORTH AND SOUTH WALLS
	F13 - LARGE WALL-PACK AT HANGAR WEST WALL
	F14 - WALL MTD. LARGE FLOOD LIGHT AT HANGER WEST WALL AIMED AT APRON
	F15 - GROUND MTD. SPOT LIGHT AIMED AT FLAG
	F16 - GROUND MTD. FLOOD LIGHT AIMED AT OFFICE BUILDING
	F17 - POLE MTD. SHOE-BOX FIXTURE ON 8' POLE ON 2' HIGH CONCRETE BASE
	F18 - WALL MTD. ARCHITECTURAL FIXTURE ON OFFICE BLDG. EAST WALL
	EM/RH - EMERGENCY LIGHTING REMOTE HEAD

WOOD DALE
ELECTRICAL
CONSTRUCTION, INC.
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ROSELLE, ILLINOIS 60172
PHONE: (830) 295-9100
FAX: (830) 295-9160

PROPOSED AIRCRAFT HANGAR & OFFICES FOR:
HAWTHORNE CHICAGO LLC
S.W. CORNER OF S. MILWAUKEE AV (US. 45) AND TOWER ENTRANCE RD
CHICAGO EXECUTIVE AIRPORT, WHEELING, IL 60090

DRAWING TITLE:
SITE PLAN - LIGHTING

DATE:
08/23/17

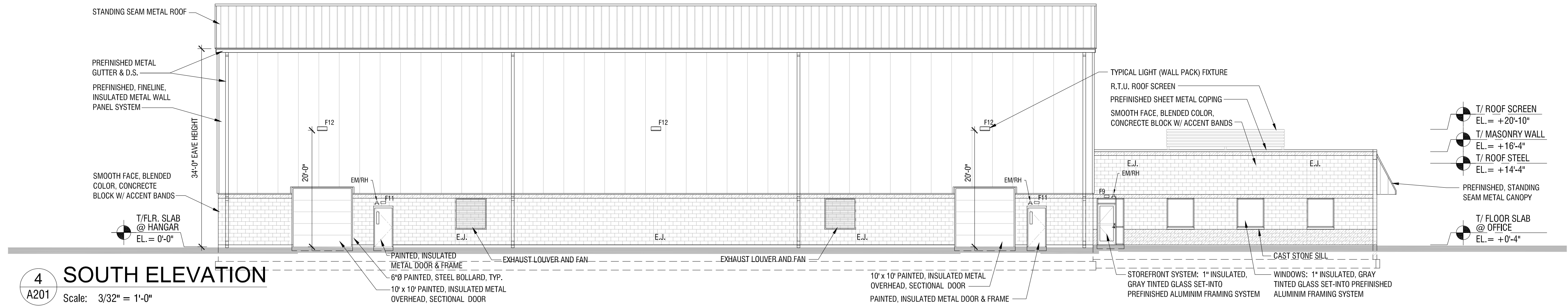
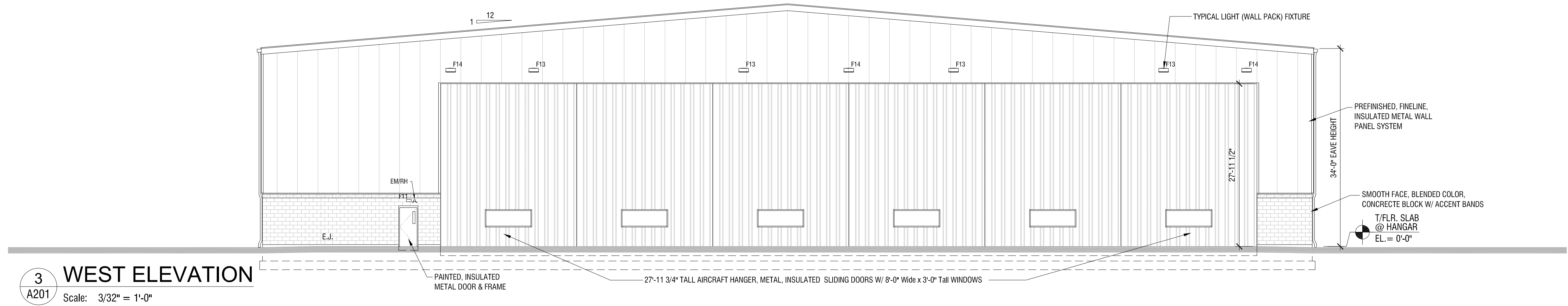
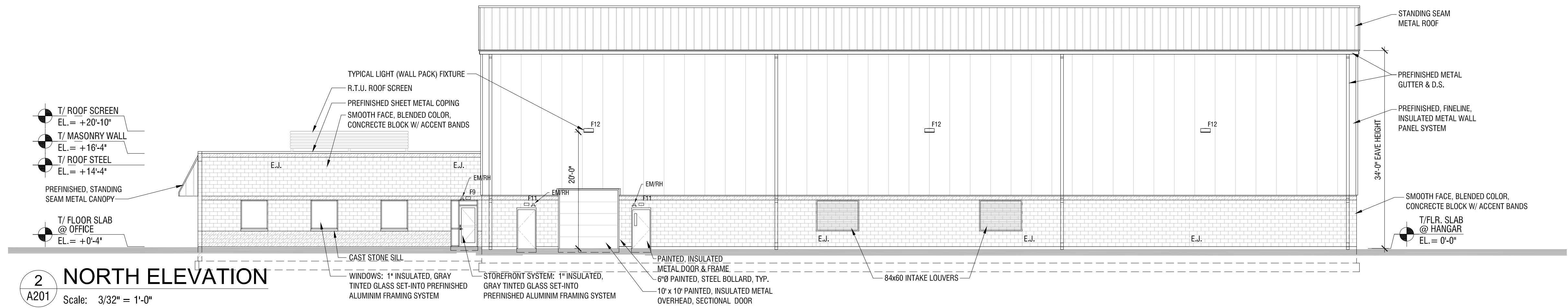
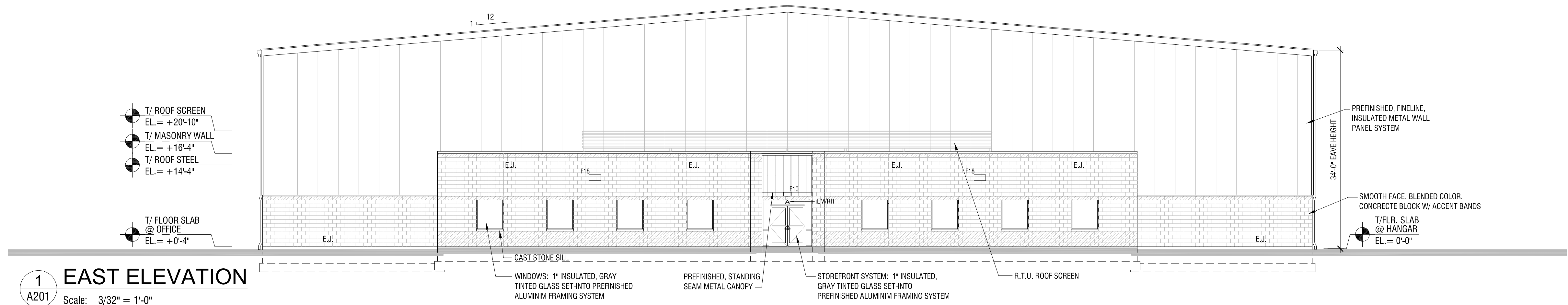
PROJECT No.:
14-009

SHEET No.:
SL1

Exhibit received August 25, 2017

1
A002

SITE PLAN - LIGHTING
Scale: 1" = 30'-0"



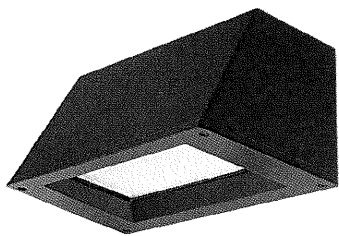
NO.	DATE	REVISION DESCRIPTION

Exhibit received August 25, 2017

PROPOSED EXTERIOR LIGHTING FIXTURES
FOR
PROPOSED AIRCRAFT HANGAR AND OFFICES
FOR
HAWTHORNE CHICAGO LLC
AT
CHICAGO EXECUTIVE AIRPORT
TO BE LOCATED AT SW CORNER OF
MILWAUKEE AVE and TOWER ENTRANCE RD
WHEELING, IL 60090
Date: 8/23/2017

Reference Site Lighting Drawings SL1 & SL2 dated 8/23/2017 and associated photometrics plans.

Exhibit received August 25, 2017



WST LED

Architectural Wall Sconce



Catalog Number WST LED P1 40K VF MVOLT DDBXD

Notes
EXT WALL MTD - OFFICE AREA

Type F9

Click the Data Entry icon to open this page in our online interactive catalog.

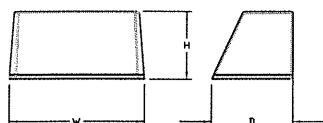
Specifications Luminaire

Height: 8-1/2"
(21.59 cm)

Width: 17"
(43.18 cm)

Depth: 10-3/16"
(25.9 cm)

Weight: 20 lbs
(9.1 kg)

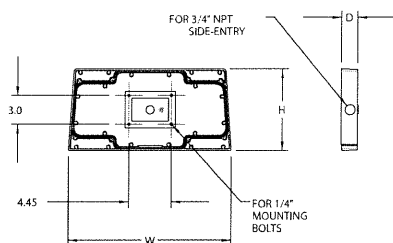


Optional Back Box (BBW)

Height: 4"
(10.2 cm)

Width: 5-1/2"
(14.0 cm)

Depth: 1-1/2"
(3.8 cm)



Introduction

The WST LED is designed with the specifier in mind. The traditional, trapezoidal shape offers a soft, non-pixelated light source for end-user visual comfort. For emergency egress lighting, the WST LED offers six battery options, including remote. For additional code compliance and energy savings, there is also a Bi-level motion sensor option. With so many standard and optional features, three lumen packages, and high LPW, the WST LED is your "go to" luminaire for most any application.

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED	P1	40K	VF	MVOLT	
Series	Performance Package	Color temperature	Distribution	Voltage	Mounting
WST LED	P1 1,500 Lumen package P2 3,000 Lumen package P3 6,000 Lumen package	27K 2700 K 30K 3000 K 40K 4000 K 50K 5000 K	VF Visual comfort forward throw VW Visual comfort wide	MVOLT ¹ 277 ¹ 120 ¹ 347 208 ¹ 480 240 ¹	Shipped included (blank) Surface mounting bracket Shipped separately BBW Surface-mounted back box ² PBBW Premium surface-mounted back box ^{3,3}

DDBXD

Options	Finish (required)
PE Photoelectric cell, button type	DDBXD Dark bronze
PER NEMA twist-lock receptacle only	DBLXD Black
PERS Five-wire receptacle only	DNAXD Natural aluminum
PER7 Seven-wire receptacle only	DWHXD White
DMG 0-10V dimming extend out back of housing for external control (no control) ⁴	DSSXD Sandstone
PIR Motion/Ambient Light Sensor, 8-15' mounting height ⁵	DBTXD Textured dark bronze
PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ⁶	DBLXD Textured black
PIRH 180° motion/ambient light sensor, 15-30' mounting height ⁶	DNATXD Textured natural aluminum
PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ⁶	DWHGXD Textured white
SF Single fuse (120, 277, 347V) ⁸	DSSTXD Textured sandstone
DF Double fuse (208, 240, 480V) ⁹	
DS Dual switching ⁷	
E7WH Emergency battery backup (7W) ⁸	
E7WC Emergency battery backup (cold, 7W) ^{3,6}	
E7WHR Remote emergency battery backup (remote 7W) ^{8,10}	
E20WH Emergency battery backup (20W) ^{8,11}	
E20WC Emergency battery backup (cold, 20W) ^{8,11}	
E23WHR Remote emergency battery backup (remote 20W) ^{8,10}	
LCE Left side conduit entry ²	
RCE Right side conduit entry ²	
Shipped separately	
RBPW Retrofit back plate ⁷	
VG Vandal guard ¹³	
WG Wire guard ¹³	

Accessories

Ordered and shipped separately

WSTVCPBBW DDBXD U	Premium Surface - mounted back box
WSTBBW DDBTX U	Surface - mounted back box
RBPW DDBXD U	Retrofit back plate

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only. when ordering with button type photocell (PE), fusing (SF, DF), or dual switching (DS).
- Also available as a separate accessory; see accessories information.
- Top conduit entry standard.
- Not available with E7WH, E7WC, E7WHR, E20WC, E20WH, or E23WHR. Not

available with PER5 & PER7.

- Not available with PE, PER, PER5, PER7, VG or WG.
- Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Not available with E7WH, E7WC, E7WHR, E20WC, E20WH, or E23WHR. Used

with inverter system. Not available with 347/480V. Not available with PE, PER, PER5 & PER7.

- Not available with 347/480V.
- Battery pack rated for -20° to 40°C.
- Comes with PBBW.
- Warranty period is 3-years.
- Not available with BBW.
- Must order with fixture; not an accessory.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
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WST-LED

Exhibit received August 25, 2017



FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.

Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step SDCM; 80 CRI minimum.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) eldoLED 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

70% lumen maintenance at 50,000 hours.

LISTINGS — Certified to US and Canadian safety standards. Damp location standard (wet location, covered ceiling optional). ENERGY STAR® certified product.

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.

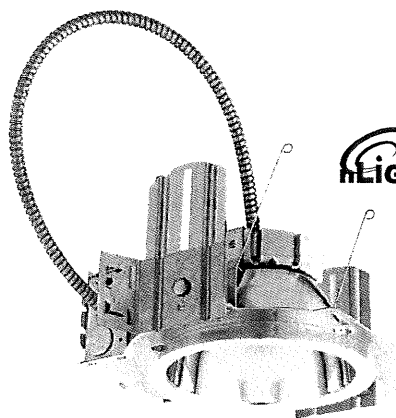
All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

Catalog Number	LDN6 35/20 LO6AR LSS MVOLT EZ10
Notes	EXT CANOPY - OFFICE ENTRANCE
Type	F10

LDN6

6" OPEN and WALLWASH LED
Non-IC
New Construction Downlight



A+ Capable options indicated
by this color background.

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN6 35/15 LO6AR LSS MVOLT EZ10

LDN6		35/20				LO6AR				LSS		MVOLT		
Series		Color temperature		Lumens¹		Aperture/Trim Color				Finish		Voltage		
LDN6 6" round		27/	2700K	05	500 lumens	25	2500 lumens	LO6	Downlight	AR	Clear	LSS	Semi-specular	MVOLT Multi-volt
		30/	3000K	10	1000 lumens	30	3000 lumens	LW6	Wallwash	WR²	White	LD	Matte diffuse	120 120V
		35/	3500K	15	1500 lumens	40	4000 lumens			BR²	Black			277 277V
		40/	4000K	20	2000 lumens	50	5000 lumens					LS	Specular	347³ 347V
		50/	5000K											

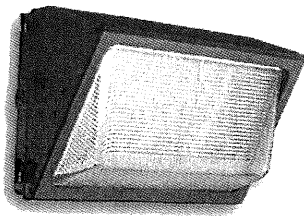
EZ10	Options
Driver	
EZ10 eldoLED 10% 0-10V	SF ⁴ Single fuse
EZ1 eldoLED 1% 0-10V	TRW ⁵ White painted flange
	TRBL ⁵ Black painted flange
	EL ⁶ Battery pack with integral test switch
	ELR Battery pack with remote test switch
	NPS80EZ ⁷ nLight® dimming pack controls 0-10V eldoLED drivers.
	NPS80EZER ⁷ nLight® dimming pack controls 0-10V eldoLED drivers. ER controls fixtures on emergency circuit.
	HAO ⁸ High ambient option
	CP Chicago Plenum
	WL Wet location
	RRL RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC12S.
	USPOM US point of manufacture

Accessories: Order as separate catalog number.

EAC ISSM 375	Compact interruptible emergency AC power system
EAC ISSM 125	Compact interruptible emergency AC power system
GRA68 JZ	Oversized trim ring with 8" outside diameter ¹
SCA6	Sloped ceiling adapter. Refer to TECH-SCA for more options.

Notes

- Overall height varies based on lumen package; refer to dimensional chart on page 3.
- Not available with finishes.
- Not available with emergency options.
- 120V only.
- Available with clear (AR) reflector only.
- Add "SD" for self-diagnostic option (i.e. ELSD)
- Must specify voltage 120V or 277V.
- Fixture height is 6.5" for all lumen packages with HAO.



TWR1 LED LED Wall Luminaire



Catalog Number TWR1 LED 1 50K MVOLT

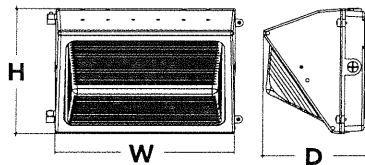
Notes
EXT WALL ABOVE HANGAR MAIN DOOR

Type F11

Photo: TWR1 LED luminaire installed on building exterior wall above hangar main door

Specifications

Width: 12-15/16"
(32.9 cm)
Height: 9"
(22.9 cm)
Depth: 7-1/2"
(19 cm)
Weight: 11.95 lbs
(5.42kg)



Introduction

The popular TWR1 luminaire is now available with long-lasting, energy-efficient LED technology. Featuring a classic dayform, the TWR1 LED offers a traditional appearance and is powered by advanced LEDs.

The TWR1 LED luminaire is powerful yet energy efficient, capable of replacing up to a 350W metal halide luminaire while saving up to 86% in energy costs. Offering an expected service life of more than 20 years, the TWR1 LED eliminates frequent lamp and ballast replacements associated with traditional technologies.

Ordering Information

EXAMPLE: TWR1 LED 2 50K MVOLT

TWR1 LED	1		50K		MVOL				
Series	Performance Package		Color Temperature		Voltage	Controls		Finish	
TWR1 LED	1	3,400 lumens	40K	4000 K ¹	MVOLT ³	(blank)	No controls	(blank)	Dark bronze
	2	4,100 lumens	50K	5000 K ¹		PE ³	MVOLT photo control		
	3	5,100 lumens							

NOTES

1. Correlated color temperature (CCT) shown is nominal per ANSI C78, 377-2008.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. Photo control not available with 4000 K.

FEATURES & SPECIFICATIONS

INTENDED USE

The TWR1 LED combines traditional wall pack design with high-output LEDs to provide an energy-efficient, low maintenance LED wall pack suitable for replacing up to 350W MH fixtures. The traditional shape helps maintain building aesthetics when replacing only a portion of your building's wall packs. TWR1 LED is ideal for outdoor applications such as carports, loading areas, driveways and parking areas.

CONSTRUCTION

Rugged cast-aluminum housing with bronze polyester powder paint for lasting durability. Door is hinged on the side so door swings out of the way during installation and service. Castings are sealed with a one-piece gasket to inhibit the entrance of external contaminants. MVOLT driver operates on any line voltage from 120-277V (50/60Hz). TWR1 LED 1 has 6kV surge protection. TWR1 LED 2 and 3 have 10kV protection. Rated for outdoor installations, -40°C minimum ambient.

OPTICS

High-performance LEDs maintain up to 90% of light output at 100,000 hours of service life (L90/100,000 hours). Prismatic glass lens designed for superior lighting distribution, uniformity and fixture spacing. See Lighting Facts label and photometry reports for specific fixture performance.

INSTALLATION

Designed for wall mounting above four feet from ground. Housing is configured for mounting directly over a standard 4" outlet box (by others) or for surface wiring via any of three convenient 1/2" threaded conduit entry hubs.

LISTINGS

UL Listed to U.S. and Canadian safety standards for wet locations. Tested in accordance with IESNA LM-79 and LM-80 standards.

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 to confirm which versions are qualified.

WARRANTY

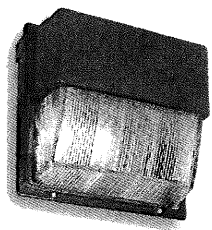
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

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.



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Exhibit received August 25, 2017



TWH LED LED Wall Luminaire



Catalog Number TWH LED 20C 1000 50K T3M MVOLT DDBX

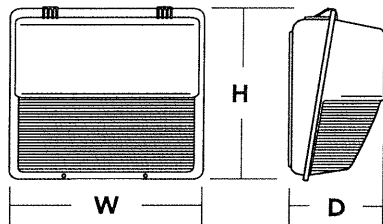
Notes EXT. WALL - HANGAR N.E.S. WALL

Type F12

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Specifications

Width: 16-1/4" (41.3 cm)
Height: 15-3/4" (40.0 cm)
Depth: 8" (20.3 cm)
Weight: 28 lbs (12.7 kg)



Introduction

The popular TWH luminaire is now available with LED technology. Cast in a traditional dayform, the TWH LED offers a classic appearance and is powered by advanced LEDs.

The new TWH LED luminaire is powerful yet energy efficient, capable of replacing up to a 400W metal halide luminaire while saving up to 77% in energy costs. Offering an expected service life of more than 20 years, the TWH LED eliminates frequent lamp and ballast replacements associated with traditional technologies.

Ordering Information

EXAMPLE: TWH LED 30C 1000 50K T3M MVOLT DDBXD

TWH LED	20C	1000	50K	T3M	MVOLT			DDBXD
Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control Options	Other Options	Finish (required)
TWH LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) 30C 30 LEDs (one engine)	1000 1000 mA (1 A)	40K 4000K 50K 5000K	T3M Type III Medium	MVOLT ¹ 120 ¹ 208 ¹ 240 ¹ 277 ¹ 347 ² 480 ^{2,3}	Shipped installed PER NEMA twist-lock receptacle only (no controls) PE Photoelectric cell, button type ⁴	Shipped installed SF Single fuse (120, 277, 347V) ⁵ DF Double fuse (208, 240, 480V) ⁵ TP Tamper proof screws NOM NOM Certified SPD Separate surge protection ⁶ ELSW Emergency battery backup (standard 0°C) ELCW Emergency battery backup (cold weather -20°C) ⁷ Shipped separately VG Vandal guard ⁸ WG Wire guard ⁹	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Stock configurations are offered for shorter lead times:

	Stock Part Number
TWH LED 10C 1000 40K T3M MVOLT DDBXD	TWH LED 10C 40K
TWH LED 20C 1000 40K T3M MVOLT DDBXD	TWH LED 20C 40K
TWH LED 30C 1000 40K T3M MVOLT DDBXD	TWH LED 30C 40K
TWH LED 10C 1000 50K T3M MVOLT DDBXD	TWH LED 10C 50K
TWH LED 20C 1000 50K T3M MVOLT DDBXD	TWH LED 20C 50K
TWH LED 30C 1000 50K T3M MVOLT DDBXD	TWH LED 30C 50K

Accessories

Ordered and shipped separately

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ⁹
DLL347 1.5 CUL JU	Photocell - SSL twist-lock (347V) ⁹
DLL480 1.5 CUL JU	Photocell - SSL twist-lock (480V) ⁹
DSHORT SBK U	Shorting cap ⁹
TWHVG U	Vandal guard accessory ¹⁰
TWHWG U	Wire guard accessory ¹⁰

For more control options, visit DTE and RDA44 online.

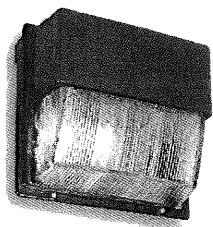
NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options) or photocell control (PE).
- Not available with 10C option.
- Not available with PE option.
- Must specify voltage; not available with MVOLT. Not available with 480V.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- See the electrical section on page 2 for more details.
- Not available with 30C, 347, 480, PER, or SPD. Emergency mode IES files located on product page at www.lithonia.com. ELSW and ELCW warranty is 3-year period.
- VG and WG options cannot be installed together. Also available as a separate accessory; see Accessories information at left.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.
- Requires field modification (only when ordered as a separate accessory).



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TWH LED LED Wall Luminaire



Catalog Number TWH LED 30C 1000 50K T3M MVOLT DDBXD

Notes

EXTERIOR WALL - HANGAR W. WALL

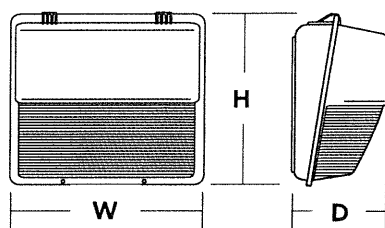
Type

F13

Product and pricing subject to change without notice.

Specifications

Width: 16-1/4" (41.3 cm)
Height: 15-3/4" (40.0 cm)
Depth: 8" (20.3 cm)
Weight: 28 lbs (12.7 kg)



Introduction

The popular TWH luminaire is now available with LED technology. Cast in a traditional dayform, the TWH LED offers a classic appearance and is powered by advanced LEDs.

The new TWH LED luminaire is powerful yet energy efficient, capable of replacing up to a 400W metal halide luminaire while saving up to 77% in energy costs. Offering an expected service life of more than 20 years, the TWH LED eliminates frequent lamp and ballast replacements associated with traditional technologies.

Ordering Information

EXAMPLE: TWH LED 30C 1000 50K T3M MVOLT DDBXD

TWH LED	30C	1000	50K	T3M	MVOLT			DDBXD
Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control Options	Other Options	Finish (required)
TWH LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) 30C 30 LEDs (one engine)	1000 1000 mA (1 A)	40K 4000K 50K 5000K	T3M Type III Medium	MVOLT ¹ 120 ¹ 208 ¹ 240 ¹ 277 ¹ 347 ² 480 ^{2,3}	Shipped installed PER NEMA twist-lock receptacle only (no controls) PE Photoelectric cell, button type ⁴	Shipped installed SF Single fuse (120, 277, 347V) ⁵ DF Double fuse (208, 240, 480V) ⁵ TP Tamper proof screws NOM NOM Certified SPD Separate surge protection ⁶ ELSW Emergency battery backup (standard 0°C) ⁷ ELCW Emergency battery backup (cold weather -20°C) ⁷ Shipped separately VG Vandal guard ⁸ WG Wire guard ⁸	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Stock configurations are offered for shorter lead times:

Product	Stock Part Number
TWH LED 10C 1000 40K T3M MVOLT DDBXD	TWH LED 10C 40K
TWH LED 20C 1000 40K T3M MVOLT DDBXD	TWH LED 20C 40K
TWH LED 30C 1000 40K T3M MVOLT DDBXD	TWH LED 30C 40K
TWH LED 10C 1000 50K T3M MVOLT DDBXD	TWH LED 10C 50K
TWH LED 20C 1000 50K T3M MVOLT DDBXD	TWH LED 20C 50K
TWH LED 30C 1000 50K T3M MVOLT DDBXD	TWH LED 30C 50K

Accessories

Ordered and shipped separately

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ⁹
DLL347 1.5 CUL JU	Photocell - SSL twist-lock (347V) ⁹
DLL480 1.5 CUL JU	Photocell - SSL twist-lock (480V) ⁹
DSHORT SBK U	Shorting cap ⁹
TWHVG U	Vandal guard accessory ¹⁰
TWHWG U	Wire guard accessory ¹⁰

For more control options, visit DLI and ADAM online.

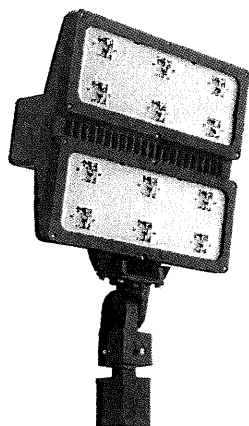
NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options) or photocell (PE).
- Not available with 10C option.
- Not available with PE option.
- Must specify voltage; not available with MVOLT. Not available with 480V.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- See the electrical section on page 2 for more details.
- Not available with 30C, 347, 480, PER, or SPD. Emergency mode IES files located on product page at www.lithonia.com. ELSW and ELCW warranty is 3-year period.
- VG and WG options cannot be installed together. Also available as a separate accessory; see Accessories information at left.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.
- Requires field modification (only when ordered as a separate accessory).



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HLF2

High Lumen LED Flood Luminaire



Catalog Number: HLF2 LED P3 50K NSP MVOLT IS I

Notes: Ext. Wall - Hanger W. Wall (To Light

Type: DTS F14 APRON AREA)

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

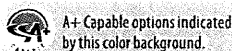
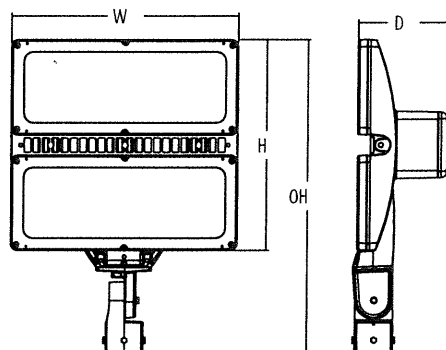
- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM®2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

Specifications

EPA:	5.4 ft ² (0.50 m ²)
Depth:	10" (25.4 cm)
Width:	25" (62.5 cm)
Height:	22" (55.8 cm)
Overall Height:	31" (78.4 cm)
Weight:	70 lbs (31.75 kg)



Ordering Information

EXAMPLE: HLF2 LED P1 40K WFL MVOLT IS DDBXD

HLF2 LED	P3	50K	NSP	MVOLT IS	UBV	DDBXD	
Series	Performance package	Color temperature	Distribution	Voltage	Mounting	Options	Finish (required)
HLF2 LED	P1	30K 3000 K	VNSP Very narrow spot (7°) ¹	MVOLT ²	Shipped included	Shipped installed	DDBXD Dark bronze
	P2	40K 4000 K	NSP Narrow spot (15°)	120 ²	IS Integral slipfitter (fits 2-7/8" O.D. tenon)	PERS NEMA twist-lock receptacle only (no controls) ^{3,4}	DBLXD Black
	P3	50K 5000 K	SP Spot (22°)	208 ²	YKC62 Yoke with 16-3 SO cord	SF Single fuse (120, 277, 347V) ⁵	DNAXD Natural aluminum
			NFL Narrow flood (45°)	240 ²		DF Double fuse (208, 240, 480V) ⁵	DWHXD White
			MNFL Medium narrow flood (70°)	277 ²		CFB Black faceplate	
			MFL Medium flood (6x6)	347		DMG 0-10 dimming driver (no controls)	
			WFL Wide flood (6x7)	480		Shipped separately ⁶	
							UBV Upper/bottom visor (universal)
		FV Full visor					
		WG Wire guard					
		VG Vandal guard (polycarbonate)					





FEATURES & SPECIFICATIONS

INTENDED USE

For building mount.

CONSTRUCTION

Body is galvanized steel tube (per ASTM A-123) constructed from A500 Grade B steel. Welding follows industry standards best practices. Arms are galvanized after fabrication.

Must specify finish. Optional polyester powder and red primer paint finishes available.

INSTALLATION

Mounting hardware is not included.

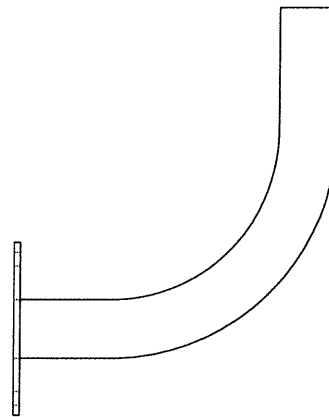
Installer to provide hardware based on wall type.

Catalog Number	FRWB DDB	
Notes	WALL MOUNT BRKT FOR FI4	Type FI4 FRB

Right Angle Arm

FRWB

STEEL (FRWB) RIGHT ANGLE ARM



(See next page for dimensions and drawings.)

ORDERING INFORMATION

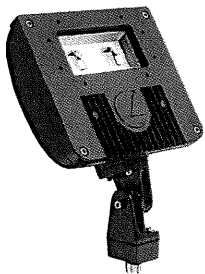
Lead times will vary depending on options selected. Consult with your sales representative.

Example: FRWB 8-8 DDB

FRWB		DDB	
Series	Tenon length/rise	Finish ²	
FRWB	(blank) 12" X 13" (8" radius curve) 8-8 8" x 8" (90° angle) 14-8 14" X 8" (90° angle) 22-34 22" X 34" (90° angle) ¹ 24-36 24" X 36" (8" radius curve) ¹ BH28 Two-tenon bullhorn (side by side) BH38 Three-tenon bullhorn (offset)	<u>Standard colors</u> DDB Dark bronze DWH White DBL Black DNA Natural aluminum GALV Galvanized steel <u>Primer finish</u> DPRM Red primer <u>Architectural colors</u> (powder finish) ²	

NOTES:

- Includes backup plate.
- Finish must be specified. Additional colors available; see www.lithonia.com/archcolors or the Architectural Colors brochure (Form No. 794.3).



d^{series}

D-Series Size 1 LED Flood Luminaire



Catalog Number DSXF1 LED P2 50K MSP MVOLT IS DDBXD

Notes

GROUND MTD LIGHT- FLAG POLE

Type

~~DK~~ F15

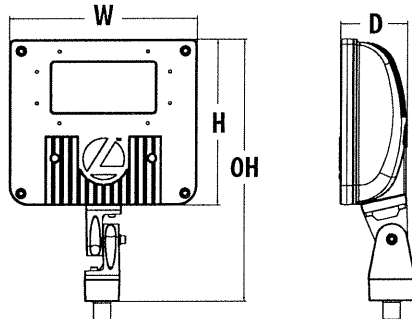
Introduction

The D-Series Size 1 Flood features precision optics to beautifully illuminate a variety of applications while its sleek, compact styling blends seamlessly with the environment.

The D-Series Flood reflector systems and cutting-edge chip-on-board LED technology produce excellent uniformity combined with precision beam patterns for minimal spill light and incredible photometric performance. It's the ideal long-life replacement for 70 - 150W metal halide floods, with typical energy savings of 72% and expected service life of over 100,000 hours.

Specifications

EPA:	0.6 ft ² (0.05 m ²)
Depth:	3-1/8" (8.0 cm)
Width:	8-7/8" (22.4 cm)
Height:	7-3/4" (19.8 cm)
Overall Height	12" (30.5 cm)
Weight:	7.2 lbs (3.3 kg)



Ordering Information

EXAMPLE: DSXF1 LED P1 40K MSP MVOLT THK DDBXD

DSXF1 LED	P2	50K	MSP	MVOLT	IS	DDBXD	
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting	Options	Finish (required)
DSXF1 LED	P1 P2	30K 3000K 40K 4000K 50K 5000K	NSP Narrow spot MSP Medium spot MFL Medium flood FL Flood WFL Wide flood WFR Wide flood, rectangular HMF Horizontal flood	MVOLT ¹ 120 ¹ 208 ¹ 240 ¹ 277 ¹ 347	Shipped included THK Knuckle with 1/2" NPS threaded pipe IS Integral slipfitter (fits 2-3/8" O.D. tenon) YKC62 Yoke with 16-3 SO cord Shipped separately ² DSXF1/2TS Tenon slipfitter (2-3/8" O.D. THK required) FTS CG6 Tenon Slipfitter (fits 2-3/8" to 2-7/8" O.D. tenon. YKC62 required)	Shipped installed PE Photocontrol, button style ^{3,4} PEX Photocontrol external threaded adjustable ⁴ SF Single fuse (120, 277, 347V) ^{4,5} DF Double fuse (208, 240) ⁶ DMG 0-10V dimming driver (no controls) ³ Shipped separately ² UBV Upper/bottom visor (universal) FV Full visor VG Vandal guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White

Accessories

Ordered and shipped separately.

DSXF1/2TS DDBXD U	Slipfitter for 1-1/4" to 2-3/8" OD tenons; mates with 1/2" threaded knuckle (specify finish)
FRWB DDBXD U	Radius wall bracket, 2-3/8" OD tenon (specify finish)
FSPB DDBXD U	Steel square pole bracket, 2-3/8" OD tenon (specify finish)
DSXF1UBV DDBXD U	Upper/bottom visor accessory (specify finish)
DSXF1FV DDBXD U	Full visor accessory (specify finish)
DSXF1VG U	Vandal guard accessory

For more mounting options, visit our [Mounting Accessories](#) pages.

Stock configurations are offered for shorter lead times:

Standard Part Number

DSXF1 LED P1 50K WFL MVOLT THK DDBXD
DSXF1 LED P1 40K WFL MVOLT THK DDBXD
DSXF1 LED P2 50K WFL MVOLT THK DDBXD
DSXF1 LED P2 40K WFL MVOLT THK DDBXD

Stock Part Number

DSXF1 LED P1 50K
DSXF1 LED P1 40K
DSXF1 LED P2 50K
DSXF1 LED P2 40K

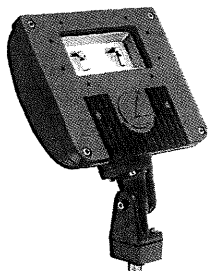
NOTES

- MVOLT driver operates on line voltage from 120-277V. Specify voltage when ordering with fusing (SF, DF) or photo control (PE, PEX).
- Also available as accessories; see Accessories information at left.
- Rated 25C maximum ambient for performance package P2. Specify PEX for higher ambient temperatures.
- Photocontrol (PE, PEX) requires 120, 208, 240, 277 or 347 voltage option.
- Must specify 120, 277 or 347 voltage option.
- Must specify 208 or 240 voltage option.



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Exhibit received August 25, 2017



d^{series}

D-Series Size 1 LED Flood Luminaire



Catalog Number **DSXF1 LED P2** ^{40K WFL} ~~50K~~ ^{IS} ~~IS~~ MVOLT ^{IS} ~~IS~~ DDBXD

Notes

GROUND MTD FLOOD - AIRM AT

Type **F16**

OFFICE EXT. WALLS

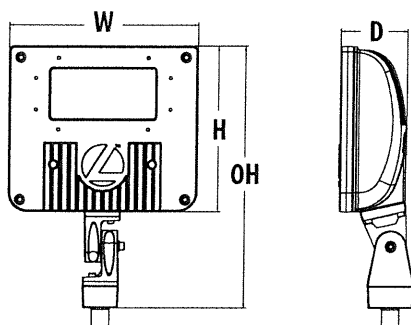
Introduction

The D-Series Size 1 Flood features precision optics to beautifully illuminate a variety of applications while its sleek, compact styling blends seamlessly with the environment.

The D-Series Flood reflector systems and cutting-edge chip-on-board LED technology produce excellent uniformity combined with precision beam patterns for minimal spill light and incredible photometric performance. It's the ideal long-life replacement for 70 - 150W metal halide floods, with typical energy savings of 72% and expected service life of over 100,000 hours.

Specifications

EPA:	0.6 ft ² (0.05 m ²)
Depth:	3-1/8" (8.0 cm)
Width:	8-7/8" (22.4 cm)
Height:	7-3/4" (19.8 cm)
Overall Height:	12" (30.5 cm)
Weight:	7.2 lbs (3.3 kg)



Ordering Information

EXAMPLE: DSXF1 LED P1 40K MSP MVOLT THK DDBXD

DSXF1 LED		P2	30K 40K WFL	MVOLT IS			DDBXD					
Series	Performance Package	Color Temperature		Distribution	Voltage	Mounting	Options	Finish <i>(required)</i>				
DSXF1 LED	P1	30K	3000K	NSP	Narrow spot	MVOLT ¹	Shipped included		DDBXD	Dark bronze		
	P2	40K	4000K	MSP	Medium spot	120 ¹	THK	Knuckle with 1/2" NPS threaded pipe	PE	Photocontrol, button style ^{3,4}	DBLXD	Black
		50K	5000K	MFL	Medium flood	208 ¹	IS	Integral slipfitter (fits 2-3/8" O.D. tenon)	PEX	Photocontrol external threaded adjustable ⁴	DNAXD	Natural aluminum
		FL	Flood	240 ¹								
		WFL	Wide flood	277 ¹	YKC62	Yoke with 16-3 SO cord	SF	Single fuse (120, 277, 347V) ^{4,5}	DWHXD	White		
		WFR	Wide flood, rectangular	347								
		HMF	Horizontal flood									
								Shipped separately ²				
						DSXF1/2TS	Tenon slipfitter (2-3/8" O.D. THK required)					
						FTS CG6	Tenon Slipfitter (fits 2-3/8" to 2-7/8" O.D. tenon. YKC62 required)					
								Shipped installed				
								DMG	0-10V dimming driver (no controls) ⁵			
								Shipped separately ²				
								UBV	Upper/bottom visor (universal)			
								FV	Full visor			
								VG	Vandal guard			

Accessories

Ordered and shipped separately

DSXF1/2TS DDBXD U	Slipfitter for 1-1/4" to 2-3/8" O.D. tenons; mates with 1/2" threaded knuckle (specify finish)
FRWB DDBXD U	Radius wall bracket, 2-3/8" O.D. tenon (specify finish)
FSPB DDBXD U	Steel square pole bracket, 2-3/8" O.D. tenon (specify finish)
DSXF1UBV DDBXD U	Upper/bottom visor accessory (specify finish)
DSXF1FV DDBXD U	Full visor accessory (specify finish)
DSXF1VG U	Vandal guard accessory

For more mounting options, visit our [Mounting Accessories](#) pages.

Stock configurations are offered for shorter lead times:

Stock Part Number
DSXF1 LED P1 50K WFL MVOLT THK DDBXD
DSXF1 LED P1 40K WFL MVOLT THK DDBXD
DSXF1 LED P2 50K WFL MVOLT THK DDBXD
DSXF1 LED P2 40K WFL MVOLT THK DDBXD

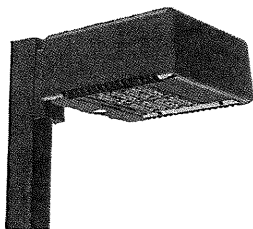
NOTES

- MVOLT driver operates on line voltage from 120-277V. Specify voltage when ordering with fusing (SF, DF) or photo control (PE, PEX).
- Also available as accessories; see Accessories information at left.
- Rated 25C maximum ambient for performance package P2. Specify PEX for higher ambient temperatures.
- Photocontrol (PE, PEX) requires 120, 208, 240, 277 or 347 voltage option.
- Must specify 120, 277 or 347 voltage option.
- Must specify 208 or 240 voltage option.



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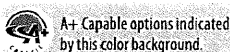
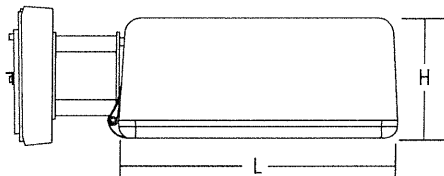


KAD LED LED Area Luminaire



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)



Ordering Information

EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT SPD04 DDBXD

KAD LED	20C	1000	50K	R3	MVOLT	SPD04
Series	LEDs	Drive current	CCT	Distribution	Voltage	Mounting ¹
KAD LED	20C ¹ 20 LEDs 30C ¹ 30 LEDs 40C 40 LEDs 60C 60 LEDs	530 530 mA ¹ 700 700 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 ² 347 ¹ 208 ² 480 ¹ 240 ²	Shipped included SPUMBAK___ Square pole universal mounting adaptor ⁴ RPUMBAK___ Round pole universal mounting adaptor ⁴ SPD___ Square pole RPD___ Round pole WBD___ Wall bracket WWD___ Wood pole or wall
						Shipped separately 04 4" arm DAD12P Degree arm (pole) 06 6" arm DAD12WB Degree arm (wall) 09 9" arm ³ KMA Mast arm external fitter 12 12" arm ³

DDBXD

Options	Finish (required)
Shipped installed PERS NEMA twist-lock five-wire receptacle only (no controls) ⁵ PER7 Seven-wire receptacle only (no controls) ⁵ SF Single fuse (120, 277, 347V) ² DF Double fuse (208, 240, 480V) ² PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{6,7} PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{6,7}	Shipped separately¹¹ WG Wire guard PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{6,7} PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{6,7} BL30 Bi-level switched dimming, 30% ^{7,8,9} BL50 Bi-level switched dimming, 50% ^{7,8,9} PNMTDD3 Part night, dim till dawn ^{7,9} PNMT5D3 Part night, dim 5 hrs ^{7,10} PNMT6D3 Part night, dim 6 hrs ^{7,10} PNMT7D3 Part night, dim 7 hrs ^{7,10} HS Houseside shield ¹¹
	DDBXD Dark bronze DDBTXD Textured dark bronze DBLXD Black DBLBXD Textured black DNAXD Natural aluminum DNATXD Textured natural aluminum DWHXD White DWHGXD Textured white





FEATURES & SPECIFICATIONS

INTENDED USE — Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION — Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, .1196"), or 50 KSI (7-gauge, .1793"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: A top cap is provided for all poles that will receive drilling patterns for side-mount luminaire arm assemblies or when ordered with PT option.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/ Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint applications.

WARRANTY — 1-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. Specifications subject to change without notice.

Catalog Number	SSS 8C DM19 DDB
Notes	8' Pole on 2" H Base for FIT
Type	★ FIT



Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: SSS 20 5C DM19 DDB

SSS	8	4C	DM19		DDB	
Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness ¹	Mounting ²	Options	Finish ¹⁰	
SSS	(See technical information table.)	(See technical information table.)	<u>Tenon mounting</u> PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) <u>KAC/KAD/KSE/KSF/KVR/KVF Drill mounting³</u> DM19 1 at 90° DM28 2 at 180° DM28 PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° <u>CSX/DSX/AERIS™/OMERO™ Drill mounting³</u> DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90°	<u>AERIS™ Suspend drill mounting^{3,4}</u> DM19AST__ 1 at 90° DM28AST__ 2 at 180° DM29AST__ 2 at 90° DM39AST__ 3 at 90° DM49AST__ 4 at 90° <u>OMERO™ Suspend drill mounting^{3,4}</u> DM19MRT__ 1 at 90° DM28MRT__ 2 at 180° DM29MRT__ 2 at 90° DM39MRT__ 3 at 90° DM49MRT__ 4 at 90°	<u>Shipped installed</u> L/AB Less anchor bolts VD Vibration damper TP Tamper resistant handhole cover fasteners HAXy Horizontal arm bracket (1 fixture) ^{5,6} FDLxy Festoon outlet less electrical ⁵ CPL12/xy 1/2" coupling ⁵ CPL34/xy 3/4" coupling ⁵ CPL1/xy 1" coupling ⁵ NPL12/xy 1/2" threaded nipple ⁵ NPL34/xy 3/4" threaded nipple ⁵ NPL1/xy 1" threaded nipple ⁵ EHHxy Extra handhole ^{6,7} MAEX Match existing ⁸ USPOM United States point of manufacture ⁹ IC Interior coating ¹⁰ UL UL listed with label (Includes NEC compliant cover) NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled)	<u>Standard colors</u> DDB Dark bronze DWH White DBL Black DMB Medium bronze DNA Natural aluminum <u>Classic colors</u> DSS Sandstone DGC Charcoal gray DTG Tennis green DBR Bright red DSB Steel blue <u>Architectural Colors and Special Finishes¹¹</u> Galvanized, Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.

See footnotes next page.

WST LED

Architectural Wall Sconce



Catalog Number **WST LED P3 40K VF MVOLT DDBXD**

Notes

EXT WALL MTD - OFFICE E. WALL

Type ~~EX~~ FIB

Specifications

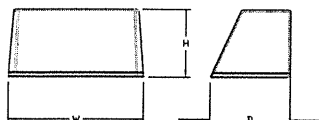
Luminaire

Height: 8-1/2"
(21.59 cm)

Width: 17"
(43.18 cm)

Depth: 10-3/16"
(25.9 cm)

Weight: 20 lbs
(9.1 kg)

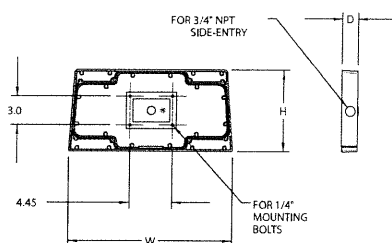


Optional Back Box (BBW)

Height: 4"
(10.2 cm)

Width: 5-1/2"
(14.0 cm)

Depth: 1-1/2"
(3.8 cm)



Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED		40K		VF		MVOLT		
Series	Performance Package	Color temperature		Distribution		Voltage		Mounting
WST LED	P1 1,500 Lumen package	27K	2700 K	VF	Visual comfort forward throw	MVOLT ¹	277 ¹	Shipped included (blank) Surface mounting bracket
	P2 3,000 Lumen package	30K	3000 K	VW	Visual comfort wide	120 ¹	347	
	P3 6,000 Lumen package	40K	4000 K			208 ¹	480	Shipped separately BBW Surface-mounted back box ² PBBW Premium surface-mounted back box ^{2,3}
		50K	5000 K			240 ¹		

DDBXD

Options				Finish (required)	
PE	Photoelectric cell, button type	E7WC	Emergency battery backup (cold, 7W) ^{8,9}	DDBXD	Dark bronze
PER	NEMA twist-lock receptacle only	E7WHR	Remote emergency battery backup (remote 7W) ^{8,13}	DBLXD	Black
PERS	Five-wire receptacle only	E20WH	Emergency battery backup (20W) ^{8,11}	DNAXD	Natural aluminum
PER7	Seven-wire receptacle only	E20WC	Emergency battery backup (cold, 20W) ^{8,9,11}	DWHXD	White
DMG	0-10V dimming extend out back of housing for external control (no control) ⁴	E23WHR	Remote emergency battery backup (remote 20W) ^{8,10}	DSSXD	Sandstone
PIR	Motion/Ambient Light Sensor, 8-15' mounting height ⁵	LCE	Left side conduit entry ¹²	DDBTXD	Textured dark bronze
PIR1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ⁵	RCE	Right side conduit entry ¹²	DBLBXD	Textured black
PIRH	180° motion/ambient light sensor, 15-30' mounting height ⁶		Shipped separately	DNATXD	Textured natural aluminum
PIRH1FC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ⁵		RBPW	DWHGXD	Textured white
SF	Single fuse (120, 277, 347V) ⁶		VG	DSSTXD	Textured sandstone
DF	Double fuse (208, 240, 480V) ⁶		WG		
DS	Dual switching ⁷				
E7WH	Emergency battery backup (7W) ⁸				

Accessories

Ordered and shipped separately

WSTVCPBBW DDBXD U	Premium Surface - mounted back box
WSBBW DDBTX U	Surface - mounted back box
RBPW DDBXD U	Retrofit back plate

NOTES

- 1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with button type photocell (PE), fusing (SF, DF), or dual switching (DS).
- 2 Also available as a separate accessory; see accessories information.
- 3 Top conduit entry standard.
- 4 Not available with E7WH, E7WC, E7WHR, E20WC, E20WH, or E23WHR. Not

- available with PER5 & PER7.
- 5 Not available with PE, PER, PER5, PER7, VG or WG.
- 6 Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- 7 Not available with E7WH, E7WC, E7WHR, E20WC, E20WH, or E23WHR. Used

- with inverter system. Not available with 347/480V. Not available with PE, PER, PER5 & PER7.
- 8 Not available with 347/480V.
- 9 Battery pack rated for -20° to 40°C.
- 10 Comes with PBBW.
- 11 Warranty period is 3-years.
- 12 Not available with BBW.
- 13 Must order with fixture; not an accessory.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
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WST-LED
Rev. 05/16/17

Exhibit received August 25, 2017



FEATURES & SPECIFICATIONS

INTENDED USE

To be powered by Quantum® LED series unit or combo with high-output option as part of an emergency lighting system providing light for the path of egress. Remote lamp head matches the appearance of the Quantum LED series family units. **Certain airborne contaminants can diminish integrity of acrylic and/or polycarbonate.** [Click here for Acrylic-Polycarbonate Compatibility table for suitable uses.](#)

CONSTRUCTION

Single or twin heads available. Fully adjustable lamp heads to meet all aiming requirements. Strong, compact and corrosion-resistant with a UL94V-0 flame rating. Constructed of UV-stabilized thermoplastic that resists discoloration by natural or artificial sunlight.

Outdoor remotes (QWP) are standard gray cast aluminum, sealed and gasketed. For use in damp and wet location areas.

Lamp housing snaps off for easy lamp replacement.

OPTICS

Lamps: 12 series-parallel white LEDs per head. The typical life of the LED lamp is 10 years.

ELA L0309 remote head 1.5W, 9.6V; ELA L0304 remote head 1.5W, 3.6V.

INSTALLATION

Mounting base for use with single- or twin-head applications. Mounts to a single-gang switch box.

LISTINGS

UL Listed. Damp location listed (ELA Q) 50°F to 104°F (10°C to 40°C). Wet location listed (ELA QWP) 14°F to 122°F (-10°C to 50°C).

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.

Catalog
Number ELA T QWP L0304

Notes

REMOTE EM LIGHT @ EXT. EGRESS DOORS

Type

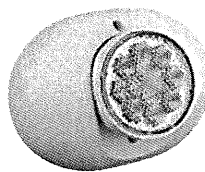
RH Twin / WP



Thermoplastic Emergency Light

ELA Q

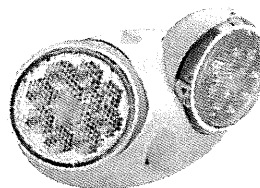
Remote Fixture
Adjustable LED Lamp Head



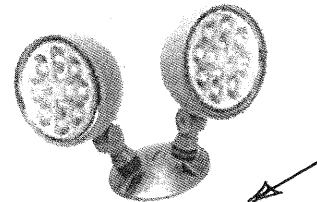
ELA Q



ELA QWP



ELA T Q



ELA T QWP

Specifications

Q single: 6-5/8" W x 4-3/4" H

Q twin: 8-1/4" W x 4-1/4" H

QWP single: 4-1/2" W x 5-3/4" H

QWP twin: 8-1/2" W x 5-3/4" H

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: ELA Q L0304

ELA	T	QWP	L0304	
Family	Housing	Number of heads	Fixture	Lamp type
ELA	(blank) White/gray ¹ B Black	(blank) Single T Twin	Q Quantum LED series adjustable lamp head QWP Quantum LED series adjustable lamp head, weather-proof, cast aluminum	L0304 1.5W/3.6V LED lamps, per lamp head ² L0309 1.5W/9.6V LED lamps, per lamp head ³
				Options SD For use with self-diagnostic fixtures ⁴

Accessories: Order as separate item.

ELA WG1 Wireguard, 15"W x 13-1/2" H x 6" D⁵

Notes

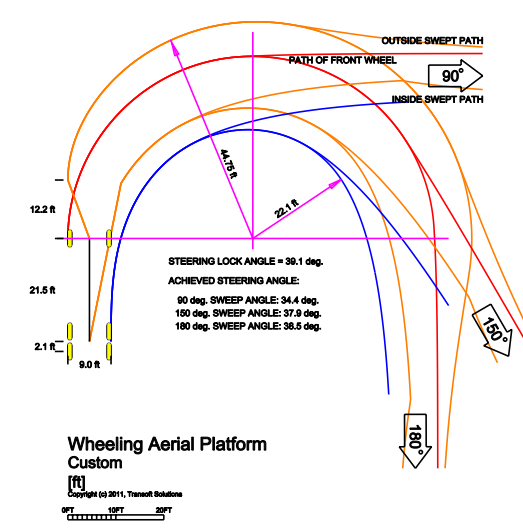
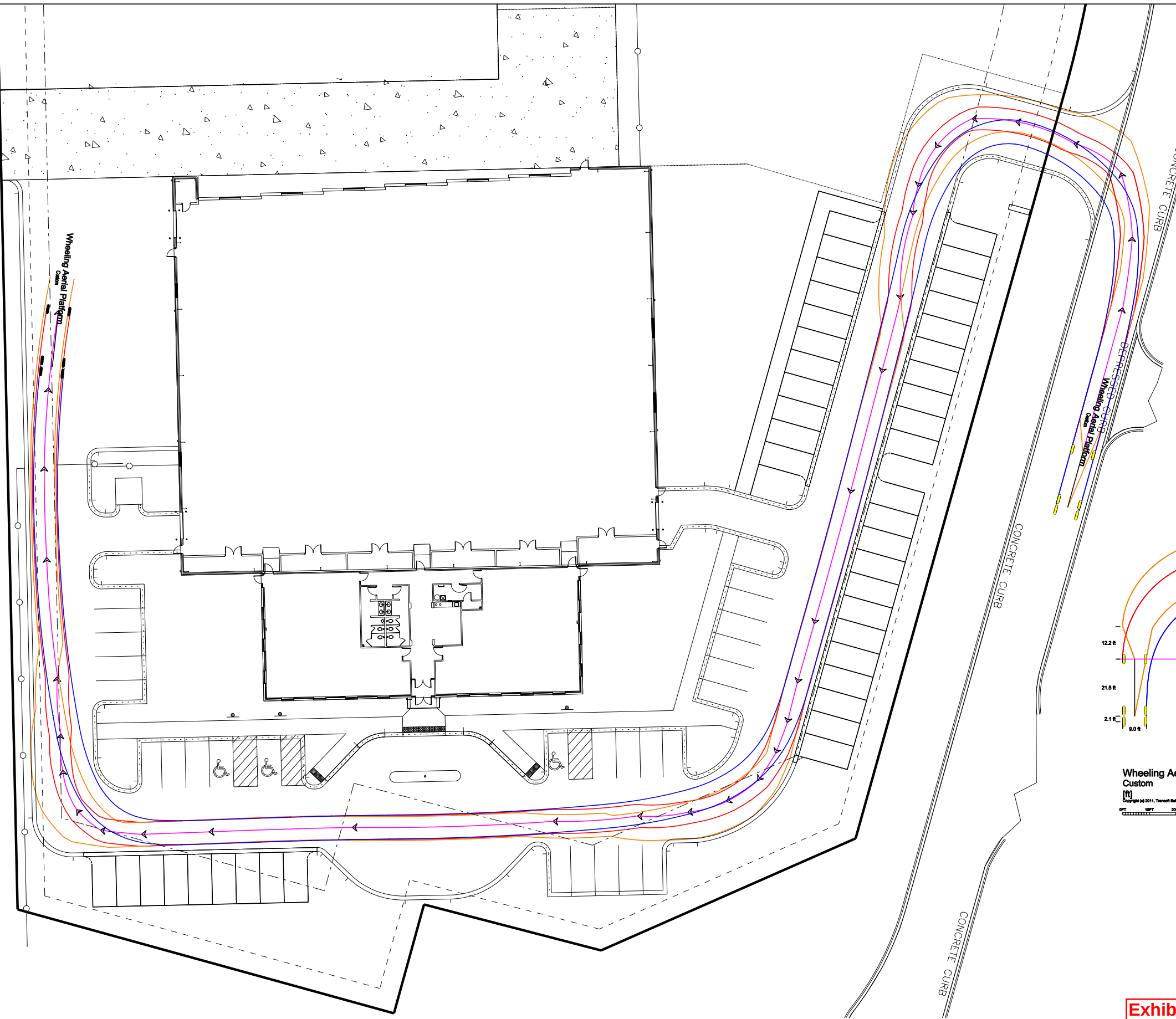
1 White standard for Q, gray standard for QWP.

2 For use with ELM2 LED only.

3 For use with LHQM LED only.

4 SD must be ordered in combination with ELM2 LED and LHQM LED fixtures.

5 See spec sheet ELA WG.

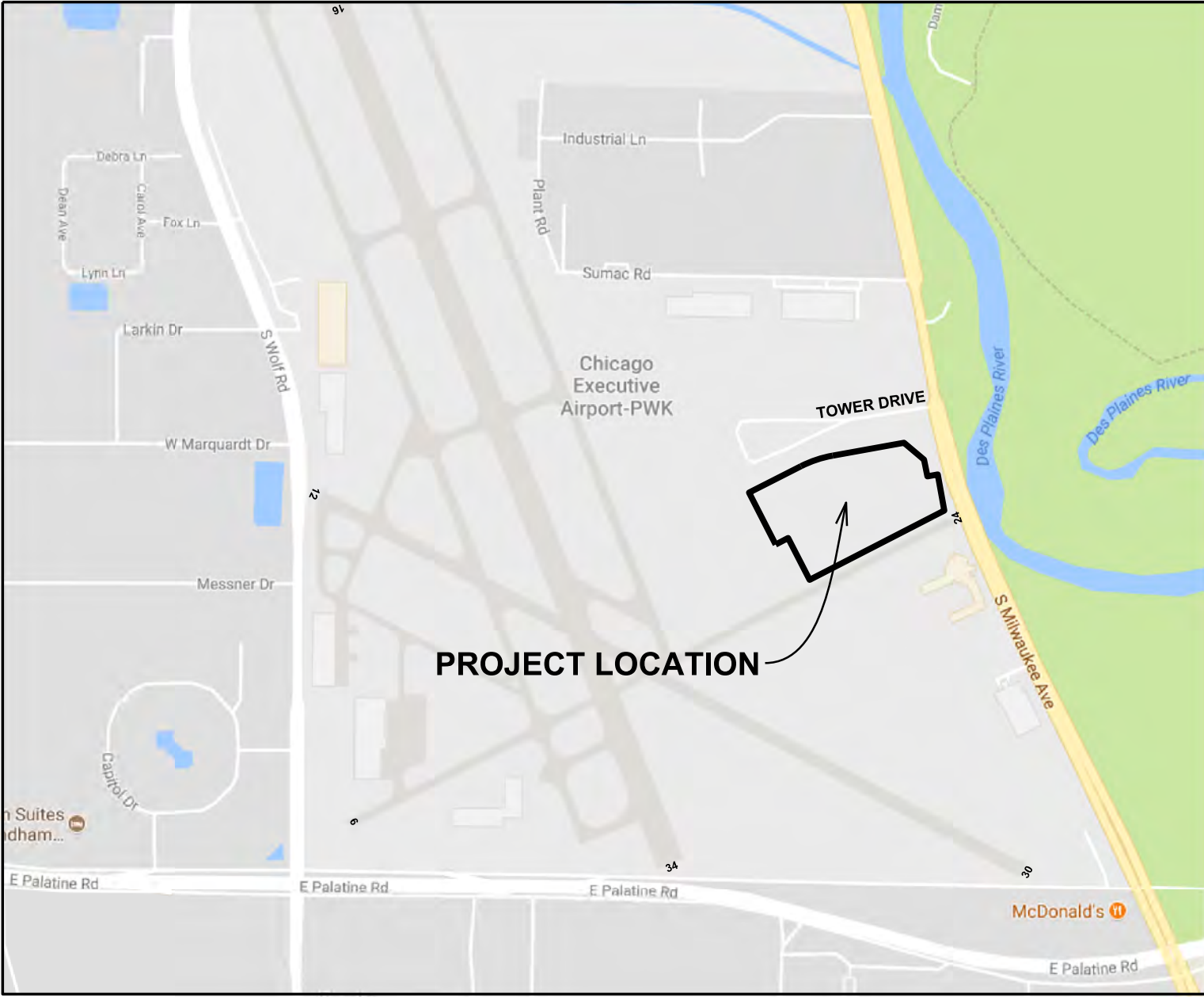


LEGEND	
—	CENTERLINE OF TRUCK
—	PATH OF FRONT WHEELS
—	PATH OF REAR WHEELS
—	PATH OF VEHICLE BODY

Exhibit received August 25, 2017

HAWTHORNE AVIATION NORTH TOWER ROAD HANGAR

WHEELING, ILLINOIS



LOCATION MAP NORTH

INDEX

1. COVER SHEET
2. SPECIFICATIONS AND NOTES
3. WHEELING SPECIFICATIONS AND NOTES
4. EXISTING CONDITIONS
5. GEOMETRICS PLAN
6. GRADING PLAN
7. EROSION CONTROL PLAN
8. EROSION NOTES AND DETAILS
9. UTILITY PLAN
10. FORCE MAIN PROFILE
11. DETAILS
12. DETAILS
13. PAVEMENT JOINTING PLAN

LEGEND

EXISTING	PROPOSED		EXISTING	PROPOSED	
		SANITARY SEWER			CENTER LINE
		FORCE MAIN			EASEMENT
		STORM SEWER			BUILDING SETBACK
		P.V.C. STORM SEWER			B6.12 CURB & GUTTER
		COMBINED SEWER			B6.12 CURB & REVERSE GUTTER PITCH (RGP)
		DRAIN TILE			M3.12 CURB & GUTTER
		WATER MAIN			M3.12 CURB & REVERSE GUTTER PITCH (RGP)
		TRENCH BACKFILL			DEPRESSED CURB & GUTTER
		MANHOLE			GUARD RAIL
		CATCH BASIN			FENCE
		INLET			RETAINING WALL
		2' STORM MANHOLE			CURB RAMP
		INLET MANHOLE			DRIVEWAY HAND
		FLARED END SECTION			SIGN
		HEAD WALL			MAIL BOX
		LIFT STATION			SOIL BORING
		CLEAN-OUT			DECIDUOUS TREE, DIAMETER
		METER VAULT			EVERGREEN TREE, HEIGHT
		VALVE VAULT			TOP OF FOUNDATION
		VALVE BOX			FINISHED GRADE
		BUFFALO BOX			SPOT ELEVATION
		FIRE HYDRANT			TOP OF CURB ELEVATION
		CONFLICT			FLOW LINE OF GUTTER
		CROSSING			CONTOUR
		TRIPLE BASIN			DITCH
		GREASE BASIN			DRAINAGE FLOW
		GAS MAIN			OVERLAND FLOW
		ELECTRIC CABLE			RIM ELEVATION
		TELEPHONE CABLE			INVERT ELEVATION
		FIBER OPTIC CABLE			WETLAND LIMIT
		CABLE			WETLAND BUFFER LINE
		STREET LIGHT			RIDGE LINE
		UTILITY POLE			BASE FLOOD ELEVATION LINE
		PEDESTAL			F.E.M.A. FLOODPLAIN LINE
		TRANSFORMER			
		GAS VALVE			
		ELECTRIC BOX			
		TELEPHONE MANHOLE			
		FIBER OPTIC MANHOLE			
		TRAFFIC SIGNAL BOX			
		TRAFFIC SIGNAL			

FOR PLAN COMMISSION
SUBMITTAL ONLY
8/24/17

Exhibit received August 25, 2017

DEVELOPER:

HAWTHORNE GLOBAL AVIATION SERVICES

1120 SOUTH MILWAUKEE AVENUE, WHEELING, IL. 60090, (847) 325-0566

CONSULTING ENGINEERS:

PEARSON, BROWN & ASSOCIATES, INC.

A PROFESSIONAL DESIGN FIRM - ILLINOIS PROFESSIONAL ENGINEERING CORPORATION - LICENSE NUMBER 184-001058 EXPIRES 04/30/19
1850 W. WINCHESTER ROAD - SUITE 205 LIBERTYVILLE, IL. 60048 (847) 367-6707

BENCHMARKS:

SOURCE BENCHMARK:
NGS CONTROL POINT AJ8282, STAINLESS STEEL ROD LOCATED BENEATH LID OF A
STANDARD NGS LOGO CAP STAMPED PWK A 2001.
ELEVATION: 638.13 NAVD88

SITE BENCHMARK:
SURVEYING CONTROL POINT, CUT CROSS ON THE CONCRETE CURB AT THE
SOUTHWEST CORNER OF TOWER ROAD AND MILWAUKEE AVENUE.
ELEVATION= 641.81 NAVD88

CONTACT JULIE AT 8-1-1 OR 800-892-0123

With the following:

County COOK

City/Township WHEELING / T.42 N. - R. 11 E.

Sec 1/4 Sec No. Sec 13, SE 1/4

Call 2 working days BEFORE YOU DIG.

PERMIT	NUMBER	DATE ISSUED

REVISIONS
1
2
3
4
5
6
7
8
9
10
11
12

ORIGINAL ISSUE DATE: 00/00/00
SHEET NUMBER 1
OF 13 SHEETS

ENGINEER'S
SEAL & SIGNATURE

HAWTHORNE AVIATION NORTH TOWER ROAD HANGAR

- 1 It shall be the responsibility of the developer (owner) and the contractor to specify, address, and to perform all work in accordance with the requirements, specifications, standards, and regulations of the Village of Wheeling which includes but is not limited to labor, materials, procedures and safety.
- 2 Underground construction shall comply with the applicable ordinances and requirements of the Village of Wheeling, the Illinois Department of Transportation (IDOT) Standards for Road and Bridge Construction, latest edition, and the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition. All construction shall conform to the applicable provisions of the Illinois Environmental Protection Agency (IEP/A) approved for conflicts with the Metropolitan Water Reclamation District of Greater Chicago (MWR/D/GC) Sewer Permit and the Department of Precipitation Discharges. In case of a conflict the most restrictive standards and requirements shall govern.
- 3 All paving and excavation work shall comply with the applicable ordinances of the Village of Wheeling, the Illinois Department of Transportation (IDOT) Standards for Road and Bridge Construction, latest edition. In case of a conflict, the most restrictive standards and requirements shall govern.
- 4 The contractor shall check and verify all existing utility locations, dimensions and elevations in the field prior to the commencement of construction of the improvements or proposed work. All existing utility locations on the plans have been shown based on best available data. Notify the Village Engineer of any discrepancies.
- 5 Any changes, revisions or substitutions to the plans, specifications, materials, requirements or work shall be submitted to the Village Engineer, in writing, with written approval by the Village Engineer prior to beginning said work. All materials and construction methods explicitly specified on the plans, specifications, materials, requirements or work shall be approved by the Village Engineer, prior to commencing the project.
- 6 The contractor must notify I.U.L.E. at 1-800-992-0123 at least 48 hours prior to starting work. All other agencies shall also be notified as required.
- 7 The contractor shall notify the Village of Wheeling Engineering Division at 847-495-4920 and the Metropolitan Water Reclamation District of Greater Chicago (708) 588-5845 at least 48 hours in advance of the contractor to call the Village at 847-495-4920 on all work for performance.
- 8 One set of stamped approved plans shall be on site at all times during construction of the project.
- 9 It is the responsibility of the contractor to maintain and keep at the job site, on any up to date "Record Drawing" showing changes in the original design of the project, to include and deliver the "Record Drawings" to the engineer at the completion of the project, prior to any

T:\Engineering\General Notes\General Notes.docx Page 1 of 2
Revised on January 1, 2012

- find inspections. The engineer will transfer the information to the original plans by incorporating the Village of Wheelabrator-Fleming requirement list and transfer the Village of Wheelabrator-Fleming information to the original plans. (1) If any of the electronic version of the Record Drawings and Site Information at the completion of the project.
- (1) The location of all service connections for sanitary sewer, storm sewer and water shall be shown on the manhole or valve vault. All Borehole and elements must be shown with true dimensions. The elevation of all points and inverts shall be verified by the contractor and shown on the "Record Drawings".
- (2) OSHA rules, regulations and requirements shall be strictly adhered to during the execution of the project. All safety measures shall be followed and approved by the Village Engineer prior to the commencement of work.
- (3) The contractor shall provide video tape(s) or still pictures as required by the Village Engineer prior to the commencement of work.
- (4) The contractor shall restore all disturbed off-site areas to at least a condition that existed prior to the construction.
- (5) All unproved areas of the right-of-way are to be sodded. Restore right-of-way with six (6) inches of topsoil and seed.
- (6) All existing field drainage lines encountered or damaged during construction are to be restored to their original condition, properly revented and/or connected to the storm sewer system.
- (7) Storm and sanitary sewer lines shall be cleaned of all construction debris and silt prior to installation.
- (8) All independent testing to be paid for by the contractor. Testing to be conducted at the discretion of the Village.
- (9) All obstructions that are not approved by the Village and which currently exist in the right-of-way shall be removed, which include all rocks and boulders.
- (10) All signs shall be an abandonment's shall be in accordance with the requirement of the Village of Wheelabrator.
- (11) The contractor shall refer to mitigation or landscape plans for complete information regarding planting locations, wetlands, walkways, walls, and stream and pond shorelines, if applicable.
- (12) An iron pipe shall be found and located at or set at each corner.
- (13) All elevations are based upon NAVD 83 datum.

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Revised on January 1, 2012

- (A) All construction activities that involves earthwork shall meet the National Pollutant Discharge Elimination System Phase II requirements.
 - a) Submittal of a Notice of Intent (NOI) to Illinois Environmental Protection Agency (IEPA).
- (B) Possession of a certified and signed Stormwater Pollution Prevention Plan (SWPPP) and a Swallow Inflow and Sediment Control (ESIC) plan.
 - a) Implementation of the SWPPP.
 - b) Submittal of an Incidence of Noncompliance (ION) if an event occurs.
 - c) Weekly reports after "dry", rainfall or "5" snowfall.
 - d) Documentation of changes to ESIC plan.
- (C) Submittal of a Notice of Termination (NOT) when final stabilization is achieved.
- (D) The Contractor shall install all erosion control items prior to commencement of any work.
- (E) Any wetland mitigation shall begin prior to any grading work and shall be in accordance with the approved mitigation permit plan and requirements.
- (F) In order to protect and ensure adequate wetland flooding, all top of foundations shall be set at a minimum of 1.0 foot above adjacent water level of adjacent stormwater management facilities such as retention detention ponds.
- (G) The Contractor shall maintain existing positive drainage from off-site at all times during construction.
- (H) Within the limits of proposed grading the soil shall be compacted to not less than the following percentages of modified proctor dry density in accordance with ASTM D 1557-78:
 - a) Under structures, ballistics slabs, steps and curbs, compact six (6) inch maximum fill material at 95% modified proctor dry density.
 - b) Under walks, compact six (6) inch maximum fills of dry-grade, backfill, or fill material at 95% modified proctor dry density.
 - c) Under lawn or unpaved areas, compact six (6) inch maximum fills of backfill, backfill, or fill material at 85% modified proctor dry density.
- (I) All erosion control work shall comply with Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control.
- (J) Stripping of vegetation, grading or other soil disturbance, especially in designated wetland areas, shall be done in a manner which will minimize soil erosion, and shall be in accordance with the approved drawings, mitigation and permit requirements.
- (K) The contractor shall take precautionary measures to minimize contractors in areas where there is a risk of a slide or slumped in the field.

T:\Engineering\General Notes\Erosion Control.docx Page 1 of 2
Revised on January 1, 2012

7. All sanitary sewers shall be P.V.C. pipe SDR 26 (min) complying with ASTM D3034 with factory fabricated joints complying with ASTM D3212, and elastomeric gaskets complying with ASTM F-477 as approved by the Village of Wheeling.

8. Watermain quality sanitary sewer shall be P.V.C. AWWA C900 complying with ASTM F-477.

9. All sanitary sewer mainline must be a minimum of 8 inches in diameter. All sanitary sewer manholes must be a minimum of 24 inches in diameter.

10. All sanitary sewer service lines must have a depth of 3.5 feet to the top of the pipe.

11. **No Sharp Couplings** are to be used for all dissimilar pipe connections with prior approval by the Village of Wheeling.

12. All sanitary sewer and sewer joints shall conform to:

MATERIAL	Pipe SPC.	JOINT SPC.
DIP – C-12	ANSI A21-51	ANSI A-211
P.V.C. – SDR 26 MIN.	ASTM D-3034	ASTM D-3212 (Gasket)
P.V.C. – SDR 26 MIN.	ASTM D-2421	ASTM D-3139 (Gasket)
P.V.C. – AWWA C900	ASTM D-1784	ASTM D-477 (Gasket)
A.B.S. (SDR 35)	ASTM D-3680	ASTM D-3212
SOILED (8" – 15" TRUSS)	ASTM D-2680	ASTM D-3212

13. Flexible rubber boots shall be used at all connections and penetrations into sanitary manholes.

14. All sanitary manholes to be provided with external "crotch" type chimney seals.

15. Manholes shall have steps (sixteen 16 inches) on center with step alignment to be perpendicular to the main pipe flow direction wherever possible.

16. Sanitary services to be 6" diameter (DIP Class 25 (min) with a minimum slope of 1% (the pipe to be laid out, at a distance from outside of the foundation wall to be 5 feet) Sanitary services to be 6" diameter P.V.C. pipe (36 min) with a minimum slope of 1% after leaving local out. Provide clean out on every lot near each single family house, at the change of pipe material, or to a residential street.

17. Sanitary services shall be relieved and air tested and manholes vacuum tested and approved by the Village of Wheeling and the Metropolitan Water Reclamation District and County of Cook.

F:\Engineering\General Notes\Sanitary Sewer.docx Page 1 of 2
Revised on January 1, 2012

- 21 All water mains shall be pressure tested per requirements of the Village of Wheeling. Leak detection test method shall be used to pressure test the watermain. The pressure shall be 150 psi for 200 psi rated pipe and 120 psi for 150 psi rated pipe. The pressure test shall be completed within 24 hours of the time of installation.
- 22 All water mains shall be chlorinated per the requirements of the Village of Wheeling.
- 23 All water mains to be dielectric joint per ANSI A21.51 (AWWA C115). Class 52, with dielectric coupling. All water mains shall be installed in accordance with the requirements outlined per ANSI A21.4 (AWWA C104).
- 24 All new watermain shall be hooped. Dead end watermain(s) is not permitted, unless otherwise approved by the Village Engineer.
- 25 The minimum cover for watermain and services shall be 5.5 feet from finished grade to 6' to 8' max. in excess approved otherwise by the Village of Wheeling.
- 26 Thrust blocks made of Portland Cement Concrete (PCC) of at least 12 inches thick; must be installed at every manhole and at fittings. All joints must be 2" degrees or greater; ties, and plugs shall be thrust blocked.
- 27 All water services shall be installed per the Village Standard.
- 28 Water service and fire suppression systems shall be made and installed by a licensed plumber, in accordance with the Illinois State Plumbing Code. Fire suppression and water service shall be two separate lines which must originate at the main.
- 29 Fire sprinkler and water lines must be pressure tested and chlorinated from the point of connection to the existing watermain to the valve inside the building. Contact Village of Wheeling Public Works Utility Division at (847) 279-6600, at least 48 hours prior to test and inspections.
- 30 The Village of Wheeling Plumbing Planning at (847) 499-4260 shall be contacted at least 48 hours prior to all water service work.
- 31 All valves shall be installed in a minimum, 60 inch diameter precast concrete water-tight vaults.
- 32 All fire hydrants shall be a raw 6" fire hydrant Mueller A-423 Spring Configuration or approved equal conforming with AWWA C-502 standards.
- 33 All Bboxes shall be 1-1/2" NPT on Ford telescopic I-box with "WATER" imprinted on the lid of the box and a brass message plug.

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Revised on January 1, 2012

- 2) Subgrade shall be finished to 0.1 feet of design subgrade elevations by the earthwork contractor. Fine grading for pavement and curb & gutter shall be the responsibility of the contractor.
- 3) Prior to the placement of any pavement including curbs, the subgrade shall be pre-soaked with a fully loaded tandem axle dump truck (minimum 20 tons). Poor rolling shall be required to ensure uniform moisture distribution. The moisture content of the subgrade shall be checked. Poor rolling shall be required on the base material as well. The density of the subgrade and base material as well as the Hot Asphalt Mix shall be tested by a materials consultant and the results provided to the Motor for use in determining the accuracy of the pavement design.
- 4) Base course shall be Aggregate Base Course, Type B, conforming to the standard specifications of the Missouri Department of Transportation. The base course shall be crushed limestone, grade 8 or grade 9, virgin material or Virginia approved.
- 5) Hot Mix Asphalt (HMA) pavement shall be constructed using HMA Asphalt Binders (AC) and HMA Aggregates (AC) with an air-entrainment content between 5 and 8%. Maximum allowable slump is four (4) inches. Curing compound shall be white pigmented and applied after finishing per DOT specifications. Locations of water and sanitary sewer lines shall be marked and labeled with reflective paint.
- 6) Sewer exiting curb at limit of the work and replace with depressed curb as required. Drift and down new curb, including depressed curb to existing as required.
- 7) A 3/4 inch full expression joint shall be installed when the curb abuts a sidewalk, existing curb or gutter.
- 8) Curb and gutter and barrier curb shall have raised contraction joints at maximum interval of twenty (20) feet and a 3/4 inch full expression joint with two (2) rolled and coated (1) inch thick polyethylene sheet.
- 9) All commercial, industrial and truck loading areas in the right-of-way shall be a minimum of eight (8) inch thick Portland Cement Concrete on a four (4) inch compacted granular base.
- 10) Delivery areas remote and unattended for all businesses, industrial and commercial areas shall include the installation of a replacement door handspun sidewalk ramp on both side of the delivery area for wheelchair access by the Village Wheeling Engineering Inspector.
- 11) All delivery material including asphalt shall meet the minimum pavement structure requirements of the Village of Wheeling.

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Revised on January 1, 2012

Quantity and Format of Drawings Required

1. Upon the Village Engineer's approval of a paper Record Drawing Check Point, Record Drawings of the completed project should be provided as follows:
 - a. Subdivisions and Roadway or Utility Improvements: The Willamette Public
 - i. One Electronic Drawing File in DWG (AutoCAD), DXF Format.
 - ii. One Electronic Drawing File(s) in a PDF Format.
 - iii. One Electronic ASCII Plot File(s).
 - i. The ASCII Plot File should be a point number followed by the point's raw data: Northing, Easting, Elevation, and Point Name (Raw Point Description) Code – common identification, on CD. Example:

Point Number	Northing	Easting	Elevation	Description
1.1993774.444.1093275.480.640.193.C				
 - ii. Data shall be in US State Plane Coordinates System, Illinois East zone, NAD 83, NAVD83, US Survey Feet, as opposed to an arbitrary coordinate system.
2. Drawings (three) complete sets of paper drawings.

- 2. Industrial and Commercial Sites or Private Improvements
- a. One Electronic Drawing File(s) in DWG (AutoCAD), DXF Format.
- b. One Electronic Drawing File(s) in a PDF Format.
- c. One Electronic ASCII Plot File(s).
- i. The ASCII Plot File should be a point number followed by the point's raw data: Northing, Easting, Elevation, and Point Name (Raw Point Description) Code – common identification, on CD. Example:

Point Number	Northing	Easting	Elevation	Description
1.1993774.444.1093275.480.640.193.C				
- ii. Data shall be in US State Plane Coordinates System, Illinois East zone, NAD 83, NAVD83, US Survey Feet, as opposed to an arbitrary coordinate system.
- 3. Drawings (three) complete sets of paper drawings.

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Revised on December 1, 2016

1. Record Drawing Setup, Minimum Check Checklist
 1. [] All system valve, control valve, H-box and hydrant locations must be shown with tie dimensions to be readily located in the field.
 2. [] All Sanitary sewer services complete with cleanouts must be shown with tie dimensions.
 1. Storm sewer sump pump discharge locations should be shown with tie dimensions to building. Also, the piping running as well as type, slope, size and material must be shown.
 2. All Sump-sit spot elevations at key locations such as top of curb, storm, manholes, valves and hydrants as well as storm water management structures.
 3. All sanitary rim/vint elevations, structure diameter and type (fd, grate, etc.) and all structures.
 4. All sanitary pipe type, size, lengths, slopes and material on all sanitary & storm sewers.
 5. All sanitary pipe type, size, lengths, material on all sanitary & storm sewers.
 6. All sanitary finished floor or top of foundation elevations and grade adjacent to building.
 3. Dimension all all utilities from property line or back of curb, including street lighting cables.
2. [] Verification of storm water management facilities which include a summary of all the plans.
 - A. Detention provided _____ ac-ft
 - B. Detention required _____ ac-ft
 - C. Retention provided _____ ac-ft
 - D. Retention required _____ ac-ft
3. [] Wetland areas shall be delineated as well as compensatory flood storage areas if applicable.
4. [] List of all permit numbers as issued on cover sheet.
5. [] In the case of multi-sheet utility plan sets, which may also require final CIP, PT's and all general utility sheet sets shall be provided to the City's "As-Built" drawing set clearly showing all utility locations, pipe size, and material.
6. [] Any additional information, other than Village Engineering documents to be pertinent to the project shall be provided.
7. [] All property corners (monuments, iron pipes, iron rods, etc.) including PC's, PT's and all points where curves change their radii, as required to be set by Illinois State's Statute shall be in place according to the Plat. All property corners must be in place prior to the project being placed in the City of Chicago.

T:\Engineering\General Notes\As-Built.docx Page 2 of 2
Revised on December 1, 2016

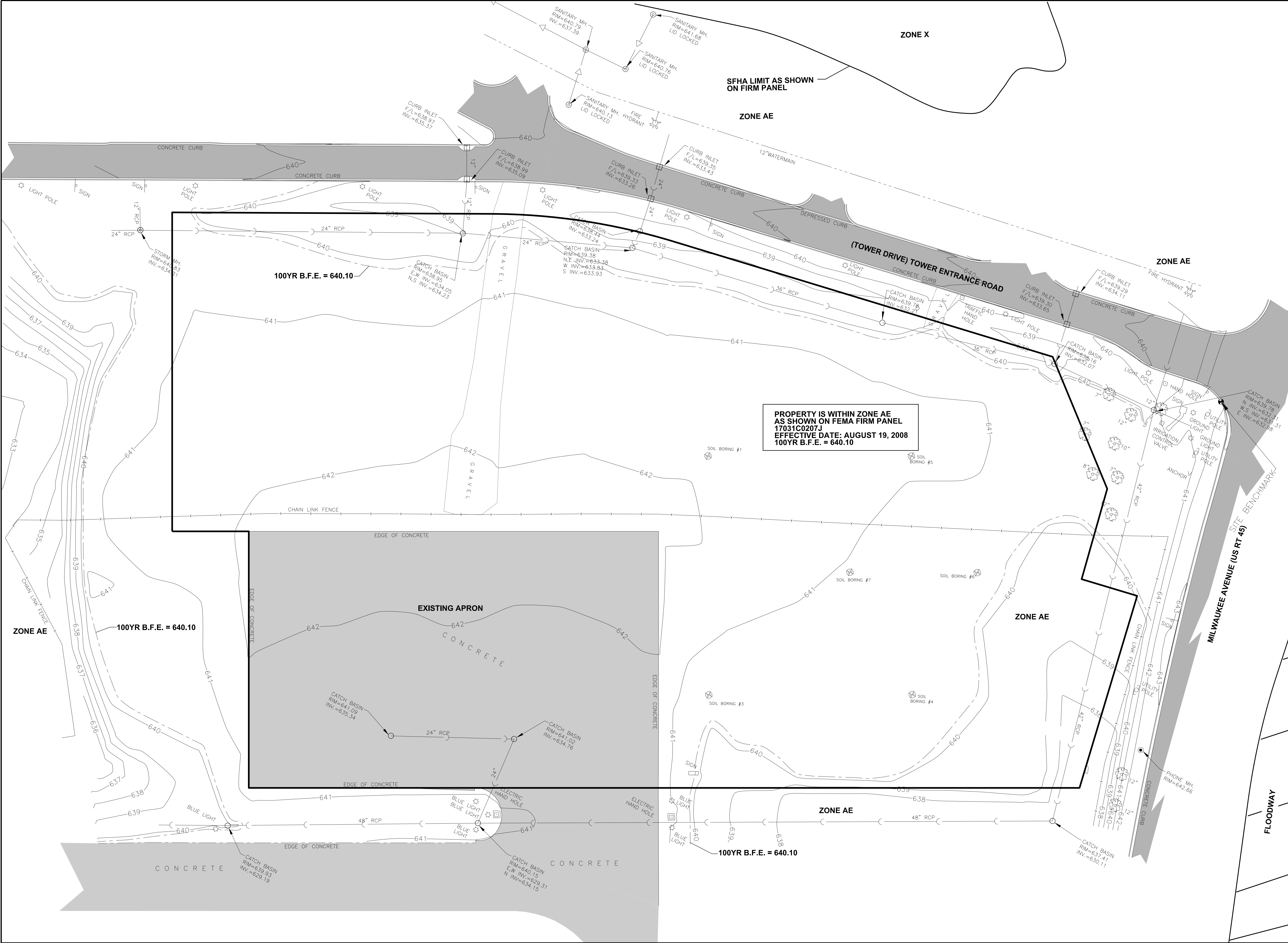
DESCRIPTION

VILLAGE OF WHEELING SPECIFICATIONS AND NOTES

SHEET NUMBER

3

OF 13 SHEETS



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CONSULTING ENGINEERS

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WHEELING, ILLINOIS

DESIGNED BY: D.S.H.

DRAWN BY: R.C.J.

CHECKED BY: J.F.C.

ORIGINAL ISSUE: 000000

HAWTHORNE AVIATION

NORTH TOWER ROAD HANGAR

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REVISIONS

DATE BY

DESCRIPTION

Exhibit received August 25, 2017

EXISTING CONDITIONS

SHEET NUMBER

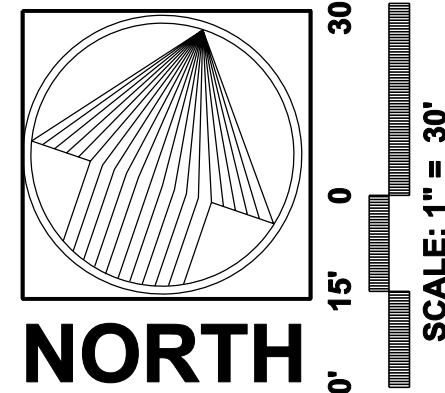
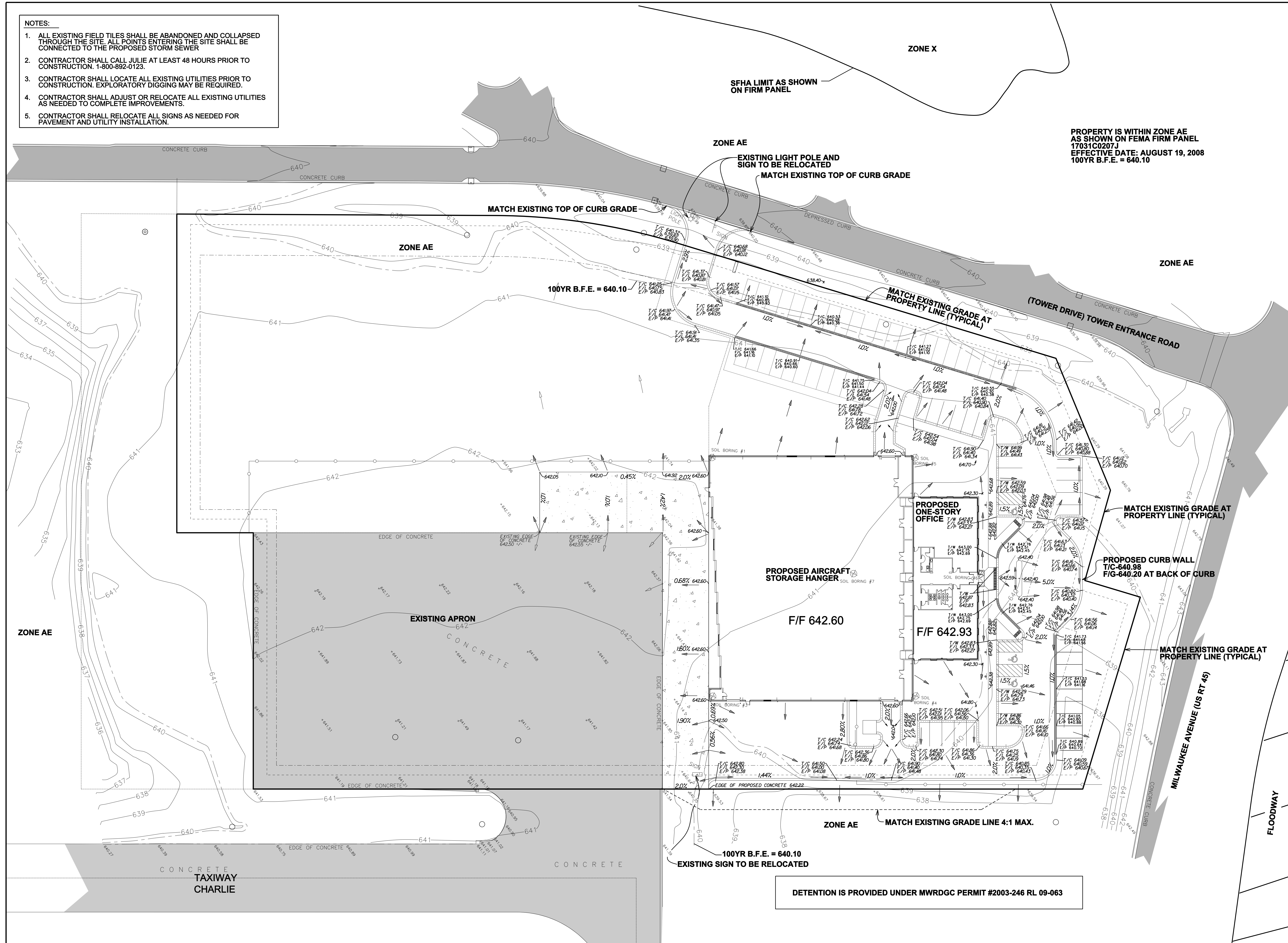
4

OF 13 SHEETS

JOB No.

1774

- NOTES:** _____
1. ALL EXISTING FIELD TILES SHALL BE ABANDONED AND COLLAPSED THROUGH THE SITE. ALL POINTS ENTERING THE SITE SHALL BE CONNECTED TO THE PROPOSED STORM SEWER
 2. CONTRACTOR SHALL CALL JULIE AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. 1-800-892-0123.
 3. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXPLORATORY DIGGING MAY BE REQUIRED.
 4. CONTRACTOR SHALL ADJUST OR RELOCATE ALL EXISTING UTILITIES AS NEEDED TO COMPLETE IMPROVEMENTS.
 5. CONTRACTOR SHALL RELOCATE ALL SIGNS AS NEEDED FOR PAVEMENT AND UTILITY INSTALLATION.



HAWTHORNE AVIATION NORTH TOWER ROAD HANGAR

WHEELING, ILLINOIS

DESIGNED BY: D.S.H.

DRAWN BY: R.C.J.

CHECKED BY: J.F.C.

ORIGINAL ISSUE: 0000000

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GRADING PLAN

SHEET NUMBER
6
OF 13 SHEETS

1. ALL TURF INLET STRUCTURES SHALL BE PROTECTED WITH INLET BASKET FILTER IMMEDIATELY FOLLOWING INSTALLATION.
2. PAVEMENT INLETS SHALL BE PROTECTED WITH INLET BASKET FILTER IMMEDIATELY FOLLOWING INSTALLATION.
3. DETENTION FACILITIES SHALL BE STABILIZED IMMEDIATELY FOLLOWING EXCAVATION.
4. EROSION CONTROL BLANKET IS REQUIRED TO PROTECT THE SOIL SURFACE DURING THE ESTABLISHMENT OF GRASS OR VEGETATION ON STEEP EMBANKMENTS WITHIN THE DETENTION BASIN, SEE LANDSCAPE PLANS FOR SPECIFICATIONS.
5. APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION MEASURES SHALL INCLUDE SEEDING, MULCHING, SODDING, EROSION CONTROL BLANKETS, AND/OR NON-VEGETATIVE MEASURES.
6. RIP RAP AND SEDIMENT RETENTION AREAS SHALL BE REPLACED OR RE-EXCAVATED WHENEVER THEIR USE HAS BEEN IMPAIRED.
7. STORM SEWERS SHALL BE FREE OF SEDIMENT PRIOR TO ACCEPTANCE.
8. DORMANT SEED PERIMETER OF PROPERTY AFTER ESTABLISHMENT OF SWALES/GRADING.

1. INSTALLATION OF SOIL EROSION AND SEDIMENT CONTROL SE/SC MEASURES
A. SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION
B. SILT FENCE INSTALLATION
C. CONSTRUCTION FENCING AROUND AREAS NOT TO BE DISTURBED
D. STABILIZED CONSTRUCTION ENTRANCE
2. TREE REMOVAL WHERE NECESSARY (CLEAR & GRUB)
3. CONSTRUCT SEDIMENT TRAPPING DEVICES (SEDIMENT TRAPS, BASINS...)
4. CONSTRUCT DETENTION FACILITIES AND OUTLET CONTROL STRUCTURE WITH RESTRICTOR
5. STRIP TOPSOIL, STOCKPILE TOPSOIL AND GRADE SITE
6. TEMPORARILY STABILIZE TOPSOIL STOCKPILES (SEED AND SILT FENCE AROUND TOE OF SLOPE)
7. INSTALL STORM SEWER, SANITARY SEWER, WATER AND ASSOCIATED INLET & OUTLET PROTECTION
8. PERMANENTLY STABILIZE DETENTION BASINS WITH SEED AND EROSION CONTROL BLANKET
9. TEMPORARILY STABILIZE ALL AREAS THAT HAVE REACHED TEMPORARY GRADE
10. INSTALL ROADWAYS
11. INSTALL STRUCTURES AND GRADE REMAINING SITE.
13. PERMANENTLY STABILIZE SITE.
14. REMOVE ALL TEMPORARY SE/SC MEASURES AFTER THE SITE IS STABILIZED WITH VEGETATION
- * SOIL EROSION AND SEDIMENT CONTROL MAINTENANCE MUST OCCUR WEEKLY AND AFTER EVERY ONE-HALF INCH (1/2") OR GREATER RAINFALL EVENT

A. KENTUCKY BLUEGRASS
90 lbs./ac. MIXED WITH
PERENNIAL RYEGRASS
30 lbs./ac.

B. KENTUCKY BLUEGRASS
135 lbs./ac. MIXED WITH
PERENNIAL RYEGRASS
45 lbs./ac. +2 TONS
STRAW MULCH PER AC.

C. SPRING OATS 100 lbs./ac.

D. WHEAT OR CEREAL RYE
150 lbs./ac.

E. SOO

F. STRAW MULCH 2 TONS PER AC.

x x IRRIGATION NEEDED DURING JUNE, JULY & SEPTEMBER
x x IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SOODING



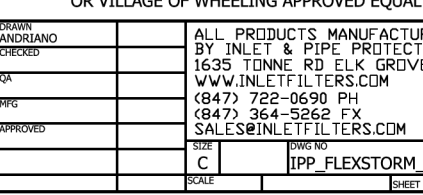
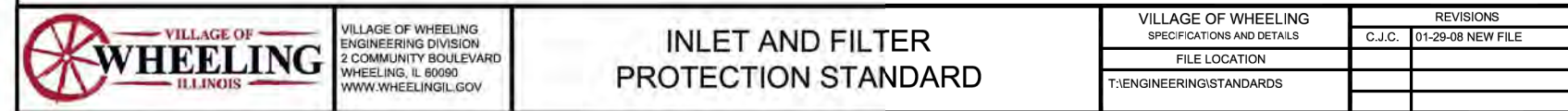
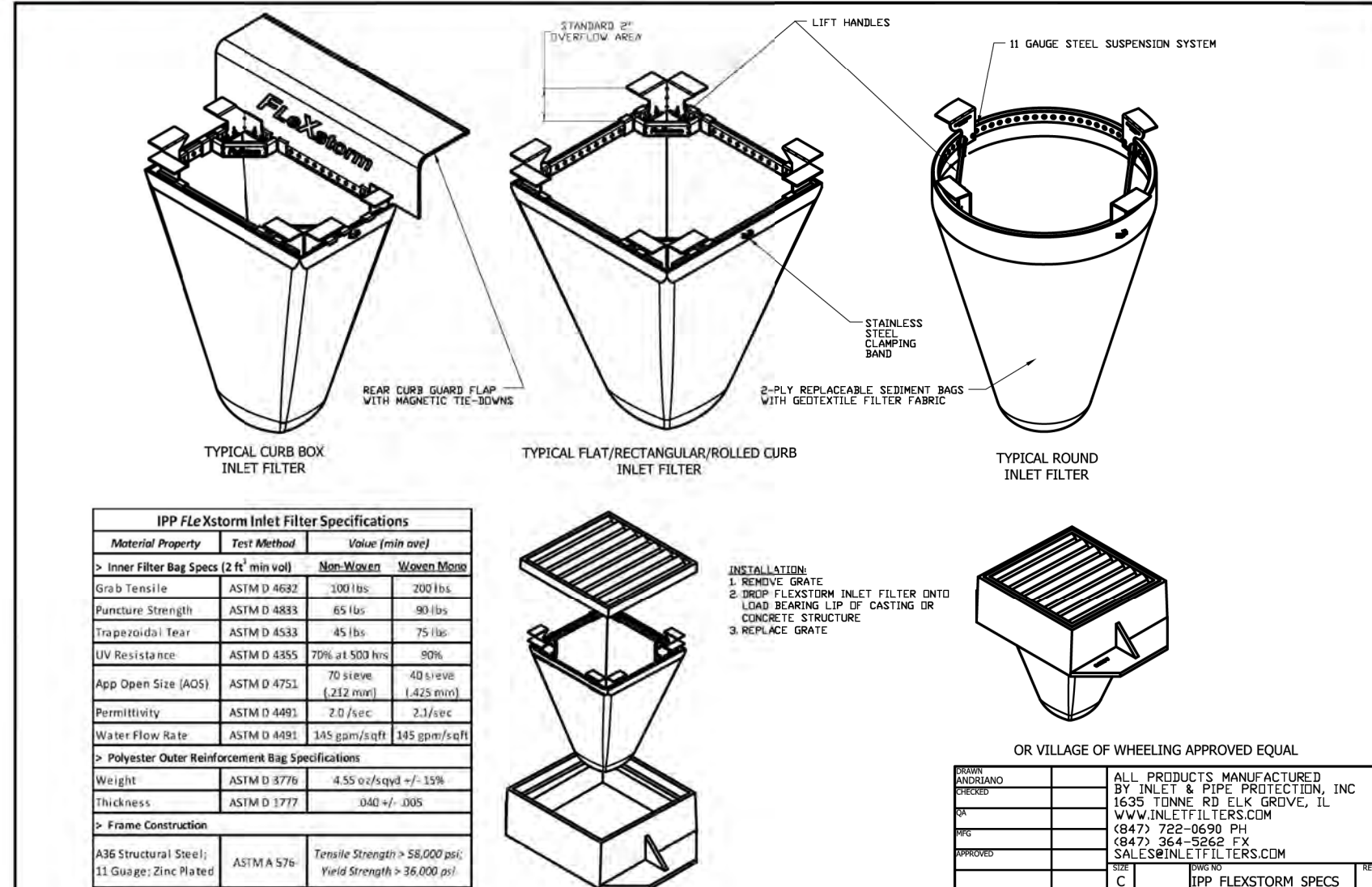
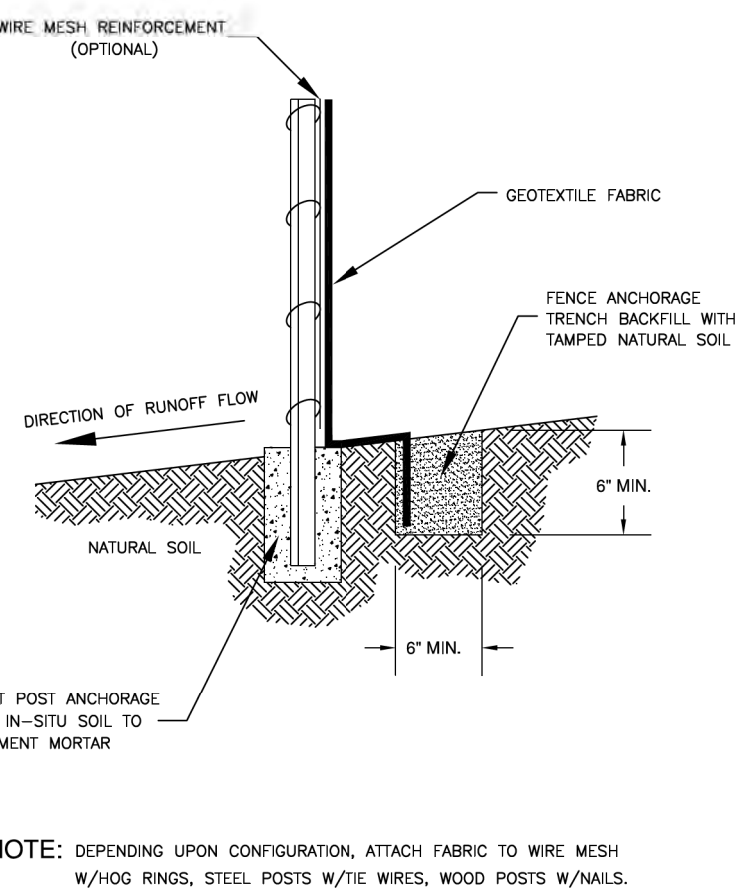
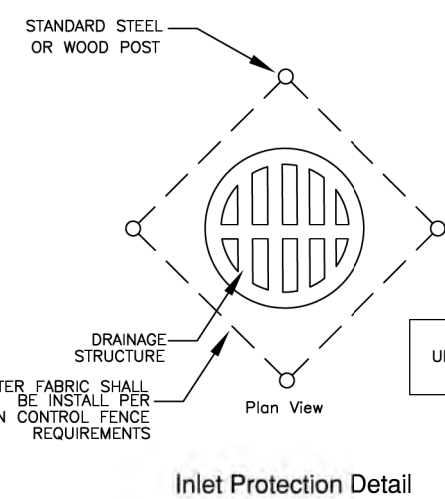
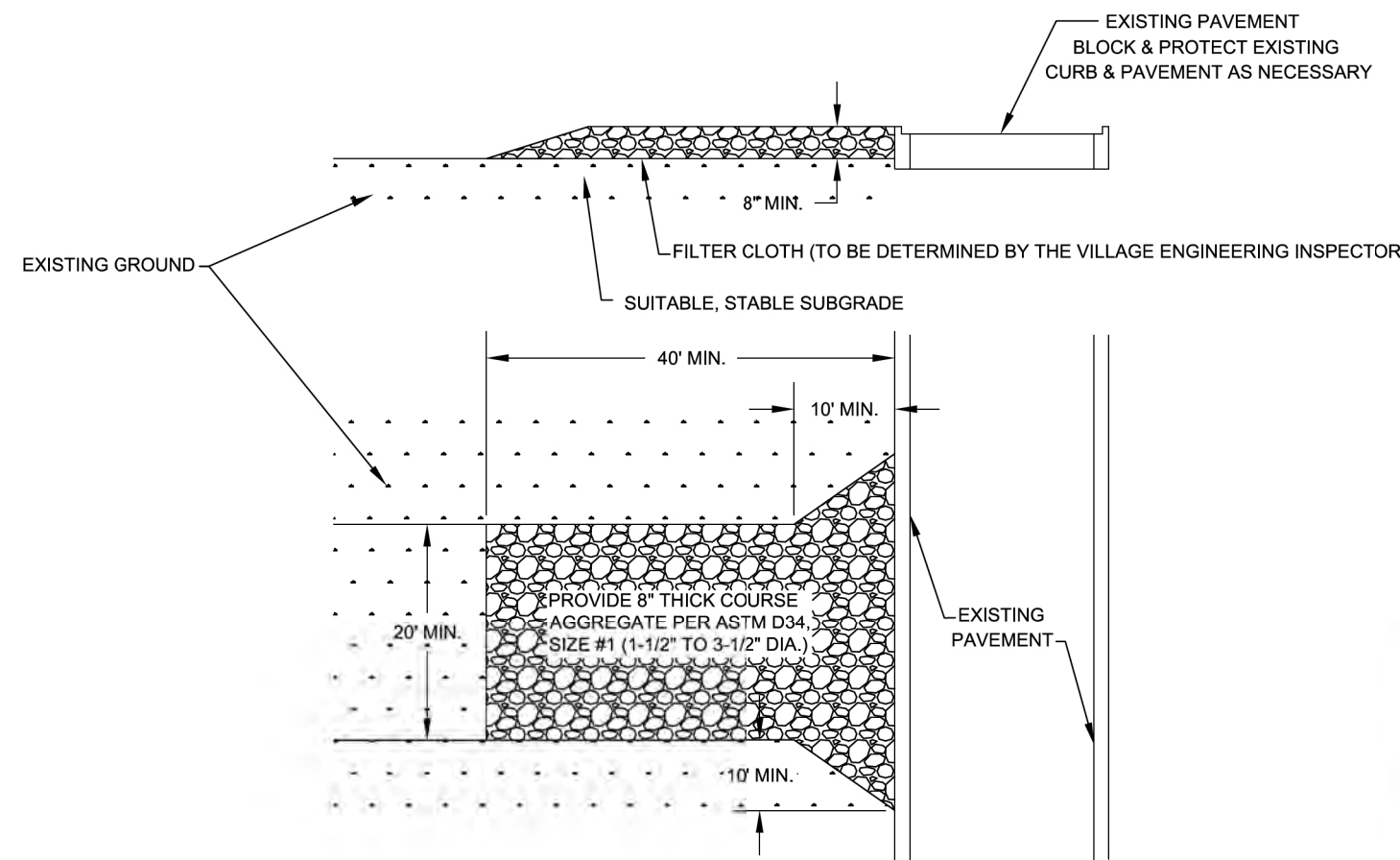
- A. SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.
- B. FOR THE DEVELOPMENT OF A TEMPORARY INSTALLED EROSION CONTROL INSPECTOR (ECI), INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
 - 1. UPON COMPLETION OF SEDIMENT AND RUNOFF CONTROL MEASURES (INCLUDING PERMITTER CONTROLS AND DIVERSIONS), PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
 - 2. AFTER EVERY SEVEN (7) CALENDAR DAYS OR STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL, OR LIQUIDEQUIVALENT PRECIPITATION.
- C. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION, IF ANY, AND TO BE APPROVED BY THE PERMITTING AGENCY. THE EROSION CONTROL MEASURES SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL.
- D. A STABILIZED MAT OF CRUSHED STONE MEETING IDOT GRADATION C&J UNDERLAY WITH FILTER FABRIC AND IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, OR OTHER APPROPRIATE MEASURES SHALL BE APPROVED BY THE PERMITTING AGENCY. MATERIAL SHALL BE MAINTAINED WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE, SEDIMENT OR SOIL MAY BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND SHALL BE MAINTAINED AT A CONTINUED BASIS.
- E. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN.
- F. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR RECORD.
- G. ALL STOCKPILES SHALL HAVE APPROPRIATE MEASURES TO PREVENT EROSION. STOCKPILES SHALL NOT BE PLACED IN FLOOD PRONE AREAS OR WETLANDS AND DESIGNATED BUFFERS.
- H. SLOPES STEEPER THAN 3H:1V SHALL BE STABILIZED WITH APPROPRIATE MEASURES.
- I. EROSION CONTROL MEASURES FOR ENFORCEMENT PURPOSES SHALL BE:
 - 1. APPROPRIATE EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL INTERIOR DETENTION BASIN SIDE SLOPES BETWEEN THE NORMAL WATER LEVEL AND HIGH WATER LEVEL.
- J. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.
- K. IF DOWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. DOWATERING SERVICES SHALL BE ROUTED THROUGH AN APPROVED ANIONIC POLYMER DOWATERING SYSTEM OR A SIMILAR MEASURE AS APPROVED BY THE PERMITTING AGENCY. DOWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE ENFORCEMENT OFFICER, OR APPROVED ALTERNATE, MUST BE NOTIFIED OF ANY PROBLEMS WITHIN 24 HOURS OF ANY VIOLATIONS.
- L. IF INSTALLED SOIL EROSION AND SEDIMENT CONTROL MEASURES DO NOT MINIMIZE SEDIMENT LEAVING THE DEVELOPMENT SITE, ADDITIONAL MEASURES SUCH AS ANIONIC POLYMERS OR FILTRATION SYSTEMS MAY BE REQUIRED BY THE ENFORCEMENT OFFICER.
- M. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED. THE PROPERTY OWNER SHALL BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE AND REPAIR.
- N. ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- O. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, ENFORCEMENT OFFICER, OR OTHER GOVERNMENT AGENCY.

- 1) All construction activities that involves earthwork shall meet the National Pollutant Discharge Elimination System Phase II requirements:
 - a) Submittal of a Notice of Intent (NOI) to Illinois Environmental Protection Agency (IEPA).
 - b) Possession of a completed and signed Stormwater Pollution Prevention Plan (SWPPP) and a graphic Erosion and Sediment Control (ESC) plan.
 - c) Implementation of the SWPPP.
 - d) Submittal of an Incidence of Noncompliance (ION) if an event occurs.
 - e) Weekly reports after 1/2" rainfall or 5" snowfall.
 - f) Documentation of changes to ESC plan.
 - g) Submittal of a Notice of Termination (NOT) when final stabilization is achieved.
- 2) The Contractor shall install all erosion control items prior to commencement of any work.
- 3) Any wetland mitigation shall begin prior to any grading work and shall be in accordance with the approved mitigation permit plan and requirements.
- 4) In order to protect and ensure against flooding, all top of foundations shall be set at a minimum of one (1) foot above the high water level of adjacent stormwater management facilities such as retention/detention ponds.
- 5) The Contractor shall maintain existing positive drainage from off-site at all times during construction.
- 6) Within the limits of proposed grading the soil shall be compacted to not less than the following percentages of modified proctor dry density in accordance with ASTM D 1557-78:
 - a) Under structures, Building slabs, steps and pavements. Compact six (6) inch maximum lifts of sub-grade. Backfill or fill material at 95% modified proctor dry density.
 - b) Under walkways. Compact six (6) inch maximum lifts of dry sub-grade, backfill, or fill material at 95% modified proctor dry density.
 - c) Under lawn or unpaved areas. Compact six (6) inch maximum lifts of sub-grade, backfill, or fill material at 85% modified proctor dry density.
- 7) All erosion control work shall comply with "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control."
- 8) Stripping of vegetation, grading or other soil disturbance, especially in designated wetland areas, shall be done in a manner which will minimize soil erosion, and shall be in accordance with the approved drawings, mitigation and permit requirements.
- 9) The contractor shall take precautionary measures to minimize earthwork in areas where trees are to be saved as shown on the plans or determined in the field.

Page 1 of 2

- 10) The extent of the area which is exposed and free of vegetation and the duration of its exposure shall be kept within practical limits as directed by the Village of Wheeling.
- 11) Sedimentation shall be retained on site. Straw bales and sediment fence shall be installed along the perimeter of all re-graded areas or as required to prevent sediment from entering and/or leaving the site.
- 12) Straw bales for construction of erosion control devices shall be new, firm and wire or nylon bound livestock feed grade. Each bale shall be embedded in the soil a minimum of four inches. Bales shall be securely anchored in place by stakes or rebar driven through the bales.
- 13) Dust produced from the site shall be kept to a minimum during dry periods by spraying water as required to the Village of Wheeling Engineering Inspector's satisfaction and is to be considered incidental.
- 14) All mud shall be removed from all tires before leaving the site and the roads shall be kept clean and clear of mud and debris at all times.
- 15) Culverts and drainage ditches shall be kept clean and clear of obstructions during the construction period.
- 16) Straw bales and silk fences shall be inspected frequently and maintained or replaced as required to maintain both their effectiveness and integrity. The underside of bales shall be kept in close contact with the earth below at all times to prevent water from washing beneath them.
- 17) Water courses and drainage swales adjacent to construction activities shall be monitored as needed for evidence of soil intrusion and other adverse environmental impacts. Any problems or deficiencies shall be corrected immediately upon their discovery.
- 18) Sod all unpaved areas of parkways, right-of-ways and front yards to rear wall of the building. Seeding may be used in other areas, particularly back yards, only with prior approval from the Village of Wheeling.
- 19) The Contractor shall install temporary orange fence around all trees to remain as well as wetland areas that are to be mitigated.

Page 2 of 2



VILLAGE OF WHEELING	REVISION
SPECIFICATIONS AND DETAILS	C.J.C. 01-29-08 NE
FILE LOCATION	
T:ENGINEERINGSTANDARDS	

INLET AND FILTER PROTECTION STANDARD

VILLAGE OF WHEELING	REVISION
SPECIFICATIONS AND DETAILS	C.J.C. 01-29-08 NE
FILE LOCATION	
T:ENGINEERINGSTANDARDS	

DESIGNED BY: D.S.H.
DRAWN BY: R.C.J.
CHECKED BY: J.F.C.
ORIGINAL ISSUE: 00/00/00

 DESCRIPTION |

DATE BY

REVISIONS

EROSION NOTES AND DETAILS

SHEET NUMBER

8

OF 13 SHEETS

No. 1774

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AD HANGAR
WHEELING, ILLINOIS

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DESIGNED BY: D.S.H.
DRAWN BY: R.C.J.
CHECKED BY: J.F.C.
ORIGINAL ISSUE: 00/00/00

DESCRIPTION							
Exhibit received August 25, 2014							

DATE								
BT								

REVISIONS

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UTILITY PLAN

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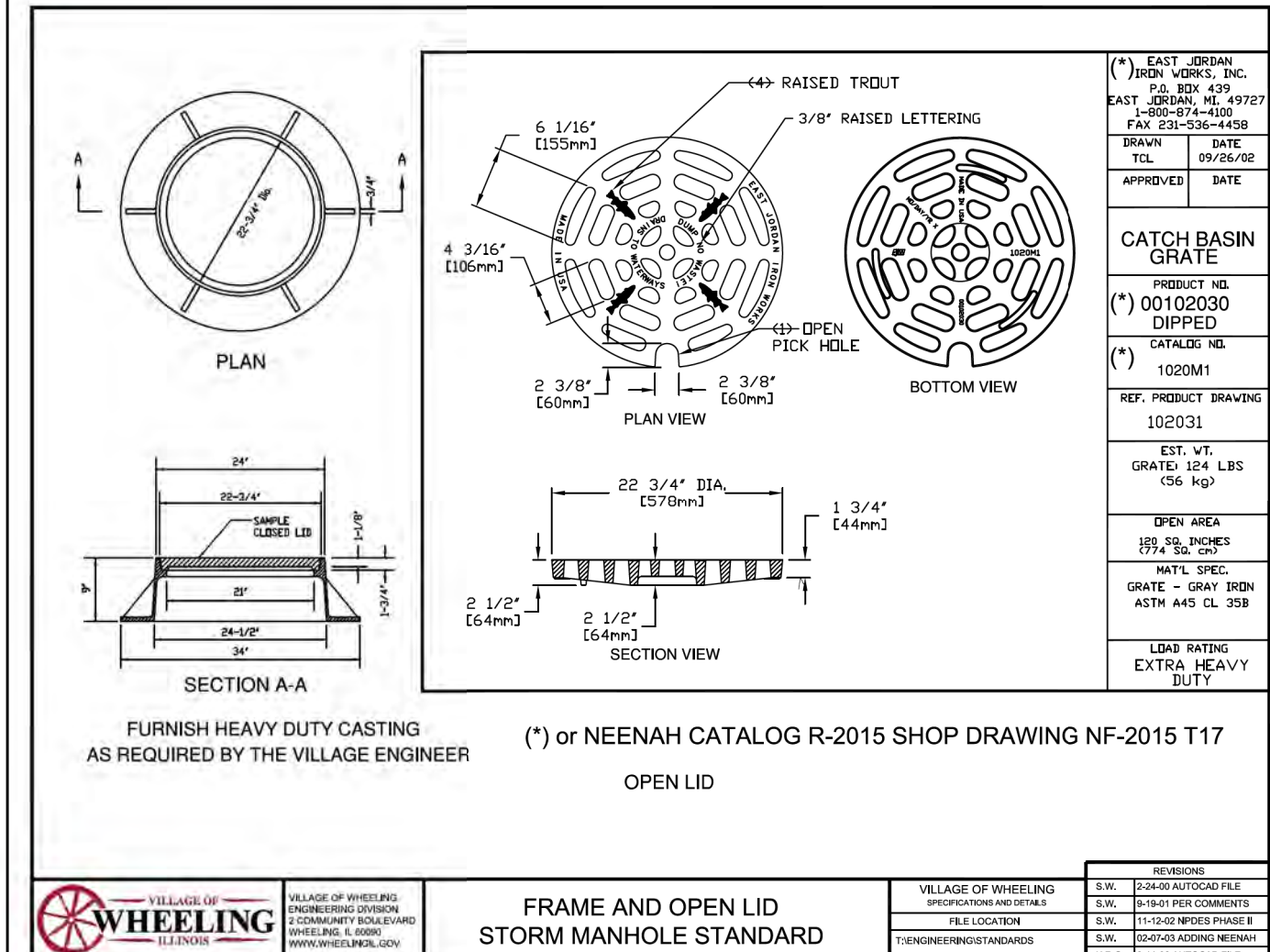
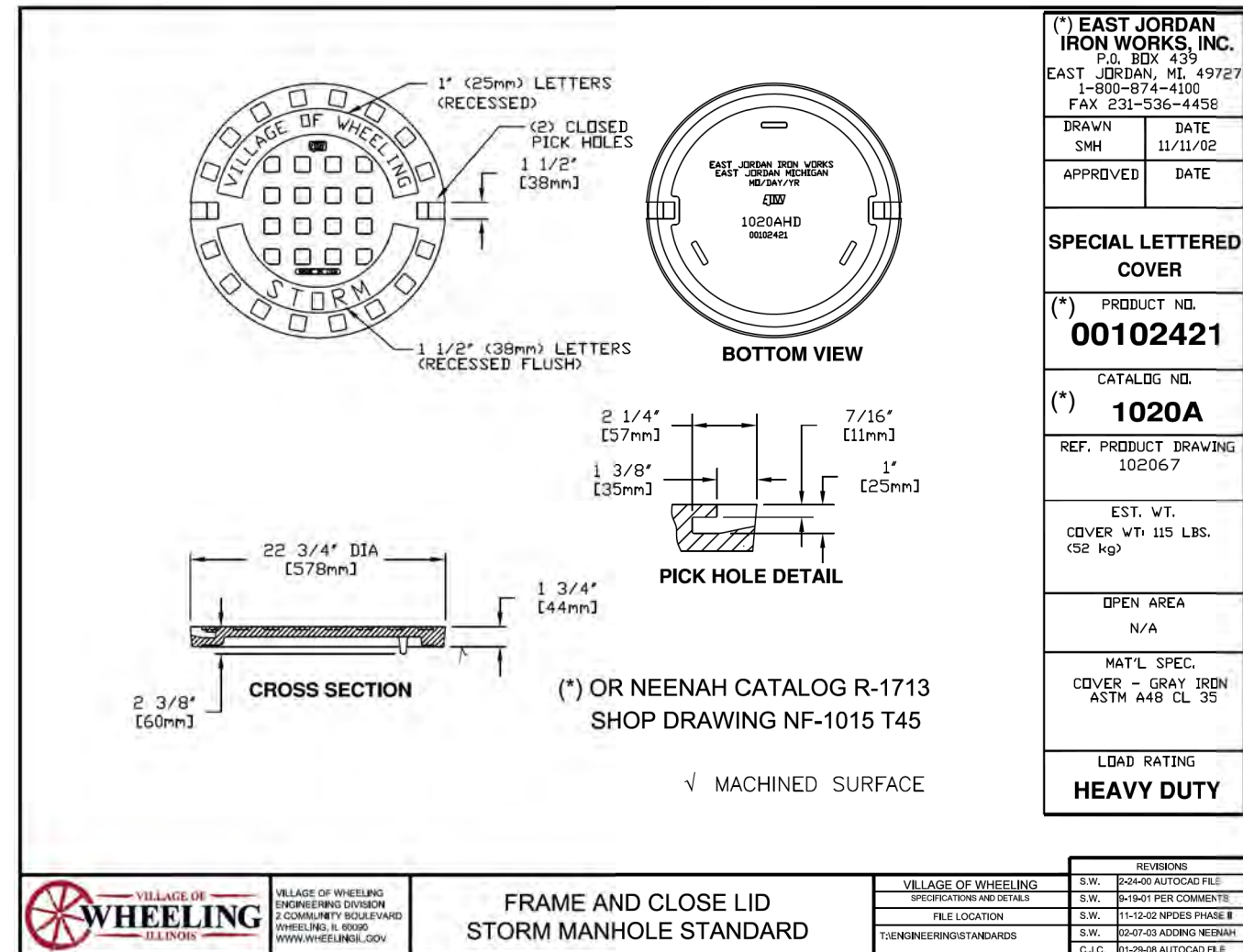
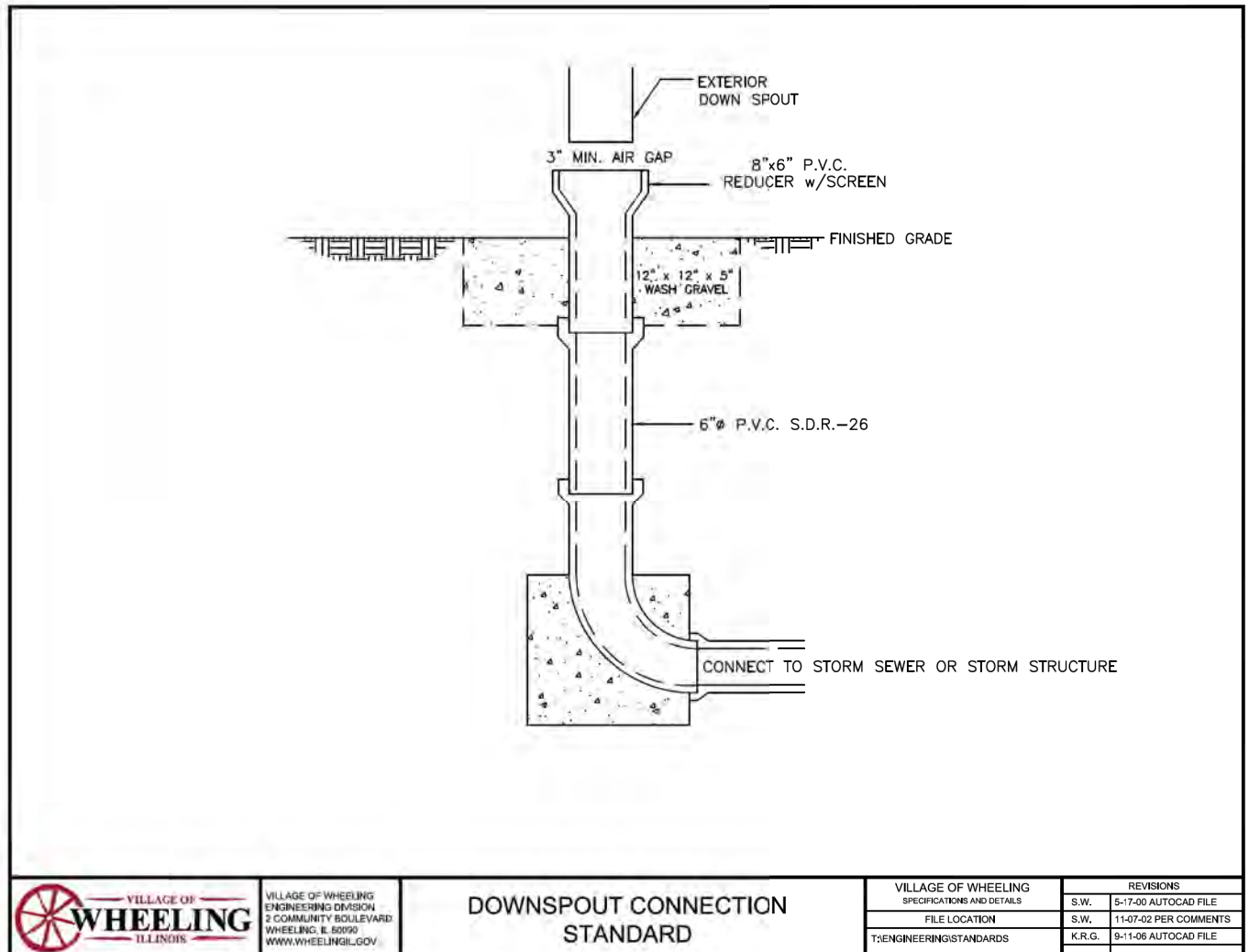
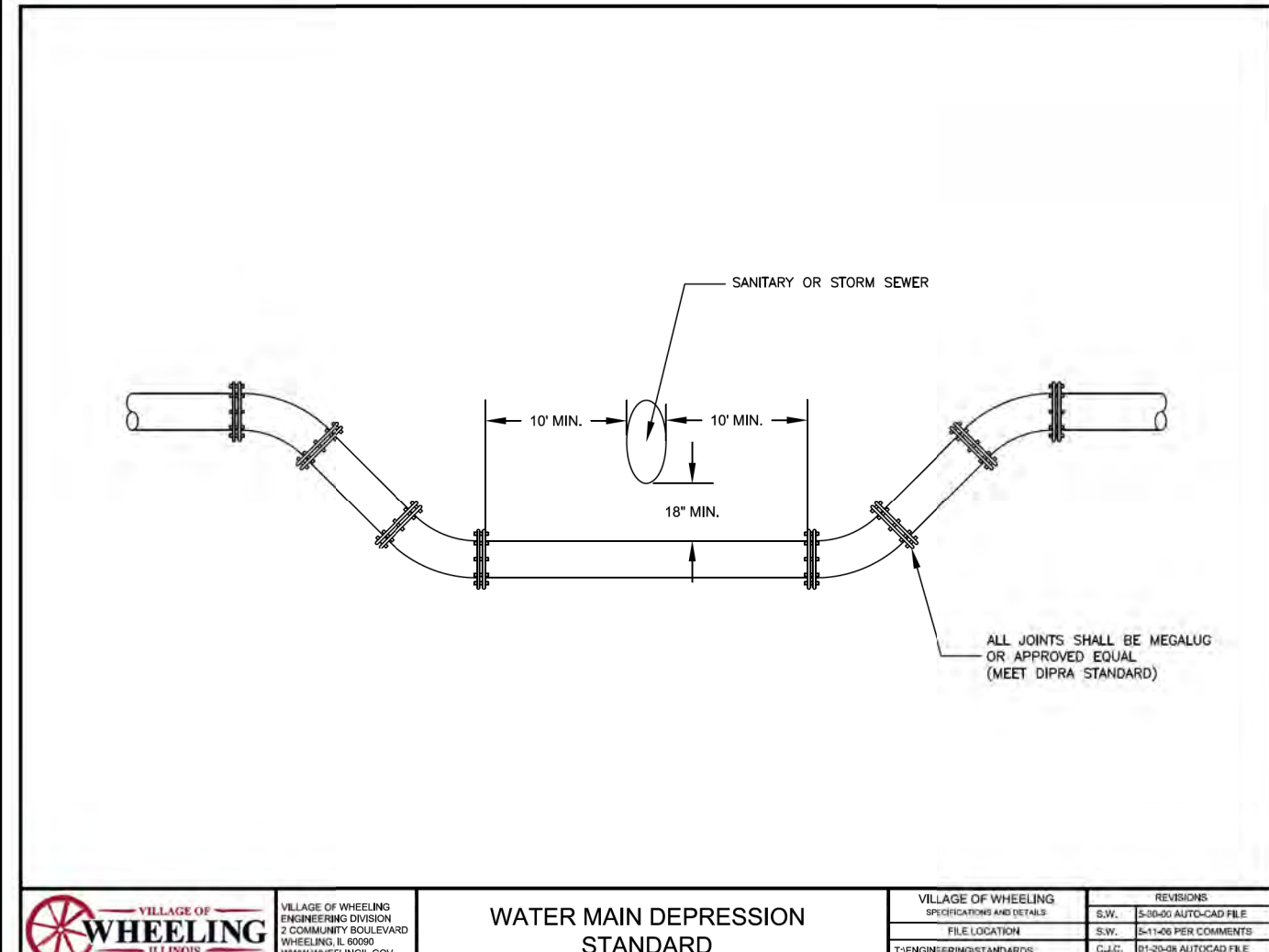
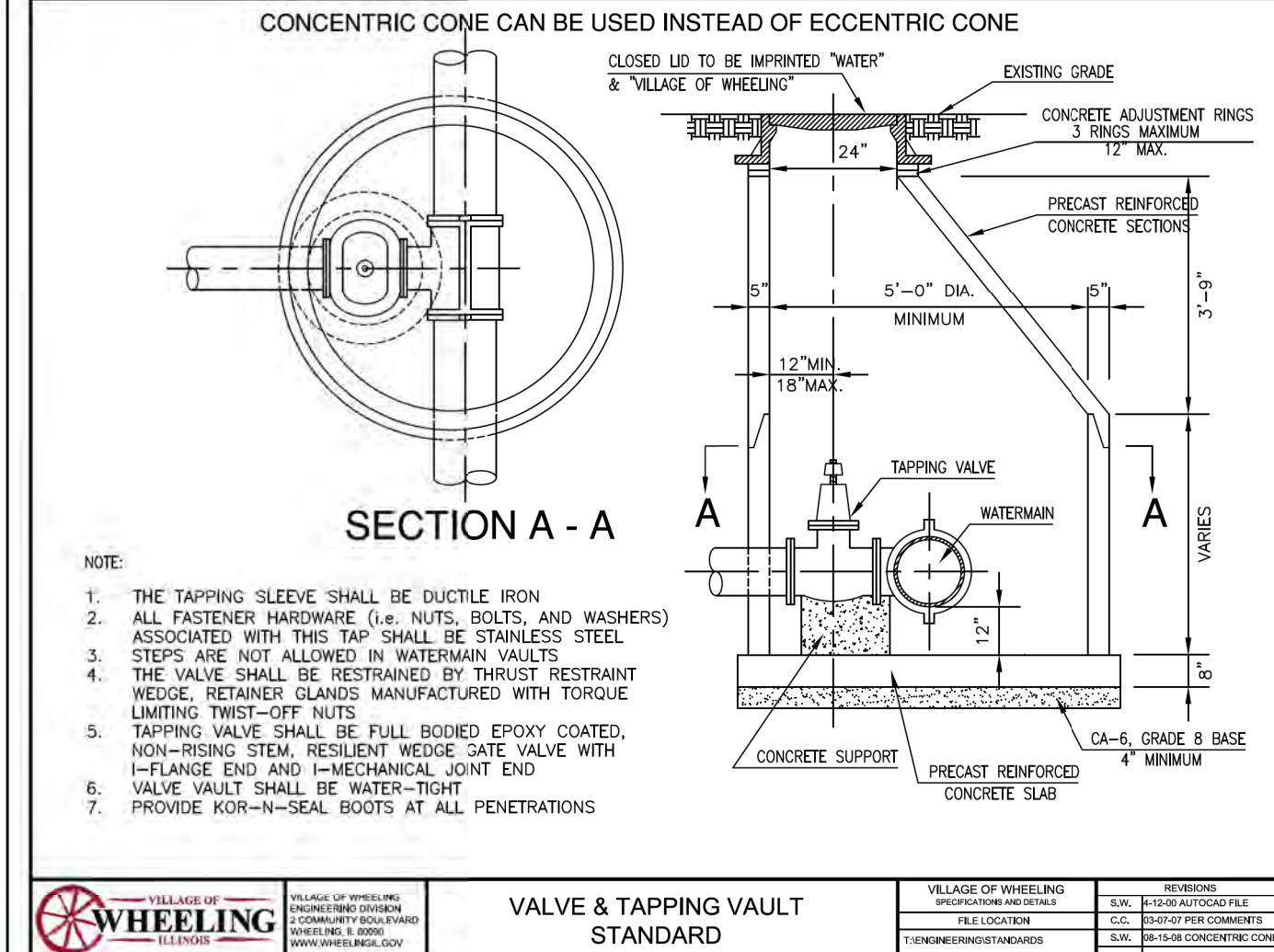
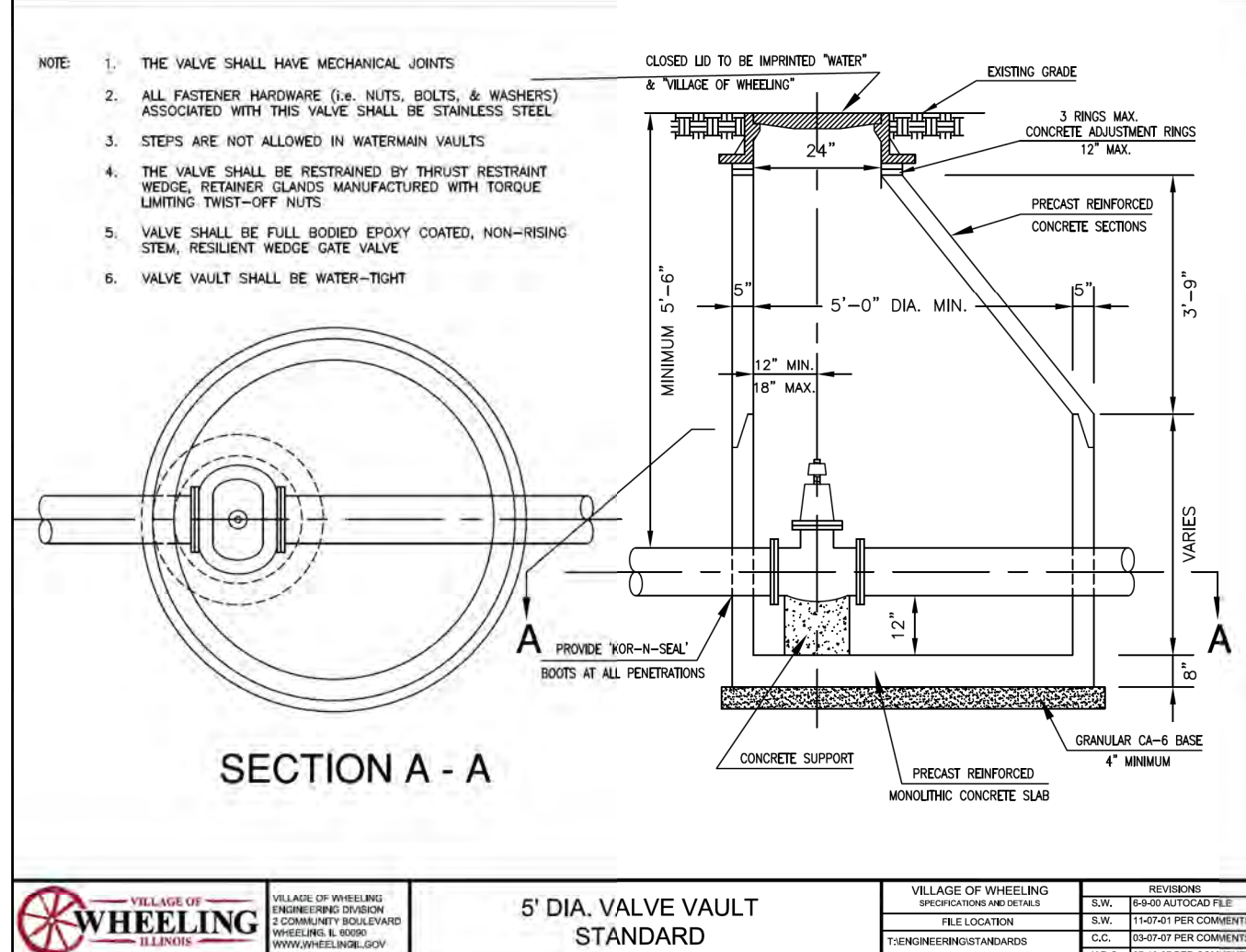
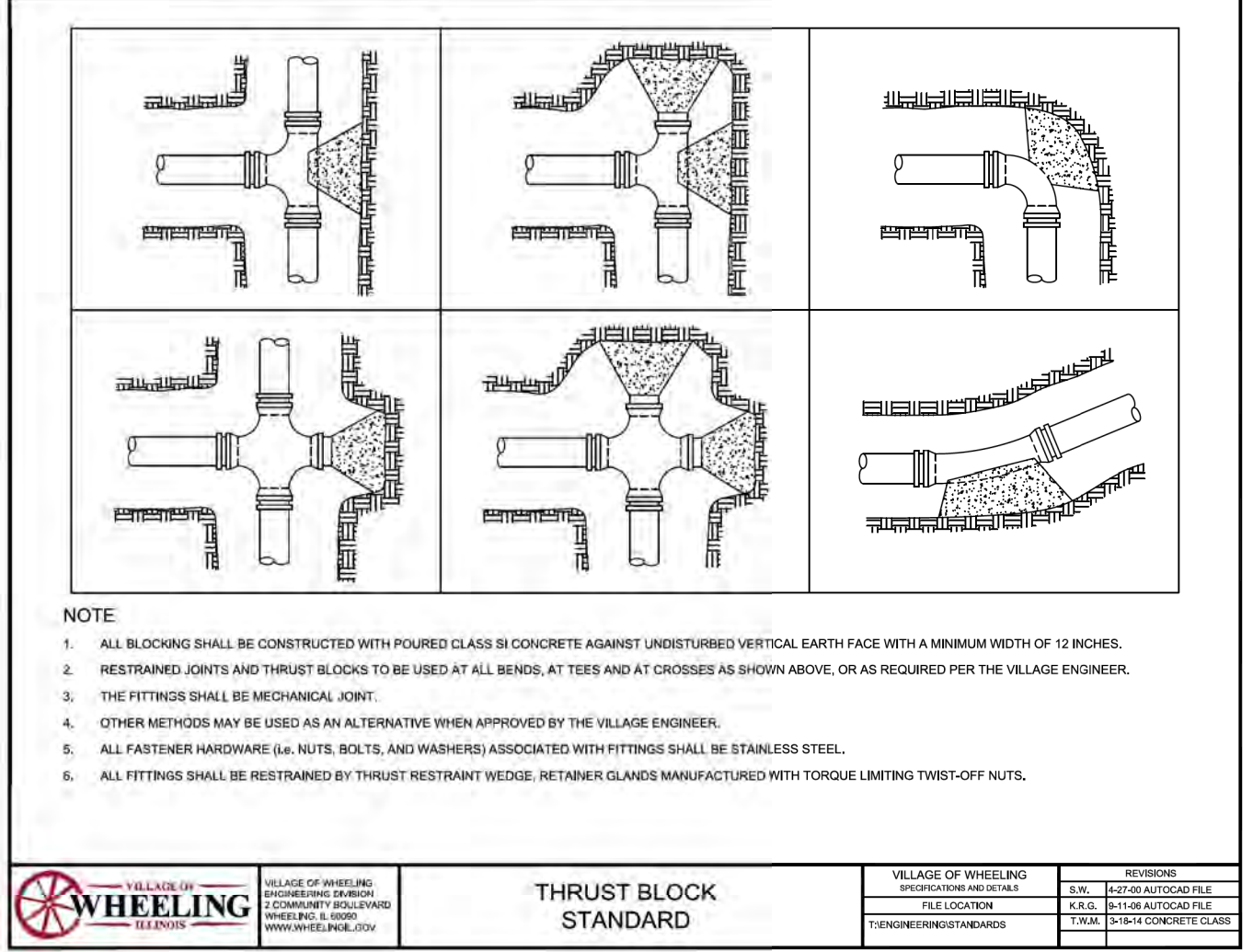
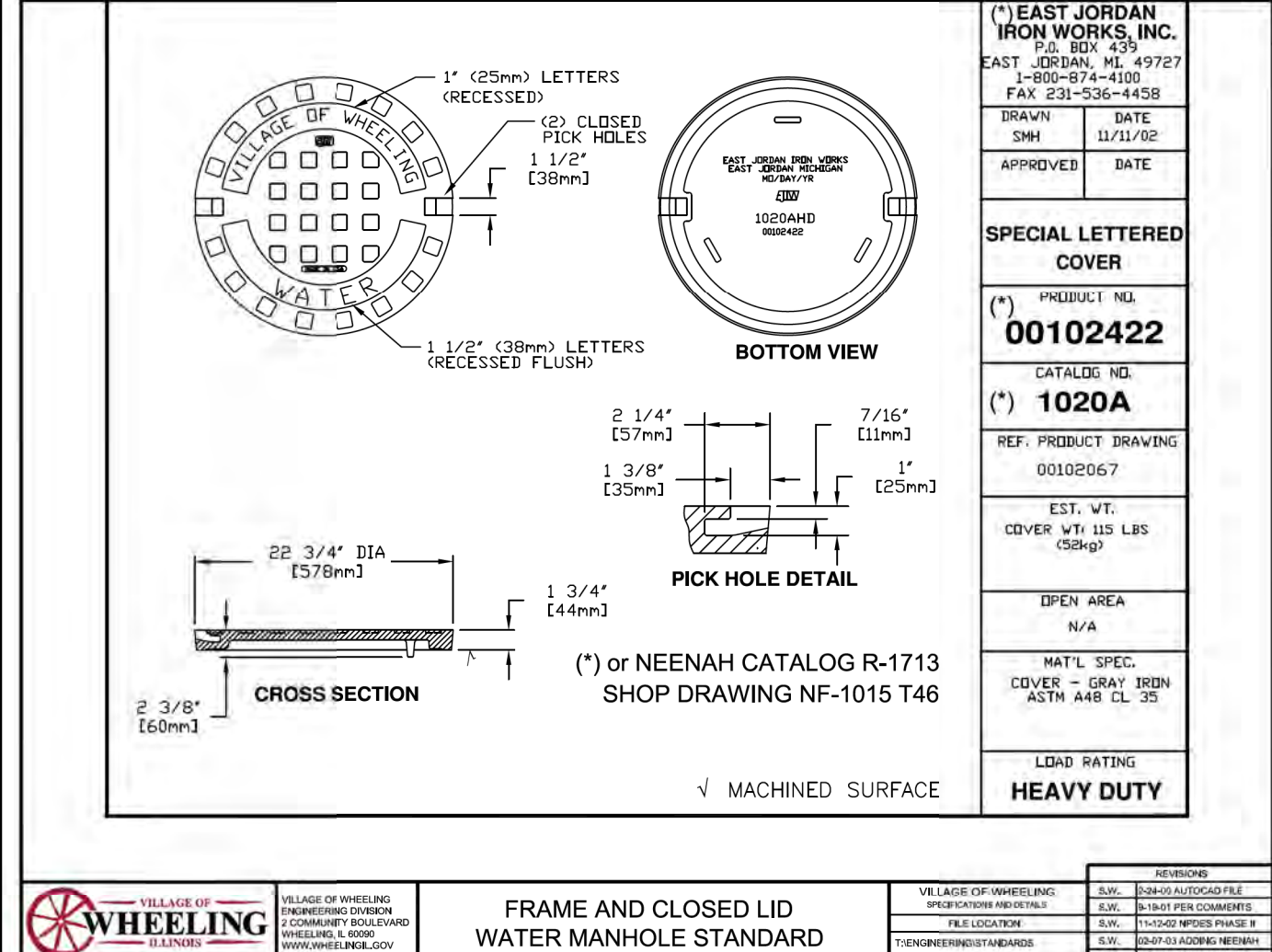
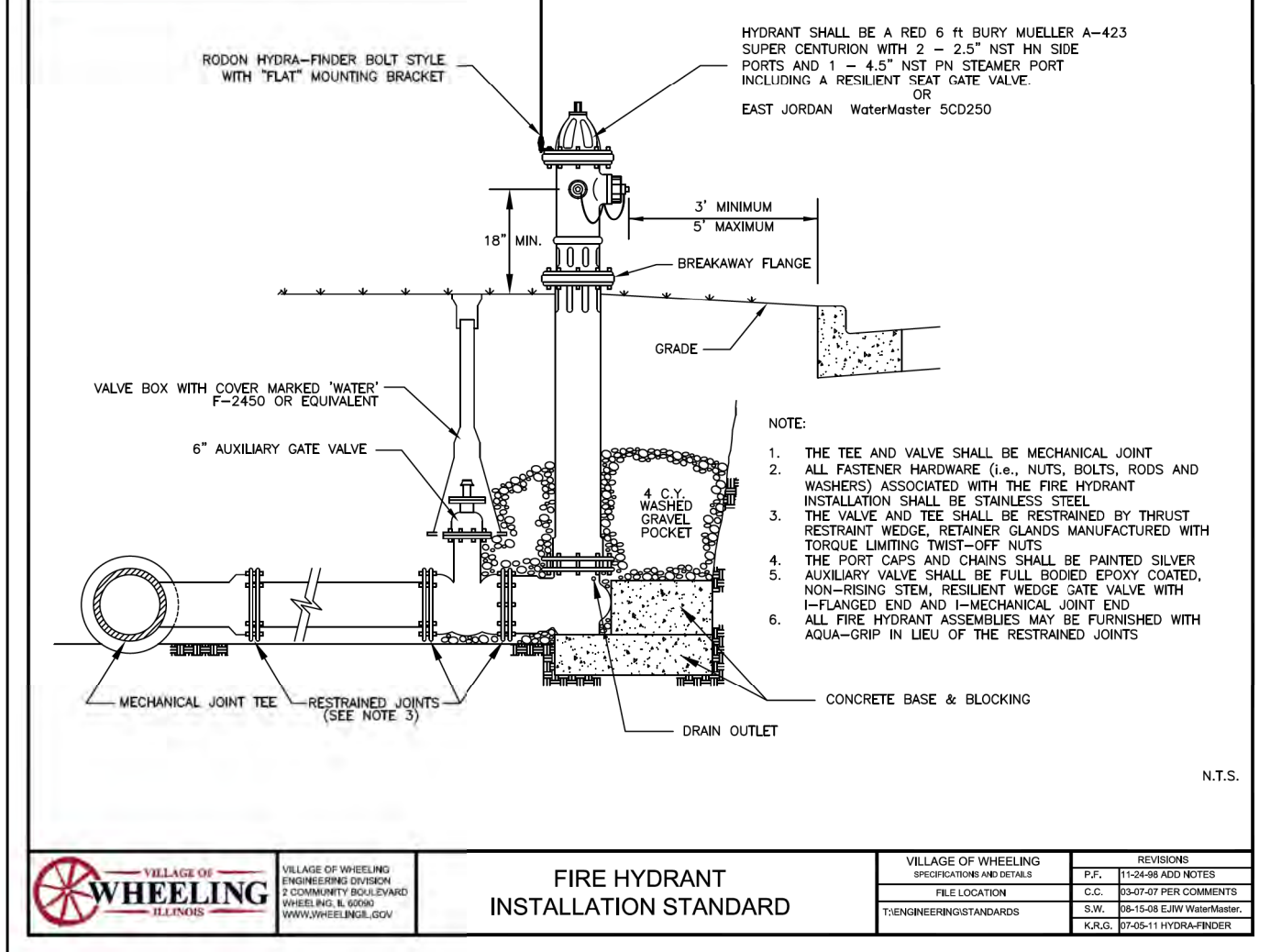
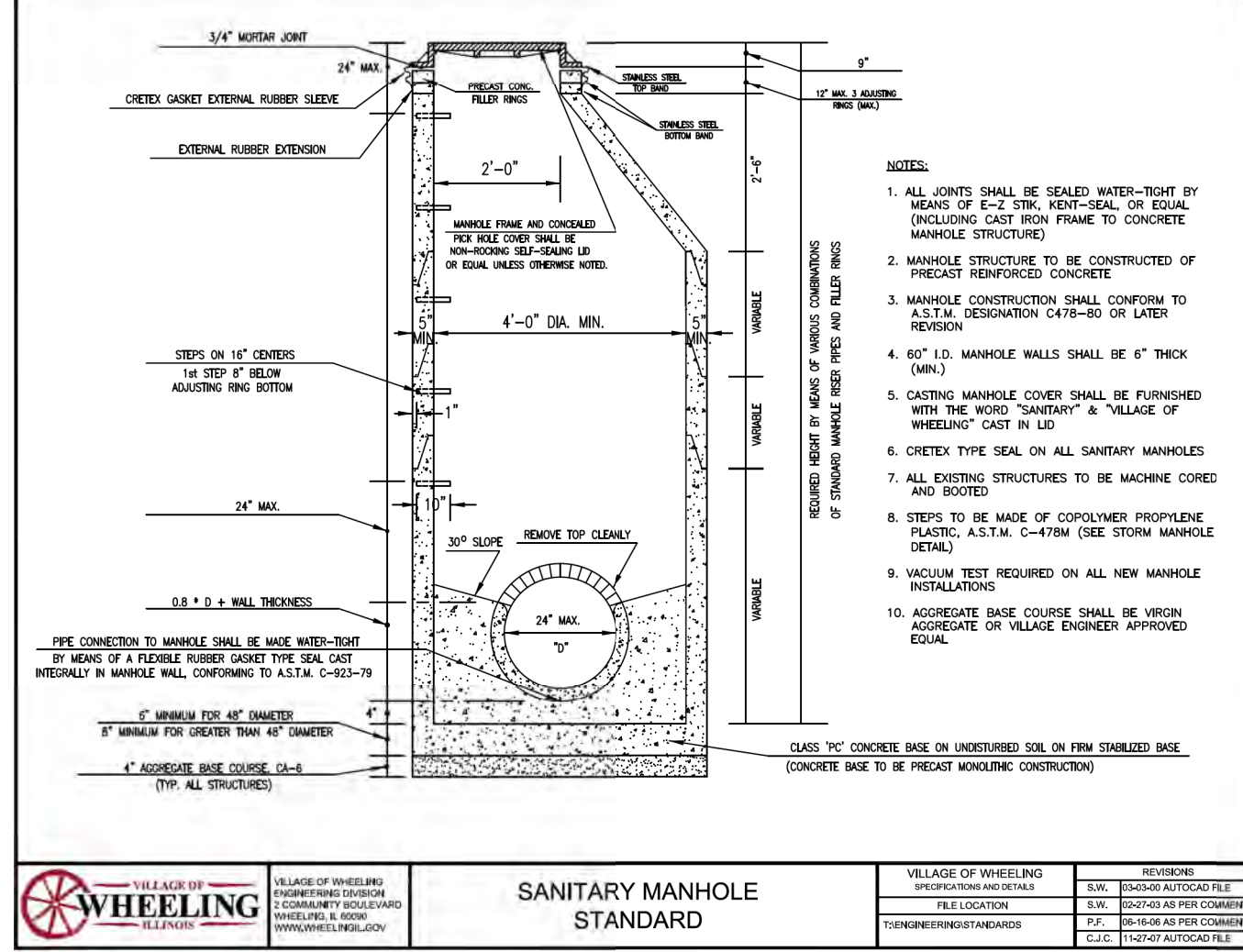
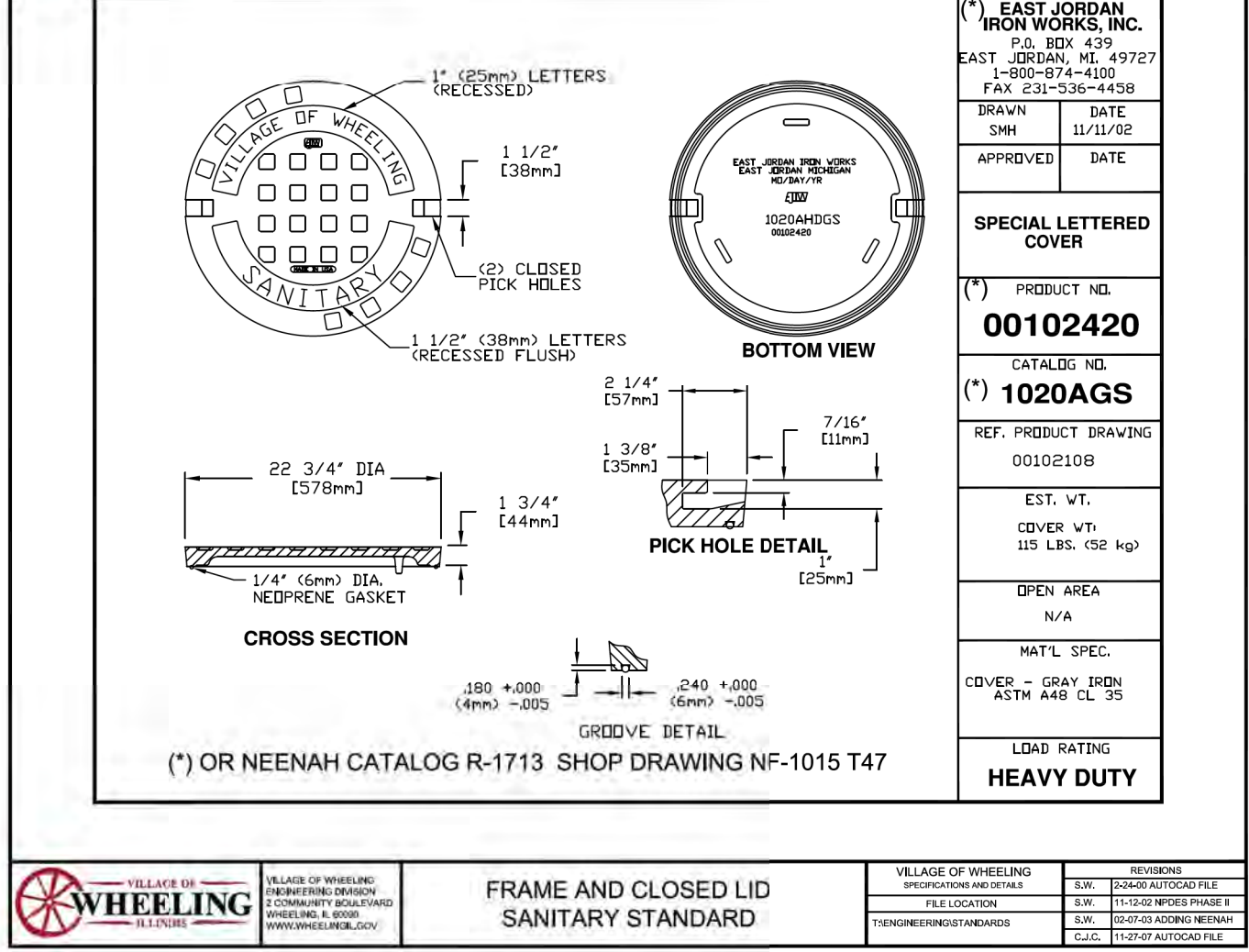
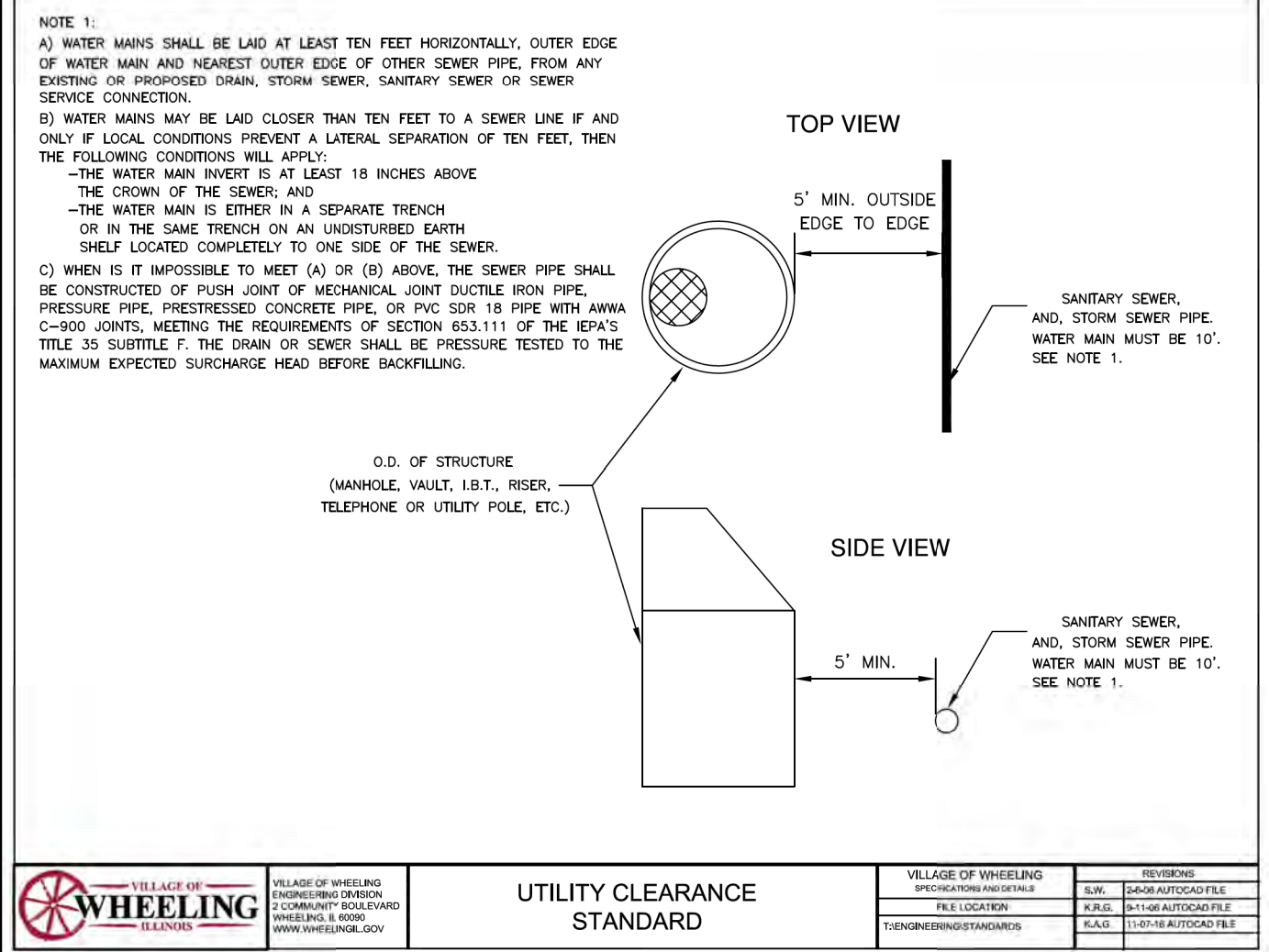
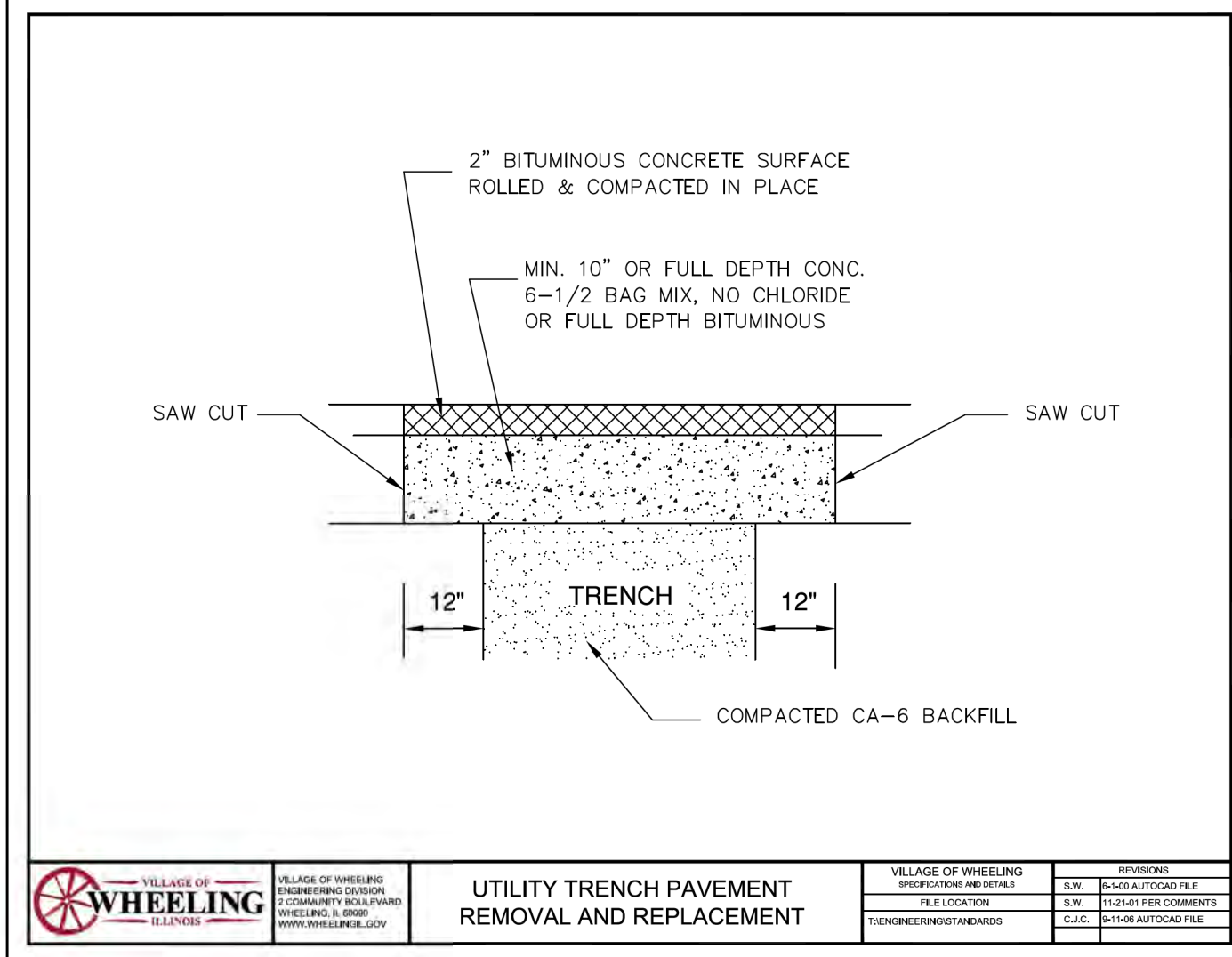
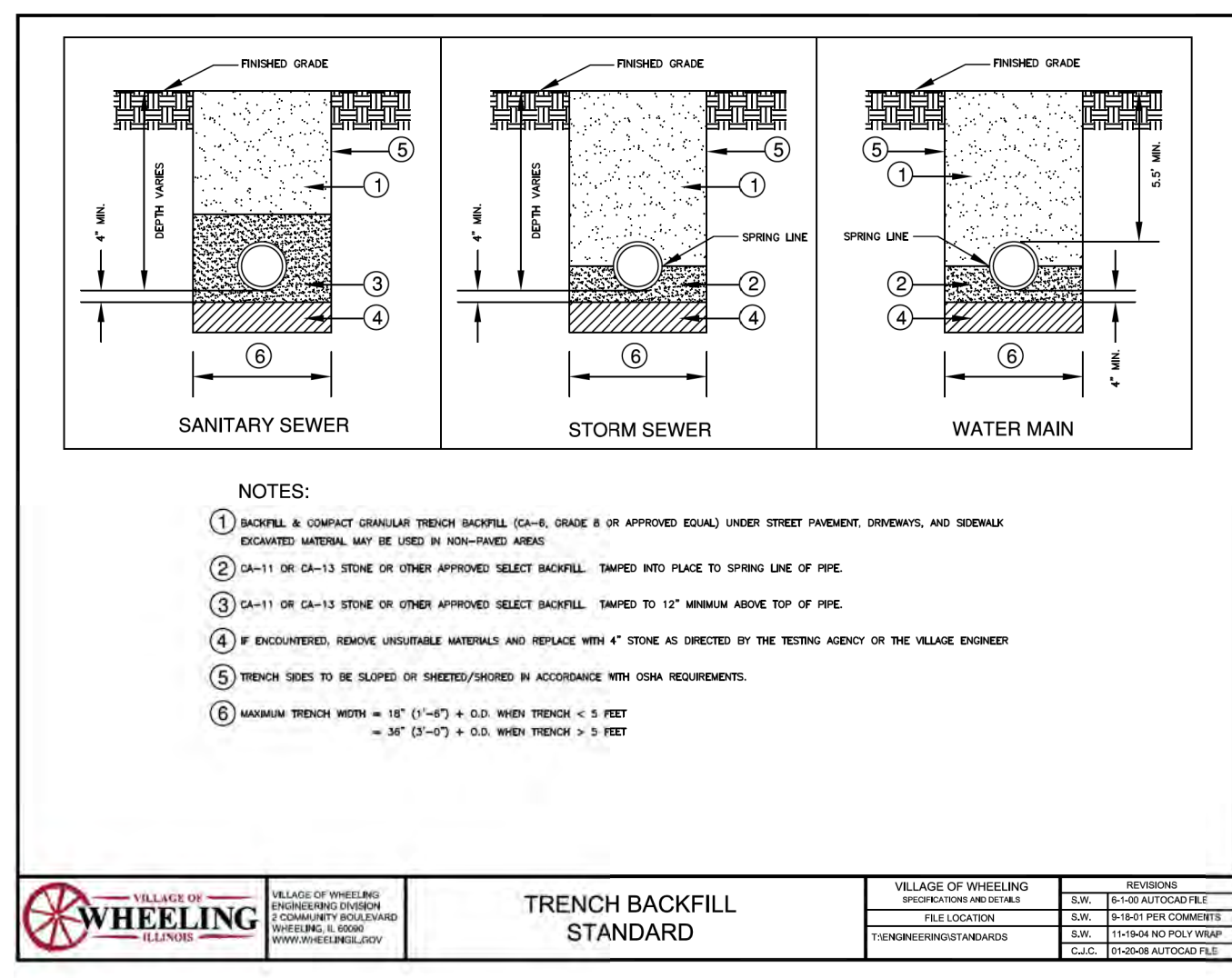
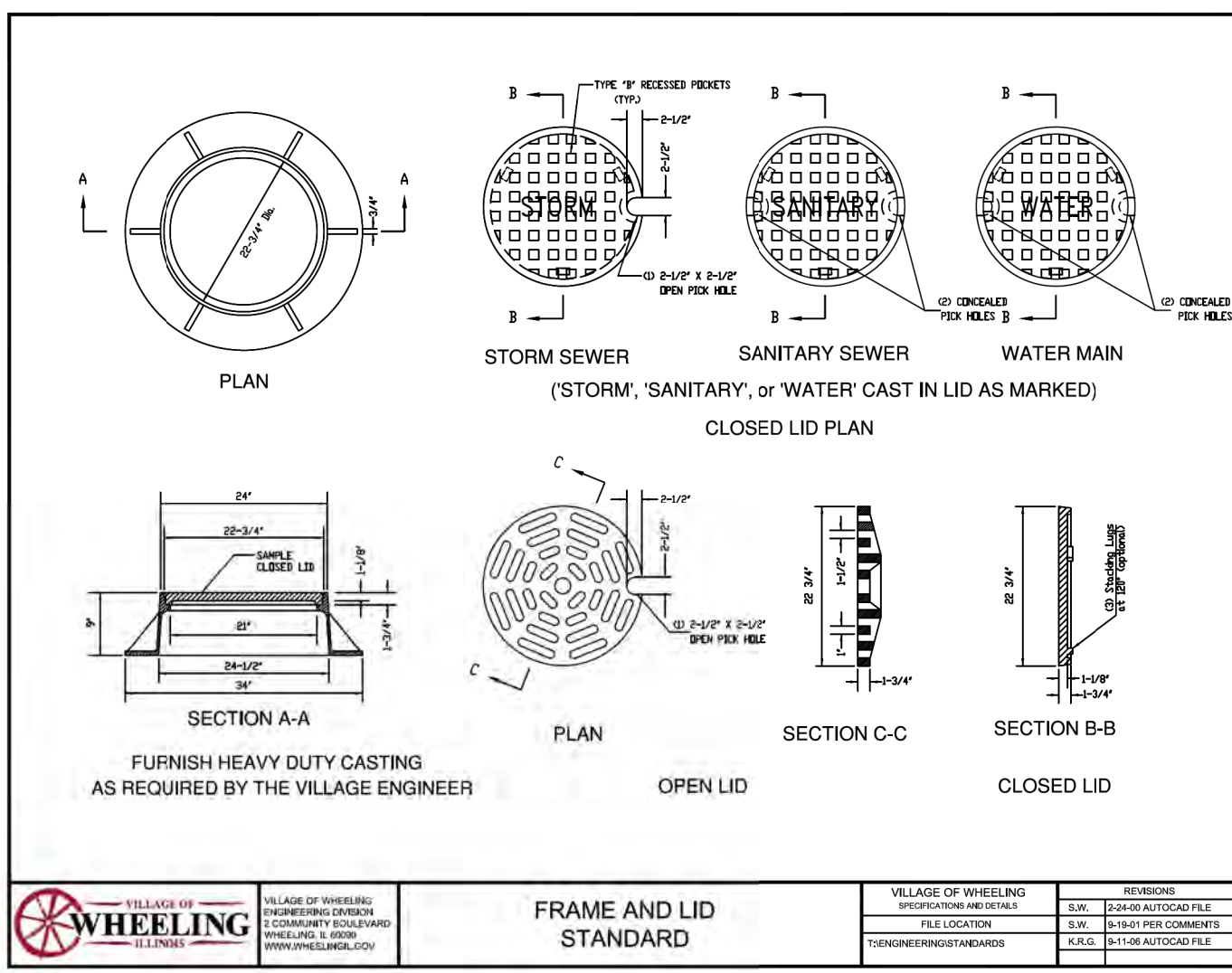
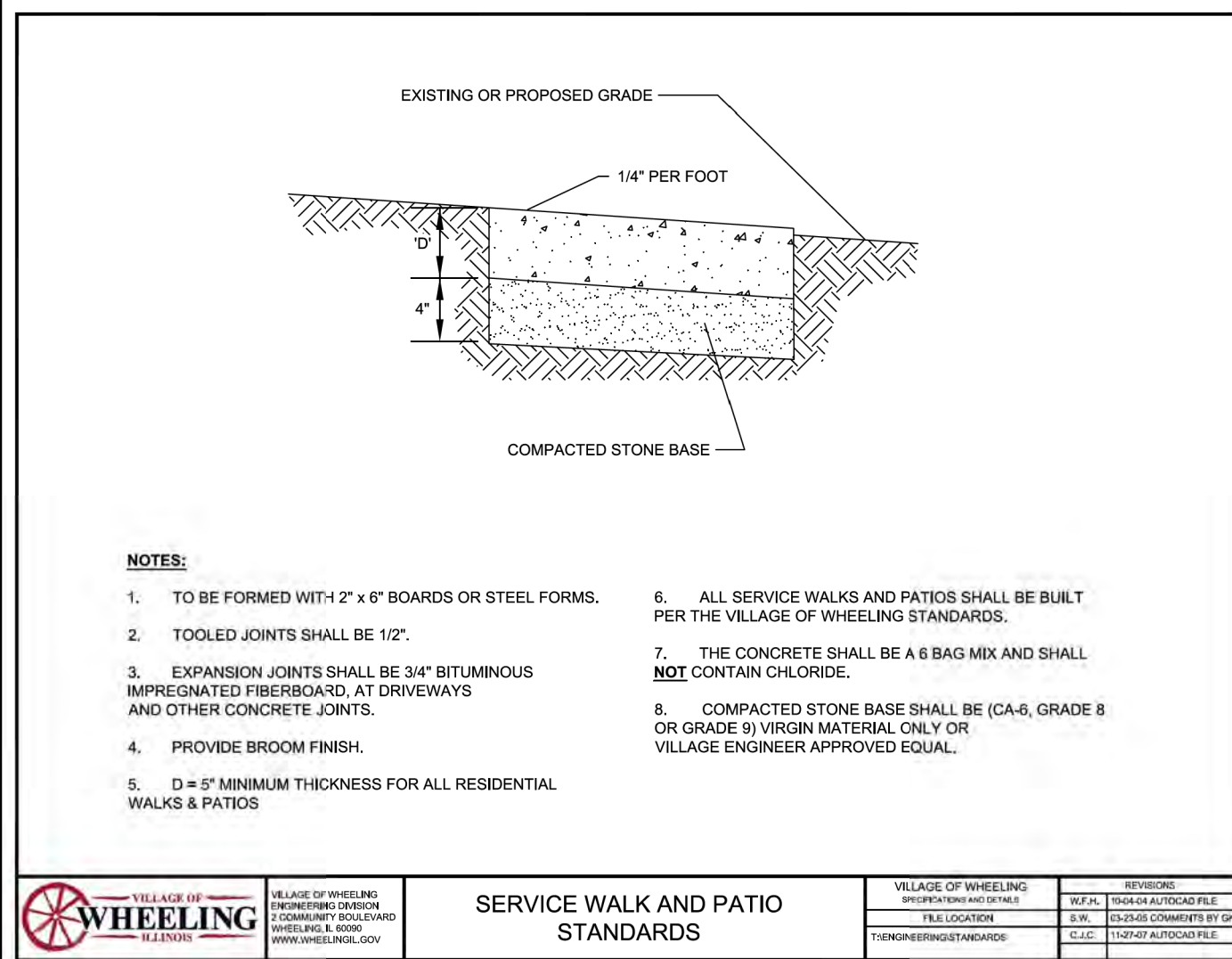
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OF 13 SHEETS

JOB No. 1774

SHEET NUMBER
9
OF 13 SHEETS

JOB No. 1774



HAWTHORNE AVIATION NORTH TOWER ROAD HANGAR

PEARSON, BROWN & ASSOCIATES, INC.

WHEELING, ILLINOIS

DESIGNED BY: D.S.H.

DRAWN BY: R.C.J.

CHECKED BY: J.F.C.

ORIGINAL ISSUE: 000000

1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL 60088
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FAX: (847) 367-2557
E-MAIL ADDRESS: pba@pearsonbrown.com

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DESCRIPTION

Exhibit received August 25, 2017

DATE BY

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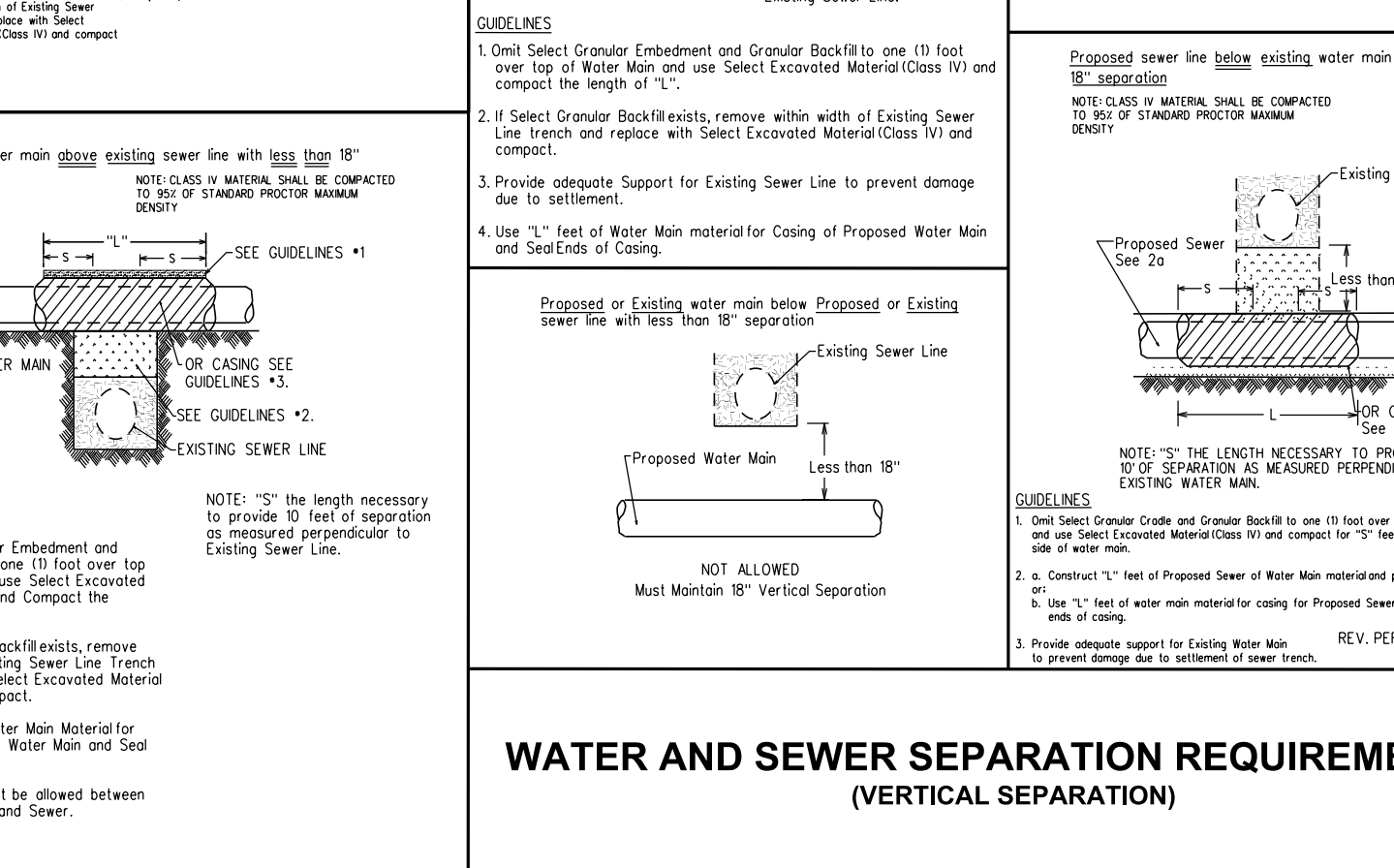
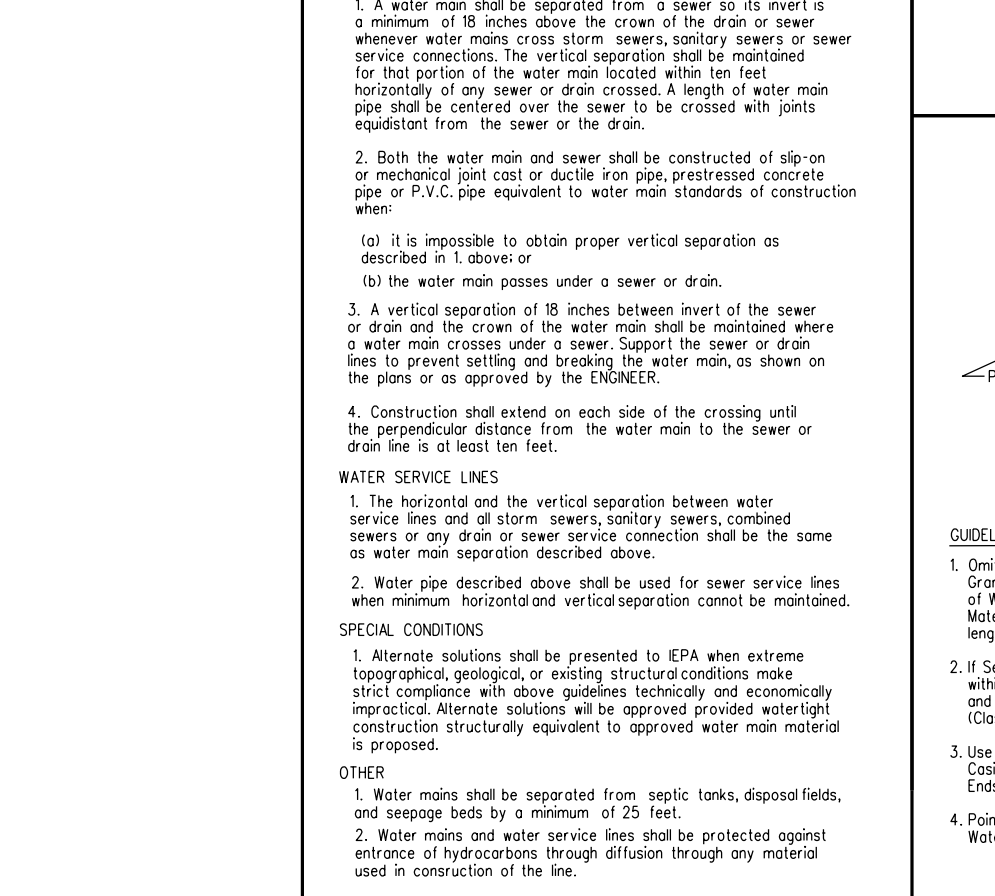
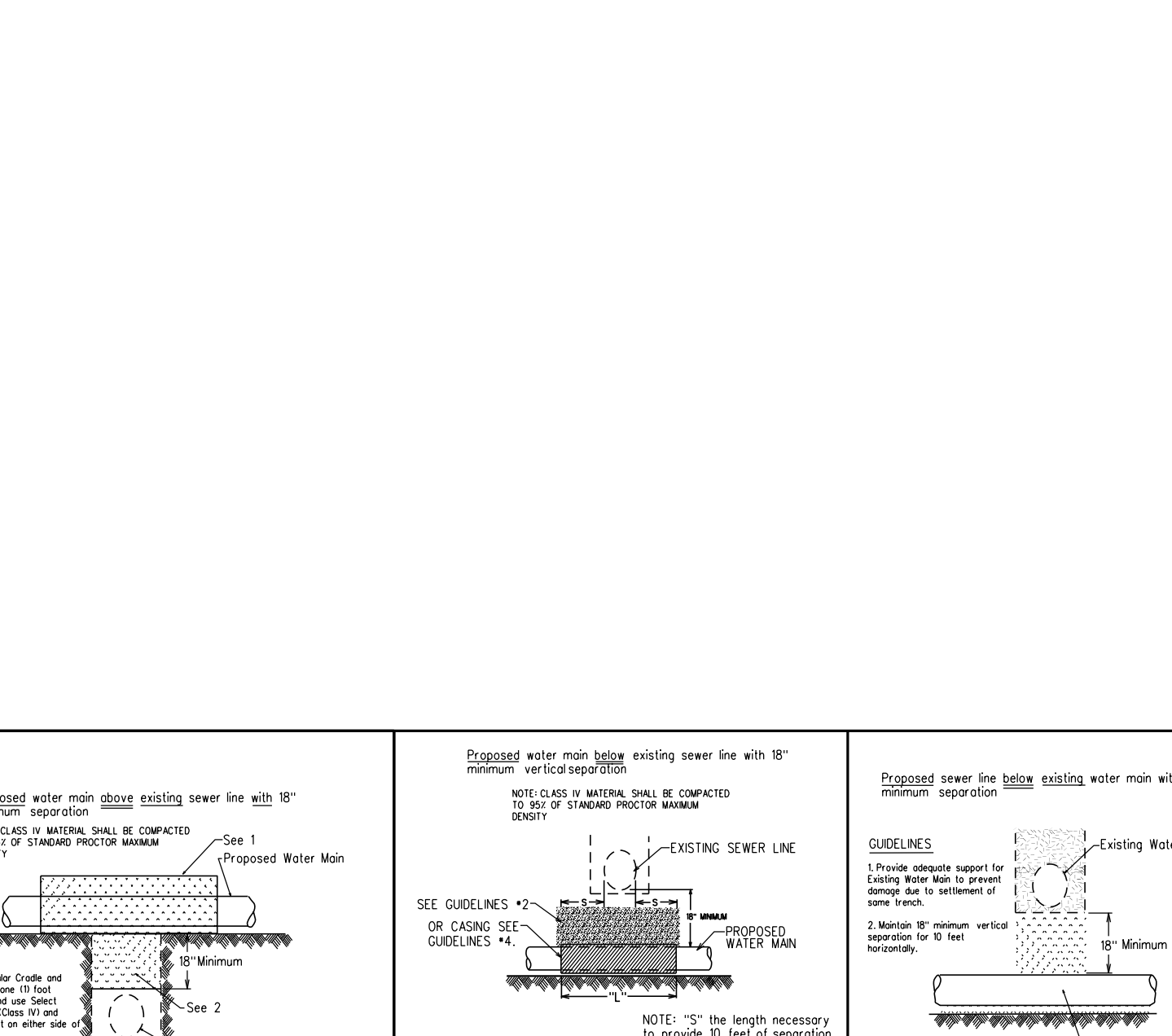
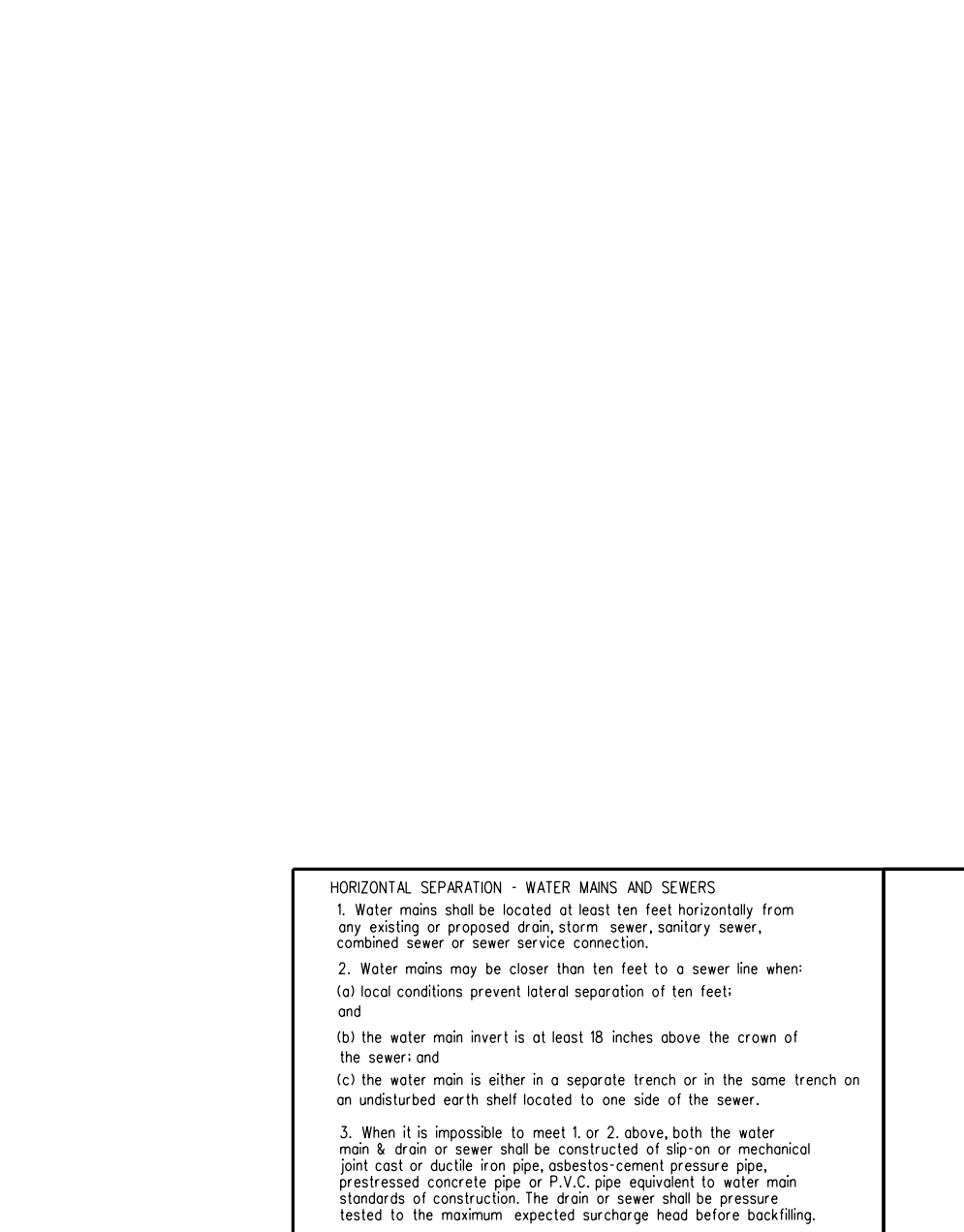
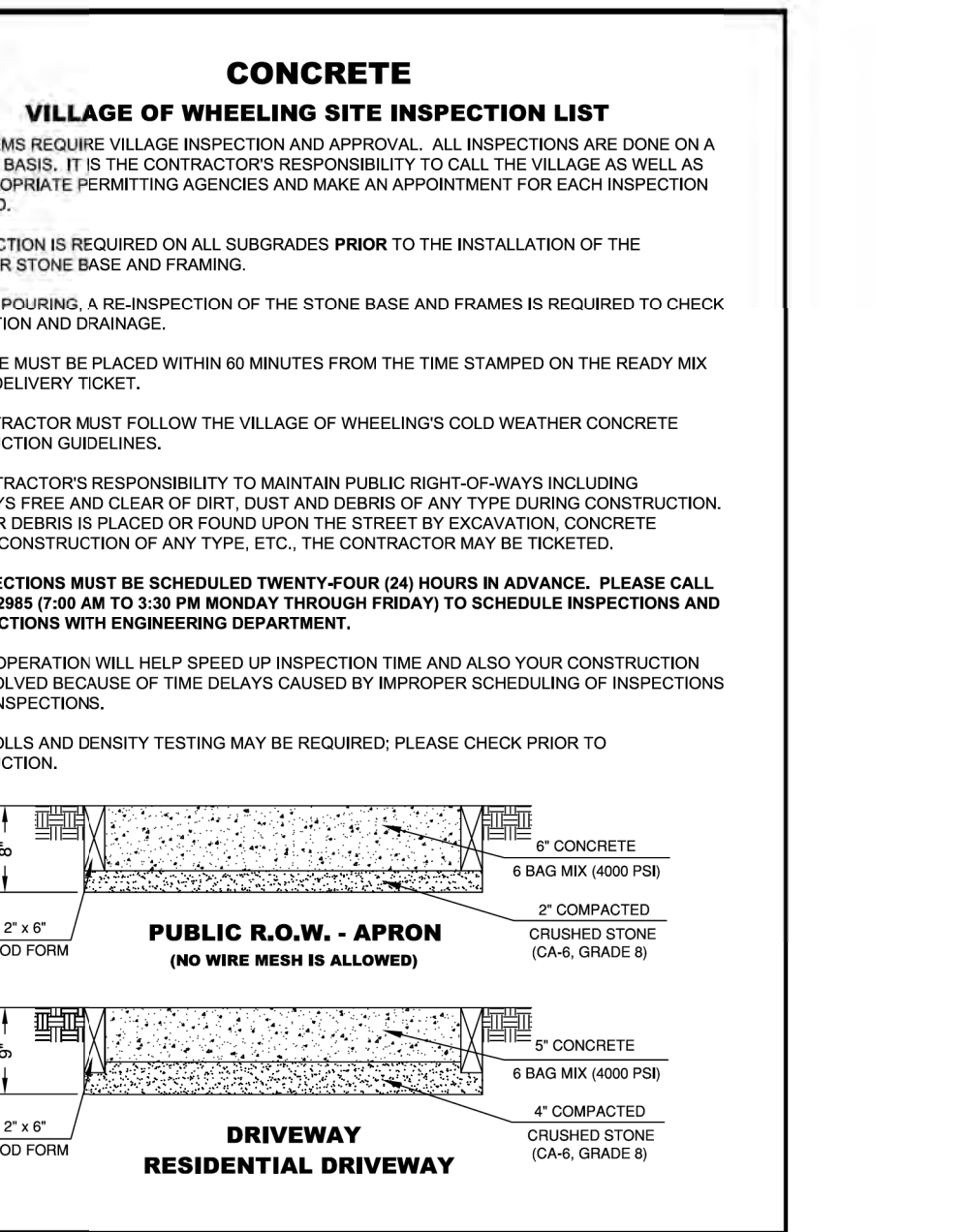
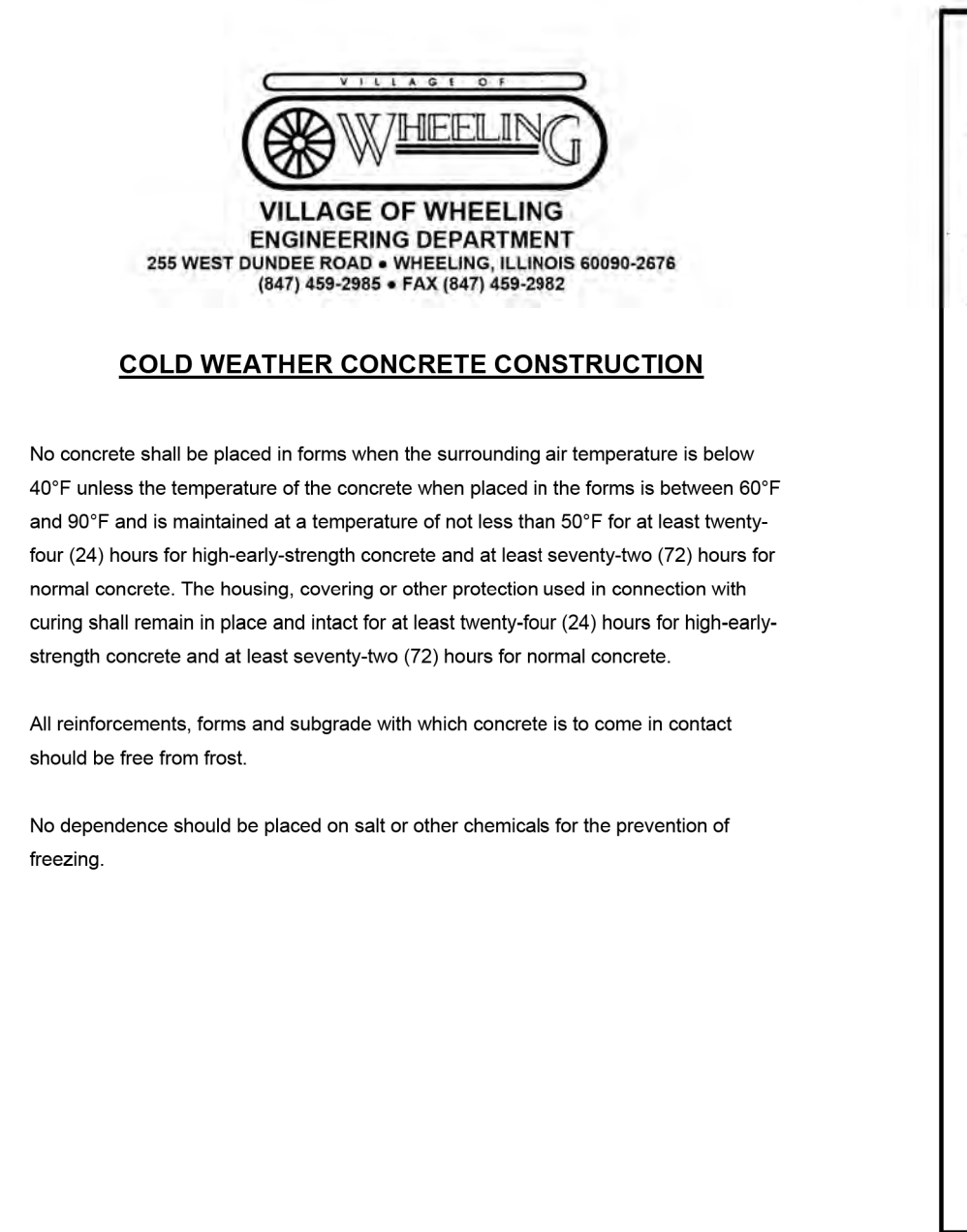
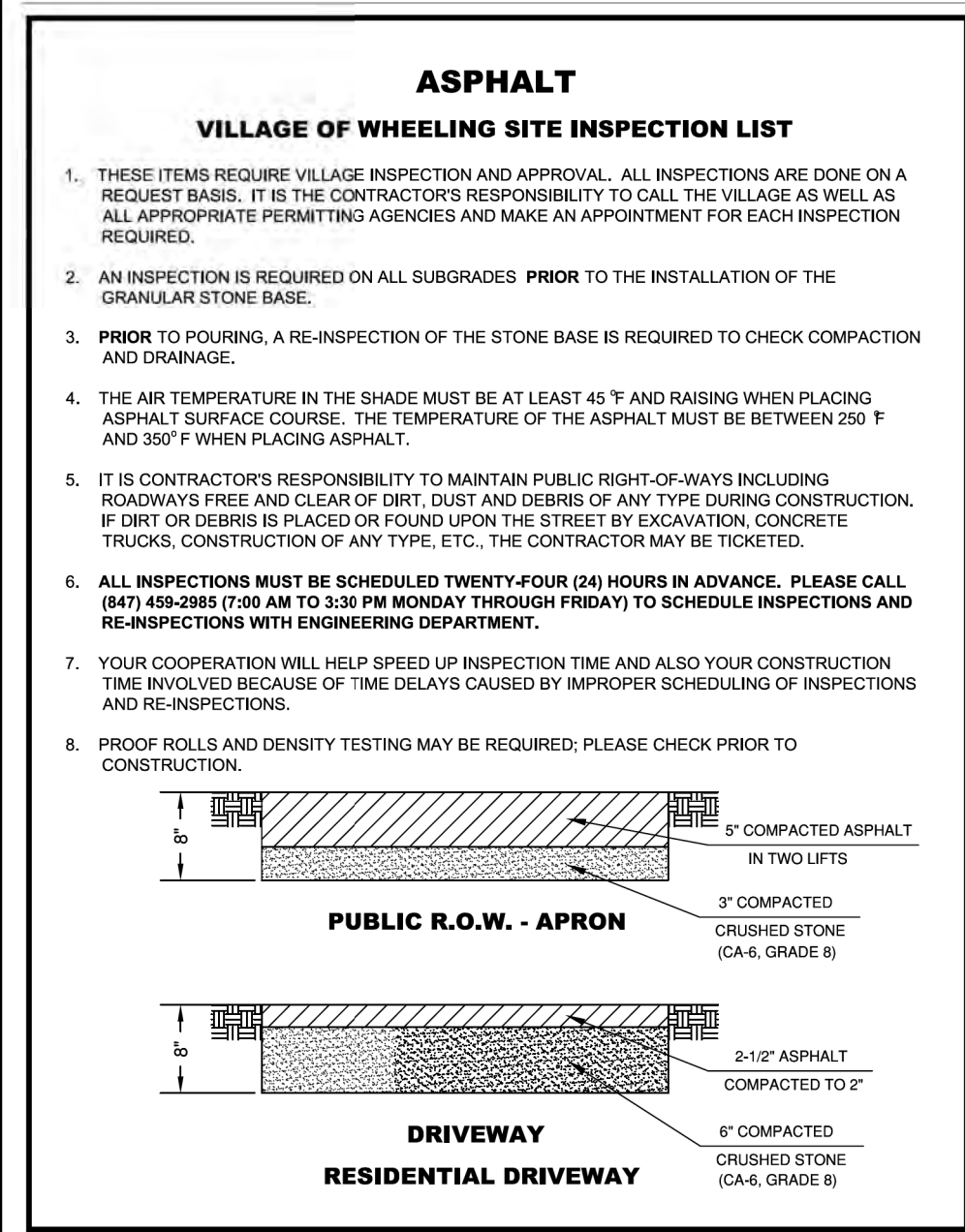
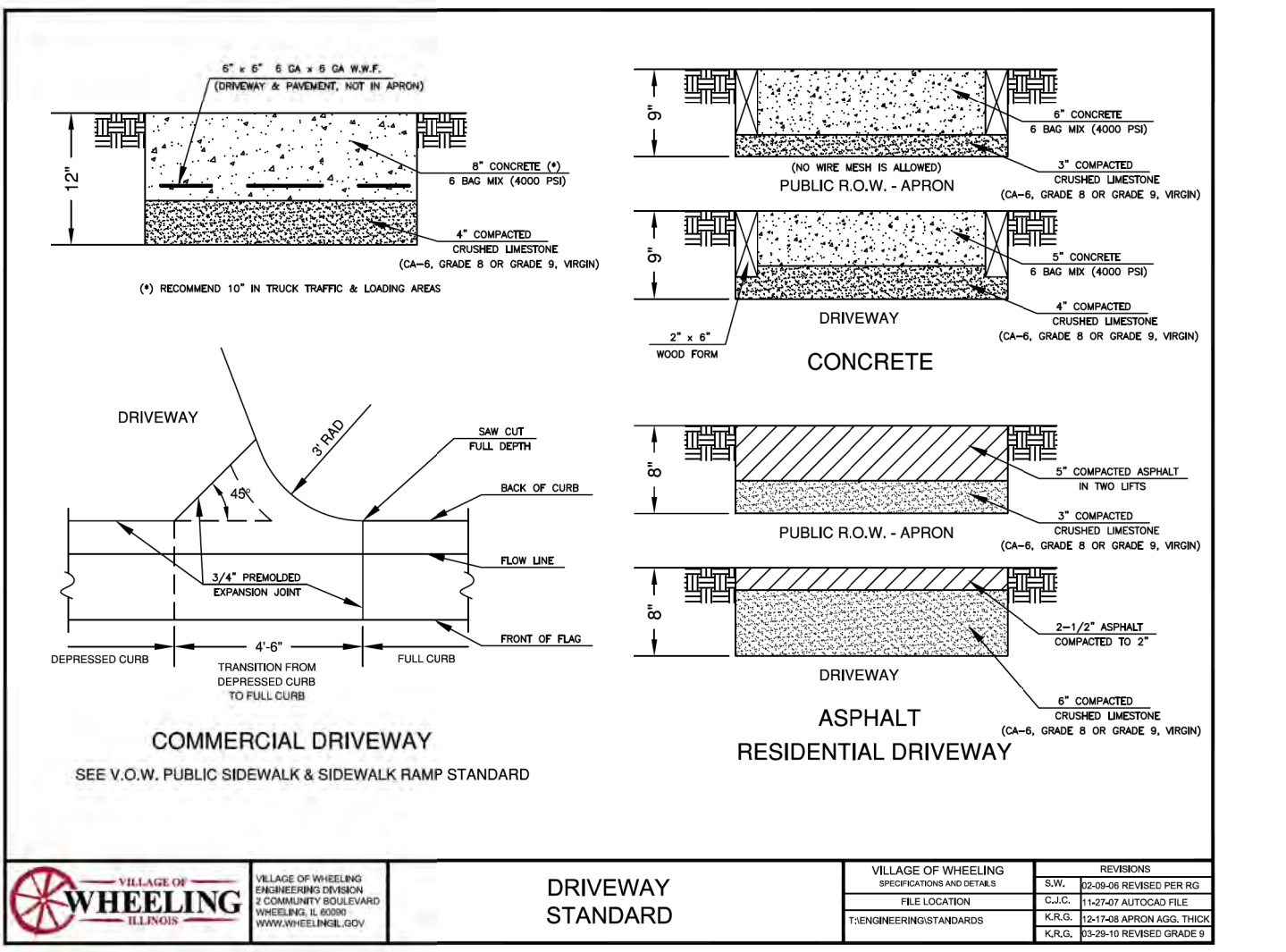
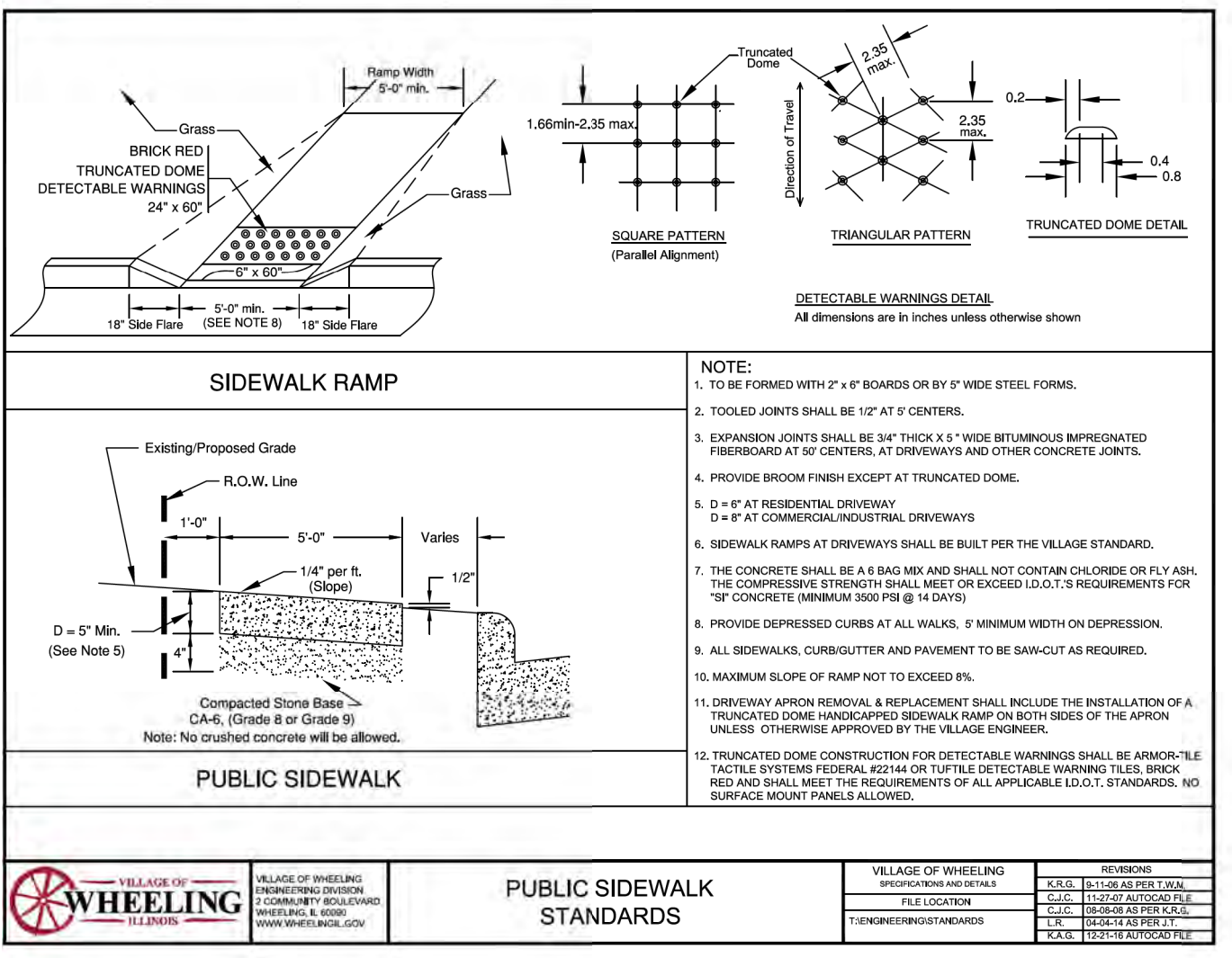
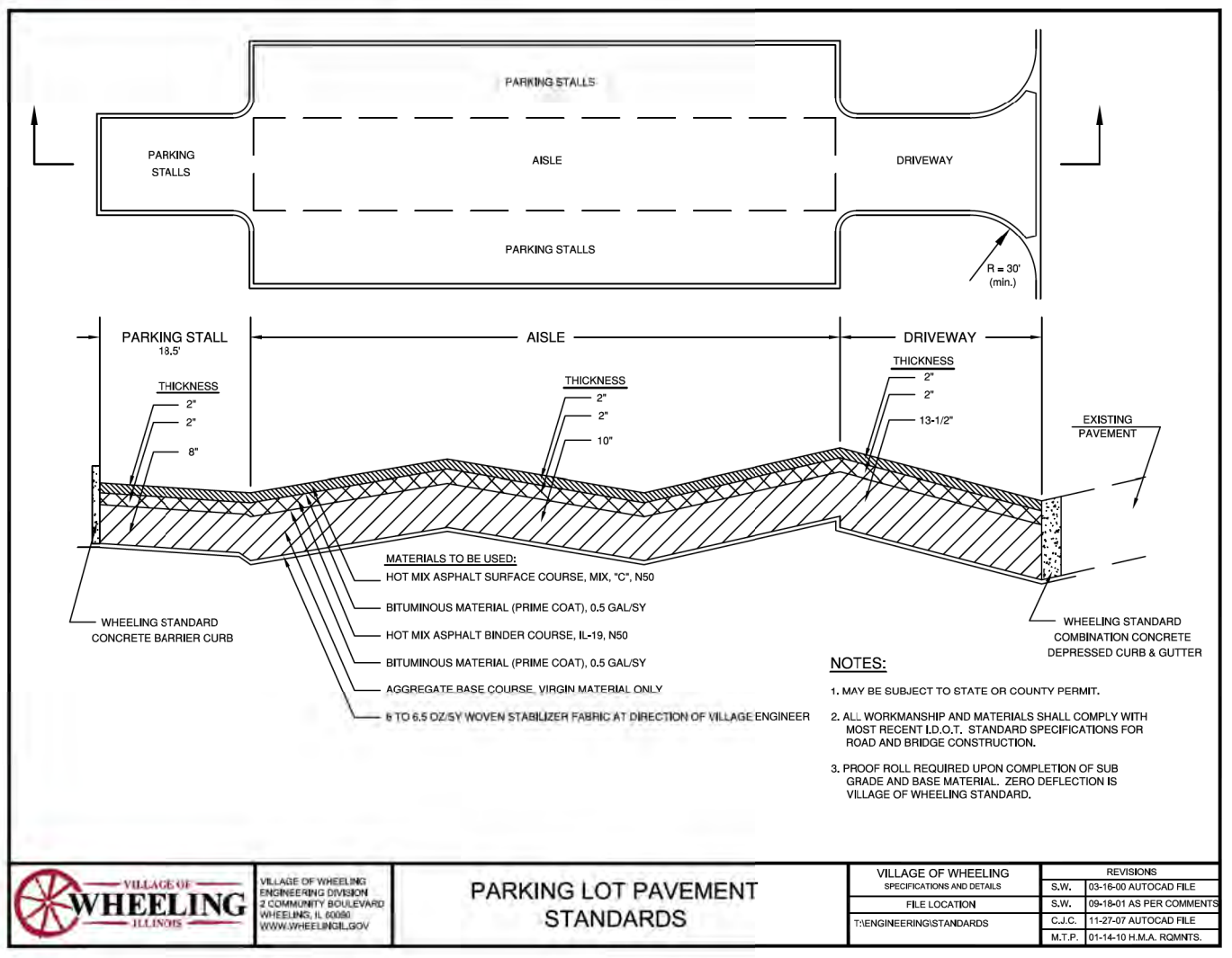
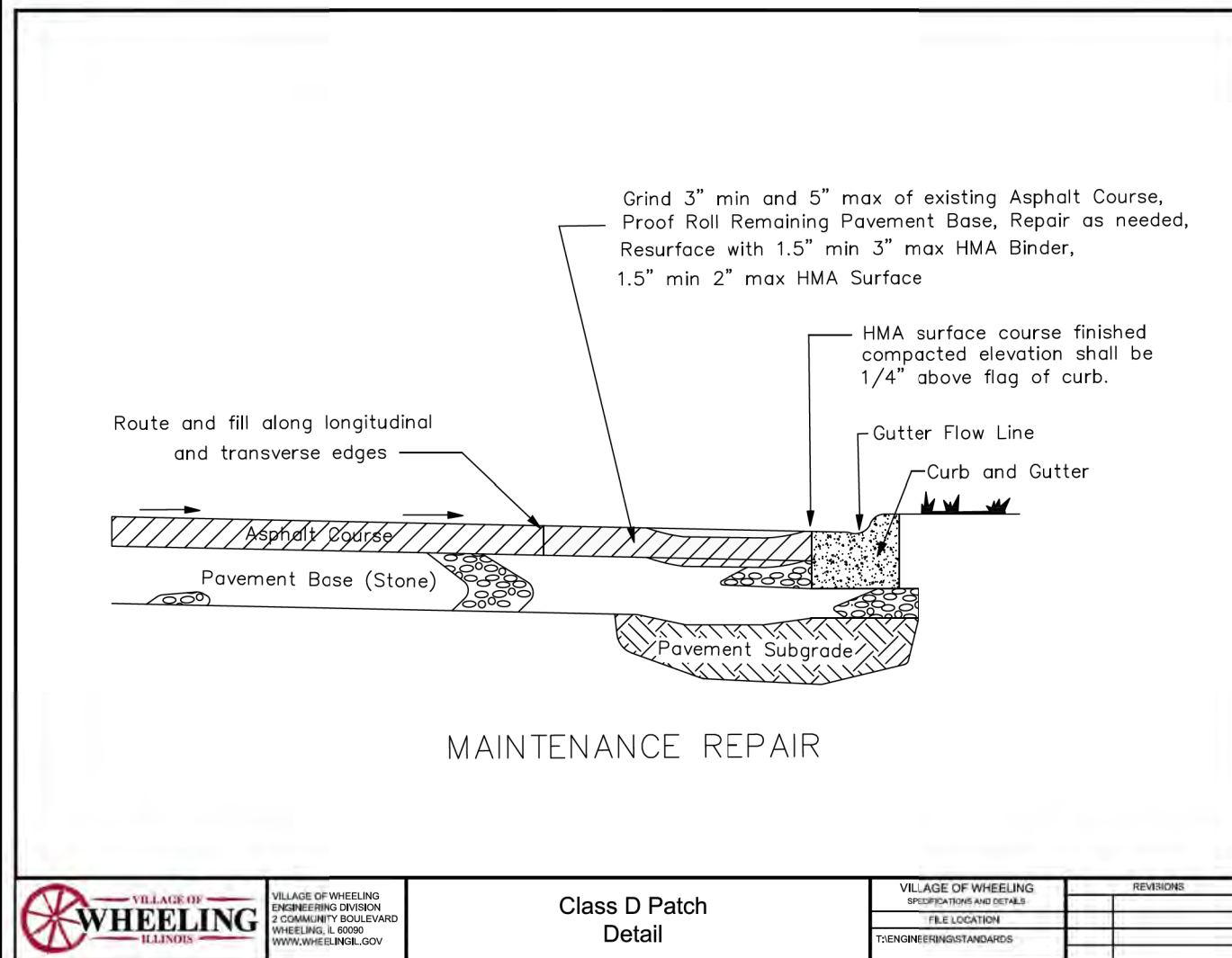
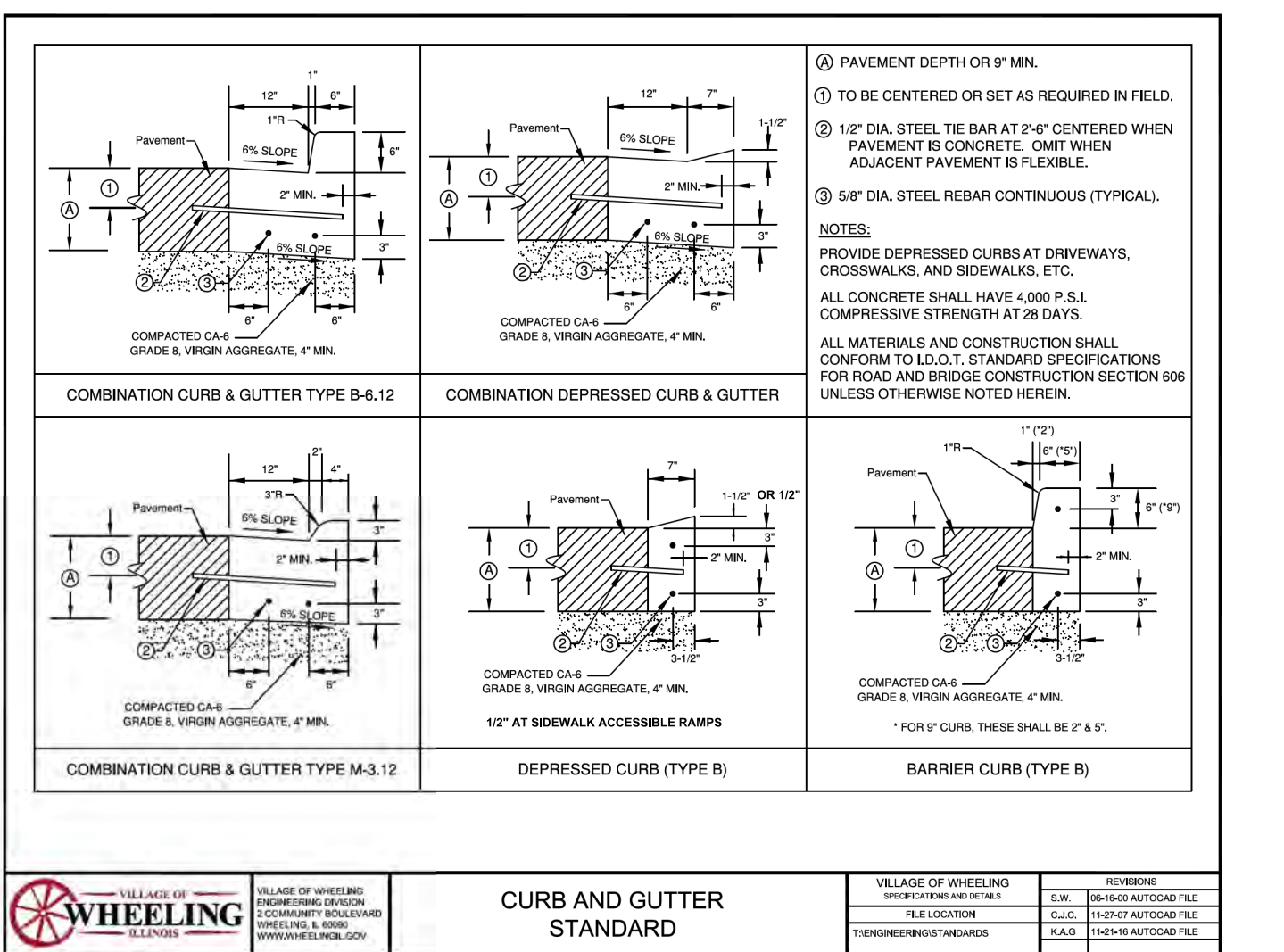
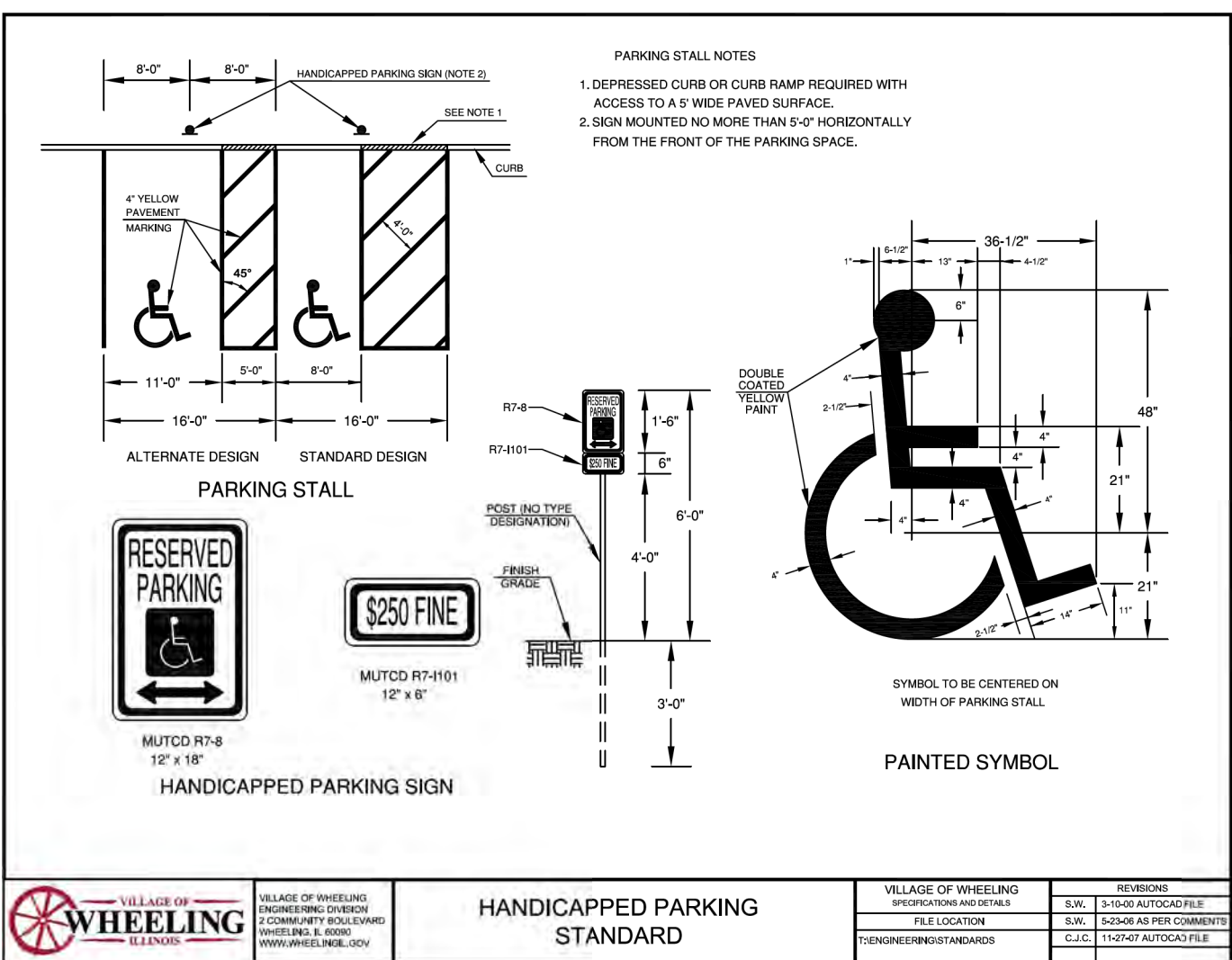
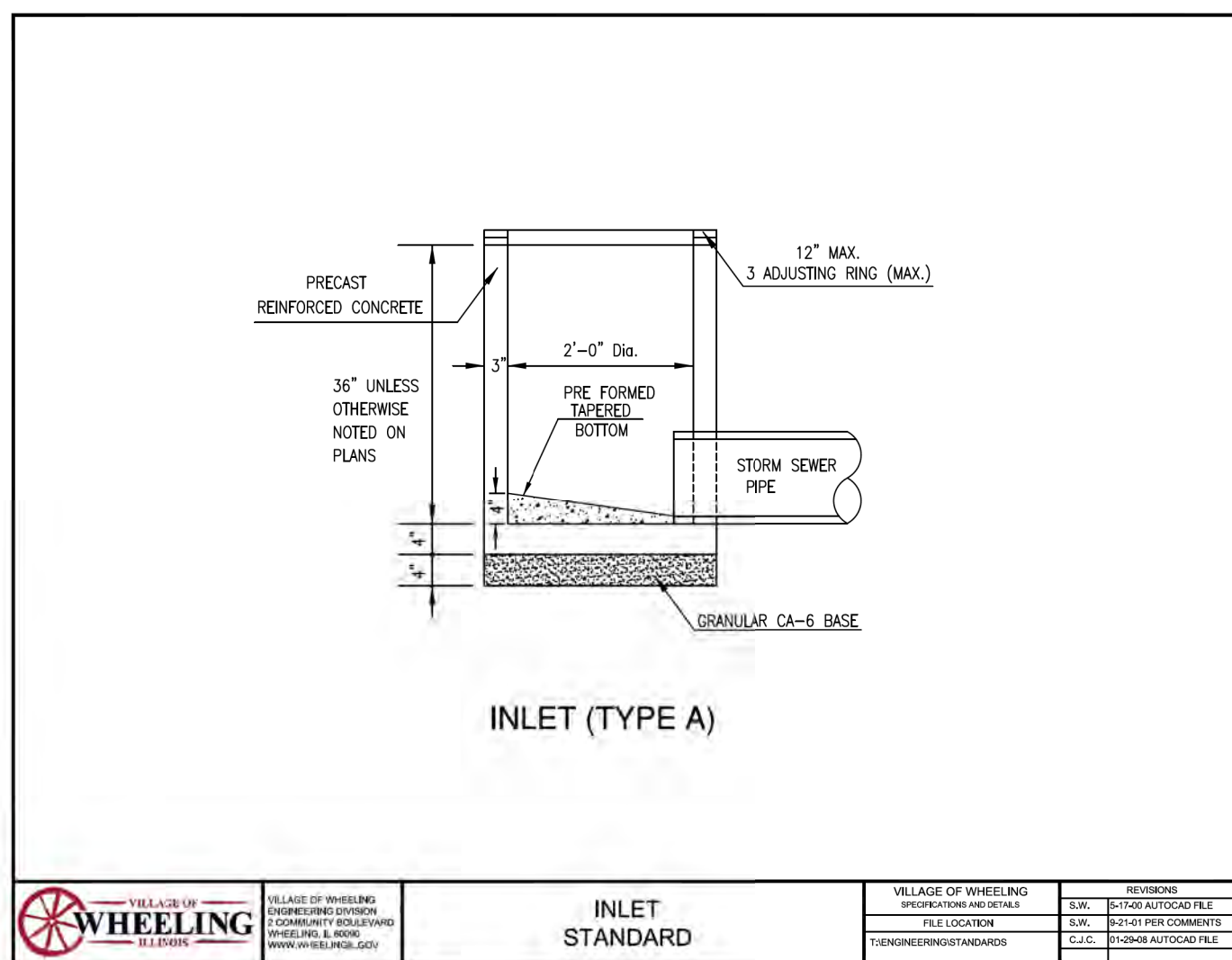
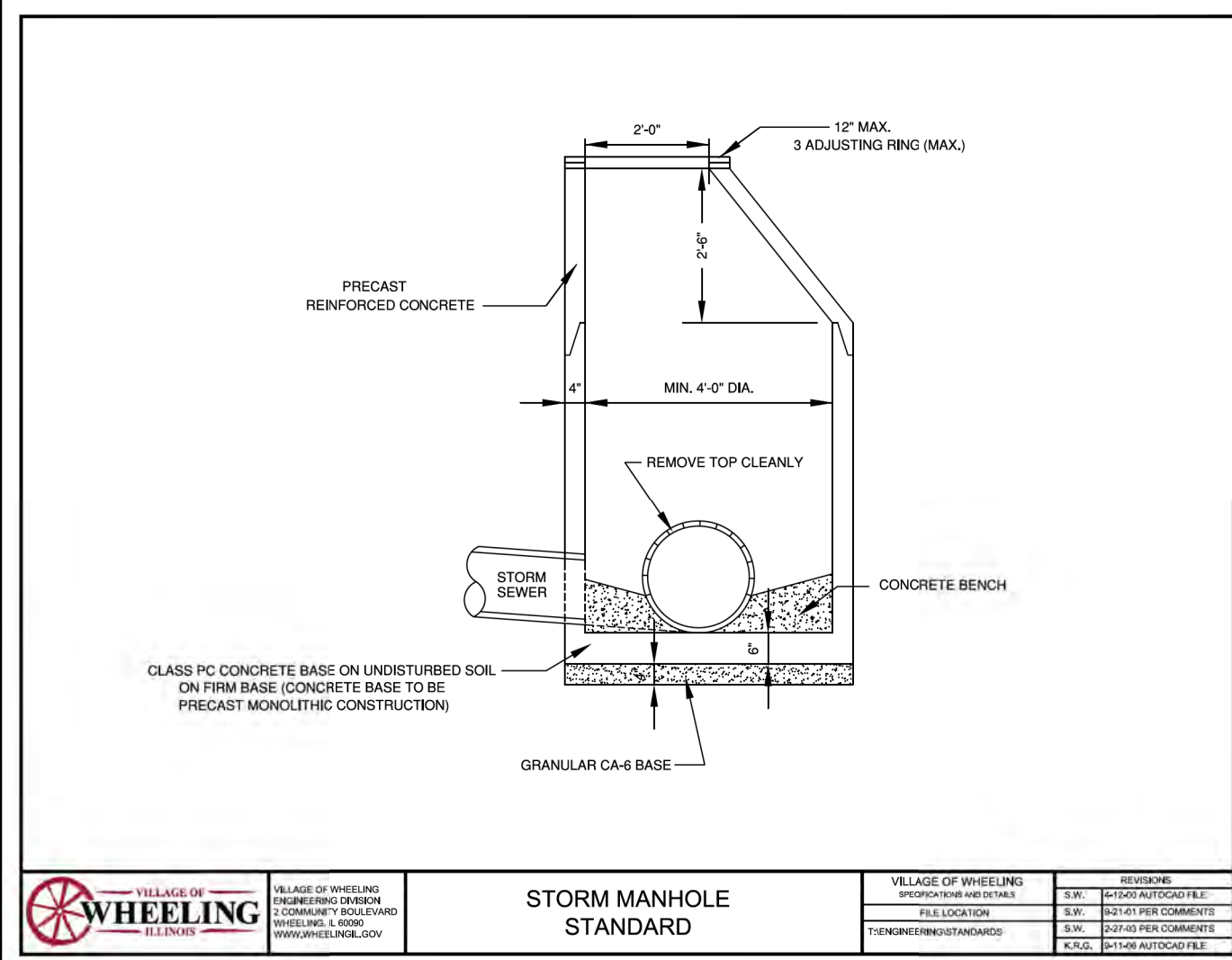
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OF 13 SHEETS

DETAILS

JOB NO. 1774



HAWTHORNE AVIATION

NORTH TOWER ROAD HANGAR

DESIGNED BY: D.S.H.

DRAWN BY: R.C.J.

CHECKED BY: J.F.C.

ORIGINAL ISSUE: 00/00/00

WHEELING, ILLINOIS

PEARSON, BROWN & ASSOCIATES, INC.

CONSULTING ENGINEERS

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DESCRIPTION

DATE BY

REVISIONS

SHEET NUMBER

12

OF 13 SHEETS



GLOBAL AVIATION SERVICES

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Phone: 847.325.0566 Fax: 847.325.0567 www.hawthorne.aero

David C. Annin, General Manager PWK
P. (847) 325-0562, E.dannin@hawthorne.aero

September 8, 2017

Brook Jones, Senior Planner
Village of Wheeling
2 Community Blvd.
Wheeling, IL 60090

VIA EMAIL: bjones@wheelingil.gov

Brooke,

I have just met with Chief Keith MacIsaac and discussed his concerns related to site and airfield access for our proposed Phase I Charlie Pad Hangar and Office development at Chicago Executive Airport. Hawthorne has committed to Chief MacIsaac that construction on our Phase II will commence within three years and will include the required secondary access drives. In the event Phase II construction does not begin within three years Hawthorne has committed to Chief MacIsaac that we will provide the desired secondary access points at that time.

If you have any questions don't hesitate to give me a call.

Regards,

David Annin

cc: Keith MacIsaac, kmacisaac@wheelingil.gov



Exhibit received September 8, 2017

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, August 24, 2017.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Dorband, Johnson, Powers and Ruffatto. Commissioner Kalis was absent with prior notice. Also present were Brooke Jones, Senior Planner, Mallory Milluzzi, Village Attorney, Ron Antor, Fire Inspector and Kyle Goetzelmann, Civil Engineer.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A)** [Docket No. SCBA 17-30](#)
 Anir Nail & Spa
 228 McHenry Road
 Appearance Approval of Wall Sign

Commissioner Dorband moved, seconded by Commissioner Johnson to approve the following consent item.

Approve Docket No. SCBA 17-32 to grant appearance approval for the wall sign in accordance with the sign plan submitted August 9, 2017 by S.M. Deluxe Sign, on behalf of Anir Nail & Spa, located at 228 McHenry Road, Wheeling, Illinois.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A)** [Docket No. PC 17-14](#)
 Burger King
 425 W. Dundee Road
 Site Plan & Appearance Approval of Building and Site Modifications

Ms. Tracy Willie, Architect, Warren Johnson Architects, 19 North Greeley Street, Palatine was present.

Chairman Ruffatto noticed the docket for the sign was not included. He questioned if it could be discussed at tonight's meeting. Village Attorney Milluzzi confirmed it could be discussed at the meeting. He explained if everyone was in general agreement about the signs after the discussion, it would come to the next meeting as a consent item so the petitioner would not need to be present. He apologized it was not included on tonight's agenda.

Ms. Willie reviewed the following changes.

1. The fence material was changed to cedar.
2. The fence rails were changed to 2" x 6".
3. The fence vertical boards were changed to 5/4" thick.
4. An irrigation plan was provided (Sheet L.2).
5. They are no longer painting the existing brick. They are adding the two different types of Nichiha panels on top of the existing face brick. Samples were provided. The Nichiha brick that is being added will not be painted. There will be no painted brick on the building or on the trash enclosure.
6. The site plan was updated to reflect the Wheeling Town Center change on the roadway. They have changed the in and out arrows to better reflect what's going to take place after the construction is finished.
7. The bump in the peninsula is eliminated from the vehicle access out of the drive-thru. It has been squared off so the vehicles could just come straight out. Burger King wants a right turn only.
8. The existing light poles will remain but new LED heads will be added which will be very similar to the Wheeling Town Center lighting.

9. The signage was adjusted. The new sign is the flame grilling. The button signs are now 48" round per Village Code.

Commissioner Dorband appreciated the work the petitioner went through to update the packet in a timely fashion. She looks forward to the continued changes.

Commissioner Johnson appreciated the quickness in providing the updated information. He requested a review of the exterior finishes.

Ms. Willie reviewed the different material samples. She reconfirmed the brick panels covering the brick will not be painted.

Commissioner Johnson asked for details regarding the signage. Ms. Willie explained the sign attached to the awning will have the Flame Grilling sign attached to the front of the awning. The sign on the tower on the north elevation will be 42" round. The east elevation also has a 42" round on the tower. There are a total of three signs.

Commissioner Creech referred to the awnings that were now going to be enclosed. He questioned the material. Ms. Willie explained it would be closed using the same material as the awning.

Commissioner Blinova thanked the petitioner for the project.

In reply to Commissioner Blinova's question, Ms. Willie confirmed the patio seating was removed. She spoke with the owner and they preferred to remove it since it was not used in the past. They will remove it in the future if needed.

Commissioner Powers echoed the other Commissioners. He thinks the petitioner will be happy with how the site flows. He appreciated the trash enclosure.

Chairman Ruffatto questioned if the petitioner saw the comment from the Health Division about the ceiling tiles. Ms. Willie confirmed they use a gypsum type board. She received approval from the Health Division.

Chairman Ruffatto questioned if the picture of the sign needed to be changed since it did not depict what was being approved. Village Attorney Milluzzi explained the picture was just an example of a similar building. Ms. Jones explained the sign permits were not approved based on the pictures.

Chairman Ruffatto requested comments about the signage. There were no comments.

Commissioner Dorband moved, seconded by Commissioner Johnson to recommend Approval of Docket No. PC 17-14 to grant a site plan change to Special Use Ordinance No. 1997 as shown on the following exhibits submitted August 15, 2017 (except as noted), by Warren Johnson Architects, for Burger King located at 425 W. Dundee Road, Wheeling, Illinois:

- Cover letter (2 pages)
- Demo site plan, SP-0.1

- Site plan, SP-1
- Site details, SP-2, July 19, 2017
- Site details, SP-3
- Demo plans, DM-1, July 19, 2017
- Floor plan, A-1, July 19, 2017
- Floor plan and seating plan, ID-2, July 19, 2017
- Existing elevations, A-3
- Proposed east elevation, A-4
- Proposed west, north and south elevations, A-4.1
- Landscape plan, L1, August 22, 2017
- Landscape irrigation plan, August 22, 2017
- Elevation renderings (2 sheets)
- Light fixture details (7 sheets)
- Photos of remodeled Shorewood examples (5 sheets)

With the following condition:

1. The ceiling in the kitchen where washing storage rooms and bathrooms shall not be acoustical. They must be vinyl clad gypsum board for easy clean ability.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

B) [Docket Nos. 2017-9 & PC 17-15](#)

Wolf Crossing

411-415 N. Wolf Road

(2017-9) Approval of a Final Planned Unit Development for Multi-Family Residences

(PC 17-15) Approval of a Final Plat of Subdivision

Mr. Derick Hoffman, DRH Cambridge Homes, 750 E. Bunker Court, Suite 50, Vernon Hills, IL , Mr. Mark Fields, DRH, Land Acquisition, Mr. Bruce Mellen, DRH, Land Development, Mr. Dan Shapiro, Land Use Council, Mr. Quinten Hoogenboom, Manhard Consulting, 700 Springer Drive, Lombard, IL, Mr. Brad Dethloff, Landscape Designer, Rolf C. Campbell & Associates, 910 Woodlands Parkway, Vernon Hills, IL, Mr. William Grieve, Sr. Transportation Engineer, Gewalt Hamilton and Mr. James D'Alexander, Manhard Consulting, 700 Springer Drive, Lombard, IL were present.

Mr. Shapiro announced they were before the Plan Commission last month and received a favorable vote of 4:3 for final plat and final PUD. They went to the Village Board on August 7th for their consideration. The Village Board voted unanimously in favor. There were several conditions with the Plan Commission's vote. The petitioner worked on addressing all of them. Revised plans had since been submitted with a cover letter.

Mr. Shapiro addressed the conditions.

That the brick shall not be veneer – They have addressed it.

Include downspouts on the elevation plans – They have highlighted them better on the plans.

Bigger patios – They have increased the patios from 10'x10' to 10'x12'.

Unit shall have decks off the second floor – They have added the decks.

Burying the downspouts – They have provided plans with the downspouts buried.

Mailboxes shall have canopies – Mailbox canopies have been provided.

Provide alternative light fixtures – New light fixtures have been provided.

Include lighting on a photometric plan – The photometric plans have been updated and submitted. They meet the Village requirements.

Additional landscaping between units – The landscaping has been provided.

Mr. Shapiro referred to one recommendation that they were not able to do completely. They were not able to irrigate everything. They provided an irrigation plan that showed irrigation in the front along Wolf Road. He explained the reasons. There were spouts in the back so people could use their hoses and irrigate the flowers themselves. They looked at the engineering component of irrigating everything and the burying of the downspouts was an engineering task and a challenge but they have achieved it. It would be more difficult to bury the downspouts with an in ground irrigation system. It was also a cost factor after adding everything up.

They were glad they could address 95% of the conditions they were asked to address.

Mr. Shapiro opened the discussion to the Plan Commission.

Commissioner Johnson questioned if the updated drawings would be part of the packet going forward. Ms. Jones confirmed they were included as a condition and noted in the motion.

Ms. Jones referred to the memo from the Engineering Division provided today. An updated site plan shows the 10'x12' patios.

Commissioner Johnson questioned if something would be included in the homeowner's association

documents that would make the owners responsible for basic irrigation. Mr. Shapiro explained it would be included in the general maintenance upkeep.

In reply to Commissioner Johnson's question, Mr. Shapiro confirmed the grass cutting of the common elements was done through an outside service. Chairman Ruffatto asked for clarification of the common elements. Mr. Mellen confirmed all of the landscaped areas were included in the maintenance by the third party. There is no grass cutting or landscaping maintenance required by any of the owners.

Commissioner Creech referred to the previous discussion at the last meeting about a sidewalk on the south side of the property and the vacating of the Mayer Avenue property. He understands it had been completed and the property was now part of the planned unit development. Mr. Shapiro confirmed it was part of the PUD and they submitted a plat of vacation per Staff's request. Ms. Jones confirmed it was under Staff's review and had not yet been vacated. Commissioner Creech wants a sidewalk added. Mr. Shapiro confirmed they were willing to do it and was deferring to the Plan Commission and Village Board.

Commissioner Powers was disappointed in the irrigation. He thought the Board also wanted the fronts of all of the units irrigated. Mr. Shapiro felt there could have been a misunderstanding between the fronts of the units and the front of Wolf Road.

Commissioner Dorband questioned what was being irrigated. Mr. Shapiro confirmed their plans showed the irrigation along Wolf Road.

Commissioner Dorband questioned if Staff was confident that everything the Plan Commission had discussed was being addressed. Ms. Jones stated she was confident.

Chairman Ruffatto referred to the irrigation condition that the Plan Commission had added to irrigate everything which was approved by the Plan Commission and Village Board. Mr. Shapiro agreed that the Village Board did take up the recommendation. Chairman Ruffatto stated that the Village Board approved it with the irrigation condition. He was unsure as to why the condition could not be added to the final if that is what the Commission wanted. Chairman Ruffatto noticed areas that truly need irrigation, around the parking and sides of the buildings (between 4 & 5 and 9 & 10 and 34 & 35 and 30 & 31) that would fall into disarray since there was no ownership around them. Mr. Shapiro felt the assumption that it would fall into disarray was not true.

Commissioner Dorband noted she was the only Commissioner that lived in a similar environment. She agrees it will fall into disarray because people won't water it because they don't want to pay for the water. She is the president of her association for 20 years so she is fully aware of it.

Commissioner Dorband wanted the homeowners association to be aware of everything they would be responsible for so they would have substantial reserves in order to cover all of the items. She is fully aware of what the costs could be after living in a similar development for 20 years. Mr. Shapiro noted they had provided a draft CCR conditions and restrictions to Staff. He had not heard any concerns from Staff.

Commissioner Blinova had no concerns that weren't already addressed.

Chairman Ruffatto had a concern about the irrigation and wanted everything irrigated. He thinks all of the trees needed to be irrigated.

Chairman Ruffatto questioned if there were any declarations regarding the number of rentals that were permitted. Mr. Shapiro did not believe it was addressed in the HOA documentation. Commissioner Dorband explained if there were too many rentals, people would have a difficult time getting a mortgage. Rentals were not permitted in her development. Insurance rates go up if rentals were permitted. Mr. Shapiro referred to provision 2.15 that allows under conditions for a lease. Chairman Ruffatto questioned if it was something they would consider adding. Commissioner Dorband stated they added the condition not to allow rentals after about 4 years.

Commissioner Creech noted the Village Attorneys were working on something related to Airbnb rentals. He questioned if it would have any impact to these types of associations. Chairman Ruffatto thought it would have an impact on any dwelling in the Village.

Chairman Ruffatto appreciated the well prepared plan.

Chairman Ruffatto referred to the photometrics and the condition to include the fixtures but they were not displayed. Mr. Hoffman indicated they looked at the photometric plan after the meeting and there were a few small spots that showed zero. They updated the plan with LED fixture heads for the street lighting. By switching to the LED heads they were able to achieve the Village's standard on the photometric plan without having to contemplate the fixtures on the building. They made the adjustments strictly based on street lighting. They believe it meets the Village standards with just the street lighting.

Chairman Ruffatto referred to Commissioner Dorband's previous comment about the light fixtures. He questioned how she felt about the proposed options. Commissioner Dorband mentioned they replaced all of their fixtures at her development. Mr. Shapiro explained they were providing different lighting options for the homeowners to select from. Commissioner Dorband was not in agreement with having different fixtures for the units. Mr. Hoffman confirmed they were asking for guidance from the Commission on which fixture they preferred. Commissioner Dorband wanted a fixture that someone could easily replace a light bulb. Chairman Ruffatto noted it was the fixture located on the right. Mr. Hoffman confirmed the fixture was open on the bottom so it would be easy to change the light bulb. Commissioner Dorband reiterated they should not use both fixtures because it would look like a circus.

In reply to Commissioner Dorband's question, Mr. Hoffman confirmed there would be lighting above the front porch. She suggested using a better light fixture in the back by the patios that was easier to access for changing light bulbs. Chairman Ruffatto suggested using the front fixture also in the back. Commissioner Dorband felt it would be too large. Chairman Ruffatto questioned if the fixture was available in a smaller size. Mr. Hoffman was unsure. They have only installed the proposed fixture in the backs on their townhome units. He did not come with an alternative.

Chairman Ruffatto questioned if a homeowner could change the fixture in the back. Commissioner

Dorband explained in her association they could change the fixture in the back but not in the front but it would need approval by their Board.

Chairman Ruffatto questioned if extending the deck on top required any type of fire suppression outside. Fire Inspector Antor explained they would need to put on a dry side wall head over the sliding door at both levels. Mr. Shapiro confirmed with the building permit they would be sprinklered.

Commissioner Dorband questioned if addresses could also be added at the back of the units to assist the Fire and Police Departments. Mr. Shapiro agreed. Fire Inspector Antor didn't know if it would be helpful in this particular case since there were no roadway access to the back of the buildings. He thought it was probably a very subjective and arguable position. Chairman Ruffatto liked the idea and will take a consensus.

Chairman Ruffatto took a consensus on adding addresses to the backs of the buildings.

Commissioner Johnson: not in favor

Commissioner Blinova: not in favor

Commissioner Powers: not in favor

Commissioner Creech: not in favor

Commissioner Dorband: in favor

Chairman Ruffatto: not in favor

The vote was 5:1 not in favor of adding addresses to the backs of the buildings.

Chairman Ruffatto took a consensus if the proposed rear exterior lighting fixture was OK.

Commissioner Creech: in favor

Commissioner Dorband: not in favor

Commissioner Powers: in favor

Commissioner Blinova: in favor

Commissioner Johnson: in favor

The vote was 4:1 in favor of keeping the proposed rear exterior lighting fixture.

Chairman Ruffatto took a consensus on irrigating the entire property.

Commissioner Creech: in favor

Commissioner Dorband: in favor

Commissioner Johnson: not in favor

Commissioner Blinova: in favor

Commissioner Powers: in favor

Chairman Ruffatto: in favor

The vote was 5:1 in favor of irrigating the entire property.

Commissioner Creech asked about the sidewalk on the south side. Chairman Ruffatto questioned if it could be added to one of the motions. Village Attorney Milluzzi felt a consensus was needed from the Commission as to whether the Commission wanted to see it and then propose it to the Board to

take under consideration. She would not put it as a condition to require installment but to say that the Plan Commission indicates that they want it or for the Board to consider requiring it. She felt it would be good to know the Commission's position in order to share it with the Board and to allow the Board to make the final decision. Ms. Jones explained that Staff would ensure that it was a recommendation that goes forward with the Plan Commission's formal recommendation. It will be highlighted in the Staff Report.

Chairman Ruffatto took a consensus about adding a sidewalk on the vacated property.

Commissioner Creech: in favor

Commissioner Dorband: in favor

Commissioner Powers: in favor

Commissioner Blinova: in favor

Commissioner Johnson: in favor

Chairman Ruffatto: in favor

The vote was 6:0 in favor of making a recommendation to the Village Board to add a sidewalk when the property is vacated.

Ms. Jones asked for clarification regarding the irrigation plan. She questioned if "everything" included the lawn area? Commissioner Johnson questioned if it included the strips between the driveways? Chairman Ruffatto agreed it would be difficult to irrigate. Commissioner Creech didn't think grass would survive long and suggested using stones in between the driveway. Chairman Ruffatto suggested irrigating the follow areas:

- The front along Wolf Road;
- Along all end units;
- Behind the guest parking areas.

Chairman Ruffatto took a consensus about irrigating the proposed areas.

Commissioner Johnson: in favor

Commissioner Blinova: in favor

Commissioner Powers: in favor

Commissioner Dorband: not in favor

Commissioner Creech: in favor

Chairman Ruffatto: in favor

The vote was 5:1 in favor of irrigating the proposed areas.

Mr. Shapiro noted that the plantings were designed and specifically selected to be hardy plants and to withstand the seasons and temperatures. They hear what the Plan Commission desires but want to stick with their proposal. Chairman Ruffatto explained it was being added as a condition and will go to the Village Board.

Commissioner Johnson moved, seconded by Commissioner Creech to recommend approval of Docket No. 2017-9, FINAL Review of Planned Unit Development for Wolf Crossing, consisting of a 39-unit townhome development, as required under Chapter 19-05, Mixed-Use and Overlay Districts, Chapter 19-09 Planned Unit Developments, Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, as shown on the following plans/exhibits submitted on August 11,

2017 (except as noted), for the Wolf Crossing Planned Unit Development to be located on the property currently known as 411-415 N. Wolf Road, Wheeling, Illinois:

- Cover Letter (3 sheets)
- Project Narrative, 8.18.2017 (9 sheets)
- Zoning Statistics, 8.18.2017 (2 sheets)
- Vicinity Exhibit
- Site Plan, 8.23.2017
- Rendering, Front
- Rendering, Rear
- Elevation Plans (16 sheets)
- Floor Plans, Auburn (4 sheets)
- Detailed Lower Level Floor Plan, Auburn
- Floor Plans, Royal (4 sheets)
- Detailed Lower Level Floor Plan, Royal
- Garage Parking Exhibit
- Civil Engineering Plans (18 sheets)
- Fire Hydrant Coverage Exhibit
- Fire Truck Turning Radius Exhibit
- Snow Removal Exhibit
- Photometrics Plan
- Light Fixture Preliminary PUD Exhibit
- Light Fixture Alternates (2 sheets)
- Exterior and Interior Specifications Exhibit (4 sheets)
- Exterior Color Exhibit
- Landscape Plans (7 sheets)
- Landscape Irrigation Plans (2 sheets)
- Mailbox Canopy Exhibit
- Draft Declaration for HOA (51 pages)
- Downspout and Spigot Plans, 8.21.2017

Including the following relief from the Wheeling Municipal Code:

1. Reduce the minimum required building setback (front) for the townhomes from 30 feet to 9'11.5" (Section 19.04.060 F);
2. Reduce the minimum required building setback (north interior side) for the townhomes from 30 feet to 15'2" (Section 19.04.060 F);
3. Reduce the minimum required building setback (rear) for the townhomes from 30 feet to 16'7" (Section 19.04.060 F);
4. Reduce the minimum required distance between two 3-story buildings from 40 feet to 13'2" (Section 19.04.060 F); and
5. Increase the maximum townhome density from 14 units per net acre to 16.7 (Section 19.04.060 H).

And with the following conditions of approval:

1. It is requested that the Village Board consider requiring the construction of a sidewalk in the vacated right-of-way;
2. The site shall be irrigated per the irrigation plan and shall also include irrigation around the guest parking areas and along the end units;
3. The permit submittal shall address the comments provided by Haeger Engineering on August 17, 2017 including but not limited to the requirement for IDOT and MWRD approval prior to permit issuance; and
4. The plat of vacation and plat of subdivision shall be approved and recorded prior to permit submittal.

On the roll call, the vote was as follows:

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

There being three affirmative votes, the motion failed.

Commissioner Johnson moved, seconded by Commissioner Creech to recommend approval of Docket No. PC 17-15; Approving Final Plat of Subdivision for the Wolf Crossing Subdivision under Title 17, Planning Subdivisions and Developments as shown on the Final Plat received August 11, 2017, prepared by Bradley A. Strohl, Illinois Professional Land Surveyor No. 184003350, on behalf of DRH Cambridge Homes, for 411-415 N. Wolf Road, located in Wheeling, Illinois with the following conditions:

1. That the plat of vacation shall be reviewed and approved by the Village Board prior to approval of the final plat of subdivision; and
2. That the final plat shall be revised to address the comments provided by Haeger Engineering on August 17, 2017 prior to the execution by the Board.

On the roll call, the vote was as follows:

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

There being three affirmative votes, the motion failed.

8. APPROVAL OF MINUTES – [August 10, 2017](#)

Commissioner Johnson moved, seconded by Commissioner Powers to approve the minutes dated August 10, 2017 as presented. The motion was approved by a voice vote.

9. OTHER BUSINESS

Chairman Ruffatto thanked the Commission for their thoughtful input.

Chairman Ruffatto referred to the quality of the two presentations heard this evening.

Commissioner Dorband felt the iPads were such a money saver for the Village. Chairman Ruffatto agreed and looks forward to receiving the new iPads.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Powers to adjourn the meeting at 7:54 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

Steve Powers, Secretary
Wheeling Plan Commission

**DISTRIBUTED TO THE COMMISSION 9.08.2017
FOR APPROVAL ON 9.14.2017**