

**WHEELING PLAN COMMISSION
THURSDAY, JANUARY 11, 2018 6:30 P.M.**

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

Revised January 5, 2018

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 18-1](#)**
Stay Fit 24
740 W. Hintz Road
Appearance Approval of Wall Signs
- 7. ITEMS FOR REVIEW**
 - A) [Docket No. PC 18-1](#)**
Meadowbrook Park
425 Nancy Lane
Minor Site Plan & Appearance Approval of Park Modifications
 - B) [Docket No. 2017-17](#) (Continued without discussion on 12/7/2017.)**
Starbucks
Lot 2 (Building A) of the Wheeling Town Center Subdivision (address to be determined)
Special Use-Site Plan Approval for a Drive-Through Restaurant
 - C) [Docket No. 2017-16](#) (Continued without discussion on 12/7/2017.)**
City Works Eatery and Pour House
Lot 8 (Building H1) of the Wheeling Town Center Subdivision (address to be determined)
Special Use-Site Plan Approval for a Sit-Down Restaurant
 - D) [Docket No. PC 17-19](#) (Tabled without discussion on 12/7/2017.)**
Wheeling Town Center
Various Lots within the Wheeling Town Center Subdivision (addresses to be determined)
Site Plan & Appearance Approval of Building and Site Modifications

- E) [Docket No. SCBA 18-2](#)
Wheeling Town Center
351 W. Dundee Road
Appearance Approval of Freestanding Signs
- 8. **APPROVAL OF MINUTES** – [December 21, 2017](#)
- 9. **OTHER BUSINESS**
- 10. **ADJOURNMENT**

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

**Public Hearing Information
Wheeling Plan Commission Meeting
January 11, 2018
(Attachment to Agenda)**

2017-16 WTC LLC, contract owner, 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 sit-down restaurant in Lot 8 of the Wheeling Town Center Subdivision (address to be determined).

2017-17 WTC LLC, contract owner, 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 drive-through restaurant in Lot 2 of the Wheeling Town Center Subdivision (address to be determined).

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

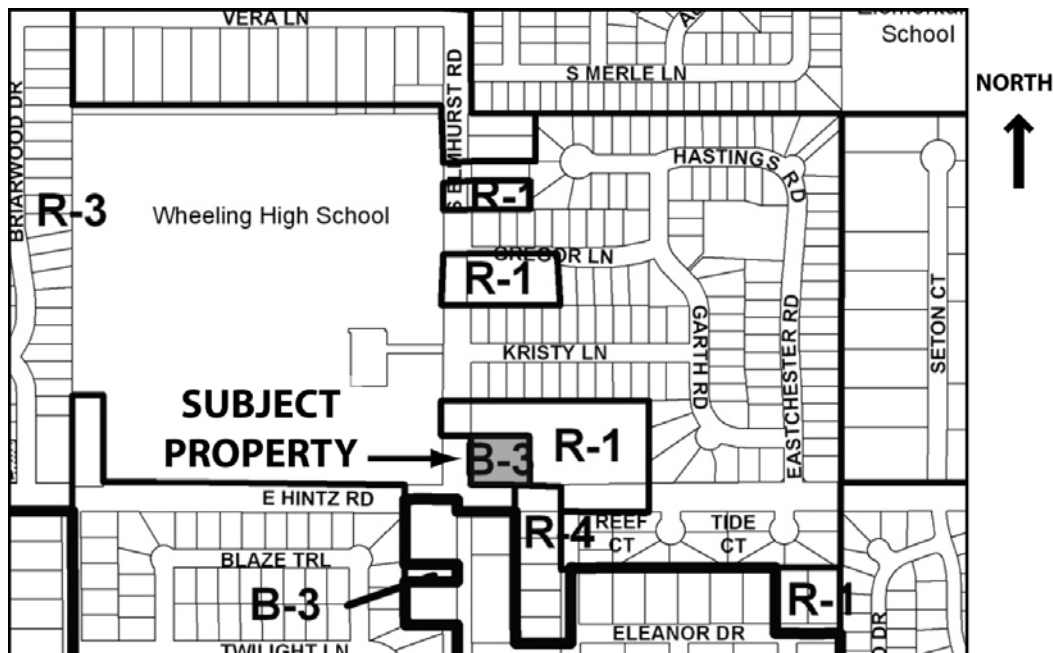
RE: **Docket No. SCBA 18-1**
Stay Fit 24
740 W. Hintz Road
Appearance Approval of Wall Signs

DATE OF REPORT: January 2, 2018

DATE OF MEETING: January 11, 2018

PROJECT OVERVIEW: The petitioner is seeking appearance approval to install wall signs for a newly approved health club.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Brent Conley, Highland Ventures LTD
<u>Property Owner Name:</u>	KAH II, LLC
<u>Common Property Address:</u>	740 W. Hintz Road
<u>Common Location:</u>	Located on the northeast corner of Elmhurst and Hintz Roads.

Neighboring Property Land Use(s): North: Institutional (Lexington)
West: Institutional (High School)
South: Single-Family Residential & Commercial
(Prospect Heights)
East: Institutional (Lexington)

Comprehensive Plan Designation: Commercial

Property size: 33,525 sq. ft. for the property
5,866 sq. ft. for the entire building
3,424 sq. ft. for the subject unit

Existing Use of Property: Heath Club and retail

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

Previous Zoning Action on Property:

2010-8 Ord. No. 4517, passed 4/19/2000, granted approval of zoning variations related to rear setback, side setback, and parking setback.
PC 10-6 Ord. No. 4518, passed 4/19/2010, granted site plan and appearance approval of a retail video store.
2017-14 Ord. No. 5128, passed 12/04/2017, granted special use-site plan approval for a health club (Stay Fit 24).

DESCRIPTION OF PROPOSAL

The newly approved Stay Fit 24 health club is requesting appearance approval for two wall signs.

SIGN PLAN REVIEW

Sign Locations: The wall signs will be located above the entry of the health club. The existing entry has a projecting façade that is v-shaped and faces each adjacent roadway: Elmhurst and Hintz Roads. The signs will be located on each façade.

Proposed Signage Type, Size and Materials:

The signs are identical. Each includes the business name and logo. The name is comprised of channel letters with white faces. The logo is round cabinet and is 5.94 sq. ft. in area. Each sign has a total area of 29.54 sq. ft. The Hintz Road frontage is 61 feet. The Elmhurst Road frontage is 56 feet. Because each sign fronts onto a street and the signs are identical in size, either sign could be considered the primary sign. If the west sign is considered the primary sign, the east sign size is less than what is allowed for a wall sign on walls with windows or a public entrance. Therefore, the proposed wall signs meet the requirements of the Sign Code.

STAFF REVIEW

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

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

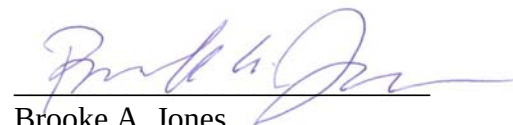
PROPOSED MOTION

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

Approve SCBA 18-1, granting appearance approval for two wall signs as indicated in the sign plan submitted December 14, 2017, for Stay Fit 24, located at 740 W. Hintz Road, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

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

 [Sign Plan](#)

Stay Fit 24 – 740 W. Hintz Road
Docket No. SCBA 18-1 (Appearance Approval of Wall Signs)
Plan Commission Meeting – January 11, 2018

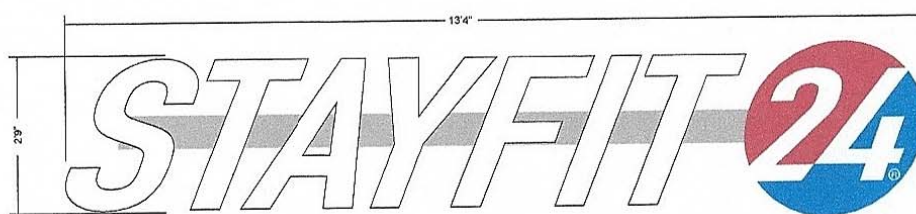


Existing conditions of subject property along Hintz Road (looking north)

Ⓑ₁ Front Building Elevation
Scale: 1/16"=1'



Ⓑ₂ Sign Detail - Dimensions
Scale: 1/2"=1'



Customer / Job Site

STAYFIT 24

740 W Hintz
Wheeling, IL 60090

Scope of Work

Wheeling, IL -
Furnish and Install
New Location
Signage - OPT.1

**B. (Qty 2) Stay Fit
Channel Letter Sets**

- Overall Size
13'4" w x 2'9" w

- Raceway mounted,
painted to match
building

- See attached spec
sheet for additional
details

**37
Sq. Ft.**

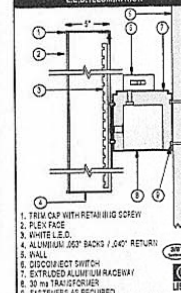
EACH

**3/8"
fastener**

- (Qty 2) Family Video
Channel Letter Sets
to be Removed from
Vestibule

- One (1) Family Video
Channel Letter Set to
be Relocated on
Building

RACEWAY MOUNTED CHANNEL LETTERS
L.E.D. ILLUMINATION



ACE SIGN CO.

This design belongs to the ACE SIGN CO. and becomes the property of the customer only upon completion of an order, and is otherwise not to be used in whole or in part without written permission of ACE SIGN CO. • 2540 S. 1ST ST. • SPRINGFIELD, IL 62704 • 217-522-8417

JOB#: 92145.2
designed by: PM/go

PROOF DATE: 09/21/17

SCALE: VARIES: See Drawings

☐ APPROVED AS/MS ☐ APPROVED W/ CHANGES ☐ RE-DRAW W/ CHANGES

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 18-1**
Meadowbrook Park
425 Nancy Lane
Minor Site Plan and Appearance Approval of Park
Modifications

DATE OF REPORT: January 2, 2018

DATE OF MEETING: January 11, 2018

PROJECT OVERVIEW: The petitioner is seeking minor site plan and appearance approval for modifications to Meadowbrook Park including new playground equipment, a trellis and site furnishings.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant Name: Lawrence Raffel (Superintendent of Planning)

Property Owner: Wheeling Park District

Common Property Address: 425 Nancy Lane

Common Location: Located on the east side of Nancy Lane at Manchester Drive.

Neighboring Property Land Use(s): North: Single-Family Residential
West: Single-Family Residential
South: Light Industrial
East: Open Space

Comprehensive Plan Designation: Single-Family Residential

Property size: 22,486 sq. ft. (approx.)

Existing Use of Property: Park

Proposed Use of Property: No change

Existing Property Zoning: R-3A Single Family Residential

Previous Zoning Action on Property:
PC 12-5 Minor Site Plan & Appearance Approval of Site Modifications (2/09/2012).

DESCRIPTION OF PROPOSAL

The petitioner (Wheeling Park District) is proposing improvements to Meadowbrook Park consistent with the Park District 2015 Needs Assessment. The existing park includes play areas and amenities for children aged two to five. At this time, the Park District is proposing additional play equipment for children aged five to twelve. A trellis structure and additional benches are also planned.

SITE PLAN REVIEW

Scale of site plan: 1" = 50'

General site layout: The existing playing area for toddlers will remain. To the north and south of this "tot lot" will be new play structures for older children. The expanded playground areas will nearly triple in size. A trellis structure is also proposed adjacent to the exiting patio/seating area. It appears that the trellis will provide a shaded rest area, which the existing park does not have.

Pedestrian Access: There is an existing pedestrian access path from Nancy Lane. No additional points of access are proposed.

STAFF REVIEW

Fire Department Review: The Fire Department has received the proposed plans and has no comments related to the project.

Engineering Division Review: The Engineering Division has provided a memo dated January 3, 2018. These comments will be addressed at permit.

Impact on Adjacent Uses: It does not appear that the proposed site plan modifications will have a negative impact on the surrounding properties.

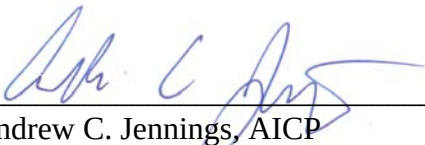
Staff Recommended Action: Staff recommends approval of the modifications to the existing Meadowbrook Park.

PROPOSED MOTION

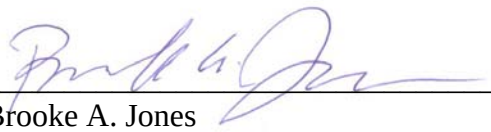
If the Plan Commission approves of the requested minor site plan and appearance modifications, an appropriate motion would be to:

Approve Docket No. PC 18-1 to grant minor site plan and appearance approval for park modifications as shown on the following exhibits submitted December 11, 2018 (except as noted) by Wheeling Park District, for Meadowbrook Park located at 425 Nancy Lane, Wheeling, Illinois:

- Cover letter,
- Existing site conditions exhibit,
- FEMA topographic survey,
- Concept design plan,
- Playground equipment plan, and
- Playground equipment renderings.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

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

[Engineering comment memo, dated 1.03.2018](#)

[Cover letter](#)

[Existing site conditions exhibit](#)

[FEMA topographic survey](#)

[Concept design plan](#)

[Playground equipment plan](#)

[Playground equipment renderings](#)

Meadowbrook Park – 425 Nancy Lane

Docket No. PC 18-1 (Minor Site Plan & Appearance Approval of Park Modifications)
Plan Commission Meeting – January 11, 2018



Existing conditions of subject property (looking east)



MEMORANDUM

TO: Brooke Jones, Senior Planner

FROM: Kyle Goetzelmann, Civil Engineer I

COPY: Jon Tack, Village Engineer

DATE: January 3rd, 2018

SUBJECT: **Wheeling Park District Meadowbrooke Tot Lot
425 Nancy Road - Review Comments**

The Engineering Division received a Cover Letter and Engineering Drawings for the subject project on December 11, 2017. The Engineering Division has completed a review of the above referenced submittal and offers the following comments at this time:

1. Village of Wheeling floodplain development and engineering permit will be required.
2. All work is to be completed above the base flood elevation of 640.5' as shown in the proposed drawings. No fill is to be placed in the AE flood zone.
3. Erosion control such as silt fencing and inlet protection baskets will be required. Silt fencing should be installed along the perimeter of the disturbed area.

December 8, 2017

Brooke Jones
Village Planner
Village of Wheeling
Community Development
2 Community Boulevard
Wheeling, IL 60090

Re: Plan Commission Hearing for Meadowbrook Park Improvements

Dear Brooke,

Attached, please find the Application Forms and supporting documentation for the Meadowbrook Park Improvement Project. We are requesting that this project be placed on the Village Plan Commission Agenda for approval on January 11, 2018.

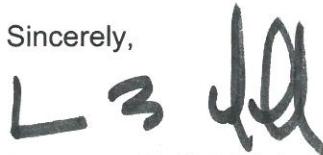
In February 2012, the Park District received Plan Commission approval to upgrade Meadowbrook Park to include a new 2-5 age appropriate play structure as well as tot swings. At that time, a synthetic play surface as well as site amenities were also added creating a small neighborhood tot lot.

At this time, a new 5-12 age appropriate play structure, belt swings, a tire swing and individual play pieces are proposed to make this neighborhood park a play area for children of all ages. A small trellis structure and additional benches are also proposed.

The improvements to Meadowbrook Tot Lot is consistent with a 2015 Needs Assessment conducted by the Park District that shows wide public support for upgrades to existing neighborhood parks. The proposed design of Meadowbrook Park reflects the input of the neighborhood residents gathered through a series of public meetings conducted in September and November of 2017.

If you have any questions, or need any additional information prior to the hearing, please contact me at 847.465.7772

Sincerely,



Lawrence Raffel, PLA, ASLA
Superintendent of Planning
Wheeling Park District

cc. Jan Buchs, Executive Director, Wheeling Park District

Meadowbrook Park

Existing Site Conditions



Exhibit received December 11, 2107

Meadowbrook Park

F.E.M.A Topographic Survey

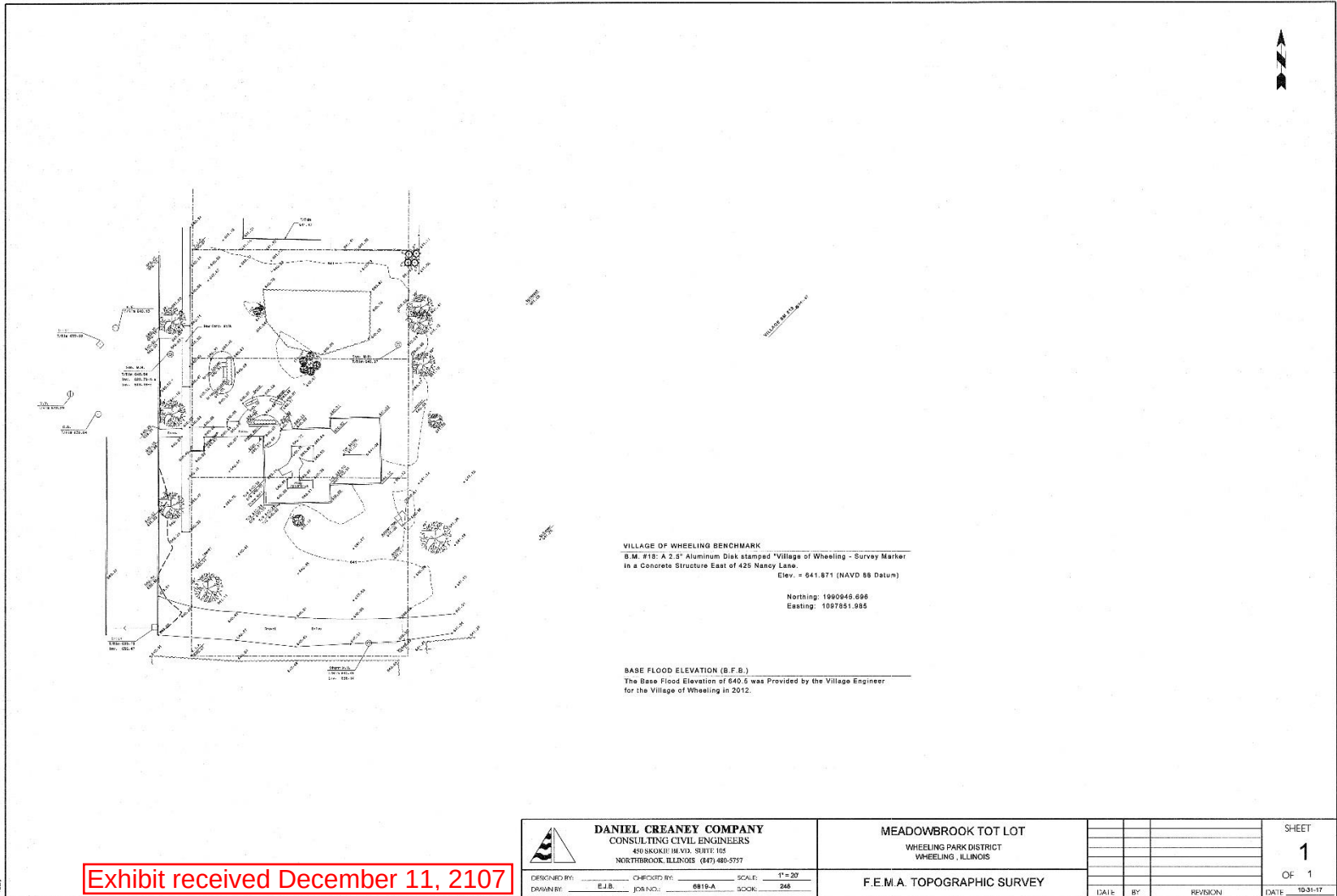
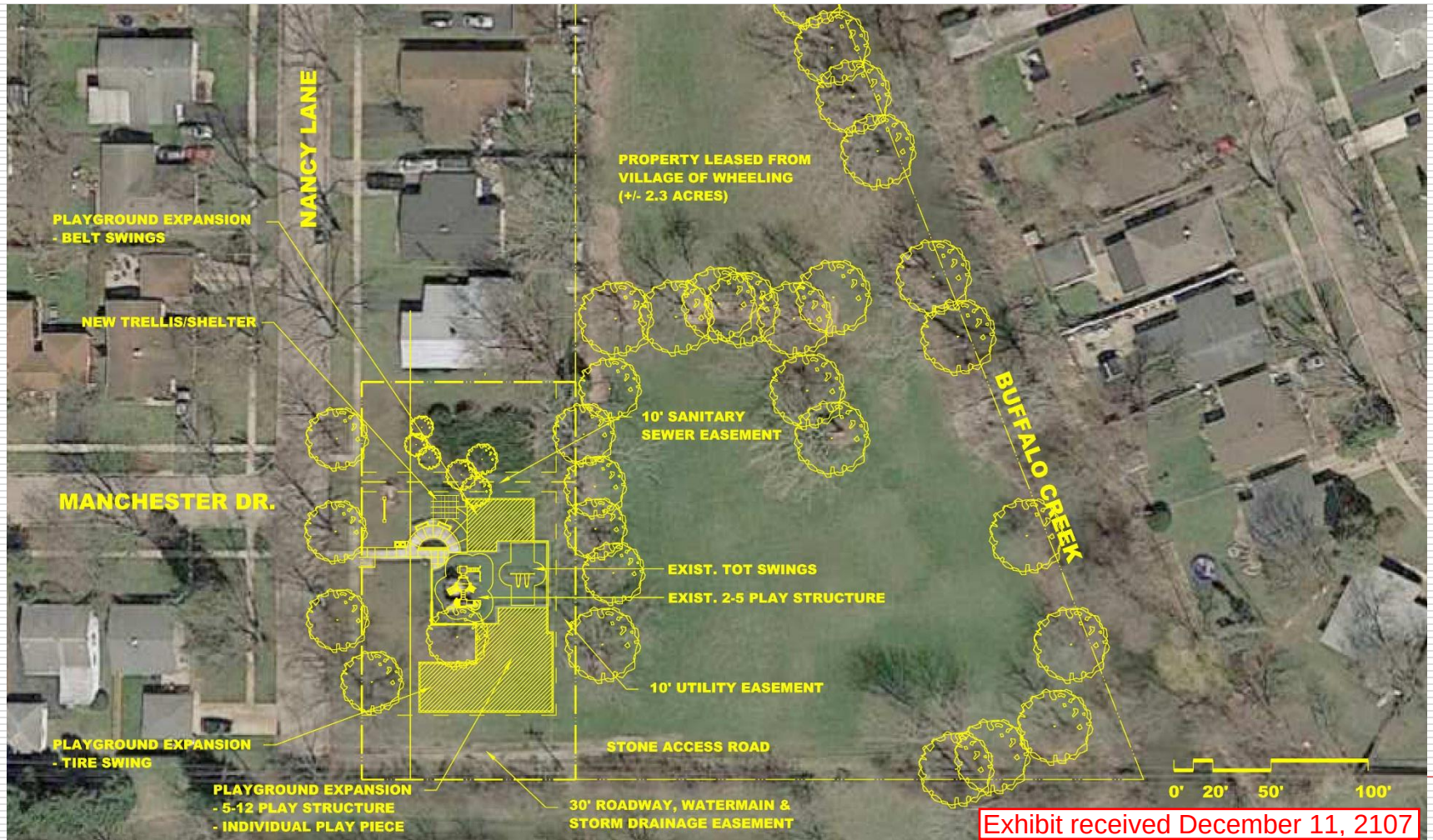


Exhibit received December 11, 2107

Meadowbrook Park

Design Concept



Meadowbrook Park Playground Enlargement w/ Playground Equipment Layout

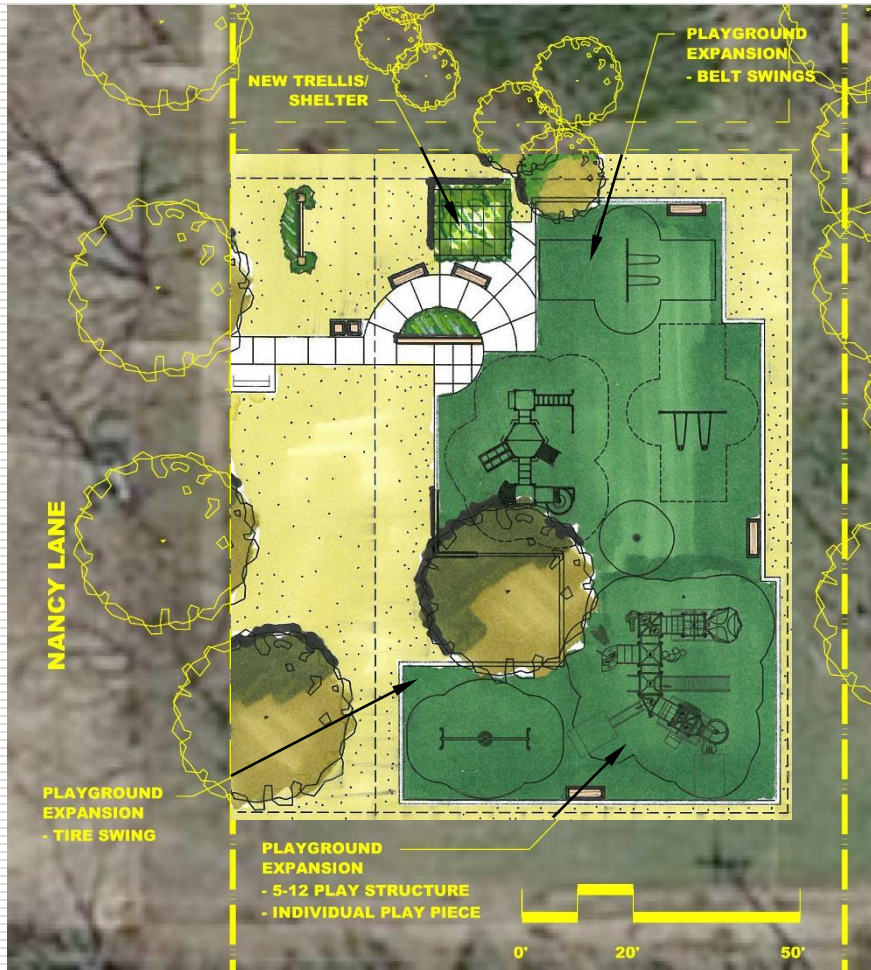


Exhibit received December 11, 2107



NEW TRELLIS/SHELTER



EXISTING PLAYGROUND EQUIPMENT

Meadowbrook Park

New Playground Equipment



**STAND 'N
SPIN**



BELT SWINGS



TIRE SWING

Exhibit received December 18, 2107



FUN ROCK PLAY STRUCTURE

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

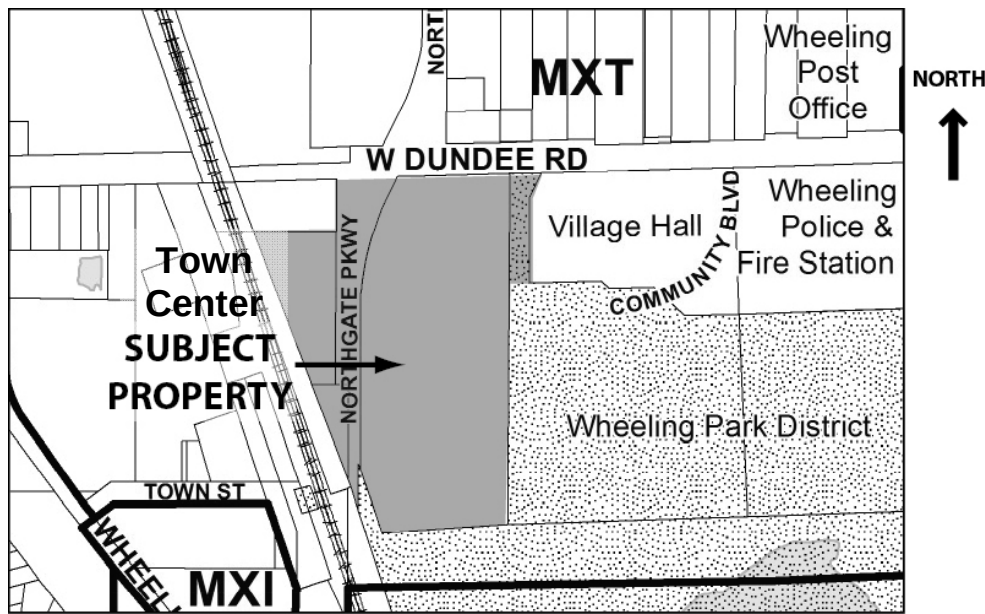
RE: **Docket No. 2017-17**
Starbucks
Lot 2 Building (A) of the Wheeling Town Center Subdivision
Special Use-Site Plan Approval of a Drive-Through Restaurant

DATE OF REPORT: January 4, 2018

DATE OF MEETING: January 11, 2018

PROJECT OVERVIEW: The petitioner is requesting special use-site plan approval for the establishment of a drive-through restaurant in Building A of the Wheeling Town Center development. This hearing was continued without discussion on December 7, 2018.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Brad Friedman, The Lynmark Group
<u>Property Owner Name:</u>	Village of Wheeling
<u>Common Property Address:</u>	Address to be determined

<u>Common Location:</u>	Lot 2 (Building A) of the Wheeling Town Center Subdivision
<u>Neighboring Property Land Use(s):</u>	North: vacant across Dundee Road & commercial adjacent to Metra lot (Burger King) West: Transportation (Railroad) South: Open Space (Heritage Park) East: Public (Village Hall and Recreation Center)
<u>Comprehensive Plan Designation:</u>	Transit-oriented mixed use
<u>Property size:</u>	Building: 2,100 sq. ft.
<u>Existing Use of Property:</u>	Vacant – Under construction
<u>Proposed Use of Property:</u>	Drive-through restaurant
<u>Existing Property Zoning:</u>	MXT – Transit-Oriented Mixed Use District
<u>Previous Zoning Action on Property:</u>	
2016-20	Wheeling Town Center Final PUD, Ordinance No. 5033, passed October 17, 2016.

DESCRIPTION OF PROPOSAL

The petitioner is proposing a drive-through restaurant for Building A, which is identified on the approved Town Center Site Plan. The building is situated in an outlot just east of the Dundee Road and Northgate Parkway intersection.

The drive-through restaurant will occupy the entire Building A, which is 2,100 sq. ft. in floor area. There is also a patio with outdoor seating on the south side of the building. The proposed building footprint is 384 sq. ft. larger than was anticipated at the time of Final PUD approval.

The restaurant will operate 4:30AM to 11PM seven days a week. It is estimated that the restaurant will have seven employees during the peak shift (6AM to 11AM).

SITE PLAN REVIEW

Scale of floor plan: 1/8" = 1'

Scale of site (landscape) plan: 1" = 20'

General site layout: Building A of the Wheeling Town Center Subdivision is located just east of the Dundee Road and Northgate Parkway intersection. The configuration of the building has changed since its building footprint was noted on the approved Final PUD site plan. While the building footprint has increased slightly, staff is concerned that the length of the drive-through queue has been reduced since Final PUD approval. The petitioner's traffic engineer has provided a memo and data to justify the reduction in stacking to only 8 cars. However, when the stacking increases to ten or more vehicles (which the traffic engineer notes will happen

occasionally), then the traffic from the adjacent east-west drive aisle and the adjacent Building B drive-through lane will be obstructed. To prevent traffic conflicts, the traffic engineer's memo states Starbucks will use directional signage to direct traffic for drive-through customers to enter from the east and will post "Do Not Block Intersection" signs at the drive-through exit of Building B. Staff agrees these measures will assist in reducing traffic conflicts. The Plan Commission may wish to request the petitioner discuss this plan at the hearing.

Floor Plan: The restaurant's floor plan shows indoor seating for 30 and outdoor seating for 30. According to the Health Officer, adequate dry storage will be provided through high-density shelving to meet Code.

Total number of parking spaces: The parking study provided at Final PUD assumed 36 indoor and 34 outdoor seats in the drive-through restaurant that would occupy Building A. The proposed seating for Starbucks is slightly lower than the original parking study assumptions. The surrounding parking of the Town Center is adequate for the proposed use. An updated (November 2017) Shared Parking Study is provided for the Wheeling Town Center, incorporating the current assumptions, including City Works and Starbucks.

Trash Enclosure: The location of the trash enclosure has been modified since Final PUD approval. On the site plan approved at Final PUD, the enclosure was located adjacent to Building A with south facing gates. It was assumed that this enclosure would meet the needs of Buildings A and B. The proposed Starbucks enclosure is now located in the parking lot with south facing gates. The Building B site plan exhibit (noting footprint changes since Final PUD) now shows that Building B will include two tenants. As such, three retail users will share the proposed trash enclosure. In other words, employees for three tenant spaces will now need to walk across two-way traffic and through a parking lot to reach the trash enclosure. Moreover, Waste Management will need to drive into a commercial parking lot to access the trash. To accommodate the new location, the petitioner has provided a crosswalk to the enclosure and pavement striping on each side avoid conflicts with parked cars.

APPEARANCE REVIEW

Elevation plans: Renderings, elevation plans, and an exterior finish palette are provided to describe the building exterior. The building's walk-up entrance is on the south façade, which is adjacent to the patio with outdoor seating. The primary building material is face brick of "Brandywine" color. An access brick of "ash blend" color is featured as an accent wall on the north façade and as a knee-wall on all four sides of the building. Cast stone horizontal banding is found throughout the design. There is also a gray metal coping on the flat roof and black metal awnings. Storefront windows are features on all side of the building. The elevation plans indicate downspouts and scuppers on the north elevation. A metal canopy overhangs the drive-through window.

Building height: The proposed single-story restaurant has a stepped appearance and will have a structural height of 13'4". The building will also feature parapets with heights ranging from 15'4" to a maximum building height of 20'4".

Material Samples: Material samples will be provided at the meeting. The Plan Commission may wish to review all exterior building materials.

Trash Enclosure: The enclosure is comprised of burnished CMU walls in dark grey, which appears similar to the City Works walls. The walls have a cast stone cap. The Plan Commission may wish to discuss the proposed wall materials as they relate to the adjacent buildings. Note: the proposed enclosure walls do not match that of the Starbucks building. There are two sets of double gates comprised of galvanized corrugated metal.

Landscape Plan: A detailed landscape plan and plant list is provided for the Starbucks site. It includes building foundation plantings, plantings along the drive-through, and the parking lot landscaping affected by the trash enclosure and adjacent crosswalk.

STANDARDS FOR SPECIAL USE

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

1. State why the Special Use is necessary for the public convenience at the proposed location. (Explain how the proposed use will benefit residents, the neighborhood or the community-at-large.)

“The Town Center site plan was prepared and approved to have a drive-through outlet with the anticipation that a coffee user would be the ideal tenant to be a part of the retail mix.”

The proposed use will be complimentary to the adjacent retail, restaurant, and entertainment uses in the Town Center, the eastbound morning commuters along Dundee Road, and the Metra commuters.

2. State how the special use will not alter the essential character of the area in which it is to be located. (Explain how the proposed special use is appropriate for the neighborhood or shopping center and how the overall character will not be affected by the special use.)

“A 2,100 sq. ft. coffee shop with a drive-through along Dundee Rd. is a common retail use for high-traffic thoroughfares such as Dundee Rd.”

The proposed outlet was approved through the Town Center Final PUD as a space that would likely include a drive-through coffee shop. As an outlet, customers will have easy access from Dundee Road. However, it will also attract other Town Center guests and residents.

3. State how the location and size of the Special Use, the nature and intensity of the operation involved in or conducted in connection 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 will not impede the normal, appropriate, and orderly development of the district in which it is to be located and the development of surrounding properties. (Explain how the proposed use will allow the surrounding area to develop appropriately.)

Is the use too large for the site? Will it be in a location on the lot that will cause conflicts with adjacent properties? Does the use create noise, odor, smoke, or light that will affect other properties?)

“The Town Center PUD which was approved per Ordinance 5033 incorporated a drive-through outlot. Parking studies and traffic studies were conducted, submitted, and approved as part of the PUD process.”

During the PUD review process, Building A was anticipated to be smaller and to have a long drive-through stacking lane. The traffic engineer’s memo and data regarding the current configuration suggests that drive-through stacking could occasionally obstruct cross-traffic and the adjacent drive-through of Building B. To mitigate these issues, directional signs for Starbucks drive-through customers and “Do Not Block Intersection” signs will be installed.

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. (Explain how the proposed use will not prevent development on adjacent properties. Will the proposed use have a negative impact on existing adjacent land uses?)

“The exterior elevation for the proposed Starbucks is a new-construction brick building with store front windows and signage that has been designed to achieve a high-end looking coffee shop. Landscaping plans were submitted and approved as part of the PUD process for the Town Center project.”

The site plan for Building A approved at Final PUD provide a trash enclosure integral to Lot A. Now the plan for Starbucks shifts the trash enclosure into the parking lot. The new configuration of the trash enclosure will include a necessary crosswalk and adequate spacing from adjacent parked vehicles. Note: wall signs, as proposed, will likely require variations from Title 21.

5. State how the parking areas will be of adequate size for the particular use, properly located, and suitably screened from adjoining 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. (Is adequate parking provided? Is parking area visible from adjacent homes? Are the entrance and exit drives designed for safe access to the site? Will the special use generate so much traffic as to cause congestion? Will visitors to the special use access the site through residential streets?)

“The shared parking study that was submitted and approved for the Town Center incorporated a coffee drive-through outlot location.”

The existing parking approved through the Final PUD for the Town Center is adequate for the proposed use.

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. (Other than the

special use listed in this application, the proposal must meet all other requirements of the Zoning Code. Note any other exceptions.)

“The Town Center PUD is zoned for up to 30,000 sq. ft. of restaurant space, so this is already a permitted use under the approved PUD.”

While the Final PUD for the Town Center assumes it will include restaurants, all drive-through restaurants within the development must first obtain special use approval for their specific business operations, floor plan, drive-through site plan and appearance.

STAFF REVIEW

Fire Department Review: The Fire Department has provided a comment memo dated November 30, 2017. These issues will be addressed at permit.

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

Health Division Review: The Health Division has reviewed the proposed plans and found that the dry storage requirement is met. The Health Officer has also indicated that the interior grease basin shall be flush with the floor, which may be addressed at permit.

Impact on adjacent uses: As proposed, the location and size of the drive-through configuration and trash enclosure are not consistent with what was proposed at the time of the Wheeling Town Center Final PUD approval. Adequate measures will be taken to ensure the impacts on adjacent areas are minimized.

Staff Recommended Action: Staff recommends that the Plan Commission review the following issues prior to making a motion:

1. Discuss measures to ensure safe and adequate drive-through stacking that will not conflict with adjacent drive-aisles and drive-through lanes;;
2. Review the proposed building materials; and
3. Discuss the proposed trash enclosure wall materials as they relate to surrounding buildings.

PROPOSED MOTION

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of the Special Use, Site Plan, and Building Appearance Approval for the drive-through restaurant, an appropriate motion would be to:

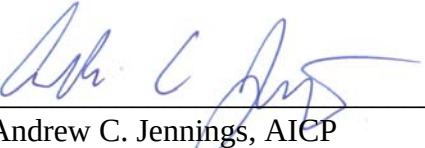
Recommend approval of Docket No. 2017-17, granting Special Use, Site Plan, and Building Appearance Approval, as required under Chapter 19-05, Mixed-Use and Overlay Districts, Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit a Sit-Down Restaurant in accordance with the following exhibits

submitted January 2, 2018 to be located on Lot 2 (Building A) of the Wheeling Town Center Subdivision (exact address to be determined), located in Wheeling, Illinois:

- Cover letter,
- Eriksson Engineering traffic memo & data (3 sheets),
- Enlarged site plan,
- Floor plan,
- Site plan & roof plan,
- Exterior finish palette,
- Southeast corner rendering,
- Northwest corner rendering,
- North elevation plan,
- East elevation plan,
- South elevation plan,
- West elevation plan,
- Trash enclosure exhibit,
- Landscape plan, Sheet L1.2,
- Building A exhibits (3 sheets),
- Building B exhibits (3 sheets),
- Landscape plan, Sheet L1.2,
- Landscape plant list, Sheet L1.5.

And with the following conditions of approval:

1. TO BE DETERMINED THROUGH DISCUSSION AT PUBLIC HEARING.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachments: [Fire Department comment memo](#)

[Cover letter](#)

[Eriksson Engineering traffic memo and data \(3 sheets\)](#)

[Enlarged site plan](#)

[Floor plan](#)

[Site plan & roof plan](#)

[Exterior finish palette](#)

[Southeast corner rendering](#)

[Northwest corner rendering](#)

[North elevation plan](#)

[East elevation plan](#)

[South elevation plan](#)

[West elevation plan](#)

[Trash enclosure exhibit](#)

[Building A exhibits \(3 sheets\)](#)

[Building B exhibits \(3 sheets\)](#)

[Landscape plan, Sheet L1.2](#)

[Landscape plant list, Sheet L1.5](#)

[Updated shared parking study \(November 2017\)](#)



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: November 30, 2017

SUBJECT: Proposed Starbucks Restaurant within the Wheeling Town Center Planned Unit Development – Building A (Address unassigned) – Plans received for review by the Wheeling Fire Department Fire Prevention Bureau, November 17, 2017.

The proposed restaurant is a one story restaurant within a previously approved Planned Unit Development (PUD). The Wheeling Fire Department has reviewed the submittals received related to the above referenced project and has the following comments:

Site Plan

1. There are slight changes to the footprint of Building A from what was approved in the original PUD. A separate item set for review by the Village's Plan Commission will review those changes to the approved PUD.
2. Other than the revisions to the building footprint there are no changes to the Fire Department access to the site and the ability to service the proposed structure.

Starbucks – One story restaurant structure

1. The proposed building in the PUD would be a single use 2,100 square foot occupancy consisting of a B (Business) Use Group occupancy as defined in the 2012 Edition of the International Building (IBC) and Fire Prevention Codes (IFC).
2. The proposed building will require complete automatic fire sprinkler system protection.
3. The proposed building will require an automatic fire alarm system.
4. The Fire Department Connection (FDC) for all the building's fire sprinkler systems shall be located at the front of the building or other location as approved by the Fire Department.
5. A fire hydrant is required within 50 feet of the building's Fire Department Connection (FDC) in accordance with the Village's Municipal Code.
6. All construction of the building proposed for this project 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). This review is not a complete review of the building for code compliance.

Ms. Brooke Jones

SUBJECT: Proposed Starbucks Restaurant within the Wheeling Town Center Planned Unit Development – Building A (Address unassigned) – Plans received for review by the Wheeling Fire Department Fire Prevention Bureau, November 17, 2017.

November 30, 2017

Page 2

Based on the Fire Department's review of this project the following conditions of approval are recommended by the Fire Department.

1. The building's Fire Department Connection (FDC) shall be located at the front of the building or other location as approved by the Fire Department. The FDC shall not be located within the drive-through lane.

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

Request for Special Use Permit for Starbucks Coffee Shop with Drive-Thru

The Wheeling Town Center obtained Final PUD approval in October 2016. The project included over 16 acres of land that would be developed into a mixed-use TOD with a 300 unit luxury apartment building, a 40,000 SF CMX movie theater and lounge, and 60,000 SF of other retail and restaurants.

We have secured a lease from Starbucks for a 2,100 SF coffee shop with a drive-thru to be located in Outlot building A at the Wheeling Town Center.

Site Plan Changes

We have modified the site plan to accommodate the new footprint and drive-thru lane requested by Starbucks. Outlot Building A was previously 1,716 SF with patio seating on the east side of the building. Per direction from Starbucks, the revised building is now 2,100 SF with patio seating on the south side of the building. The revised footprint and drive-thru lane caused a shift in the Outlots, thus leading to modifications in Outlot Building B as well.

Outlot Building B was 3,996 SF. The new site plan calls for a dual tenant Outlot pad that would allow a 2,000 SF retail bank location with a drive-thru, plus 2,500 SF for another retail tenant.

Starbucks has also requested that the trash enclosure be relocated to the northeast quadrant parking lot as identified on the revised site plan.

About Starbucks

Starbucks Corporation is an American coffee company and coffeehouse chain. Starbucks was founded in Seattle, Washington in 1971. As of November 2016, it operates 23,768 locations worldwide.

Starbucks is considered the main representative of "second wave coffee", initially distinguishing itself from other coffee-serving venues in the US by taste, quality, and customer experience while popularizing darkly roasted coffee. Since the 2000s, third wave coffee makers have targeted quality-minded coffee drinkers with hand-made coffee based on lighter roasts. Nowadays Starbucks uses automated espresso machines for efficiency and safety.

Starbucks locations serve hot and cold drinks, whole-bean coffee, espresso, caffe latte, full- and loose-leaf teas, Evolution Fresh juices, Frappuccino beverages, La Boulange pastries, and snacks including items such as chips and crackers; some offerings (including their annual fall launch of the Pumpkin Spice Latte) are seasonal or specific to the locality of the store. Many stores sell pre-packaged food items, hot and cold sandwiches, and drinkware including mugs and tumblers; select "Starbucks Evenings" locations offer beer, wine, and appetizers.

Hours of operation are anticipated to be from 4:30am – 11:00pm 7 days a week.

During peak hours of operation (6:00am – 11:00am) Starbucks is likely to have 7 employees.

Exhibit received January 2, 2018



MEMORANDUM

TO: Mr. Brad Friedman
WTC, LLC

FROM: Stephen B. Corcoran, P.E., PTOE
Director of Traffic Engineering

DATE: January 2, 2018

RE: Starbucks Drive-thru Queuing
Wheeling Town Center
Wheeling, Illinois

Eriksson Engineering was retained by WTC, LLC to review the changes to the Starbucks' drive-thru stacking based on their new building and site plan. The new plan shows a larger 2,100 square foot building with a drive-thru window on the west side of the building. Queuing or stacking for the drive-thru lane can accommodate eight vehicles which exceeds the zoning code requirement of six vehicles per service lane at fast-food restaurants.

Queuing studies at other Starbuck locations were conducted by Gewalt-Hamilton Associates (attached) and they showed that the many of the locations had eight or fewer vehicles queued during the morning or midday peak hours. Occasionally, at a few locations, the queuing extended to ten vehicles. **Table 1** compares these locations with the adjacent street traffic and maximum and average queue. With the exception of the Mundelein location, the stores with the longer queues were located next to intersections with significantly higher traffic volumes than the proposed Wheeling location. Mundelein is an exception due to its rural location. It is unlikely that the Wheeling location will see more than eight queued vehicles.

Table 1
Comparison of Starbuck Queueing Data
By Location and Adjacent Street Volumes

City	Intersection	Intersection Volume	Volume Comparison to Wheeling	Maximum Observed Queue	Average Observed Queue
Schiller Park	Irving Park and Ruby	47,200	18%	9	7.5
Geneva	Randall Road	35,700	-11%	4	4
Schaumburg	Golf and Higgins	77,300	94%	10	8.2
Streamwood	IL 59 and Irving Park	60,300	51%	7	7
Libertyville	IL 21 and IL 137	51,800	30%	8	8
Mundelein	IL 60 and IL 83	19,750	-51%	10	8
Bartlett	IL 59 and Army Trail	49,900	25%	10	8.7
Evanston	Central and Crawford	20,250	-49%	8	7
Northbrook	Willow and Waukegan	51,900	30%	10	9
Wheeling	Dundee and Northgate	39,900			

In the unlikely event the drive-thru queue has nine or ten vehicles at this location, it would not impede access to the parking spaces to the south for the Starbucks or other nearby retail shops which have separate drive aisles.

If a ninth vehicle is in the queue, it can partially pull into the Starbucks drive-thru lane and potentially block the eastbound drive lane in front of the store. A tenth vehicle would be in either the eastbound or westbound lane and temporarily block that lane.

Starbucks traffic consists primarily of pass-by traffic where a customer stops on the way to their work place. The majority of this traffic would use the right-in and –out driveway to the east, turn off Dundee Road, and head west toward the store. When exiting the drive-thru, they would go east back to Dundee Road. To prevent the eastbound lane from being blocked, it is recommended that the Starbucks traffic that enters vis Northgate Parkway be directed to the east side of the parking lot within Wheeling Town Center with signage so they approach the drive-thru from the east.

If longer queues are observed and consistently causing problems, Starbucks can review its staffing plan to increase the drive-thru's capacity to reduce the overall queuing for the store.

EEA also recommends that "Do Not Block Intersection" signage be provided on either side of the Building B's future drive-thru lane exit to avoid potential blockage by queued Starbucks vehicles.

The revised Starbucks building plan with eight stacking spots will adequately serve the drive-thru window and not adversely impact the internal site traffic circulation at Wheeling Town Center.

Exhibit received January 2, 2018

Appendix A Starbucks Survey Data Summary - January 2015

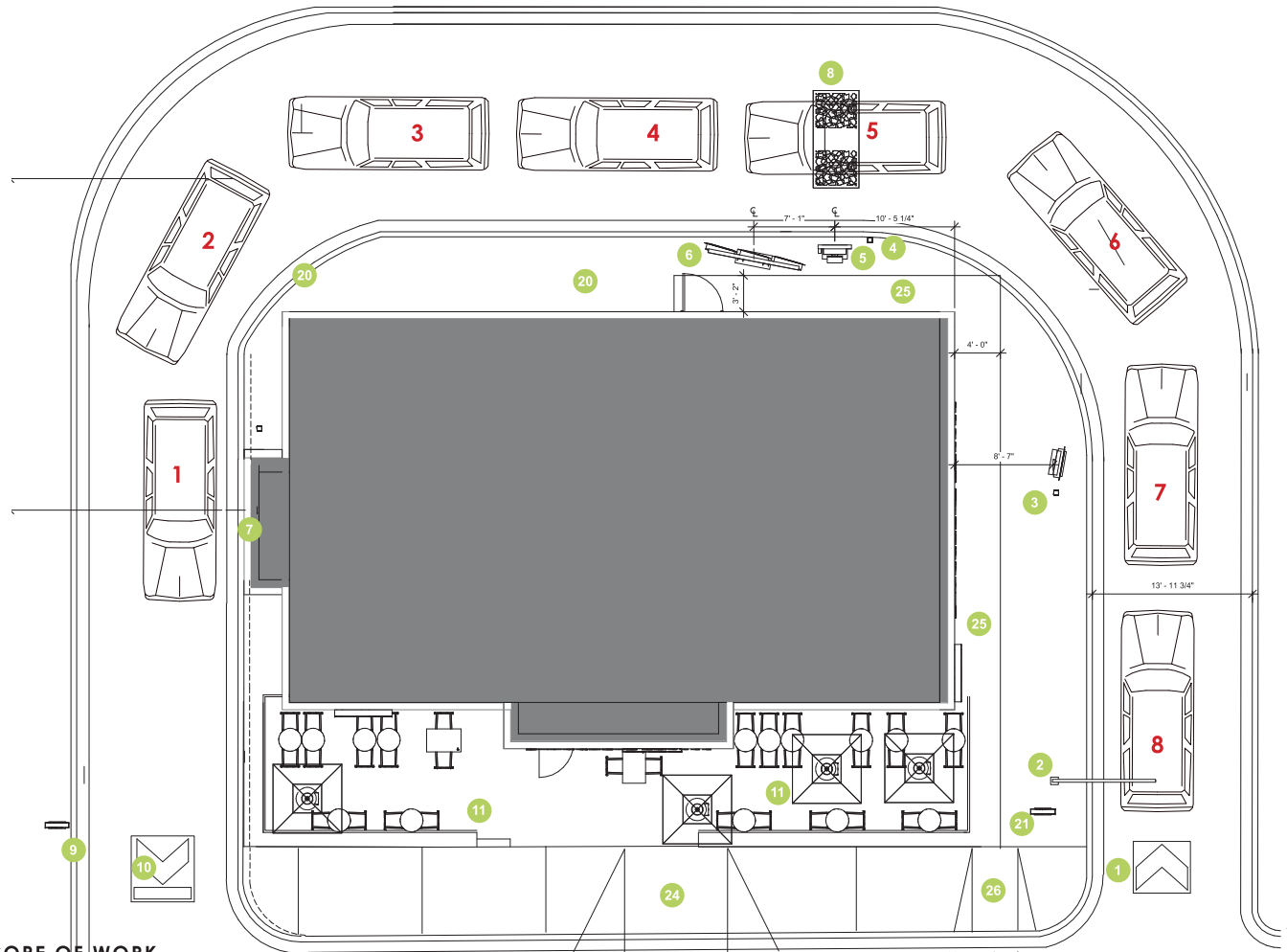
Group 1 - Morning Peak Period (6 AM to 10 AM)

Location	Parking Demand	Drive-Thru Queue	Average Daily Traffic (Year)
Schiller Park, IL Irving Park Road @ Ruby Street	8, 14, 9, 12	8, 6 9, 7	36,300 (2014)
Geneva, IL 1441 S. Randall Road	14	4	35,700 (2014)
Schaumburg, IL Golf Road east of Higgins Road	10, 6, 12	8, 7, 10, 8	43,800 (2013)
Streamwood, IL 647 S. Sutton Road (IL 59)	9	7	42,400 (2013)
Libertyville, IL 1640 N. Milwaukee Ave. (IL 21)	4	8	27,500 (2013)
Mundelein, IL IL 60 @ IL 83	8, 4, 5	8, 6, 10	5,350 (2013) / 15,400 (2013)
Bartlett, IL Army Trail Rd. @ Sutton Rd. (IL 59)	13, 14	10, 7, 9	36,200 (2013)
Evanston, IL Central St. @ Crawford Ave.	12, 10, 11	5, 8, 8	9,150 (2014) / 11,100 (2014)
Northbrook, IL Willow Rd. @ Waukegan Rd. (IL 43)	14, 12	8, 10	32,200 (2014)

Group 2 - Midday Peak Period (11 AM to 1 PM)

Location	Parking Demand	Drive-Thru Queue	Average Daily Traffic (Year)
Schiller Park, IL Irving Park Road @ Ruby Street	9	6	36,300 (2014)
Geneva, IL 1441 S. Randall Road	10	6	35,700 (2014)
Schaumburg, IL Golf Road east of Higgins Road	9	6	43,800 (2013)
Libertyville, IL 1640 N. Milwaukee Ave. (IL 21)	6	3	27,500 (2013)

Attachment: Traffic Study (2751 : 234 N. Northwest Highway - SU Restaurant with drive-through)



SCOPE OF WORK

- | | | | | | |
|------------------------------|------------------------------|---------------------------------|-------------------------------------|------------------------------------|-----------------------|
| 1 DTE ENTRANCE ARROW | 6 5 PANEL MENU BOARD | 11 PATIO WITH RAILING | 16 GREASE INTERCEPTOR (TBD) | 21 DIRECTIONAL SIGN | 26 RAMP FOR TRASH BIN |
| 2 CLEARANCE BAR W/BOLLARD | 7 DT WINDOW & TIMER LOOP | 12 TRASH ENCLOSURE (SEE PAGE 5) | 17 WHEEL STOPS (TBD) | 22 DIRECTIONAL ARROWS (SEE PAGE 5) | |
| 3 PRE MENU BOARD W/BOLLARD | 8 STAR PATTERN & TIMER LOOP | 13 BIKE RACKS (TBD) | 18 PREFERRED UTILITY LOCATION (TBD) | 23 NOT USED | |
| 4 BOLLARD | 9 THANK YOU / EXIT ONLY SIGN | 14 STRIPING(SEE PAGE 5) | 19 COMPOSITE SCREEN(TBD) | 24 ACCESSIBLE RAMP | |
| 5 ORDER SCREEN @ 5 CAR STACK | 10 DTE EXIT ARROW | 15 25' PYLON SIGN (TBD) | 20 LANDSCAPING | 25 PAVED PATH | |

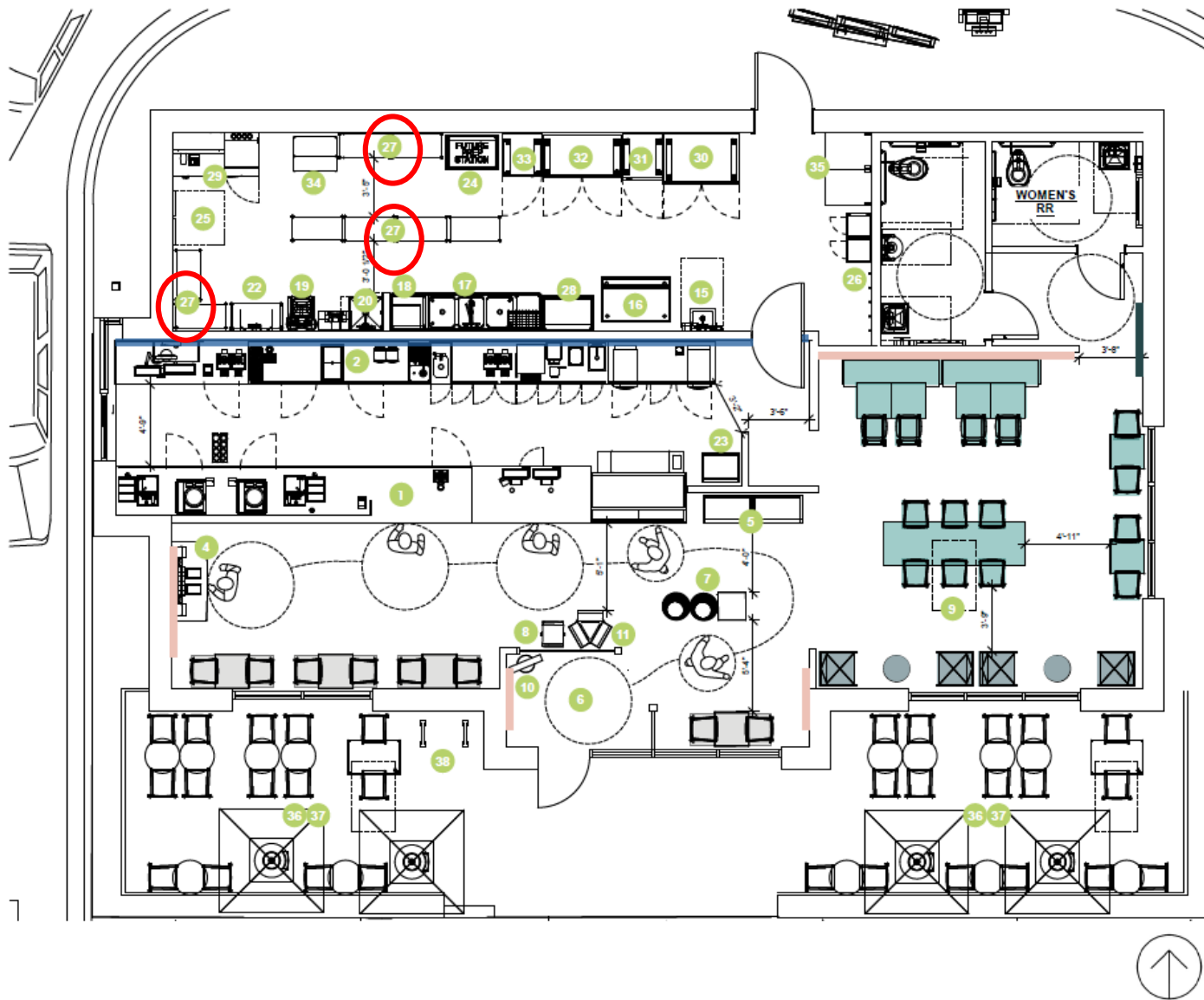


DUNDEE & NORTHGATE
WHEELING, IL

Exhibit received January 2, 2018

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

OCT 11, 2017



ENGINE

- 1 FRONT BAR
- 2 BACK BAR
- 3 NOT USED

CAFE

- 4 CONDIMENT CART
- 5 MERCHANDISE
- 6 VESTIBULE
- 7 CUBES / BASKETS
- 8 NEWSPAPER STAND
- 9 ADA SEATING
- 10 BANNER
- 11 TREAT TREE
- 12 NOT USED
- 13 NOT USED
- 14 NOT USED

WORK ROOM

- 15 HAND SINK
- 16 ICE MACHINE
- 17 3 COMPARTMENT SINK
- 18 SANITIZER
- 19 WATER FILTRATION
- 20 MOP SINK
- 21 NOT USED
- 22 NITRO RACK
- 23 THAW RACK

- 24 PREP STATION
 - 25 ELECTRICAL PANELS
 - 26 LOCKERS / COAT RACK
 - 27 METRO STORAGE RACKS
 - 28 PRE WASH STATION
 - 29 MANAGER'S DESK / IT RACK
 - 30 2-DOOR FRIDGE
 - 31 1-DR FRIDGE
 - 32 2-DR FREEZER
 - 33 1-DR FREEZER
 - 34 PARTNER WORKSTATION
 - 35 TRASH
- PATIO
- 36 CAFE TABLES/CHAIRS
 - 37 UMBRELLAS
 - 38 BIKE RACK

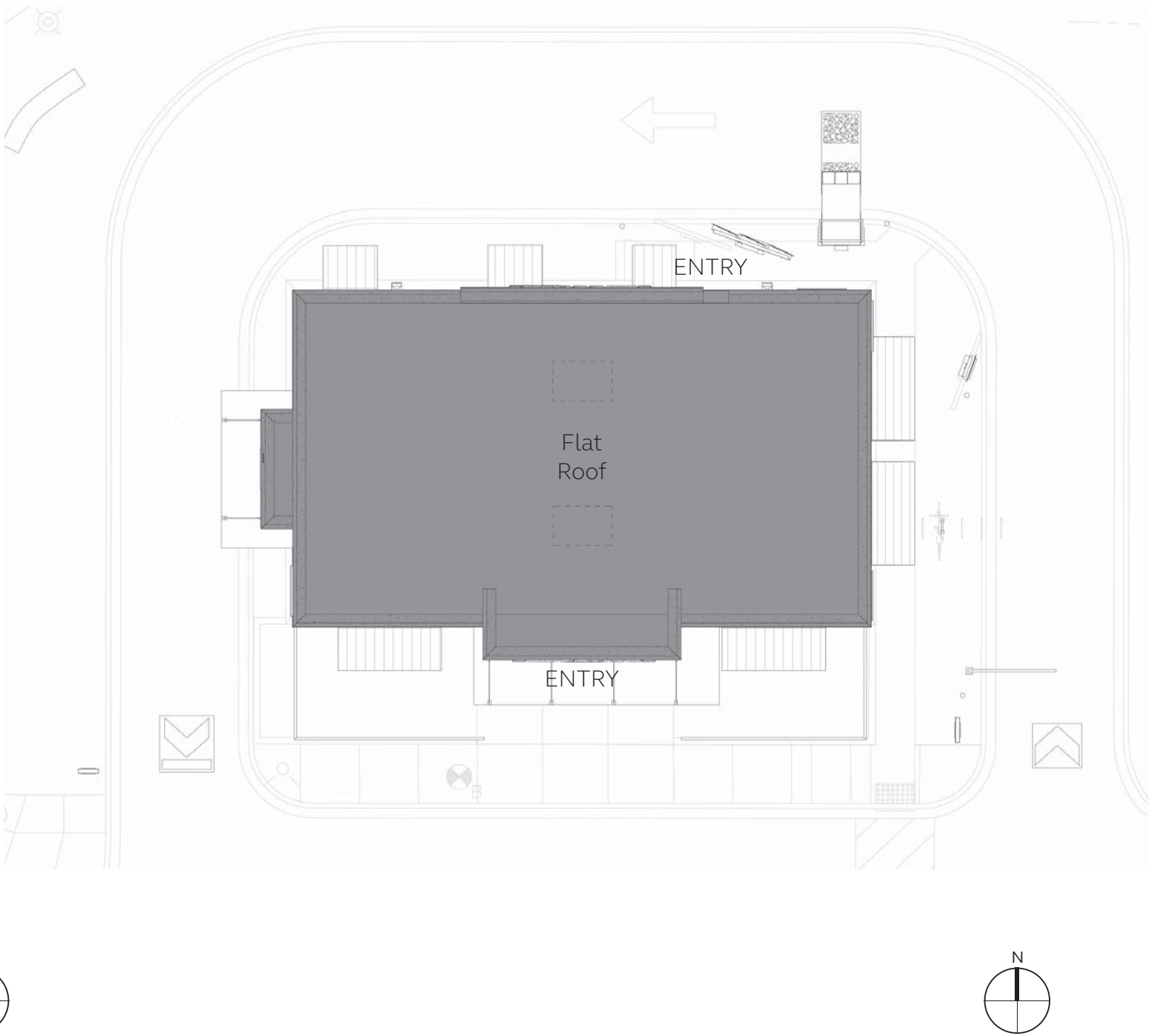
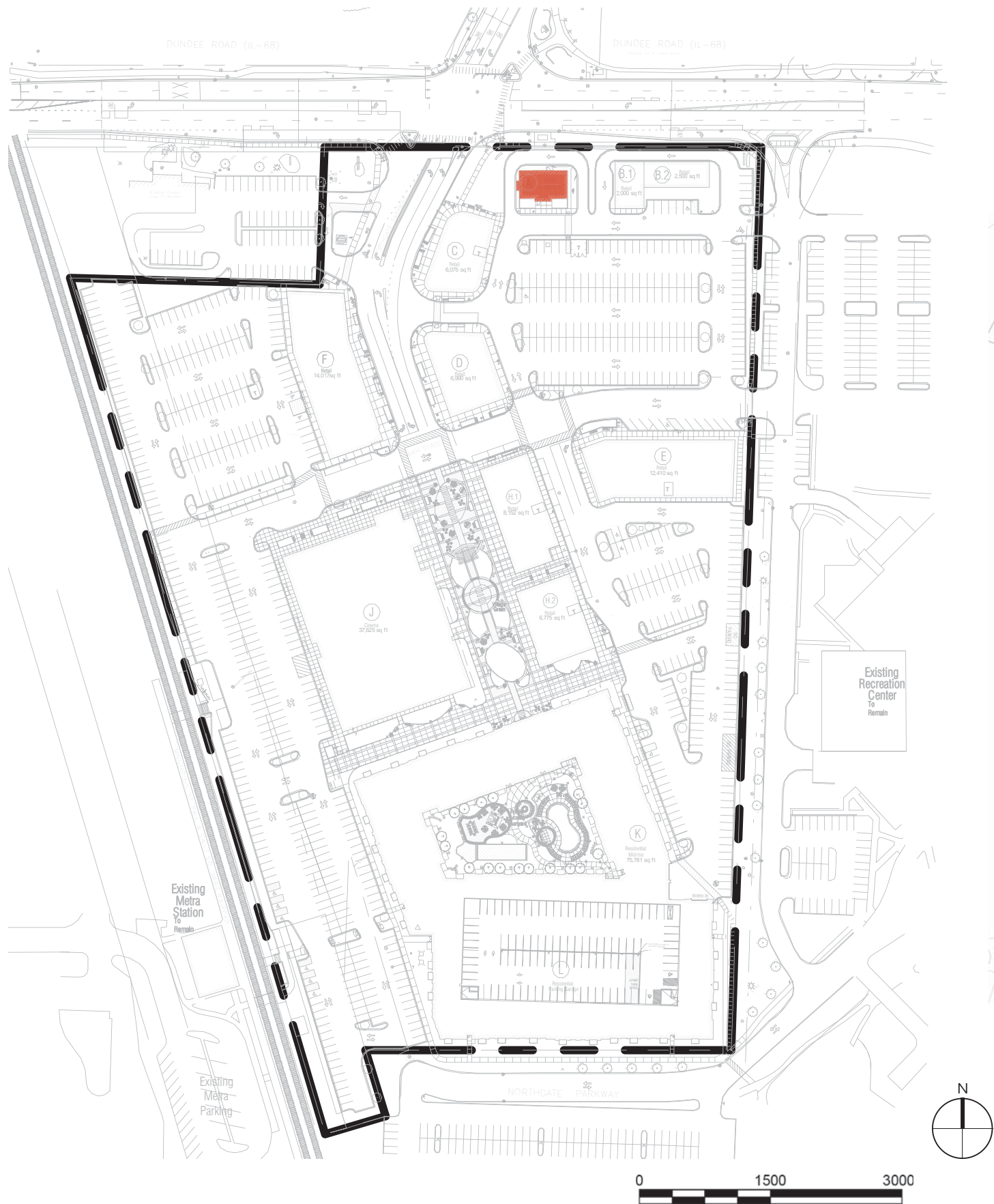
High-density dry storage shelving to comply with applicable Wheeling health codes

SEATING	
CAFE HEIGHT	18
BAR HEIGHT	8
COUNTER HEIGHT	0
LOUNGE	4
INT. TOTAL	30
EXT. TOTAL	30

- BACK BAR FINISH
- ARTWORK
- COMMUNITY BOARD



SITE PLAN & ROOF PLAN



FINISH PALETTE



FB-1B - BRICK VENEER
MANUFACTURER: ECHELON
COLOR: BRANDY WINE



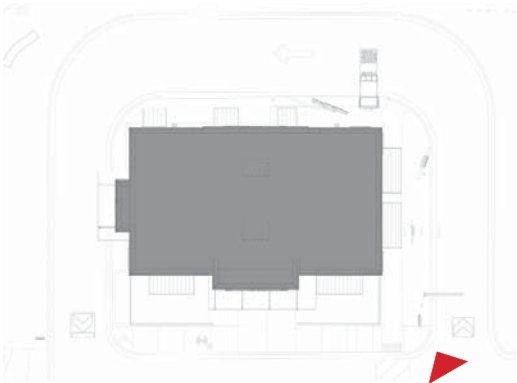
FB-1A - BRICK VENEER
MANUFACTURER: ECHELON
COLOR: ASH BLEND

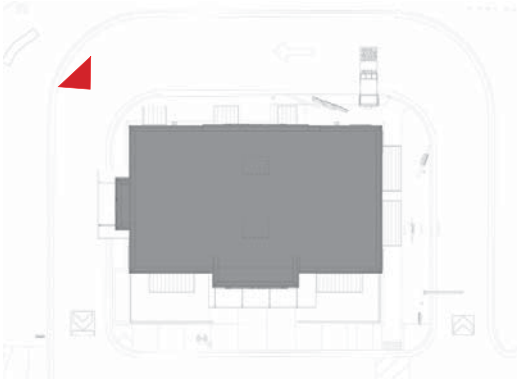


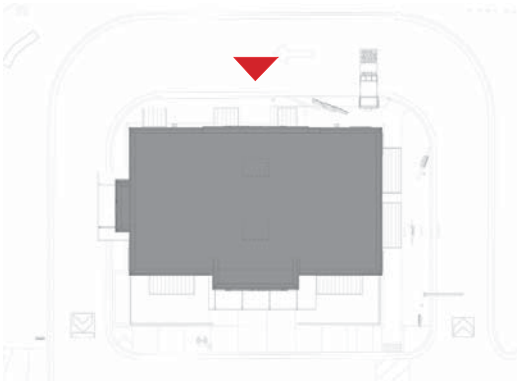
CST-1B - STONE VENEER
MANUFACTURER: CUSTOM STONE WORKS
COLOR: GREY



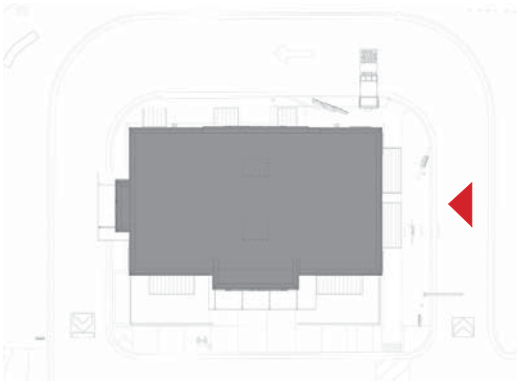
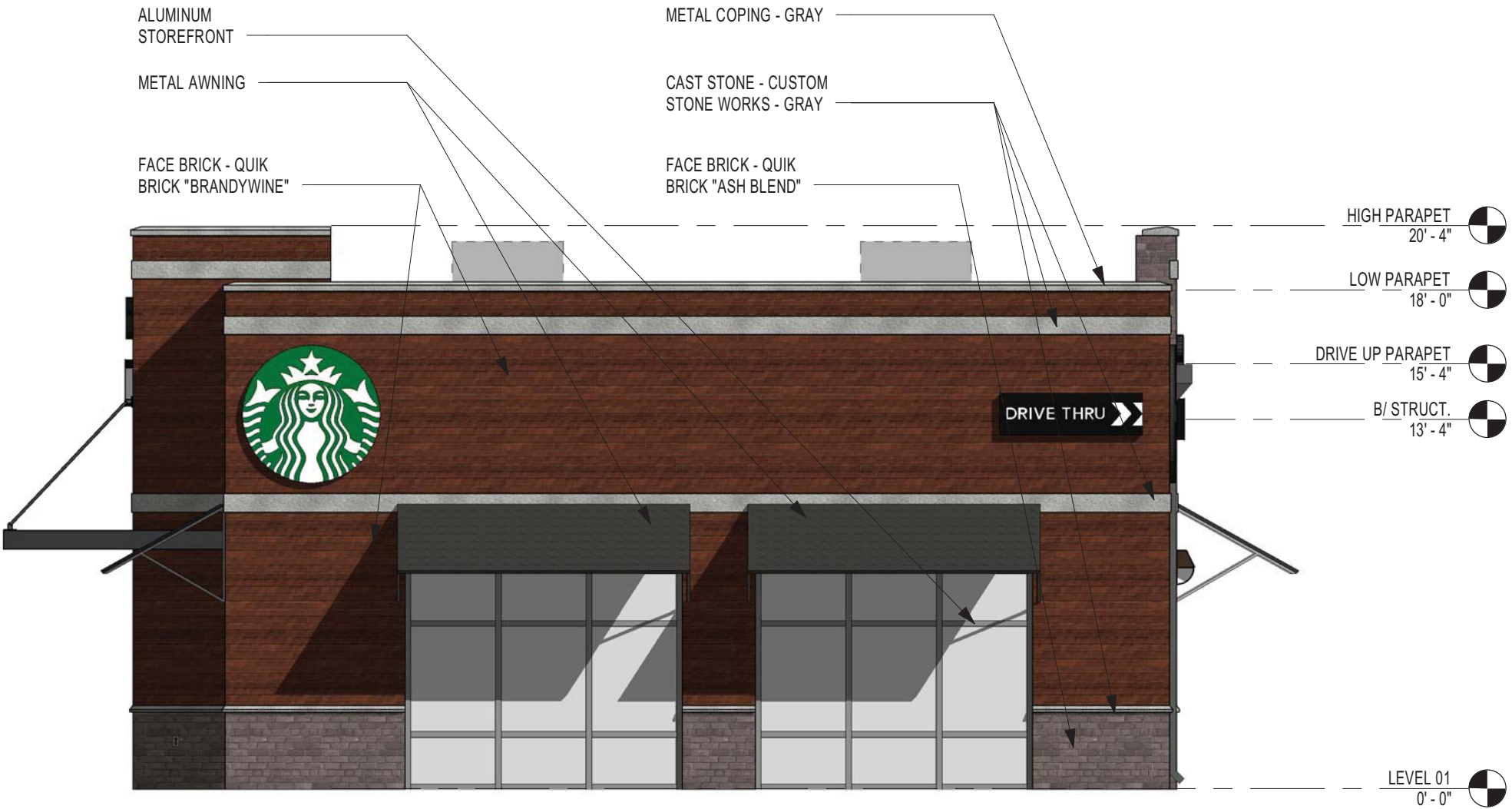
MTL-3 STORE FRONT FINISH
ANODIZED ALUMINUM
MANUFACTURER: VARIES
COLOR: DARK BRONZE



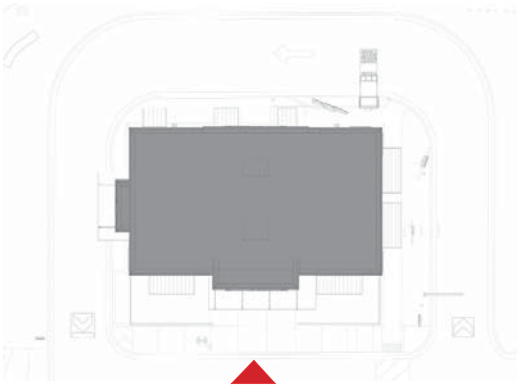




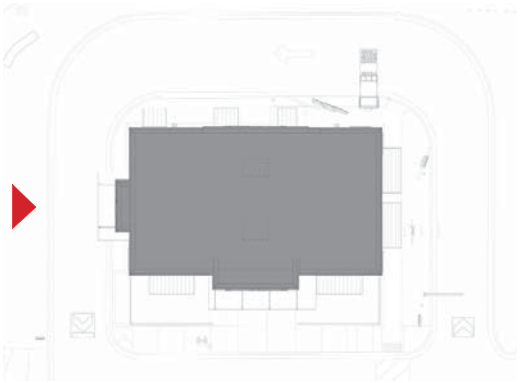
East Elevation

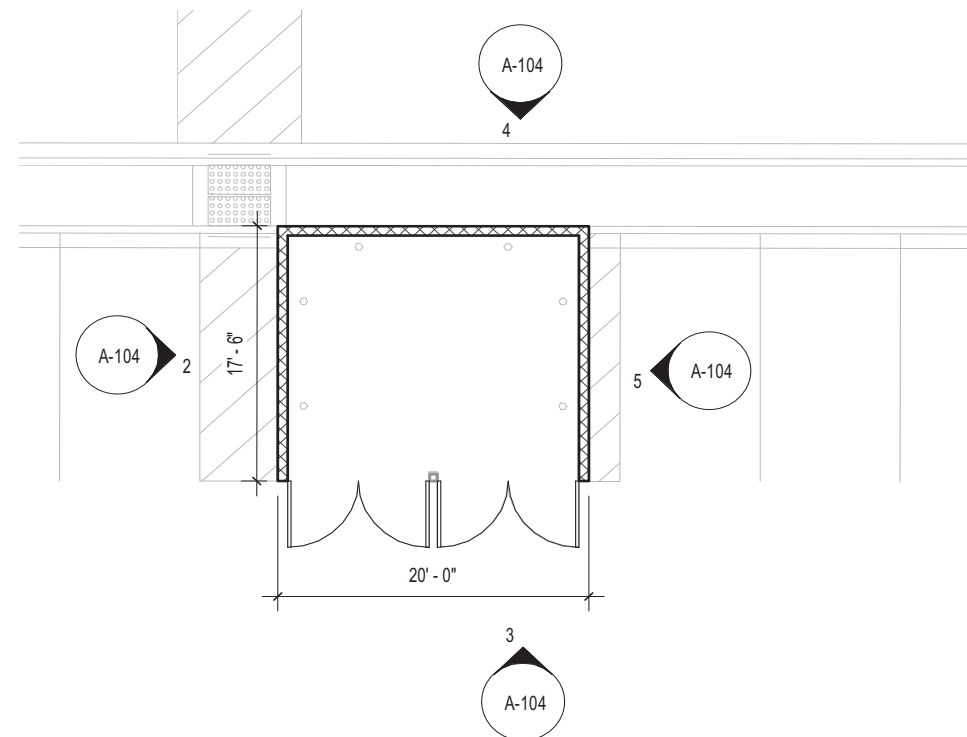


South Elevation

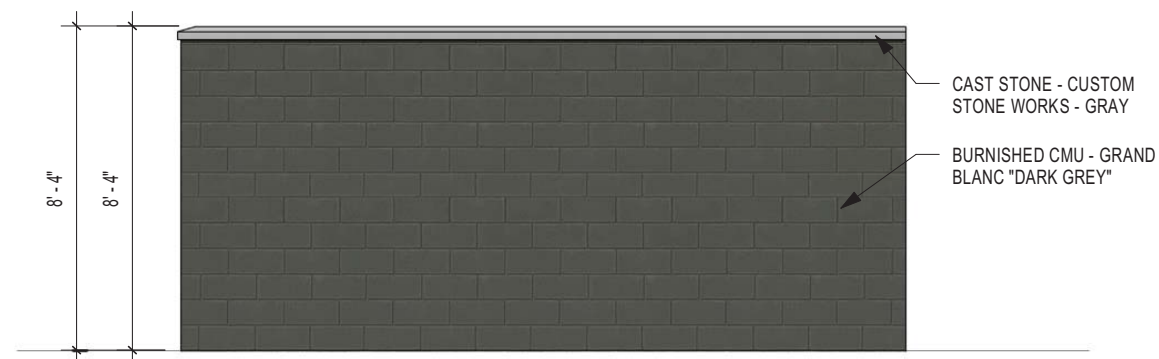


West Elevation

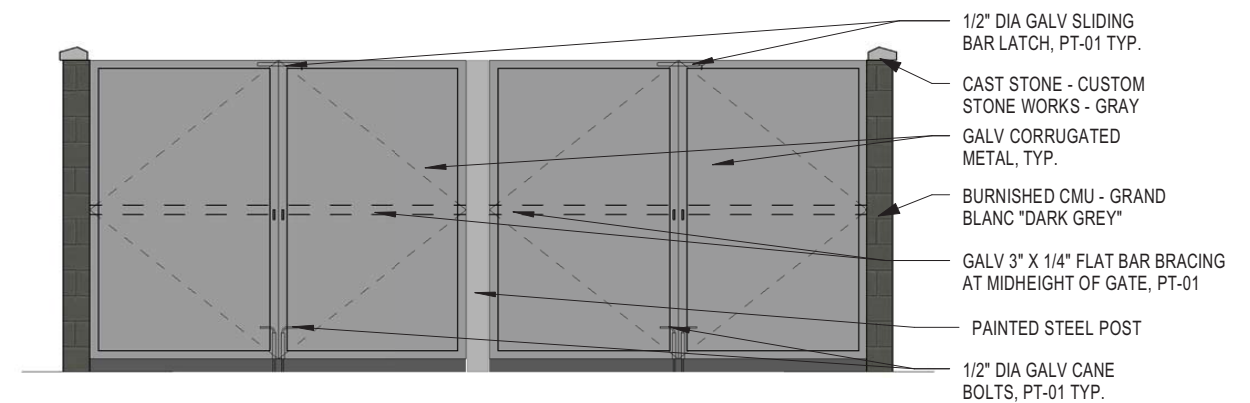




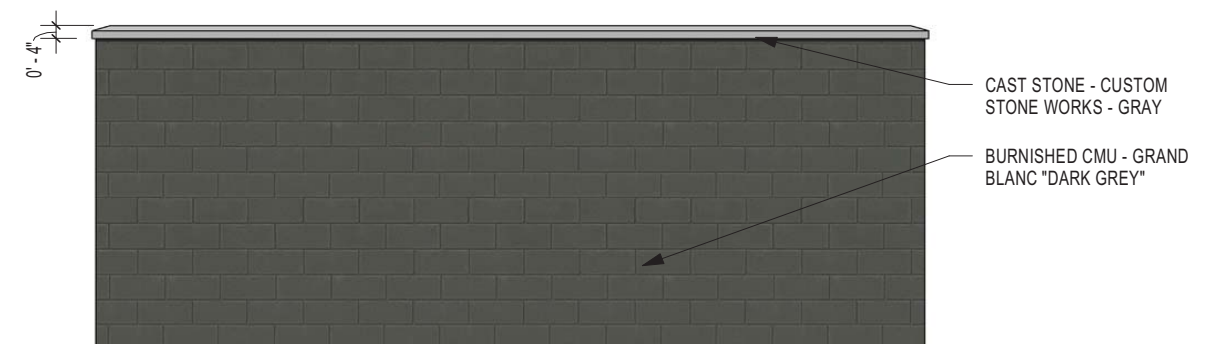
① Trash Enclosure Plan
3/32" = 1'-0"



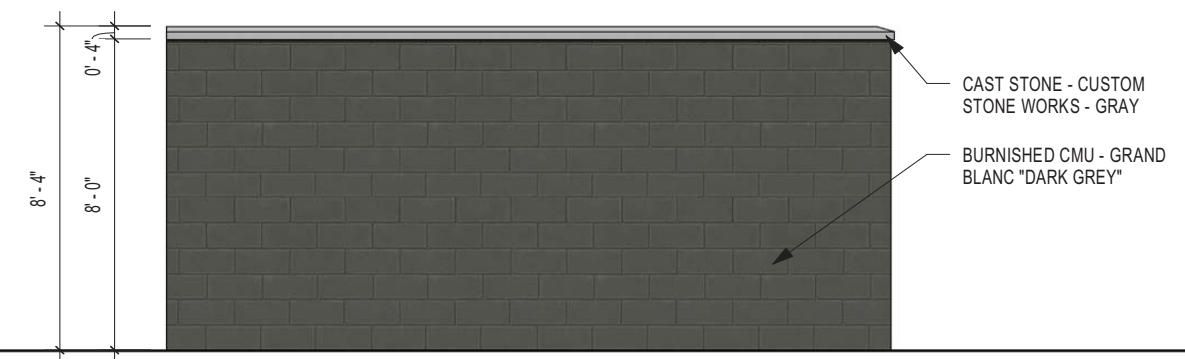
② TRASH ENCLOSURE ELEVATION - WEST
1/4" = 1'-0"



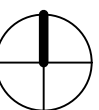
③ TRASH ENCLOSURE ELEVATION - SOUTH
1/4" = 1'-0"



④ TRASH ENCLOSURE ELEVATION - NORTH
1/4" = 1'-0"



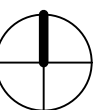
⑤ TRASH ENCLOSURE ELEVATION - EAST
1/4" = 1'-0"



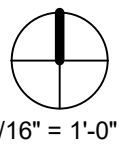
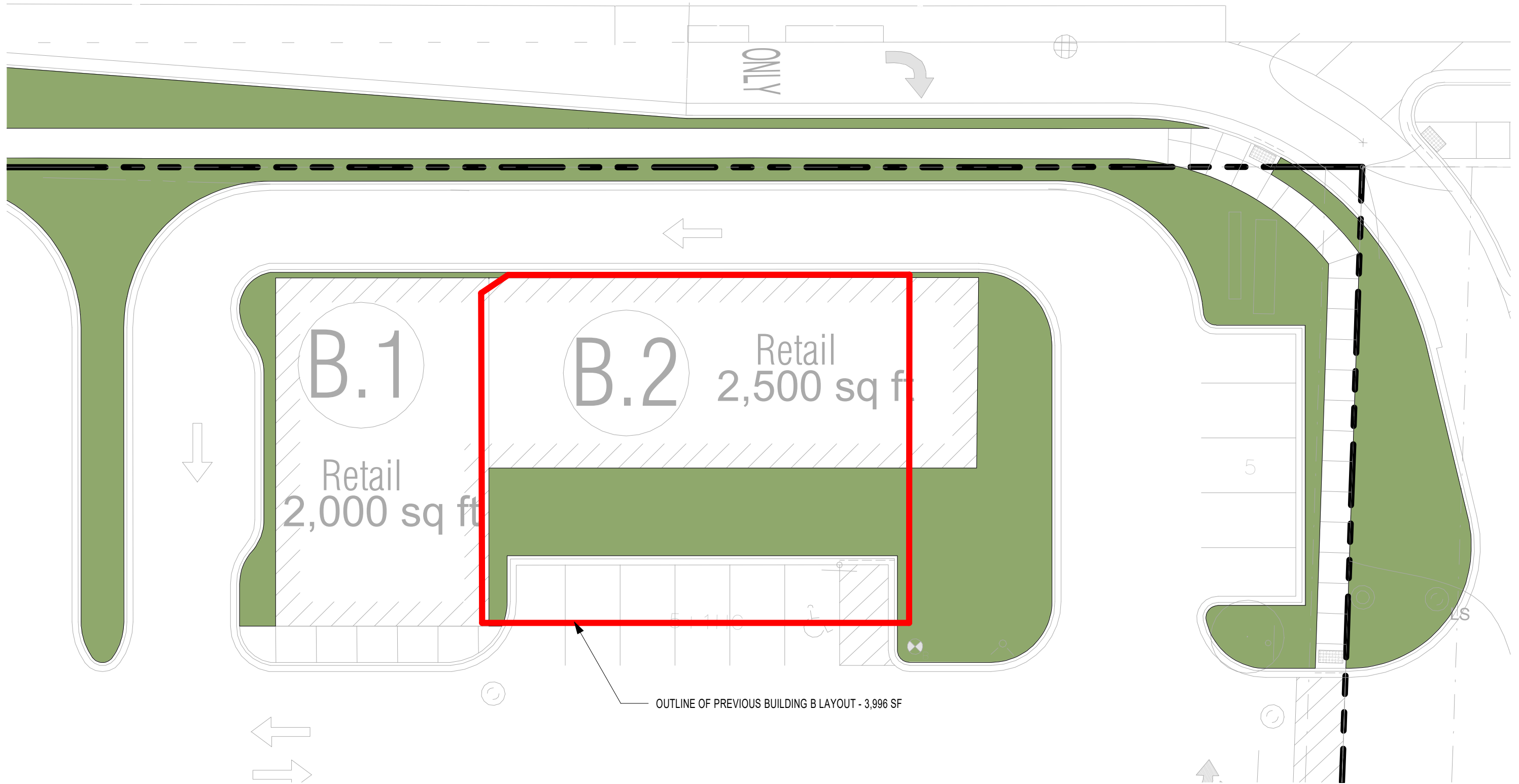
1/16" = 1'-0"

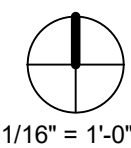


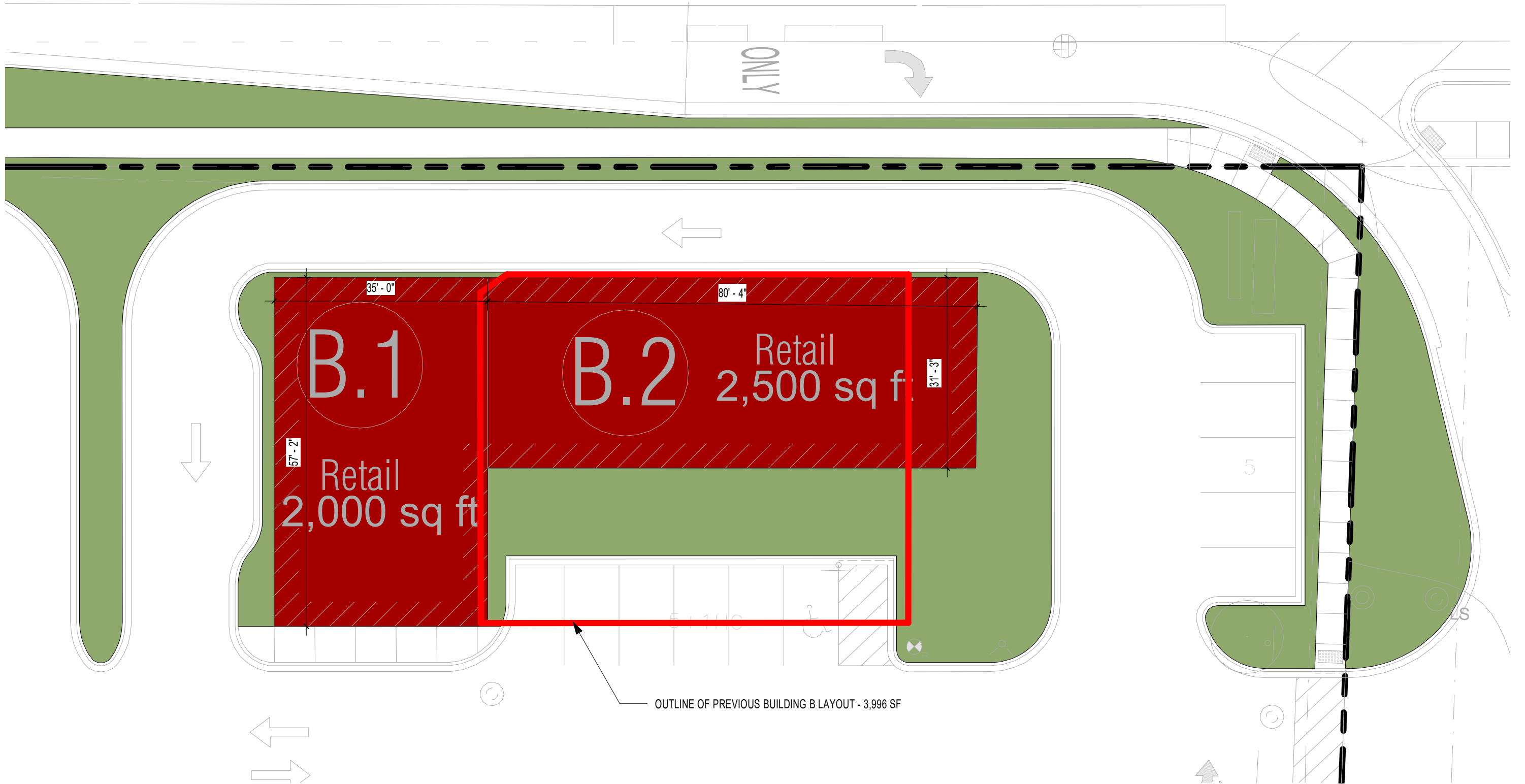
1/16" = 1'-0"



1/16" = 1'-0"







CLIENT

WTC, LLC
500 LAKE COOK RD
SUITE #270
DEERFIELD, IL 60015

9/11/16	Final PUD Submittal
9/20/16	Final PUD Submittal
10/3/16	Issued for Revised Bid
11/18/16	Issued for Construction/Permit Rev
12/16/16	Issued for Permit Rev
04/21/17	PUD Submittal Rev
04/28/17	HUD-Final Plans & Specs
05/05/17	Issued for Construction Revised
10/02/17	Village Green Revision
11/13/17	SU Submittal
12/11/17	Bulletin 02
12/28/17	Pylon Sign Landscape

Exhibit received January 2, 2018

SE



QUEST IDENTIFICATION

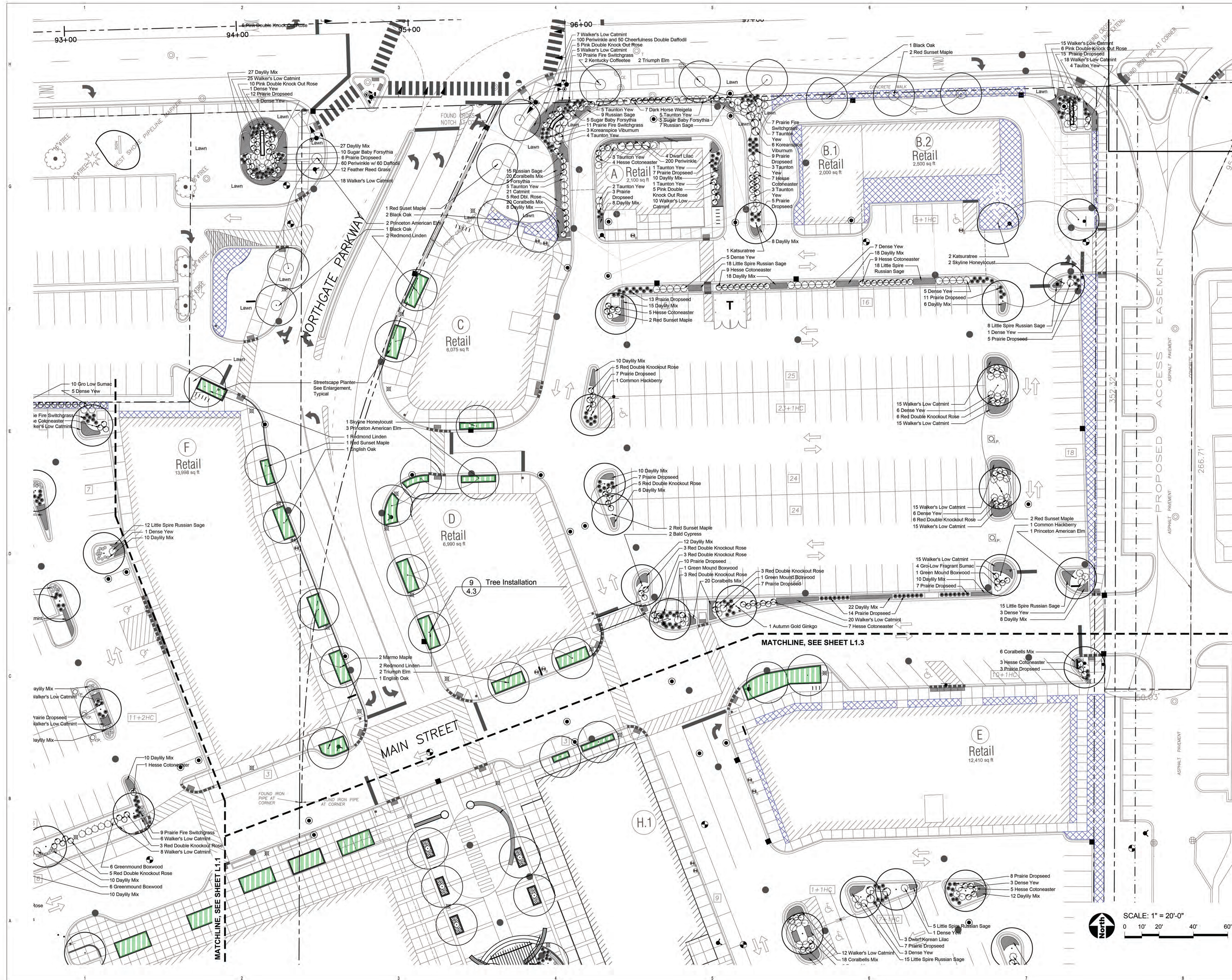
TITLE

LANDSCAPE PLAN

NUMBER

L1.2

2015 RTKL ASSOCIATES INC.



November
2017

Wheeling Town Center

Shared Parking Study



Prepared for:

WTC Development

Eriksson Engineering Associates, Ltd.

145 Commerce Drive, Suite A
Grayslake, IL 60030
(847) 223-4804

601 W. Randolph St., Suite 500
Chicago, IL 60661
(312) 463-0551

INTRODUCTION

Eriksson Engineering Associates (EEA) was retained by Wheeling Town Center Development to analyze the parking needs for the Wheeling Town Center (WTC) in Wheeling, Illinois. WTC is under construction as a mixed-use project with residential, retail, restaurants, and theater land-uses along with parking for commuters. The proposed development plan will have eleven buildings containing 301 apartments, a 795-seat cinema, and 60,765 square feet of retail and restaurant uses. Parking will be provided by a 595 space garage with 718 spaces in surface lots. A total of 1,313 spaces will serve the development. Metra commuters will have the use of parking within the development during the weekday.

This report provides the updated parking calculations reflecting changes to the site plan that has occurred based on the building plans for proposed users.

Changes to the plan included:

1. The building plan for the City Works brewery in Building H1 provides seating plans to accommodate 195 seats inside and 56 seats outside on the patio for a total of 251 seats. The original parking plan conservatively estimated about 326 seats in that space.
2. Buildings F and G will be combined into one building and contain a Brunch Café, 5,000 square feet, and a Meat and Potatoes, 3,500 square feet, restaurants. The Brunch Café will be open for breakfast and lunch and close at 2:30 PM. This will free up parking for the evening hours.
3. Building A, Starbucks, provided a building plan with 2,100 square feet of area, originally 1,716 square feet, and a seating plan with 36 inside seats and 34 outside seats (70 total).
4. The maximum permissible space for restaurants increased from 30,000 to 40,000 square feet.
5. An increase in the parking variation from the zoning requirement from 369 to 446 spaces.

ZONING CODE PARKING REQUIREMENTS

The parking requirements were updated for the WTC development using the Village of Wheeling's Zoning Code (see **Table 1**).

Overall, the development requires a parking variation of 446 spaces. The largest component of the parking variation is for the 156 commuter spaces (35%) which will be occupied during the day when the spaces will not be needed for the retail/restaurant spaces. For the residential portion of the development, the proposed parking supply is 95 spaces short of the zoning requirement. The parking demand of apartments within a transit-oriented development supports a lower parking ratio of 1.65 spaces per unit. Commercial parking is projected to be short by 195 spaces. Part of this shortage will be dependent on the actual seating and staffing plans for the individual restaurants.

RESIDENTIAL PARKING REQUIREMENTS

A review of national and local parking data for apartments, mixed-use developments, and transit-oriented projects clearly indicated a lower parking ratio is warranted for the project. The proposed parking ratio for the apartments at WTC at 1.65 spaces per unit allows for 50% of the units to park two vehicles and maintain some overnight guest parking. This ratio exceeds the national and local parking data (1.23 to 1.39 spaces per unit). These ratios do not include a discount for transit or mixed use developments. Data collected by the RTA and the Village of Palatine at TOD projects support lower rates also at 1.3 to 1.41 spaces per unit. The provision of car sharing at the development will further reduce the residential parking demand.

Table 1
Zoning Code Parking Requirements

Use	Size	Zoning Code	Required Parking	Spaces Provided
Apartments	11 studios	1.7 spaces per unit	238	
	129 1-bedroom			
	152 2-bedroom	2.2 spaces per unit	354	
	9 3-bedroom			
	301 units	Residential Parking Required	592	497 (84%)
Theater	38,172 sq. ft. (795 seats) (40 employees peak shift)	1 space per 3 seats plus one space per employee	305	
Retail	20,732 sq. ft.	4 spaces per 1,000 sq. ft.	83	
Coffee Shop	2,100 sq. ft. (70 seats)	1 space per 3 seats plus one space per employee ⁽¹⁾	29	
City Works	8,153 sq. ft. (251 seats incl. patio)		108	
Brunch Cafe	5,000 sq. ft.		82	
Meat and Potatoes	3,500 sq. ft.		57	
Other Restaurants	21,247 sq. ft.		347	
	98,904 sq. ft.	Commercial Parking Required	1,011	816 (81%)
Wheeling Town Center Parking Requirement			1,603	1,313(82%)
Metra East Commuter Lot Parking Agreement			156	

(1) Seats based on 25 gross sq. ft. per seat and three employees per 1,000 sq. ft.

The lack of parking at any development is always a concern with the possibility overflow parking impacting adjacent properties. The proposed apartments are part of a larger development with 1,313 parking spaces of which 497 spaces are reserved for the exclusive use the renters in the parking garage.

Within the center of the apartment building, a six level 595 space parking garage is planned with 497 spaces reserved for the residents and their guests. The remaining 98 spaces will be reserved for employees or valet parking of the commercial uses within WTC on the top level. Use of the parking garage will be controlled with a gate system to limit its use to residents and guests and the designated employees or valet operators.

Table 2 shows the updated residential parking demand throughout the day. Peak demand occurs in the evening and overnight time periods when the residents are at home. Detailed calculations of the apartment guest and resident parking are included in the **Appendix**.

Table 2
Hourly Apartment Parking Demand

Hour	Weekday Residential Parking			Weekend Residential Parking		
	Total Vehicles	Percent of Capacity	Open Spaces	Total Vehicles	Percent of Capacity	Open Spaces
6:00 AM	421	85%	76	421	85%	76
7:00 AM	384	77%	113	388	78%	109
8:00 AM	367	74%	130	367	74%	130
9:00 AM	346	70%	151	346	70%	151
10:00 AM	325	65%	172	325	65%	172
11:00 AM	304	61%	193	304	61%	193
Noon	283	57%	214	283	57%	214
1:00 PM	304	61%	193	304	61%	193
2:00 PM	304	61%	193	304	61%	193
3:00 PM	304	61%	193	304	61%	193
4:00 PM	325	65%	172	325	65%	172
5:00 PM	376	76%	121	376	76%	121
6:00 PM	406	82%	91	406	82%	91
7:00 PM	454	91%	43	454	91%	43
8:00 PM	458	92%	39	458	92%	39
9:00 PM	462	93%	35	462	93%	35
10:00 PM	467	94%	30	467	94%	30
11:00 PM	458	92%	39	458	92%	39
Midnight	444	89%	53	444	89%	53

Note: 497 resident parking spaces provided in parking garage.

COMMERCIAL PARKING REQUIREMENTS

Using shared parking principals, the hourly parking demand was recalculated for the retail, bank, coffee shop with drive-thru, the theater, and quality or family/fast casual restaurants for a weekday and a weekend. The weekday and potential weekend Metra commuter parking demand was included. The parking supply of 816 spaces will be provided in the east surface lot (312 spaces), the west lot (406 spaces), and one level of the residential parking garage (98 spaces). **Table 3** summaries the commercial parking needed for the development with detailed calculations in the **Appendix**.

During the weekday, the peak demand is 710 spaces at 1:00 PM or 87% of the lots' capacity. With additional restaurant space, the weekday peak shifted to the early afternoon.

On weekends, the peak-demand still occurred in the evening at 8:00 PM with 727 vehicles occupying 89% of the available spaces due to the restaurant/theater uses. Ideally, with retail/restaurant uses, up to 10% of the spaces should be available to minimize excessive parking lot traffic searching for an open space.

Table 3
Hourly Commercial/Metra Parking Demand

Hour	Weekday Parking			Weekend Parking		
	Total Vehicles	Percent of Capacity	Open Spaces	Total Vehicles	Percent of Capacity	Open Spaces
6:00 AM	135	17%	681	82	10%	734
7:00 AM	268	33%	548	171	21%	645
8:00 AM	320	39%	496	241	30%	575
9:00 AM	370	45%	446	338	41%	478
10:00 AM	452	55%	364	414	51%	402
11:00 AM	530	65%	286	463	57%	353
Noon	686	84%	130	644	79%	172
1:00 PM	710	87%	106	679	83%	137
2:00 PM	631	77%	185	631	77%	185
3:00 PM	529	65%	287	533	65%	283
4:00 PM	549	67%	267	534	65%	282
5:00 PM	604	74%	212	596	73%	220
6:00 PM	607	74%	209	668	82%	148
7:00 PM	623	76%	193	702	86%	114
8:00 PM	633	78%	183	727	89%	89
9:00 PM	582	71%	234	619	76%	197
10:00 PM	513	63%	303	591	72%	225
11:00 PM	421	52%	395	514	63%	302
Midnight	210	26%	606	191	23%	625

Note: 816 spaces provided for commercial and Metra uses.

The parking analysis increased the maximum permitted space for restaurant uses from 30,000 to 40,000 square feet based on the site plan modifications since the Final PUD approval. Additional restaurant space is now possible due to the reduction in seats estimated for the City Works space and the Café Brunch restaurant closing at 2:30 PM.

RECCOMENDATIONS

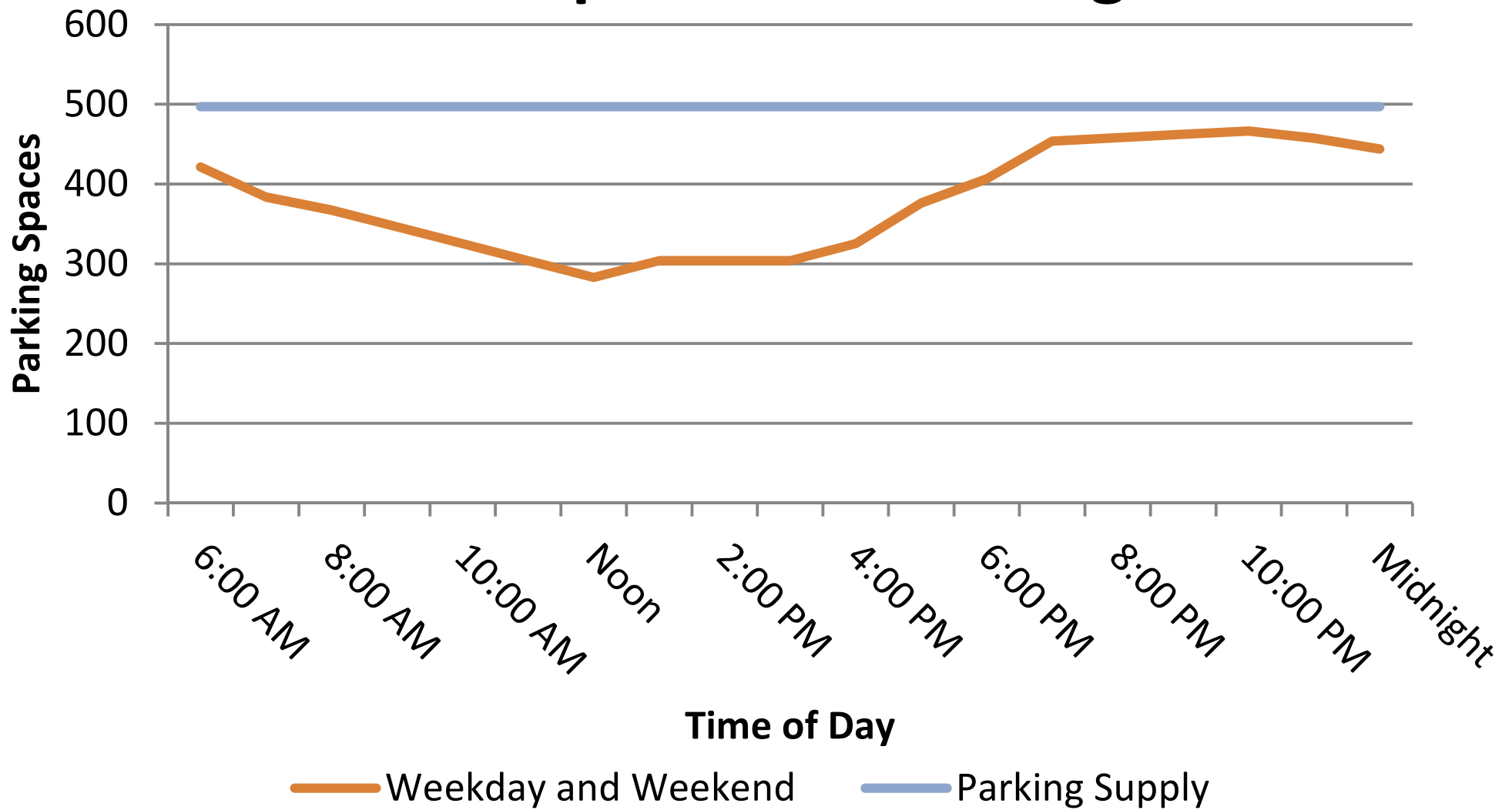
Based on the shared parking analysis the following conclusions and recommendations were reached:

- The zoning code requirement of 1,603 parking spaces and 156 reserved commuter spaces exceeds the proposed supply of 1,313 spaces.
- The parking analysis is based on a maximum of 40,000 square feet of restaurant uses on the site.
- Parking requirements for the apartment portion of the development should be reduced to 1.65 spaces per unit based on national and local studies along and its location in a transit oriented development.
- Parking for the apartments will be provided in 497 reserved spaces in the 595 space parking garage. Access to the parking garage will be controlled to only allow residents or their guests.
- The remaining commercial uses and Metra commuters will have 718 surface spaces and 98 spaces in the parking garage. The parking garage spaces will be reserved for employees or the parking valet.
- Based on the shared parking analysis, there is sufficient parking to accommodate the commercial parking demand on a weekday and weekend without overflow.

Appendix Table 1
Wheeling Town Center
Hourly Apartment Parking Calculations

Weekday	Visitor Parking		Resident Parking			Weekday		
	Size	301	Size	301	Total	Garage		
	Parking Ratio	0.15	Parking Ratio	1.4	Apt.	Parking	Percent	Open
	Peak Demand	45.2	Peak Demand	421.4	Parking	Provided	Occupancy	Spaces
	%	veh.	%	veh.				
6:00 AM	0%	0.0	100%	421.4	421	497	85%	76
7:00 AM	10%	4.5	90%	379.3	384	497	77%	113
8:00 AM	20%	9.0	85%	358.2	367	497	74%	130
9:00 AM	20%	9.0	80%	337.1	346	497	70%	151
10:00 AM	20%	9.0	75%	316.1	325	497	65%	172
11:00 AM	20%	9.0	70%	295.0	304	497	61%	193
Noon	20%	9.0	65%	273.9	283	497	57%	214
1:00 PM	20%	9.0	70%	295.0	304	497	61%	193
2:00 PM	20%	9.0	70%	295.0	304	497	61%	193
3:00 PM	20%	9.0	70%	295.0	304	497	61%	193
4:00 PM	20%	9.0	75%	316.1	325	497	65%	172
5:00 PM	40%	18.1	85%	358.2	376	497	76%	121
6:00 PM	60%	27.1	90%	379.3	406	497	82%	91
7:00 PM	100%	45.2	97%	408.8	454	497	91%	43
8:00 PM	100%	45.2	98%	413.0	458	497	92%	39
9:00 PM	100%	45.2	99%	417.2	462	497	93%	35
10:00 PM	100%	45.2	100%	421.4	467	497	94%	30
11:00 PM	80%	36.1	100%	421.4	458	497	92%	39
Midnight	50%	22.6	100%	421.4	444	497	89%	53
WEEKEND								
Weekend	Visitor Parking		Resident Parking			Weekend		
	Size	301	Size	301	Total	Garage		
	Parking Ratio	0.15	Parking Ratio	1.4	Apt.	Parking	Percent	Open
	Peak Demand	45.2	Peak Demand	421.4	Parking	Provided	Occupancy	Spaces
	%	veh.	%	veh.				
6:00 AM	0%	0.0	100%	421.4	421	497	85%	76
7:00 AM	20%	9.0	90%	379.3	388	497	78%	109
8:00 AM	20%	9.0	85%	358.2	367	497	74%	130
9:00 AM	20%	9.0	80%	337.1	346	497	70%	151
10:00 AM	20%	9.0	75%	316.1	325	497	65%	172
11:00 AM	20%	9.0	70%	295.0	304	497	61%	193
Noon	20%	9.0	65%	273.9	283	497	57%	214
1:00 PM	20%	9.0	70%	295.0	304	497	61%	193
2:00 PM	20%	9.0	70%	295.0	304	497	61%	193
3:00 PM	20%	9.0	70%	295.0	304	497	61%	193
4:00 PM	20%	9.0	75%	316.1	325	497	65%	172
5:00 PM	40%	18.1	85%	358.2	376	497	76%	121
6:00 PM	60%	27.1	90%	379.3	406	497	82%	91
7:00 PM	100%	45.2	97%	408.8	454	497	91%	43
8:00 PM	100%	45.2	98%	413.0	458	497	92%	39
9:00 PM	100%	45.2	99%	417.2	462	497	93%	35
10:00 PM	100%	45.2	100%	421.4	467	497	94%	30
11:00 PM	80%	36.1	100%	421.4	458	497	92%	39
Midnight	50%	22.6	100%	421.4	444	497	89%	53

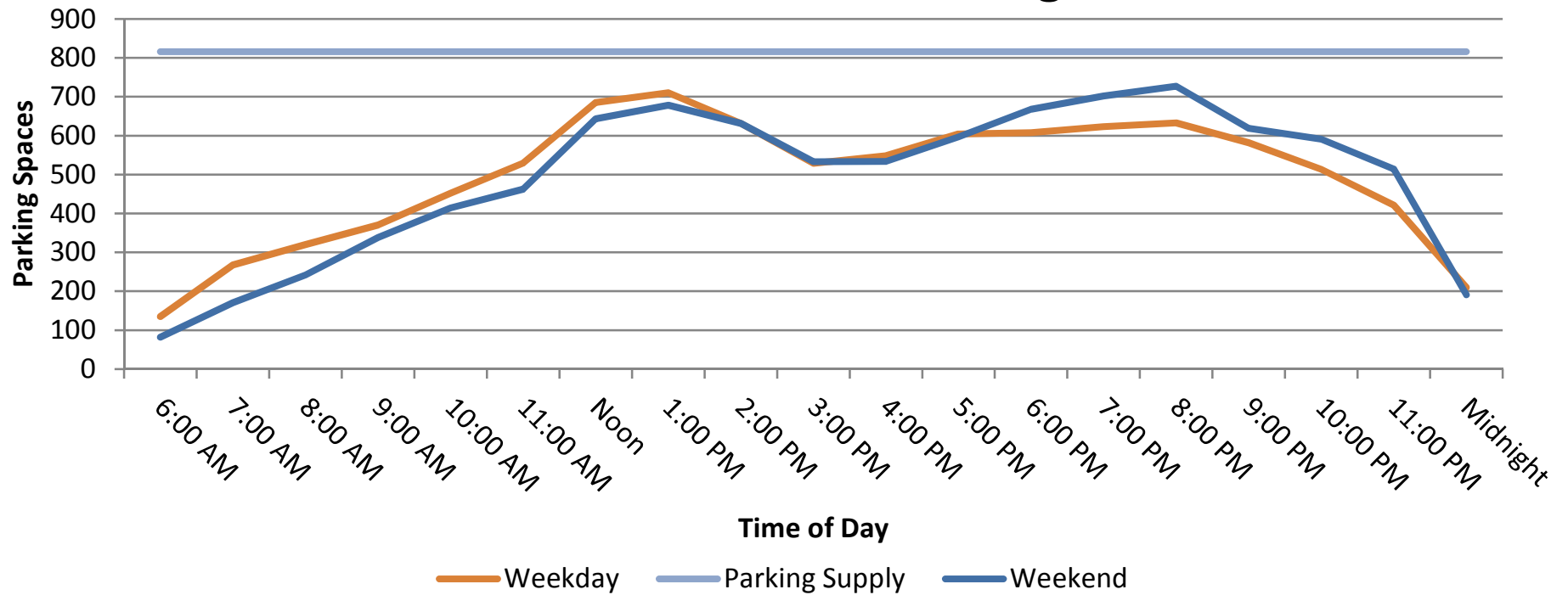
WTC Apartment Parking



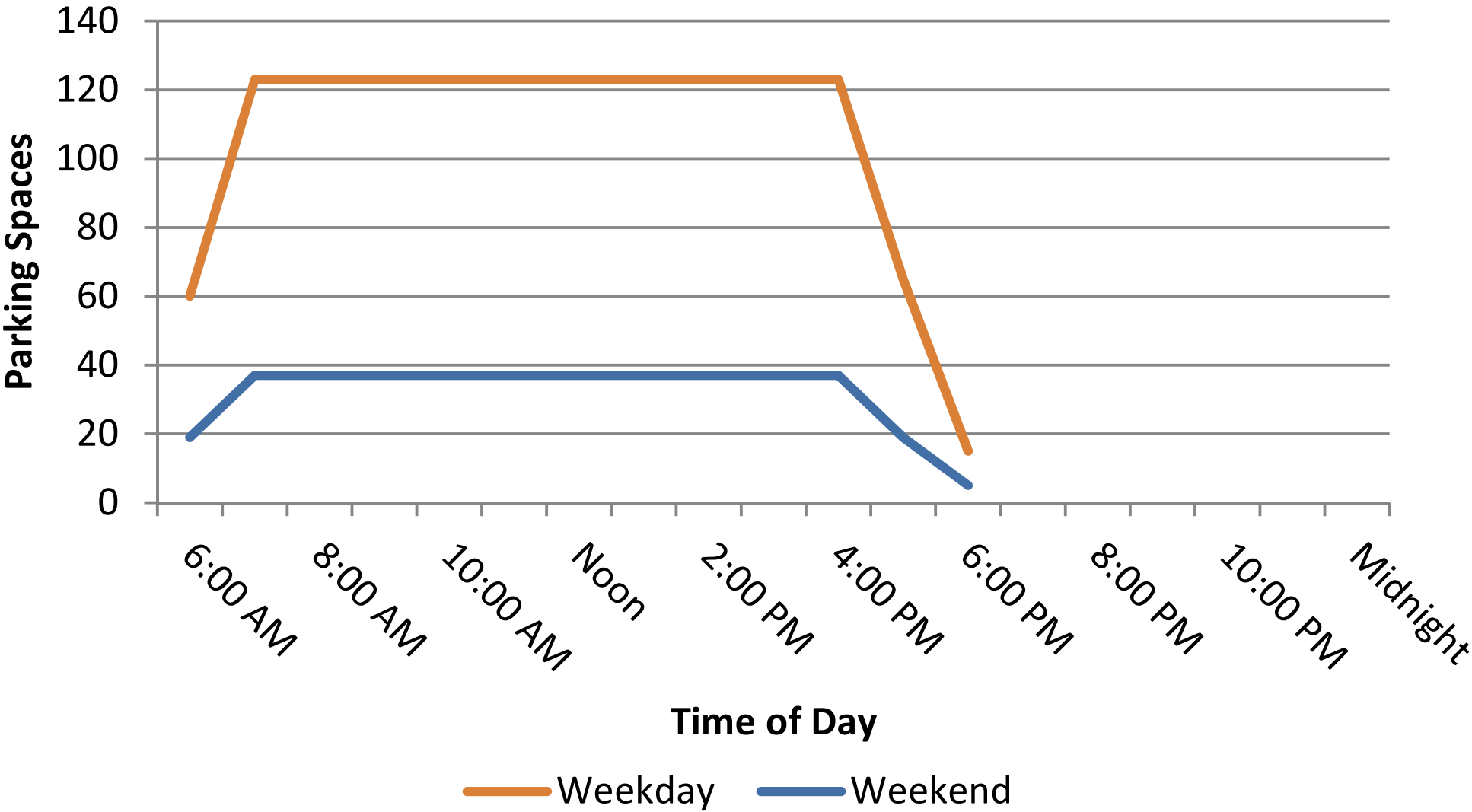
Appendix Table 2
Wheeling Town Center reduced by 10 k
Hourly Commercial Parking Calculations

Hourly Commercial Parking Calculations										Starbucks			Brunch Café			Includes Meat and Potatoes			City Works																	
WEEKDAY	RETAIL			THEATER			COFFEE			RESTAURANT Breakfast/Lunch			RESTAURANT Family/High Turn Over			RESTAURANT			RESTAURANT Quality																	
	Customer Parking	Employee Parking		Customer Parking	Employee Parking		Customer Parking	Employee Parking		Customer Parking	Employee Parking		Customer Parking	Employee Parking		Customer Parking	Employee Parking		Customer Parking	Employee Parking																
Size =	20,732	20,732		795			2,100	2,100		5,000	5,000		15,000	15,000		8,153	sq. ft. 8,153		9,747	9,747																
Parking Ratio	2.9	0.7	Total				8.8	1.6	Total	9	1.5	Total	9	1.5	Total	251	seats		15.25	2.75	Total															
Peak Demand	60.1	14.5	Parking	151.1	40.0	Parking	18.5	3.4	Parking	45.0	7.5	Parking	135.0	22.5	Parking	84.0	24.0	Parking	148.6	26.8	Parking	Metra Parking	Resident Parking Credit	Total Parking	Percent Occ.	Parking Provided	Extra Prk.									
	%	veh.	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%																
6:00 AM	1%	0.6	10%	1.5	2.1	0%	0.0	0%	0.0	0.0	50%	9.2	100%	3.4	12.6	25%	11.3	50%	3.8	15.0	25%	33.8	50%	11.3	45.0	0%	0.0	0%	0.0	0.0	60		135	17%	816	681
7:00 AM	5%	3.0	15%	2.2	5.2	0%	0.0	0%	0.0	0.0	73%	13.5	100%	3.4	16.9	50%	22.5	75%	5.6	28.1	50%	67.5	75%	16.9	84.4	0%	0.0	20%	5.4	5.4	123	268	33%	816	548	
8:00 AM	15%	9.0	40%	5.8	14.8	0%	0.0	0%	0.0	0.0	100%	18.5	100%	3.4	21.8	60%	27.0	90%	6.8	33.8	60%	81.0	90%	20.3	101.3	0%	0.0	50%	13.4	13.4	123	320	39%	816	496	
9:00 AM	35%	21.0	75%	10.9	31.9	0%	0.0	0%	0.0	0.0	63%	11.6	100%	3.4	15.0	75%	33.8	90%	6.8	40.5	75%	101.3	90%	20.3	121.5	0%	0.0	75%	20.1	20.1	123	370	45%	816	446	
10:00 AM	65%	39.1	85%	12.3	51.4	0%	0.0	0%	0.0	0.0	57%	10.5	100%	3.4	13.9	85%	38.3	100%	7.5	45.8	85%	114.8	100%	22.5	137.3	15%	12.6	90%	24.1	46.4	123	452	55%	816	364	
11:00 AM	85%	51.1	95%	13.8	64.9	0%	0.0	0%	0.0	0.0	42%	7.8	100%	3.4	11.1	90%	40.5	100%	7.5	48.0	90%	121.5	100%	22.5	144.0	40%	33.6	90%	21.6	55.2	123	530	65%	816	286	
Noon	95%	57.1	100%	14.5	71.6	20%	30.2	50%	20.0	50.2	39%	7.2	100%	3.4	10.6	100%	45.0	100%	7.5	52.5	100%	135.0	100%	22.5	157.5	75%	63.0	90%	21.6	84.6	123	686	84%	816	130	
1:00 PM	100%	60.1	100%	14.5	74.6	45%	68.0	60%	24.0	92.0	27%	5.0	100%	3.4	8.3	90%	40.5	100%	7.5	48.0	90%	121.5	100%	22.5	144.0	75%	63.0	90%	21.6	84.6	123	710	87%	816	106	
2:00 PM	95%	57.1	100%	14.5	71.6	55%	83.1	60%	24.0	107.1	50%	9.2	100%	3.4	12.6	50%	22.5	100%	7.5	30.0	50%	67.5	100%	22.5	90.0	65%	54.6	90%	21.6	76.2	123	631	77%	816	185	
3:00 PM	90%	54.1	100%	14.5	68.6	55%	83.1	75%	30.0	113.1	50%	9.2	75%	2.5	11.8	0%	0.0	50%	3.8	3.8	45%	60.8	75%	16.9	77.6	40%	33.6	75%	18.0	51.6	123	529	65%	816	287	
4:00 PM	90%	54.1	100%	14.5	68.6	55%	83.1	75%	30.0	113.1	50%	9.2	75%	2.5	11.8	45%	60.8	75%	16.9	77.6	50%	42.0	75%	18.0	60.0	50%	74.3	75%	20.1	94.4	123	549	67%	816	267	
5:00 PM	95%	57.1	95%	13.8	70.9	60%	90.6	100%	40.0	130.6	50%	9.2	75%	2.5	11.8	75%	101.3	95%	21.4	122.6	75%	63.0	100%	24.0	87.0	75%	111.5	100%	26.8	138.3	65	-22	604	74%	816	212
6:00 PM	95%	57.1	95%	13.8	70.9	60%	90.6	100%	40.0	130.6	50%	9.2	75%	2.5	11.8	80%	108.0	95%	21.4	129.4	95%	79.8	100%	24.0	103.8	95%	141.2	100%	26.8	168.0	15	-22	607	74%	816	209
7:00 PM	95%	57.1	95%	13.8	70.9	80%	120.8	100%	40.0	160.8	50%	9.2	75%	2.5	11.8	80%	108.0	95%	21.4	129.4	100%	84.0	100%	24.0	108.0	100%	148.6	100%	26.8	175.4		-33	623	76%	816	193
8:00 PM	80%	48.1	90%	13.1	61.2	100%	151.1	100%	40.0	191.1	50%	9.2	75%	2.5	11.8	80%	108.0	95%	21.4	129.4	100%	84.0	100%	24.0	108.0	100%	148.6	100%	26.8	175.4		-44	633	78%	816	183
9:00 PM	50%	30.1	75%	10.9	40.9	100%	151.1	100%	40.0	191.1	50%	9.2	75%	2.5	11.8	60%	81.0	80%	18.0	99.0	100%	84.0	100%	24.0	108.0	100%	148.6	100%	26.8	175.4		-44	582	71%	816	234
10:00 PM	30%	18.0	40%	5.8	23.8	80%	120.8	100%	40.0	160.8	50%	9.2	75%	2.5	11.8	55%	74.3	65%	14.6	88.9	95%	79.8	100%	24.0	103.8	95%	141.2	100%	26.8	168.0		-44	513	63%	816	303
11:00 PM	10%	6.0	15%	2.2	8.2	65%	98.2	70%	28.0	126.2	50%	9.2	75%	2.5	11.8	50%	67.5	65%	14.6	82.1	75%	63.0	80%	19.2	82.2	75%	111.5	80%	21.4	132.9		-22	421	52%	816	395
Midnight	0%	0.0	0%	0.0	0.0	40%	60.4	50%	20.0	80.4	50%	9.2	75%	2.5	11.8	25%	33.8	35%	7.9	41.6	25%	21.0	35%	8.4	29.4	25%	37.2	35%	9.4	46.5			210	26%	816	606
	RETAIL			Theater			COFFEE			RESTAURANT Breakfast/Lunch			RESTAURANT			RESTAURANT			RESTAURANT																	
WEEKEND	Customer Parking	Employee Parking		Customer Parking	Employee Parking		Customer Parking	Employee Parking		Customer Parking	Employee Parking		Customer Parking	Employee Parking		Customer Parking	Employee Parking		Customer Parking	Employee Parking																
Size =	20,732	20,732		795			2,100	2,100		5,000	5,000		15,000	15,000		8,153	8,153		9,747	9,747																
Parking Ratio	3.2	0.8	Total				8.8	1.6	Total	12.75	2.25	Total	12.75	2.25	Total	251	seats		17	3	Total															
Peak Demand	66.3	16.6	Parking	206.7	40.0	Parking	18.5	3.4	Parking	63.8	11.3	Parking	191.3	33.8	Parking	84.0	24.0	Parking	165.7	29.2	Parking	Metra Parking	Resident Parking Credit	Total Parking	Percent Occ.	Parking Provided	Extra Prk.									
	%	veh.	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%																
6:00 AM	1%	0.7	10%	1.7	2.3	0%	0.0	0%	0.0	0.0	50%	9.2	100%	3.4	12.6	10%	19.1	50%	16.9	36.0	0%	0.0	0%	0.0	0%	0.0	20%	5.8	5.8	37	19		82	10%	816	734
7:00 AM	5%	3.3	15%	2.5	5.8	0%	0.0	0%	0.0	0.0	100%	18.5	100%	3.4	21.8	25%	47.8	70%	23.6	71.4	0%	0.0	0%	0.0	0%	0.0	20%	5.8	5.8	37	17	21%	816	645		
8:00 AM	10%	6.6	40%	6.6	13.3	0%	0.0	0%	0.0	0.0	90%	16.6	100%	3.4	20.0	45%	86.1	90%	30.4	116.4	0%	0.0	0%	0.0	0%	0.0	30%	8.8	8.8	37	241	30%	816	575		
9:00 AM	30%	19.9	75%	12.4	32.3	0%	0.0	0%	0.0	0.0	80%	14.8	100%	3.4	18.1	70%	44.6	90%	10.1	54.8	70%	133.9	90%	30.4	164.3	0%	0.0	60%	17.5	17.5	37	338	41%	816	478	
10:00 AM	50%	33.2	85%	14.1	47.3	0%	0.0	0%	0.0	0.0	65%	12.0	100%	3.4	15.4	90%	57.4	100%	11.3	68.6	90%	172.1	100%	33.8	205.9	0%	0.0	75%	21.9	21.9	37	414	51%	816	402	
11:00 AM	65%	43.1	95%	15.8	58.9	0%	0.0	0%	0.0	0.0	62%	11.5	100%	3.4	14.8	90%	57.4	100%	11.3	68.6	90%	172.1	100%	33.8	205.9	15%	12.6	75%	21.9	46.8	37	463	57%	816	353	
Noon	80%	53.1	100%	16.6	69.7	20%	41.3	50%	20.0	61.3	40%	7.4	100%	3.4	10.8	100%	63.8	100%	11.3	75.0	100%	191.3	100%	33.8	225.0	50%	42.0	75%	21.9	104.8	37	644	79%	816	172	
1:00 PM	90%	59.7	100%	16.6	76.3	45%	93.0	60%	24.0	117.0	32%	5.9	100%	3.4	9.3	85%	54.2	100%	11.3	65.4	85%	162.6	100%	33.8	196.3	55%	46.2	75%	18.0	64.2	37	679	83%	816	137	
2:00 PM	100%	66.3	100%	16.6	82.9	55%	113.7	60%	24.0	137.7	40%	7.4	100%	3.4	10.8	65%	41.4	100%	11.3	52.7	65%	124.3	100%	33.8	158.1	45%	37.8	75%	18.0	55.8	37	631	77%	816	185	
3:00 PM	100%	66.3	100%	16.6	82.9	55%	113.7	75%	30.0	143.7	40%	7.4	75%	2.5	9.9	0%	0.0	50%	5.6	5.6	40%	76.5	75%	25.3	101.8	45%	37.8	75%	18.0	55.8	37	533	65%	816	283	
4:00 PM	95%	63.0	100%	16.6	79.6	55%	113.7	75%	30.0	143.7	40%	7.4	75%	2.5	9.9	45%	86.1	75%	25.3	111.4	45%	37.8	75%	18.0	55.8	45%	74.6	75%	21.9	96.5	37	534	65%	816	282	
5:00 PM	90%	59.7	95%	15.8	75.5	60%	124.0	100%	40.0	164.0	40%	7.4	75%	2.5	9.9	60%	114.8	95%	32.1	146.8	60%	50.4	100%	24.0	74.4	60%	99.4	100%	29.2	128.7	19	-22	596	73%	816	220
6:00 PM	80%	53.1	85%	14.1	67.2	60%	124.0	100%	40.0	164.0	40%	7.4	75%	2.5	9.9	70%	133.9	95%	32.1	165.9	90%	75.6	100%	24.0	99.6	90%	149.1	100%	29.2	178.4	5	-22	668	82%	816	148

WTC Commercial Parking



Metra East Lot Commuter Parking



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

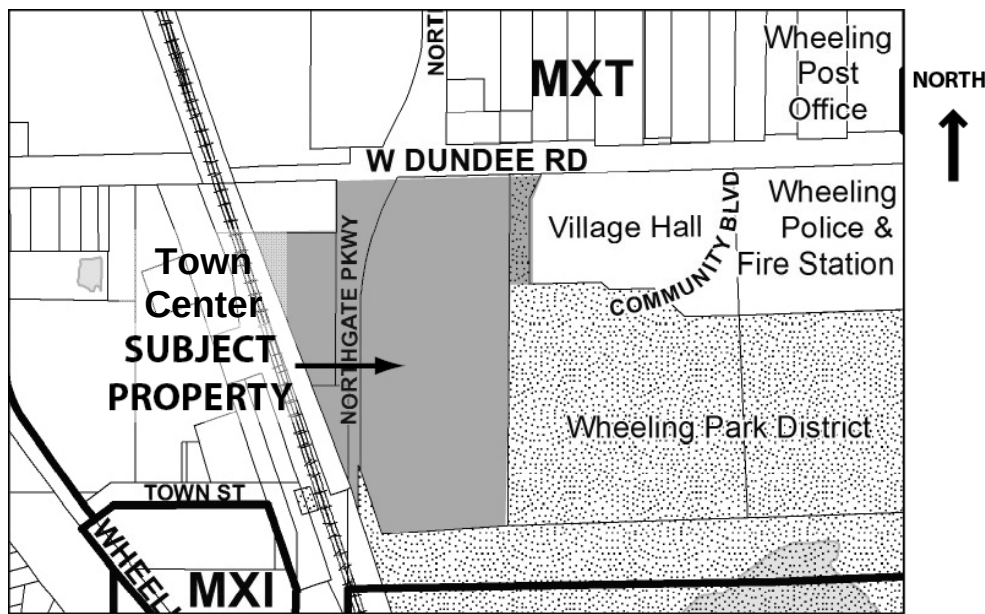
RE: **Docket No. 2017-16**
City Works Eatery and Pour House
Lot 8 Building (H1) of the Wheeling Town Center Subdivision
Special Use-Site Plan Approval of a Sit-Down Restaurant

DATE OF REPORT: January 4, 2018

DATE OF MEETING: January 11, 2018

PROJECT OVERVIEW: The petitioner is requesting special use-site plan approval for the establishment of a sit-down restaurant in Building H1 of the Wheeling Town Center development. This hearing was continued without discussion on December 7, 2018.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Brad Friedman, The Lynmark Group
<u>Property Owner Name:</u>	Village of Wheeling
<u>Common Property Address:</u>	Address to be determined

<u>Common Location:</u>	Lot 8 (Building H1) of the Wheeling Town Center Subdivision
<u>Neighboring Property Land Use(s):</u>	North: vacant across Dundee Road & commercial adjacent to Metra lot (Burger King) West: Transportation (Railroad) South: Open Space (Heritage Park) East: Public (Village Hall and Recreation Center)
<u>Comprehensive Plan Designation:</u>	Transit-oriented mixed use
<u>Property size:</u>	Building (excluding trash area): 8,153 sq. ft. Patio: 1,500 sq. ft. (approximate)
<u>Existing Use of Property:</u>	Vacant – Under construction
<u>Proposed Use of Property:</u>	Sit-down restaurant
<u>Existing Property Zoning:</u>	MXT – Transit-Oriented Mixed Use District
<u>Previous Zoning Action on Property:</u>	
2016-20	Wheeling Town Center Final PUD, Ordinance No. 5033, passed October 17, 2016.

DESCRIPTION OF PROPOSAL

The petitioner is proposing a sit-down restaurant for Building H1, which is identified on the approved Town Center Site Plan. The building is situated at the northeast corner of the Village Green and is directly across the green from the approved CMX movie theater.

The full-service restaurant will occupy the entire H1 Building, which is 8,153 sq. ft. in floor area. There is also an approximate 1,500 sq. ft. patio with outdoor dining and a bocce court. The building footprint is 425 sq. ft. smaller than was anticipated at the time of Final PUD approval.

The restaurant will operate 11:30AM to 11PM Sunday through Thursday and until 1AM on Friday and Saturday. It is estimated that the restaurant will have 25 employees during the peak shifts of Friday and Saturday nights.

SITE PLAN REVIEW

Scale of floor plan: 1/16" = 1'

Scale of site (landscape) plan: 1" = 20'

General site layout: Building H1 of the Wheeling Town Center Subdivision is located at the northeast corner of the Village Green. The configuration of the building has changed since the building footprint was noted on the approved Final PUD site plan. The building is now longer and narrower and includes a large patio space along the western façade. Because the building length has increased, the adjacent Building H2 has been shifted south to maintain the width of the pedestrian space between Buildings H1 and H2. Exhibits noting the changes to the building

footprints of H1 and H2 are provided. These exhibits also show the dimensioned spaces between building H1 and its enclosed patio and the closest site furnishings of the Village Green. To the west of the building, an open path of 8'10" will be maintained. To the south of H1, an open path of 7'6" will be maintained. Adequate space for pedestrians traversing the Village Green and around building H1 is provided.

Building size: Among various exhibits the building is noted as 8,153 or 8,152 sq. ft. (excluding the trash area). Along the west side of the building, which fronts onto the Village Green, an approximate 1,500 sq. ft. patio with outdoor dining and bocce extends 13 feet from the building.

Floor Plan: The restaurant includes indoor seating, a bar, private dining, outdoor seating, and an outdoor bocce court. There are 191 indoor seats and 56 outdoor seats, for a seating capacity of 247. The outdoor space is enclosed by a patio railing with window box planters and light posts.

Total number of parking spaces: The parking study provided at Final PUD assumed 326 seats in the sit-down restaurant that would occupy Building H1. The proposed sit-down restaurant includes 191 indoor seats and 56 outdoor seats for a total of 247 seats. The surrounding parking of the Town Center is adequate for the proposed use. An updated (November 2017) Shared Parking Study is provided for the Wheeling Town Center, incorporating the current assumptions, including City Works and Starbucks.

Trash: A trash enclosure has been integrated into the southeast corner of the building.

APPEARANCE REVIEW

Elevation plans: Renderings, elevation plans, and an exterior finish palette are provided to describe the building exterior. The building's narrow front faces north towards Dundee Road. Two tower elements will flank the northeast and northwest corners of the building. Copper tile is applied to the face of each tower. Surrounding the copper tiles are metal panels. Corrugated metal panels and stone veneer are also featured prominently on the west, north, and east facades. The west elevation of the building includes the patio space and also fronts onto the Village Green. Both the north and west facades incorporate storefront windows. The south, west, and east facades also use a primary wall material that the elevation plans label as "integrally colored 8" CUM." Staff had concern for this material because the Design Guidelines prohibits the use of CMU (concrete masonry units), split face CMU, and porous synthetic stone because these materials are difficult to clean and prone to staining. The petitioner provided additional material specs (see the Burnished Masonry Architectural Guide) that suggests the appearance and durability of the proposed CMU is greater than the prohibited CMU. The Plan Commission may wish to review this material with the petitioner in greater detail to determine if the proposed material meets the intent of the Design Guidelines.

Building height: The proposed single-story restaurant has a stepped appearance and will have an overall building height of 29'0" to the tower parapet. The next highest building wall has a parapet height of 24'7". The shortest building wall has a parapet height of 22'0".

Material Samples: Material samples will be provided at the meeting. The Plan Commission may wish to review all samples, with special attention for the CMU product.

Landscaping plans: The exact landscaping shown on the renderings is not shown on the landscape plans. The Plan Commission may wish to have this detail provided.

STANDARDS FOR SPECIAL USE

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

1. State why the Special Use is necessary for the public convenience at the proposed location. (Explain how the proposed use will benefit residents, the neighborhood or the community-at-large.)

“Bottleneck Management group owns and operates 15 restaurant locations in the US, 9 of which are located in the Chicago metro area. Bottleneck operates vibrant, upbeat restaurants with friendly service, vast craft beer selections, intelligently designed wine lists, a full liquor bar, and class American cuisine in a casual environment. The location in Wheeling will be branded City Works Eatery and Pour House. It will be 8,000 sq. ft. with an outdoor patio featuring a bocce ball court.”

The proposed use will be complimentary to the adjacent retail, restaurant, and entertainment uses in the Town Center.

2. State how the special use will not alter the essential character of the area in which it is to be located. (Explain how the proposed special use is appropriate for the neighborhood or shopping center and how the overall character will not be affected by the special use.)

“City Works is an ideal tenant for the Town Center project. The restaurant will be located in Building H1 which is directly across from CMX. The restaurant space fronts the pedestrian plaza with windows that open up to the patio area. City Works will have an abundant amount of TVs which make this an ideal destination for friends to gather and watch sporting events. The purpose of the Town Center PUD was specifically designed for this type of use which will serve as an excellent location for people to congregate.”

The proposed stand-alone restaurant will provide outdoor seating and entertainment to compliment the adjacent Village Green within the Town Center.

3. State how the location and size of the Special Use, the nature and intensity of the operation involved in or conducted in connection 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 will not impede the normal, appropriate, and orderly development of the district in which it is to be located and the development of surrounding properties. (Explain how the proposed use will allow the surrounding area to develop appropriately. Is the use too large for the site? Will it be in a location on the lot that will cause conflicts

with adjacent properties? Does the use create noise, odor, smoke, or light that will affect other properties?)

“The Town Center site plan was designed and approved based on having a full-service restaurant/bar and grill located in Building H1. City Works is a perfect tenant and use for this location. It is exactly what we intended to have from the beginning stages of planning.”

During the PUD review process, Building H1 was anticipated as a stand-alone sit-down restaurant. Since then, the footprint of the building has decreased by 425 sq. ft. As such, the proposed use is appropriate for Lot 8 of the Wheeling Town Center Subdivision.

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. (Explain how the proposed use will not prevent development on adjacent properties. Will the proposed use have a negative impact on existing adjacent land uses?)

“The building elevations were carefully designed to accommodate the existing layout of the Town Center site plan. The main entrance, the outdoor patio, and bocce court are a perfect fit for the project and approved site plan. Signage, building height, and building materials were selected based on numerous meetings with the tenant, architects, and general contractors to achieve a balanced look that would attract multiple customers to the space.”

A building of this approximate size was approved with the Final PUD ordinance for the Town Center. However, the exact location has changed since Final PUD approval. The plans demonstrate that the new building configuration is accommodating to pedestrian activity around the building. Note: the wall signs, as proposed, will likely require variations from Title 21.

5. State how the parking areas will be of adequate size for the particular use, properly located, and suitably screened from adjoining 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. (Is adequate parking provided? Is parking area visible from adjacent homes? Are the entrance and exit drives designed for safe access to the site? Will the special use generate so much traffic as to cause congestion? Will visitors to the special use access the site through residential streets?)

“The parking study that was approved for the Town Center PUD assumed that this location would accommodate a full service restaurant. Now that we have the interior floor plan with table and chair counts we can determine the appropriate number of parking spaces that should be allocated to this specific use.”

The parking study provided at Final PUD assumed 326 seats in the sit-down restaurant that would occupy Building H1. The proposed sit-down restaurant

includes only 191 indoor seats and 56 outdoor seats for a total of 247 seats. The surrounding parking of the Town Center is adequate for the proposed use.

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. (Other than the special use listed in this application, the proposal must meet all other requirements of the Zoning Code. Note any other exceptions.)

“The Town Center PUD is zoned for up to 30,000 sq. ft. of restaurant space, so this is already a permitted use under the approved PUD.”

While the Final PUD for the Town Center assumes it will include restaurants, all restaurants within the development must first obtain special use approval for their specific business operations, floor plan, and appearance.

STAFF REVIEW

Fire Department Review: The Fire Department has provided a comment memo dated November 30, 2017. These issues will be addressed at permit.

Engineering Division Review: The Engineering Division has received the attached exhibits and has no comments at this time.

Health Division Review: The Health Division has reviewed the proposed plans and indicated that modifications to the kitchen configuration will be needed during permit review in order to provide dry storage are that complies with the code. The Health Officer has also indicated that an exterior grease basin would not be required, which can also be addressed at permit.

Impact on adjacent uses: It appears that the proposed use will have a positive impact on the adjacent uses of the Town Center.

Staff Recommended Action: Staff recommends that the Plan Commission review the following issues prior to making a motion:

1. Review the proposed CMU material with the petitioner to determine if the proposed material meets the intent of the Design Guidelines.
2. Review all exterior building materials for the proposed restaurant.
3. Discuss if additional detail regarding the patio landscaping is necessary.

PROPOSED MOTION

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of the Special Use, Site Plan, and Building Appearance Approval for the sit-down restaurant, an appropriate motion would be to:

Recommend approval of Docket No. 2017-16, granting Special Use, Site Plan, and Building Appearance Approval, as required under Chapter 19-05, Mixed-Use and Overlay Districts,

Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit a Sit-Down Restaurant in accordance with the following exhibits submitted January 2, 2018 (except as noted) to be located on Lot 8 (Building H1) of the Wheeling Town Center Subdivision (exact address to be determined), located in Wheeling, Illinois:

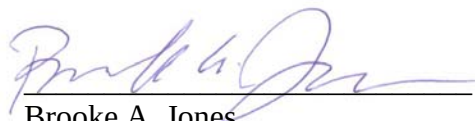
- Cover letter,
- Floor plan,
- Site plan & roof plan,
- Exterior finish palette,
- Northwest corner rendering,
- Southwest corner rendering,
- Northeast corner rendering,
- North elevation plan,
- East elevation plan,
- South elevation plan,
- West elevation plan,
- Landscape plan, Sheet L1.3,
- Landscape layout plan, Sheet L2.3,
- Buildings H.1 & H.2 exhibit
- Building H.1 exhibits (3 sheets)
- Building H.2 exhibits (3 sheets)
- Burnished masonry architectural guide (6 sheets) (11.29.2017).

And with the following conditions of approval:

1. TO BE DETERMINED THROUGH DISCUSSION AT PUBLIC HEARING.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachments: [Fire Department comment memo](#)

[Cover letter](#)

[Floor plan](#)

[Site plan & roof plan](#)

[Exterior finish palette](#)

[Northwest corner rendering](#)

[Southwest corner rendering](#)

[Northeast corner rendering](#)

[North elevation plan](#)

[East elevation plan](#)

[South elevation plan](#)

[West elevation plan](#)

[Landscape plan, Sheet L1.3](#)

[Landscape layout plan, Sheet L2.3](#)

[Buildings H.1 & H.2 exhibit](#)

[Building H.1 exhibits \(3 sheets\)](#)

[Building H.2 exhibits \(3 sheets\)](#)

[Burnished masonry architectural guide \(6 sheets\)](#)

[Updated shared parking study \(November 2017\)](#)



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: November 30, 2017
SUBJECT: Proposed Cityworks Restaurant within the Wheeling Town Center Planned Unit Development – Building H1 (Address unassigned) – Plans received for review by the Wheeling Fire Department Fire Prevention Bureau, November 17, 2017.

The proposed restaurant is a one story restaurant within a previously approved Planned Unit Development (PUD). The Wheeling Fire Department has reviewed the submittals received related to the above referenced project and has the following comments:

Site Plan

1. There are slight changes to the Building H1 building footprint that was approved in the original PUD. A separate item set for review by the Village's Plan Commission will review those changes to the approved PUD.
2. Other than the revisions to the building footprint there are no changes to the Fire Department access to the site and the ability to service the proposed structure.

Cityworks – One story restaurant structure

1. The proposed building in the PUD would be a single use 8,152 square foot occupancy consisting of an A-2 (Assembly) Use Group occupancy as defined in the 2012 Edition of the International Building Code (IBC) and Fire Prevention Codes (IFC).
2. The proposed building will require complete automatic fire sprinkler system protection.
3. The proposed building will require an automatic fire alarm system.
4. The Fire Department Connection (FDC) for all the building's fire sprinkler systems shall be located at the front of the building or other location as approved by the Fire Department.
5. A fire hydrant is required within 50 feet of the building's Fire Department Connection (FDC) in accordance with the Village's Municipal Code.
6. All construction of the building proposed for this project 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). This review is not a complete review of the building for code compliance.

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

Request for Special Use Permit for City Works Eatery and Pour House

The Wheeling Town Center obtained Final PUD approval in October 2016. The project included over 16 acres of land that would be developed into a mixed-use TOD with a 300 unit luxury apartment building, a 40,000 SF CMX movie theater and lounge, and 60,000 SF of other retail and restaurants. We have secured a lease from Bottleneck Management for an 8,000 SF full service restaurant that would be branded City Work Eatery and Pour House.

Site Plan Changes

Building H.1 was 8,577 SF. Based on the interior floor plan provided by City Works Building H.1 is now 8,152 SF with a 2,000 SF patio space along the plaza. The depth of Building H.1 slightly decreased while the length slightly increased. The new footprint caused the walk-way to shift slightly to the south, and modified the footprint of Building H.2 which is now 7,724 SF. Building H.2 was originally 6,775 SF. Since the walk-way between buildings H.1 and H.2 shifted to the south, we also shifted the plaza features to properly align and stay centered with the new walk-way.

About City Works / Bottleneck

Bottleneck Management operates vibrant, upbeat restaurants across the U.S. With multiple concepts that have distinct differences, each location ultimately shares friendly service, vast craft beer selections, intelligently designed wine lists, a full liquor bar, and classic American cuisine in a casual environment.

Bottleneck Management was formed with the mission to operate vibrant, high energy, approachable restaurants in the most dynamic neighborhoods and locations. Bottleneck Management has been very successful in offering their guests a great first impression. By pushing the envelope in cutting edge design, inspired food and beverage, and genuine hospitality, Bottleneck Management is able to create unique experiences for guests.

FOOD AND DRINK: At Bottleneck you will meet the energetic intersection between one of the most extensive craft beer selections in the country and made-from-scratch American fare. They push the envelope with unique and refined cuisine, expertly curated line-up of microbrews, wine, and specialty cocktails, providing a culinary experience few others can match.

ATMOSPHERE: Bottleneck creates places where people could enjoy spending free time - places that come to mind to entertain family and friends. That means an upbeat and vibrant environment where people can enjoy an unrivaled selection of craft beer, mouth-watering dining options, and an audio/visual system providing state of the art entertainment. There has been a great deal of thought and care put forth at every Bottleneck location to achieve this welcoming ambiance.

SERVICE: The people serving and creating the offerings pour their talent and knowledge into everything they do. The Bottleneck team isn't just dedicated to providing delicious food and drink, but memorable experiences for guests.

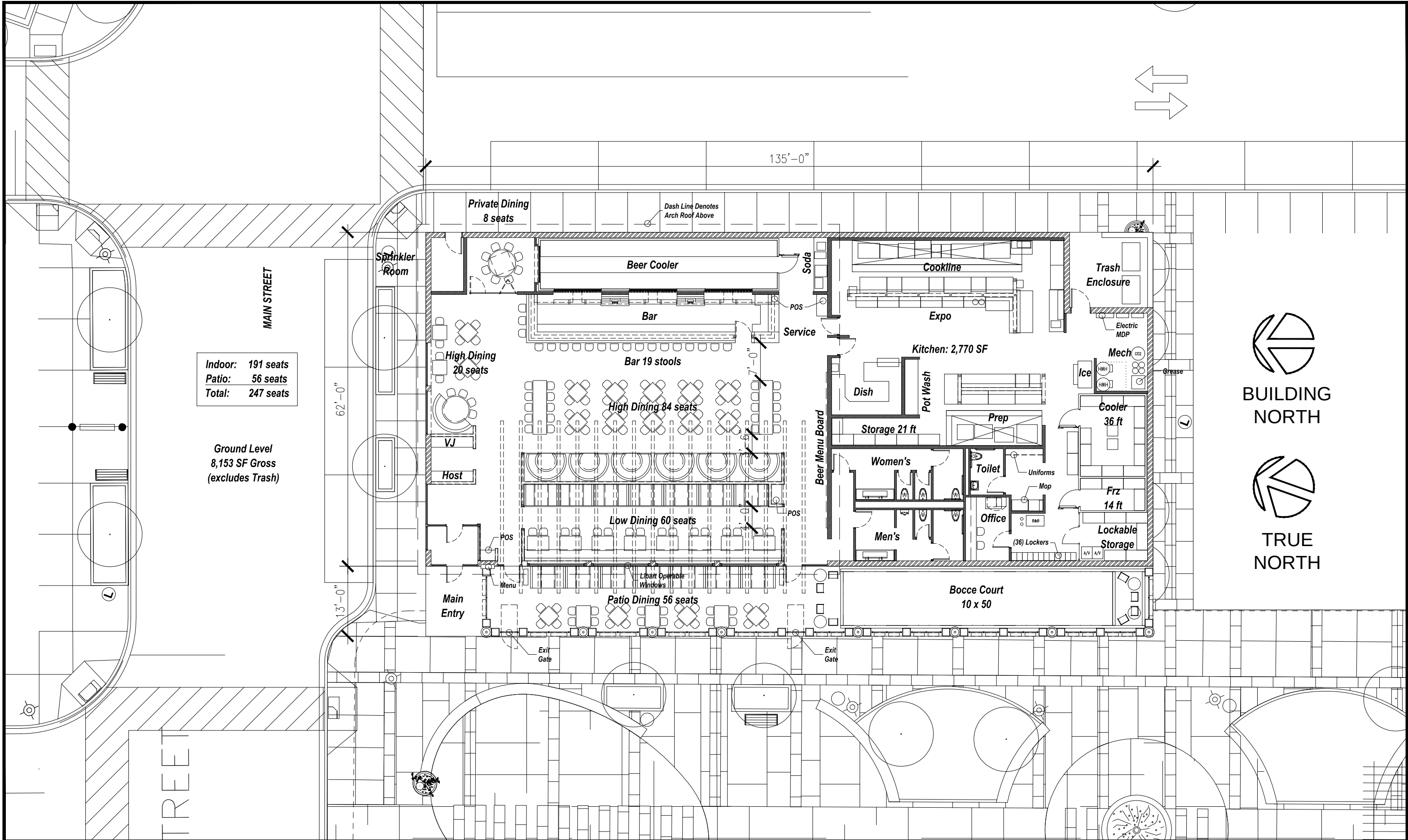
Anticipated Hours of Operation:

Sun - Thu: 11:30am - 11pm

Fri - Sat: 11:30am - 1am

They estimate around 25 employees to be working during peak hours - Friday & Saturday nights.

Exhibit received January 2, 2018



City Works at Wheeling Town Center

351 W. Dundee Road, Wheeling, IL 60090

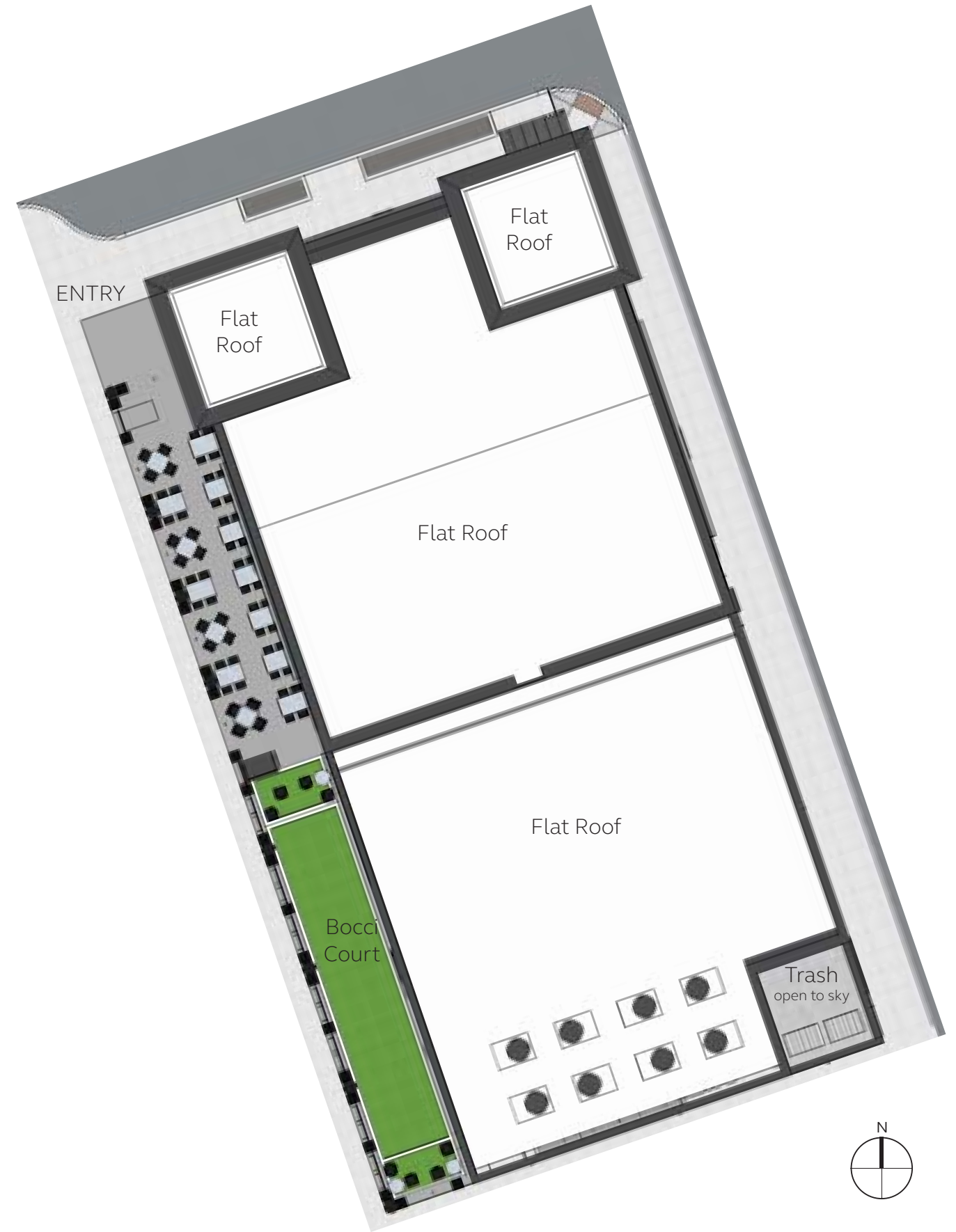
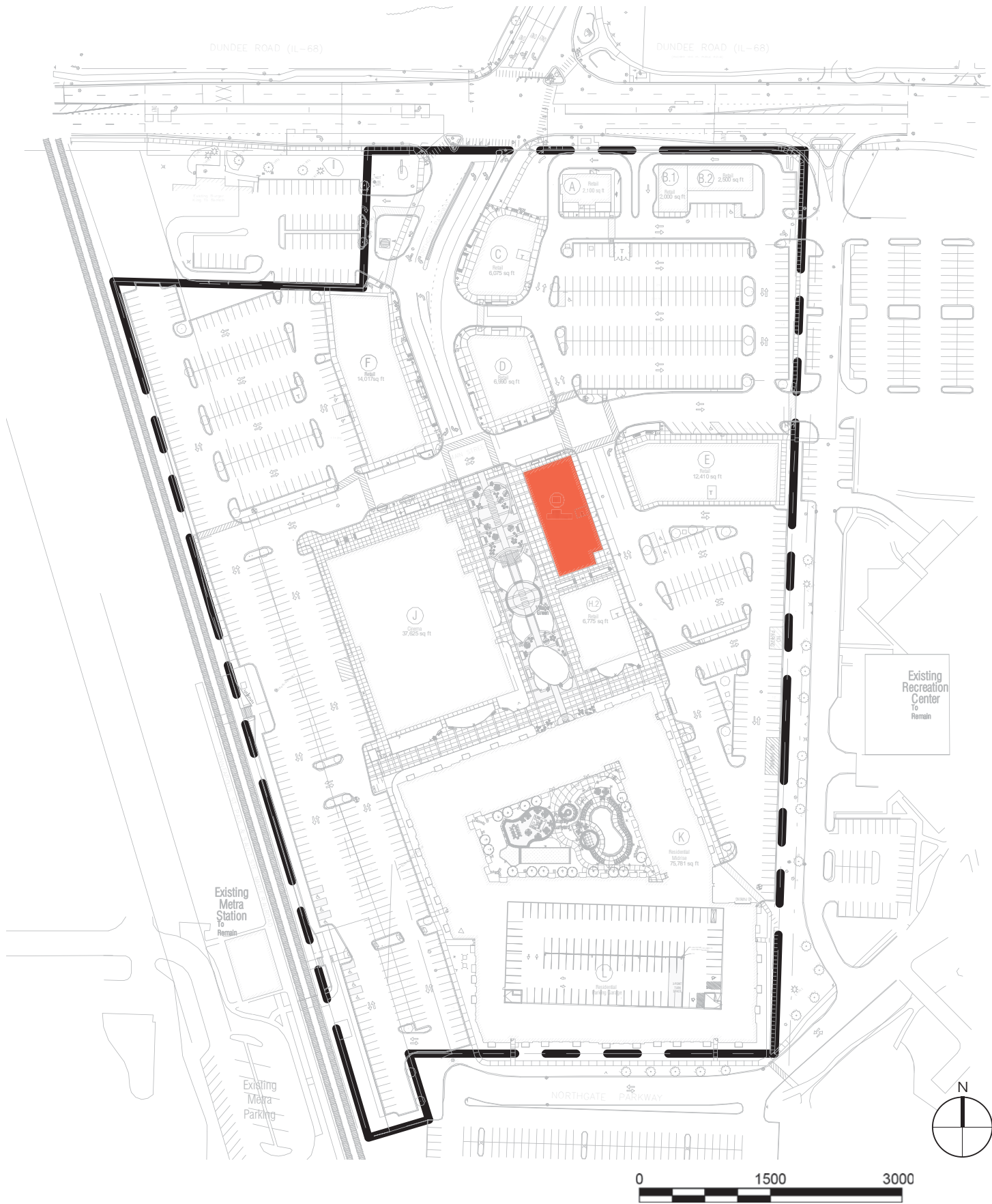
Preliminary Plan - (Scale 1/16" = 1'-0") December 4th, 2017

Exhibit received January 2, 2018

Dacre & Youngquist, LLC

architecture | interior design

SITE PLAN & ROOF PLAN



FINISH PALETTE



MTL-1 - COPPER SHINGLES
MANUFACTURER: FINE METAL ROOF
FINISH: 2 LAYER HOT CLEAR COAT



CMU-1 - BURNISHED CMU
MANUFACTURER: GRAND BLANC CEMENT PRODUCTS
COLOR: DARK GREY



CMU-2 - BURNISHED CMU
MANUFACTURER: GRAND BLANC CEMENT PRODUCTS
COLOR: TECUMSEH



MTL-2 - ALUMINUM BREAK METAL
MANUFACTURER: CENTRIA
COLOR: RICH BLACK



CST-1B - STONE VENEER
MANUFACTURER: CUSTOM STONE WORKS
COLOR: GREY



SC-1 - COOL WOOD EXTERIOR SCONCE
MANUFACTURER: SIMES
FINISH: BURNISHED BRONZE & TEAKWOOD



MTL-3 - ANODIZED ALUMINUM STOREFRONT FINISH
MANUFACTURER: VARIES
COLOR: BLACK



ST-1 - STONE VENEER
MANUFACTURER: ELDORADO STONE
FINISH: DRY CREEK



ST-2 - STONE VENEER
MANUFACTURER: ELDORADO STONE
FINISH: PARCHWOOD



MTL-3 - CORRUGATED METAL SIDING
MANUFACTURER: AEP SPAN
FINISH: REVERSED HR-36 MATTE BLACK







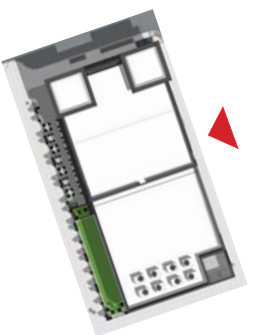
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2	CAST STONE CAP
3	CAST STONE BASE
4	STONE VENEER
5	ELDORADO STONE
6	24G METAL PANEL
7	ROOF COPING
8	CORRUGATED PANEL
9	STOREFRONT
10	INTEGRALLY COLORED 8" CMU



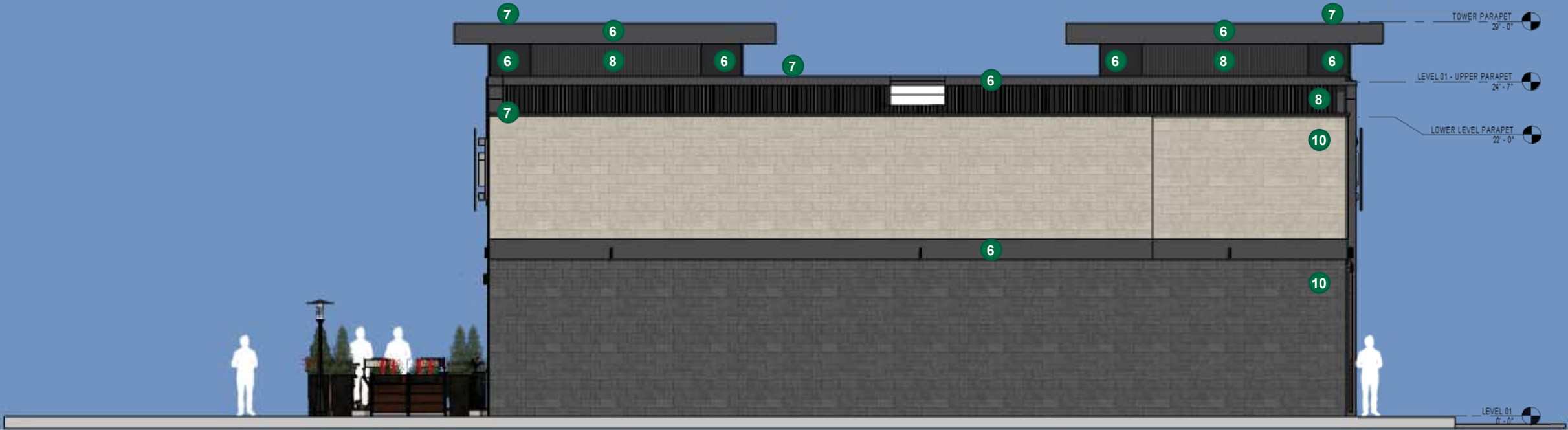
East Elevation

APPROVED CONCEPT DESIGN

MATERIAL SCHEDULE	
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3	CAST STONE BASE
4	STONE VENEER
5	ELDORADO STONE
6	24G METAL PANEL
7	ROOF COPING
8	CORRUGATED PANEL
9	STOREFRONT
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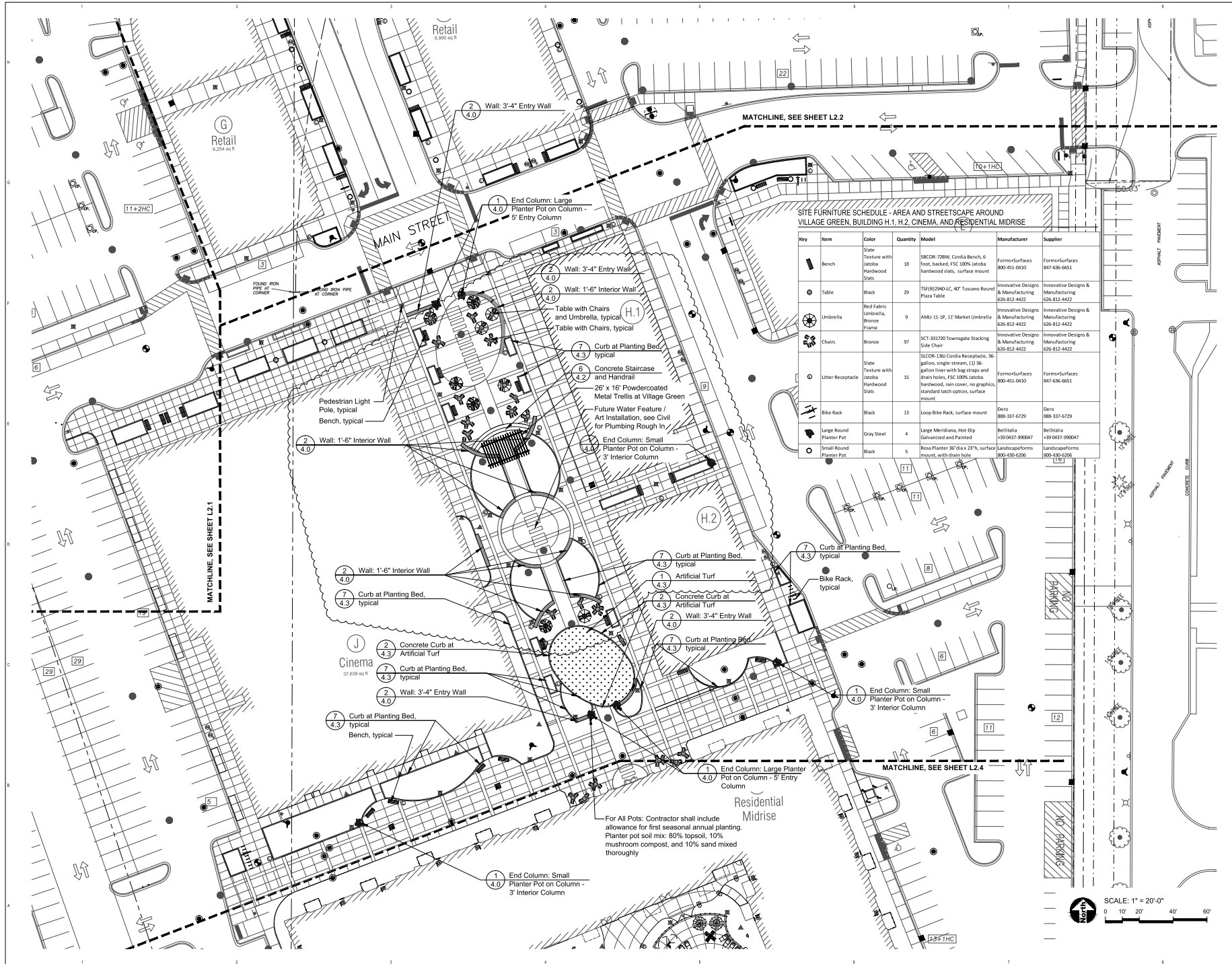


MATERIAL SCHEDULE	
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9	STOREFRONT
10	INTEGRALLY COLORED 8" CMU





AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
200 S. MICHIGAN AVENUE
CHICAGO, IL 60604
312.642.8800 MAIN
312.642.8801 FAX
WWW.RTKL.COM
PROJECT NUMBER: 030-120819-01

CONSULTANT

Upland Design Ltd

Upland Design Ltd
1000 Lakeshore Blvd. West, Suite 1000
Vancouver, BC V6E 3A9
604.275.1000
UPLAND PROJECT NUMBER: 488

PROJECT

WHEELING TOWN CENTER

CLIENT
WTC, LLC
200 LAKE COOK RD
SUITE 6270
DEERFIELD, IL 60015

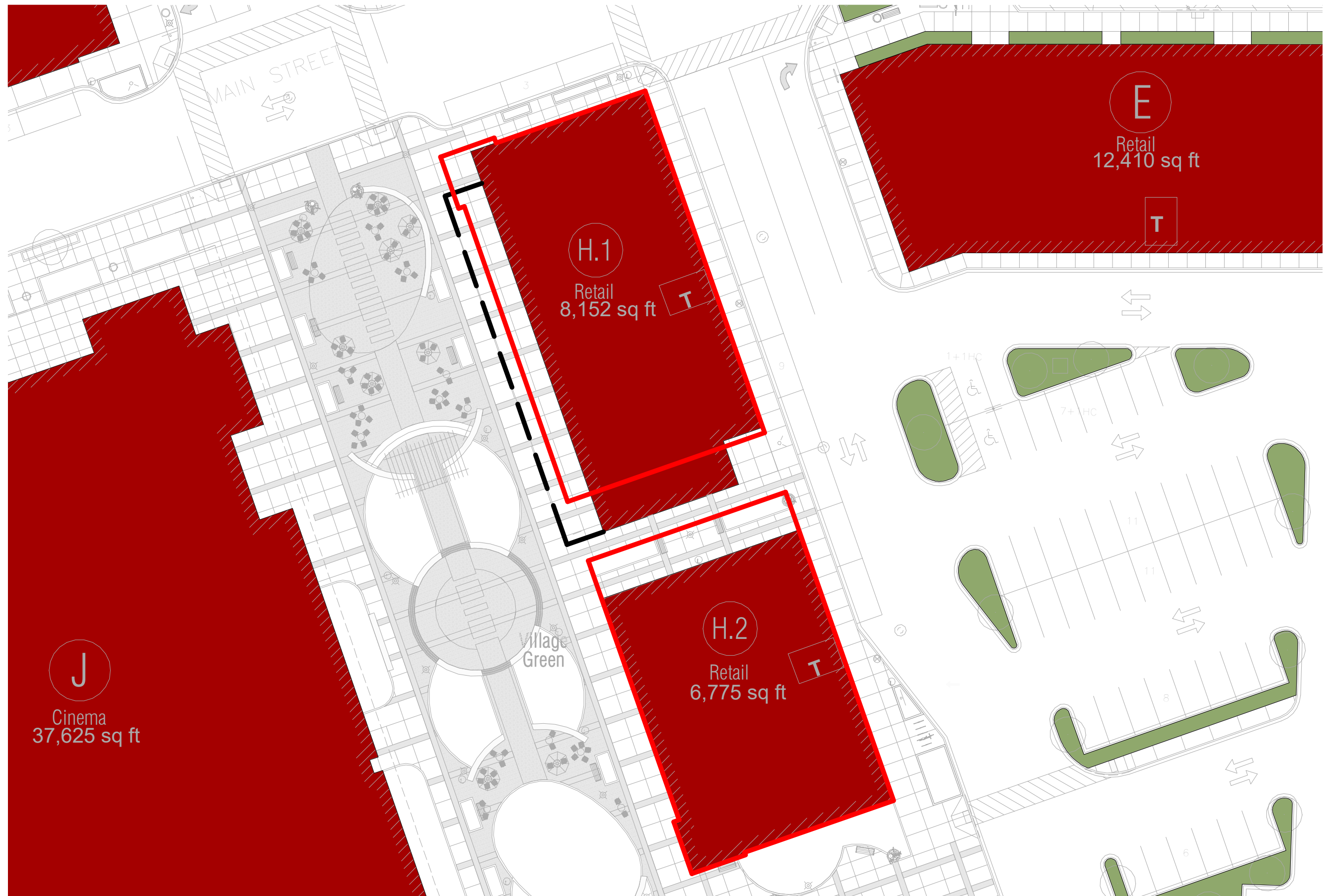
ISSUE DRAWING LOG

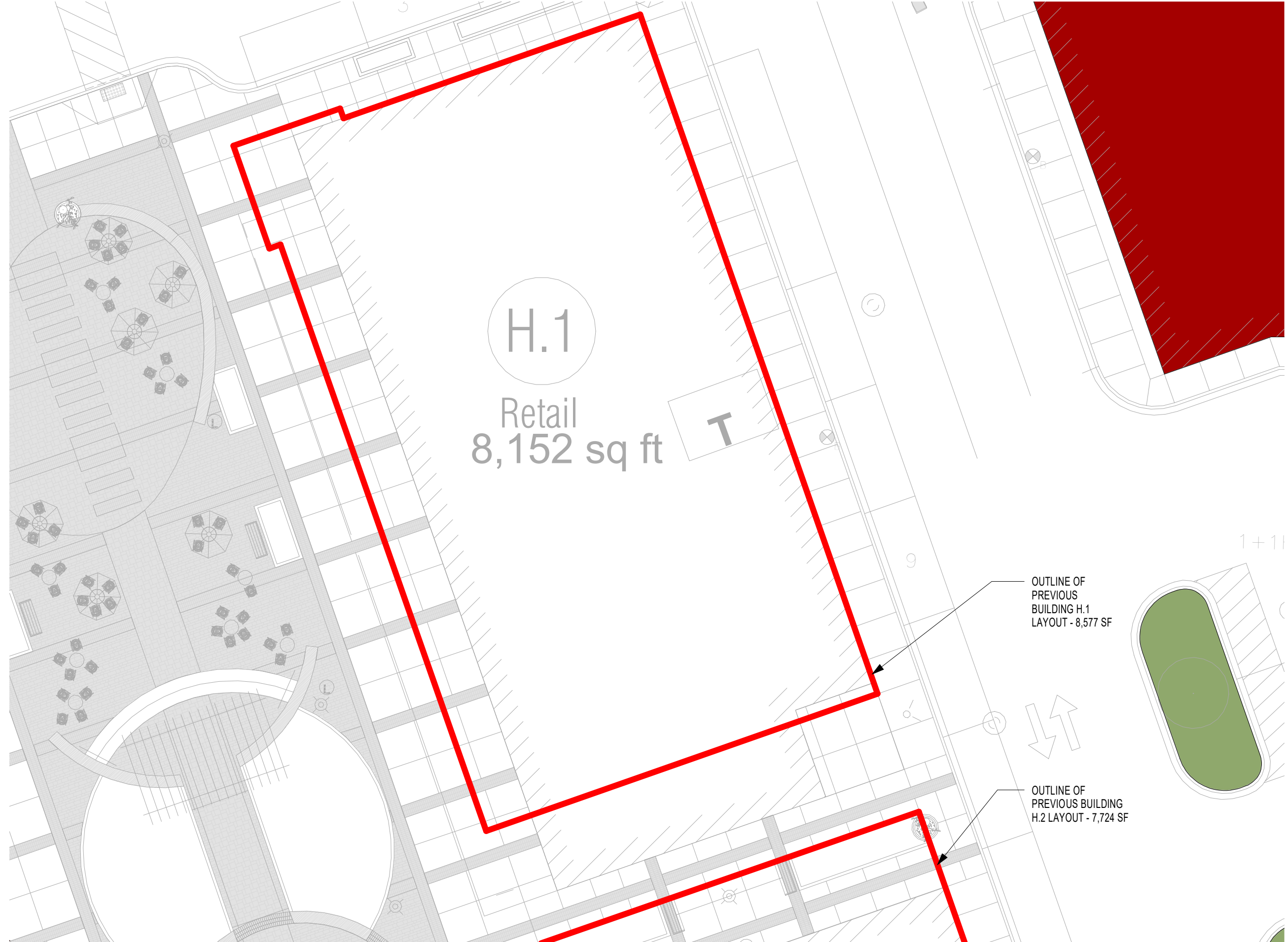
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10/10/16	Revised for Revised Bid
11/19/16	Issued for Construction Permit Rev
12/19/16	Issued for Permit Rev
02/01/17	P&ID Submittal Rev
04/01/17	Additional Plans & Specs
05/01/17	Issued for Construction Revised
10/01/17	Issued for Construction Revised
11/01/17	Revised
11/01/17	Final

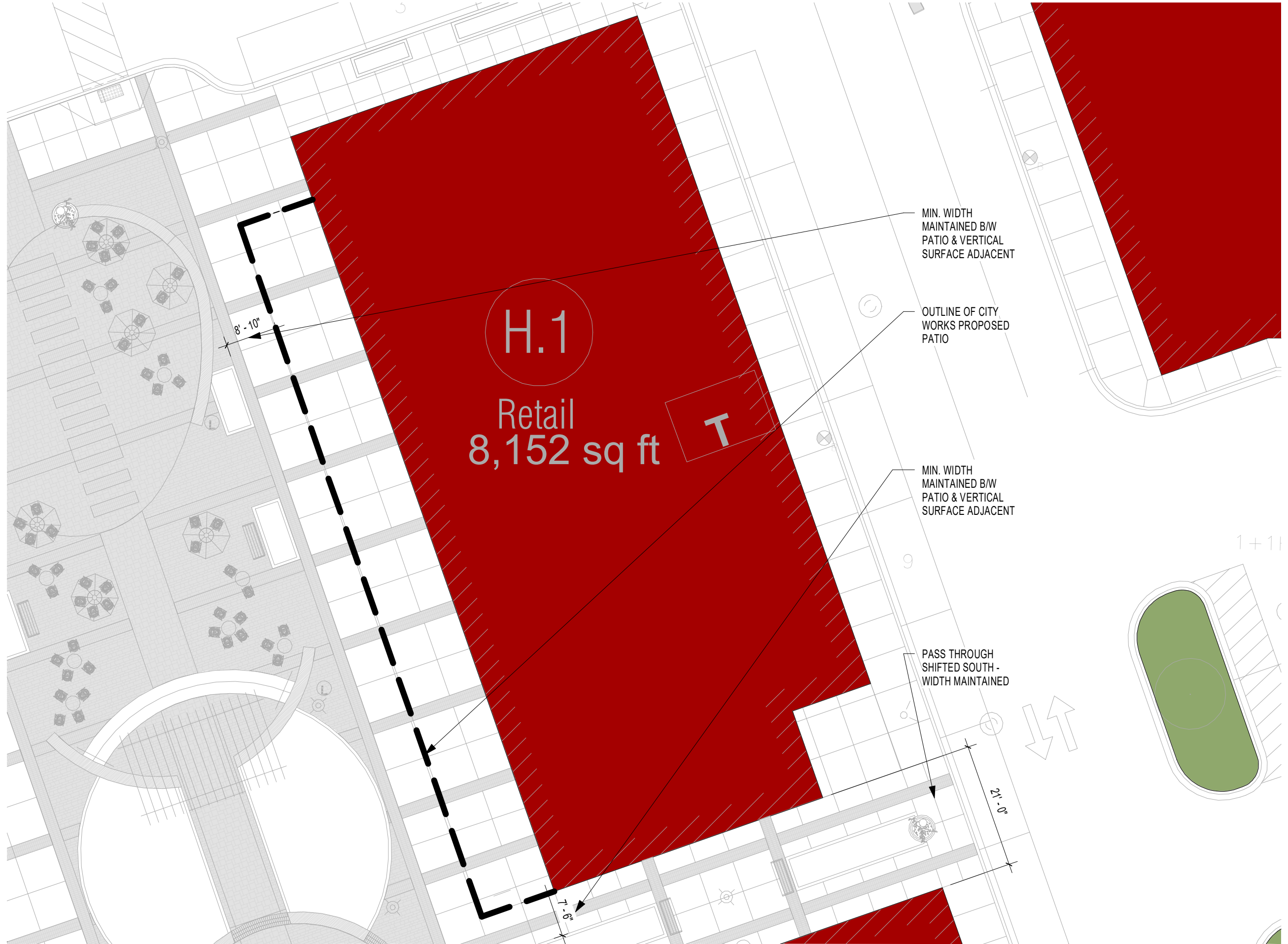
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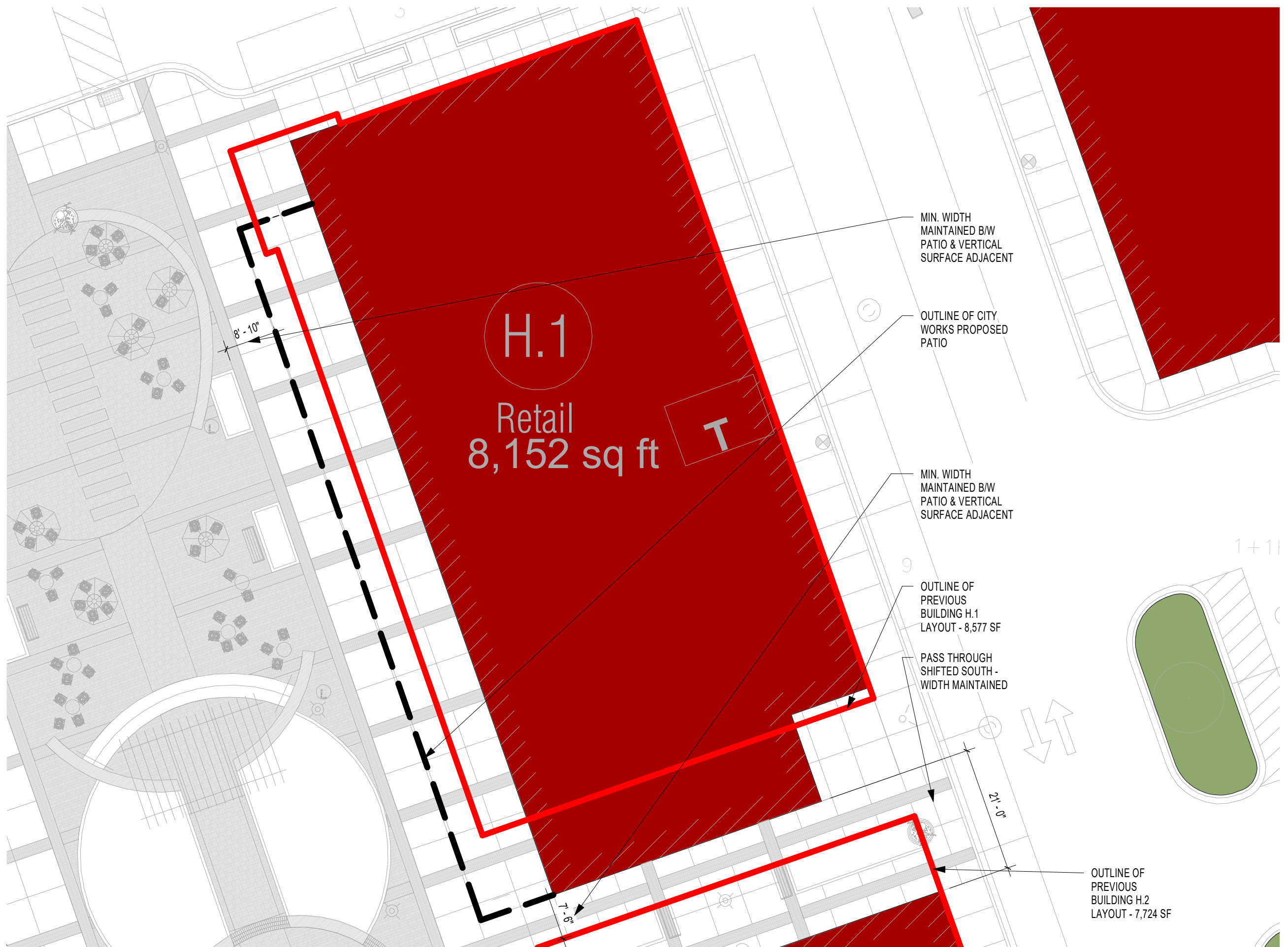
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TITLE
LAYOUT PLAN
NUMBER
L2.3
2015 RTKL ASSOCIATES INC.

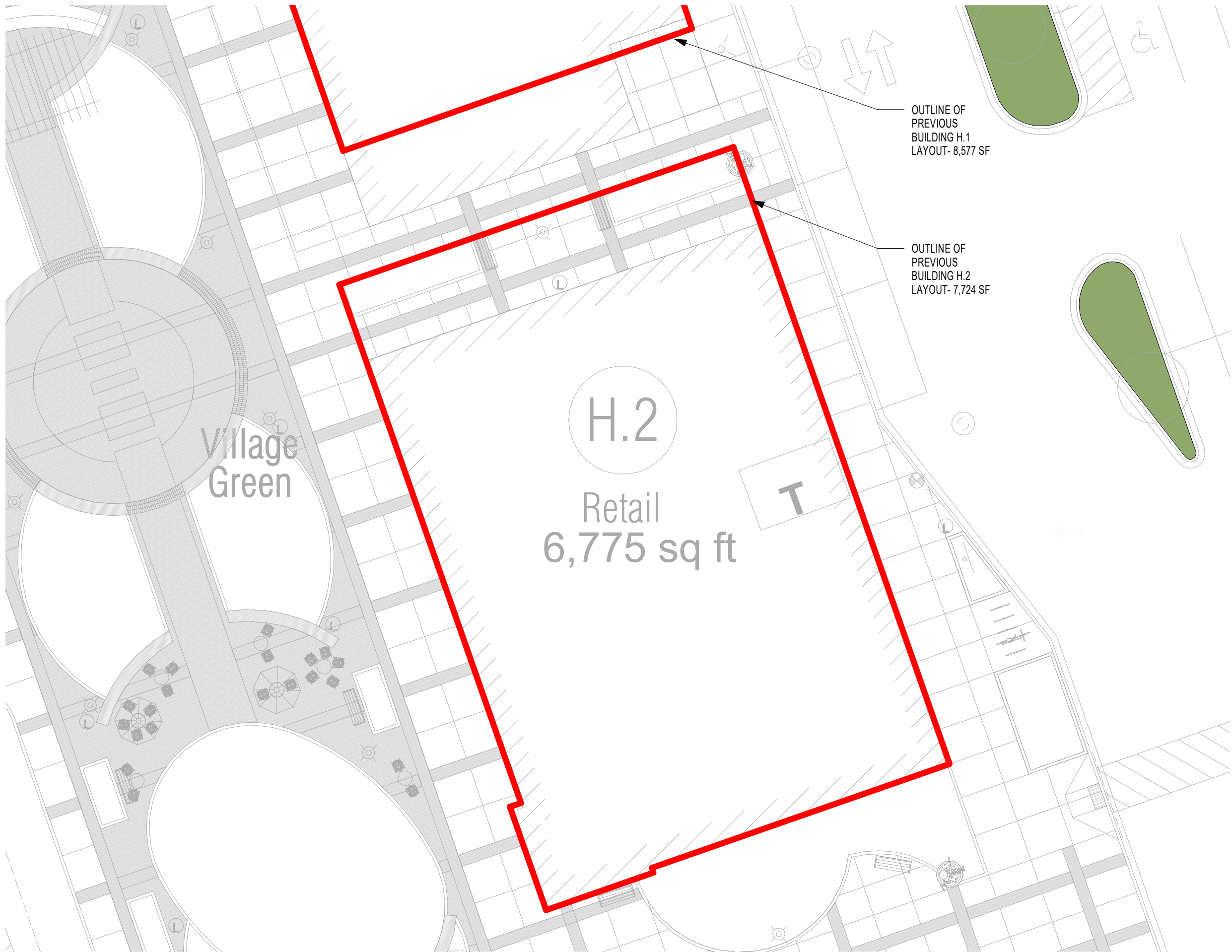
Exhibit received January 2, 2018

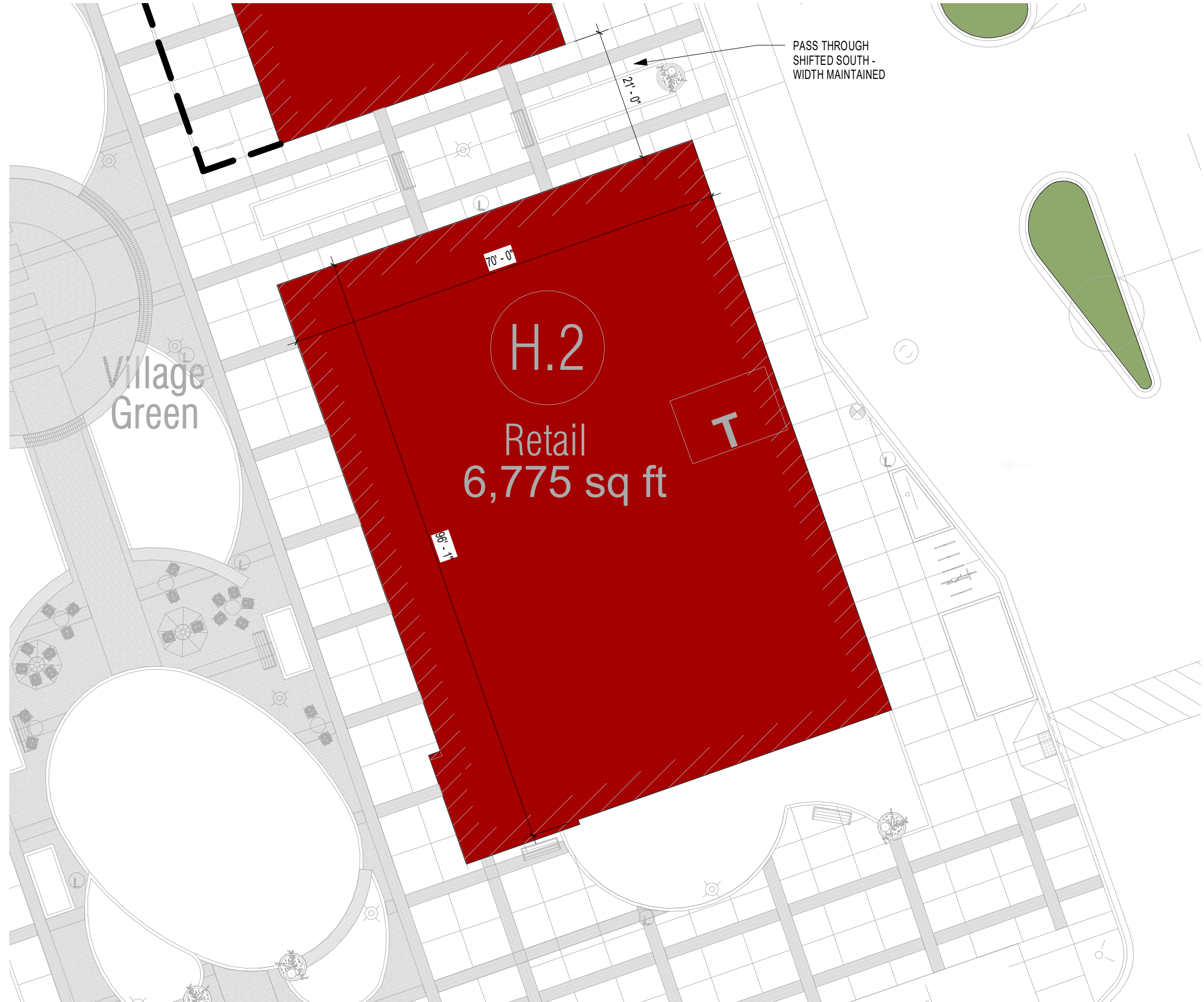














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BURNISHED MASONRY Architectural Guide

Burnished Recycled

Burnished Recycled Filled

Burnished

Burnished Filled

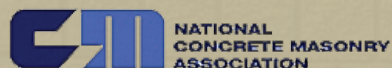
Benchmark Series™

Column Block

Proudfoot Soundblox®

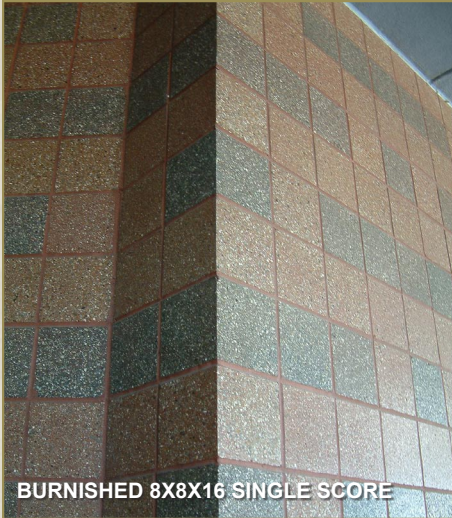
Plaza Stone

BURNISHED BENCHMARK™ 4X12X24



www.grandblanccementproducts.com

Burnished & Burnished Filled Masonry Units



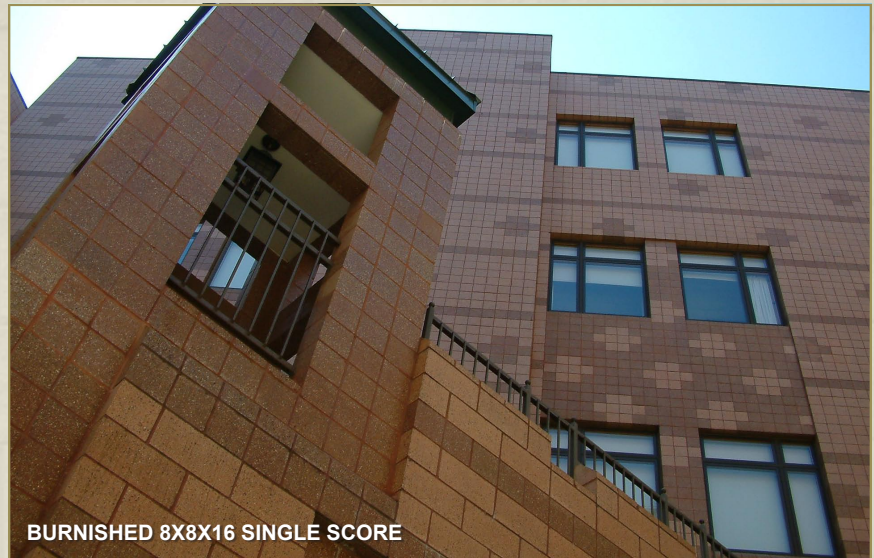
BURNISHED 8X8X16 SINGLE SCORE

With integral color and exceptional structural integrity, Burnished Units perform well in today's demanding architectural markets. Grand Blanc Cement Products continuous efforts to produce the highest-quality Burnished Masonry will provide both designers and customers alike, the confidence they require on every project. Many projects including schools, health care facilities, public buildings and sporting venues will enjoy the enduring beauty and benefits of Burnished Masonry.



BURNISHED 8X8X16

Grand Blanc Cement Products has been manufacturing Burnished or "Ground-Faced" Masonry Units for over thirty years. Produced in a wide variety of sizes, shapes and colors, Burnished Units provide design flexibility when choosing the right products for any building. After grinding the face of the block to expose the variegated colors of the aggregate, a factory coat of acrylic or water-based sealant is applied to enhance the natural beauty of the surface. Burnished Masonry Units are also mold and mildew resistant making them ideal for both interior and exterior applications.



BURNISHED 8X8X16 SINGLE SCORE

Grand Blanc Cement Products also manufactures Burnished Filled Masonry Units by exposing the aggregate's range of color and "filling" the pores with a cementitious grout. A factory coat of acrylic or water-based sealant is then applied, creating a unique terrazzo-like finish and luster. Burnished Filled Units are graffiti resistant, extremely durable, and help projects maintain a new appearance years after completion.

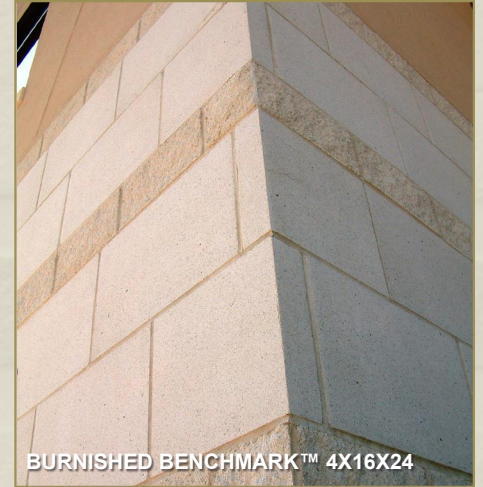


BURNISHED COLUMN BLOCK 24"

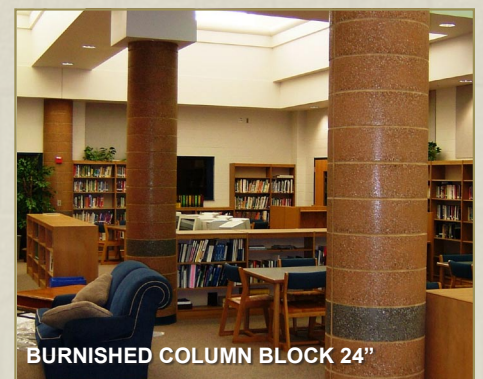
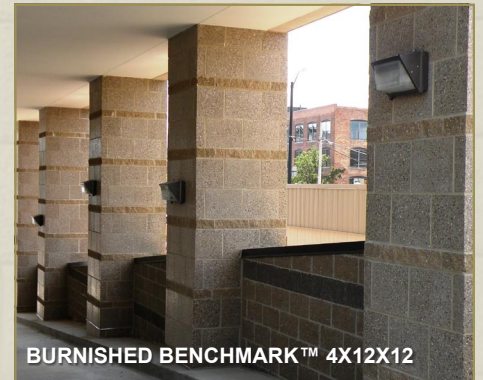
Burnished Benchmark™ Series & Burnished Column Block

OVER-SIZED MASONRY UNITS

Burnished Benchmark™ Series Masonry Units are oversized by design to provide clients with a dramatic monumental look combined with elegance and beauty. These units offer the same attractive appearance as other Burnished products but on a larger scale. Cost efficient as well as versatile, Burnished Benchmark Units also deliver value and longevity to any building project.



Burnished Benchmark™ Units are produced in a wide variety of sizes, shapes, and colors including 24" & 36" Column Block. The emphasis on the natural beauty of colored aggregates provide a luxurious and grand appearance with all Burnished Benchmark™ products.

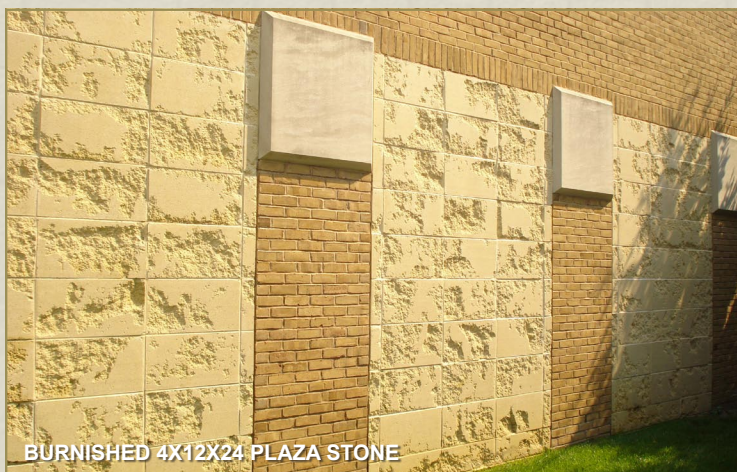


Burnished Soundblox®

Grand Blanc Cement Products offers a variety of solutions for noise reduction and absorption with Burnished Soundblox®. Manufactured in a wide range of colors, these attractive and versatile units perform very well in auditoriums, gymnasiums, classrooms, churches and recreational facilities. Burnished Soundblox® in-place cost is low by comparison to other acoustic material and will provide years of beauty and reliability.



Burnished Plaza Stone



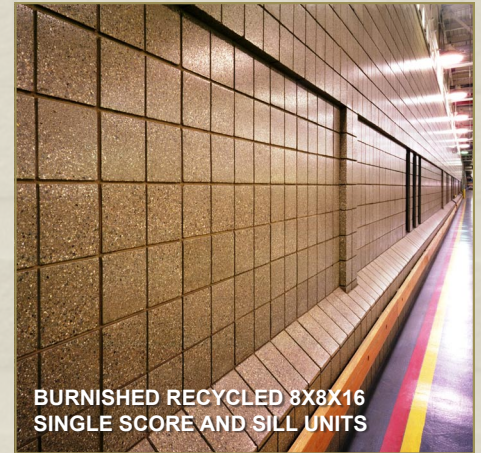
Burnished Plaza Stone adds a new dimension to the expanding Burnished Architectural Market. Delivering both a rugged and refined look, Burnished Plaza Stone has become a cornerstone for Grand Blanc Cement Products line of Burnished Masonry. Available in several shapes, sizes, and colors, these diverse units will furnish designers and their clients with a unique appearance on any building. An inspiring combination of Burnished and Spiltface texture is certain to enhance the natural beauty of concrete masonry in every Burnished Plaza Stone Project.

Burnished Recycled & Burnished Recycled Filled

Grand Blanc Cement Products commitment to environmental quality has never been stronger. We offer a variety of Burnished Masonry units manufactured with recycled content to meet or exceed the demands of LEED® point criteria. With many colors and shapes to choose from, the flexibility to design “Green” building projects is exceptional. Regionally extracted, processed and manufactured materials provide consumers with a minimum of 40% pre-consumer recycled content by weight.

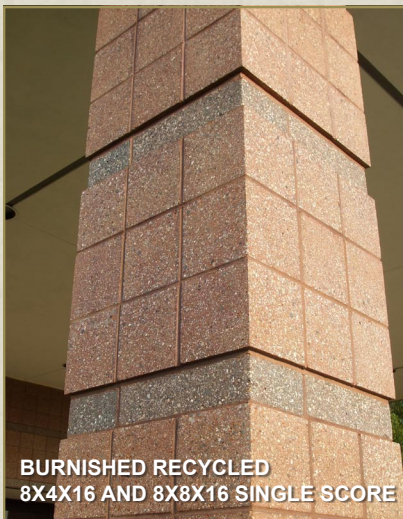


BURNISHED RECYCLED 8X8X16

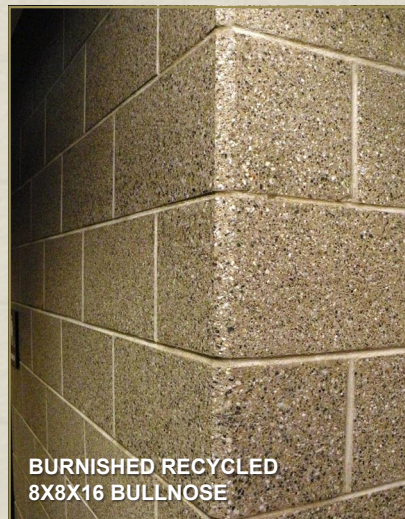


**BURNISHED RECYCLED 8X8X16
SINGLE SCORE AND SILL UNITS**

Burnished Recycled Masonry Units are manufactured with the same high quality standards that are found in Burnished Units. Interior and exterior applications are mold and mildew resistant and easy to clean. Factory applied acrylic or water-based sealants emphasize the natural beauty of the exposed aggregates color. Water-based sealants also provide LEED® points by emitting low VOC's and reducing air-born contaminants.



**BURNISHED RECYCLED
8X4X16 AND 8X8X16 SINGLE SCORE**



**BURNISHED RECYCLED
8X8X16 BULLNOSE**

Burnished Recycled Filled Units offer sustainable solutions for years of reliability and unmatched beauty. By exposing the variegated colors of the aggregate and then “filling” the pores with a cementitious grout, a unique terrazzo-like finish is produced. Providing unparalleled quality and durability, Burnished Recycled Filled Units also offer high thermal mass qualities by reducing heating and cooling costs which also benefits the environment.



BURNISHED RECYCLED FILLED 8X8X16



BURNISHED COLOR SELECTION



Anastasia



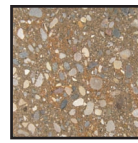
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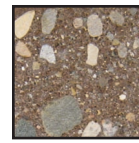
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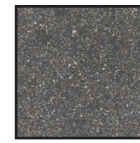
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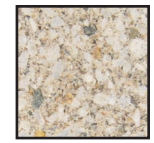
BHA Blend



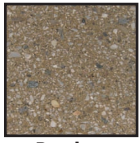
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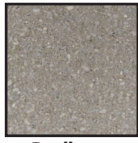
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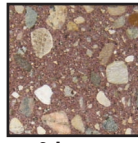
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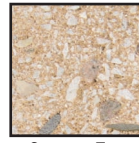
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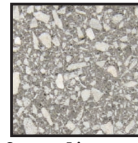
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Cabernet



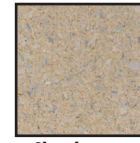
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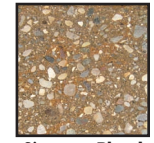
Cavern Limestone



Charcoal



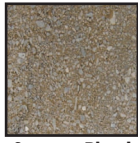
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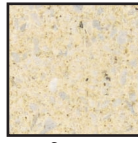
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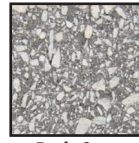
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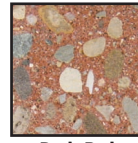
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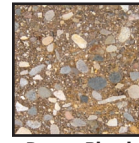
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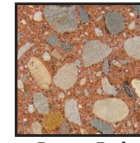
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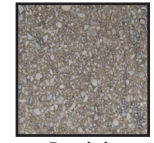
Dark Red



Desert Blend



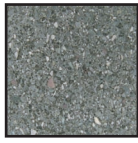
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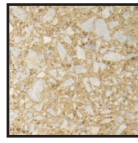
Dominic



Earthstone



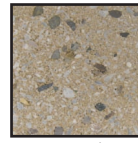
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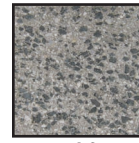
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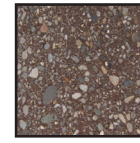
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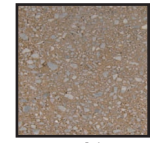
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Frankfort



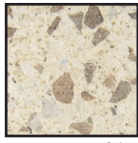
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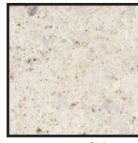
Gothic



Grandville



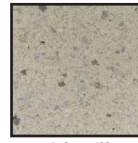
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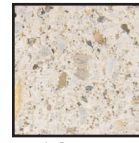
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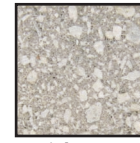
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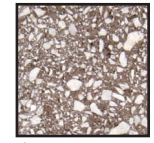
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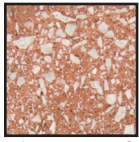
Light Bone



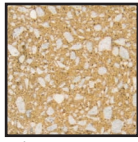
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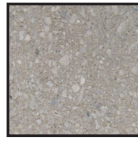
Limestone Brown



Limestone Red



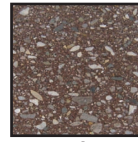
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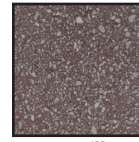
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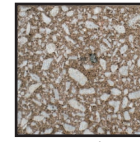
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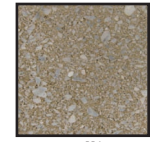
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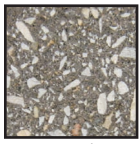
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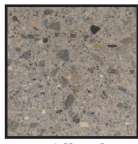
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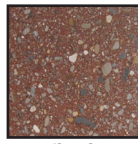
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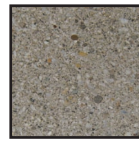
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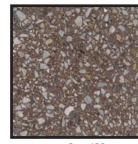
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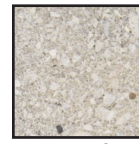
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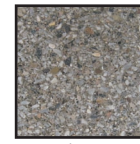
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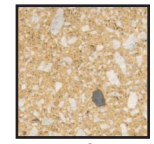
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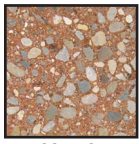
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Limestone



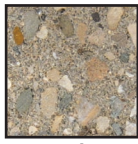
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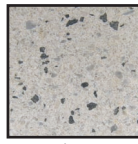
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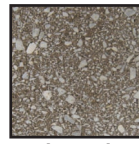
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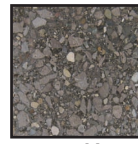
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Pinto



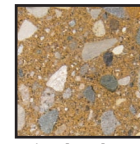
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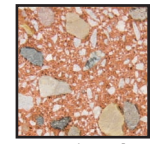
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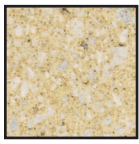
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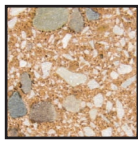
Riverbend Tan



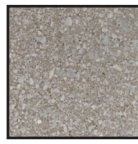
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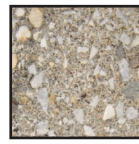
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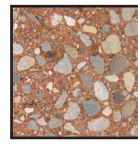
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Salzburg



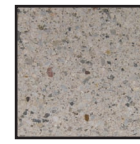
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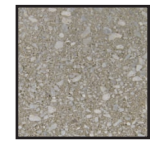
SED Blend



Sedona



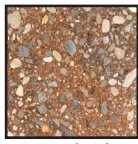
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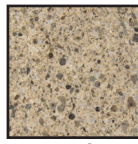
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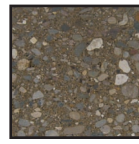
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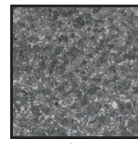
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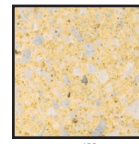
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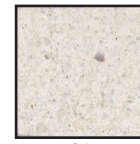
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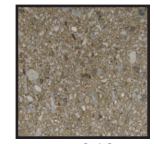
Unicorn



Vanilla



White



Woodside

Colors may vary. For exact color, contact us for a sample.

November
2017

Wheeling Town Center

Shared Parking Study



Prepared for:

WTC Development

Eriksson Engineering Associates, Ltd.

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Grayslake, IL 60030
(847) 223-4804

601 W. Randolph St., Suite 500
Chicago, IL 60661
(312) 463-0551

INTRODUCTION

Eriksson Engineering Associates (EEA) was retained by Wheeling Town Center Development to analyze the parking needs for the Wheeling Town Center (WTC) in Wheeling, Illinois. WTC is under construction as a mixed-use project with residential, retail, restaurants, and theater land-uses along with parking for commuters. The proposed development plan will have eleven buildings containing 301 apartments, a 795-seat cinema, and 60,765 square feet of retail and restaurant uses. Parking will be provided by a 595 space garage with 718 spaces in surface lots. A total of 1,313 spaces will serve the development. Metra commuters will have the use of parking within the development during the weekday.

This report provides the updated parking calculations reflecting changes to the site plan that has occurred based on the building plans for proposed users.

Changes to the plan included:

1. The building plan for the City Works brewery in Building H1 provides seating plans to accommodate 195 seats inside and 56 seats outside on the patio for a total of 251 seats. The original parking plan conservatively estimated about 326 seats in that space.
2. Buildings F and G will be combined into one building and contain a Brunch Café, 5,000 square feet, and a Meat and Potatoes, 3,500 square feet, restaurants. The Brunch Café will be open for breakfast and lunch and close at 2:30 PM. This will free up parking for the evening hours.
3. Building A, Starbucks, provided a building plan with 2,100 square feet of area, originally 1,716 square feet, and a seating plan with 36 inside seats and 34 outside seats (70 total).
4. The maximum permissible space for restaurants increased from 30,000 to 40,000 square feet.
5. An increase in the parking variation from the zoning requirement from 369 to 446 spaces.

ZONING CODE PARKING REQUIREMENTS

The parking requirements were updated for the WTC development using the Village of Wheeling's Zoning Code (see **Table 1**).

Overall, the development requires a parking variation of 446 spaces. The largest component of the parking variation is for the 156 commuter spaces (35%) which will be occupied during the day when the spaces will not be needed for the retail/restaurant spaces. For the residential portion of the development, the proposed parking supply is 95 spaces short of the zoning requirement. The parking demand of apartments within a transit-oriented development supports a lower parking ratio of 1.65 spaces per unit. Commercial parking is projected to be short by 195 spaces. Part of this shortage will be dependent on the actual seating and staffing plans for the individual restaurants.

RESIDENTIAL PARKING REQUIREMENTS

A review of national and local parking data for apartments, mixed-use developments, and transit-oriented projects clearly indicated a lower parking ratio is warranted for the project. The proposed parking ratio for the apartments at WTC at 1.65 spaces per unit allows for 50% of the units to park two vehicles and maintain some overnight guest parking. This ratio exceeds the national and local parking data (1.23 to 1.39 spaces per unit). These ratios do not include a discount for transit or mixed use developments. Data collected by the RTA and the Village of Palatine at TOD projects support lower rates also at 1.3 to 1.41 spaces per unit. The provision of car sharing at the development will further reduce the residential parking demand.

Table 1
Zoning Code Parking Requirements

Use	Size	Zoning Code	Required Parking	Spaces Provided
Apartments	11 studios	1.7 spaces per unit	238	
	129 1-bedroom			
	152 2-bedroom	2.2 spaces per unit	354	
	9 3-bedroom			
	301 units	Residential Parking Required	592	497 (84%)
Theater	38,172 sq. ft. (795 seats) (40 employees peak shift)	1 space per 3 seats plus one space per employee	305	
Retail	20,732 sq. ft.	4 spaces per 1,000 sq. ft.	83	
Coffee Shop	2,100 sq. ft. (70 seats)	1 space per 3 seats plus one space per employee ⁽¹⁾	29	
City Works	8,153 sq. ft. (251 seats incl. patio)		108	
Brunch Cafe	5,000 sq. ft.		82	
Meat and Potatoes	3,500 sq. ft.		57	
Other Restaurants	21,247 sq. ft.		347	
	98,904 sq. ft.	Commercial Parking Required	1,011	816 (81%)
Wheeling Town Center Parking Requirement			1,603	1,313(82%)
Metra East Commuter Lot Parking Agreement			156	

(1) Seats based on 25 gross sq. ft. per seat and three employees per 1,000 sq. ft.

The lack of parking at any development is always a concern with the possibility overflow parking impacting adjacent properties. The proposed apartments are part of a larger development with 1,313 parking spaces of which 497 spaces are reserved for the exclusive use the renters in the parking garage.

Within the center of the apartment building, a six level 595 space parking garage is planned with 497 spaces reserved for the residents and their guests. The remaining 98 spaces will be reserved for employees or valet parking of the commercial uses within WTC on the top level. Use of the parking garage will be controlled with a gate system to limit its use to residents and guests and the designated employees or valet operators.

Table 2 shows the updated residential parking demand throughout the day. Peak demand occurs in the evening and overnight time periods when the residents are at home. Detailed calculations of the apartment guest and resident parking are included in the **Appendix**.

Table 2
Hourly Apartment Parking Demand

Hour	Weekday Residential Parking			Weekend Residential Parking		
	Total Vehicles	Percent of Capacity	Open Spaces	Total Vehicles	Percent of Capacity	Open Spaces
6:00 AM	421	85%	76	421	85%	76
7:00 AM	384	77%	113	388	78%	109
8:00 AM	367	74%	130	367	74%	130
9:00 AM	346	70%	151	346	70%	151
10:00 AM	325	65%	172	325	65%	172
11:00 AM	304	61%	193	304	61%	193
Noon	283	57%	214	283	57%	214
1:00 PM	304	61%	193	304	61%	193
2:00 PM	304	61%	193	304	61%	193
3:00 PM	304	61%	193	304	61%	193
4:00 PM	325	65%	172	325	65%	172
5:00 PM	376	76%	121	376	76%	121
6:00 PM	406	82%	91	406	82%	91
7:00 PM	454	91%	43	454	91%	43
8:00 PM	458	92%	39	458	92%	39
9:00 PM	462	93%	35	462	93%	35
10:00 PM	467	94%	30	467	94%	30
11:00 PM	458	92%	39	458	92%	39
Midnight	444	89%	53	444	89%	53

Note: 497 resident parking spaces provided in parking garage.

COMMERCIAL PARKING REQUIREMENTS

Using shared parking principals, the hourly parking demand was recalculated for the retail, bank, coffee shop with drive-thru, the theater, and quality or family/fast casual restaurants for a weekday and a weekend. The weekday and potential weekend Metra commuter parking demand was included. The parking supply of 816 spaces will be provided in the east surface lot (312 spaces), the west lot (406 spaces), and one level of the residential parking garage (98 spaces). **Table 3** summaries the commercial parking needed for the development with detailed calculations in the **Appendix**.

During the weekday, the peak demand is 710 spaces at 1:00 PM or 87% of the lots' capacity. With additional restaurant space, the weekday peak shifted to the early afternoon.

On weekends, the peak-demand still occurred in the evening at 8:00 PM with 727 vehicles occupying 89% of the available spaces due to the restaurant/theater uses. Ideally, with retail/restaurant uses, up to 10% of the spaces should be available to minimize excessive parking lot traffic searching for an open space.

Table 3
Hourly Commercial/Metra Parking Demand

Hour	Weekday Parking			Weekend Parking		
	Total Vehicles	Percent of Capacity	Open Spaces	Total Vehicles	Percent of Capacity	Open Spaces
6:00 AM	135	17%	681	82	10%	734
7:00 AM	268	33%	548	171	21%	645
8:00 AM	320	39%	496	241	30%	575
9:00 AM	370	45%	446	338	41%	478
10:00 AM	452	55%	364	414	51%	402
11:00 AM	530	65%	286	463	57%	353
Noon	686	84%	130	644	79%	172
1:00 PM	710	87%	106	679	83%	137
2:00 PM	631	77%	185	631	77%	185
3:00 PM	529	65%	287	533	65%	283
4:00 PM	549	67%	267	534	65%	282
5:00 PM	604	74%	212	596	73%	220
6:00 PM	607	74%	209	668	82%	148
7:00 PM	623	76%	193	702	86%	114
8:00 PM	633	78%	183	727	89%	89
9:00 PM	582	71%	234	619	76%	197
10:00 PM	513	63%	303	591	72%	225
11:00 PM	421	52%	395	514	63%	302
Midnight	210	26%	606	191	23%	625

Note: 816 spaces provided for commercial and Metra uses.

The parking analysis increased the maximum permitted space for restaurant uses from 30,000 to 40,000 square feet based on the site plan modifications since the Final PUD approval. Additional restaurant space is now possible due to the reduction in seats estimated for the City Works space and the Café Brunch restaurant closing at 2:30 PM.

RECCOMENDATIONS

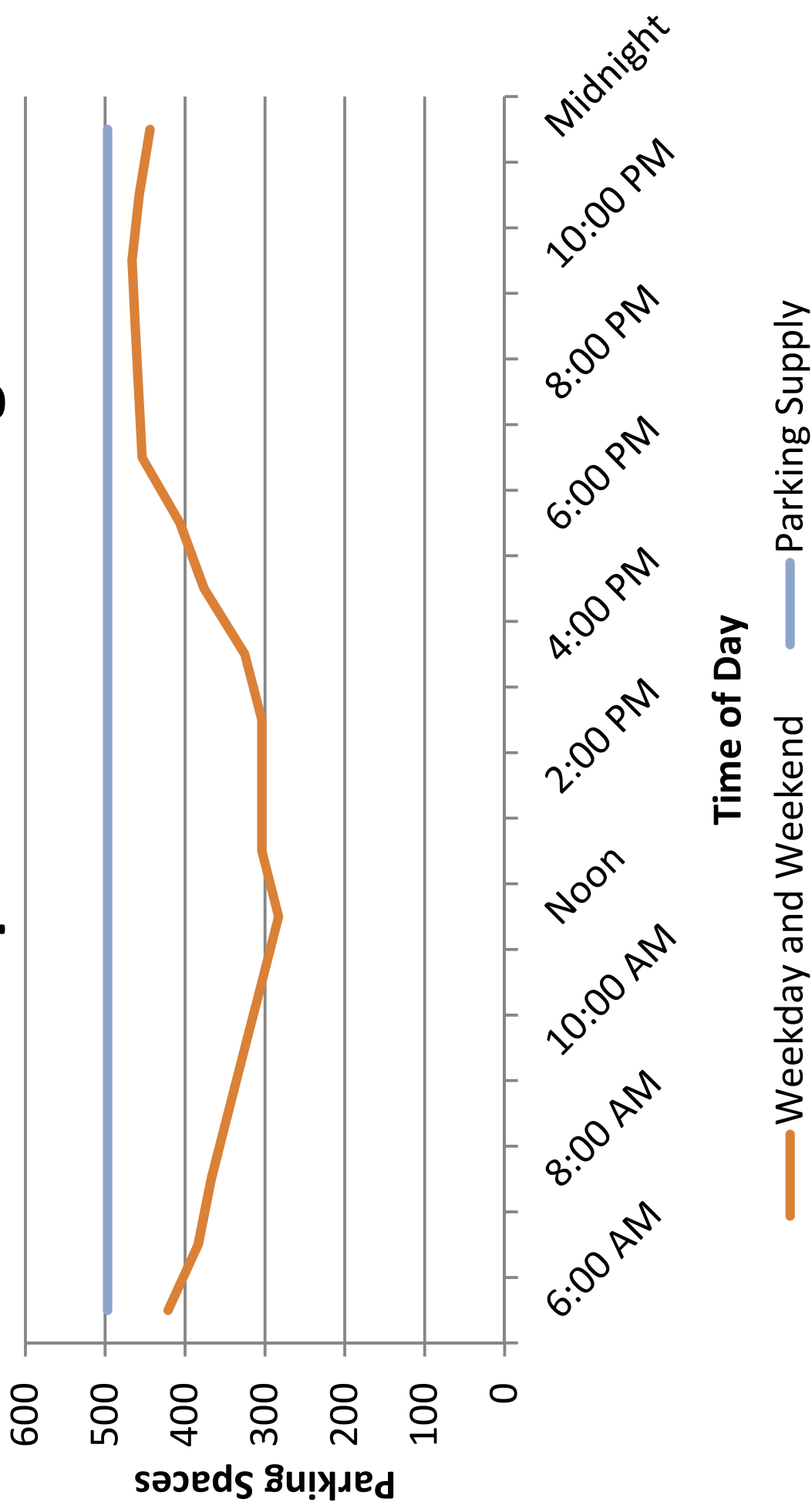
Based on the shared parking analysis the following conclusions and recommendations were reached:

- The zoning code requirement of 1,603 parking spaces and 156 reserved commuter spaces exceeds the proposed supply of 1,313 spaces.
- The parking analysis is based on a maximum of 40,000 square feet of restaurant uses on the site.
- Parking requirements for the apartment portion of the development should be reduced to 1.65 spaces per unit based on national and local studies along and its location in a transit oriented development.
- Parking for the apartments will be provided in 497 reserved spaces in the 595 space parking garage. Access to the parking garage will be controlled to only allow residents or their guests.
- The remaining commercial uses and Metra commuters will have 718 surface spaces and 98 spaces in the parking garage. The parking garage spaces will be reserved for employees or the parking valet.
- Based on the shared parking analysis, there is sufficient parking to accommodate the commercial parking demand on a weekday and weekend without overflow.

Appendix Table 1
Wheeling Town Center
Hourly Apartment Parking Calculations

Weekday	Visitor Parking		Resident Parking		Total Apt. Parking	Weekday		Open Spaces
	Size	301	Size	301		Garage		
	Parking Ratio	0.15	Parking Ratio	1.4		Parking	Percent	
	Peak Demand %	45.2 veh.	Peak Demand %	421.4 veh.		Provided	Occupancy	
6:00 AM	0%	0.0	100%	421.4	421	497	85%	76
7:00 AM	10%	4.5	90%	379.3	384	497	77%	113
8:00 AM	20%	9.0	85%	358.2	367	497	74%	130
9:00 AM	20%	9.0	80%	337.1	346	497	70%	151
10:00 AM	20%	9.0	75%	316.1	325	497	65%	172
11:00 AM	20%	9.0	70%	295.0	304	497	61%	193
Noon	20%	9.0	65%	273.9	283	497	57%	214
1:00 PM	20%	9.0	70%	295.0	304	497	61%	193
2:00 PM	20%	9.0	70%	295.0	304	497	61%	193
3:00 PM	20%	9.0	70%	295.0	304	497	61%	193
4:00 PM	20%	9.0	75%	316.1	325	497	65%	172
5:00 PM	40%	18.1	85%	358.2	376	497	76%	121
6:00 PM	60%	27.1	90%	379.3	406	497	82%	91
7:00 PM	100%	45.2	97%	408.8	454	497	91%	43
8:00 PM	100%	45.2	98%	413.0	458	497	92%	39
9:00 PM	100%	45.2	99%	417.2	462	497	93%	35
10:00 PM	100%	45.2	100%	421.4	467	497	94%	30
11:00 PM	80%	36.1	100%	421.4	458	497	92%	39
Midnight	50%	22.6	100%	421.4	444	497	89%	53
WEEKEND								
Weekend	Visitor Parking		Resident Parking		Total Apt. Parking	Weekend		Open Spaces
	Size	301	Size	301		Garage		
	Parking Ratio	0.15	Parking Ratio	1.4		Parking	Percent	
	Peak Demand %	45.2 veh.	Peak Demand %	421.4 veh.		Provided	Occupancy	
6:00 AM	0%	0.0	100%	421.4	421	497	85%	76
7:00 AM	20%	9.0	90%	379.3	388	497	78%	109
8:00 AM	20%	9.0	85%	358.2	367	497	74%	130
9:00 AM	20%	9.0	80%	337.1	346	497	70%	151
10:00 AM	20%	9.0	75%	316.1	325	497	65%	172
11:00 AM	20%	9.0	70%	295.0	304	497	61%	193
Noon	20%	9.0	65%	273.9	283	497	57%	214
1:00 PM	20%	9.0	70%	295.0	304	497	61%	193
2:00 PM	20%	9.0	70%	295.0	304	497	61%	193
3:00 PM	20%	9.0	70%	295.0	304	497	61%	193
4:00 PM	20%	9.0	75%	316.1	325	497	65%	172
5:00 PM	40%	18.1	85%	358.2	376	497	76%	121
6:00 PM	60%	27.1	90%	379.3	406	497	82%	91
7:00 PM	100%	45.2	97%	408.8	454	497	91%	43
8:00 PM	100%	45.2	98%	413.0	458	497	92%	39
9:00 PM	100%	45.2	99%	417.2	462	497	93%	35
10:00 PM	100%	45.2	100%	421.4	467	497	94%	30
11:00 PM	80%	36.1	100%	421.4	458	497	92%	39
Midnight	50%	22.6	100%	421.4	444	497	89%	53

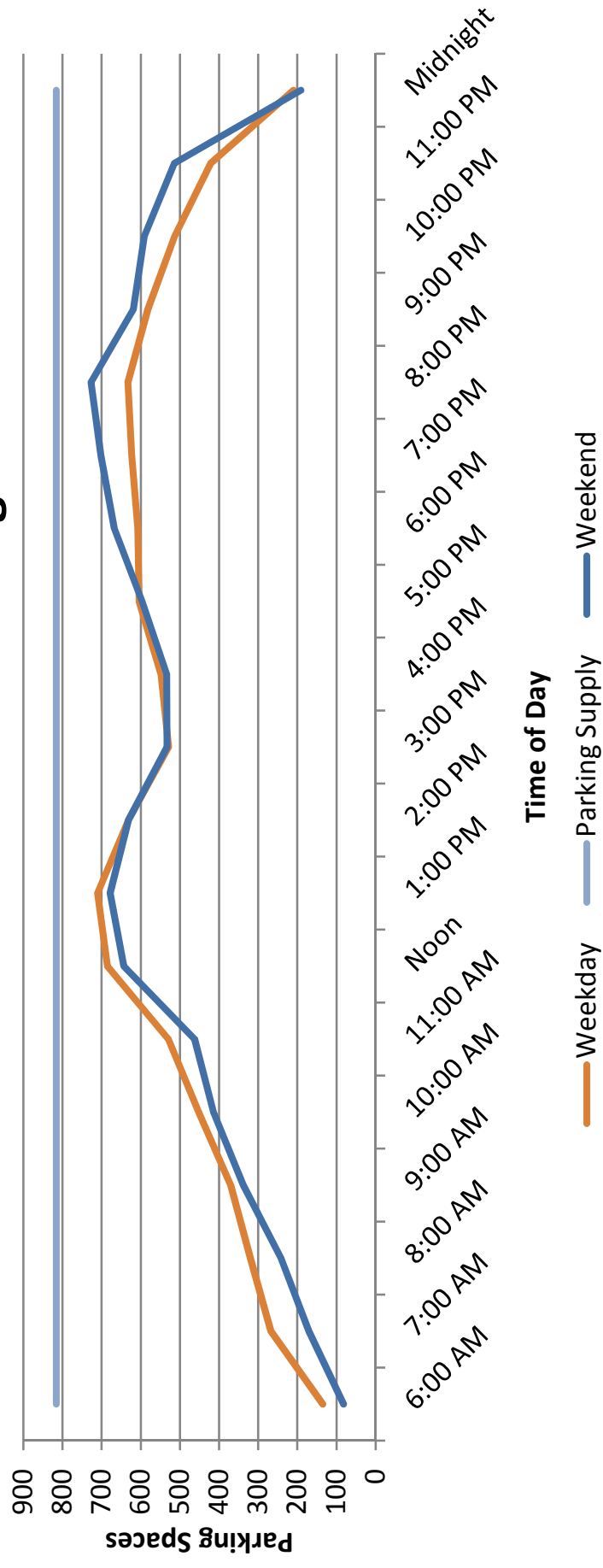
WTC Apartment Parking



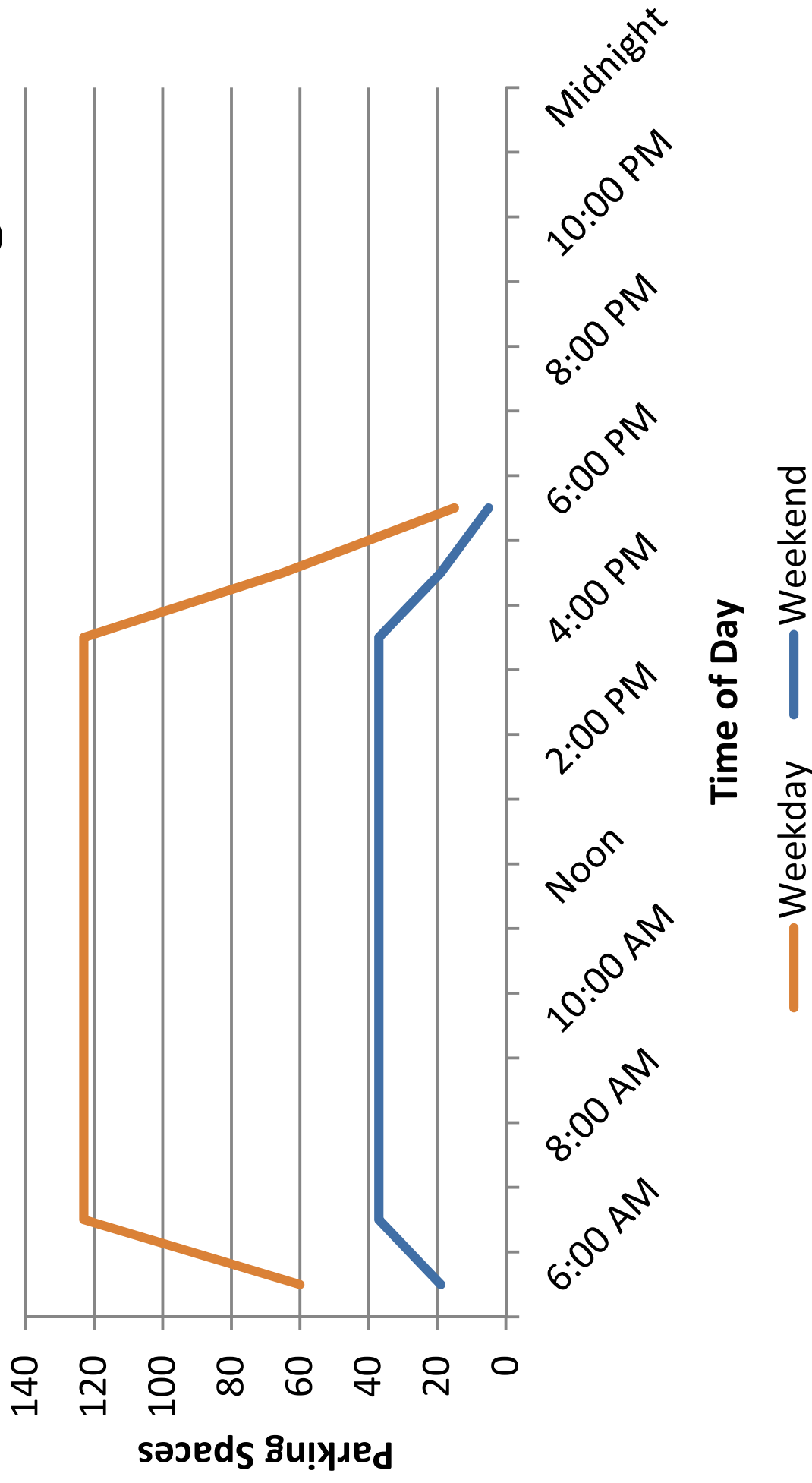
Appendix Table 2
Wheeling Town Center reduced by 10 k
Hourly Commercial Parking Calculations

Hourly Commercial Parking Calculations										Starbucks			Brunch Café			Includes Meat and Potatoes			City Works																	
WEEKDAY	RETAIL			THEATER			COFFEE			RESTAURANT Breakfast/Lunch			RESTAURANT Family/High Turn Over			RESTAURANT			RESTAURANT Quality																	
	Customer Parking	Employee Parking		Customer Parking	Employee Parking		Customer Parking	Employee Parking		Customer Parking	Employee Parking		Customer Parking	Employee Parking		Customer Parking	Employee Parking		Customer Parking	Employee Parking																
Size =	20,732	20,732		795			2,100	2,100		5,000	5,000		15,000	15,000		8,153	sq. ft. 8,153		9,747	9,747																
Parking Ratio	2.9	0.7	Total				8.8	1.6	Total	9	1.5	Total	9	1.5	Total	251	seats		15.25	2.75	Total															
Peak Demand	60.1	14.5	Parking	151.1	40.0	Parking	18.5	3.4	Parking	45.0	7.5	Parking	135.0	22.5	Parking	84.0	24.0	Parking	148.6	26.8	Parking	Metra Parking	Resident Parking Credit	Total Parking	Percent Occ.	Parking Provided	Extra Prk.									
	%	veh.	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%																
6:00 AM	1%	0.6	10%	1.5	2.1	0%	0.0	0%	0.0	0.0	50%	9.2	100%	3.4	12.6	25%	11.3	50%	3.8	15.0	25%	33.8	50%	11.3	45.0	0%	0.0	0%	0.0	0.0	60		135	17%	816	681
7:00 AM	5%	3.0	15%	2.2	5.2	0%	0.0	0%	0.0	0.0	73%	13.5	100%	3.4	16.9	50%	22.5	75%	5.6	28.1	50%	67.5	75%	16.9	84.4	0%	0.0	20%	5.4	5.4	123	268	33%	816	548	
8:00 AM	15%	9.0	40%	5.8	14.8	0%	0.0	0%	0.0	0.0	100%	18.5	100%	3.4	21.8	60%	27.0	90%	6.8	33.8	60%	81.0	90%	20.3	101.3	0%	0.0	50%	13.4	13.4	123	320	39%	816	496	
9:00 AM	35%	21.0	75%	10.9	31.9	0%	0.0	0%	0.0	0.0	63%	11.6	100%	3.4	15.0	75%	33.8	90%	6.8	40.5	75%	101.3	90%	20.3	121.5	0%	0.0	75%	20.1	20.1	123	370	45%	816	446	
10:00 AM	65%	39.1	85%	12.3	51.4	0%	0.0	0%	0.0	0.0	57%	10.5	100%	3.4	13.9	85%	38.3	100%	7.5	45.8	85%	114.8	100%	22.5	137.3	15%	12.6	90%	24.1	46.4	123	452	55%	816	364	
11:00 AM	85%	51.1	95%	13.8	64.9	0%	0.0	0%	0.0	0.0	42%	7.8	100%	3.4	11.1	90%	40.5	100%	7.5	48.0	90%	121.5	100%	22.5	144.0	40%	33.6	90%	21.6	55.2	123	530	65%	816	286	
Noon	95%	57.1	100%	14.5	71.6	20%	30.2	50%	20.0	50.2	39%	7.2	100%	3.4	10.6	100%	45.0	100%	7.5	52.5	100%	135.0	100%	22.5	157.5	75%	63.0	90%	21.6	84.6	123	686	84%	816	130	
1:00 PM	100%	60.1	100%	14.5	74.6	45%	68.0	60%	24.0	92.0	27%	5.0	100%	3.4	8.3	90%	40.5	100%	7.5	48.0	90%	121.5	100%	22.5	144.0	75%	63.0	90%	21.6	84.6	123	710	87%	816	106	
2:00 PM	95%	57.1	100%	14.5	71.6	55%	83.1	60%	24.0	107.1	50%	9.2	100%	3.4	12.6	50%	22.5	100%	7.5	30.0	50%	67.5	100%	22.5	90.0	65%	54.6	90%	21.6	76.2	123	631	77%	816	185	
3:00 PM	90%	54.1	100%	14.5	68.6	55%	83.1	75%	30.0	113.1	50%	9.2	75%	2.5	11.8	0%	0.0	50%	3.8	3.8	45%	60.8	75%	16.9	77.6	40%	33.6	75%	18.0	51.6	123	529	65%	816	287	
4:00 PM	90%	54.1	100%	14.5	68.6	55%	83.1	75%	30.0	113.1	50%	9.2	75%	2.5	11.8	45%	60.8	75%	16.9	77.6	50%	42.0	75%	18.0	60.0	50%	74.3	75%	20.1	94.4	123	549	67%	816	267	
5:00 PM	95%	57.1	95%	13.8	70.9	60%	90.6	100%	40.0	130.6	50%	9.2	75%	2.5	11.8	75%	101.3	95%	21.4	122.6	75%	63.0	100%	24.0	87.0	75%	111.5	100%	26.8	138.3	65	-22	604	74%	816	212
6:00 PM	95%	57.1	95%	13.8	70.9	60%	90.6	100%	40.0	130.6	50%	9.2	75%	2.5	11.8	80%	108.0	95%	21.4	129.4	95%	79.8	100%	24.0	103.8	95%	141.2	100%	26.8	168.0	15	-22	607	74%	816	209
7:00 PM	95%	57.1	95%	13.8	70.9	80%	120.8	100%	40.0	160.8	50%	9.2	75%	2.5	11.8	80%	108.0	95%	21.4	129.4	100%	84.0	100%	24.0	108.0	100%	148.6	100%	26.8	175.4		-33	623	76%	816	193
8:00 PM	80%	48.1	90%	13.1	61.2	100%	151.1	100%	40.0	191.1	50%	9.2	75%	2.5	11.8	80%	108.0	95%	21.4	129.4	100%	84.0	100%	24.0	108.0	100%	148.6	100%	26.8	175.4		-44	633	78%	816	183
9:00 PM	50%	30.1	75%	10.9	40.9	100%	151.1	100%	40.0	191.1	50%	9.2	75%	2.5	11.8	60%	81.0	80%	18.0	99.0	100%	84.0	100%	24.0	108.0	100%	148.6	100%	26.8	175.4		-44	582	71%	816	234
10:00 PM	30%	18.0	40%	5.8	23.8	80%	120.8	100%	40.0	160.8	50%	9.2	75%	2.5	11.8	55%	74.3	65%	14.6	88.9	95%	79.8	100%	24.0	103.8	95%	141.2	100%	26.8	168.0		-44	513	63%	816	303
11:00 PM	10%	6.0	15%	2.2	8.2	65%	98.2	70%	28.0	126.2	50%	9.2	75%	2.5	11.8	50%	67.5	65%	14.6	82.1	75%	63.0	80%	19.2	82.2	75%	111.5	80%	21.4	132.9		-22	421	52%	816	395
Midnight	0%	0.0	0%	0.0	0.0	40%	60.4	50%	20.0	80.4	50%	9.2	75%	2.5	11.8	25%	33.8	35%	7.9	41.6	25%	21.0	35%	8.4	29.4	25%	37.2	35%	9.4	46.5			210	26%	816	606
	RETAIL			Theater			COFFEE			RESTAURANT Breakfast/Lunch			RESTAURANT			RESTAURANT			RESTAURANT																	
WEEKEND	Customer Parking	Employee Parking		Customer Parking	Employee Parking		Customer Parking	Employee Parking		Customer Parking	Employee Parking		Customer Parking	Employee Parking		Customer Parking	Employee Parking		Customer Parking	Employee Parking																
Size =	20,732	20,732		795			2,100	2,100		5,000	5,000		15,000	15,000		8,153	8,153		9,747	9,747																
Parking Ratio	3.2	0.8	Total				8.8	1.6	Total	12.75	2.25	Total	12.75	2.25	Total	251	seats		17	3	Total															
Peak Demand	66.3	16.6	Parking	206.7	40.0	Parking	18.5	3.4	Parking	63.8	11.3	Parking	191.3	33.8	Parking	84.0	24.0	Parking	165.7	29.2	Parking	Metra Parking	Resident Parking Credit	Total Parking	Percent Occ.	Parking Provided	Extra Prk.									
	%	veh.	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%																
6:00 AM	1%	0.7	10%	1.7	2.3	0%	0.0	0%	0.0	0.0	50%	9.2	100%	3.4	12.6	10%	19.1	50%	16.9	36.0	0%	0.0	0%	0.0	0%	0.0	20%	5.8	5.8	37	19		82	10%	816	734
7:00 AM	5%	3.3	15%	2.5	5.8	0%	0.0	0%	0.0	0.0	100%	18.5	100%	3.4	21.8	25%	47.8	70%	23.6	71.4	0%	0.0	0%	0.0	0%	0.0	20%	5.8	5.8	37	17	21%	816	645		
8:00 AM	10%	6.6	40%	6.6	13.3	0%	0.0	0%	0.0	0.0	90%	16.6	100%	3.4	20.0	45%	86.1	90%	30.4	116.4	0%	0.0	0%	0.0	0%	0.0	30%	8.8	8.8	37	241	30%	816	575		
9:00 AM	30%	19.9	75%	12.4	32.3	0%	0.0	0%	0.0	0.0	80%	14.8	100%	3.4	18.1	70%	44.6	90%	10.1	54.8	70%	133.9	90%	30.4	164.3	0%	0.0	60%	17.5	17.5	37	338	41%	816	478	
10:00 AM	50%	33.2	85%	14.1	47.3	0%	0.0	0%	0.0	0.0	65%	12.0	100%	3.4	15.4	90%	57.4	100%	11.3	68.6	90%	172.1	100%	33.8	205.9	0%	0.0	75%	21.9	21.9	37	414	51%	816	402	
11:00 AM	65%	43.1	95%	15.8	58.9	0%	0.0	0%	0.0	0.0	62%	11.5	100%	3.4	14.8	90%	57.4	100%	11.3	68.6	90%	172.1	100%	33.8	205.9	15%	12.6	75%	21.9	46.8	37	463	57%	816	353	
Noon	80%	53.1	100%	16.6	69.7	20%	41.3	50%	20.0	61.3	40%	7.4	100%	3.4	10.8	100%	63.8	100%	11.3	75.0	100%	191.3	100%	33.8	225.0	50%	42.0	75%	21.9	104.8	37	644	79%	816	172	
1:00 PM	90%	59.7	100%	16.6	76.3	45%	93.0	60%	24.0	117.0	32%	5.9	100%	3.4	9.3	85%	54.2	100%	11.3	65.4	85%	162.6	100%	33.8	196.3	55%	46.2	75%	18.0	64.2	37	679	83%	816	137	
2:00 PM	100%	66.3	100%	16.6	82.9	55%	113.7	60%	24.0	137.7	40%	7.4	100%	3.4	10.8	65%	41.4	100%	11.3	52.7	65%	124.3	100%	33.8	158.1	45%	37.8	75%	18.0	55.8	37	631	77%	816	185	
3:00 PM	100%	66.3	100%	16.6	82.9	55%	113.7	75%	30.0	143.7	40%	7.4	75%	2.5	9.9	0%	0.0	50%	5.6	5.6	40%	76.5	75%	25.3	101.8	45%	37.8	75%	18.0	55.8	37	533	65%	816	283	
4:00 PM	95%	63.0	100%	16.6	79.6	55%	113.7	75%	30.0	143.7	40%	7.4	75%	2.5	9.9	45%	86.1	75%	25.3	111.4	45%	37.8	75%	18.0	55.8	45%	74.6	75%	21.9	96.5	37	534	65%	816	282	
5:00 PM	90%	59.7	95%	15.8	75.5	60%	124.0	100%	40.0	164.0	40%	7.4	75%	2.5	9.9	60%	114.8	95%	32.1	146.8	60%	50.4	100%	24.0	74.4	60%	99.4	100%	29.2	128.7	19	-22	596	73%	816	220
6:00 PM	80%	53.1	85%	14.1	67.2	60%	124.0	100%	40.0	164.0	40%	7.4	75%	2.5	9.9	70%	133.9	95%	32.1	165.9	90%	75.6	100%	24.0	99.6	90%	149.1	100%	29.2	178.4	5	-22	668	82%	816	148

WTC Commercial Parking



Metra East Lot Commuter Parking



REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

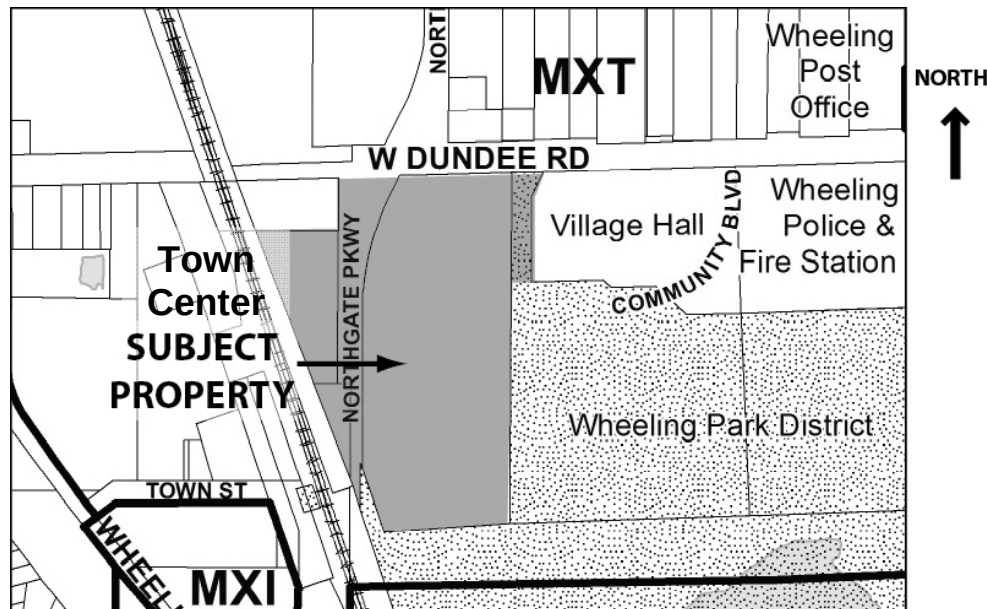
FROM: Andrew C. Jennings, Director of Community Development
Brooke A. Jones, Senior Planner

RE: Docket No. PC 17-19
Wheeling Town Center
Various Lots within the Wheeling Town Center Subdivision
Site Plan & Appearance Approval of Building and Site
Modifications

DATE OF REPORT: January 5, 2018

DATE OF MEETING: January 11, 2018

PROJECT OVERVIEW: The petitioner is requesting site plan and appearance for several changes throughout the Wheeling Town Center plan.



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Brad Friedman, The Lynmark Group
<u>Property Owner Name:</u>	Village of Wheeling
<u>Common Property Address:</u>	351 W. Dundee Road
<u>Common Location:</u>	Wheeling Town Center Subdivision
<u>Neighboring Property Land Use(s):</u>	North: vacant across Dundee Road & commercial adjacent to Metra lot (Burger King)

West: Transportation (Railroad)
South: Open Space (Heritage Park)
East: Public (Village Hall and Recreation Center)

Comprehensive Plan Designation:

Transit-oriented mixed use

Property size:

Approximately 16 acres

Existing Use of Property:

Vacant – Under construction

Proposed Use of Property:

As approved by the Final PUD for the Town Center

Existing Property Zoning:

MXT – Transit-Oriented Mixed Use District

Previous Zoning Action on Property:

2016-20 Wheeling Town Center Final PUD, Ordinance No. 5033, passed October 17, 2016.

DESCRIPTION OF PROPOSAL

Modifications from the site plan approved through the Final PUD of the Town Center project are discussed in Docket Nos. 2017-16 (City Works) and 2017-17 (Starbucks). This includes modifications to the footprints of Buildings A, B, H1 and H2.

Other site modifications are proposed for the Town Center at this time. The petitioner lists those changes on a cover letter and an overall Wheeling Town Center Site Plan. Individual plans are also provided for Buildings A, B, H1, and H2. No individual plan is provided for Buildings F and G, which are being reconfigured into a single Building F. Landscape plans are also provided to show the proposed modifications.

SITE PLAN REVIEW

Scale of site plan: 1" = 1,500'

General site layout: The general configuration for the development will remain substantially similar to the site plan for the approved Planned Unit Development (PUD). However, due to tenant desires, the building footprints of Buildings A, B, H1, H2, F, and G are being modified. These modifications have slight spillover effects onto the adjacent parking areas, landscaping, and Village Green. The proposed site plan and landscape plans note these changes. Special use-site plan approval for Building A is being reviewed as Docket No. 2017-17 (Starbucks drive-through restaurant). Special use-site plan approval for Building H1 is being reviewed as Docket No. 2017-16 (City Works sit-down restaurant). The footprint for Building H2 is being shifted by the desired layout of Building H1. Building B is being reconfigured to meet future tenant demands, but retains the drive-through lane. The buildings that are not discussed in other pending dockets are F and G. The applicant would like to combine these buildings into a single Building F by removing the walkway between them. Staff has some concern that the lack of the walkway through the buildings creates a long building that is very close to the adjacent Burger King fencing. Among other things, pedestrian access may be difficult on the north side of proposed Building F. As such, staff suggests a condition of approval that "the consolidation

of Building F and G is subject to appearance approval, special use approval (if needed), and all applicable construction codes.”

Note: All future tenants are subject to special use-site plan approval for restaurants, drive-throughs, and other listed special uses. Moreover, all buildings are subject to appearance approval, regardless of use.

Total number of parking spaces: Due to the reconfigurations of the footprints for Buildings A and B, there is a loss of ten retail parking spaces. The overall Wheeling Town Center Site Plan notes the parking differentials due to these modifications. An updated (November 2017) Shared Parking Study is provided for the Wheeling Town Center, incorporating the current assumptions, including City Works and Starbucks. The Plan Commission may wish to ask for a brief summary of this updated shared parking study.

Landscape Plan: The landscape plans have been refined since Final PUD approval. Moreover, the proposed plans for the City Works and Starbucks have impacts on the Village Green and parking island landscaping. Staff has provided excerpts from the approved landscape plans from Final PUD to assist the Plan Commission in visualizing the proposed changes.

A detailed landscape plan (L1.2) and plant list (L1.5) is provided for the Starbucks site. It includes building foundation plantings, plantings along the drive-through, and the parking lot landscaping affected by the trash enclosure and adjacent crosswalk.

A detailed landscape plan (L1.3) and landscape layout plan (L2.3) have been provided to show the changes to the Village Green and other public outdoor areas affected by the City Works site. The landscape and hardscape modifications do not impede pedestrian flow in the adjusted areas of the plans.

STAFF REVIEW

Fire Department Review: The Fire Department has provided a comment memo dated November 30, 2017.

Impact on adjacent uses: It appears that the proposed changes will not have a negative impact on the adjacent uses.

Staff Recommended Action: Prior to making a motion for approval, staff suggests that the Plan Commission request a brief summary of the updated shared parking study to fully understand the impacts from the proposed loss of ten parking stalls.

PROPOSED MOTION

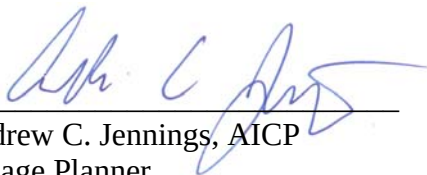
If the Plan Commission approves of the requested building and site modifications to the Town Center Development, an appropriate motion would be to:

Recommend approval Docket No. PC 17-19 granting Site Plan & Appearance Approval of Building and Site Modifications to the Wheeling Town Center in accordance with the following exhibits submitted January 2, 2018 (except as noted) for the Wheeling Town Center Development (exact address to be determined), located in Wheeling, Illinois:

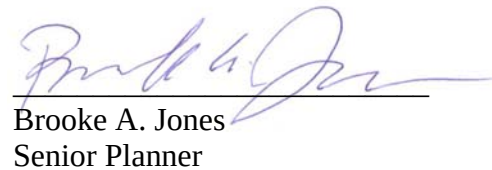
- Cover letter (2 sheets) 1.03.2018,
- Town Center Site Plan (noting changes since Final PUD),
- Building A site plan exhibits noting footprint changes (3 sheets),
- Building B site plan exhibits noting footprint changes (3 sheets),
- Landscape plan, Sheet L1.2
- Landscape plant list, Sheet L1.5
- Landscape plan, Sheet L1.3
- Landscape layout plan, Sheet L2.3
- Building H1 site plan exhibits noting footprint changes (3 sheets),
- Building H2 site plan exhibits noting footprint changes (3 sheets),

And subject to the following conditions of approval:

1. The consolidation of Building F and G is subject to appearance approval, special use approval (if needed), and all applicable construction codes; and
2. *Others to be determined at meeting.*



Andrew C. Jennings, AICP
Village Planner



Brooke A. Jones
Senior Planner

Attachments:

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

[Fire Department memo, 11.30.2017](#)

[Cover letter](#)

[Town Center Site Plan \(noting changes since Final PUD\)](#)

[Building A site plan exhibit \(noting footprint changes\)](#)

[Building B site plan exhibit \(noting footprint changes\)](#)

[Landscape plan, Sheet L1.2](#)

[Landscape plant list, Sheet L1.5](#)

[Landscape plan, Sheet L1.3](#)

[Landscape layout plan, Sheet L2.3](#)

[Building H1 site plan exhibit \(noting footprint changes\)](#)

[Building H2 site plan exhibit \(noting footprint changes\)](#)

[Updated shared parking study \(November 2017\)](#)

[Approved WTC site plan from Final PUD](#)

[Approved WTC landscape plans from Final PUD](#)



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: November 30, 2017
SUBJECT: Proposed Site Revisions to Approved Planned Unit Development (PUD) - Wheeling Town Center – Documents received for review by the Wheeling Fire Department Fire Prevention Bureau, November 17, 2017.

The Petitioner is requesting revisions to building footprints for Buildings A, B1, B2, F, G, H1 and H2. The Wheeling Fire Department has reviewed the submittals received related to the above referenced project and has the following comments:

Site Plan

1. The revised building locations and footprints as shown on the revised site plan do not have an impact on the previously reviewed Fire Department access to the buildings on the site.
2. Based on the documents submitted for review there does not appear to be any changes to site utilities including the water system and fire hydrant locations.

Buildings A, B1, B2, F, G H1 and H2

1. The proposed revisions do not affect any of the Fire Department's comments related to the structures. All the structures would be reviewed during the permitting process and would be required to comply with the Village's adopted Building and Fire Prevention Codes.

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

CallisonRTKL Inc.
200 South Michigan Avenue
Suite 1800
Chicago, IL 60604

☎ +1 312 542 5900
☎ +1 312 542 5901

CallisonRTKL.com

January 3, 2018

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

Subject: Revisions to the approved Final PUD site plan submittal for Wheeling Town Center

Dear Andrew:

The approved Final PUD site plan submittal for Wheeling Town Center has been revised as follows in response to tenant requested changes.

Building A (Starbucks)

1. Revised building footprint, building square footage and site plan in accordance with most current tenant prototype.
2. Removed parking on the south end of Starbucks to accommodate revised location of building footprint and patio.
3. Revised location of trash enclosure to location closer to Starbucks, maintaining a minimum clearance of 2'-0" between the trash enclosure and adjacent parking spaces, per Village Planning Dept. direction. Gate orientation to face south.

Building B (retail tenants TBD)

1. Revised building footprint to divide building into two tenant spaces.
2. Moved parking from East end of building to the South end to accommodate revised footprint.

Building H.1 (City Works)

1. Revised building footprint in accordance with most current tenant prototype. South wall shifted further South to accommodate restaurant program. West wall shifted to the East to accommodate space for tenant patio and bocce court.

Building H.2 (retail tenants TBD)

1. Revised building footprint, shifting the North exterior wall to the South to accommodate the enlargement of building H.2. This reduced the overall square footage of building H.2.

Buildings F&G (retail tenants TBD)

1. The RDA requires the Town Center to include at least 100,000 square feet of rentable retail space. Several potential tenants at other buildings on the site have requested outdoor patio space that may reduce the gross retail rental SF of the Town Center. Combining building F and G will recapture some of the retail SF that may be lost to future tenant patio spaces. Combining buildings F and G removes a walkway between the two buildings and thus provides additional, needed rentable retail space.
2. Combining buildings F and G will significantly improve the energy efficiency of the location by reducing the number of required HVAC units and exterior walls, and allows for internal gas, water and electrical service metering as well as trash storage. These factors improve the appearance and performance of the building.
3. As a result, we are proposing to amend the site plan to combine buildings F and G. The developer understands that the consolidation of Buildings F and G is subject to

Exhibit received January 3, 2018

appearance approval, special use approval (if needed), and all applicable construction codes".

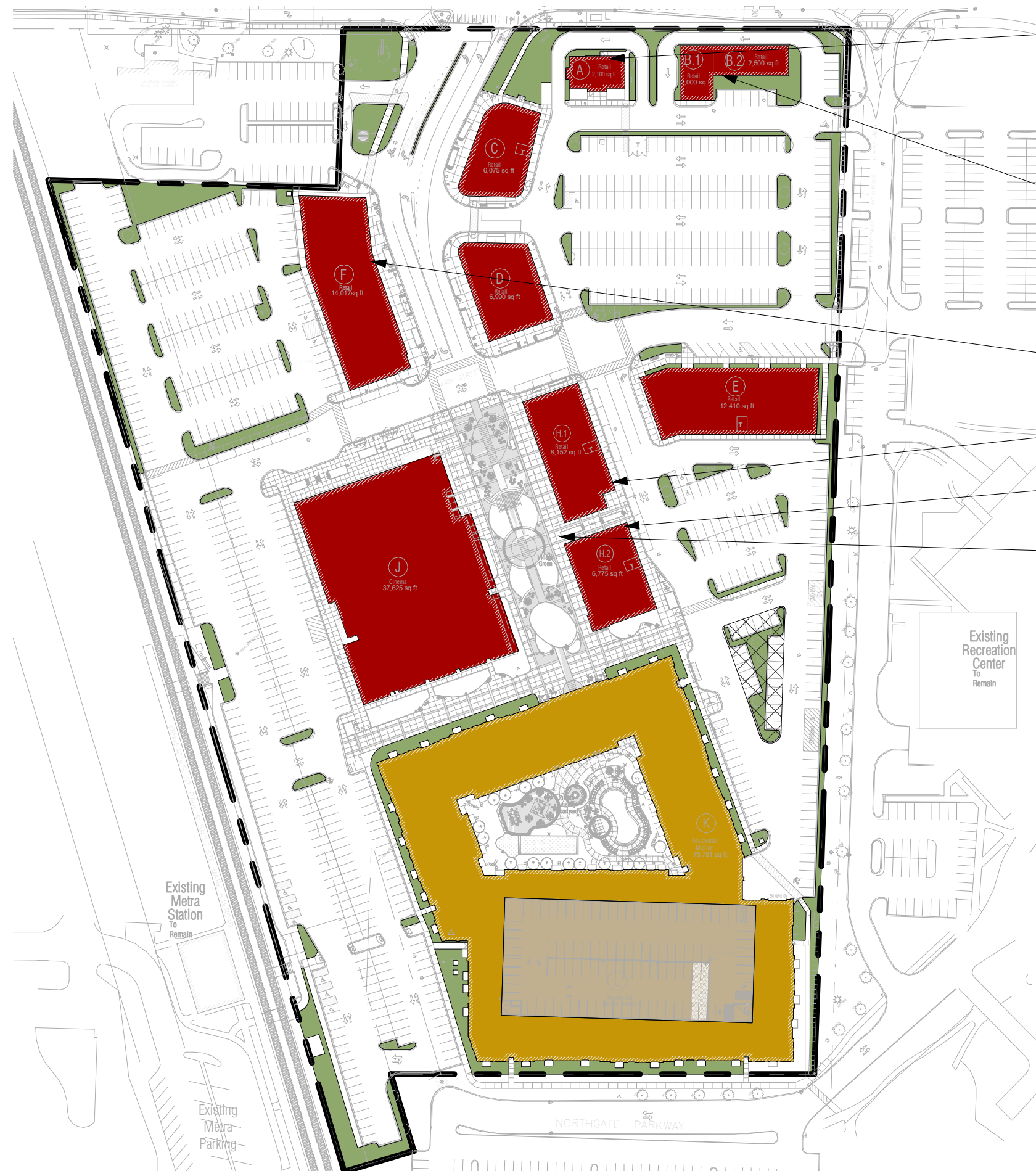
Kind regards,

CallisonRTKL Inc.

A handwritten signature in black ink, appearing to read "Tom Arsovski".

Tom Arsovski, AIA, LEED AP
Associate Vice President

cc: Keith Campbell



- BUILDING A**
- REVISED BUILDING LAYOUT
 - REMOVED PARKING IN FRONT OF BUILDING (LOSS OF 8 PARKING SPACES)
 - REVISED DRIVE-THRU LANE LAYOUT
 - MOVED SHARED TRASH ENCLOSURE (LOSS OF 3 PARKING SPACES)

- BUILDING B**
- REVISED BUILDING LAYOUT
 - MOVED PARKING TO FRONT OF BUILDING (GAIN OF 1 PARKING SPACE)
 - REVISED DRIVE-THRU LANE LAYOUT
 - MOVED SHARED TRASH ENCLOSURE (LOSS OF 3 PARKING SPACES)

- BUILDING F**
- COMBINED BUILDINGS F & G
 - REMOVING WALKWAY BETWEEN

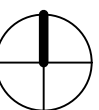
- BUILDING H.1**
- REVISED BUILDING LAYOUT

- BUILDING H.2**
- REVISED BUILDING LAYOUT

SHIFTED WALKWAY SOUTH BETWEEN H.1 & H.2 - WIDTH MAINTAINED

RE-CENTERED PLAZA FEATURES TO ALIGN WITH MODIFIED WALK-WAY

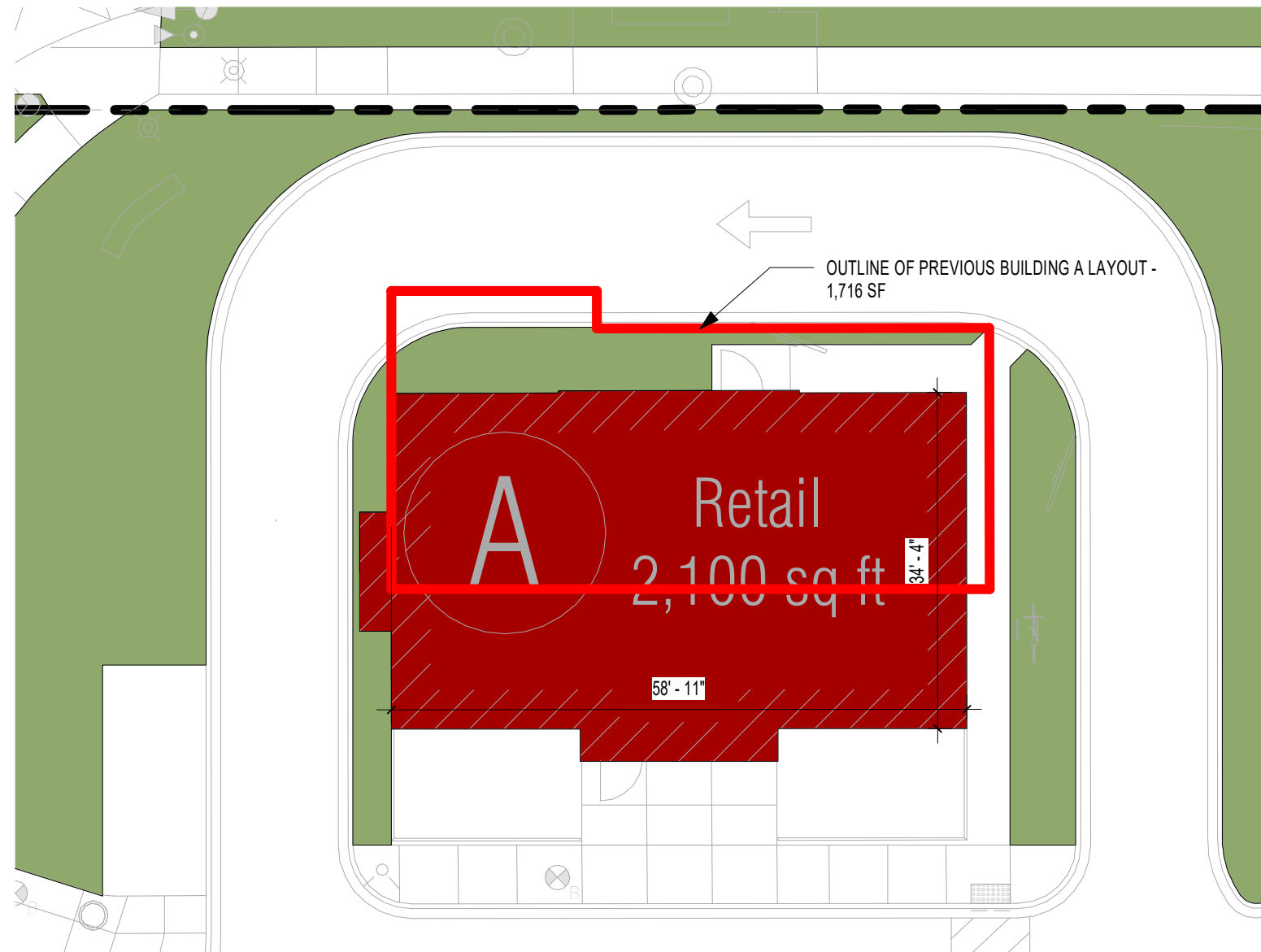
	ORIGINAL PUD	CURRENT PROPOSAL
RETAIL PARKING	816	806
TOTAL PARKING	1,908	1,898
SHARED METRA PARKING	164	165
BIKE PARKING	194	NO CHANGE
DWELLING UNIT SIZE	613 SF -1496 SF	NO CHANGE



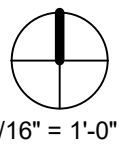
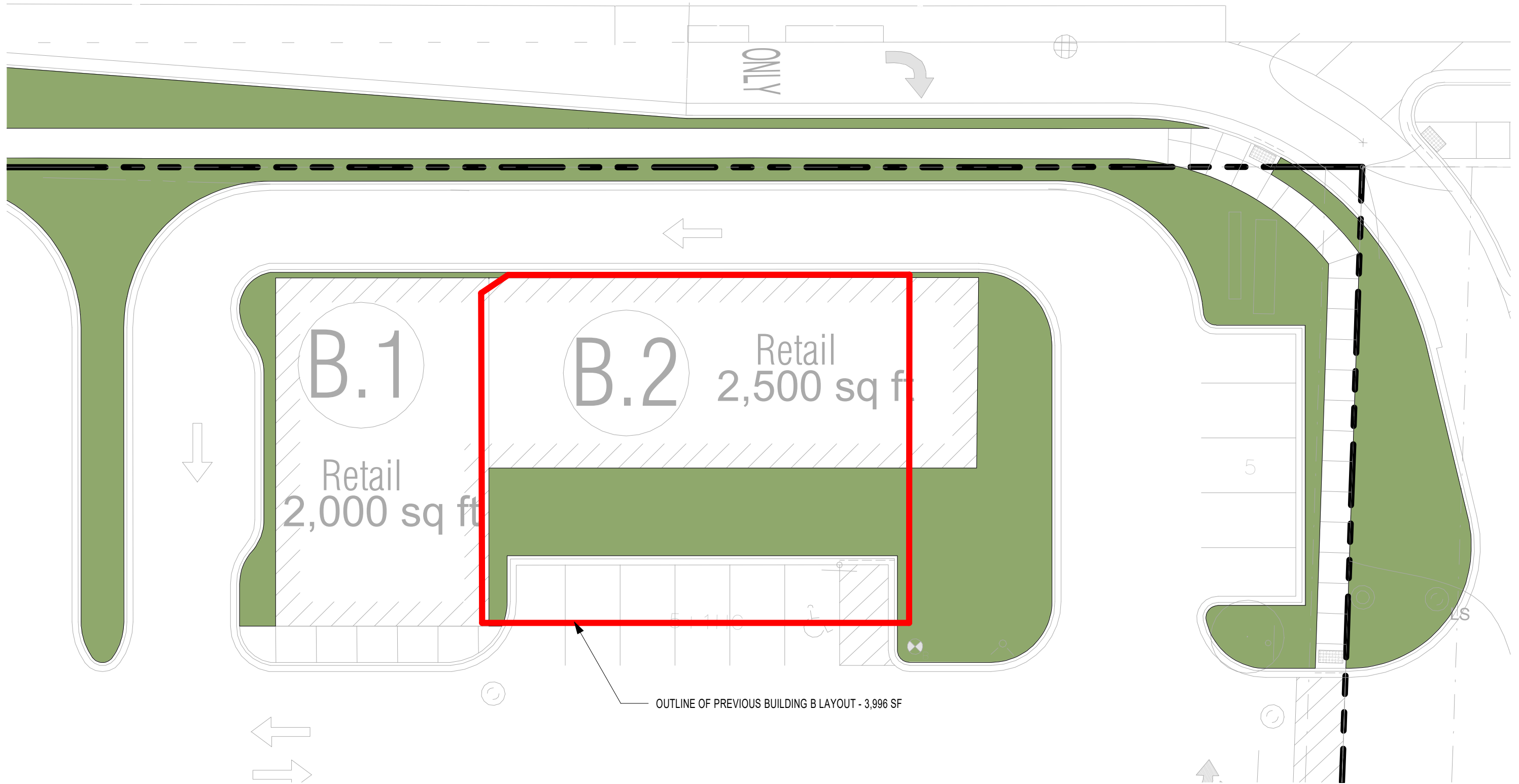
1/16" = 1'-0"



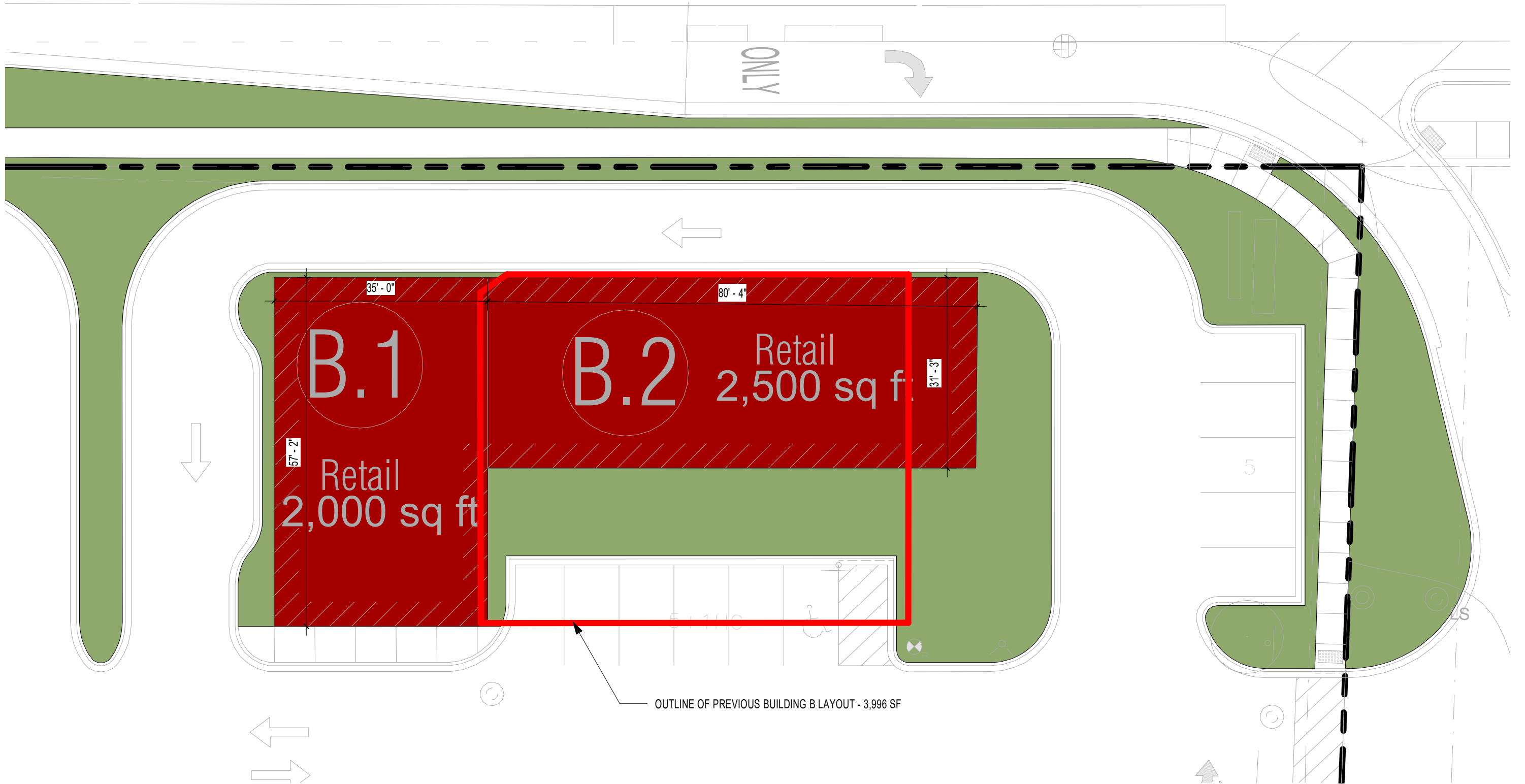
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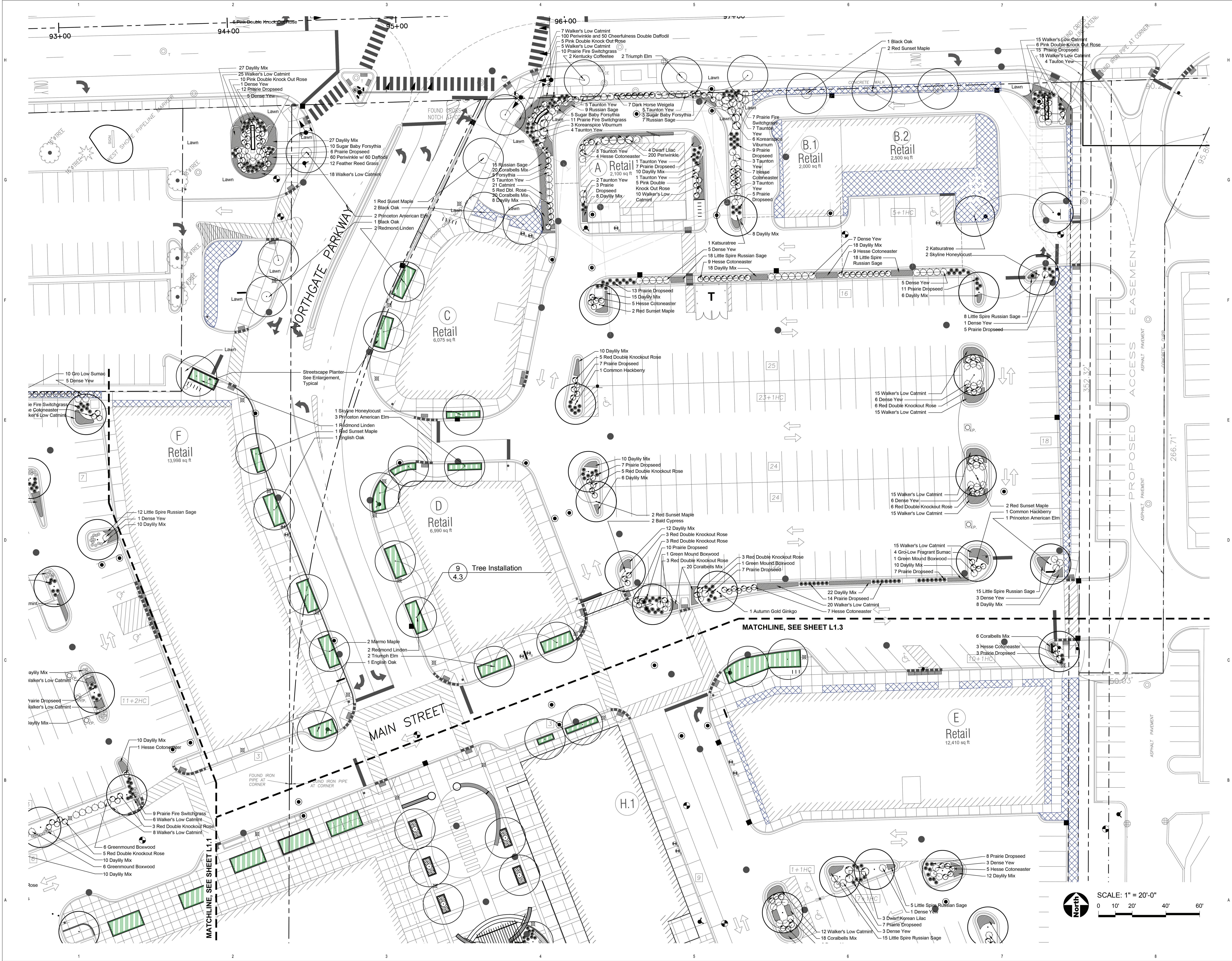


1/16" = 1'-0"









RTKLSM

AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
200 S. MICHIGAN AVENUE
CHICAGO, IL 60604
312-542-5800 MAIN
312-542-5901 FAX
WWW.RTKL.COM
PROJECT NUMBER 030-120019.01

CONSULTANT

uplandDesign Ltd
Landscape Architecture & Park Planning
344 W Randolph St., Chicago, Illinois 60606
24062 Lockport St., Plainfield, Illinois 60554
815-254-0091 www.uplandDesign.com
UPLAND PROJECT NUMBER 486

PROJECT

WHEELING TOWN CENTER

CLIENT

WTC, LLC
500 LAKE COOK RD
SUITE #270
DEERFIELD, IL 60015

ISSUE DRAWING LOG	
9/1/16	Final PUD Submittal
9/20/16	Final PUD Submittal
10/3/16	Issued for Revised Bid
11/18/16	Issued for Construction/Permit Rev
12/16/16	Issued for Permit Rev
04/21/17	PUD Submittal Rev
04/28/17	HUD-Final Plans & Specs
05/05/17	Issued for Construction Revised
10/02/17	Village Green Revision
11/13/17	SU Submittal
12/11/17	Bulletin 02
12/28/17	Pykon Sign Landscape

Exhibit received January 2, 2018

SEAL

SHEET IDENTIFICATION

TITLE

LANDSCAPE PLAN

NUMBER

L1.2

2015 RTKL ASSOCIATES INC.

WHEELING TOWN CENTER



CLIENT
WTC, LLC
500 LAKE COOK RD
SUITE #270
DEERFIELD, IL 60015

ISSUE DRAWING LO

9/1/16	Final PUD Submittal
9/20/16	Final PUD Submittal
10/3/16	Issued for Revised Bid
11/18/16	Issued for Construction/Permit Rev
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04/21/17	PUD Submittal Rev
04/28/17	HUD-Final Plans & Specs
05/05/17	Issued for Construction Revised
10/03/17	Village Green-Revision
11/08/17	Bulletin-02
11/13/17	SO Submittal

SEMI



SHEET IDENTIFICATION

LAYOUT PLAN

NUMBER

L2.3

2015 RTKL ASSOCIATES INC.

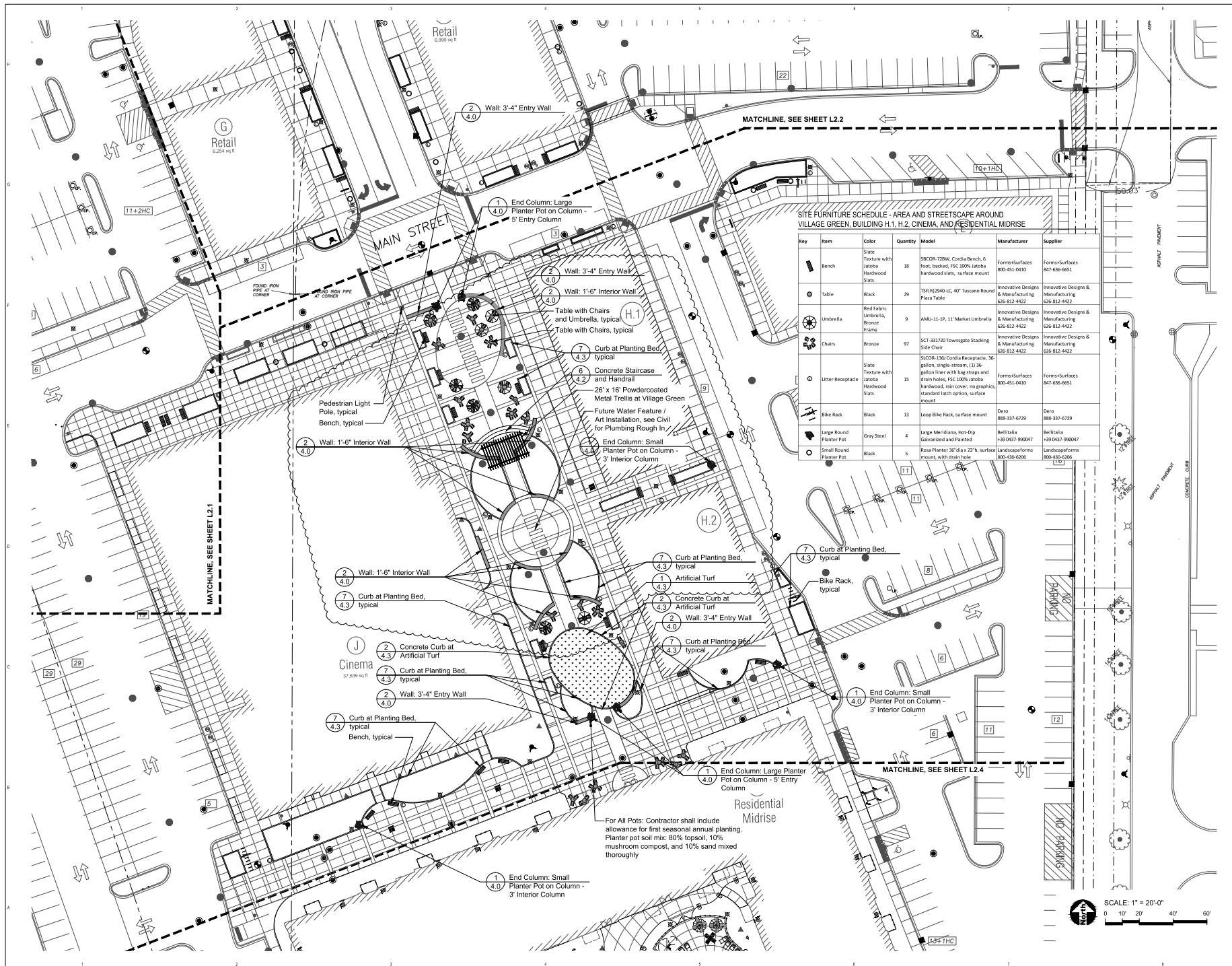
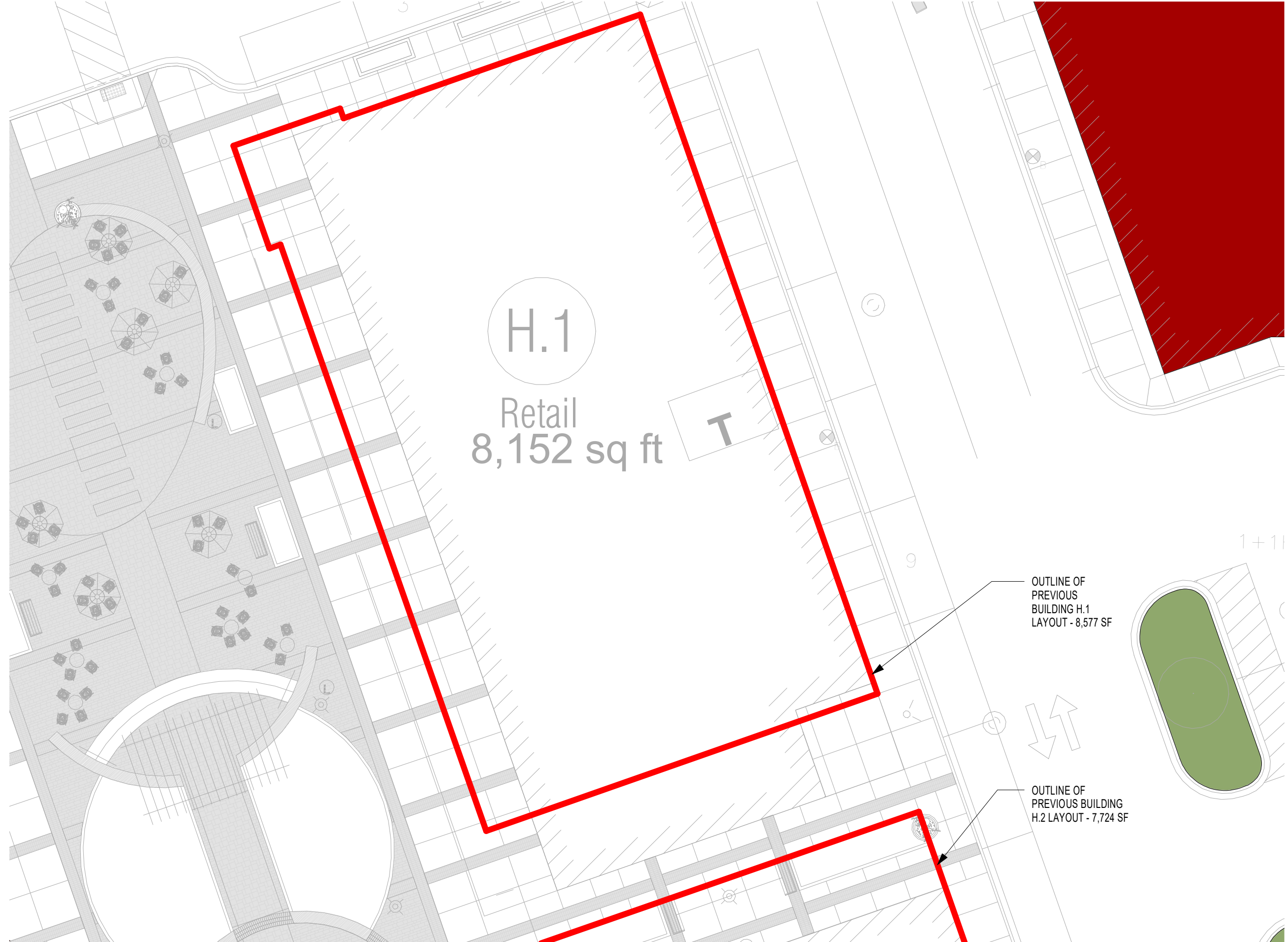
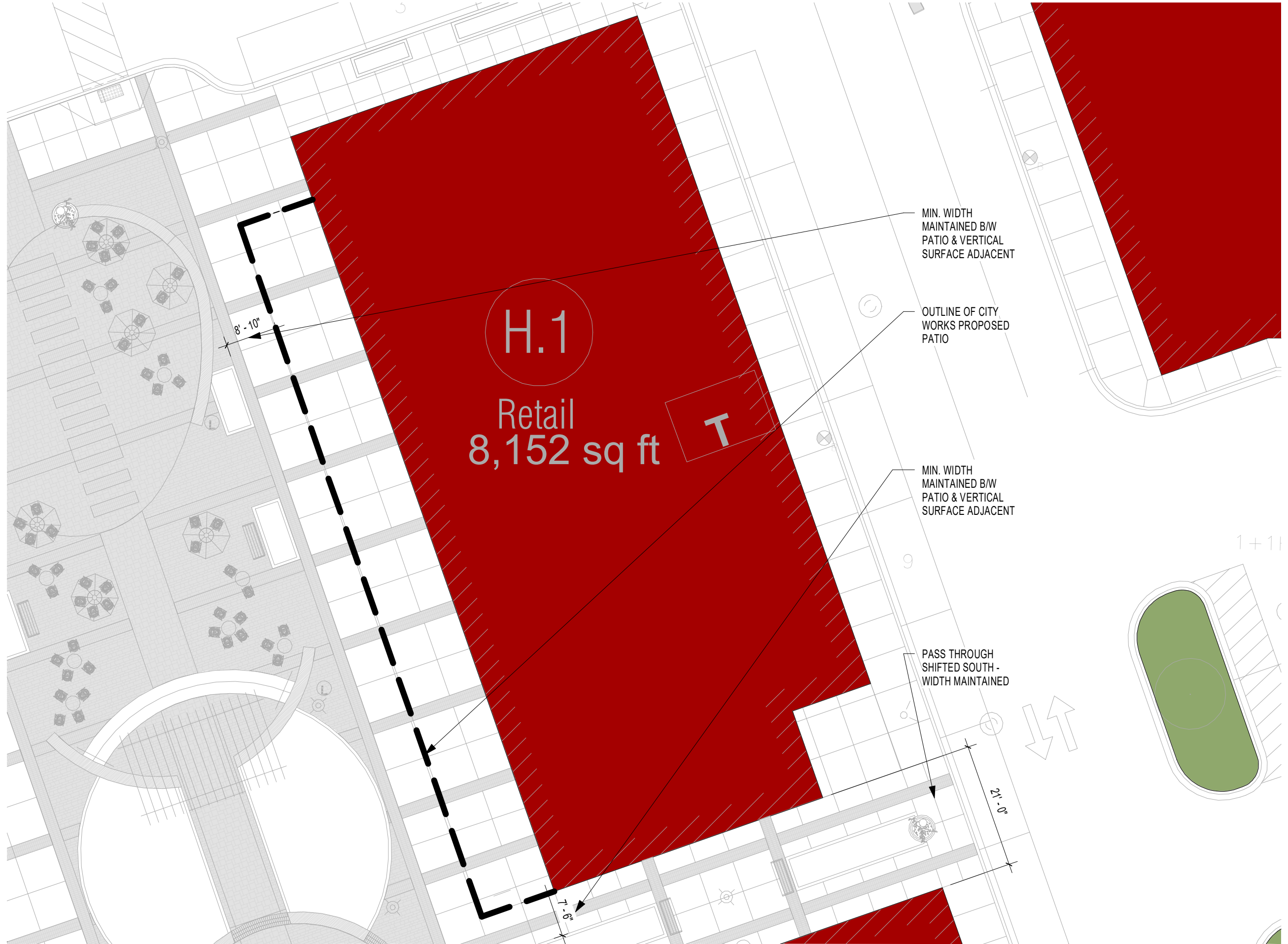
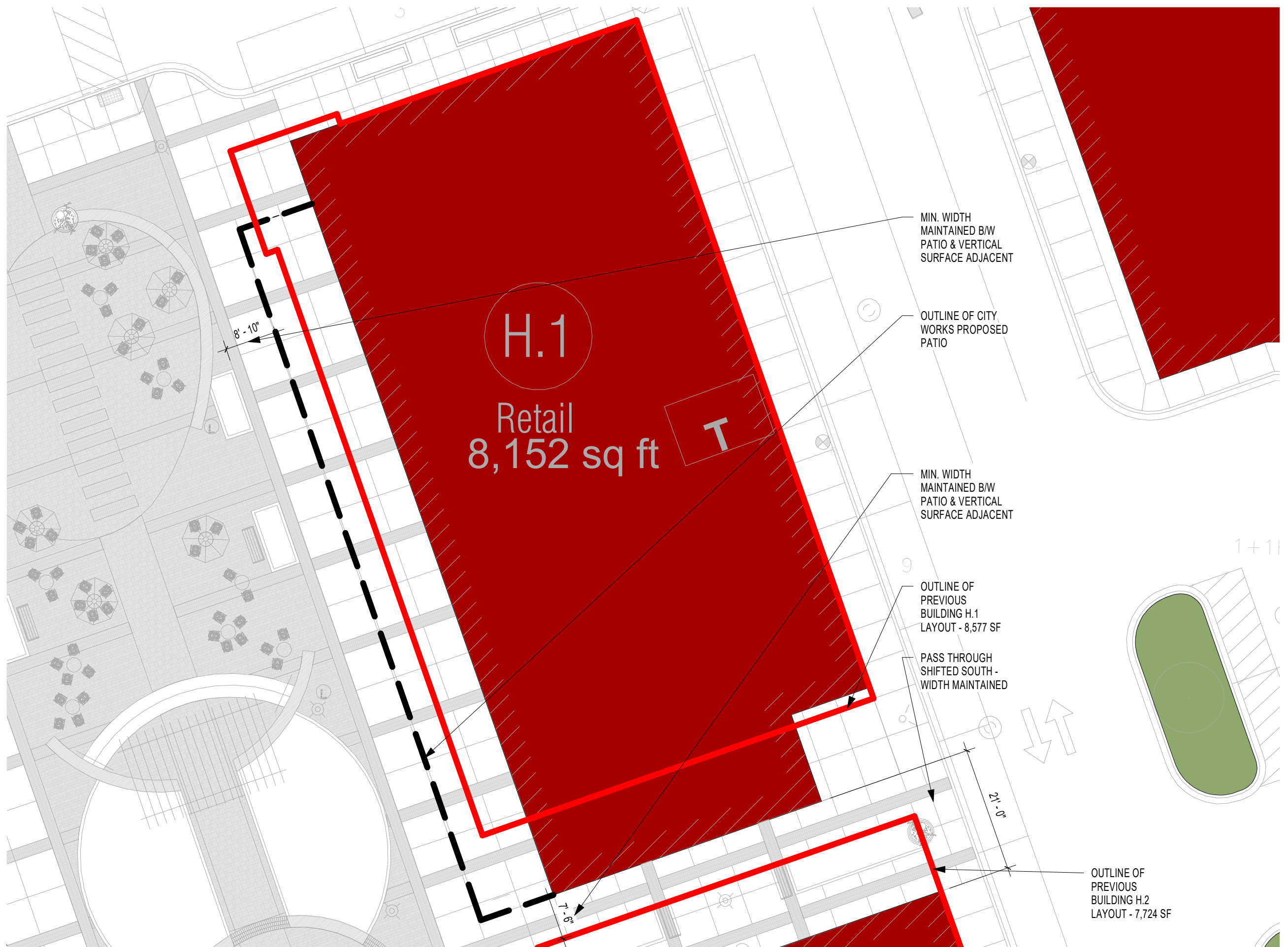
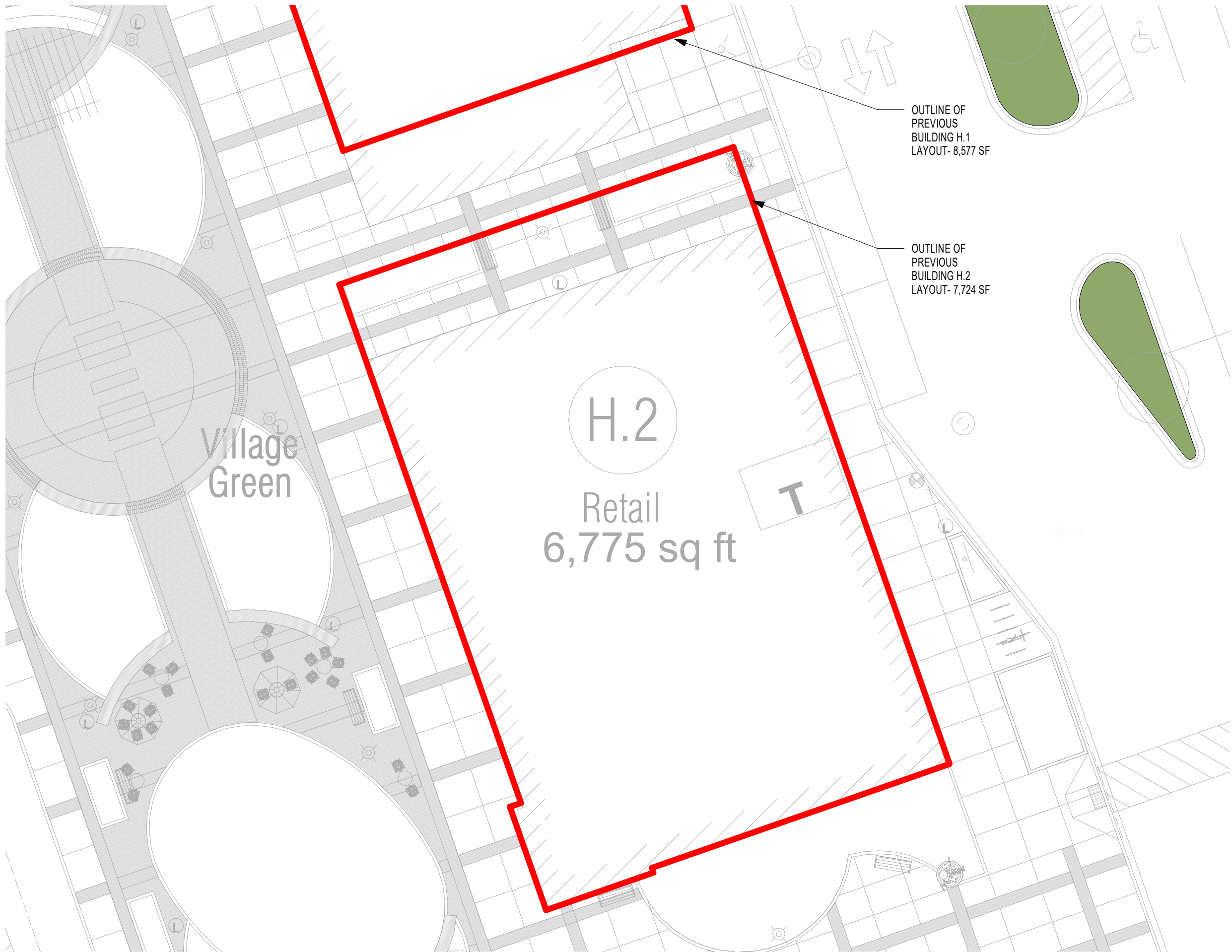


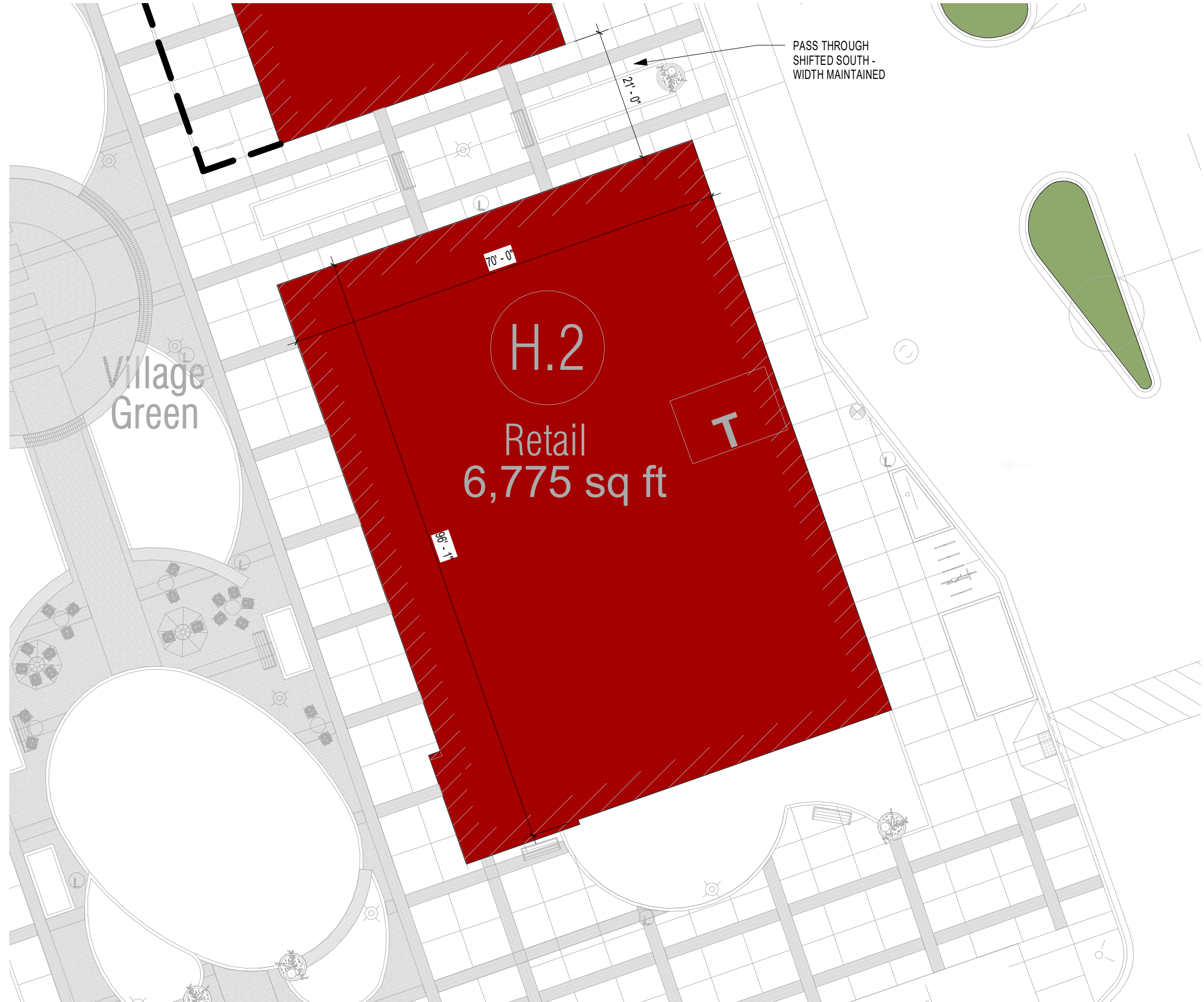
Exhibit received January 2, 2018













November
2017

Wheeling Town Center

Shared Parking Study



Prepared for:

WTC Development

Eriksson Engineering Associates, Ltd.

145 Commerce Drive, Suite A
Grayslake, IL 60030
(847) 223-4804

601 W. Randolph St., Suite 500
Chicago, IL 60661
(312) 463-0551

INTRODUCTION

Eriksson Engineering Associates (EEA) was retained by Wheeling Town Center Development to analyze the parking needs for the Wheeling Town Center (WTC) in Wheeling, Illinois. WTC is under construction as a mixed-use project with residential, retail, restaurants, and theater land-uses along with parking for commuters. The proposed development plan will have eleven buildings containing 301 apartments, a 795-seat cinema, and 60,765 square feet of retail and restaurant uses. Parking will be provided by a 595 space garage with 718 spaces in surface lots. A total of 1,313 spaces will serve the development. Metra commuters will have the use of parking within the development during the weekday.

This report provides the updated parking calculations reflecting changes to the site plan that has occurred based on the building plans for proposed users.

Changes to the plan included:

1. The building plan for the City Works brewery in Building H1 provides seating plans to accommodate 195 seats inside and 56 seats outside on the patio for a total of 251 seats. The original parking plan conservatively estimated about 326 seats in that space.
2. Buildings F and G will be combined into one building and contain a Brunch Café, 5,000 square feet, and a Meat and Potatoes, 3,500 square feet, restaurants. The Brunch Café will be open for breakfast and lunch and close at 2:30 PM. This will free up parking for the evening hours.
3. Building A, Starbucks, provided a building plan with 2,100 square feet of area, originally 1,716 square feet, and a seating plan with 36 inside seats and 34 outside seats (70 total).
4. The maximum permissible space for restaurants increased from 30,000 to 40,000 square feet.
5. An increase in the parking variation from the zoning requirement from 369 to 446 spaces.

ZONING CODE PARKING REQUIREMENTS

The parking requirements were updated for the WTC development using the Village of Wheeling's Zoning Code (see **Table 1**).

Overall, the development requires a parking variation of 446 spaces. The largest component of the parking variation is for the 156 commuter spaces (35%) which will be occupied during the day when the spaces will not be needed for the retail/restaurant spaces. For the residential portion of the development, the proposed parking supply is 95 spaces short of the zoning requirement. The parking demand of apartments within a transit-oriented development supports a lower parking ratio of 1.65 spaces per unit. Commercial parking is projected to be short by 195 spaces. Part of this shortage will be dependent on the actual seating and staffing plans for the individual restaurants.

RESIDENTIAL PARKING REQUIREMENTS

A review of national and local parking data for apartments, mixed-use developments, and transit-oriented projects clearly indicated a lower parking ratio is warranted for the project. The proposed parking ratio for the apartments at WTC at 1.65 spaces per unit allows for 50% of the units to park two vehicles and maintain some overnight guest parking. This ratio exceeds the national and local parking data (1.23 to 1.39 spaces per unit). These ratios do not include a discount for transit or mixed use developments. Data collected by the RTA and the Village of Palatine at TOD projects support lower rates also at 1.3 to 1.41 spaces per unit. The provision of car sharing at the development will further reduce the residential parking demand.

Table 1
Zoning Code Parking Requirements

Use	Size	Zoning Code	Required Parking	Spaces Provided
Apartments	11 studios	1.7 spaces per unit	238	
	129 1-bedroom			
	152 2-bedroom	2.2 spaces per unit	354	
	9 3-bedroom			
	301 units	Residential Parking Required	592	497 (84%)
Theater	38,172 sq. ft. (795 seats) (40 employees peak shift)	1 space per 3 seats plus one space per employee	305	
Retail	20,732 sq. ft.	4 spaces per 1,000 sq. ft.	83	
Coffee Shop	2,100 sq. ft. (70 seats)	1 space per 3 seats plus one space per employee ⁽¹⁾	29	
City Works	8,153 sq. ft. (251 seats incl. patio)		108	
Brunch Cafe	5,000 sq. ft.		82	
Meat and Potatoes	3,500 sq. ft.		57	
Other Restaurants	21,247 sq. ft.		347	
	98,904 sq. ft.	Commercial Parking Required	1,011	816 (81%)
Wheeling Town Center Parking Requirement			1,603	1,313(82%)
Metra East Commuter Lot Parking Agreement			156	

(1) Seats based on 25 gross sq. ft. per seat and three employees per 1,000 sq. ft.

The lack of parking at any development is always a concern with the possibility overflow parking impacting adjacent properties. The proposed apartments are part of a larger development with 1,313 parking spaces of which 497 spaces are reserved for the exclusive use the renters in the parking garage.

Within the center of the apartment building, a six level 595 space parking garage is planned with 497 spaces reserved for the residents and their guests. The remaining 98 spaces will be reserved for employees or valet parking of the commercial uses within WTC on the top level. Use of the parking garage will be controlled with a gate system to limit its use to residents and guests and the designated employees or valet operators.

Table 2 shows the updated residential parking demand throughout the day. Peak demand occurs in the evening and overnight time periods when the residents are at home. Detailed calculations of the apartment guest and resident parking are included in the **Appendix**.

Table 2
Hourly Apartment Parking Demand

Hour	Weekday Residential Parking			Weekend Residential Parking		
	Total Vehicles	Percent of Capacity	Open Spaces	Total Vehicles	Percent of Capacity	Open Spaces
6:00 AM	421	85%	76	421	85%	76
7:00 AM	384	77%	113	388	78%	109
8:00 AM	367	74%	130	367	74%	130
9:00 AM	346	70%	151	346	70%	151
10:00 AM	325	65%	172	325	65%	172
11:00 AM	304	61%	193	304	61%	193
Noon	283	57%	214	283	57%	214
1:00 PM	304	61%	193	304	61%	193
2:00 PM	304	61%	193	304	61%	193
3:00 PM	304	61%	193	304	61%	193
4:00 PM	325	65%	172	325	65%	172
5:00 PM	376	76%	121	376	76%	121
6:00 PM	406	82%	91	406	82%	91
7:00 PM	454	91%	43	454	91%	43
8:00 PM	458	92%	39	458	92%	39
9:00 PM	462	93%	35	462	93%	35
10:00 PM	467	94%	30	467	94%	30
11:00 PM	458	92%	39	458	92%	39
Midnight	444	89%	53	444	89%	53

Note: 497 resident parking spaces provided in parking garage.

COMMERCIAL PARKING REQUIREMENTS

Using shared parking principals, the hourly parking demand was recalculated for the retail, bank, coffee shop with drive-thru, the theater, and quality or family/fast casual restaurants for a weekday and a weekend. The weekday and potential weekend Metra commuter parking demand was included. The parking supply of 816 spaces will be provided in the east surface lot (312 spaces), the west lot (406 spaces), and one level of the residential parking garage (98 spaces). **Table 3** summaries the commercial parking needed for the development with detailed calculations in the **Appendix**.

During the weekday, the peak demand is 710 spaces at 1:00 PM or 87% of the lots' capacity. With additional restaurant space, the weekday peak shifted to the early afternoon.

On weekends, the peak-demand still occurred in the evening at 8:00 PM with 727 vehicles occupying 89% of the available spaces due to the restaurant/theater uses. Ideally, with retail/restaurant uses, up to 10% of the spaces should be available to minimize excessive parking lot traffic searching for an open space.

Table 3
Hourly Commercial/Metra Parking Demand

Hour	Weekday Parking			Weekend Parking		
	Total Vehicles	Percent of Capacity	Open Spaces	Total Vehicles	Percent of Capacity	Open Spaces
6:00 AM	135	17%	681	82	10%	734
7:00 AM	268	33%	548	171	21%	645
8:00 AM	320	39%	496	241	30%	575
9:00 AM	370	45%	446	338	41%	478
10:00 AM	452	55%	364	414	51%	402
11:00 AM	530	65%	286	463	57%	353
Noon	686	84%	130	644	79%	172
1:00 PM	710	87%	106	679	83%	137
2:00 PM	631	77%	185	631	77%	185
3:00 PM	529	65%	287	533	65%	283
4:00 PM	549	67%	267	534	65%	282
5:00 PM	604	74%	212	596	73%	220
6:00 PM	607	74%	209	668	82%	148
7:00 PM	623	76%	193	702	86%	114
8:00 PM	633	78%	183	727	89%	89
9:00 PM	582	71%	234	619	76%	197
10:00 PM	513	63%	303	591	72%	225
11:00 PM	421	52%	395	514	63%	302
Midnight	210	26%	606	191	23%	625

Note: 816 spaces provided for commercial and Metra uses.

The parking analysis increased the maximum permitted space for restaurant uses from 30,000 to 40,000 square feet based on the site plan modifications since the Final PUD approval. Additional restaurant space is now possible due to the reduction in seats estimated for the City Works space and the Café Brunch restaurant closing at 2:30 PM.

RECCOMENDATIONS

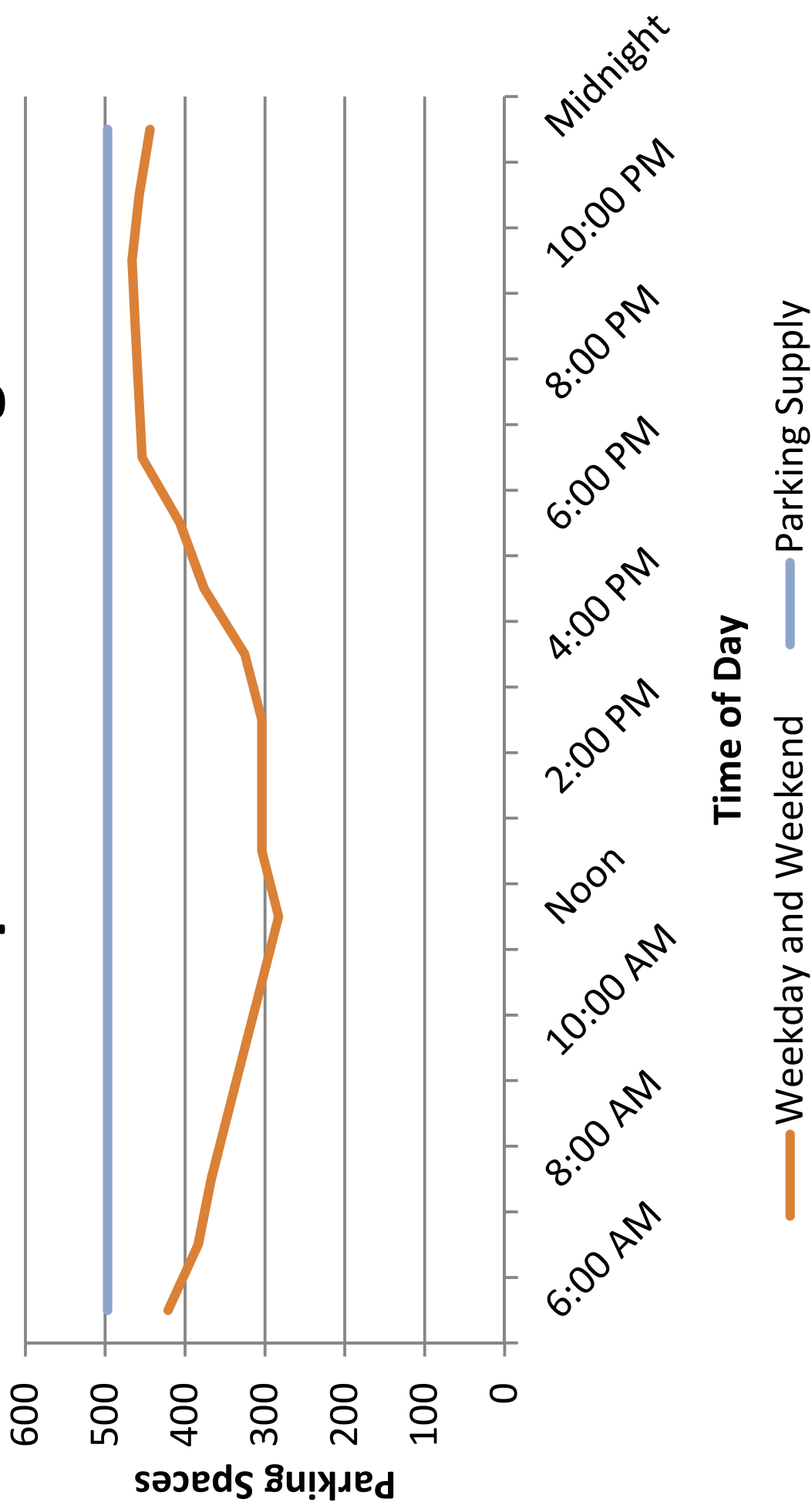
Based on the shared parking analysis the following conclusions and recommendations were reached:

- The zoning code requirement of 1,603 parking spaces and 156 reserved commuter spaces exceeds the proposed supply of 1,313 spaces.
- The parking analysis is based on a maximum of 40,000 square feet of restaurant uses on the site.
- Parking requirements for the apartment portion of the development should be reduced to 1.65 spaces per unit based on national and local studies along and its location in a transit oriented development.
- Parking for the apartments will be provided in 497 reserved spaces in the 595 space parking garage. Access to the parking garage will be controlled to only allow residents or their guests.
- The remaining commercial uses and Metra commuters will have 718 surface spaces and 98 spaces in the parking garage. The parking garage spaces will be reserved for employees or the parking valet.
- Based on the shared parking analysis, there is sufficient parking to accommodate the commercial parking demand on a weekday and weekend without overflow.

Appendix Table 1
Wheeling Town Center
Hourly Apartment Parking Calculations

Weekday	Visitor Parking		Resident Parking		Total Apt. Parking	Weekday		Open Spaces
	Size	301	Size	301		Garage		
	Parking Ratio	0.15	Parking Ratio	1.4		Parking	Percent	
	Peak Demand %	45.2 veh.	Peak Demand %	421.4 veh.		Provided	Occupancy	
6:00 AM	0%	0.0	100%	421.4	421	497	85%	76
7:00 AM	10%	4.5	90%	379.3	384	497	77%	113
8:00 AM	20%	9.0	85%	358.2	367	497	74%	130
9:00 AM	20%	9.0	80%	337.1	346	497	70%	151
10:00 AM	20%	9.0	75%	316.1	325	497	65%	172
11:00 AM	20%	9.0	70%	295.0	304	497	61%	193
Noon	20%	9.0	65%	273.9	283	497	57%	214
1:00 PM	20%	9.0	70%	295.0	304	497	61%	193
2:00 PM	20%	9.0	70%	295.0	304	497	61%	193
3:00 PM	20%	9.0	70%	295.0	304	497	61%	193
4:00 PM	20%	9.0	75%	316.1	325	497	65%	172
5:00 PM	40%	18.1	85%	358.2	376	497	76%	121
6:00 PM	60%	27.1	90%	379.3	406	497	82%	91
7:00 PM	100%	45.2	97%	408.8	454	497	91%	43
8:00 PM	100%	45.2	98%	413.0	458	497	92%	39
9:00 PM	100%	45.2	99%	417.2	462	497	93%	35
10:00 PM	100%	45.2	100%	421.4	467	497	94%	30
11:00 PM	80%	36.1	100%	421.4	458	497	92%	39
Midnight	50%	22.6	100%	421.4	444	497	89%	53
WEEKEND								
Weekend	Visitor Parking		Resident Parking		Total Apt. Parking	Weekend		Open Spaces
	Size	301	Size	301		Garage		
	Parking Ratio	0.15	Parking Ratio	1.4		Parking	Percent	
	Peak Demand %	45.2 veh.	Peak Demand %	421.4 veh.		Provided	Occupancy	
6:00 AM	0%	0.0	100%	421.4	421	497	85%	76
7:00 AM	20%	9.0	90%	379.3	388	497	78%	109
8:00 AM	20%	9.0	85%	358.2	367	497	74%	130
9:00 AM	20%	9.0	80%	337.1	346	497	70%	151
10:00 AM	20%	9.0	75%	316.1	325	497	65%	172
11:00 AM	20%	9.0	70%	295.0	304	497	61%	193
Noon	20%	9.0	65%	273.9	283	497	57%	214
1:00 PM	20%	9.0	70%	295.0	304	497	61%	193
2:00 PM	20%	9.0	70%	295.0	304	497	61%	193
3:00 PM	20%	9.0	70%	295.0	304	497	61%	193
4:00 PM	20%	9.0	75%	316.1	325	497	65%	172
5:00 PM	40%	18.1	85%	358.2	376	497	76%	121
6:00 PM	60%	27.1	90%	379.3	406	497	82%	91
7:00 PM	100%	45.2	97%	408.8	454	497	91%	43
8:00 PM	100%	45.2	98%	413.0	458	497	92%	39
9:00 PM	100%	45.2	99%	417.2	462	497	93%	35
10:00 PM	100%	45.2	100%	421.4	467	497	94%	30
11:00 PM	80%	36.1	100%	421.4	458	497	92%	39
Midnight	50%	22.6	100%	421.4	444	497	89%	53

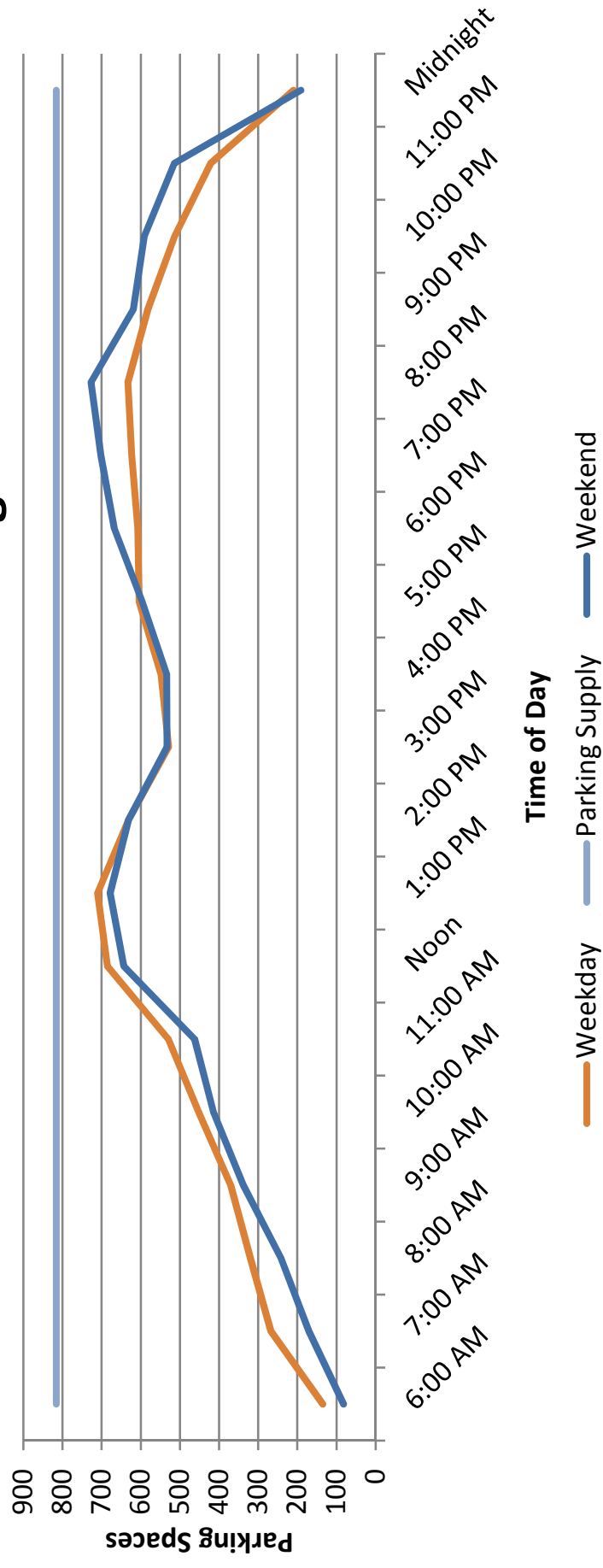
WTC Apartment Parking



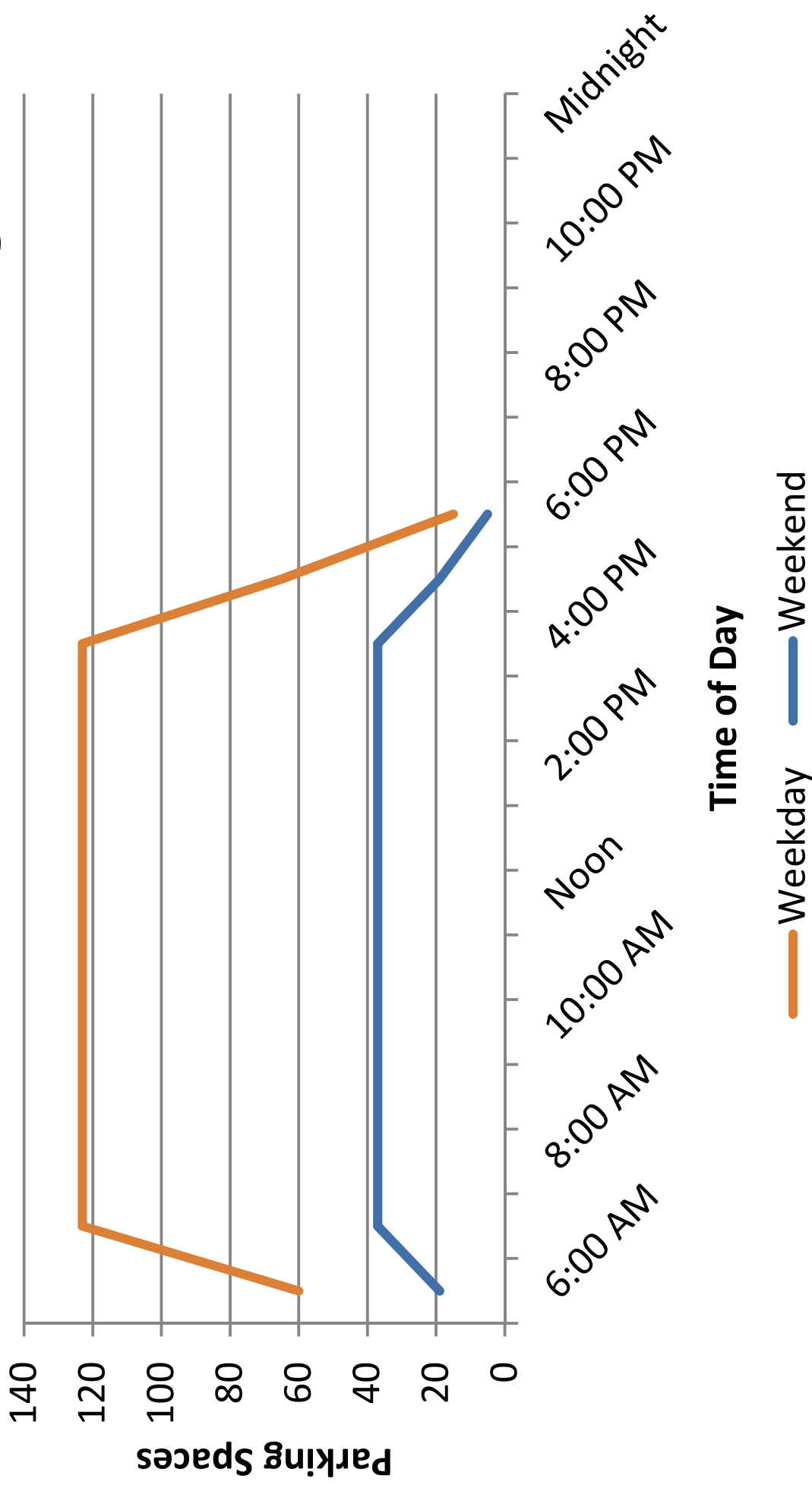
Appendix Table 2
Wheeling Town Center reduced by 10 k
Hourly Commercial Parking Calculations

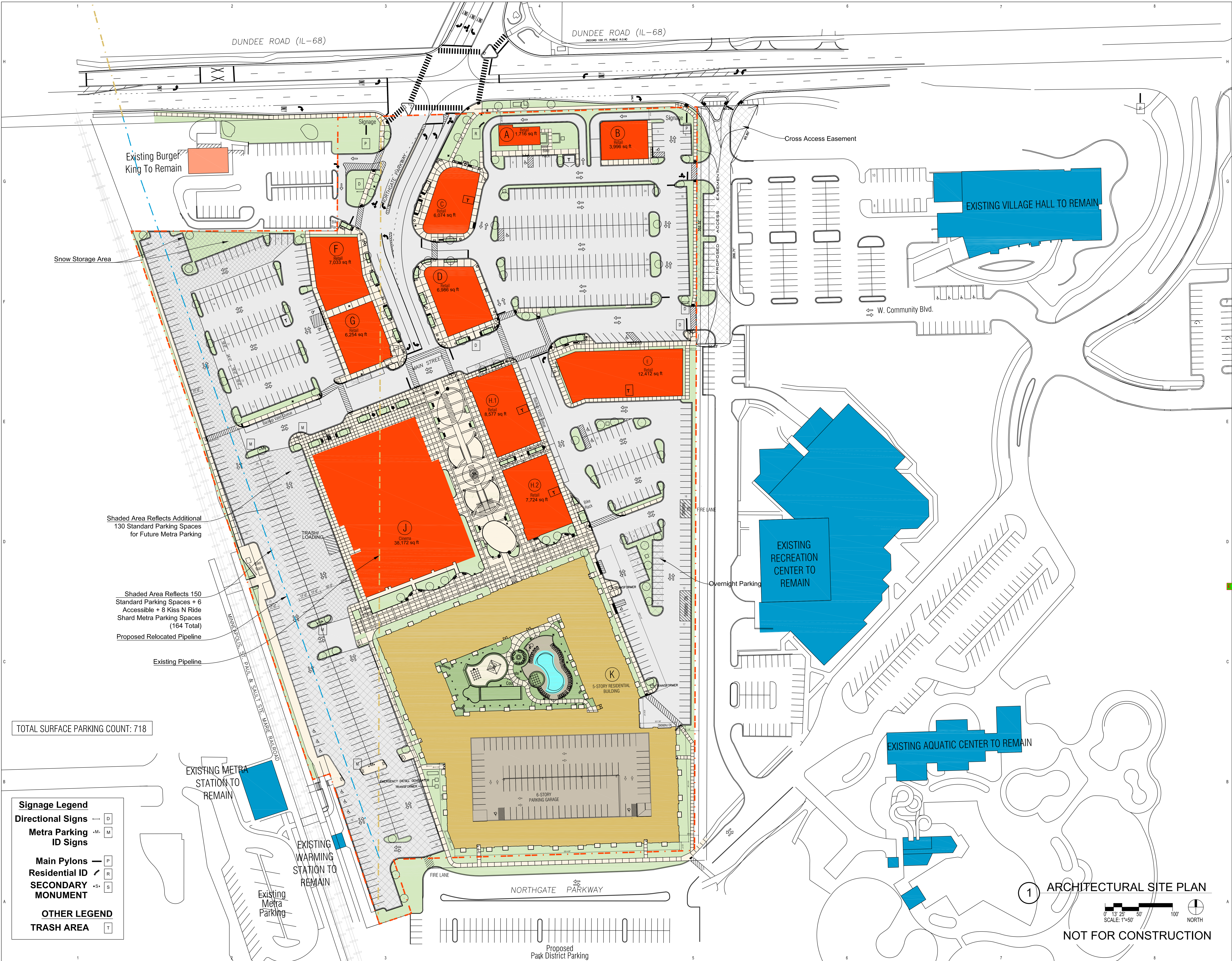
Hourly Commercial Parking Calculations										Starbucks			Brunch Café			Includes Meat and Potatoes			City Works																		
		RETAIL			THEATER			COFFEE			RESTAURANT Breakfast/Lunch			RESTAURANT Family/High Turn Over			RESTAURANT			RESTAURANT Quality																	
WEEKDAY	Customer Parking	Employee Parking		Customer Parking	Employee Parking		Customer Parking	Employee Parking		Customer Parking	Employee Parking		Customer Parking	Employee Parking		Customer Parking	Employee Parking		Customer Parking	Employee Parking				WEEKDAY													
Size =	20,732	20,732		795			2,100	2,100		5,000	5,000		15,000	15,000		8,153	sq. ft. 8,153		9,747	9,747																	
Parking Ratio	2.9	0.7			Total		8.8	1.6		9	1.5		9	1.5		251	seats		15.25	2.75				Total	Metra	Resident	Total	Percent	Parking	Extra							
Peak Demand	60.1	14.5		151.1	Parking		18.5	3.4		45.0	7.5		135.0	22.5		84.0	24.0		148.6	26.8				Parking	Parking	Occ.	Provided	Prk.									
	%	veh.		%	veh.		%	veh.		%	veh.		%	veh.		%	veh.		%	veh.				%	Credit												
6:00 AM	1%	0.6	10%	1.5	2.1	0%	0.0	0%	0.0	0.0	50%	9.2	100%	3.4	12.6	25%	11.3	50%	3.8	15.0	25%	33.8	50%	11.3	45.0	0%	0.0	0%	0.0	60		135	17%	816	681		
7:00 AM	5%	3.0	15%	2.2	5.2	0%	0.0	0%	0.0	0.0	73%	13.5	100%	3.4	16.9	50%	22.5	75%	5.6	28.1	50%	67.5	75%	16.9	84.4	0%	0.0	20%	5.4	5.4	123	268	33%	816	548		
8:00 AM	15%	9.0	40%	5.8	14.8	0%	0.0	0%	0.0	0.0	100%	18.5	100%	3.4	21.8	60%	27.0	90%	6.8	33.8	60%	81.0	90%	20.3	101.3	0%	0.0	50%	13.4	13.4	123	320	39%	816	496		
9:00 AM	35%	21.0	75%	10.9	31.9	0%	0.0	0%	0.0	0.0	63%	11.6	100%	3.4	15.0	75%	33.8	90%	6.8	40.5	75%	101.3	90%	20.3	121.5	0%	0.0	75%	20.1	20.1	123	370	45%	816	446		
10:00 AM	65%	39.1	85%	12.3	51.4	0%	0.0	0%	0.0	0.0	57%	10.5	100%	3.4	13.9	85%	38.3	100%	7.5	45.8	85%	114.8	100%	22.5	137.3	15%	12.6	90%	24.1	46.4	123	452	55%	816	364		
11:00 AM	85%	51.1	95%	13.8	64.9	0%	0.0	0%	0.0	0.0	42%	7.8	100%	3.4	11.1	90%	40.5	100%	7.5	48.0	90%	121.5	100%	22.5	144.0	40%	33.6	90%	21.6	55.2	123	530	65%	816	286		
Noon	95%	57.1	100%	14.5	71.6	20%	30.2	50%	20.0	50.2	39%	7.2	100%	3.4	10.6	100%	45.0	100%	7.5	52.5	100%	135.0	100%	22.5	157.5	75%	63.0	90%	21.6	84.6	123	686	84%	816	130		
1:00 PM	100%	60.1	100%	14.5	74.6	45%	68.0	60%	24.0	92.0	27%	5.0	100%	3.4	8.3	90%	40.5	100%	7.5	48.0	90%	121.5	100%	22.5	144.0	75%	63.0	90%	21.6	84.6	123	710	87%	816	106		
2:00 PM	95%	57.1	100%	14.5	71.6	55%	83.1	60%	24.0	107.1	50%	9.2	100%	3.4	12.6	50%	22.5	100%	7.5	30.0	50%	67.5	100%	22.5	90.0	65%	54.6	90%	21.6	76.2	123	631	77%	816	185		
3:00 PM	90%	54.1	100%	14.5	68.6	55%	83.1	75%	30.0	113.1	50%	9.2	75%	2.5	11.8	0%	0.0	50%	3.8	3.8	45%	60.8	75%	16.9	77.6	40%	33.6	75%	18.0	51.6	123	529	65%	816	287		
4:00 PM	90%	54.1	100%	14.5	68.6	55%	83.1	75%	30.0	113.1	50%	9.2	75%	2.5	11.8	45%	60.8	75%	16.9	77.6	50%	42.0	75%	18.0	60.0	50%	74.3	75%	20.1	94.4	123	549	67%	816	267		
5:00 PM	95%	57.1	95%	13.8	70.9	60%	90.6	100%	40.0	130.6	50%	9.2	75%	2.5	11.8	75%	101.3	95%	21.4	122.6	75%	63.0	100%	24.0	87.0	75%	111.5	100%	26.8	138.3	65	-22	604	74%	816	212	
6:00 PM	95%	57.1	95%	13.8	70.9	60%	90.6	100%	40.0	130.6	50%	9.2	75%	2.5	11.8	80%	108.0	95%	21.4	129.4	95%	79.8	100%	24.0	103.8	95%	141.2	100%	26.8	168.0	15	-22	607	74%	816	209	
7:00 PM	95%	57.1	95%	13.8	70.9	80%	120.8	100%	40.0	160.8	50%	9.2	75%	2.5	11.8	80%	108.0	95%	21.4	129.4	100%	84.0	100%	24.0	108.0	100%	148.6	100%	26.8	175.4		-33	623	76%	816	193	
8:00 PM	80%	48.1	90%	13.1	61.2	100%	151.1	100%	40.0	191.1	50%	9.2	75%	2.5	11.8	80%	108.0	95%	21.4	129.4	100%	84.0	100%	24.0	108.0	100%	148.6	100%	26.8	175.4		-44	633	78%	816	183	
9:00 PM	50%	30.1	75%	10.9	40.9	100%	151.1	100%	40.0	191.1	50%	9.2	75%	2.5	11.8	60%	81.0	80%	18.0	99.0	100%	84.0	100%	24.0	108.0	100%	148.6	100%	26.8	175.4		-44	582	71%	816	234	
10:00 PM	30%	18.0	40%	5.8	23.8	80%	120.8	100%	40.0	160.8	50%	9.2	75%	2.5	11.8	55%	74.3	65%	14.6	88.9	95%	79.8	100%	24.0	103.8	95%	141.2	100%	26.8	168.0		-44	513	63%	816	303	
11:00 PM	10%	6.0	15%	2.2	8.2	65%	98.2	70%	28.0	126.2	50%	9.2	75%	2.5	11.8	50%	67.5	65%	14.6	82.1	75%	63.0	80%	19.2	82.2	75%	111.5	80%	21.4	132.9		-22	421	52%	816	395	
Midnight	0%	0.0	0%	0.0	0.0	40%	60.4	50%	20.0	80.4	50%	9.2	75%	2.5	11.8	25%	33.8	35%	7.9	41.6	25%	21.0	35%	8.4	29.4	25%	37.2	35%	9.4	46.5			210	26%	816	606	
	RETAIL			Theater			COFFEE			RESTAURANT Breakfast/Lunch			RESTAURANT			RESTAURANT			RESTAURANT																		
WEEKEND	Customer Parking	Employee Parking		Customer Parking	Employee Parking		Customer Parking	Employee Parking		Customer Parking	Employee Parking		Customer Parking	Employee Parking		Customer Parking	Employee Parking		Customer Parking	Employee Parking				WEEKEND													
Size =	20,732	20,732		795			2,100	2,100		5,000	5,000		15,000	15,000		8,153	8,153		9,747	9,747																	
Parking Ratio	3.2	0.8			Total		8.8	1.6		12.75	2.25		12.75	2.25		251	seats		17	3				Total	Metra	Resident	Total	Percent	Parking	Extra							
Peak Demand	66.3	16.6		206.7	Parking		18.5	3.4		63.8	11.3		191.3	33.8		84.0	24.0		165.7	29.2				Parking	Parking	Credit											
	%	veh.		%	veh.		%	veh.		%	veh.		%	veh.		%	veh.		%	veh.				%													
6:00 AM	1%	0.7	10%	1.7	2.3	0%	0.0	0%	0.0	0.0	50%	9.2	100%	3.4	12.6	10%	19.1	50%	16.9	36.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0.0	19		82	10%	816	734
7:00 AM	5%	3.3	15%	2.5	5.8	0%	0.0	0%	0.0	0.0	100%	18.5	100%	3.4	21.8	25%	47.8	70%	23.6	71.4	0%	0.0	20%	5.8	5.8	0%	0.0	20%	5.8	5.8	37	171	21%	816	645		
8:00 AM	10%	6.6	40%	6.6	13.3	0%	0.0	0%	0.0	0.0	90%	16.6	100%	3.4	20.0	45%	86.1	90%	30.4	116.4	0%	0.0	30%	8.8	8.8	0%	0.0	30%	8.8	8.8	37	241	30%	816	575		
9:00 AM	30%	19.9	75%	12.4	32.3	0%	0.0	0%	0.0	0.0	80%	14.8	100%	3.4	18.1	70%	44.6	90%	10.1	54.8	70%	133.9	90%	30.4	164.3	0%	0.0	60%	17.5	17.5	37	338	41%	816	478		
10:00 AM	50%	33.2	85%	14.1	47.3	0%	0.0	0%	0.0	0.0	65%	12.0	100%	3.4	15.4	90%	57.4	100%	11.3	68.6	90%	172.1	100%	33.8	205.9	0%	0.0	75%	21.9	21.9	37	414	51%	816	402		
11:00 AM	65%	43.1	95%	15.8	58.9	0%	0.0	0%	0.0	0.0	62%	11.5	100%	3.4	14.8	90%	57.4	100%	11.3	68.6	90%	172.1	100%	33.8	205.9	15%	12.6	75%	21.9	46.8	37	463	57%	816	353		
Noon	80%	53.1	100%	16.6	69.7	20%	41.3	50%	20.0	61.3	40%	7.4	100%	3.4	10.8	100%	63.8	100%	11.3	75.0	100%	191.3	100%	33.8	225.0	50%	42.0	75%	21.9	104.8	37	644	79%	816	172		
1:00 PM	90%	59.7	100%	16.6	76.3	45%	93.0	60%	24.0	117.0	32%	5.9	100%	3.4	9.3	85%	54.2	100%	11.3	65.4	85%	162.6	100%	33.8	196.3	55%	46.2	75%	18.0	64.2	37	679	83%	816	137		
2:00 PM	100%	66.3	100%	16.6	82.9	55%	113.7	60%	24.0	137.7	40%	7.4	100%	3.4	10.8	65%	41.4	100%	11.3	52.7	65%	124.3	100%	33.8	158.1	45%	37.8	75%	18.0	55.8	37	631	77%	816	185		
3:00 PM	100%	66.3	100%	16.6	82.9	55%	113.7	75%	30.0	143.7	40%	7.4	75%	2.5	9.9	0%	0.0	50%	5.6	5.6	40%	76.5	75%	25.3	101.8	45%	37.8	75%	18.0	55.8	37	533	65%	816	283		
4:00 PM	95%	63.0	100%	16.6	79.6	55%	113.7	75%	30.0	143.7	40%	7.4	75%	2.5	9.9	45%	86.1	75%	25.3	111.4	45%	37.8	75%	18.0	55.8	45%	74.6	75%	21.9	96.5	37	534	65%	816	282		
5:00 PM	90%	59.7	95%	15.8	75.5	60%	124.0	100%	40.0	164.0	40%	7.4	75%	2.5																							

WTC Commercial Parking



Metra East Lot Commuter Parking

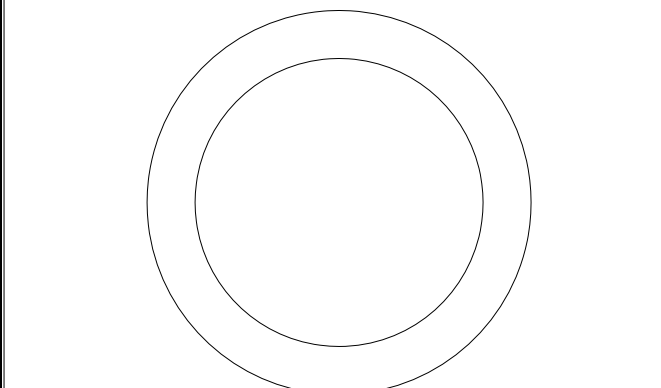


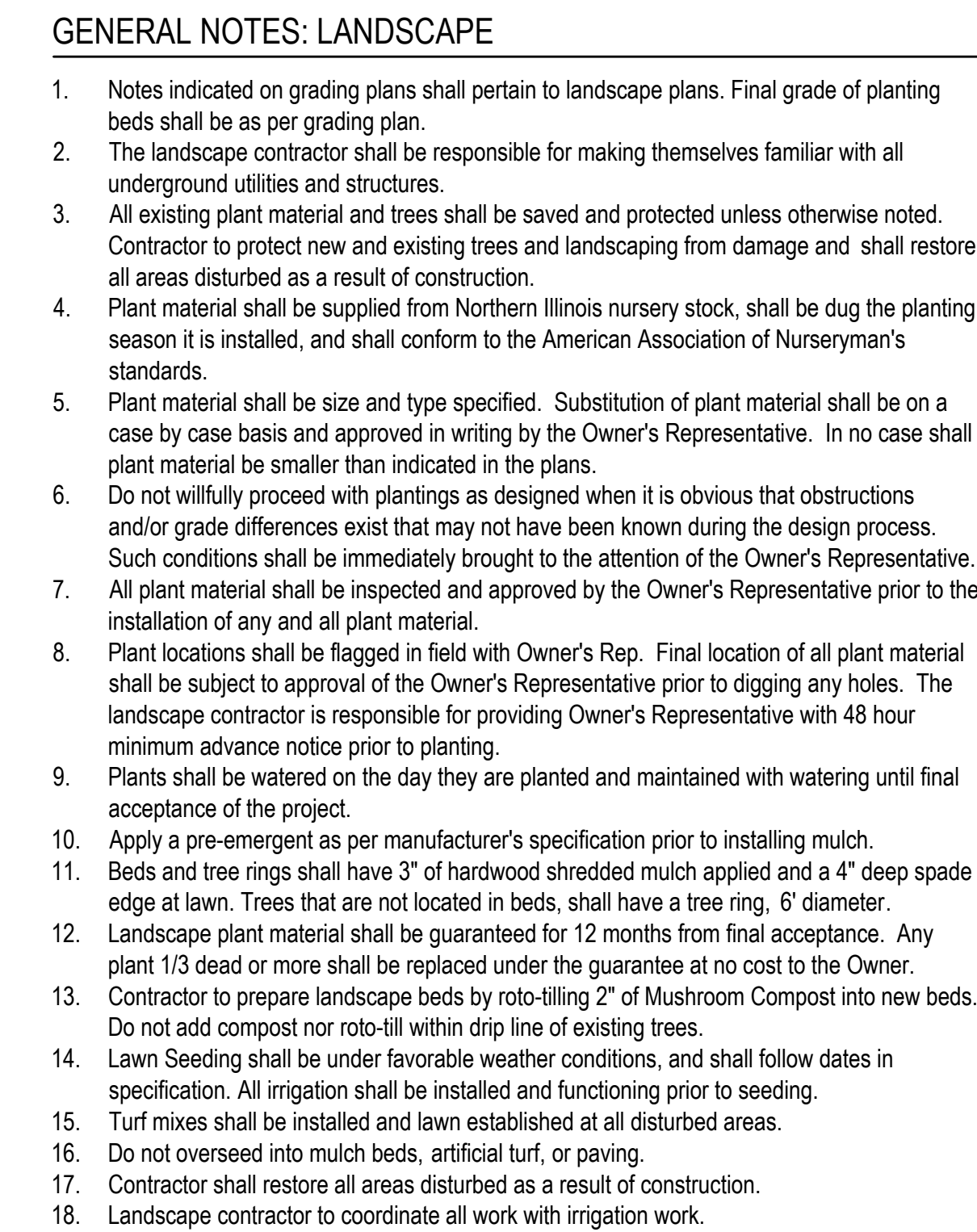


WHEELING TOWN CENTER

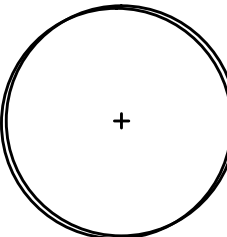
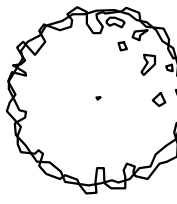
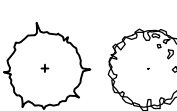
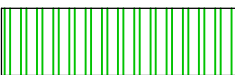
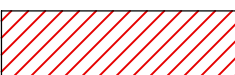


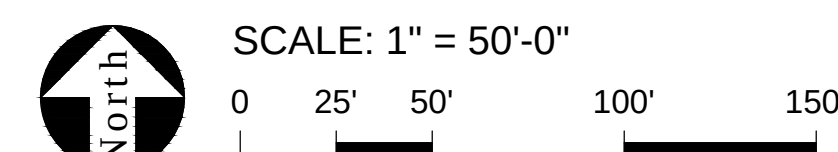
NO.	DATE	DESCRIPTION
2	9/20/16	Final PUD Submittal
1	9/1/16	Final PUD Submittal



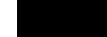


- Property Line
- Easement, see Civil Plans

- # LEGEND
- | | |
|---|---|
|  | Shade Tree |
|  | Ornamental Tree |
|  | Shrub |
|  | Ornamental Grass |
|  | Perennial and Groundcover (hatch symbol varies) |
|  | Streetscape Landscape |
|  | Parking Lot Island Landscape |
|  | Open Space Landscape |
- Shrub and perennial planting to be determined during future phase



CONSULTANT

 **uplandDesign Ltd**
Landscape Architecture & Park Planning
564 W Randolph St, Chicago, Illinois 60606
24042 Lockport St, Plainfield, Illinois 60544
815-254-0091 www.uplandDesign.com
UPLAND PROJECT NUMBER 486

OBJECT

WHEELING TOWN CENTER



CLIENT

WTC, LLC
500 LAKE COOK RD
SUITE #270
DEERFIELD, IL 60015

ISSUE DRAWING LOG		
	9/1/16	Final PUD Submittal

EXHIBIT FROM APPROVED WTC FINAL PL

SEAL

SHEET IDENTIFICATION	
TITLE	

OVERALL LANDSCAPE PLAN & SHEET KEY

NUMBER

L1.0

2015 RTKL ASSOCIATES INC.

WHEELING TOWN CENTER



CLIENT

WTC, LLC
500 LAKE COOK RD
SUITE #270
DEERFIELD, IL 60015

ISSUE DRAWING LOG	
9/1/16	Final PUD Submittal

[illegible]

SHEET IDENTIFICATION

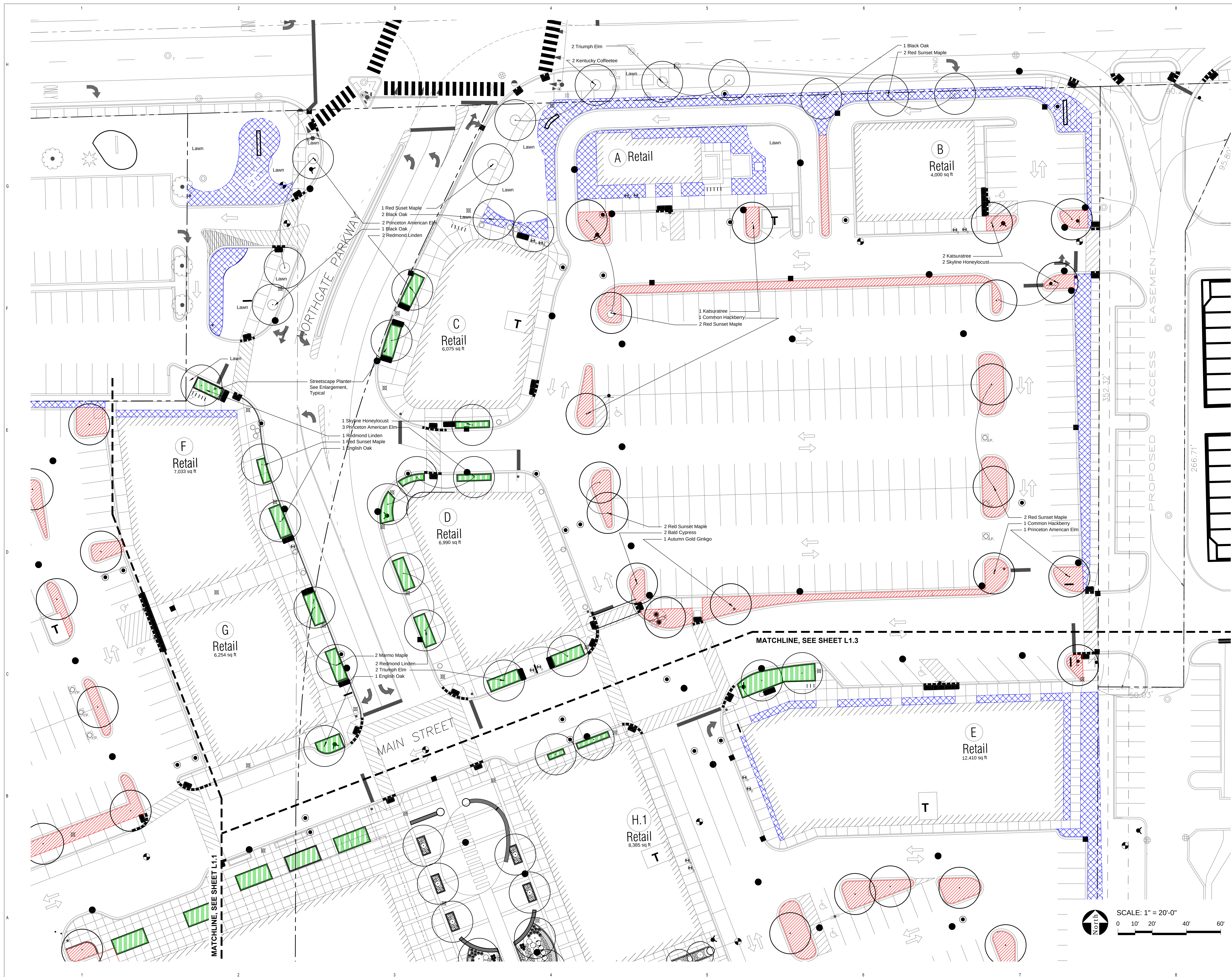
TITLE

LANDSCAPE PLAN

NUMBER

L1.2

2015 RTKL ASSOCIATES INC.



VILLAGE OF WHEELING LANDSCAPE ORDINANCE REQUIREMENTS

Tree Preservation and Enhancement		Landscape Required	Landscape Proposed
Replacement Trees			
	1.5 times the tree trunk diameter of the removed tree	1,065 caliper inches = 354 trees	17 site trees 55 parking lot trees 29 streetscape planter trees 29 village green trees 22 residential midrise trees = 152 shade trees total
Landscape Requirements for Off-street Parking Areas			
Required Trees for Parking Lot Perimeter and Interior Applications			
	1 shade or ornamental tree for every fifteen parking spaces	717 total parking spaces / 15 spaces = 47.8 trees	55 shade trees
Interior Landscaping for Off-street Parking Areas			
	20 SF of interior landscape island or landscaped peninsula per stall	717 total parking spaces x 20 SF = 14,340 SF	14,668 SF interior landscape
	landscaped islands min 200 SF;		variance requested
	landscaped peninsulas min 100 SF		meets ordinance
	25% - 70% evergreens		meets ordinance
	30" max height within vision triangle		
Screening for Off-street Parking Areas			
	street frontage 8' greenbelt in width; 18" high at planting and 30" high at maturity		variance requested
	6' greenbelt along all interior lot lines		variance requested
Vision Triangle			
	2' or less in height or have clearance of eight (8) feet beneath the lowest branch or projection		meets ordinance
Species Mix			
	10-19: 50% of any one species		
	20-39: 40% of any one species		
	40-59: 30% of any one species		meets ordinance
	60 or more: 20% of any one species		
Plant Sizes			
	Deciduous Trees: 3" cal.		
	Evergreen Trees: 6" ht.		
	Ornamental Trees: 2" cal.		meets ordinance
	Shrubs: 24" ht.		

PLANT LIST - SITE LANDSCAPE

Shade Trees - Balled and Burlap or Burlap			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
3	3" cal.	<i>Acer rubrum</i> 'Franksred'	Red Sunset Red Maple
2	3" cal.	<i>Gymnocladus dioica</i> 'Espresso'	Red Sugar Coffee tree (seedless)
3	3" cal.	<i>Quercus robur</i>	English Oak
5	3" cal.	<i>Quercus velutina</i>	Black Oak
2	3" cal.	<i>Ulmus americana</i> 'Princeton'	Princeton American Elm
2	3" cal.	<i>Ulmus</i> 'Morton Glory'	Triumph Elm
17	Total		
Evergreen Shrubs - Balled and Burlap or Pot			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
65	24" Ht. x 24" Spr.	<i>Buxus</i> x 'Green Mound'	Green Mound Boxwood
65	24" Ht. x 24" Spr.	<i>Taxus</i> x media 'Hicksii'	Hicks Yew
65	24" Ht. x 24" Spr.	<i>Taxus</i> x media 'Tauntoni'	Taunton Yew
195	Total		
Deciduous Shrubs - Balled and Burlap or Pot			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
65	#5 cont., 18" ht.	<i>Cotoneaster</i> 'Hesse'	Hesse Cotoneaster
30	#5 cont., 24" Ht.	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea
36	#5 cont., 18" Ht.	<i>Hydrangea macrophylla</i> 'Robert'	Let's Dance 'Moonlight' Hydrangea
65	#5 cont., 30" Ht.	<i>Forsythia</i> 'NIMBUS'	Forsythia Showoff Sugar Baby
65	#5 cont., 24" ht.	<i>Syringa meyeri</i> 'Palibin'	Dwarf Korean Lilac
134	#5 cont., 18" ht.	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac
65	#5 cont., 18" ht.	<i>Rosa</i> var. 'Nooschnee'	Flower Carpet White Rose
122	#5 cont., 18" ht.	<i>Rosa</i> 'Radtlok'	Red Double Knock Out Rose
65	#5 cont., 18" ht.	<i>Rosa</i> 'Radtloppink'	Pink Double Knock Out Rose
12	#5 cont., 18" ht.	<i>Viburnum carlesii</i> 'Compactum'	Koreanspice Viburnum
659	Total		
Perennials - Pots			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
97	#1 cont.	<i>Heimericallis</i> 'Going Bananas'	Going Bananas Daylily
97	#1 cont.	<i>Heimericallis</i> 'Summer Wine'	Summer Wine Daylily
73	#1 cont.	<i>Heuchera micrantha</i> 'Palace Purple'	Palace Purple Coralbells
97	#1 cont.	<i>Nepeta racemosa</i> 'Walker's Low'	Walker's Low Catmint
122	#1 cont.	<i>Perovskia atriplicifolia</i> 'Little Spire'	Little Spire Russian Sage
97	#1 cont.	<i>Salvia nemorosa</i> 'Haeumanarc'	Marcus Salvia
583	Total		
Ornamental Grasses - Pots			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
97	#1 cont.	<i>Panicum virgatum</i> 'Prairie Fire'	Prairie Fire Switchgrass
97	#1 cont.	<i>Sporobolus heterolepis</i>	Febrary Dropseed
194	Total		
Groundcovers, Vines and Bulbs - Pot, Flat or Bulb			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
915	14 cm	<i>Narcissus</i> 'Cheerfulness'	Cheerfulness Double Daffodil
146	17 cm	<i>Narcissus</i> 'February Gold'	Febrary Gold Daffodil
163	17 cm	<i>Narcissus</i> 'King Alfred'	King Alfred Daffodil
1464	3" cell	<i>Vinca minor</i> 'Dart's Blue'	Periwinkle
2708	Total		

PLANT LIST - PARKING LOT ISLANDS

Shade Trees - Balled and Burlap			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
1	3" cal.	Acer x freemanii 'Marmo'	Marmo Maple
10	3" cal.	Acer rubrum 'Frankred'	Red Sunset Red Maple
2	3" cal.	Celtis occidentalis	Common Hackberry
5	3" cal.	Cercidiphyllum japonicum	Katsuratretee
7	3" cal.	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo (male)
3	3" cal.	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust
5	3" cal.	Quercus macrocarpa 'Espresso'	Kentucky Coffee tree (seedless)
1	3" cal.	Quercus bicolor	Swamp White Oak
1	3" cal.	Quercus robur	English Oak
2	3" cal.	Quercus velutina	Black Oak
2	3" cal.	Taxodium distichum	Bald Cypress
5	3" cal.	Tilia americana 'Redmond'	Redmond Linden
6	3" cal.	Ulmus americana 'Princeton'	Princeton American Elm
5	3" cal.	Ulmus 'Morton Glory'	Triumph Elm
55	Total		

Deciduous Shrubs - Balled and Burlap or Pot			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
250	#5 cont., 18" ht.	Cotoneaster 'Hesse'	Hesse Cotoneaster
250	#5 cont., 30" ht.	Corsythia 'NIMBUS'	Corythia Showoff Sugar Baby
285	#5 cont., 18" ht.	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
785	Total		

Perennials - Pots			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
600	#1 cont.	Hemerocallis 'Going Bananas'	Going Bananas Daylily
600	#1 cont.	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily
103	#1 cont.	Nepeta racemosa 'Kit Cat'	Kit Cat Catmint
600	#1 cont.	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint
600	#1 cont.	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage
2503	Total		

Ornamental Grasses - Pots			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
640	#1 cont.	Sporobolus heterolepis	Prairie Dropseed
640	Total		

PLANT LIST - STREETSCAPE PLANTERS

Shade Trees - Balled and Burlap			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
2	3" cal.	Acer x freemania 'Marmo'	Marmo Maple
2	3" cal.	Acer rubrum 'Franksred'	Red Sunset Red Maple
2	3" cal.	Celtis occidentalis	Common Hackberry
1	3" cal.	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo (male)
1	3" cal.	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust
2	3" cal.	Gymnocladus dioica 'Espresso'	Kentucky Coffeetree (seedless)
2	3" cal.	Quercus robur	English Oak
4	3" cal.	Quercus robur 'Fastigiata'	Columnar English Oak
5	3" cal.	Tilia americana 'Redmond'	Redmond Linden
3	3" cal.	Ulmus 'Morton Glory'	Triumph Elm
3	3" cal.	Ulmus americana 'Princeton'	Princeton American Elm
27	Total		

Ornamental Trees - Balled and Burlap			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
2	2" cal.	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
2	Total		

Evergreen Shrubs - Balled and Burlap or Pot			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
34	24" Ht. x 24" Spr.	Narcissus x media 'Tauntontini'	Tauntontin Yew
34	Total		

Deciduous Shrubs - Balled and Burlap or Pot			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
34	#5 cont., 18" ht.	Rosa 'Radiko'	Red Double Knock Out Rose
34	Total		

Perennials - Pots			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
272	#1 cont.	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily
136	#1 cont.	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint
408	Total		

Ornamental Grasses - Pots			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
136	#1 cont.	Sporobolus heterotepis	Prairie Dropseed
136	Total		

Groundcovers, Vines and Bulbs - Pot, Flat or Bulb			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
408	6 cm	Crocus sieberi 'Spring Beauty'	Spring Beauty Snow Crocus
544	14 cm	Narcissus 'Cheerfulness'	Cheerfulness Double Daffodil
612	3" cell	Vinca minor 'Dart's Blue'	Periwinkle
1564	Total		

PLANT LIST - VILLAGE GREEN

Shade Trees - Balled and Burlap			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
3	3" cal.	Acer x freemanii 'Marmo'	Marmo Maple
7	3" cal.	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust
7	3" cal.	Tilia americana 'Redmond'	Redmond Linden
17	Total		
Ornamental Trees - Balled and Burlap			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
5	6' Clump(3-5 stem)	Arcelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry
6	6' Clump(3-5 stem)	Cercis canadensis	Eastern Redbud
4	2" cal.	Syringa pekinensis 'Morton'	China Snow Peking Lilac
12	Total		
Evergreen Shrubs - Balled and Burlap or Pot			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
60	24" Ht. x 24" Spr.	Buxus x 'Green Mound'	Green Mound Boxwood
38	24" Ht. x 24" Spr.	Taxus x media 'Tauntonii'	Tauntion Yew
98	Total		
Deciduous Shrubs - Balled and Burlap or Pot			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
9	#5 cont. 24" Ht.	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea
15	#5 cont. 18" Ht.	Hydrangea macrophylla 'Robert'	Let's Dance 'Moonlight' Hydrangea
11	#5 cont. 30" Ht.	Forsythia 'NIMBUS'	Forsythia Showoff Sugar Baby
3	#5 cont. 18" Ht.	Rosa var. 'Noaschnee'	Flower Carpet White Rose
20	#5 cont. 18" Ht.	Rosa 'Radio'	Red Double Knock Out Rose
41	#5 cont. 18" Ht.	Rosa 'Radkopink'	Pink Double Knock Out Rose
1	#5 cont. 18" Ht.	Viburnum carlesii 'Compactum'	Koreanspice Viburnum
100	Total		
Perennials - Pots			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
52	#1 cont.	Echinacea purpurea 'Magnus'	Purple Coneflower
183	#1 cont.	Hemerocallis 'Going Bananas'	Going Bananas Daylily
14	#1 cont.	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily
88	#1 cont.	Hemerocallis 'Summer Wine'	Summer Wine Daylily
32	#1 cont.	Heuchera 'Tiramisu'	Tiramisu Coralbells
25	#1 cont.	Heuchera micrantha 'Palace Purple'	Palace Purple Coralbells
28	#1 cont.	Heuchera sanguinea 'Chatterbox'	Chatterbox Coral Bells
24	#1 cont.	Hosta 'August Moon'	August Moon Hosta
11	#1 cont.	Hosta sieboldiana 'Frances Williams'	Frances Williams Hosta
112	#1 cont.	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint
56	#1 cont.	Penstemon atriplicifolia 'Little Spire'	Little Spire Russian Sage
60	#1 cont.	Salvia nemorosa 'Haeumancarc'	Marcus Salvia
26	#1 cont.	Salvia x sylvestris 'Blauhugel'	Blue Hill Salvia
711	Total		
Ornamental Grasses - Pots			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
58	#1 cont.	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass
13	#1 cont.	Panicum virgatum 'Prairie Fire'	Prairie Fire Switchgrass
18	#1 cont.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
72	#1 cont.	Sporobolus heterolepis	Prairie Dropseed
103	Total		
Groundcovers, Vines and Bulbs - Pot, Flat or Bulb			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
160	20cm	Allium 'Gloemaster'	Gloemaster Allium
24	#1 cont.-50%mix	Clematis 'Jackmanii'	Jackman's Clematis
24	#1 cont.-50%mix	Clematis temiflora	Sweet Autumn Clematis
150	6 cm	Crocus sieberi 'Spring Beauty'	Spring Beauty Snow Crocus
250	6 cm	Crocus tommianensis 'Rouseux'	Pink Snow Crocus
1200	9 cm	Crocus vernus 'Jeanne d'Arc'	Jeanne d'Arc Giant Dutch Crocus
190	14 cm	Narcissus 'Cheerfulness'	Cheerfulness Double Daffodi
120	17 cm	Narcissus 'February Gold'	February Gold Daffodi
200	17 cm	Narcissus 'King Alfred'	King Alfred Daffodi
40	14 cm	Tulipa 'Angelique'	Angelique Tulip
1872	3" cell	Vinca minor 'Dart's Blue'	Periwinkle
4230	Total		

PLANT LIST - RESIDENTIAL MIDRISE FOUNDATION

Ornamental Trees - Balled and Burlap or Pot			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
1	6' Clump(3-5 stem)	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry
1	Total		
Evergreen Shrubs - Balled and Burlap or Pot			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
50	24" Ht. x 24" Spr.	Buxus x 'Green Mound'	Green Mound Boxwood
1	24" Ht. x 24" Spr.	Taxus x media 'Hicksii'	Hicks Yew
83	24" Ht. x 24" Spr.	Taxus x media 'Tauntonii'	Taunton Yew
11	36" Ht. x 24" Spr.	Thuja occidentalis 'Woodwardii'	Woodward Arborvitae
145	Total		
Deciduous Shrubs - Balled and Burlap or Pot			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
38	#5 cont., 18" ht.	Cotoneaster 'Hessei'	Hesse Cotoneaster
11	#5 cont., 24" Ht.	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea
21	#5 cont., 18" Ht.	Hydrangea macrophylla 'Robert'	Let's Dance 'Moonlight' Hydrangea
5	#5 cont., 24" Ht.	Hydrangea paniculata 'Limelight'	Limelight Hydrangea
36	#5 cont., 30" Ht.	Forsythia 'MIMOSA'	Forshia Shroff Sugar Baby
34	#5 cont., 24" Ht.	Syringa emeryi 'Palibin'	Dwarf Korean Lilac
49	#5 cont., 18" Ht.	Rosa 'Radtinkpink'	Pink Double Knock Out Rose
20	#5 cont., 18" Ht.	Viburnum carlesii 'Compactum'	Koreanspice Viburnum
3	#5 cont., 36" ht.	Viburnum x burkwoodii 'Mohawk'	Mohawk Burkwood Viburnum
217	Total		
Perennials - Pots			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
108	#1 cont.	Hemerocallis 'Going Bananas'	Going Bananas Daylily
102	#1 cont.	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily
55	#1 cont.	Heuchera 'Tangerine'	Transium Coralbells
55	#1 cont.	Heuchera micrantha 'Palace Purple'	Palace Purple Coralbells
78	#1 cont.	Heuchera sanguinea 'Chatterbox'	Chatterbox Coral Bells
25	#1 cont.	Hosta sieboldiana 'Frances Williams'	Frances Williams Hosta
49	#1 cont.	Nepeta racemosa 'Kit Cat'	Kit Cat Catmint
75	#1 cont.	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint
53	#1 cont.	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage
8	#1 cont.	Stachys byzantina 'Big Ears'	Big Ears Lamb's Ear
608	Total		
Ornamental Grasses - Pots			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
158	#1 cont.	Panicum virgatum 'Prairie Fire'	Prairie Fire Switchgrass
29	#1 cont.	Panicum virgatum 'Haense Herms'	Haense Herms Switchgrass
13	#1 cont.	Pennisetum alopecuroides 'Hameli'	Dwarf Fountain Grass
200	Total		
Groundcovers, Vines and Bulbs - Pot, Flat or Bulb			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
542	3" cell	Vinca minor 'Dart's Blue'	Periwinkle
542	Total		



AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
200 S. MICHIGAN AVENUE
CHICAGO, IL 60604
312-542-5900 MAIN
312-542-5901 FAX
WWW.RTKL.COM
PROJECT NUMBER 030-120019.01

CONSULTANT



PROJECT

WHEELING TOWN CENTER



CLIENT

WTC, LLC
500 LAKE COOK RD
SUITE #270
DEERFIELD, IL 60015

ISSUE DRAWING LOG

	9/1/16	Final PUD Submittal

SUBMIT FROM APPROVED WTC FINAL PLAN

[illegible]

SEAL

SHEET IDENTIFICATION

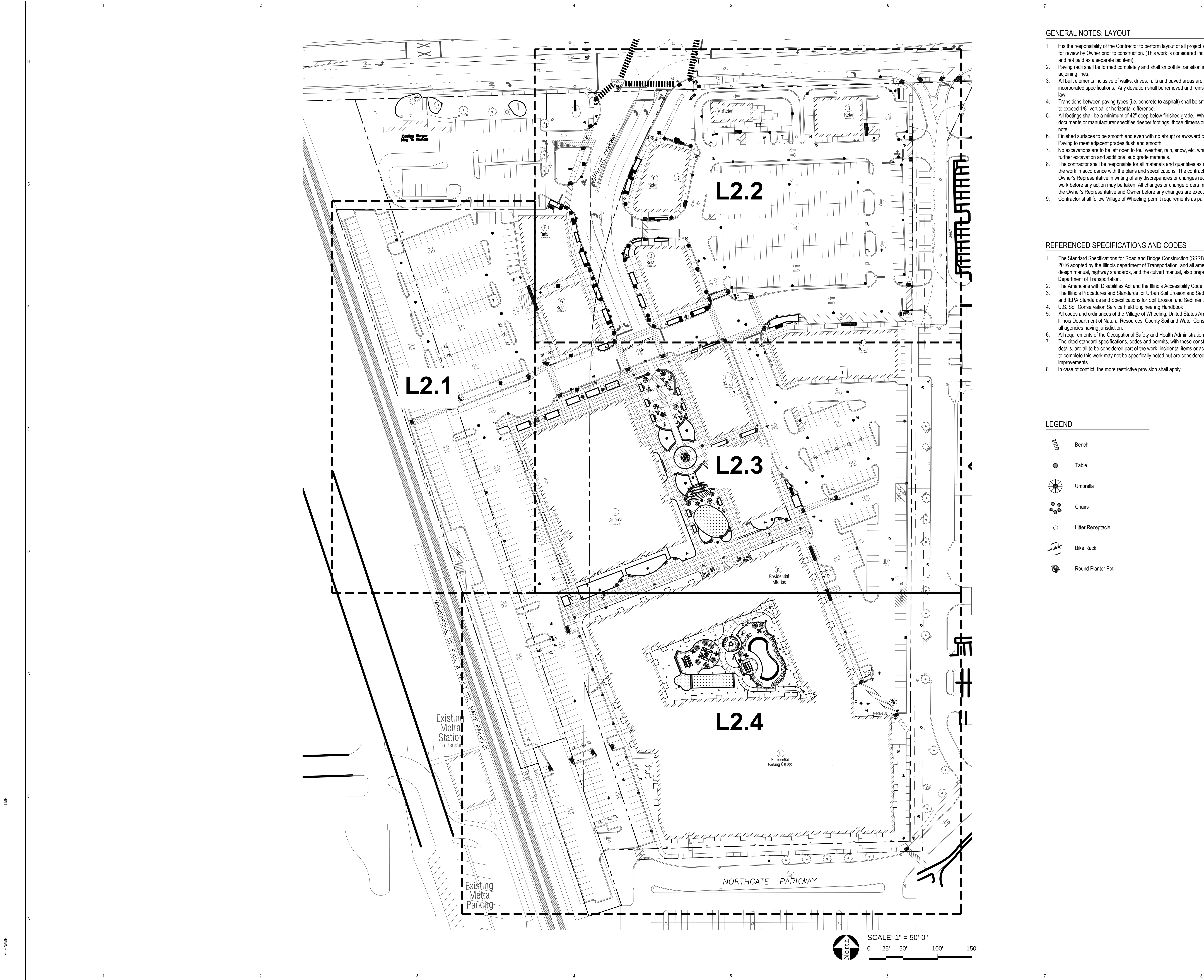
TITLE

LANDSCAPE PLANT LIST

NUMBER

L1.5

2015 RTKL ASSOCIATES INC.



1. It is the responsibility of the Contractor to perform layout of all project elements and points for review by Owner prior to construction. (This work is considered incidental to the project and not paid as a separate bid item).
2. Paving rigid shall be formed completely and shall smoothly transition into tangents and adjoining lines.
3. All built elements inclusive of walks, drives, rails and paved areas are to follow ADA per incorporated specifications. Any deviation shall be removed and reinstated to follow this law.
4. Transitions between paving types (i.e. concrete to asphalt) shall be smooth. Transitions not to exceed 1/8" vertical or horizontal difference.
5. All footings shall be a minimum of 42" deep below finished grade. Where the construction documents or manufacturer specifies deeper footings, those dimensions supersede this note.
6. Finished surfaces to be smooth and even with no abrupt or awkward changes in grade.
7. Paving to meet adjacent grades flush and smooth.
8. No excavations are to be left open to foot weather, rain, snow, etc. which would necessitate further excavation and additional sub grade materials.
9. The contractor shall be responsible for all materials and quantities as required to complete the work in accordance with the plans and specifications. The contractor will notify the Owner's Representative in writing of any discrepancies or changes required to complete the work before any action may be taken. All changes or change orders must be approved by the Owner's Representative and Owner before any changes are executed.
10. Contractor shall follow Village of Wheeling permit requirements as part of the project.

1. The Standard Specifications for Road and Bridge Construction (SSRBC), adopted April 1, 2016 adopted by the Illinois department of Transportation, and all amendments thereto the design manual, highway standards, and the culvert manual, also prepared by the Illinois Department of Transportation.
2. The Americans with Disabilities Act and the Illinois Accessibility Code.
3. The Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control, and IEPA Standards and Specifications for Soil Erosion and Sedimentation Control.
4. U.S. Soil Conservation Service Field Engineering Handbook
5. All codes and ordinances of the Village of Wheeling, United States Army Corp of Engineers, Illinois Department of Natural Resources, County Soil and Water Conservation Districts, and all agencies having jurisdiction.
6. All requirements of the Occupational Safety and Health Administration.
7. The cited standard specifications, codes and permits, with these construction plans and details, are all to be considered part of the work, incidental items or accessories necessary to complete this work may not be specifically noted but are considered a part of these improvements.
8. In case of conflict, the more restrictive provision shall apply.

	Bench
	Table
	Umbrella
	Chairs
	Litter Receptacle
	Bike Rack
	Round Planter Pot

PROJECT

WHEELING TOWN CENTER

[illegible]

2015 RTKL ASSOCIATES INC.

WHEELING TOWN CENTER



CLIENT

WTC, LLC
500 LAKE COOK RD
SUITE #270
DEERFIELD, IL 60015

ISSUE DRAWING LOG		
	9/1/16	Final PUD Submittal

HIBIT FROM APPROVED WTC FINAL P

EXHIBIT FROM APPROVED WTC FINAL P

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SEAL

SHEET IDENTIFICATION

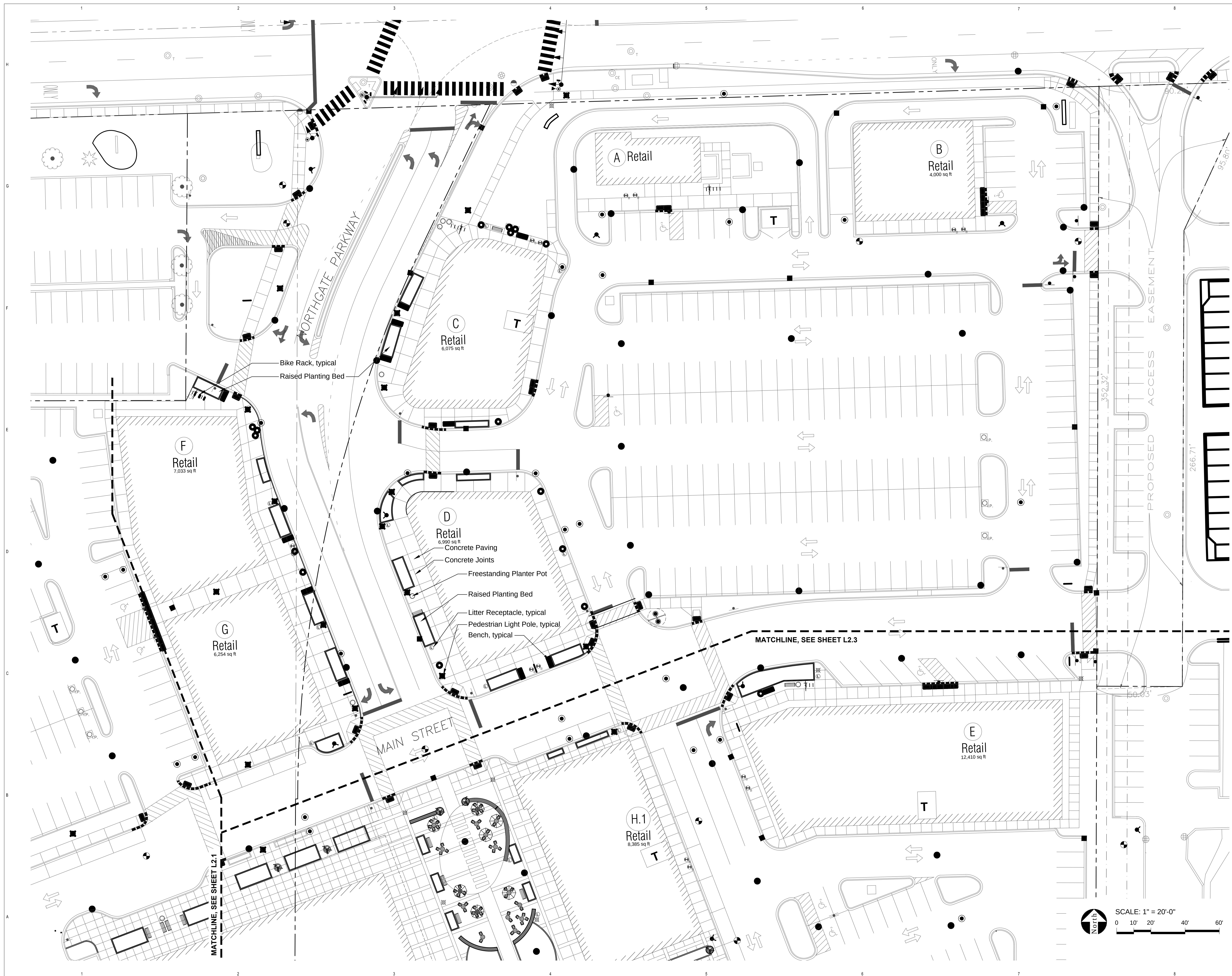
TITLE

LAYOUT PLAN - NORTHGATE PARKWAY

NUMBER

L2.2

2015 RTKL ASSOCIATES INC.





AN ARCADIS COMPANY

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200 S. MICHIGAN AVENUE
CHICAGO, IL 60604
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WWW.RTKL.COM
PROJECT NUMBER 030-120019.01

CONSULTANT

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20842 Lockport St, Plainfield, Illinois 60544
815-254-0091 www.uplanddesign.com
UPLAND PROJECT NUMBER 486

PROJECT

WHEELING TOWN CENTER

CLIENT

WTC, LLC
500 LAKE COOK RD
SUITE #270
DEERFIELD, IL 60015

ISSUE DRAWING LOG

DATE	DESCRIPTION
9/1/16	Final PUD Submittal

SEAL

SHEET IDENTIFICATION

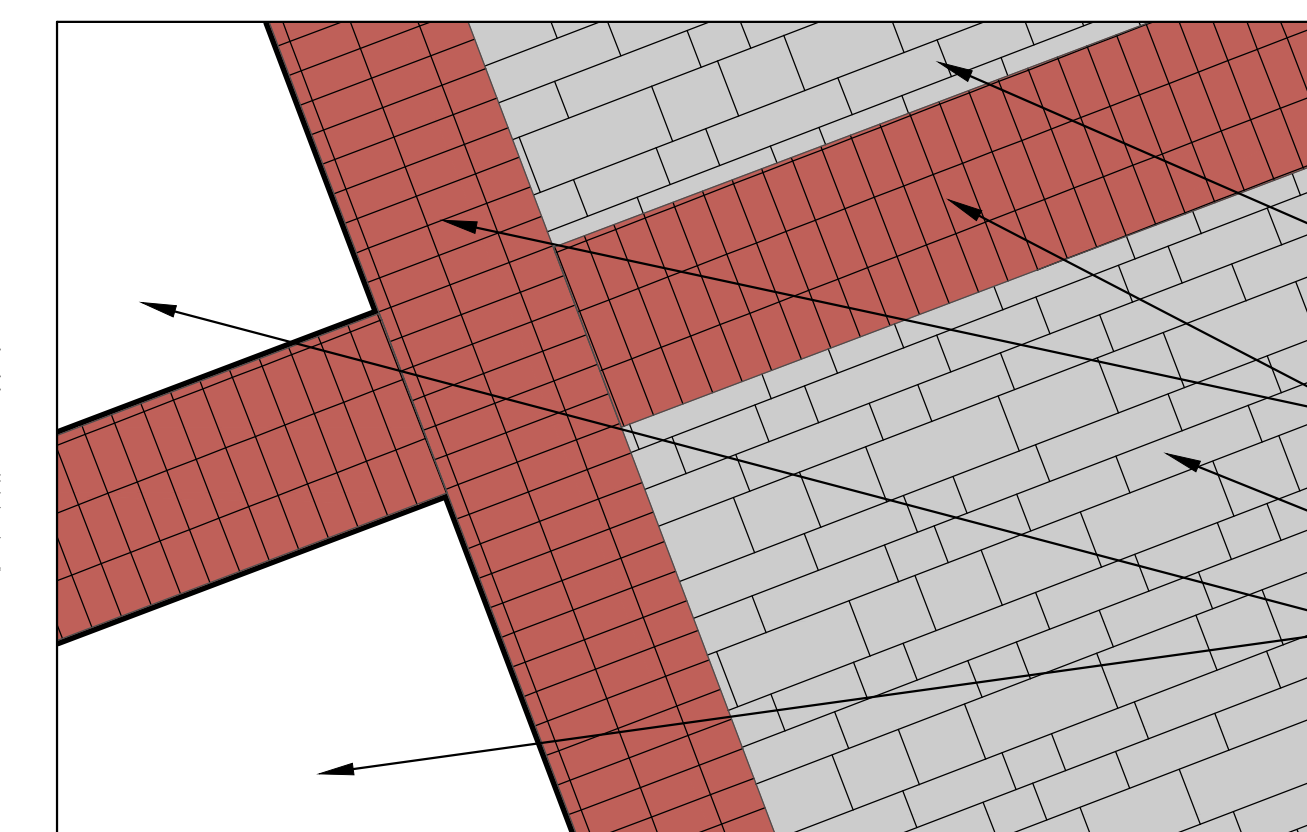
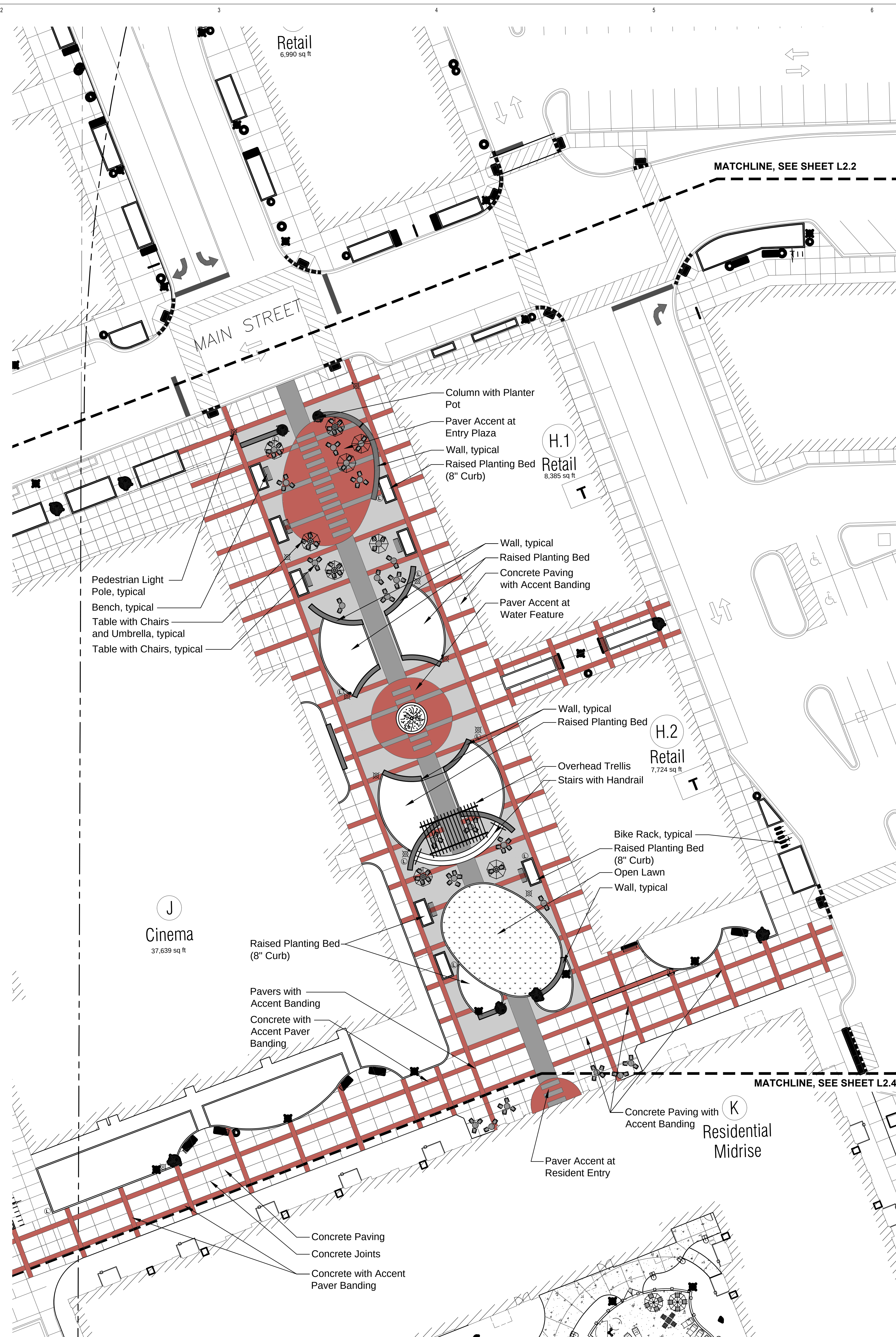
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NORTHGATE PARKWAY

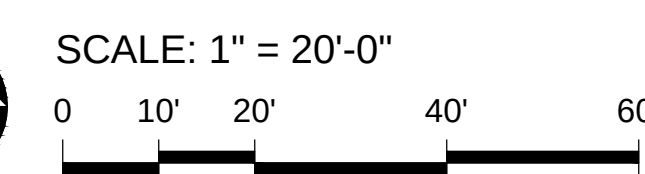
NUMBER

L2.21

2015 RTKL ASSOCIATES INC.



- Pavers, Pattern 1
- Pavers, 3-Row Soldier Course
- Pavers, Pattern 1
- Concrete Paving



WHEELING TOWN CENTER



CLIENT

WTC, LLC
500 LAKE COOK RD
SUITE #270
DEERFIELD, IL 60015

ISSUE DRAWING LOG		
	9/1/16	Final PUD Submittal

EXHIBIT FROM APPROVED WTC FINAL P

[illegible]

SEAL

SHEET IDENTIFICATION

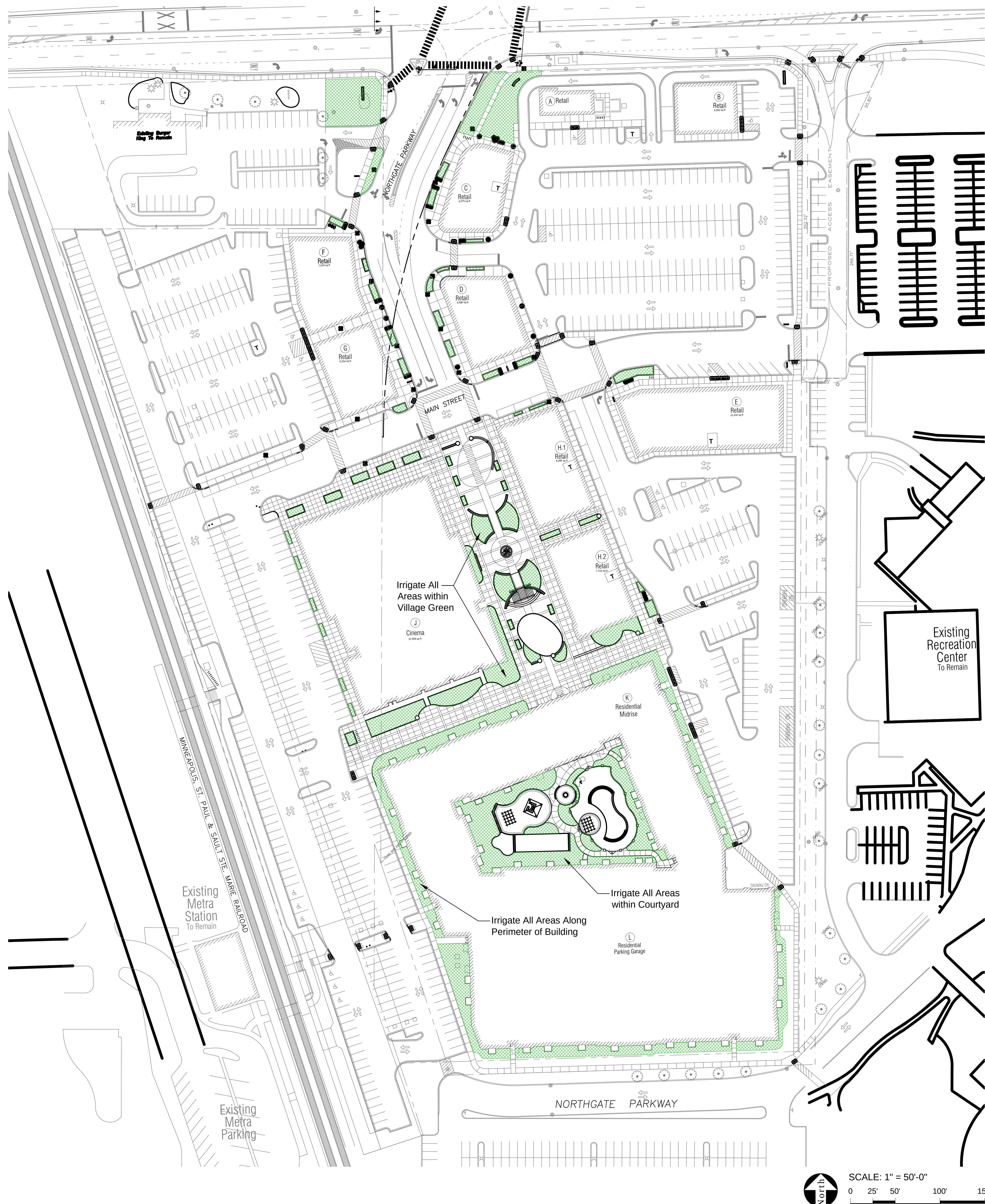
TITLE

IRRIGATION PLAN

NUMBER

L3.0

2015 RTKL ASSOCIATES INC.



REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

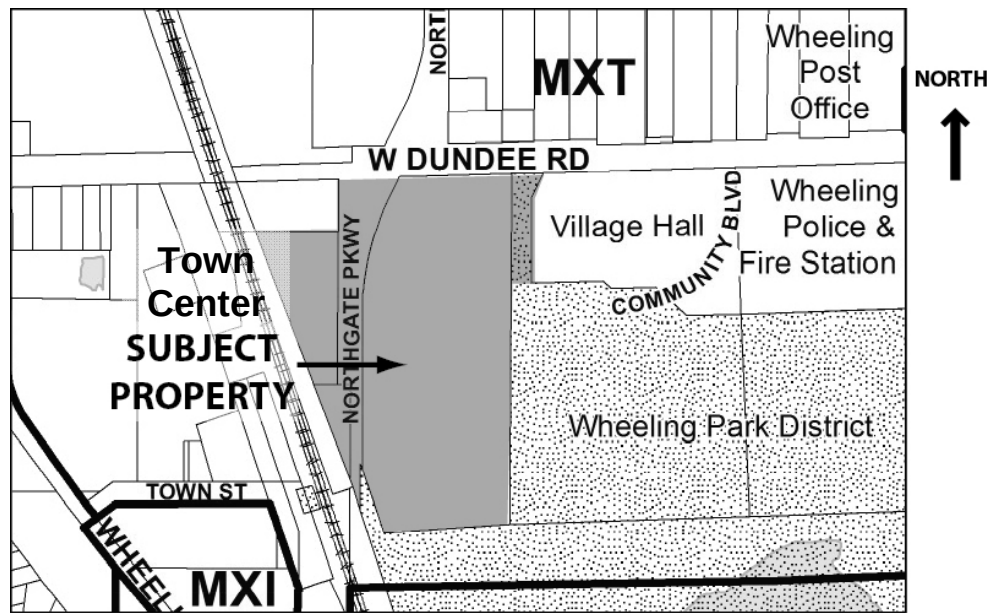
FROM: Andrew C. Jennings, Director of Community Development
Brooke A. Jones, Senior Planner

RE: Docket No. SCBA 18-2
Wheeling Town Center
351 W. Dundee Road
Appearance Approval of Freestanding Signs

DATE OF REPORT: January 4, 2018

DATE OF MEETING: January 11, 2018

PROJECT OVERVIEW: The petitioner is requesting appearance approval for two freestanding shopping center signs within the Wheeling Town Center development.



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Brad Friedman, The Lynmark Group
<u>Property Owner Name:</u>	Village of Wheeling
<u>Common Property Address:</u>	351 W. Dundee Road
<u>Common Location:</u>	Wheeling Town Center Subdivision
<u>Neighboring Property Land Use(s):</u>	North: vacant across Dundee Road & commercial adjacent to Metra lot (Burger King) West: Transportation (Railroad)

	South: Open Space (Heritage Park) East: Public (Village Hall and Recreation Center)
<u>Comprehensive Plan Designation:</u>	Transit-oriented mixed use
<u>Property size:</u>	Approximately 16 acres
<u>Existing Use of Property:</u>	Vacant – Under construction
<u>Proposed Use of Property:</u>	As approved by the Final PUD for the Town Center
<u>Existing Property Zoning:</u>	MXT – Transit-Oriented Mixed Use District
<u>Previous Zoning Action on Property:</u>	
2016-20	Wheeling Town Center Final PUD, Ordinance No. 5033, passed October 17, 2016.

DESCRIPTION OF PROPOSAL

Two multi-tenant shopping center signs are proposed for the Town Center development. The Planned Unit Development (PUD) for the Town Center included sign variations for such signs. A height variation was granted to allow the signs to be 30 feet, whereas 20 feet is permitted by Code. Also, a variation was granted to allow the maximum sign area to be 450 square feet, where only 100 square feet is permitted by Code. While the PUD included a site plan noting the location of the signs and a concept plan for the design, the final appearance approval of the signs has not yet been granted. At this time, the applicant is seeking appearance approval for the two signs, which includes the required landscaping.

SIGN REVIEW

Sign Locations: Two signs are proposed along Dundee Road. One is located at the southwest corner of Dundee and Northgate Parkway. The other is located at the southwest corner of Dundee and the right-in, right-out access drive east of building B. Each sign is perpendicular to Dundee Road. Per Code, a ten-foot minimum setback is required.

Sign Type and Size: The proposed pylon signs are identical in size and appearance. Each has an overall height of 30 feet. There are two black sign cabinets on each pylon sign that are supported by bronze-color steel square tubing. The top cabinet states the development name, Wheeling Town Center, and logo and has a measured sign area of approximately 90 feet. It includes channel letters with black returns and white faces. The bottom cabinet is 128 square feet in size and includes tenant panels of various sizes. It appears that all tenant panels have black backgrounds and white lettering and/or logos. The Plan Commission may wish to verify that the tenant panels are limited to this color scheme. Above the top cabinet is a decorative aluminum topper that is a bronze-colored curved element. Each vertical tubing element is standing on a five and one-half foot high pillar base covered in stone veneer. The proposed signs are within the regulations of the Sign Code and the sign variations allowed by the PUD.

Landscaping: Each pylon sign has a different landscape plan but with similar plant material. Each landscape plan includes an appropriate mix of dwarf evergreens (Taunton Yew), other

winter interest (Forsythia Showoff Sugar Baby), deciduous shrubs (Pink Double Knock Out Rose), flowering perennials (day lilies, Walker's Low Catmint, Cheerfulness Double Daffodil), other perennials (Vinca minor), and ornamental grasses (Feather Reed Grass, Prairie Dropseed). The proposed landscaped at the western sign is over 1,000 square feet in area, more than twice the required amount. The eastern sign has a smaller landscaped area due to its given site constraints. However, there is additional landscaping in adjacent areas. As such, the plan meets the requirements of the Sign Code.

STAFF REVIEW

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

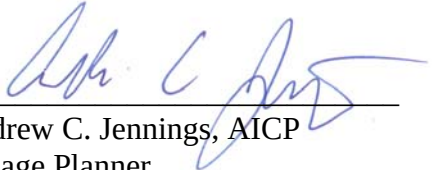
Staff Recommended Action: Prior to making a motion for approval, staff recommends the Plan Commission verify the permissible colors for the tenant panels.

PROPOSED MOTION

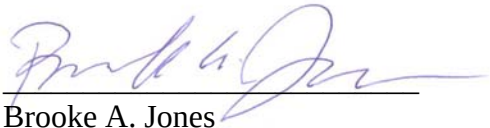
If the Plan Commission approves of the appearance of the requested two shopping center freestanding signs for the Town Center Development, an appropriate motion would be to:

Recommend approval Docket No. SCBA 18-2 granting appearance approval of two freestanding shopping center signs in accordance with the following exhibits submitted January 2, 2018, for the Wheeling Town Center Development, at 351 W. Dundee Road, Wheeling, Illinois:

- Sign plans (2 sheets), and
- Landscape plan and plant list (2 sheets).



Andrew C. Jennings, AICP
Village Planner



Brooke A. Jones
Senior Planner

Attachments: [Sign plans \(2 sheets\)](#)

[Landscape plan and plant list \(2 sheets\)](#)

CLIENT: WHEELING TOWN CENTER

LOCATION: 351 WEST DUNDEE ROAD, WHEELING, IL

DRAWN BY: NICOLE P

SALESPERSON: MARK M

DATE: 11/28/2017

DESIGN #: D12212

PAGE: 1.1

REVISION LOG:	INTL	DATE	DESCRIPTION
	---	00/00/0000	DESCRIPTION

PYLON

QUANTITY: 1

SIDES: D/F

LIGHTING: LED (WHIE)

TOP CABINET: FABRICATED ALUM (32")

MAIN LOGO: OPEN FACED CHANNEL LETTERS

RETURNS 5" BLACK

COPY: FACELIT CHANNEL LETTERS

TRIM-CAP: WHITE JEWELITE

RETURNS: 5" BLACK

TENANT CAB: 2 FABRICATED ALUM CABINETS (8")

RETAINER: 2" STANDARD

T-BARS: 1.5" METAL

FACES: LEXAN

GRAPHICS: CUT BLACK VINYL, 1ST SURFACE

FONT: SUPPLIED ART

CAP/ARCHS: 4"/7.5"/3.5"

POLES: 4" SQ STEEL

BASE: VENEER STON E TBD

PHOTO EYE: YES

MOUNTING: DIRECT EMBEDMENT

INSTRUCTION: PRODUCE & INSTALL. FOUNDATION
BY OTHERS.

COLORS:

P-1 DK DURO BRONZE TBD

P-2/C-2 WHITE

P-3/V-3 BLACK/ORACAL 751-070 BLACK VINYL

P-4 DURO BRONZE TBD

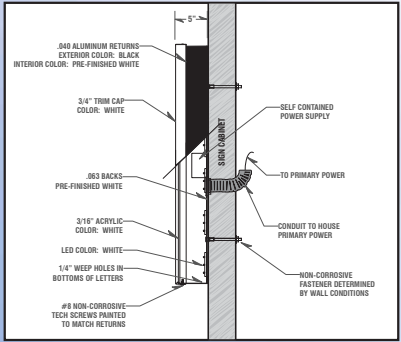
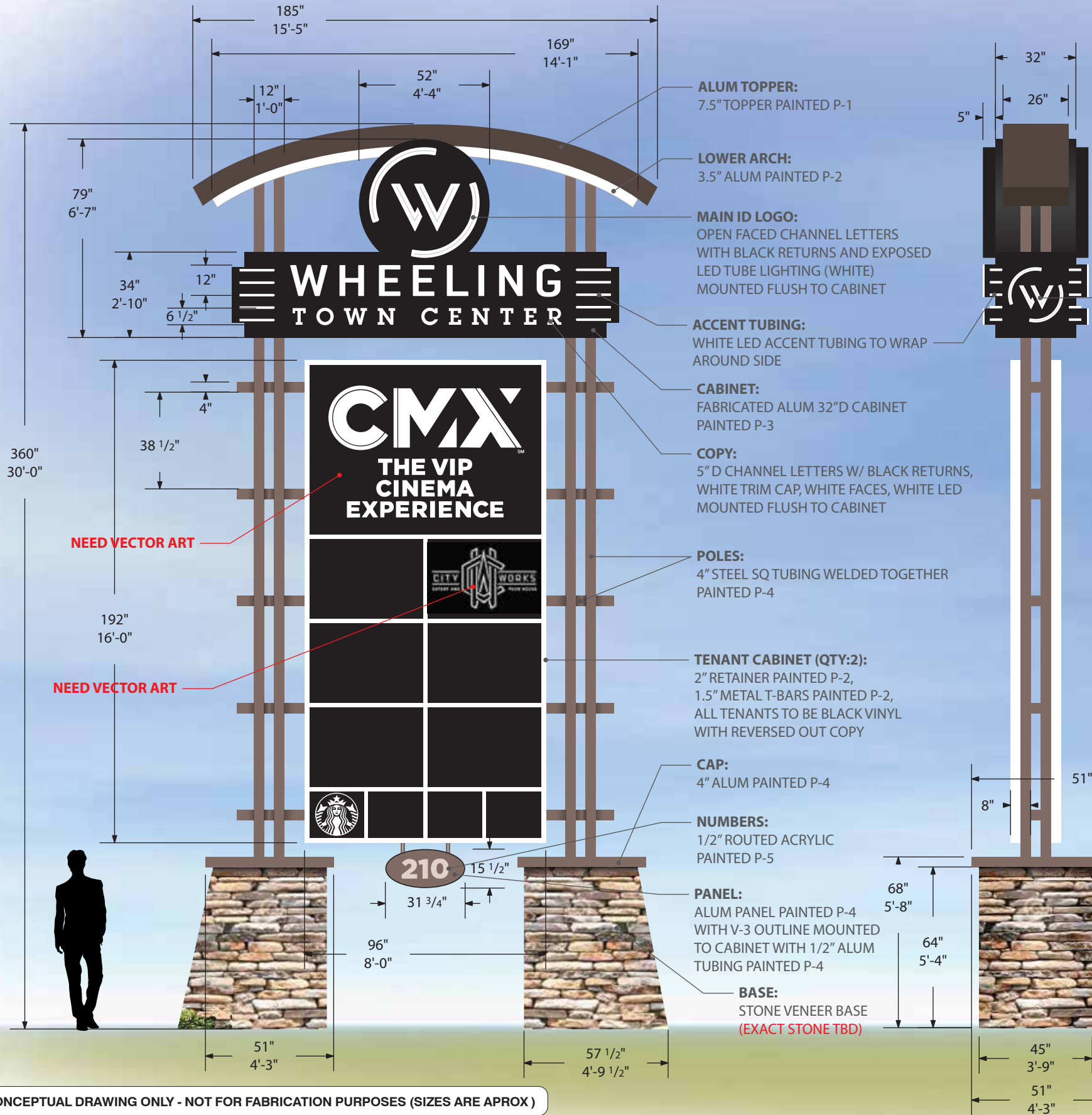
P-5 BEIGE TDB

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

Exhibit received January 2, 2017

DATE

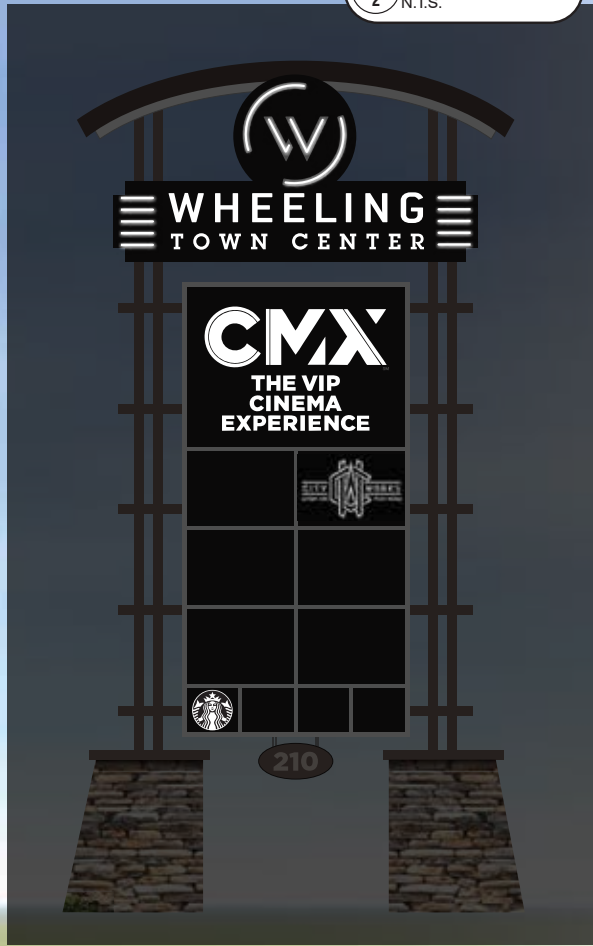
A DETAIL VIEW
1 SCALE: 1/4" = 1'



FACE-ILLUMINATED CH. LTGS. (SELF CNTD. P.S.)
LETTER WITH SELF CONTAINED
POWER SUPPLY LOCATED
INSIDE LETTER

"WHEELING
TOWN CENTER"

A NIGHT VIEW
2 N.T.S.



VECTOR ART



VENEER
STONE



EXACT PAINT
COLORS

CONCEPTUAL DRAWING ONLY - NOT FOR FABRICATION PURPOSES (SIZES ARE APROX)

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CLIENT: WHEELING TOWN CENTER

LOCATION: 351 WEST DUNDEE ROAD, WHEELING, IL

DRAWN BY: NICOLE P

SALESPERSON: MARK M

DATE: 11/28/2017

DESIGN #: D12212

PAGE: 1.2

REVISION LOG: INTL DATE DESCRIPTION

--- 00/00/0000 DESCRIPTION

PYLON

SEE PAGE 1.1

COLORS:

P-1 DK DURO BRONZE TBD

P-2/C-2 WHITE

P-3/V-3 BLACK/ORACAL 751-070 BLACK VINYL

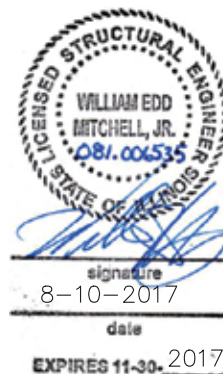
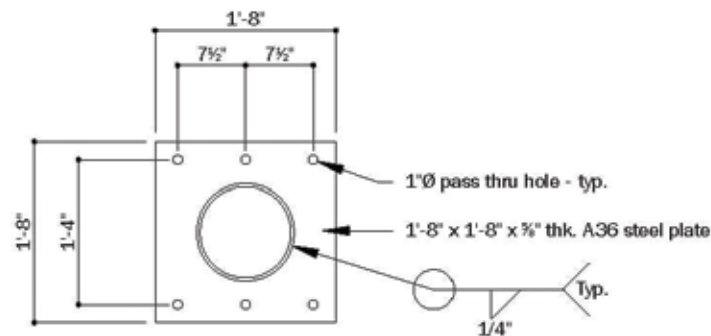
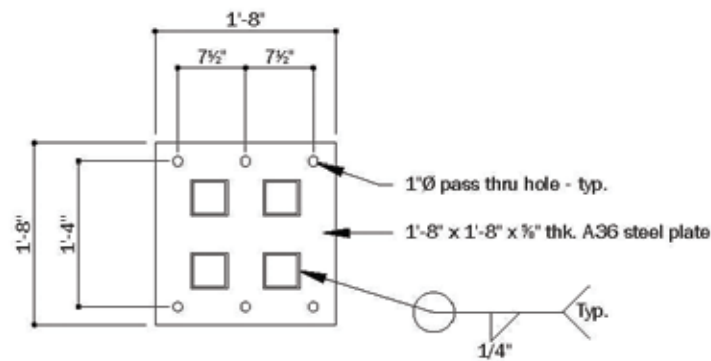
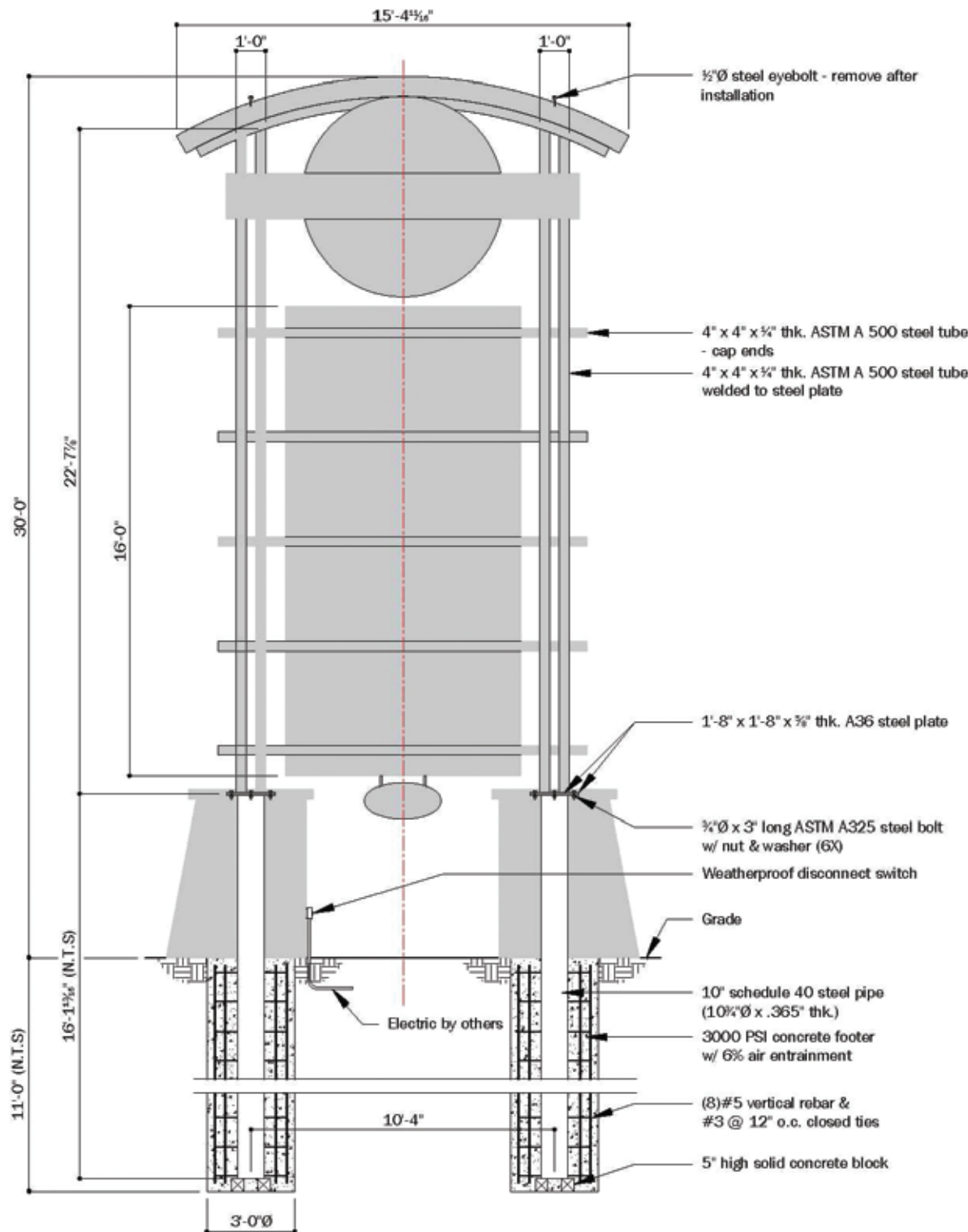
P-4 DURO BRONZE TBD

P-5 BEIGE TBD

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

Exhibit received January 2, 2017

DATE



William Edd Mitchell, Jr., P.E., S.E.
Structural Engineer
C/O Gift Farm
8508 Newsum Station Road
Nashville, TN 37221
Phone: 615-915-1595
Email: wem@wemj.net
WEMU Project No. 2017312

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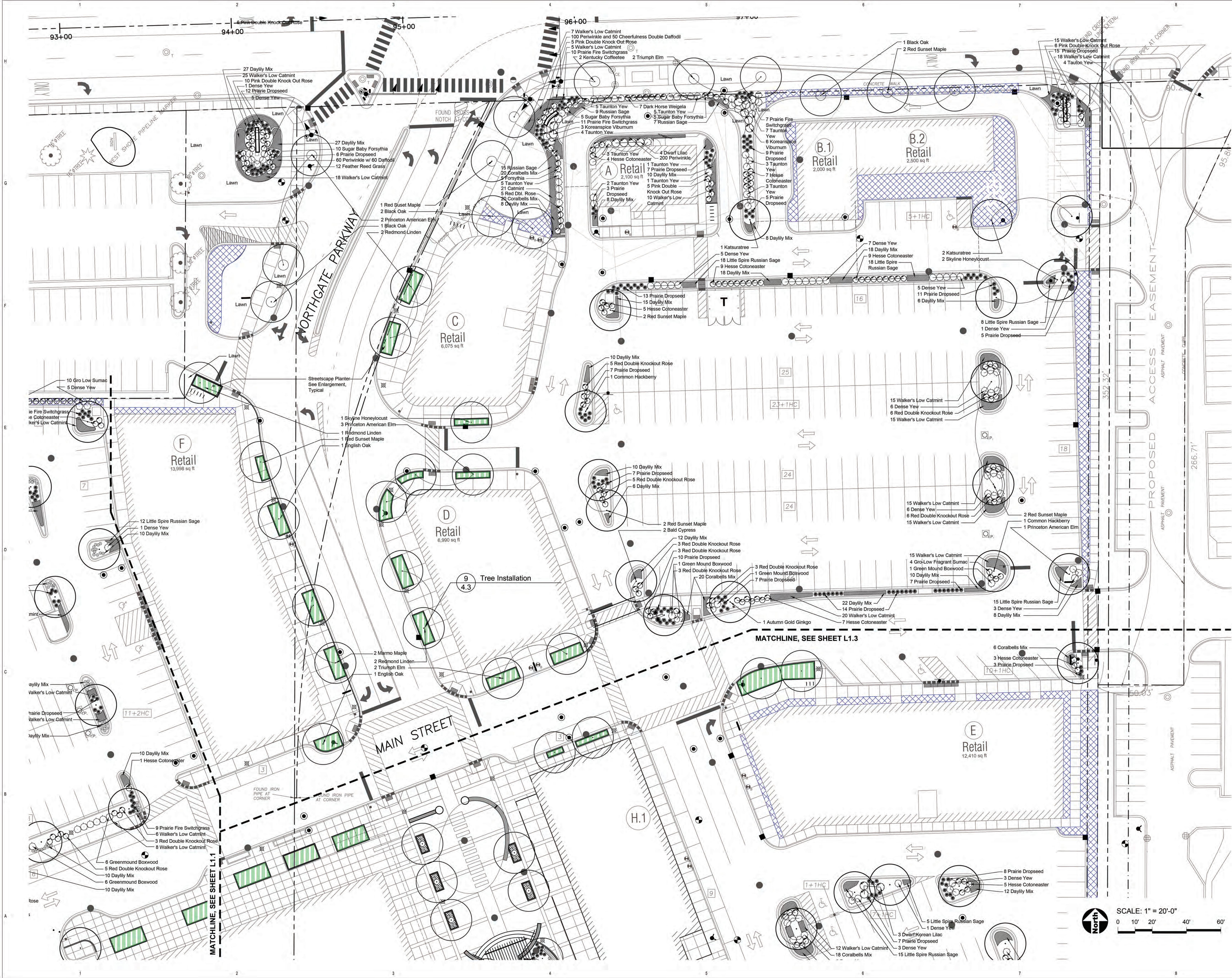
VECTOR ART



VENEER STONE



EXACT PAINT COLORS



RTKLSM

AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
200 S. MICHIGAN AVENUE
CHICAGO, IL 60604
312-542-5800 MAIN
312-542-5901 FAX
WWW.RTKL.COM
PROJECT NUMBER 030-120019.01

CONSULTANT

uplandDesign Ltd
Landscape Architecture & Park Planning
354 W Randolph St., Chicago, Illinois 60606
24042 Lockport St., Plainfield, Illinois 60554
815-254-0091 www.uplandDesign.com
UPLAND PROJECT NUMBER 486

PROJECT

WHEELING TOWN CENTER

CLIENT
WTC, LLC
500 LAKE COOK RD
SUITE #270
DEERFIELD, IL 60015

ISSUE DRAWING LOG	
9/1/15	Final PUD Submittal
9/20/16	Final PUD Submittal
10/3/16	Issued for Revised Bid
11/18/16	Issued for Construction/Permit Rev
12/16/16	Issued for Permit Rev
04/21/17	PUD Submittal Rev
04/28/17	HUD-Final Plans & Specs
05/05/17	Issued for Construction Revised
10/02/17	Village Green Revision
11/13/17	SU Submittal
12/11/17	Bulletin 02
12/28/17	Pylon Sign Landscape

Exhibit received January 2, 2017

SEAL

SHEET IDENTIFICATION

TITLE

LANDSCAPE PLAN

NUMBER

L1.2

2015 RTKL ASSOCIATES INC.

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, December 21, 2017.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

4. CHANGES TO THE AGENDA

Ms. Jones reported Item B) under “Items for Review”, Docket Nos. 2017-19 A,B,C&D, Pete’s Perfection located at 435 S. Wheeling Road was being continued at the petitioner’s request. It will be continued to January 25, 2018.

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

- A)** [Docket No. 2017-18](#) (to be continued to January 25, 2018 without discussion)
 Shri Swaminarayan Temple
 397 Northgate Parkway
 Special Use-Site Plan Amendment to Allow for a Building Addition

Commissioner Johnson moved, seconded by Commissioner Kalis to continue Docket No. 2017-18 to January 25, 2018.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

B) [Docket Nos. 2017-19 A,B,C&D](#)

Pete's Perfection

435 S. Wheeling Road

(2017-19A) Rezoning from MXT Mixed-Use Transit Oriented District and I-4
Heavy Industrial District to I-3 General Industrial District

(2017-19B) Special Use-Site Plan Approval for Heavy Motor Vehicle Outdoor
Storage

(2017-19C) Special Use-Site Plan Approval for a Heavy Motor Vehicle
Parking Lot

(2017-19D) Special Use-Site Plan Approval for Heavy Motor Vehicle Repair

Commissioner Powers moved, seconded by Commissioner Kalis to continue Docket No. 2017-19, A,B,C & D to January 25, 2018.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Johnson, Kalis, Powers, Ruffatto

NAYS: None

ABSENT: Commissioner Dorband

PRESENT: None

ABSTAIN: None

There being six affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES – November 30, 2017 and December 7, 2017

Commissioner Creech moved, seconded by Commissioner Johnson to approve the minutes dated November 30, 2017 as presented.

Commissioner Creech moved, seconded by Commissioner Powers to approve the minutes dated December 7, 2017 as presented. Commissioner Johnson abstained.

9. OTHER BUSINESS

Ms. Jones provided the proposed 2018 Plan Commission calendar. The calendar follows the normal schedule of the second and fourth Thursday of each month through October. During November and December, Staff is proposing to shift the meetings to the first and third Thursday of each month.

Commissioner Powers moved, seconded by Commissioner Blinova to approve the 2018 Plan Commission Calendar. The motion was approved by a voice vote.

Commissioner Powers thanked Staff, Engineering and the Fire Department for the reviews included in the packets.

10. ADJOURNMENT

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

Respectfully submitted,

Steve Powers, Secretary
Wheeling Plan Commission

**DISTRIBUTED TO THE COMMISSION 1.05.2018
FOR APPROVAL ON 1.11.2018**