

**WHEELING PLAN COMMISSION
THURSDAY, JANUARY 25, 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**

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 18-3](#)**
Boston Fish Market
412 N. Milwaukee Avenue
Appearance Approval of Wall & Freestanding Signs
- 7. ITEMS FOR REVIEW**
 - A) [Docket Nos. 2017-18 and SCBA 18-4](#)**
Shri Swaminarayan Temple
397 Northgate Parkway
(2017-18) Special Use-Site Plan Amendment to Allow for a Building Addition
(SCBA 18-4) Appearance Approval of a Freestanding Sign
 - B) [Docket Nos. 2017-19 A,B,C&D](#) (to be continued to February 22, 2018 without discussion)**
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
- 8. APPROVAL OF MINUTES – none**
- 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 25, 2018
(Attachment to Agenda)**

2017-18 International Swaminarayan Satsang Organization of Chicago, Inc. property owner, is seeking Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to construct a building addition to an existing religious assembly at 397 Northgate Parkway, which is zoned R-1 Single-Family Residential District, I-2 Limited Industrial District and I-3 General Industrial District.

2017-19A,B,C&D Perfection Building Corporation, property owner, is seeking the following actions for 435 S. Wheeling Road:

2017-19 (A) Rezoning the property; which is split zoned, from MXT Transit-Oriented Mixed Use District and I-4 Heavy Industrial District to a single zoning designation, I-3 General Industrial District;

2017-19 (B) Special Use-Site Plan Approval as required under Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish Heavy Motor Vehicle Outdoor Storage in the I-3 General Industrial District;

2017-19 (C) Special Use-Site Plan Approval as required under Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish a Heavy Motor Vehicle Parking Lot in the I-3 General Industrial District; and

2017-19 (D) Special Use-Site Plan Approval as required under Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish Heavy Motor Vehicle Repair in the I-3 General Industrial District.

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

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

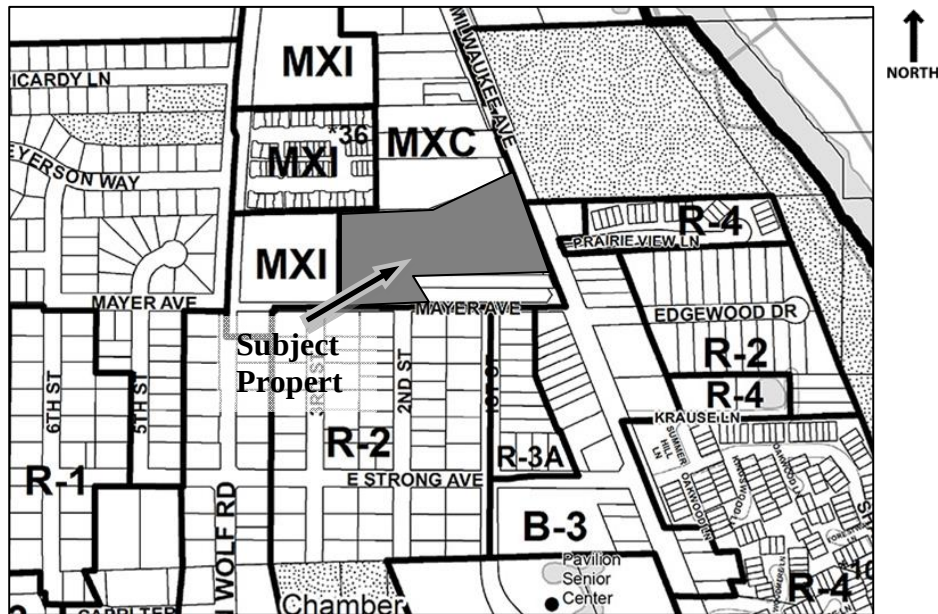
RE: **Docket No. SCBA 18-3**
Boston Fish Market
412 N. Milwaukee Avenue
Appearance Approval of Wall & Freestanding Signs

DATE OF REPORT: January 16, 2018

DATE OF MEETING: January 25, 2018

PROJECT OVERVIEW: The petitioner is seeking appearance approval for business identification signage associated with the new restaurant, Boston Fish Market.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Olympic Signs
<u>Property Owner:</u>	412 North Milwaukee Ave LLC
<u>Common Property Address:</u>	412 North Milwaukee Avenue
<u>Common Location:</u>	Located on the west side of Milwaukee Avenue at Prairie View Lane

<u>Neighboring Property Land Use(s):</u>	North: Commercial West: Industrial South: Commercial East: Commercial / Multi-Family Residential / Open Space
<u>Comprehensive Plan Designation:</u>	Commercial residential mixed use
<u>Property Size:</u>	5.17 acres for entire site; 12,400 sq. ft. for the building (including the proposed addition).
<u>Existing Use of Property:</u>	Sit-down restaurant (under construction)
<u>Existing Property Zoning:</u>	MXC Residential Commercial Mixed Use District
<u>Previous Zoning Action on Property:</u>	
2004-17A	Special use and site plan approval for a sit-down restaurant, 8/23/2004 (Ordinance 3897).
2004-17B	Variations from Title 19, Zoning, relating to side and front building setbacks, 8/23/2004 (Ordinance 3898).
PC 17-2	Minor site plan and appearance approval of a patio wall (1/26/2017).
2017-2B	Special use and site plan approval for a sit-down restaurant, 3/20/2017 (Ordinance 5079).
2004-17A	Variation from Title 19, Zoning, relating to side building setback, 3/20/2017 (Ordinance 5078).
PC 17-7	Minor site plan and appearance approval of a façade modifications (4/27/2017).

DESCRIPTION OF PROPOSAL

The petitioner, Boston Fish Market restaurant, is requesting appearance approval for a wall sign, a canopy sign (a type of wall sign), and modifications to an existing freestanding sign.

SIGN REVIEW

Sign Locations: The petitioner is proposing to modify and reuse the existing freestanding sign, which has a ten foot setback from the Milwaukee Avenue right-of-way. A wall sign is proposed for the east façade (facing Milwaukee Avenue). A sign is also proposed for the south-facing wall of a canopy, which is located at the main entrance.

Sign Types, Materials and Sizes:

The existing double-sided pylon sign will be modified to meet the new restaurant's needs. The existing sign is nearly 20 feet tall. The existing arrow structure around the oval cabinet sign will be refurbished with LED lights. The existing oval sign cabinet, which is ten feet wide and 4'9" high (47.5 sq. ft.), will have new sign faces with the business name and logo and a blue background. Below the sign cabinet, the existing manual changeable copy will be replaced with a double-sided electronic messaging center (EMC). The EMC cabinet will be 7'3" by 3'5" and

will include 21 square feet of display area. EMC area will be 31 percent of the overall sign area. This sign meets the requirements of the Sign Code.

An illuminated wall sign is proposed for the modified shed addition, which faces Milwaukee Avenue. This addition has been modified with a parapet wall to adequately hide the rooftop mechanicals. This new vertical surface provides wall space for signage. Note: the previous rooftop-mounted signs are not permitted under the current Sign Code. A 30.25 sq. ft. (2'9" by 11'0") sign is proposed. Three inch deep channel letters and a five inch deep logo cabinet will be mounted to a blue pan sign. The maximum allowed sign size based upon the Milwaukee Avenue frontage is approximately 150 square feet. This sign meets the requirements of the Sign Code.

The existing canopy at the main entry to the building will be power washed and a new sign will be applied to the south-facing wall of the canopy. The Sign Code states that business identification text and/or logos on canopies or awnings shall be subject to the wall sign regulations. There are no wall signs planned for the south façade. The proposed area of the canopy sign is 12 square feet. This sign meets the requirements of the Sign Code.

Landscaping: A landscape plan is proposed for the freestanding sign. The proposed landscaped area is approximately 120 sq. ft. The required area is twice the sign area, which is 137 sq. ft. In addition to the proposed landscaped area, there are existing shrubs in the immediate vicinity that may also count towards the required landscape area. As such, it appears that the required size of the landscaped area is met. The proposed landscape plan meets the species mix requirements of the Sign Code. It includes evergreens and winter interest (Bigleaf Evonymus), flowering perennials (Happy Return Day Lily, Walker's Low Catmint, Sedum), deciduous shrubs (rose bushes), and ornamental grasses (Karl Forester).

STAFF REVIEW

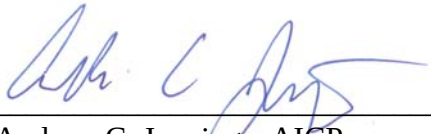
Impact on Adjacent Uses: There is no significant impact anticipated on adjacent uses.

Staff Recommended Action: After reviewing the proposal, staff suggests the Plan Commission approve the proposed signs.

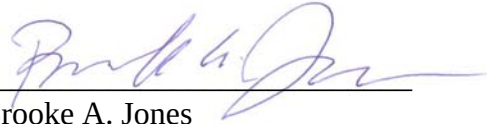
PROPOSED MOTION

If the Plan Commission approves of the appearance of the proposed three signs, an appropriate motion would be to:

Approve Docket No. PC 18-3, to grant appearance approval of the three signs as shown sign plans (12 sheets) submitted January 4, 2018 for Boston Fish Market, located at 412 N. Milwaukee Avenue, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

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

[Sign Plans \(12 sheets\)](#)

Boston Fish Market – 412 N. Milwaukee Avenue

Docket No. SCBA 18-3 (Appearance Approval of Freestanding & Wall Signs)

Plan Commission Meeting – January 25, 2018



Existing conditions of freestanding sign and main entry (looking south)

Boston Fish Market – 412 N. Milwaukee Avenue

Docket No. SCBA 18-3 (**Appearance Approval of Freestanding & Wall Signs**)

Plan Commission Meeting – January 25, 2018



Existing conditions of subject property along Milwaukee Avenue (looking west)



**412 N. Milwaukee Avenue
Wheeling, IL 60090**

Pylon Sign
Awning Sign
Wall Sign



1130 N. Garfield
Lombard, IL 60148

Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

job#: 17-6833

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● 01-04-18



Site Plan -



412 N. Milwaukee Avenue
Wheeling, IL 60090

drawn by
PAMELA F

• job#: 17-6833
• 04-07-17
• rev.# 01-04-18

Comments:

OLYMPIC
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account representative / client
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Street Views of Site -

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412 N. Milwaukee Avenue
Wheeling, IL 60090

drawn by
PAMELA F

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North Sign Elevation - Existing Sign



Side Elevation - Before



North Sign Elevation - Streetview



412 N. Milwaukee Avenue
Wheeling, IL 60090

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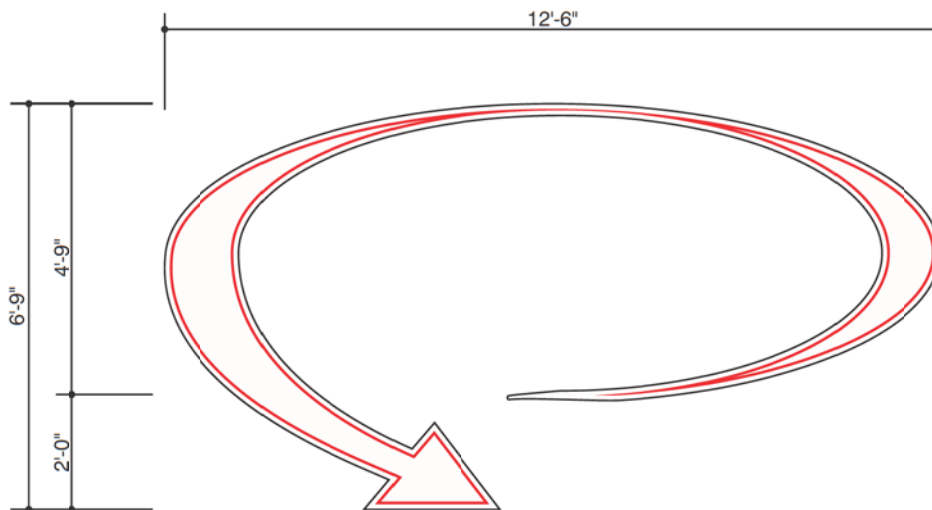
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Pan Sign with LED Tubing -

Scale 1/2" = 1'-0" **Square Footage of Existing Sign Head: 84.38**
 New aluminum "Arrow Swoop" panel with LED Flexible Tubing outline attached to outside of main sign cabinet oval.
Field verification of exact sign sizes required prior to fabrication.

Existing Sign Refurbish -

New sign refurb to use existing steel structure and foundation.
 Paint existing steel tube support and MRB sign cabinet Black. New Zip-Change 8" high 3 Row kit on both sides. Refurb existing cabinet with White LED modules.
Field verification of exact sign sizes required prior to fabrication.



REFACE Existing Sign Cabinet -

Scale 1/2" = 1'-0"
Qty: (2) Replacement Faces Required
 Routed out aluminum sign face with 1/2" thick push-thru Clear Acrylic with first surface Opaque White Vinyl on "boston fish market" copy and first surface digital vinyl print on anchor logo.
Field verification of exact sign sizes required prior to fabrication.



10MM FULL COLOR EMC Unit -

Scale 1/2" = 1'-0" **Square Footage of Unit: 21.0**
Qty: (2) Units Required
 Remove existing pylon sign head and replace with **10MM Full Color 7'-3"w x 3'-5"h EMC Cabinet** with (90 x 210Matrix) and a **visual opening of 7'-0"w x 3'-0"h**. Paint sign cabinet Satin Black. Existing sign cabinet electrical service 115 volt.



412 N. Milwaukee Avenue
 Wheeling, IL 60090

drawn by
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 • 04-07-17
 • rev.# 01-04-18

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North Sign Elevation - Day Concept



North Sign Elevation - Night Concept



412 N. Milwaukee Avenue
Wheeling, IL 60090

drawn by
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Entrance Canopy - Survey



412 N. Milwaukee Avenue
Wheeling, IL 60090

drawn by
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• job#: 17-6833
• 04-07-17
• rev.# 01-04-18

Comments:

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Overview of Existing Entrance Canopy -

Scale N.T.S.
Existing Black entrance canopy has branding only on front face.



RESKIN Face of Existing Canopy -

Scale 1/4" = 1'-0"
Qty: (1) Required
Reskin face of canopy (as shown). Powerwash existing canopy.
Field verification of exact canopy sizes required prior to fabrication.



Entrance Canopy - Before



Entrance Canopy - After



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412 N. Milwaukee Avenue
Wheeling, IL 60090

drawn by
PAMELA F

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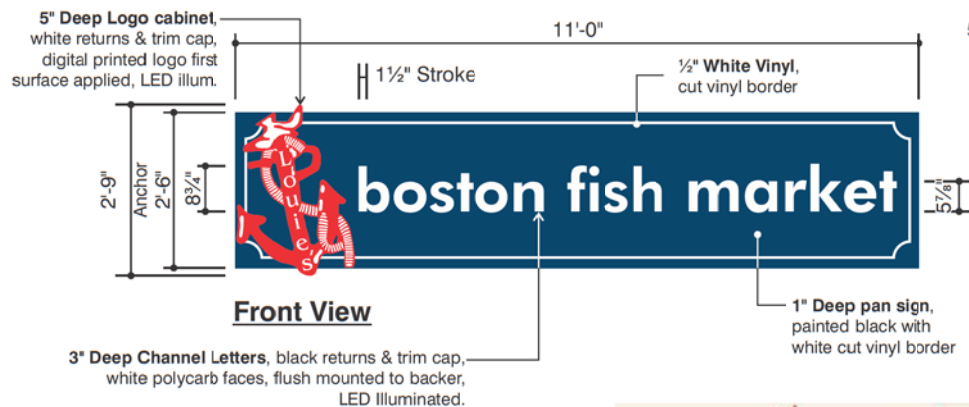
Overview of Existing Roof Sign -

Scale N.T.S.

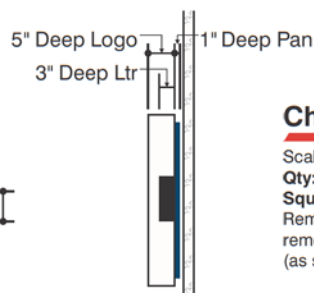
Two existing billboard signs mounted to roof area with gooseneck lighting.



Roof Signs on East Elevation - Before



Front View



Side View

Channel Letterset on Control Background -

Scale 1/2" = 1'-0"

Qty: (1) Required

Square Footage: 27.5

Remove existing billboard signs and structure from existing roof. Electrical to be removed and capped. Install 11'-0" w x 2'-6" h x 1" deep pan sign to barrier front (as shown) with 3" deep Channel Letters and 5" deep Anchor Logo.



412 N. Milwaukee Avenue
Wheeling, IL 60090

drawn by
PAMELA F

• job#: 17-6833
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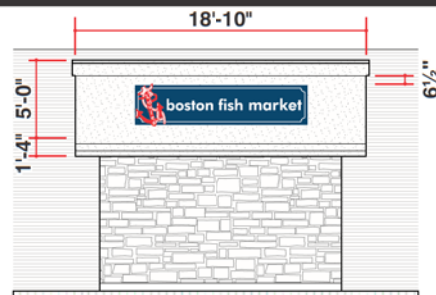
client

Ph.# 630.424.6100

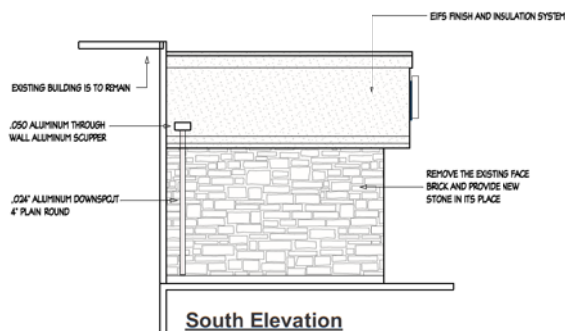
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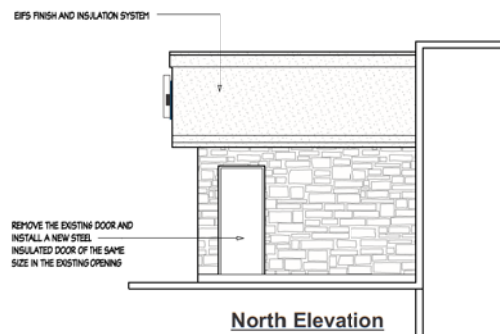
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East Elevation



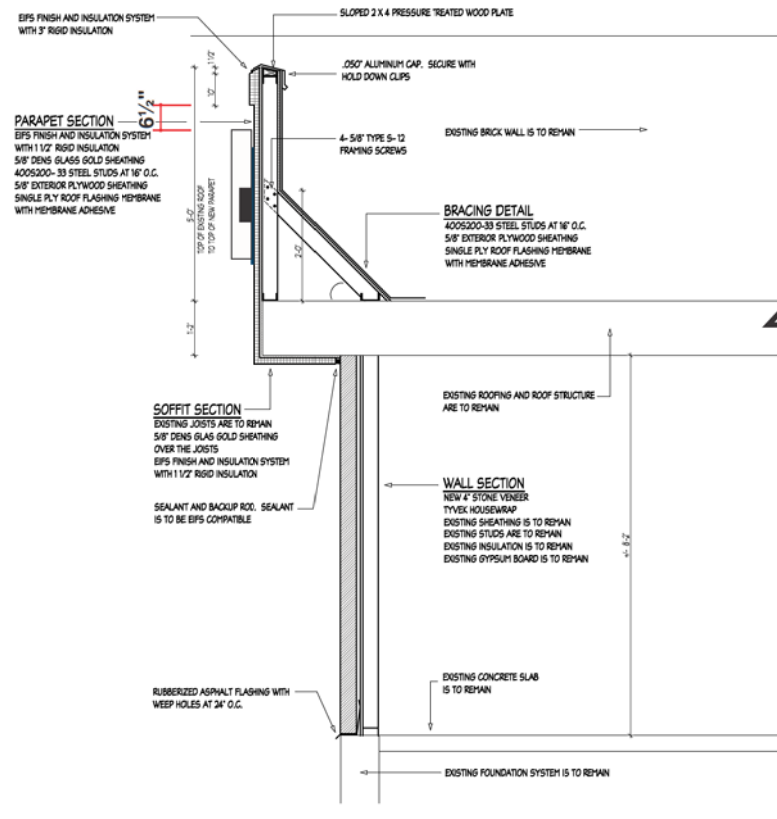
South Elevation



North Elevation

New Building Elevations -

Scale 1/8" = 1'-0"



Wall Section -

Scale 3/8" = 1'-0"



412 N. Milwaukee Avenue
Wheeling, IL 60090

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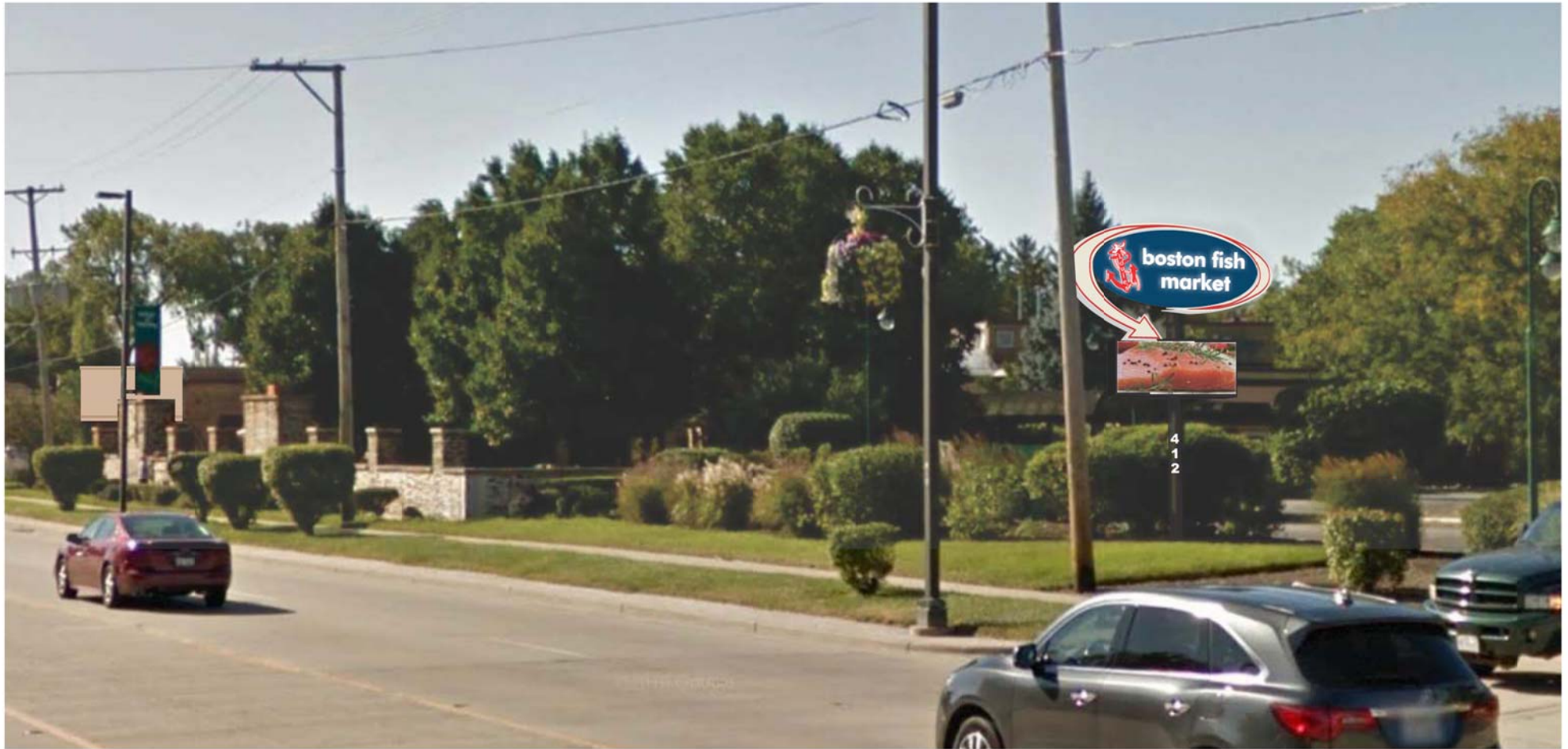


Concept View of Site - Looking North on Milwaukee Avenue

OLYMPIC SIGNS	account representative	client	 boston fish market 412 N. Milwaukee Avenue Wheeling, IL 60090	drawn by	• job#: 17-6833 • 04-07-17 • rev.# 01-04-18
	AL SANTA MARIA			PAMELA F	
1130 N. Garfield Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM					

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Comments:



Concept View of Site - Looking South on Milwaukee Avenue

OLYMPIC SIGNS	account representative AL SANTA MARIA	client 412 N. Milwaukee Avenue Wheeling, IL 60090	drawn by PAMELA F	• job#: 17-6833 • 04-07-17 • rev.# 01-04-18
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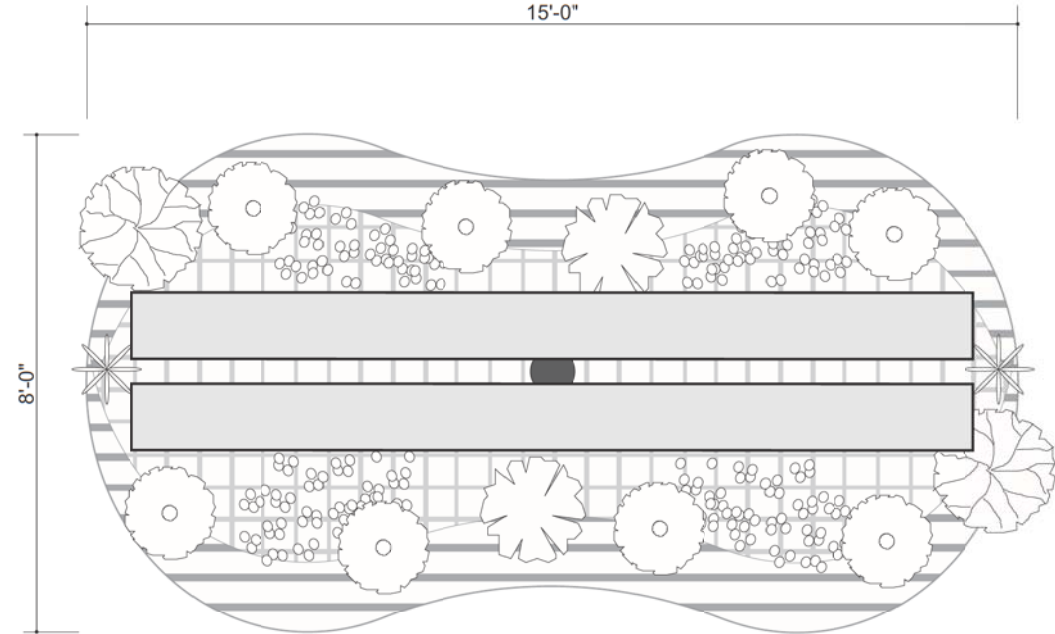


Landscaping Plan -

Scale N.T.S.

Per City Code:

Landscaping requirement: dense cluster of plantings, with the minimum area of one square foot per square foot of sign face for a double-faced sign. The line of sight of the sign must not be compromised by the height of landscaping. In order to ensure year-round interest and a variety of plants, the square footage of the landscape area must meet the following requirements: dwarf evergreens (10%), other plants with winter interest (20%), deciduous shrubs (10%), and flowering perennials or annual/seasonal flowers (40%). The remaining 20% may be planted with the above categories or filled with ground cover and/or ornamental grasses.



Landscape Plan View -

Scale 1/2" = 1'-0"

- 6 - EVORYMUS .F. "SARCOXIE", 5 GALLON BIGLEAF EVONYMUS
- 2 - CALAMOGRUSTIS AC. "KARL FORESTER," 1 FCATHER REED GRASS, 1 GALLON
- 8 - HEMEROCALIS "HAPPY RETURNS", LQ HAPPY RETURN DAY LILY, 1 GALLON (15 INCHES ON CENTER)
- 14 - NEPTA F. "WALLCEVS LOW", 1 GAL WALKERS LOW CATMINT, (15-18 INCHES O.C.)
- 36 - SEDUM KAMTCHATICUM, 2/3" RUSSIAN STONE CROP, 24/ FLAT SIZE 8-12" ON CENTER
- 8 - ROSA "DRIFT WHITE", FIVE GAL.
- 2 - ROSES



412 N. Milwaukee Avenue
Wheeling, IL 60090

drawn by
PAMELA F

• job#: 17-6833
• 04-07-17
• rev.# 01-04-18

Comments:

LANDSCAPING PLAN

**OLYMPIC
SIGNS**

1130 N. Garfield
Lombard, IL 60148

account representative
AL SANTA MARIA

client

Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

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page 12 of 12

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

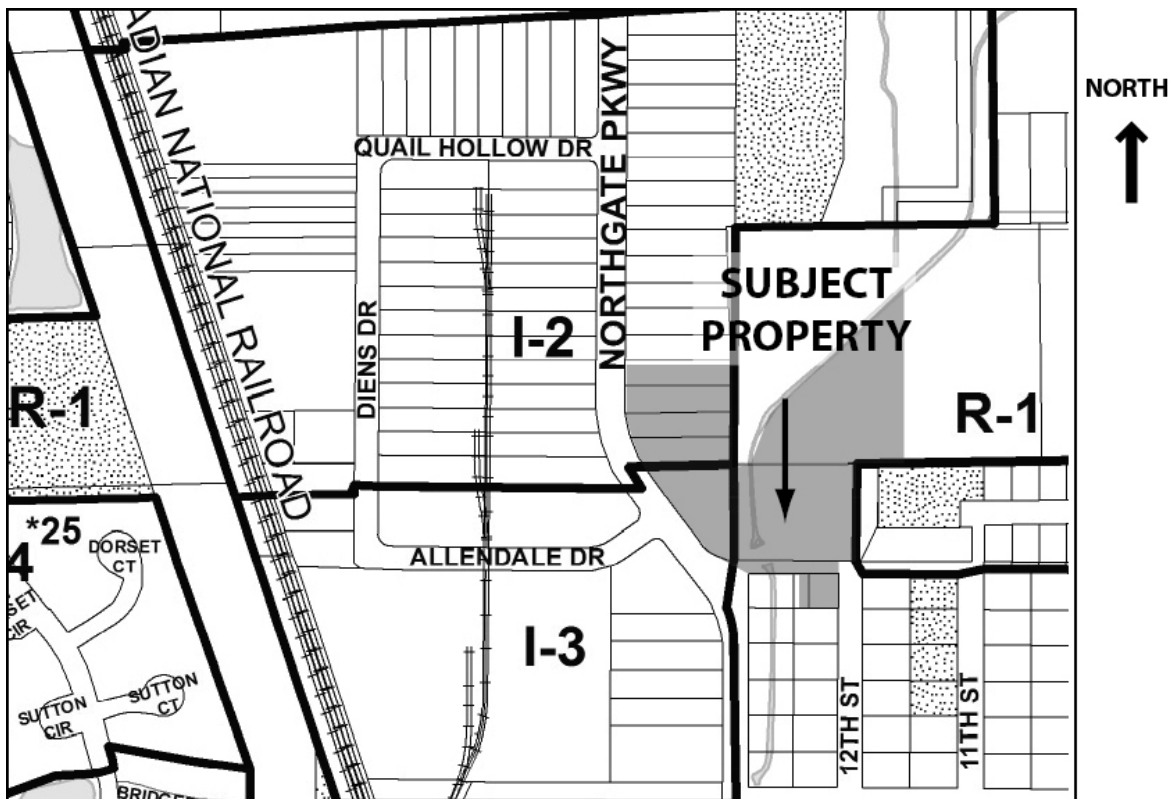
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Shri Swaminarayan Temple
397 Northgate Parkway
(2017-18) Special Use-Site Plan Amendment to Allow for a
Building Addition
(SCBA 18-4) Appearance Approval of a Freestanding Sign

DATE OF REPORT: January 19, 2018

DATE OF MEETING: January 25, 2018

PROJECT OVERVIEW: The petitioner is requesting an amendment to the existing special use-site plan approval of a religious assembly use to construct a massive building addition at the existing facility that is split zoned R-1 Single-Family Residential District, I-2 Limited Industrial District and I-3 General Industrial District.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Jashbhai Patel, President of I.S.S.O. of Chicago
<u>Property Owner Name:</u>	I.S.S.O. of Chicago
<u>Common Property Address:</u>	397 Northgate Parkway
<u>Common Location:</u>	Located on east side of Northgate Parkway at Allendale Drive
<u>Neighboring Property Land Use(s):</u>	North: Open Space West: Industrial South: Open Space / Single Family Residential East: Open Space / Single Family Residential
<u>Comprehensive Plan Designation:</u>	Public / Institutional
<u>Property size:</u>	Approximately 2.7 acres
<u>Building size:</u>	Existing: 10,000 SF; Proposed additions: 25,075 SF (Phase I), & 14,500SF (Phase II)
<u>Existing and Proposed Use of Property:</u>	Religious assembly
<u>Existing Property Zoning:</u>	R-1 Single Family Residential / I-2 Limited Industrial District / I-3 General Industrial District
<u>Previous Zoning Action on Property:</u>	
1996-3	Ordinance No. 3097, passed 2.05.1995, repealed previous special uses ordinances and granted special use approval for a religious assembly.
AC 96-6	Appearance approval for building addition, granted 2.05.1995.
2003-38A	Ordinance No. 3880, passed 6.14.2004, amended Ord. No. 3097.
2003-38B	Ordinance No. 3881, passed 6.14.2004, granted a variation related to off-site parking.
03-29	Site plan and appearance approval for parking expansion.
PC 15-17	Minor site plan and appearance approval of façade modifications.

DESCRIPTION OF PROPOSAL

A two-phase building expansion is proposed to the existing religious assembly use, which will eventually be five times the existing size of the temple building. The immediate (Phase I) plan is to build a 25,075 sq. ft. addition to the existing 10,000 sq. ft. temple. The purpose of the expansion is to accommodate large special events, such as banquets, which currently require the use of outdoor tents. The building addition will accommodate 740 guests in the formal dining hall. The size or use of the existing worship hall is not changing. The petitioner indicates that the addition will not require additional parking because the site currently accommodates the same large special events (through the use of outdoor tents) and that the parking lots are adequate.

A future (Phase II) building expansion is also planned for approximately 2025. This 14,500 sq. ft. addition has not been detailed with floor plans or elevation plans and. The petitioner indicates its use will be for lectures, videos, and displays of religious artifacts. The uses of the future building expansion will not conflict with the functions of the existing temple worship hall or proposed building expansion with the formal dining hall. The site is being engineering during Phase I to accommodate the future building expansion in Phase II.

SITE PLAN REVIEW

Scale of Site Plan: 1" = 30'

Proposed General Site Layout: A two-phased building addition is proposed to the existing 10,000 sq. ft. building. Initially, a (Phase I) 25,075 addition will be constructed in the area generally east of the existing temple. There is also a plan to construct a future (Phase II) 14,500 sq. ft. addition to the north in approximately seven years. A looped access road with 30 additional parking spaces are proposed around the building. Northeast of the building and looped road will be a detention pond. The existing off-site parking (Lot 2) will be untouched by the proposal. The existing parking lot immediately south and east of the building will be reconfigured. The parking lot further south (parallel to 12th Street) will be modified slightly to accommodate emergency access to 12th Street.

Floor Plans: Floor plans have been provided for the 25,075 square foot building expansion. These include the first floor plan, second (mezzanine) floor plan, and basement floor plan. The floor space for the existing temple is not being modified. The first floor expansion will include a large formal dining hall that accommodates seating for 550. There will also be multiple lobbies, a stage, storage, and a commercial kitchen. The second floor will include dining hall overflow seating for 190 and multiple classrooms. The expanded basement area will also provide an informal dining area with seating for 408.

Total Number of Parking Spaces: The parking requirement for this religious assembly use is based upon the largest number of people the temple would accommodate at one time. This would occur during large special events, such as banquets. The floor plans indicate a total dining room seating capacity of 740 seats (550 on the first floor and 190 on the mezzanine floor). The cover letter states that these special events will not occur simultaneous to other uses in the temple. The parking requirement for 740 seats is 247 stalls (1 stall per 3 seats).

The total number of parking stalls resulting from the proposed building addition is 248. As such, this figure meets the parking requirement of the Zoning Code. No changes are proposed to the existing off-site Lot 2. The existing parking in Lot 1 will be reconfigured with a loss of 27 stalls. The petitioner indicates that this reduction in parking will still meet the actual parking demands of the temple uses. The cover letter states that the current demand is far less than capacity and that attendance will remain the same after the building addition. Currently, special events are held in tents that are erected outside. In the future, those special events will be held in the expanded building space. The number of attendees of the existing special events is thought to be similar to those at future special events. As such, the small reduction in parking is not expected to affect operations at the temple.

Bicycle Parking: Bicycle parking is not indicated on the plans. The Plan Commission may wish to discuss with the petitioner if there are possible locations on the site for such parking.

Pedestrian and Bicycle Access: There is an existing 15-foot wide bike path easement along the western edge of Lot 1 (see Lot 1 plat of survey). In that general area, an eight-foot wide asphalt-grindings bike path is proposed. The petitioner has also agreed to extend the construction of the bike path northeast of the subject property onto the Village's property. A colored bike path exhibit demonstrates the location of the proposed off-site path. This new bike path extension will connect to the existing looped path along the Village's Meadow Lane detention basin.

A future pedestrian connection to Lot 2 is also shown on site plans. This connection spans the Village-owned Diversionary Channel and is also subject to wetland delineation. This connection may potentially provide a shorter travel route for pedestrians walking from the temple to their vehicles in the off-site parking in Lot 2. There is an existing sidewalk that crosses the Diversionary Channel at the vehicular bridge that provides access to the Lot 2. It is not clear what is meant by future connection. The Plan Commission should investigate the intent of this pedestrian connection with the petitioner.

Site Lighting: The petitioner has submitted a photometric plan for Lot 1 (no changes are proposed to the off-site parking area of Lot 2). The existing and new light poles are noted on the plan. Some existing poles are being relocated. It appears that the new lights will match the existing.

Trash Enclosure: Dumpsters are currently located at the rear of the lot without an enclosure. A new trash location is situated just outside the building addition, near the northwest corner of the existing building. The Plan Commission may wish to ask if an enclosure is proposed. If so, the materials and design should be noted.

Ownership: No change in ownership is planned.

APPEARANCE REVIEW

Building Size: Two building additions are proposed. The initial building expansion (Phase I) is construction of a 25,075 sq. ft. addition to the existing 10,000 sq. ft. temple. A future expansion (Phase II) is also planned for an additional 14,500 sq. ft. of building space. The future expansion is planned for an approximate date of 2025. All of the site engineering and parking will be constructed during Phase I to accommodate the future buildout of Phase II. The proposed addition will match the existing building height of 33'3".

Elevation Plan Review: Elevation plans are provided for the Phase I building addition only. The Phase II future building expansion will require that the petitioner return to the Plan Commission for appearance review. This condition of approval has been added to the motion.

The elevation plans for the 25,075 sq. ft. addition state that it will match the design, material, finishes, and colors of the existing temple. This includes continuation of the Dryvitt (EIFS)

primary wall material. The design guidelines recommend that EIFS not be used as a primary wall material. However, the Plan Commission may allow the continued use on the addition for design continuity. If the Plan Commission has concerns regarding the durability of EIFS and its use as a primary wall material, they may ask the petitioner to consider other material options, and discuss how those materials would wear in relation to EIFS.

Materials Samples: Material samples should be provided at the hearing.

HVAC/Mechanical Components Screened: There are some 7'10" parapets on the elevation plans that may serve more than an aesthetic purpose. They may also screen rooftop mechanical units. The Plan Commission may wish to discuss mechanical unit screening with the petitioner.

Existing Landscaping to Remain: The existing and demolition plan (within the engineering plans) indicates several trees will be removed on the east side of the property. The foundation plantings on the south and west sides of the existing temple and the existing landscaping along Northgate Parkway and surrounding the south parking lot of Lot 1 will remain.

Proposed Landscaping: Foundation plantings are proposed for areas surrounding the new 25,075 sq. ft. addition and include a mix of flowering perennials, deciduous shrubs, and evergreen shrubs. The interim plan for the pad of the future (Phase II) 14,500 sq. ft. addition is grass sod. Immediately north and south of the sodded area are landscaped beds with a mix of trees, shrubs, and perennials. Canopy trees are also planned along the outside of the new looped access drive.

Landscape Irrigation: An irrigation plan is provided. All of the new plantings surrounding the building will be irrigated. In addition, the sodded area that will eventually be replaced by the future (Phase II) building addition will also be irrigated. The existing site is irrigated.

SIGN REVIEW

Sign Location: The petitioner is proposing to install a freestanding sign at the southern edge of Lot 2, within the landscaped peninsula just north of the access drive from Northgate Parkway. The sign will comply with the required ten-foot sign setbacks. The existing temporary sign will be removed.

Sign Type, Materials and Size: The petitioner is proposing to install a monument-style freestanding sign that will match the design, materials and colors of the temple building. The sign will be double-sided and will include the name of the organization, the temple, and address. The sign will be have an overall height of 6'4". Each sign face will have an area of 28 square feet. The sign will include a 2'4" masonry wall base with a stone cap. The structure will be externally illuminated with solar-powered fixtures. This sign meets the size requirements of the Sign Code.

Landscaping: A landscape plan is proposed for the freestanding sign. The proposed landscaped area is approximately 240 square feet, which is over four times the size of the required landscaped area. The proposed landscape plan meets the species mix requirements of the Sign

Code. It includes evergreens and winter interest (Sea Green Juniper), flowering perennials (Shasta Daisy, Daivid Phlox, Knock Out Roses), deciduous shrubs (Alpine Currant), and groundcover (Blue Star Creeper).

STANDARDS FOR SPECIAL USE

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

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

“As the Hindu population is attending this temple, we would like to accommodate special events of the congregation. As we have noticed on special events we are erecting tents, and if it rains, even tents do not help. Now with this building, everything will be in the building so the neighbors will have less noise and distance.”

The membership and activities at the existing temple warrant the building expansion, which will eliminate the tents that are currently used for special events.

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

“The purpose of the building is not changing. The expansion is required to accommodate the people attending temple.”

The proposal for the building expansion is in keeping with the essential area of the property. The use of the property is not changing. The building expansion will eliminate the need for tents because large special events will now be accommodated entirely within the building.

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.

“The size of the building is not going to affect the use of the building. It will remain the same as it has been for 26 years. It will not affect the neighborhood in any way. The surrounding properties will not be affected. But it may in fact reduce the noise on special events at the temple.”

According to the project description, the attendance at the temple will remain the same after the construction of the building addition. The worship area will not increase in size. The special events that are currently held in tents will in the future be held indoors, and will thereby not create an additional need for parking. In addition, the expanded building area will accommodate religious displays, videos, and lectures, which will not occur during regular worship hours. As such, the proposed parking will accommodate the proposed building and site modifications.

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.

“The nature of the building is the same as the existing building. The height of the building will be the same and the exterior look will be finished as the existing building. So, it will not affect the neighbors.”

The proposed building addition, while large in mass, will appear seamless to the existing building because the design and exterior materials, finishes, and colors will match those of the existing building.

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.

“Parking areas are adequate because the people attending are the same and also the west parking at present use is less than half full.”

Based upon the petitioner’s discussion of proposed uses and parking needs in the cover letter, staff believes that the amount of parking provided is appropriate for the proposed building and site modifications.

6. State how the special use will conform to all applicable regulations and standards of the zoning district in which it is to be located.

“Not applicable because this is a special use site.”

No other zoning relief is requested through the special use amendment.

STAFF REVIEW

Fire Department Review: The Fire Department has submitted a comment memo dated 1.18.2018. These comments will be addressed at permit.

Engineering Division Review: The Engineering has submitted a comment memo dated 1.17.2018. Most issues will be addressed at permit. The following two comments warrant conditions of approval and have been added to the motion:

1. Prior to permit issuance, a plat of easement for the looping water main shall be approved by the Village and recorded by the County.
2. The drive aisle along the west boundary of the building is partially on Village property. An easement from the Village shall be provided prior to permit issuance.

Health Division Review: The Health Division has reviewed the plans and has no concerns at this time.

Impact on adjacent uses: The impact on existing adjacent land uses would likely be minimal. The proposed building additions will complement the existing use of the property. Furthermore, the building addition will allow the existing large special events to take place entirely inside, which are currently supplemented with outdoor tents.

Staff Recommended Action: Staff recommends the Plan Commission review the following items with the petitioner prior to taking action on Docket No. 2017-18:

1. Determine possible locations for bicycle parking;
2. Discuss the intent of the future pedestrian connection to Lot 2;
3. Determine if a trash enclosure is proposed and what the design and materials will be;
4. Decide if the proposed EIFS material is acceptable for the primary wall material or if additional options should be explored; and
5. Determine if there are mechanical units and if they are screened properly.

PROPOSED MOTIONS

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of an amendment to the special use, site plan, and building appearance approval for an addition to the existing building and for appearance approval of a freestanding sign, appropriate motions would be to:

Recommend approval of Docket No. 2017-18 to grant an amendment to Special Use Ordinance No. 3880, in accordance with the following exhibits submitted January 10, 2018 by Haeger Engineering for Shri Swaminarayan Temple, located at 397 Northgate Parkway, Wheeling, Illinois:

- Project description
- Aerial parking exhibit
- Landscape plans (2 sheets)
- Irrigation plan
- First floor plan
- Second floor plan
- Basement floor plan
- South/west elevations plan
- East/north elevations plan
- Typical detail elevation plan
- Engineering plans (5 sheets)
- Bike path extension plan
- Photometric plan
- Fire truck turning exhibits (2 sheets)
- Plat of survey (2 sheets).

Wheeling Plan Commission

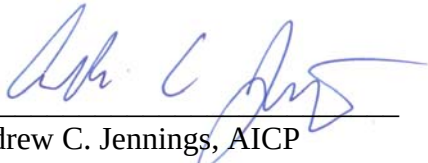
Meeting Date: January 25, 2018

RE: Docket Nos. 2017-18 and SCBA 18-4

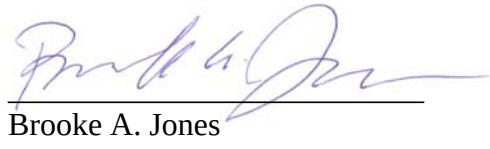
And with the following conditions:

1. Prior to permit issuance, a plat of easement for the looping water main shall be approved by the Village and recorded by the County;
2. The drive aisle along the west boundary of the building is partially on Village property; An easement from the Village shall be provided prior to permit issuance;
3. The 14,500 square foot future building addition is subject to appearance approval by the Plan Commission; and
4. Others to be determined at the hearing.

And Approve Docket No. SCBA 18-4, to grant appearance approval of the proposed freestanding sign as shown on the sign plan submitted January 10, 2018 for Shri Swaminarayan Temple, located at 397 Northgate Parkway, Wheeling, Illinois:



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachments:

[Fire Department comments, dated 1.18.2018](#)

[Engineering Division comments, dated 1.17.2018](#)

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

[Project description](#)

[Aerial parking exhibit](#)

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

[Irrigation plan](#)

[First floor plan](#)

[Second floor plan](#)

[Basement floor plan](#)

[South/west elevations plan](#)

[East/north elevations plan](#)

[Typical detail elevation plan](#)

[Monument sign plan](#)

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

[Bike path extension plan](#)

[Photometric plan](#)

[Fire truck turning exhibits \(2 sheets\)](#)

[Plat of survey \(2 sheets\)](#)



MEMO – Fire Prevention Bureau

TO: Brooke Jones, Village Planner
FROM: Ronald S. Antor, Fire Inspector
CC: Andrew Jennings, Director of Community Development
Keith MacIsaac, Fire Chief
FPB File
DATE: January 18, 2018
SUBJECT: Proposed Building Addition – 397 Northgate Parkway - Plans received for review by the Fire Department, January 11, 2018.

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

Site Plan

1. The site plan reviewed includes a 39,575 +/- square foot addition to an existing building (25,075 square feet for the current phase and 14,500 square foot future development.).
2. The submittal document shows a single drive lane around the north, east and west sides of the structure. This drive would provide emergency access for the Fire Department around the existing structure, as well as the current proposed and future building expansion.
3. The fire apparatus route around the structure needs to comply with the following code requirements:
 - a. It shall be capable of supporting fire apparatus with a gross vehicle weight of 85,000 pounds. (To be reviewed in final engineering)
 - b. The drive shall be a minimum of 20 feet wide (Drive as shown complies).
 - c. A turning radius analysis was included with the petitioner's submittal for fire apparatus entering the west drive and shows that the fire apparatus will be able to negotiate the drive in this direction.

A turning radius analysis should also be provided for review when the fire apparatus enters the fire lane at the east drive entrance. Although a posted one way drive, during an emergency incident the apparatus may enter at either drive entrance.
 - d. Although designed as a one way drive, the Fire Department has concerns about how practical this arrangement will be with the parking spaces to be provided along the drive and the truck dock to be provided at the west side of the building.
 - e. The circular drive shall be posted as a fire lane.
 - i. Fire lanes shall be posted as required by the Fire Department.

Ms. Brooke Jones

SUBJECT: Proposed Building Addition – 397 Northgate Parkway - Plans received for review by the Fire Department, January 11, 2018.

January 18, 2018

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4. A second access point to the property should be provided for emergency access. This has been provided via a driveway with an access control device between the south parking lot and 12th Street. An access control device has been provided in this drive to prohibit unauthorized vehicles from exiting on to 12th Street.
5. The current submittal shows a looped water main around the building along the circular drive. This main has two points of connection to the Village's municipal water system.
6. The watermain size is not shown on the submittal documents and shall be a minimum 8" in diameter.
7. In order to isolate portions of the watermain for service and not shut down the entire watermain loop, an additional gate valve shall be provided. It shall be located somewhere in the north portion of the watermain.
8. Fire hydrants shall be placed along the fire access route based on the Village's Fire Prevention Code (300 foot spacing). The hydrant locations as shown on the current submittal meet that requirement.
9. A fire hydrant shall also be provided within 50 feet of the building's Fire Department Connection (FDC). As information has not been provided on the location of the FDC an additional hydrant may be required.
10. If the FDC remains in its current location of the south wall of the existing building one Handicapped Parking space will need to be removed and this area marked as "No Parking - Fire Lane".
11. The site water main improvements shall comply with all Village of Wheeling Municipal Codes which includes, but is not limited to the "Manual of Practice for the Design of Public & Private Improvements" and the 2012 Edition of the International Fire Code. Water main improvements required would include:
12. Trees and light fixtures along the drives that are fire access routes shall not hang over the drives/parking lots in a manner that hinders Fire Department access. A minimum of 13'6" overhead clearance shall be provided over the fire apparatus access routes.
13. A clear space of at least 4-feet shall be maintained around the circumference of any fire hydrants. This includes light fixtures, transformers, and landscaping.
14. The building's Fire Department connection shall be located at the front of the building or at another location as approved by the Fire Department.
15. Site landscaping features, utilities, or similar obstructions shall not impede access to fire protection equipment, i.e. building Fire Department Connection (FDC).

Shri Swaminarayan Temple - 397 Northgate Parkway – Building expansion/Addition

1. Based on the information provided for review, the proposed building would an expansion of the existing Assembly Use Group (A-3) Occupancy as defined in the 2012 Edition of the International Building (IBC) and Fire Prevention Codes (IFC).
2. All construction for the building addition and existing building would need to comply with the Village's Building and Fire Prevention Codes (2012 Editions of the International Building

Ms. Brooke Jones

SUBJECT: Proposed Building Addition – 397 Northgate Parkway - Plans received for review by the Fire Department, January 11, 2018.

January 18, 2018

Page 3

Code & International Fire Code – with amendments). Some of the code requirements that this would include are:

- a. Height/area requirements based on construction type and use.
 - b. Mechanical hood exhaust system and fire suppression system for cooking appliances.
 - c. The building is required to be fully sprinklered with a system designed and installed in accordance with NFPA 13.
 - d. The building is required to be provided with a monitored fire alarm system designed and installed in accordance with NFPA 72.
3. Based on information within the submittal documents, there may be a need to provide an additional exit within the building. Any additional exits or other revisions that may change the building footprint should be made taking into account other code requirements based on the structure being located in an AE Flood Zone.

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



MEMORANDUM

TO: Brooke Jones, Senior Planner

FROM: Kyle Goetzelmann, Civil Engineer I

COPY: Jon Tack, Village Engineer

DATE: January 17th, 2017

SUBJECT: Shri Swaminarayan Temple Building Expansion
397 Northgate Parkway - Review Comments

The Engineering Division received a revised site plan for the subject project on January 10th, 2018. The Engineering Division has completed a review of the above referenced submittal and offers the following comments at this time:

1. Permits from all necessary agencies will be required prior to Village of Wheeling Engineering permit issuance. These agencies include, but aren't limited to: IEPA, IDNR, and MWRD.
2. Army Corps of Engineers permit will be required if wetland is to be disturbed as a result of this project.
3. A letter of credit or performance bond in the amount of 110% of the public and private improvement cost must be provided before permit issuance.
4. Engineer's opinion of probable cost must be provided to support the LOC/Performance bond amount.
5. Prior to permit issuance, a plat of easement for the looping water main will need to be approved by the Village and recorded.
6. Village to provide topographic data to Haeger Engineering to design pedestrian path.
7. The drive aisle along the west boundary of the building is partially on Village property. An easement will need to be obtained and reviewed prior to permit issuance.
8. Entire site is within the floodplain so all regulations under Title 22 of our Village Code will need to be followed.
9. Letter of map revision based on fill will need to be obtained prior to project completion.
10. Full storm water report will be required prior to permit issuance.
11. See below section of our manual of practice regarding valve spacing
"A sufficient number of valves shall be provided so that a break or other failure will not affect more than 500 feet of water main or a maximum of 30 dwelling units in residential areas or 800 feet of main in other areas. Valves shall be placed so that the closure of a maximum of three (3) valves is necessary to shut down any point in the system."

Swaminarayan Temple – 397 Northgate Parkway

**Docket No. 2017-18 & SCBA 17-4 (Special Use-Site Plan Amendment for a Building Addition
& Appearance Approval of a Freestanding Sign)
Plan Commission Meeting – January 25, 2018**



Existing conditions of main entry (looking northeast)

Swaminarayan Temple – 397 Northgate Parkway

**Docket No. 2017-18 & SCBA 17-4 (Special Use-Site Plan Amendment for a Building Addition
& Appearance Approval of a Freestanding Sign)
Plan Commission Meeting – January 25, 2018**



Existing conditions of main entry (looking north)

Swaminarayan Temple – 397 Northgate Parkway

**Docket No. 2017-18 & SCBA 17-4 (Special Use-Site Plan Amendment for a Building Addition
& Appearance Approval of a Freestanding Sign)
Plan Commission Meeting – January 25, 2018**



Existing conditions of east façade (looking west)

Swaminarayan Temple – 397 Northgate Parkway

**Docket No. 2017-18 & SCBA 17-4 (Special Use-Site Plan Amendment for a Building Addition
& Appearance Approval of a Freestanding Sign)**

Plan Commission Meeting – January 25, 2018



Existing conditions of access drive from Northgate Parkway (looking east)



The following narrative was provided to the Village after our 10/26/17 meeting, and included in our 11/08/2017 submittal:

The architectural plans have been revised to include the basement floor, the banquet layout on the first floor, additional kitchen details, and ADA accessible elevators that can access all floors. The engineering plans include a revised watermain loop with a pressure connection east of the existing 8" tee. We have provided literature from FEMA that supports the construction of flood proofed non-residential buildings in a floodplain via a NFIP Floodproofing Certificate (TB 3-93). We have also coordinated with the MWRD to determine if they would restrict the construction of a flood proofed non-residential building within the floodplain, and we have been informed that this is allowable as long as we follow TB 10-01 guidelines for an engineered basement option. The engineering plans also show the extension of the pedestrian pathway to Meadow Lane per the Villages request.

A request was made by the fire department to provide an additional emergency access to the site in the event that the main entrance is blocked. The owner has considered this request and has agreed to a 2nd emergency only entrance off of 12th St. This entrance will allow access to the east side of the looped road while the main entrance has access to the west side. The existing curb leading into the south parking lot has been expanded to provide an additional 6.5' of roadway width for access. A fire truck turning exhibit has also been provided to verify that all required turning movements can be accommodated. We believe this is a fair compromise that meets the fire departments request while not imposing a project crippling financial burden. The request that an additional bridge be constructed over land that was donated by the temple to the Village would make this project financially unfeasible.

The new site plan will reduce the overall parking count by 27 spaces. The owner believes that this reduction in parking will not negatively affect the operations of the temple since the current demand is far less than the current capacity. Additionally, the owner states that the attendance of the people will remain the same after the construction of the proposed building since the function of the proposed building is to provide additional space to celebrate religious holidays, temple anniversaries, and weddings. It is not being used to increase the auditorium and/or seating capacity for regular members. Currently the temple is forced to erect tents in the parking lot to accommodate the additional people during these special events. The function of the future building will be to accommodate lectures, videos, spiritual talks, and a place to display religious artifacts. These events will not conflict with the timing of their regular religious ceremonies and do not require additional parking. In light of the current capacity, and the function of both the proposed and future buildings, the owner proposes no additional parking improvements with this site plan.

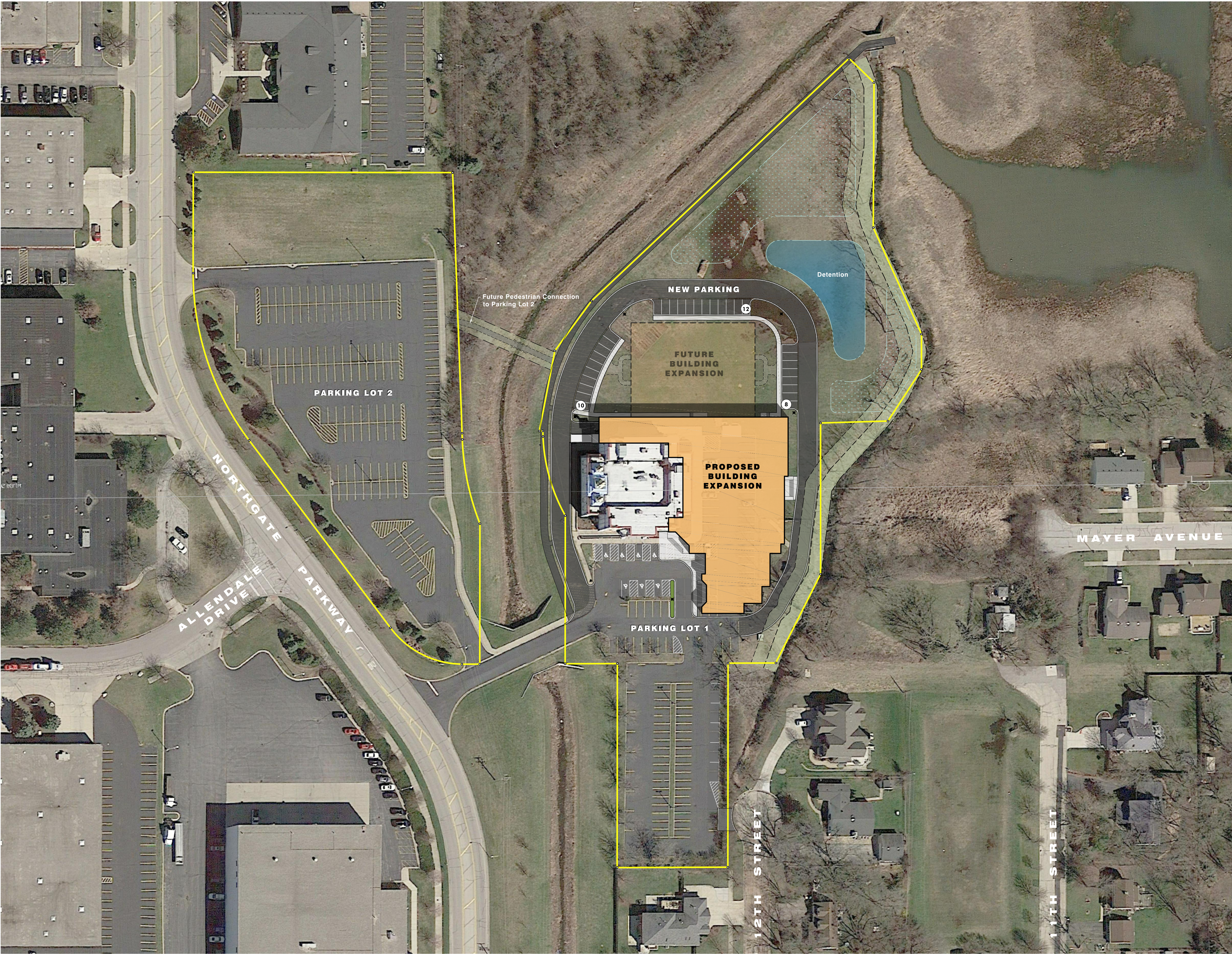
Lighting has been proposed near the parking along the loop drive to provide a measure of safety for pedestrians accessing their vehicles at night, and to provide light along the drive itself. Poles that needed to be removed due to the proposed improvements have been relocated to a nearby area in order to maintain lighting. The landscaping that has been proposed is intended to match what is currently provided onsite and compliment the new building.

This concludes our submittal. Should you have any questions or if additional information is needed, please contact me at 847-230-3179.

Sincerely,

HAEGER ENGINEERING LLC

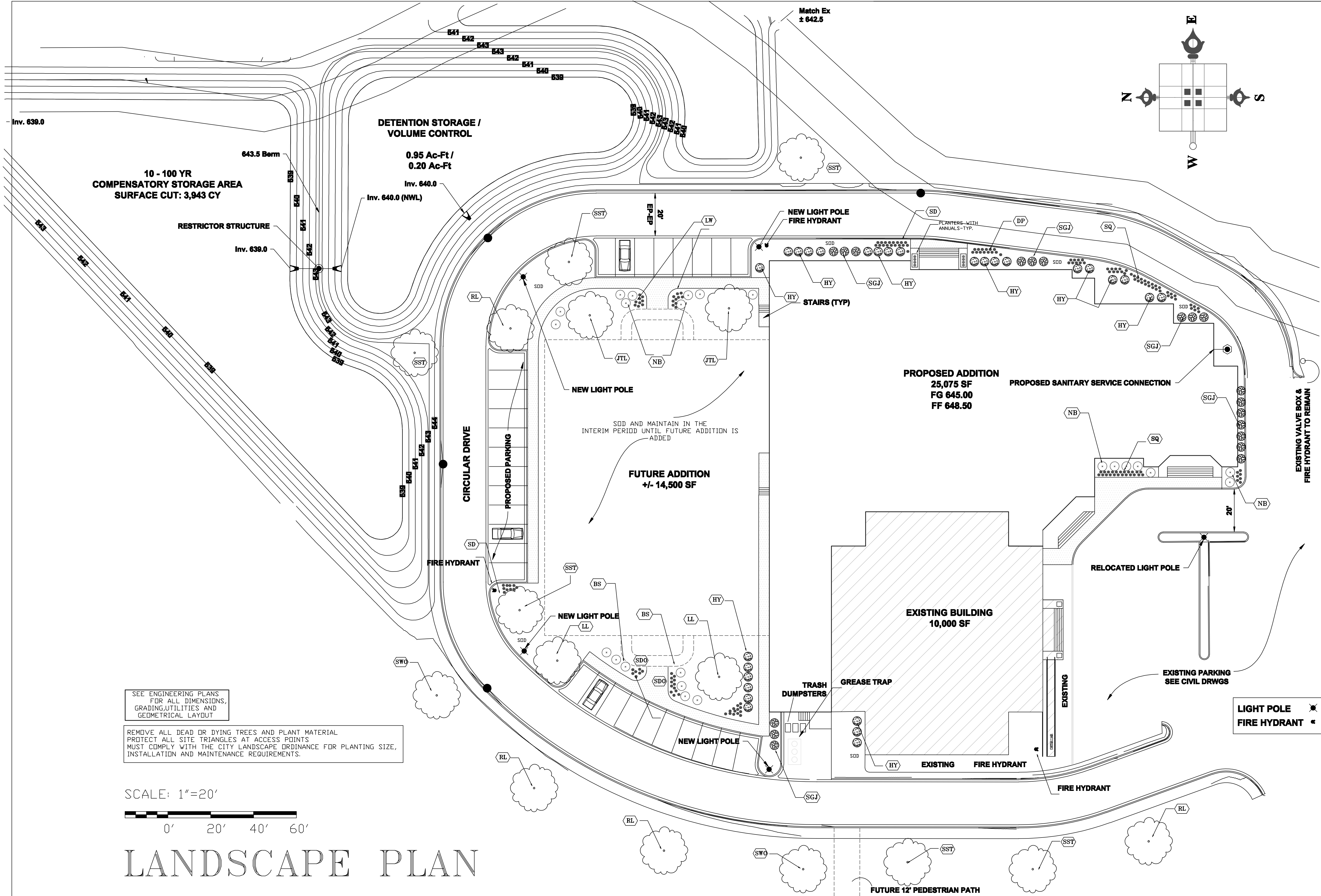
Timothy J. Burda, PE
Project Manager



PARKING SUMMARY			
Existing Conditions			
	Standard	Accessible	Subtotal
Lot 1	124	7	131
Lot 2	144	0	144
Total	268	7	275
Proposed Conditions			
Lot 1 - Exist	67	7	74
Lot 1 - New	30	0	30
Lot 2	144	0	144
Total	241	7	248

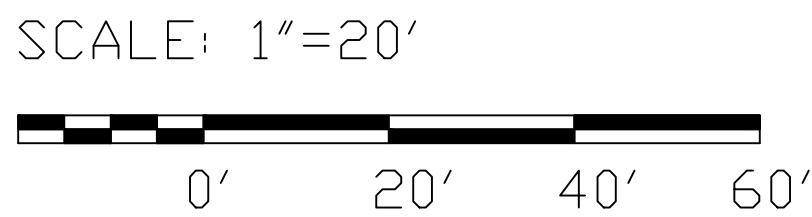
Notes
1. Aerial photograph is from Google Earth. Date of photography: April 6, 2017.

NOTICE: This set of drawings for a custom designed STRUCTURE is the copyrighted intellectual property of SUBER F ZUMMERWALA & ASSOCIATES, ARCHITECTS. These drawings are not to be reproduced by anyone by any method, including blueprinting, xeroxing, tracing, photography, electronic, redrawing, or any other means without written consent of THE ARCHITECT. They may not be knowingly furnished to others for ANY OTHER BUILDING FROM THESE PLANS.

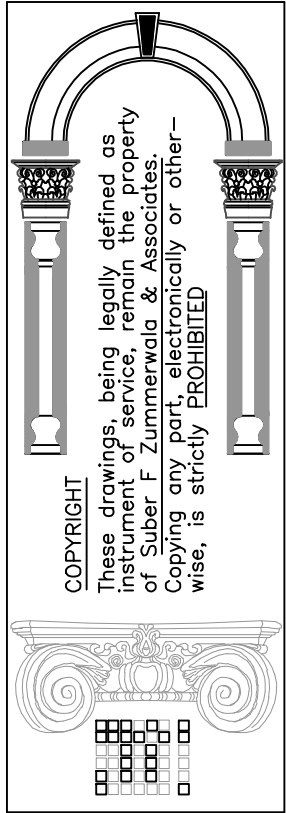


SEE ENGINEERING PLANS
FOR ALL DIMENSIONS,
GRADING, UTILITIES AND
GEOMETRICAL LAYOUT

REMOVE ALL DEAD OR DYING TREES AND PLANT MATERIAL
PROTECT ALL SITE TRIANGLES AT ACCESS POINTS
MUST COMPLY WITH THE CITY LANDSCAPE ORDINANCE FOR PLANTING SIZE,
INSTALLATION AND MAINTENANCE REQUIREMENTS.



LANDSCAPE PLAN

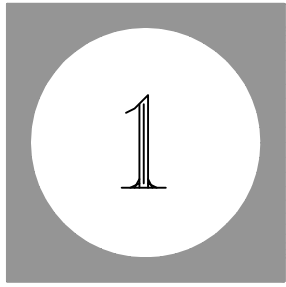


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I.S.S.O. OF CHICAGO
SWAMINARAYAN TEMPLE
WHEELING, ILLINOIS

NO.	REVISION	DATE

DRAWN BY	MK
CHECKED BY	SZ
PROJECT NO.	16358
DATE:	1/10/18



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PLANT SCHEDULE

	PLAN MARK	BOTANICAL NAME	QUANTITY	COMMON NAME	SIZE
CANOPY TREES	Ⓛ	TILIA CORDATA	2	LITTLELEAF LINDEN	2 1/2"
	Ⓡ	TILIA AMERICANA "REDMOND"	4	REDMOND LINDEN	2 1/2"
	Ⓢ	QUERCUS BICOLOR	3	SWAMP WHITE OAK	2 1/2"
	Ⓢ	ACER MIYABEI "MORTAN"	4	STATE STREET MAPLE	2 1/2"
UNDERSTORY TREES					6'
	Ⓣ	SYRINGA RETICULATA "IVORY SILK"	2	JAPANESE TREE LILAC	2 1/2"
EVERGREEN SHRUBS					2 1/2"
	Ⓢ	JUNIPERUS CHINENSIS "SEA GREEN"	17	SEA GREEN JUNIPER	24" B.B.
	Ⓜ	TEXUS X MEDII "HICKSII"	27	HICK'S YEW	24" B.B.
DECIDUOUS SHRUBS					24" B.B.
	Ⓢ	SPIREA X BULMALDA	7	BULMALDA SPIREA	24" B.B.
	Ⓝ	PHYSOCARPUS OPUIFOLIUS	13	NINEBARK	24" B.B.
PERENNIALS	Ⓢ	HEMEROCALLIS STELLA DO ORD	31	STELLA DO ORD DAYLILY	1 GALLON 12" D.C. ALL DIRECTIONS
	Ⓢ	IRIS SYBIRICA "SNOW QUEEN"	72	SNOW QUEEN IRIS	
	Ⓢ	CHRYSANTHEMUM MAXIMUM	34	SHASTA DAISY	
	Ⓢ	PHLOX PANICULATA "DAVID"	14	DAVID PHLOX	
	Ⓢ	HEMEROCALLIS "LITTLE WINE CUP"	20	LITTLE WINE CUP DAYLILY	
ANNUALS				WINTERCRESS PETUNIA MARIGOLDS PERIWINKLE	
SHREDED HARDWOOD		SHREDED HARDWOOD AS REQ'D			
SOD		FINE GRADE AS REQ'D			

TREE SIZE MEASURED 6" ABOVE GRADE
SEE MONUMENT SIGN PLAN FOR ADDITIONAL PLANTING

NOTE: ONLY LOW LYING SHRUBS, GRASSES AND PERENNIALS THAT WILL NOT EXCEED 30" IN HEIGHT AT MATURITY MUST BE PLANTED ON PARKING LOT ISLANDS.

SHRUBS THAT OBTAIN A MATURE HEIGHT GREATER THAN 4' SHALL BE MAINTAINED AT A HEIGHT OF NOT LESS THAN 4'.

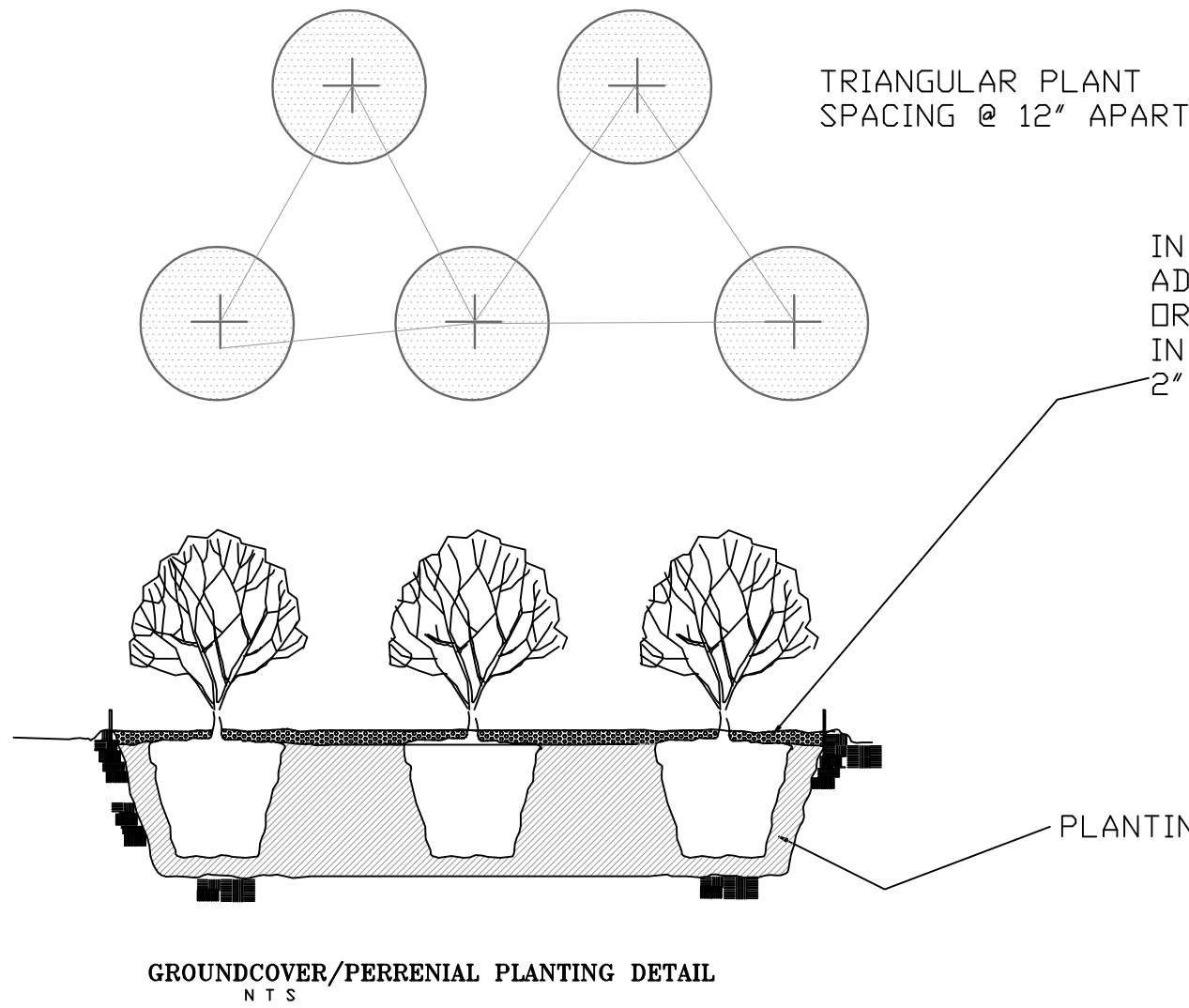
ALL PLANTS, GRASS, GROUND COVER AND TREES TO MEET ANSI Z60.1, "AMERICAN STANDARD FOR NURSERY STOCK".

1. ALL PLANTING MATERIALS SHALL BE BOTANICALLY COMPATIBLE WITH EXISTING OR PROPOSED MATERIALS AND SHALL NOT HAVE CHARACTERISTIC DETRIMENTAL TO THE PUBLIC WELFARE, SUCH AS SUSCEPTIBILITY TO DISEASE AND WIND DAMAGE OR A TENDENCY TO INTERFERE WITH UTILITIES OR PUBLIC RIGHT OF WAYS.
2. ALL DECIDUOUS TREES SHALL BE MIN 2 1/2" CALIPER AT PLANTING.
3. -
4. ALL PERIMETER SHRUBS SHALL BE A MINIMUM OF 48" IN HEIGHT AT PLANTING. ALL OTHER SHRUBS TO BE MINIMUM 30".
5. SPREADING SHRUBS SHALL BE MINIMUM OF 16" IN DIAMETER AT PLANTING.
6. ALL MATERIALS SHALL BE OF NURSERY STOCK.
7. ALL LANDSCAPING WORK SHALL MEET WHEELING LANDSCAPE ORDINANCE AND REQUIREMENTS.
8. THE MINIMUM SIZE OF ALL SHRUBS AT THE TIME OF PLANTING SHALL BE 24".
9. INSTALL MULCH AT ALL REMAINING LANDSCAPE AREAS WHERE SOD IS NOT INSTALLED.
10. MULCH TO BE FROM SHREDED HARDWOOD ONLY.

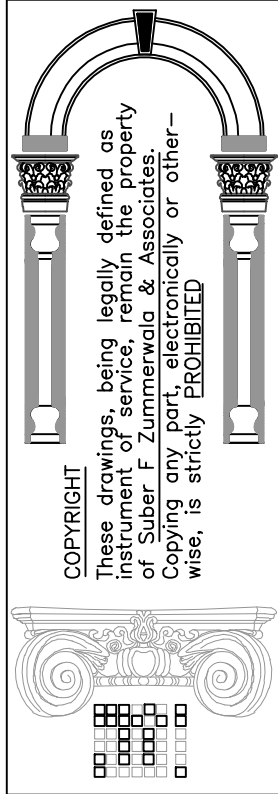
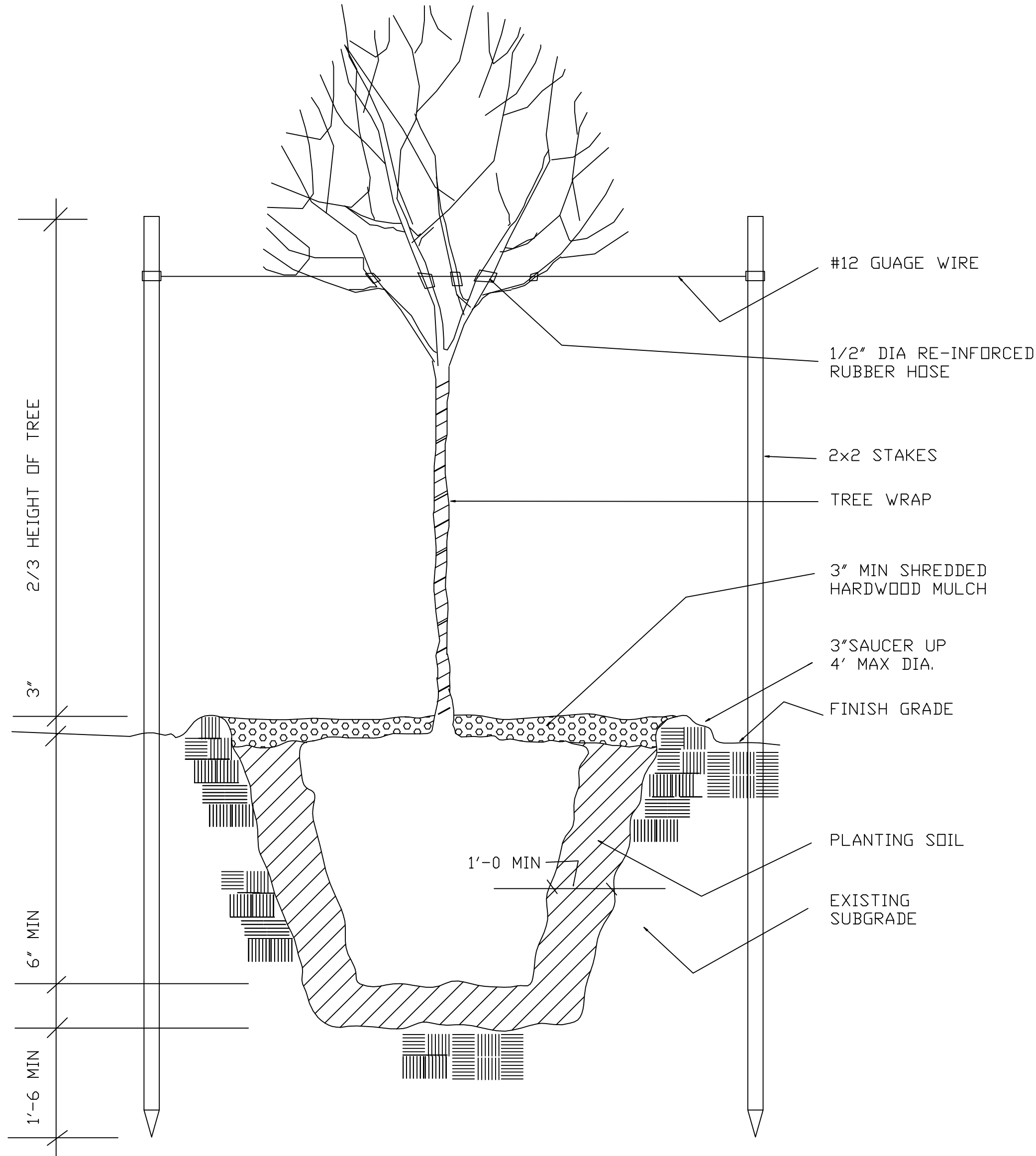
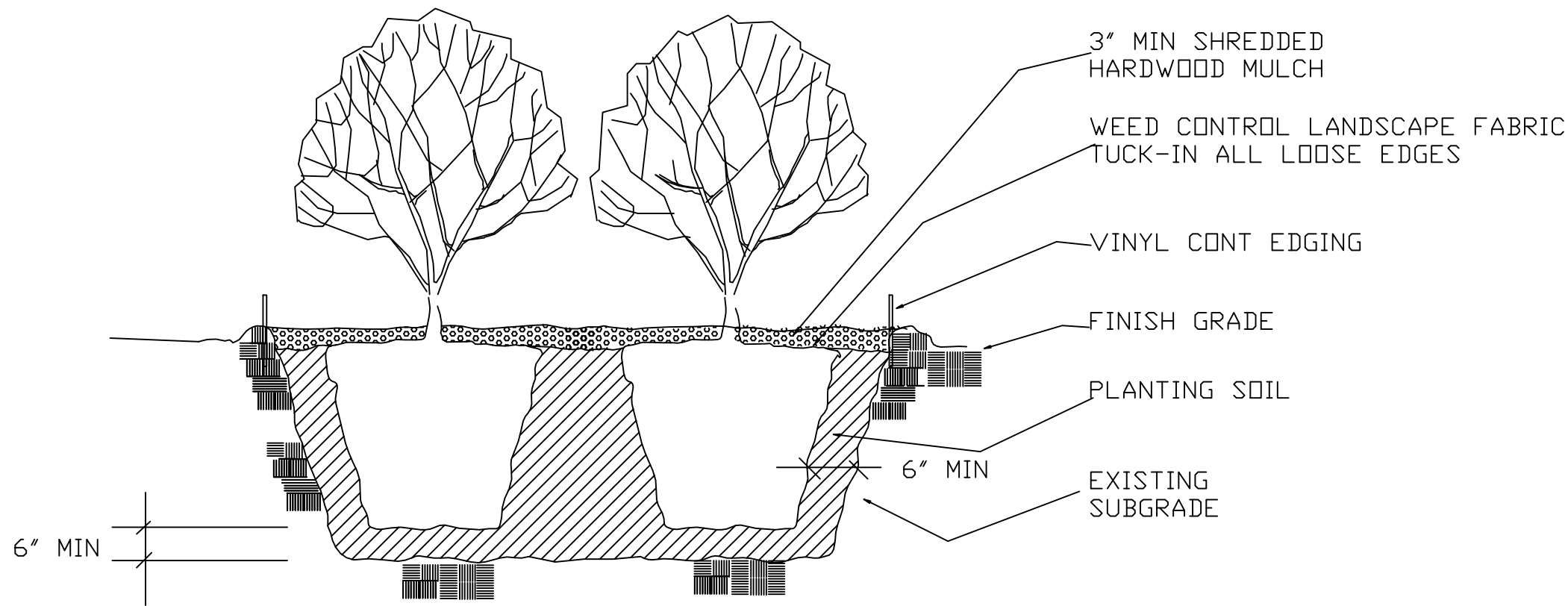
A MINIMUM 13'-6" OVERHEAD CLEARANCE OVER THE FIRE APPARATUS ACCESS ROUTE MUST BE MAINTAINED.

A 4' CLEAR SPACE TO BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS, LIGHT FIXTURES, TRANSFORMERS AND OTHER LANDSCAPE FEATURES.
ALL CONSTRUCTION FOR THE BUILDING ADDITION AND EXISTING BUILDING TO COMPLY WITH THE VILLAGE BUILDING AND FIRE PROTECTION CODES 2012 I.B.C., AND I.F.C. WITH AMENDMENTS)

RAINFALL TO BE SUPPLEMENTED WITH IRRIGATION SYSTEM FOR A TOTAL OF 1 INCH PER WEEK DURING THE GROWING SEASONS FOR THE FIRST THREE YEARS. SLOW RELEASE(e.g. "GATOR") BAGS MAY BE INSTALLED FOR SUPPLEMENTAL WATERING.



IN GROUNDCOVER AREAS
ADD 2" LAYER BLENDED ORGANIC BARK.
IN PERENNIAL AREAS ADD 2" LAYER PINE BARK FINES



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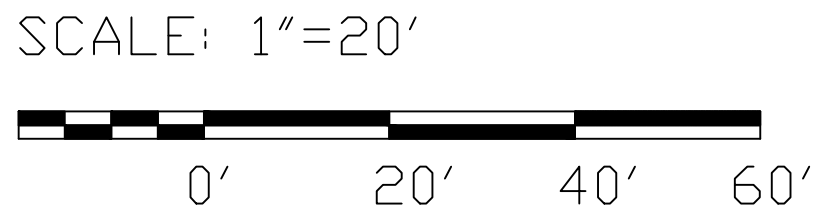
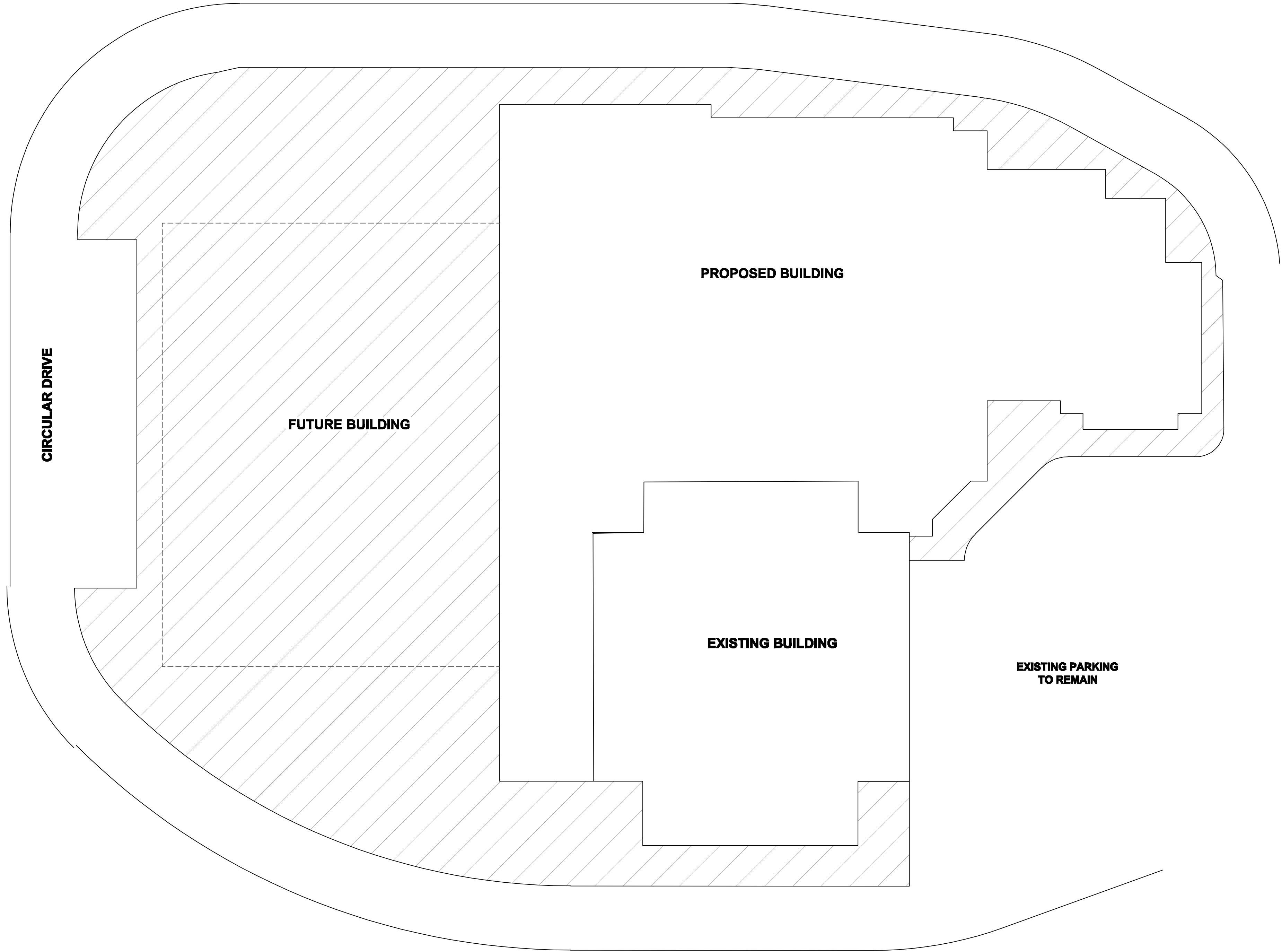
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SWAMINARAYAN TEMPLE
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SHADED AREAS, ACCEPT PAVED SURFACES SHALL BE IRRIGATED;
RAINFALL TO BE SUPPLEMENTED WITH IRRIGATION SYSTEM FOR A TOTAL OF
1 INCH PER WEEK.

IRRIGATION PLAN

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PROJECT DATA

USE GROUP-ASSEMBLY GROUP A.3

NUMBER OF FLOORS 2
TOTAL BUILDING HEIGHT 34 FT

BUILDING CODE DATA

CODES APPLIED:

ALL VILLAGE OF WHEELING ADOPTED CODES

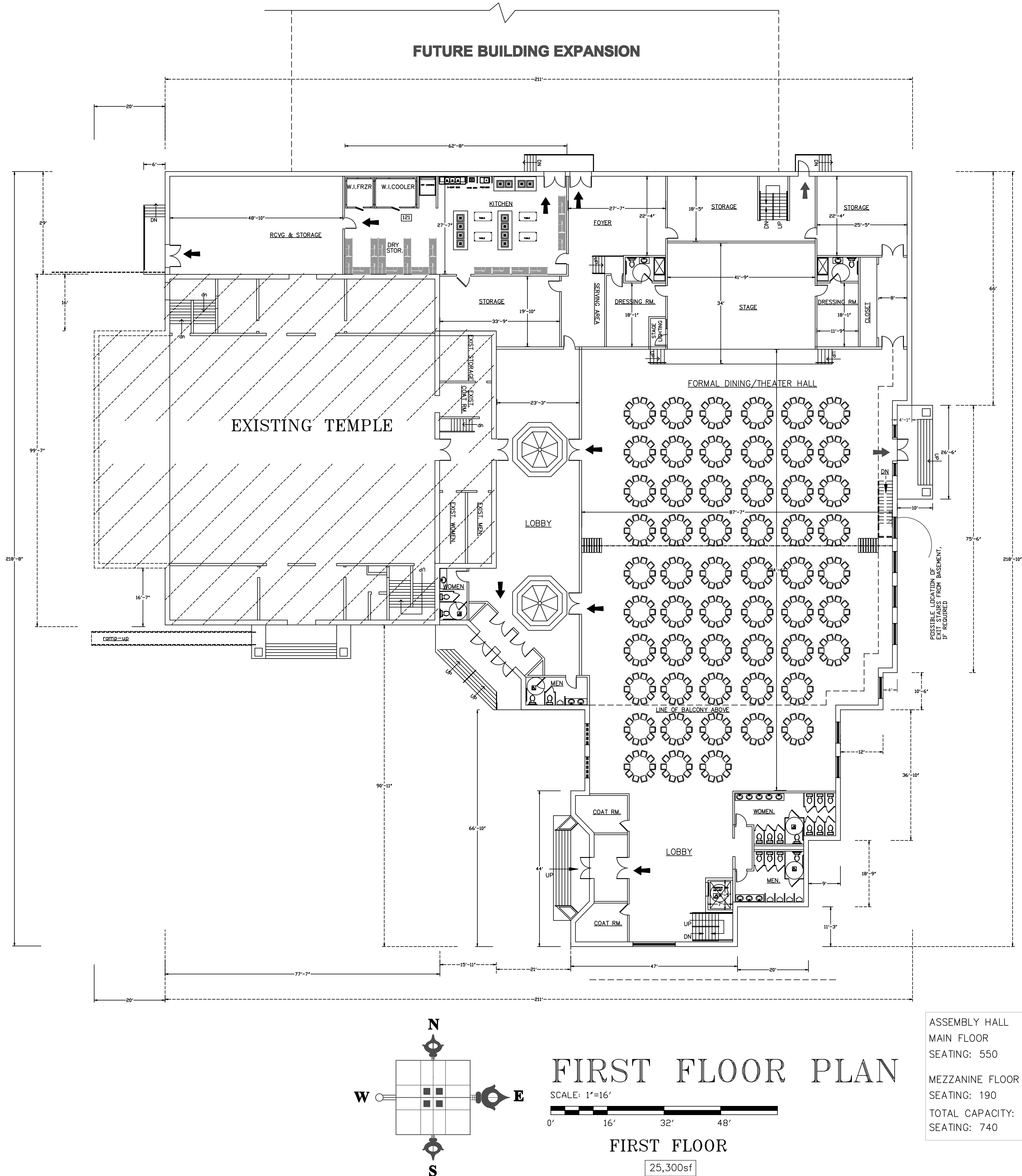
2012 INTERNATIONAL BUILDING CODE
2012 NFPA
2012 NEC

ALL CODES WITH WHEELING AMENDMENTS

CONSTRUCTION TYPE: IB

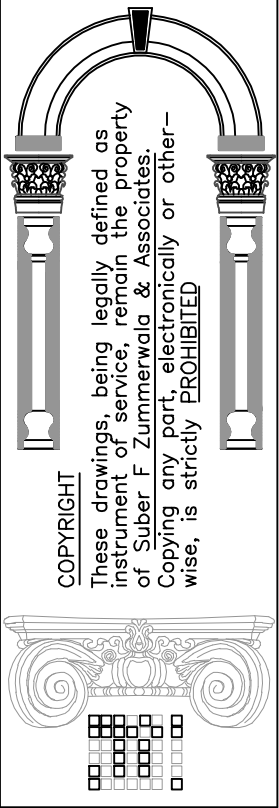
FIRE PROTECTION:
ALL CONSTRUCTION NON-COMBUTIBLE

EXTERIOR BEARING WALLS2 HR
INTERIOR BEARING WALLS.....2 HR
SHAFTS AND MECHANICAL ROOMS.....1 HR
INTERIOR NON-BEARING WALLS.....0 HR
CEILING/ROOF CONSTRUCTION.....0 HR
OPENING PROTECTION IN RATED ASSEMBLIES 1 HR-'B' LABEL



ASSEMBLY HALL
MAIN FLOOR
SEATING: 550

MEZZANINE FLOOR
SEATING: 190
TOTAL CAPACITY:
SEATING: 740



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ROOF:
MECHANICALLY FASTENED
SINGLEPLY RUBBER ROOFING
R-19 RIGID INULATION BOARDS
1 1/2" METAL ROOF DECK
SUSPENDED CEILING

TYPICAL
FLOOR CONSTRUCTION:
FINISH FLOORING
RE-INFORCED CONCRETE SLAB
1 1/2" METAL DECK
STEEL BAR JOISTS @ 48" O.C.
SUSPENDED CLG WITH
T BAR SYSTEM

CONCRETE SLAB:
TYP 5" CONCRETE SLAB WITH 6X6,
10 GA W/M OVER 6MIL VAPOR BARRIER
AND MIN 4" GRAVEL OVER COMPACTED SOIL
EXCAVATED TO CLAY, GRAVEL FILL ONLY

1/2" PREMOULDED
EXPANSION JOINT AND
FILLER

ALL EXTERIOR MATERIAL, FINISHES,
PROJECTED DESIGNS AND COLORS TO
MATCH EXISTING

EXTERIOR WALLS:
10" NOMINAL
EXTERIOR CMU WALL
WITH DRYVITT FINISH
ON THE OUTSIDE.
CONT 9 GA GALV STEEL LADDER TYPE
HORIZ RE-INFORCEMENT @ 16" O.C. VERT
AND 2-#6 CONT TOP TO
BOTTOM IN SOLID GROUT
@ 32" O.C.
5/8" DRYWALL ON 3 1/2"
METAL STUDS @ 24" O.C.
-R13 BATT INSULATION
W/ VAPOR BARRIER

#(5)X36" DOVELS @ 32" O.C.
W/ 2" HOOK AND 12" INTO
CONCRETE

T/ GRADE

CONT 2"X48" RIGID PERIMETER
INSULATION BOARDS-R8
CONT. DAMP COURSE
FLASHING SET IN MASTIC
W/MIN. 3/16" DIA. WEEPS &
ROPE @ 2'-0"

CONT PERIMETER 4" DRAIN TILE
IN 8" WASHED STONE AND MIN 12"
STONE COVER, BUILDING PAPER
OVER TILE

TYP. CONC. FDN. & FTG.
SEE STRUC DRAWINGS

BUILDING(S) TO BE FULLY SPRINKLERED, DESIGNED AND
INSTALLED PER NFPA-13

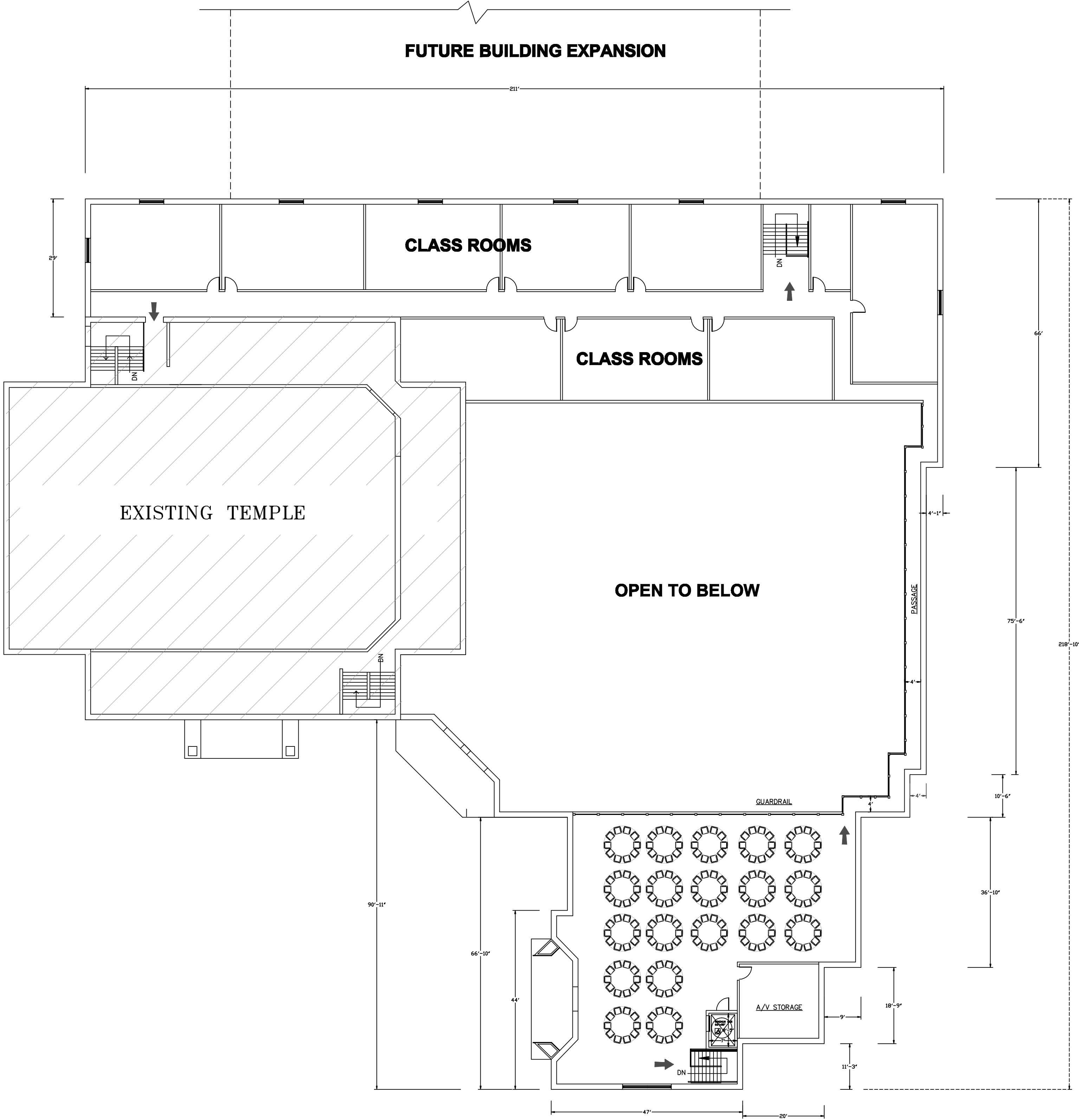
MONITORED FIRE ALARM SYSTEM DESIGNED AND
INSTALLED PER NFPA-72

BUILDING HEIGHT AND AREA TO COMPLY WITH VILLAGE ZONING CODE; AS PER
I.B.C., BASED ON OCCUPANCY, USE AND CONSTRUCTION TYPE.
(OCCUPANCY: A-3; CONSTRUCTION TYPE: IB

MECHANICAL HOOD EXHAUST SYSTEM AND FIRE SUPPRESSION SYSTEM FOR COOKING
APPLIANCES TO BE INSTALLED PER CODE.

NO OPENING IN BASEMENT

BUILDING TOTALLY FLOOD PROOF



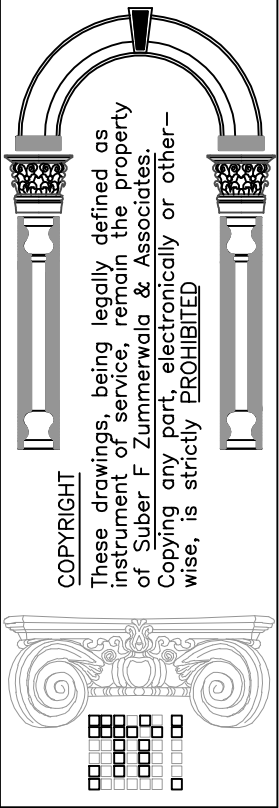
SECOND FLOOR PLAN

SCALE: 1"=16'

0' 16' 32' 48'

SECOND FLOOR- 11,500sf

MEZZANINE FLOOR
SEATING: 190



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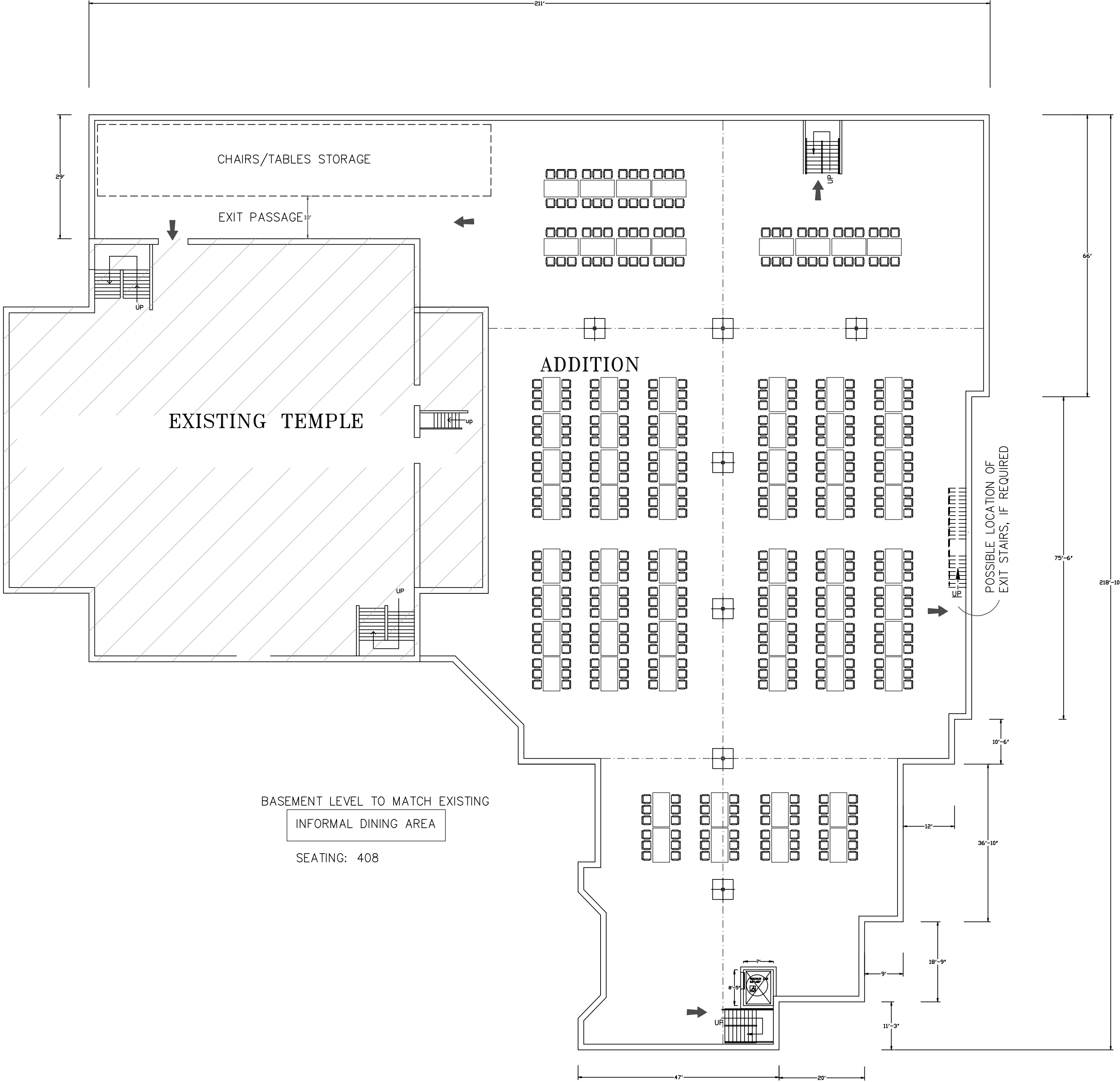
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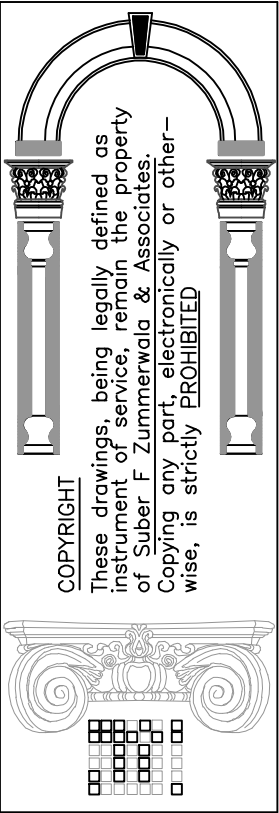
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BASEMENT FLOOR PLAN

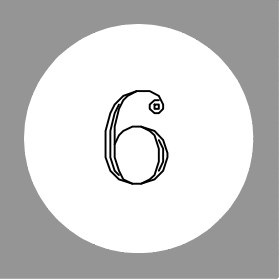


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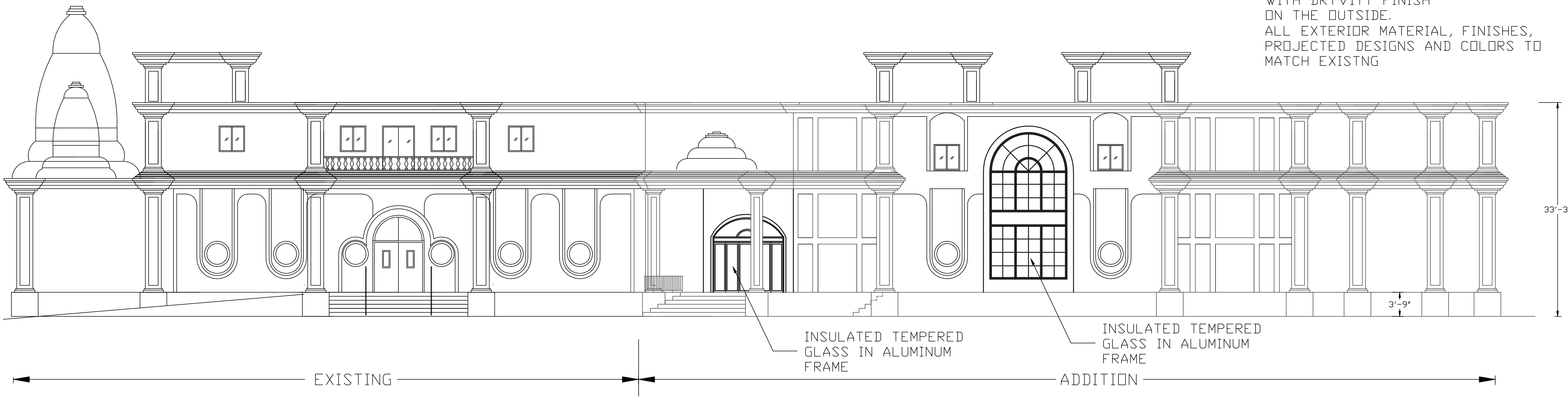
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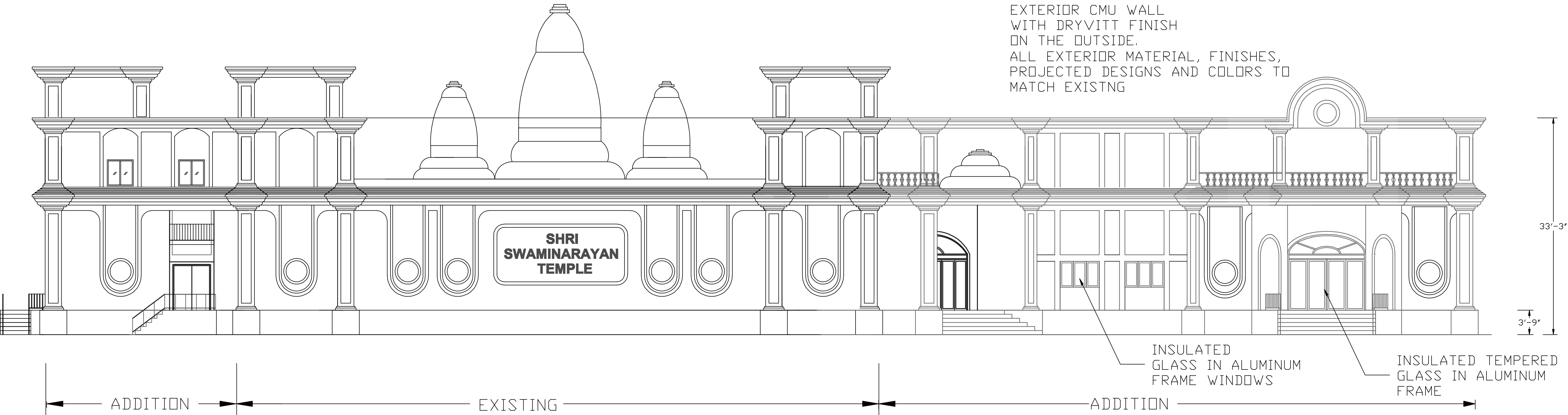
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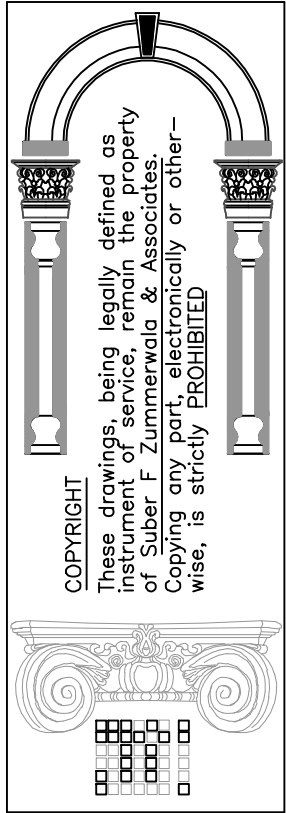
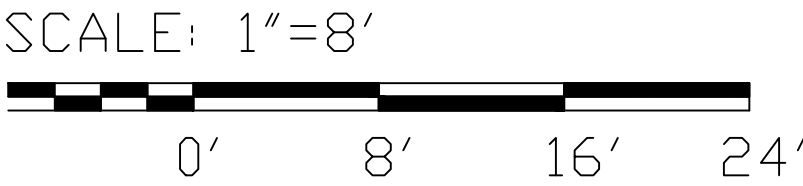
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SOUTH ELEVATION



WEST ELEVATION

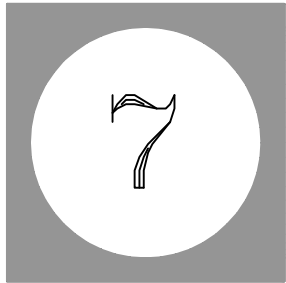


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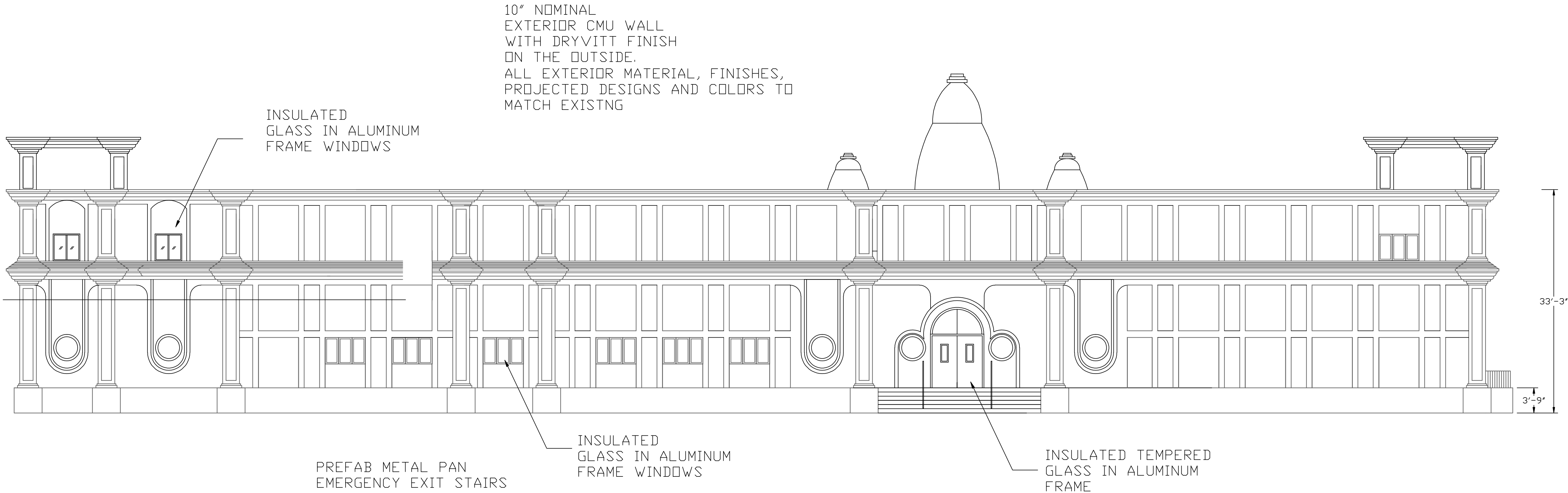
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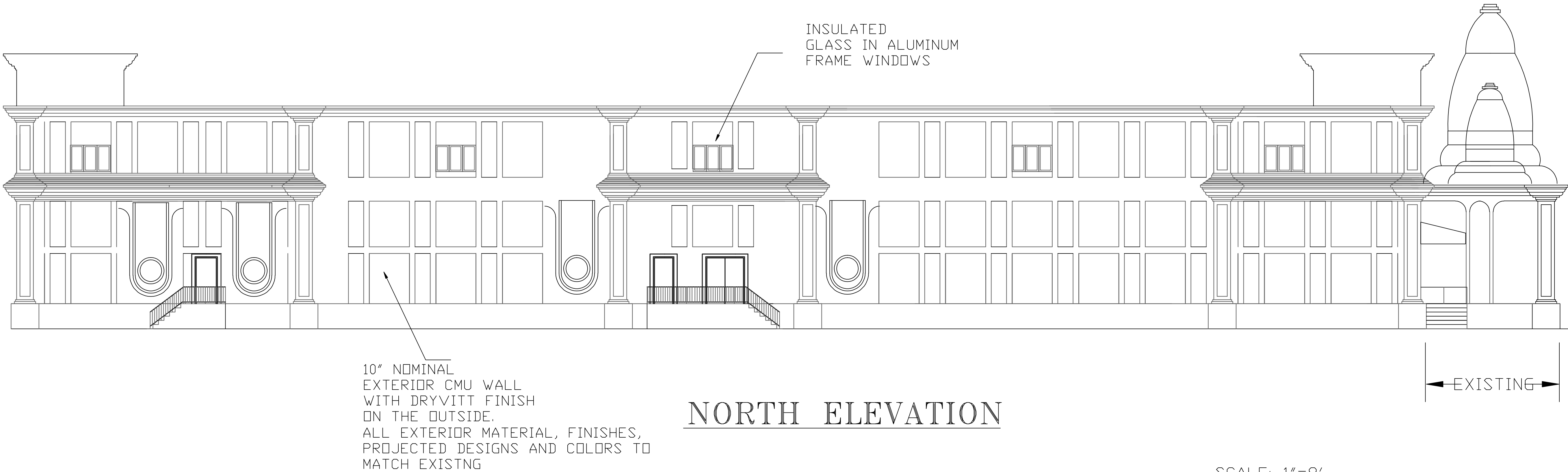
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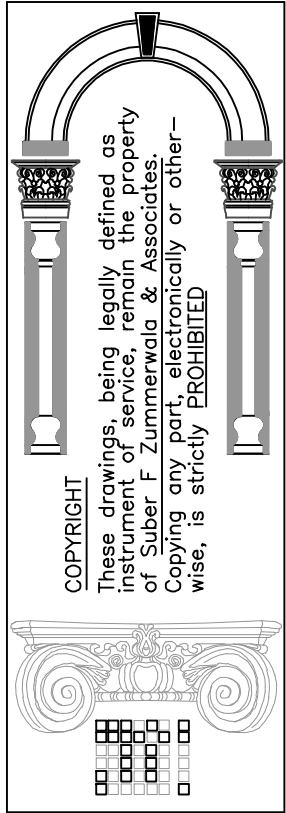
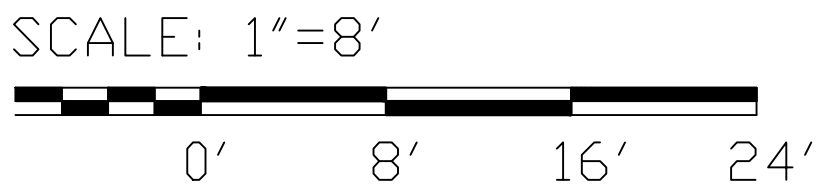
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EAST ELEVATION



NORTH ELEVATION

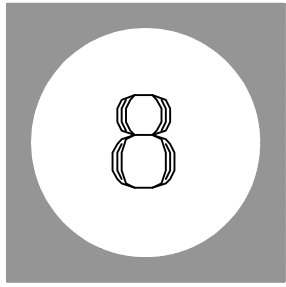


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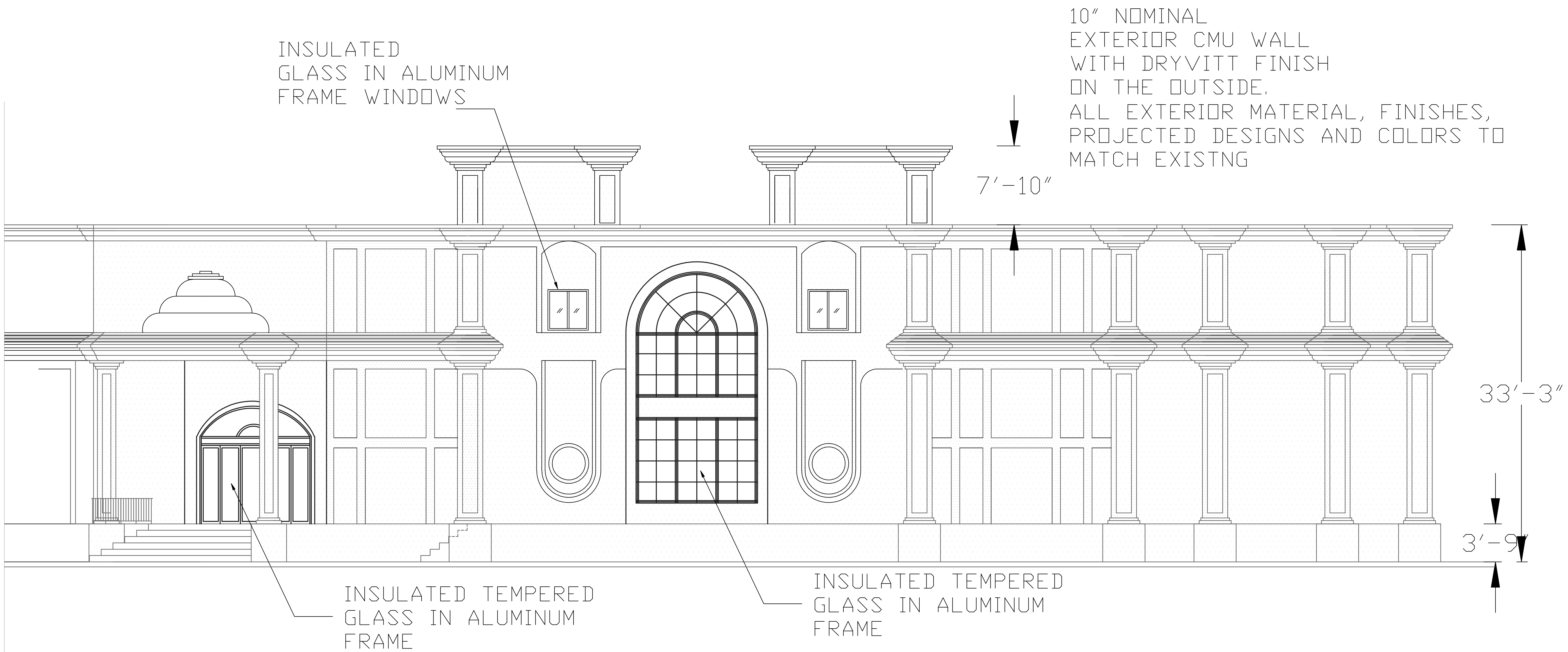
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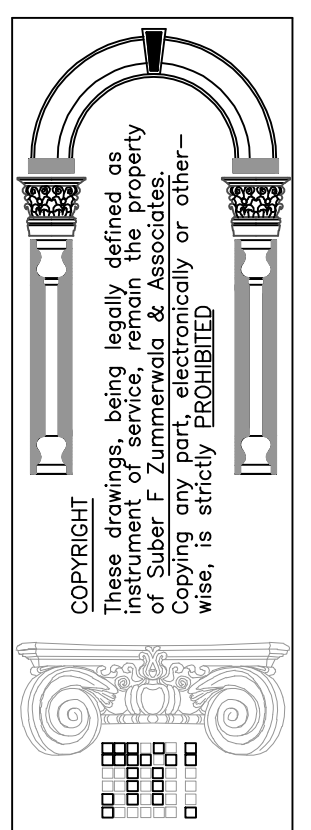


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TYPICAL DETAIL ELEVATION

ALL HEIGHTS TO BE MATCHED WITH EXISTNG

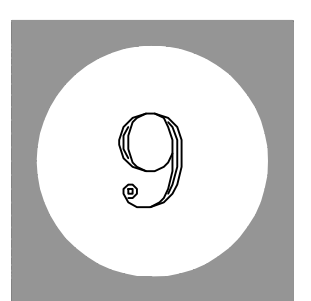


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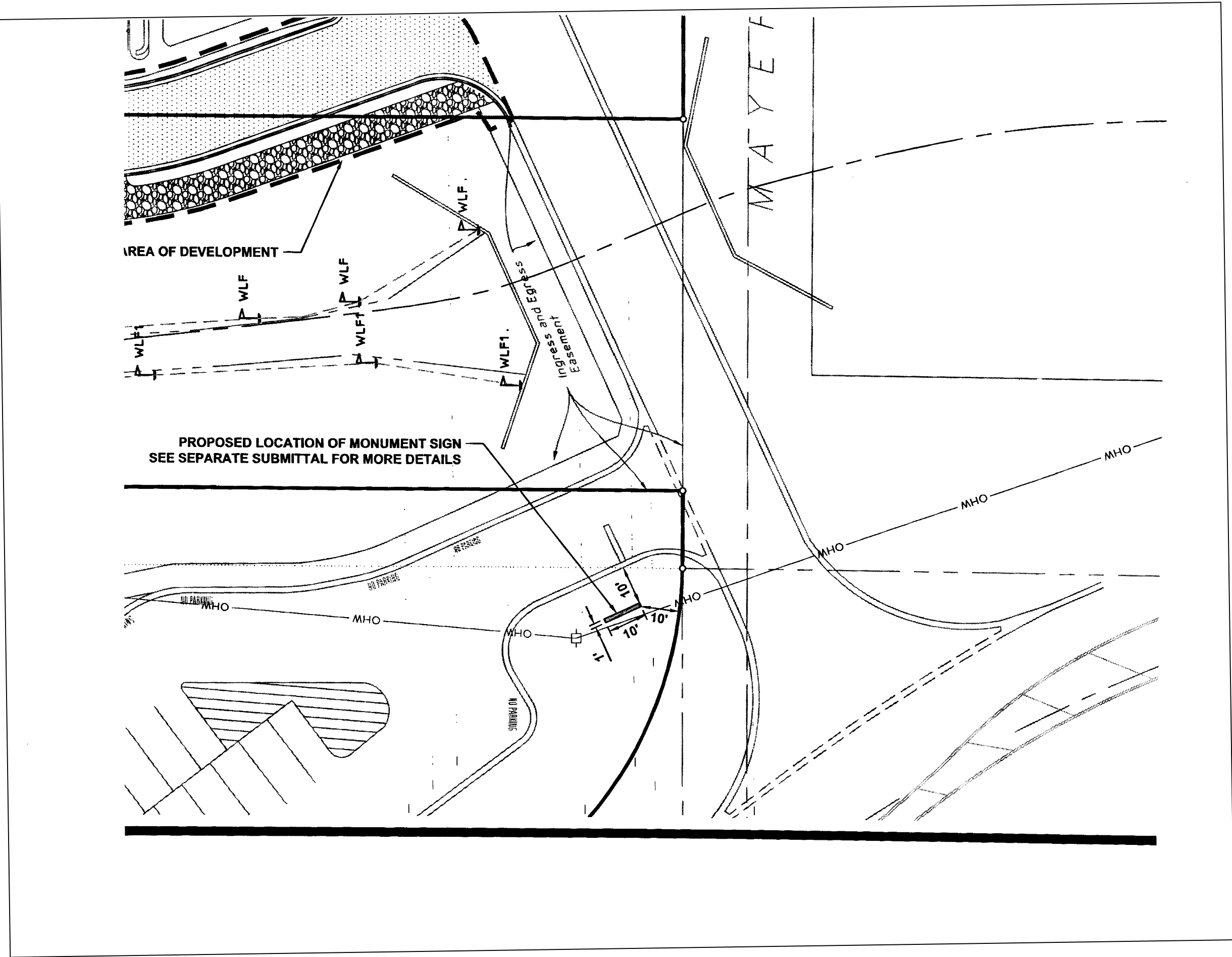
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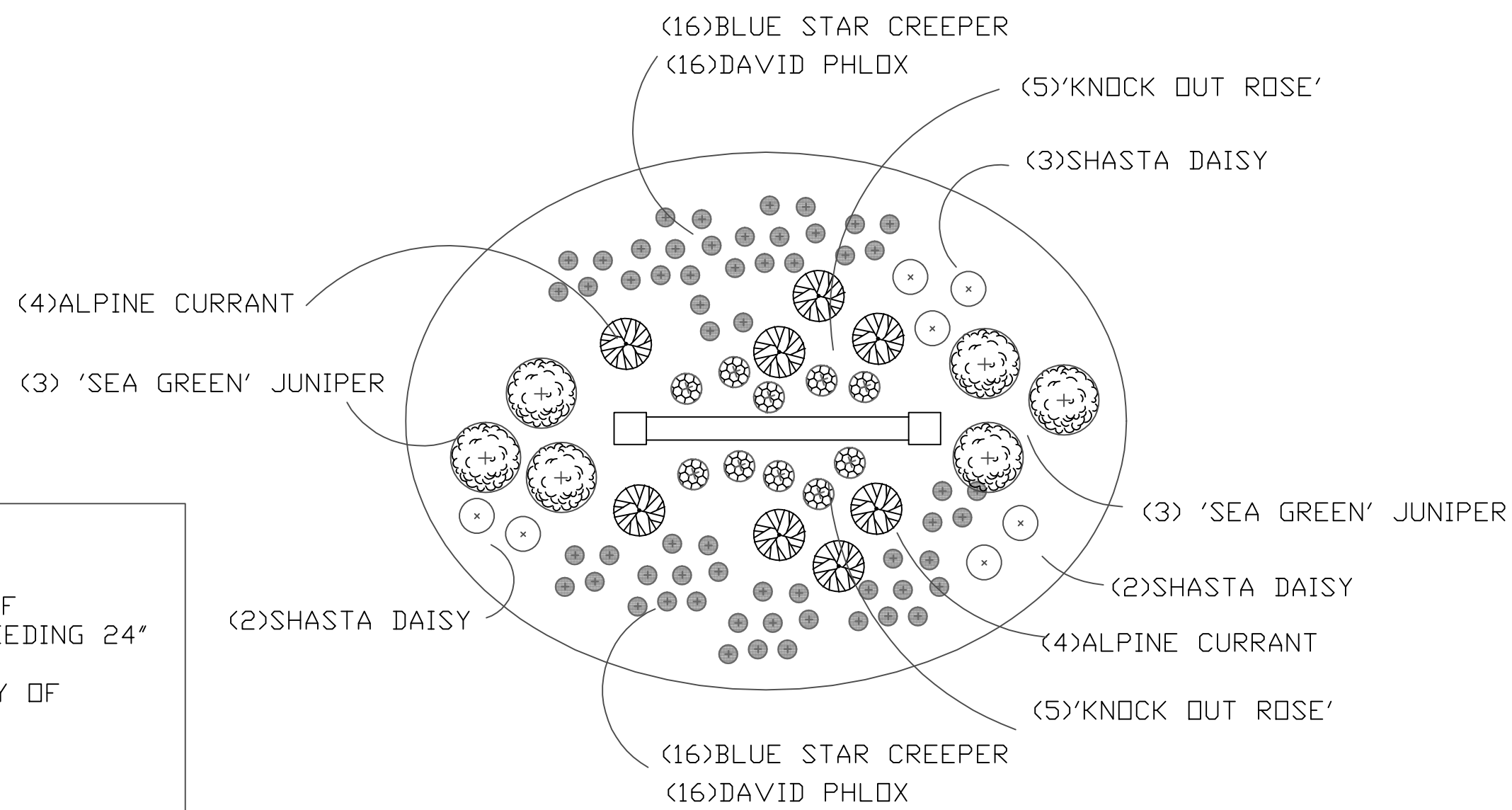
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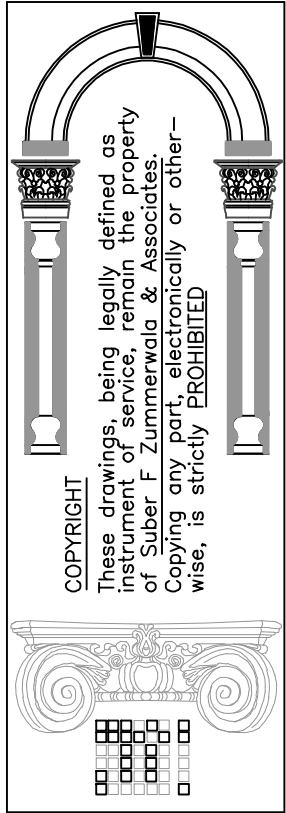
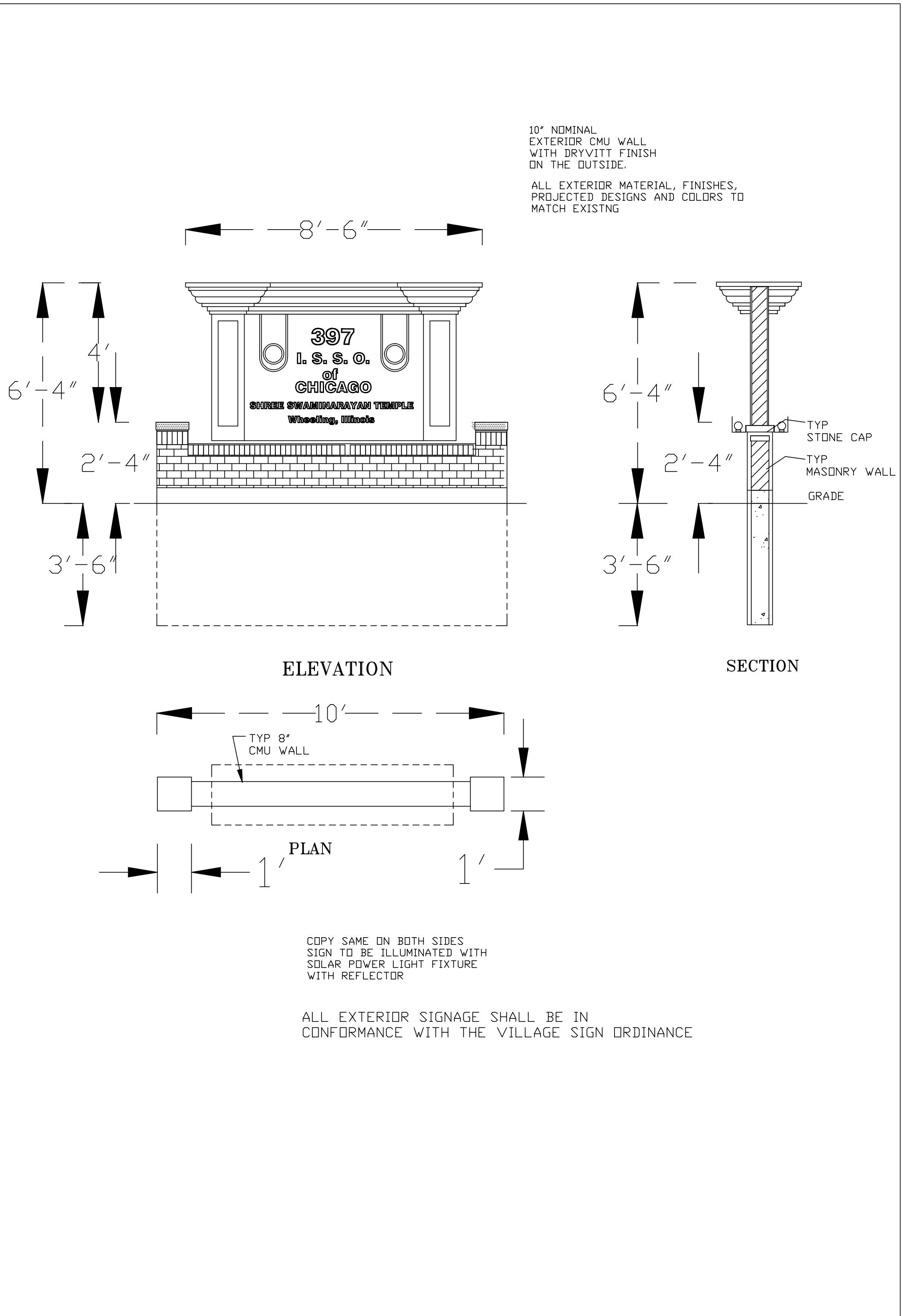


VERIFY EXACT LOCATION OF
MONUMENT SIGN WITH
CIVIL ENGINEERING DRAWINGS



SIGN AREA = 45sf/SIDE
TOTAL SIGN AREA = 90sf
LANDSCAPING: MORE THAN 240sf
SHRUBS AND PLANTS NOT EXCEEDING 24"
IN HEIGHT
MEETS MINIMUM PLANT VARIETY OF
30% EVERGREEN
10% DECIDUOUS SHRUBS
40% PERENNIALS OR ANNUALS
MULCH AS REQUIRED

MONUMENT SIGN
LANDSCAPE PLAN



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PINS: 03-03-203-021
03-02-100-077
03-02-100-078

SHRI SWAMINARAYAN TEMPLE BUILDING EXPANSION PRELIMINARY ENGINEERING PLANS

SECTION 2 TOWNSHIP 42 NORTH RANGE 11 EAST WHEELING, ILLINOIS COOK COUNTY

OWNER:
Josh Patel
Shri Swaminarayan Temple
397 Northgate Parkway
Wheeling, IL 60090-4450
Tel: 847-808-9980

PREPARED BY:
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Illinois Prof. Design Firm #184-003152
100 East State Parkway
Schaumburg, IL 60173
Tel: 847-394-6600
Fax: 847-394-6608

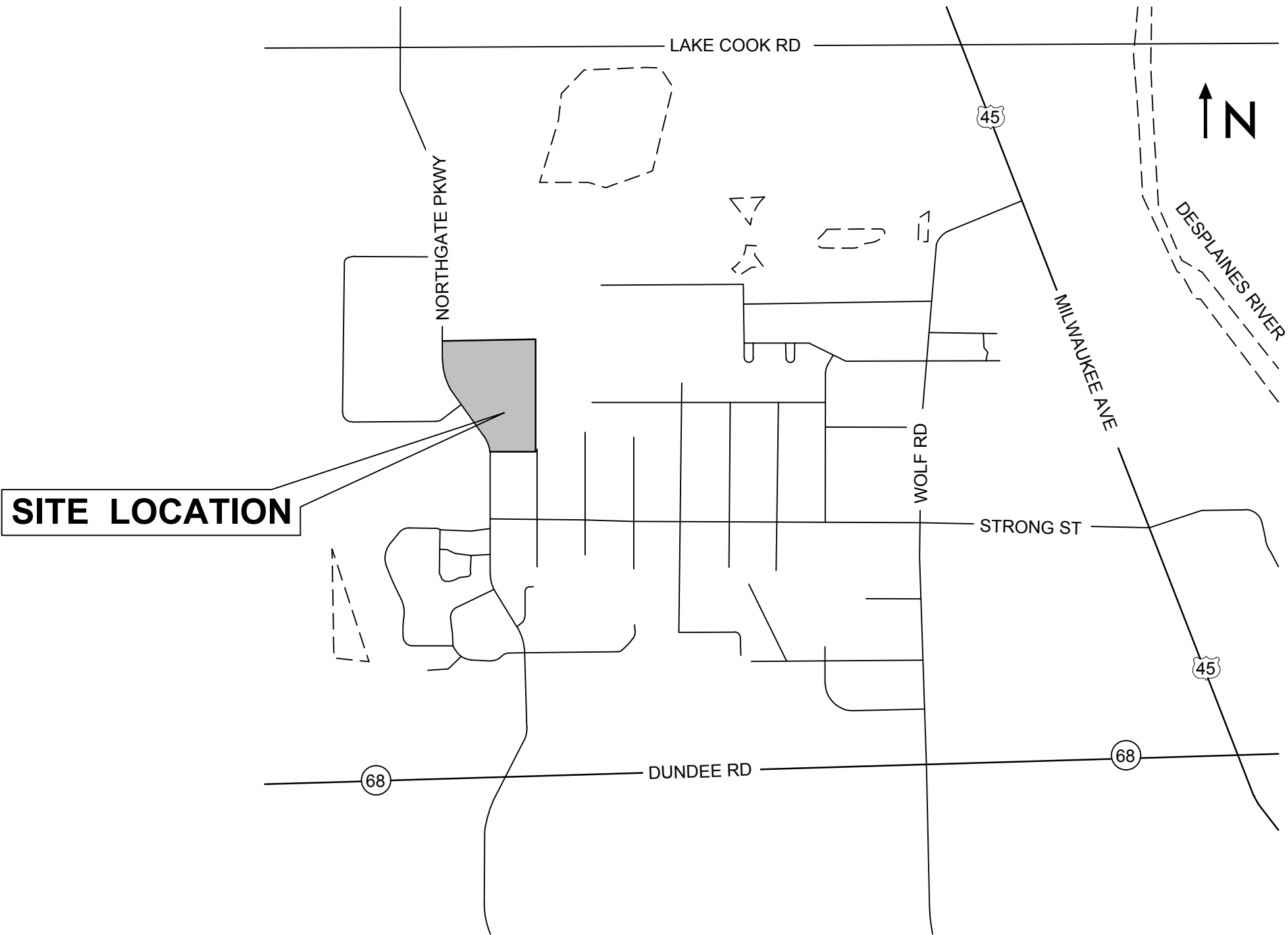
VILLAGE OF WHEELING:
2 Community Blvd, Wheeling, IL 60090
Tel: 847-459-2600
Fax: 847-459-9692

ARCHITECTS:
Suber F. Zummerwala & Assoc.
Architects & Planners
333 W. Irving Park Road
Roselle, IL 60172
Tel: 630-351-1593
Fax: 630-206-1440

BENCHMARKS:

Site Benchmark:
CP # 1334
Description: Cross Notch
Location: On concrete sidewalk at Northeast corner of building.

Elevation = 644.72 NAVD 88 (Geoid 12A)



LOCATION MAP
Not To Scale

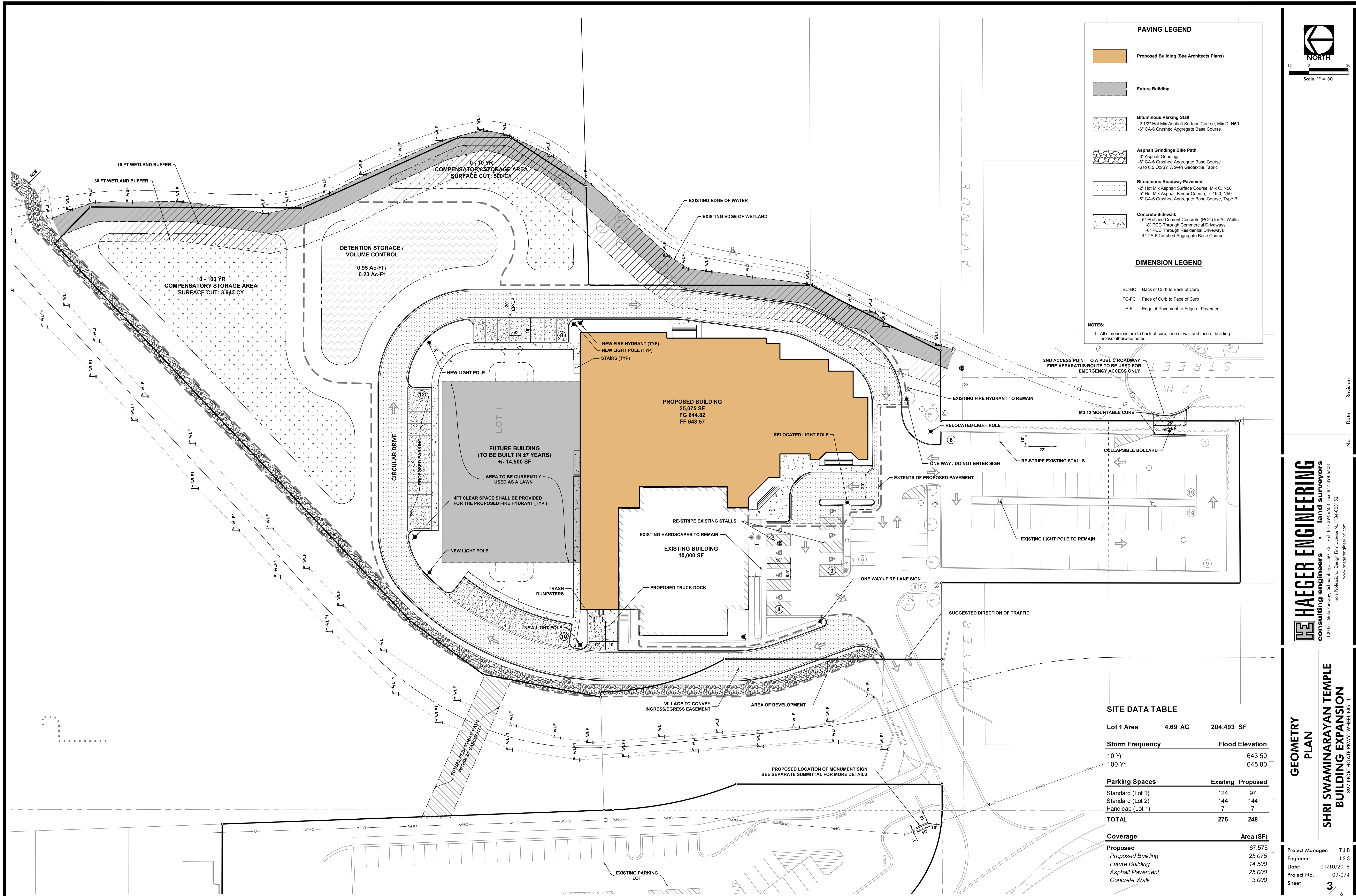
INDEX TO SHEETS	
NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING & DEMOLITION PLAN
3	GEOMETRY PLAN
4	GRADING PLAN
5	UTILITIES PLAN
6	BIKE PATH EXTENSION PLAN

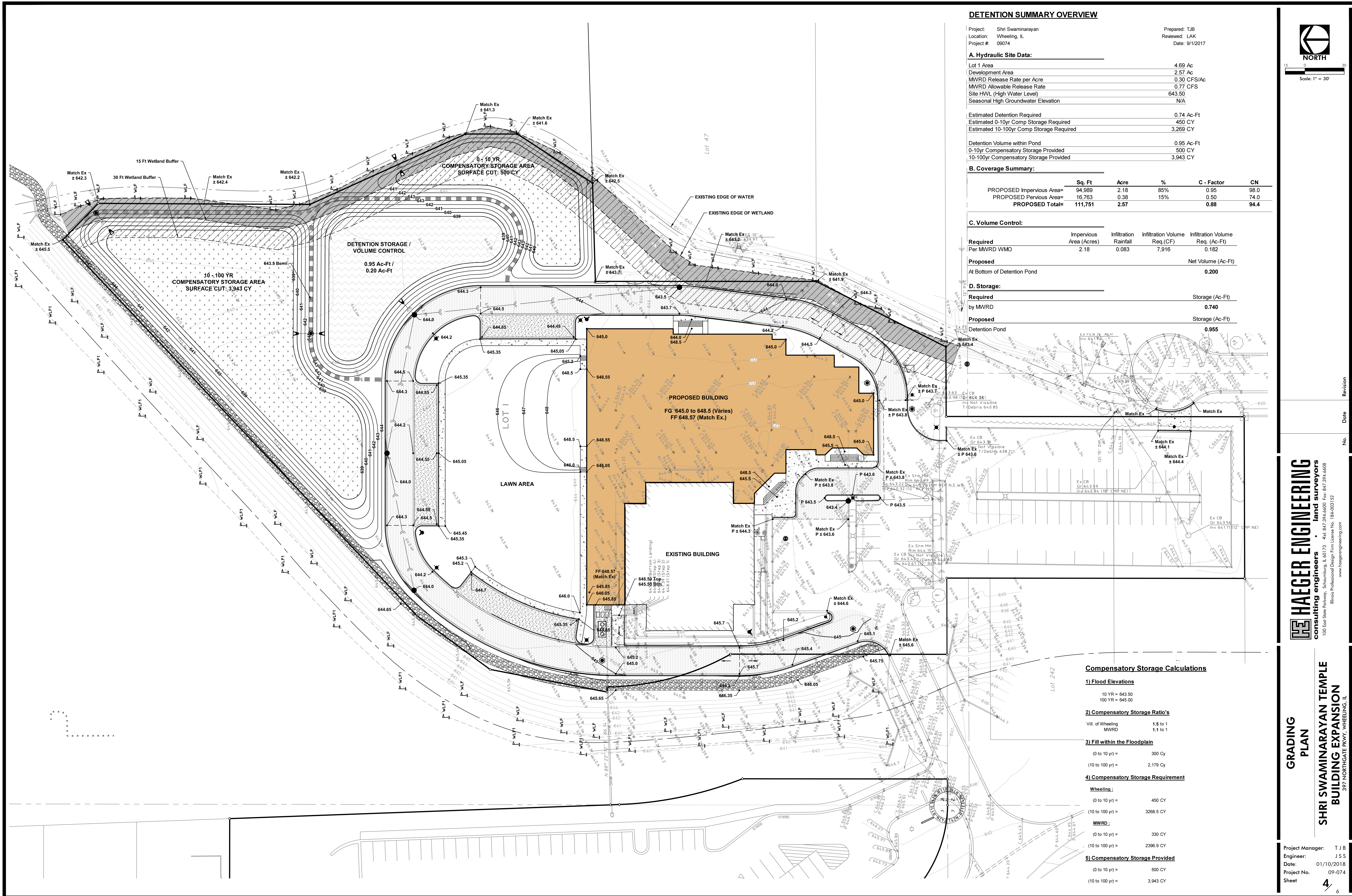
Existing Symbol	Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Headwall	
	Area Drain	
	Sanitary Sewer Manhole	
	Clean Out	
	Storm Sewer	
	Storm Sewer Service	
	Perforated Underdrain	
	Sanitary Sewer	
	Sanitary Sewer Service	
	Water Main	
	Water Main Service	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
	B-Box	
	Well Head	
	Light Pole	
	Fence	
	Guardrail	
	Pipe Bollard	
	Sign	
	Gas Valve	
	Gas Line	
	Electric Line	
	Overhead Utility Line	
	Fiber Optic Line	
	Electrical Pedestal	
	Electric Manhole	
	Guy Wire	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Telephone Line	
	Cable TV Line	
	Cable TV Pedestal	
	Flagpole	
	Mailbox	
	Number of Parking Stalls	
	Curb & Gutter	
	Reverse Pitch Curb & Gutter	
	Depressed Curb	
	Retaining Wall	
	Curb Elevation and Gutter/Pavement Elevation	
	Pavement Elevation	
	Sidewalk Elevation	
	Ground Elevation	
	Open Lid Frame & Grate	
	Closed Lid Frame & Lid	
	Swale	
	Hardscape Flow	
	Softscape Flow	
	Contour Line	
	Wetland	
	Wetland Buffer	
	Normal Water Level	
	High Water Level	
	Flood Plain	
	Flood Way	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	



Know what's below.
Call before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.





DETENTION SUMMARY OVERVIEW

Project:	Shri Swaminarayan	Prepared:	TJB
Location:	Wheeling, IL	Reviewed:	LAK
Project #:	09074	Date:	9/1/2017
A. Hydraulic Site Data:			
Lot 1 Area	4.69	Ac	
Development Area	2.57	Ac	
MWRD Release Rate per Acre	0.30	CFS/Ac	
MWRD Allowable Release Rate	0.77	CFS	
Site HWL (High Water Level)	643.50		
Seasonal High Groundwater Elevation	N/A		
Estimated Detention Required	0.74	Ac-Ft	
Estimated 0-10yr Comp Storage Required	450	CY	
Estimated 10-100yr Comp Storage Required	3,269	CY	
Detention Volume within Pond	0.95	Ac-Ft	
0-10yr Compensatory Storage Provided	500	CY	
10-100yr Compensatory Storage Provided	3,943	CY	

B. Coverage Summary:				
	Sq. Ft	Acre	%	C - Factor
PROPOSED Impervious Area=	94,989	2.18	85%	0.95
PROPOSED Pervious Area=	16,763	0.38	15%	0.50
PROPOSED Total=	111,751	2.57		0.88
				94.4

C. Volume Control:				
	Impervious Area (Acres)	Infiltration Rainfall	Infiltration Volume Req. (CF)	Infiltration Volume
Required				
Per MWRD WMO	2.18	0.083	7,916	0.182
Proposed				Net Volume (Ac-Ft)
At Bottom of Detention Pond				0.200

D. Storage:		Storage (Ac-Ft)
Required		
by MWRD		0.740
Proposed		Storage (Ac-Ft)
Detention Pond		0.955

Compensatory Storage Calculations

1) Flood Elevations

10 YR = 643.50
100 YR = 645.00

2) Compensatory Storage Ratio's

Vill. of Wheeling 1.5 to 1
MWRD 1.1 to 1

3) Fill within the Floodplain

(0 to 10 yr) = 300 Cy
(10 to 100 yr) = 2,179 Cy

4) Compensatory Storage Requirement

Wheeling :

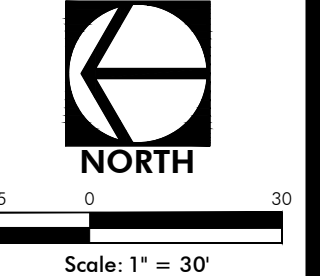
(0 to 10 yr) = 450 CY
(10 to 100 yr) = 3268.5 CY

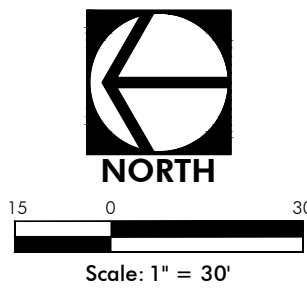
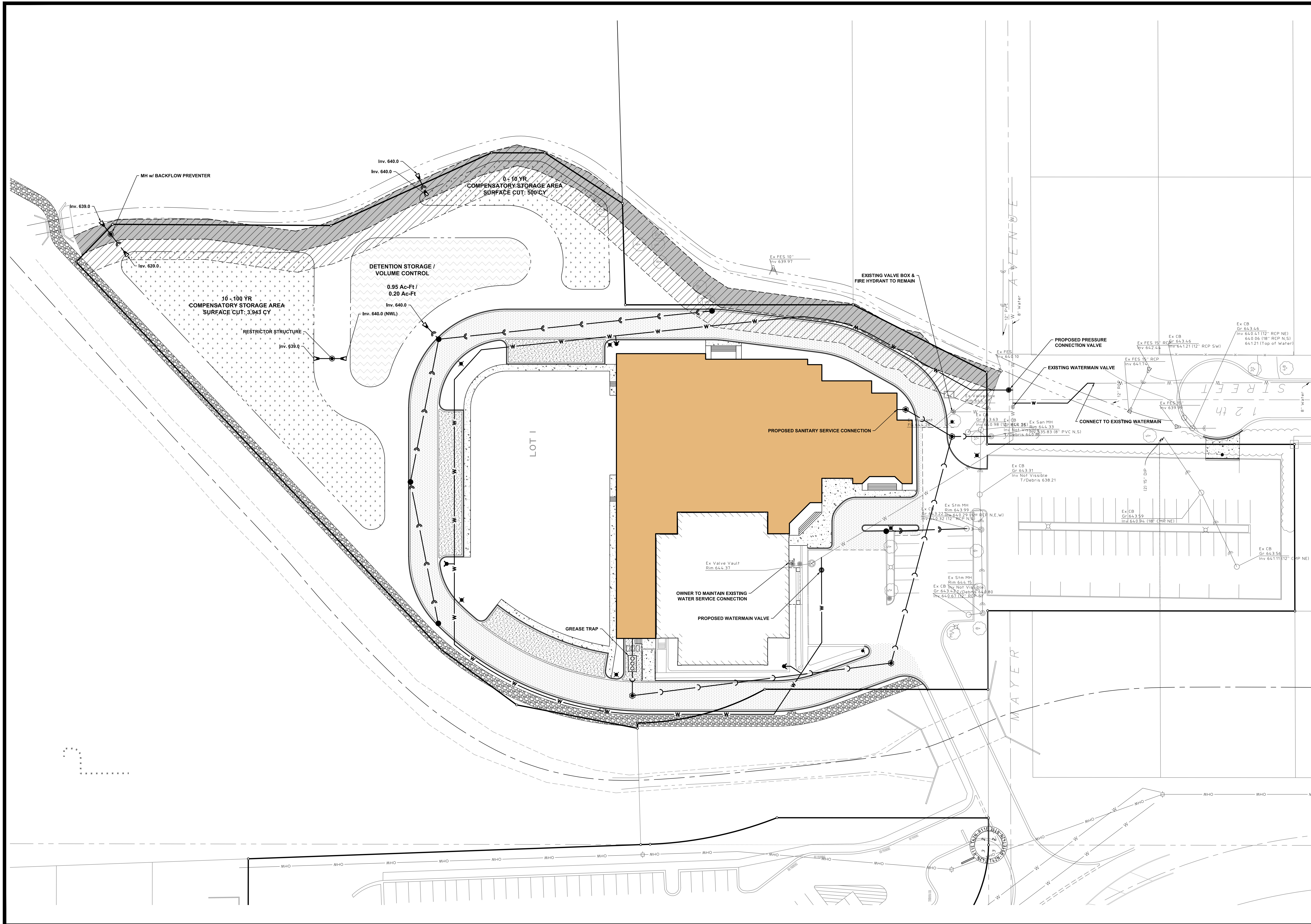
MWRD :

(0 to 10 yr) = 330 CY
(10 to 100 yr) = 2396.9 CY

5) Compensatory Storage Provided

(0 to 10 yr) = 500 CY
(10 to 100 yr) = 3,943 CY





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www.haegerengineering.com

UTILITIES PLAN
SHRI SWAMINARAYAN TEMPLE
BUILDING EXPANSION
397 NORTHGATE PKWY., WHEELING, IL

Project Manager: TJB
Engineer: JSS
Date: 01/10/2018
Project No. 09-074
Sheet 5/6



PAVING LEGEND

Asphalt Grindings Bike Path
-3" Asphalt Grindings
-6" CA-6 Crushed Aggregate Base Course
-6 to 6.5 Oz/SY Woven Geotextile Fabric

NORTH

150 0 300

Scale: 1" = 30'

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BIKE PATH
EXTENSION PLAN

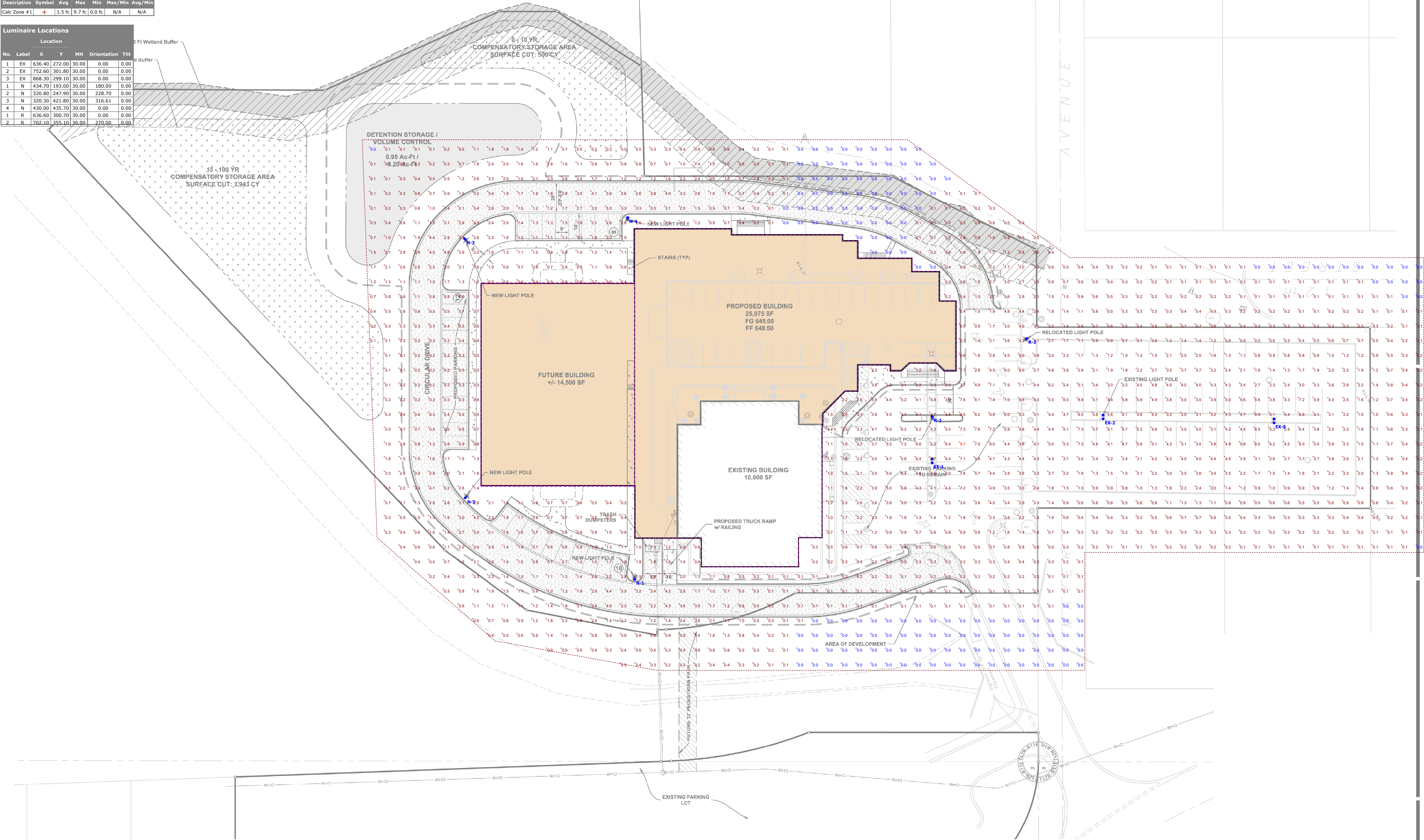
SHRI SWAMINARAYAN TEMPLE
BUILDING EXPANSION
397 NORTHGATE PKWY, WHEELING, IL

Project Manager: TJB
Engineer: JSS
Date: 01/10/2018
Project No. 09-074
Sheet 6/6

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	EX	3	Lithonia Lighting	KSF2 400M R3	Specification Area Luminaire, 400W Metal Halide, R3 Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 400 WATT CLEAR ED28 PULSE START METAL HALIDE IN HORIZONTAL POSITION	1	KSF2_400M_R3.ies	38000	0.72	912
	N	4	Lithonia Lighting	KSF2 400M R3	Specification Area Luminaire, 400W Metal Halide, R3 Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 400 WATT CLEAR ED28 PULSE START METAL HALIDE IN HORIZONTAL POSITION	1	KSF2_400M_R3.ies	38000	0.72	456
	R	2	Lithonia Lighting	KSF2 400M R3	Specification Area Luminaire, 400W Metal Halide, R3 Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 400 WATT CLEAR ED28 PULSE START METAL HALIDE IN HORIZONTAL POSITION	1	KSF2_400M_R3.ies	38000	0.72	456

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	
Calc Zone #1	+	1.5 fc	9.7 fc	0.0 fc	N/A	N/A	

Luminaire Locations						
Location						
No.	Label	X	Y	MH	Orientation	Tilt
1	EX	636.40	272.00	30.00	0.00	0.00
2	EX	752.60	301.80	30.00	0.00	0.00
3	EX	868.30	299.10	30.00	0.00	0.00
1	N	434.70	193.00	30.00	180.00	0.00
2	N	320.80	247.90	30.00	228.70	0.00
3	N	320.30	421.80	30.00	316.61	0.00
4	N	430.00	435.70	30.00	0.00	0.00
1	R	636.60	300.70	30.00	0.00	0.00
2	R	702.10	355.10	30.00	270.00	0.00



NORTH

Scale: 1" = 30'

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GEOMETRY PLAN

SHRI SWAMINARAYAN TEMPLE BUILDING EXPANSION

397 NORTHGATE PKWY, WHEELING, IL

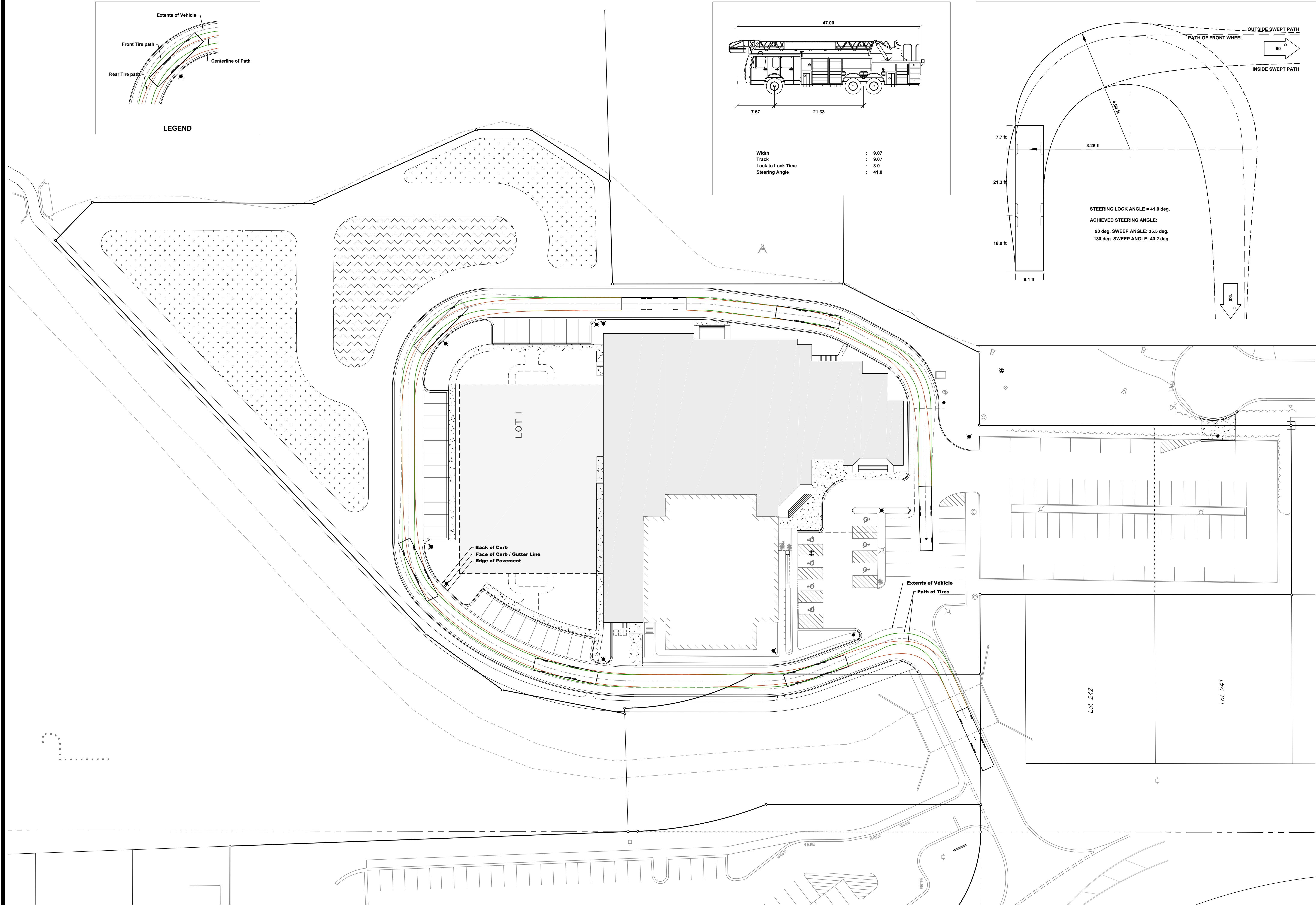
Project Manager: T J B

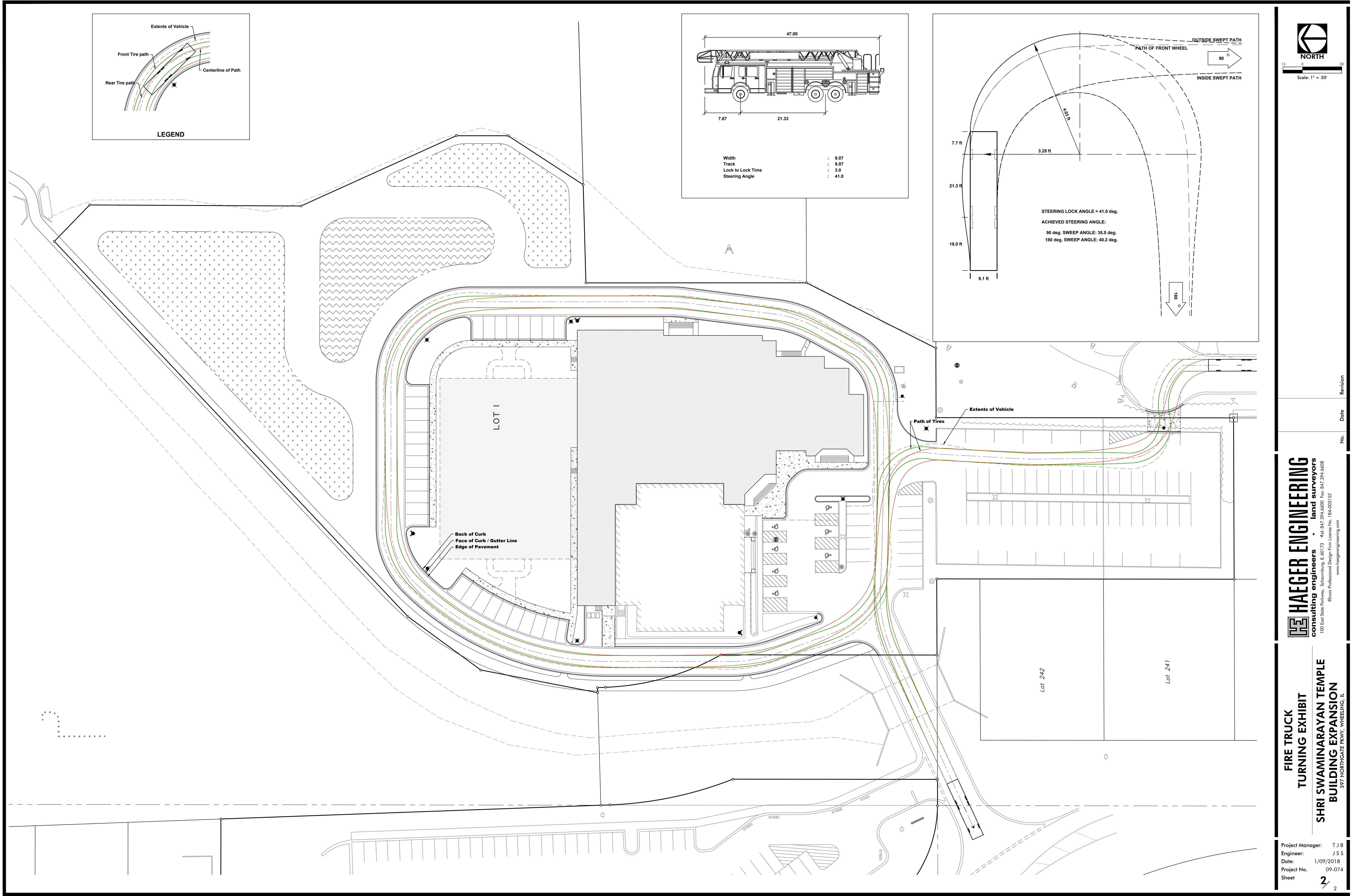
Engineer: J S S

Date: 08/24/2017

Project No. 09-074

Sheet



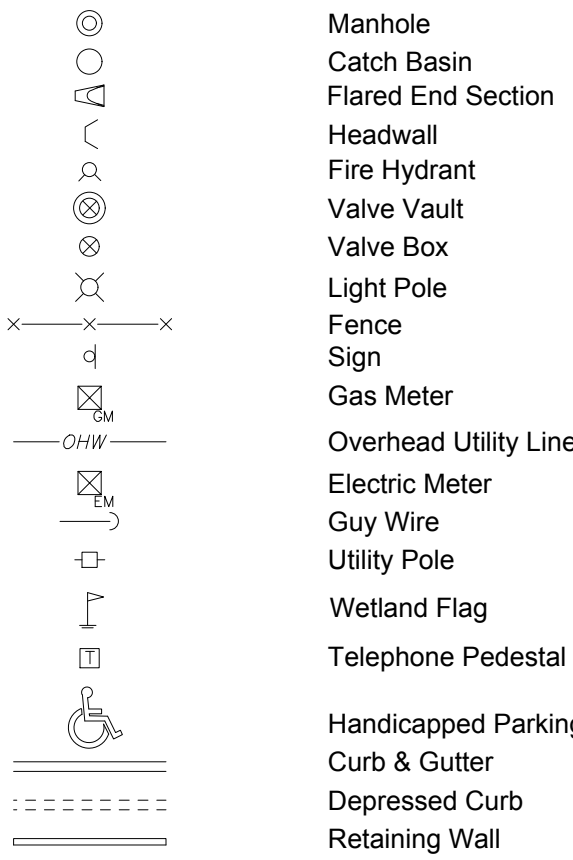


PLAT OF SURVEY

OF

LOT 1 IN SHRI SWAMINARAYAN PARK SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A SUBDIVISION IN SECTIONS 2 AND 3, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 8, 2014 AS DOCUMENT NO. 1425129079 IN COOK COUNTY, ILLINOIS. ALL IN COOK COUNTY, ILLINOIS.

LEGEND



Subdivision of Sec. 2-42-11
Document No. 147546

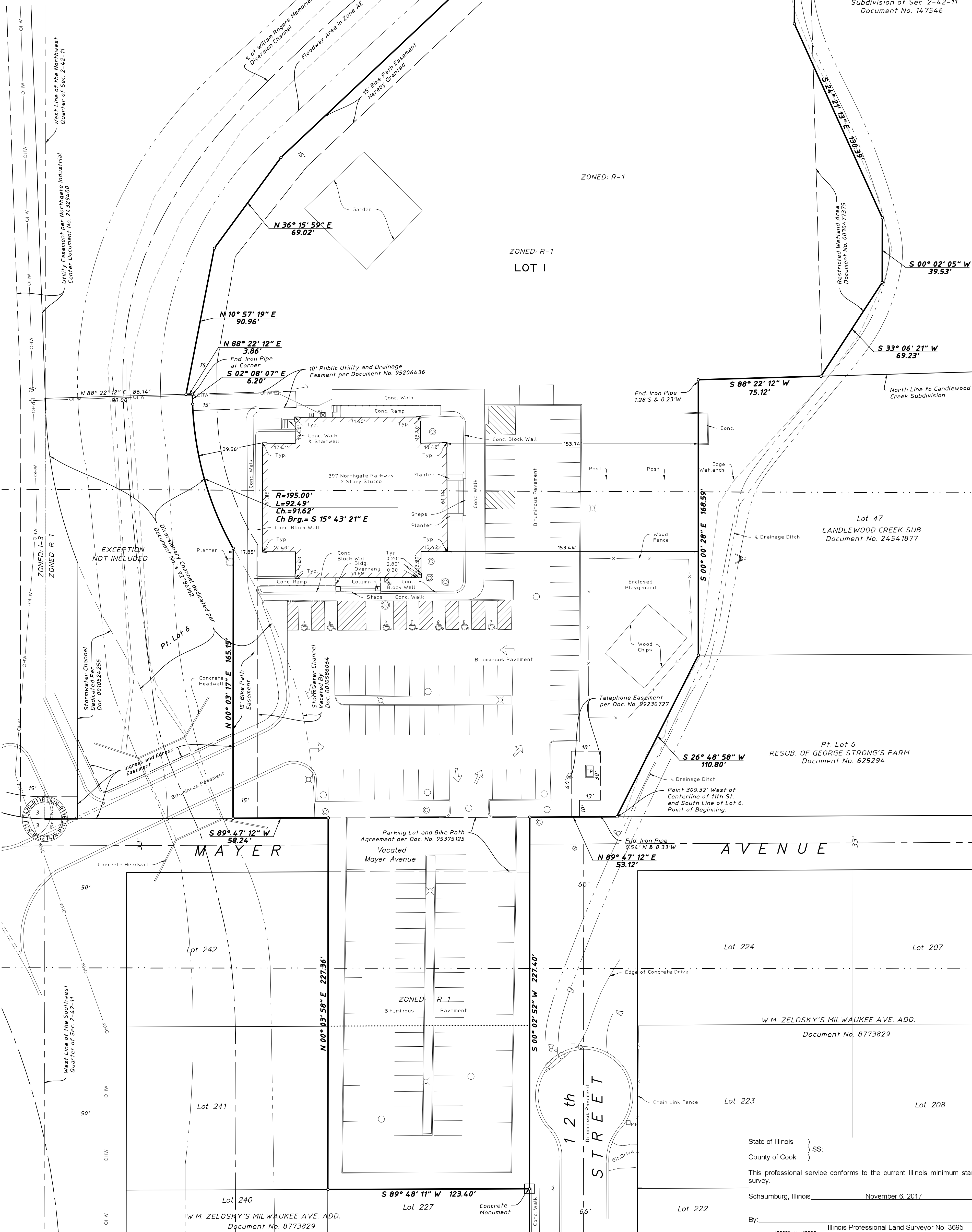
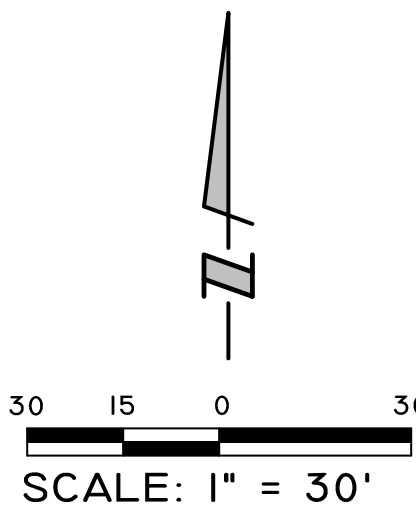
NOT INCLUDED

ZONED: R-1

ZONED: R-1
LOT 1

RESTRICTED WETLAND AREA
Document No. 0030477375
03-02-100-049

Subdivision of Sec. 2-42-11
Document No. 147546



Surveyor's Notes:

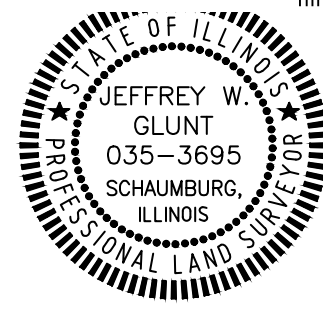
- The Date of field work for this survey is October 23, 2017.
- The basis bearing shown hereon is from the north line of Candlewood Creek Subdivision according to the plat thereof recorded July 19, 1978 as document 24541877.
- Underground Utilities are not shown hereon.
- In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance Order No. 40034815 with an Effective Date of September 14, 2017.

AREA SUMMARY

Lot 2	123,426 S.F.	2.83347 Ac.
-------	--------------	-------------

Ordered By: Josh Patel
Order No.: 09-074 Lot No. 1

State of Illinois }
County of Cook }
This professional service conforms to the current Illinois minimum standards for a boundary survey.
Schaumburg, Illinois November 6, 2017
By: _____ Illinois Professional Land Surveyor No. 3695



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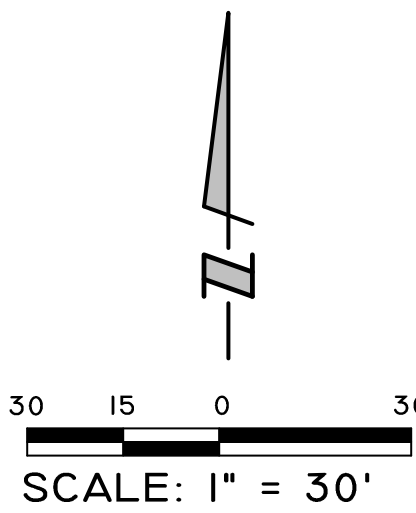
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EXPIRES 11-30-18

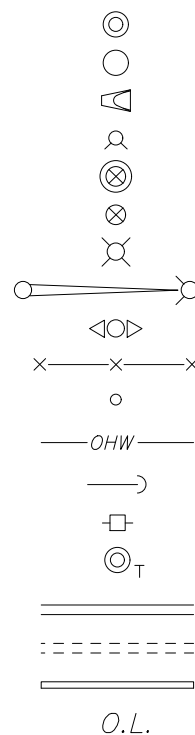
PLAT OF SURVEY

OF

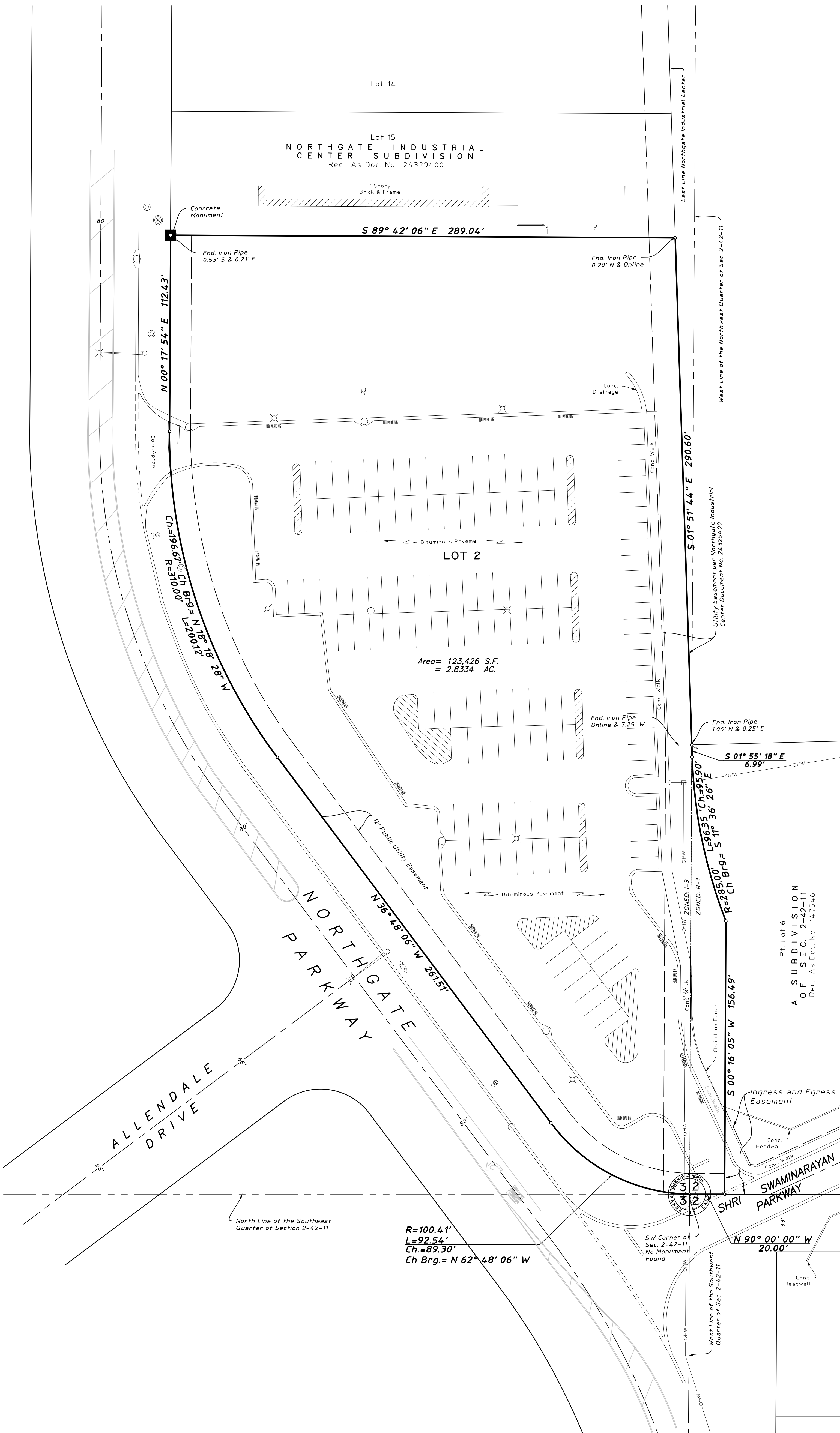
LOT 2 IN SHRI SWAMINARAYAN PARK SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A SUBDIVISION IN SECTIONS 2 AND 3, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 8, 2014 AS DOCUMENT NO. 1425129079 IN COOK COUNTY, ILLINOIS. ALL IN COOK COUNTY, ILLINOIS.



LEGEND



Manhole
Catch Basin
Flared End Section
Fire Hydrant
Valve Vault
Valve Box
Light Pole
Light Pole With Mast Arm
Traffic Signal
Fence
Pipe Bolland
Overhead Utility Line
Guy Wire
Utility Pole
Telephone Manhole
Curb & Gutter
Depressed Curb
Retaining Wall
On Line



Surveyor's Notes:

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- The basis bearing shown hereon is from the north line of Candlewood Creek Subdivision according to the plat thereof recorded July 19, 1978 as document 24541877.
- Underground Utilities are not shown hereon.
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State of Illinois }
County of Cook } SS:

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Schaumburg, Illinois October 25, 2017

By: _____ Illinois Professional Land Surveyor No. 3695



Ordered By: JOSH PATEL
Order No.: 09-074 Lot No. 2

EXPIRES 11-30-18

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