

**WHEELING PLAN COMMISSION
THURSDAY, FEBRUARY 22, 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 18-5](#)
Mr. Roof & Remodeling
529 N. Wolf Road
Appearance Approval of a Wall Sign
- 7. ITEMS FOR REVIEW**
 - A) [Docket No. PC 18-3](#)
Amm's Limousine Service
2160 S. Foster Avenue
Minor Site Plan & Appearance Approval of Landscaping
 - B) [Docket Nos. 2017-18 and SCBA 18-4](#) (continued from January 25, 2018 hearing)
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
 - C) [Docket No. 2018-2](#) (continued from February 8, 2018 hearing)
Uptown 500
501 W. Dundee (address to be changed to 500 W. Dundee)
Amendment to the Planned Unit Development to Allow for an Additional Story on
the Mixed-Use Retail and Residential Building
- 8. APPROVAL OF MINUTES** – January 25, 2018 (including partial findings for Docket No. 2017-18) & February 8, 2018 (including findings for Docket No. 2018-1 and partial findings for Docket No. 2018-2)

9. OTHER BUSINESS

- A)** Policy discussion regarding special use and site plan approvals

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
February 22, 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.

2018-2 Daniel Rezko, applicant, on behalf of UPTOWN 500, LLC, owner, is seeking an amendment to Ordinance No. 5126, which granted Final Planned Unit Development Approval of a mixed-use retail and multi-family residential development, at 501 W. Dundee Road, which is approximately 7.65 acres at the northwest corner of Dundee Road and Northgate Parkway.

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

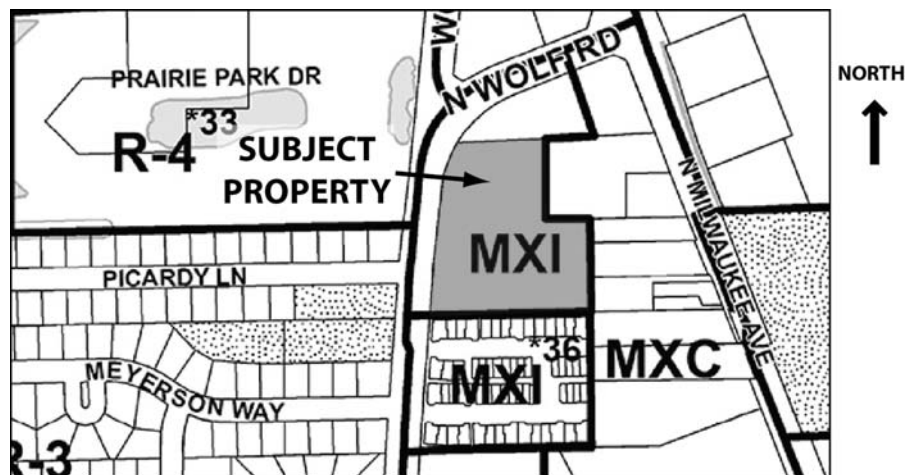
RE: **Docket No. SCBA 18-5**
Mr. Roof & Remodeling
529 N. Wolf Road
Appearance Approval of a Wall Sign

DATE OF REPORT: February 6, 2018

DATE OF MEETING: February 22, 2018

PROJECT OVERVIEW: The petitioner is seeking appearance approval of a wall sign for a new contractor's shop.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Mr. Roof & Remodeling, Inc.
<u>Property Owner:</u>	Greg Laksowski
<u>Common Property Address:</u>	529 N. Wolf Road (H.S.H. Business Condos)
<u>Common Location:</u>	Located on the east side of Wolf Road, at Picardy Lane
<u>Neighboring Property Land Use(s):</u>	North: Industrial/Office West: Single-Family Residential South: Multi-Family Residential East: Commercial

Comprehensive Plan Designation: Commercial-Residential Mixed Use
Existing Use of Property: Floral design studio
Existing Property Zoning: MXI Mixed Use Industrial District
Relevant Zoning Action on Property:
none.

PROJECT DESCRIPTION

The petitioner is requesting appearance approval to install a business identification wall sign for a new contractor's shop.

SIGNAGE PLAN REVIEW

Sign Location: The proposed sign will be located above the window of the unit's façade, facing east into the parking lot.

Sign Type and Size: The applicant is proposing to install a wall sign made of a black alupanel (aluminum composite) material panel. The sign will not be illuminated. The sign will include the business name, phone number, website, and logo. The proposed sign is 8 feet by 2 feet (16 sq. ft.). The proposed sign meets the requirements of the Sign Code.

STAFF REVIEW

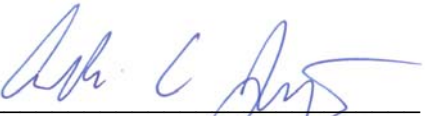
Impact on Adjacent Uses: No impact on adjacent uses is expected.

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

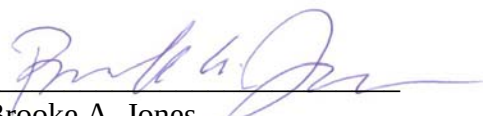
PROPOSED MOTION

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

Approve Docket No. SCBA 18-5 to permit installation of the wall sign in accordance with the sign drawing submitted February 2, 2018 by Mr. Roof & Remodeling, located at 529 N. Wolf Road, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

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

 [Wall sign plan](#)

Mr. Roof & Remodeling – 529 N. Wolf Road
Docket No. SCBA 18-5 (Appearance Approval of a Wall Sign)
Plan Commission Meeting – February 22, 2018



Existing conditions of subject unit (looking west)

Alupanel Sign 8x2', mounting with Tapcon Screws 2 3/4" every 2ft.



Exhibit received February 2, 2018

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

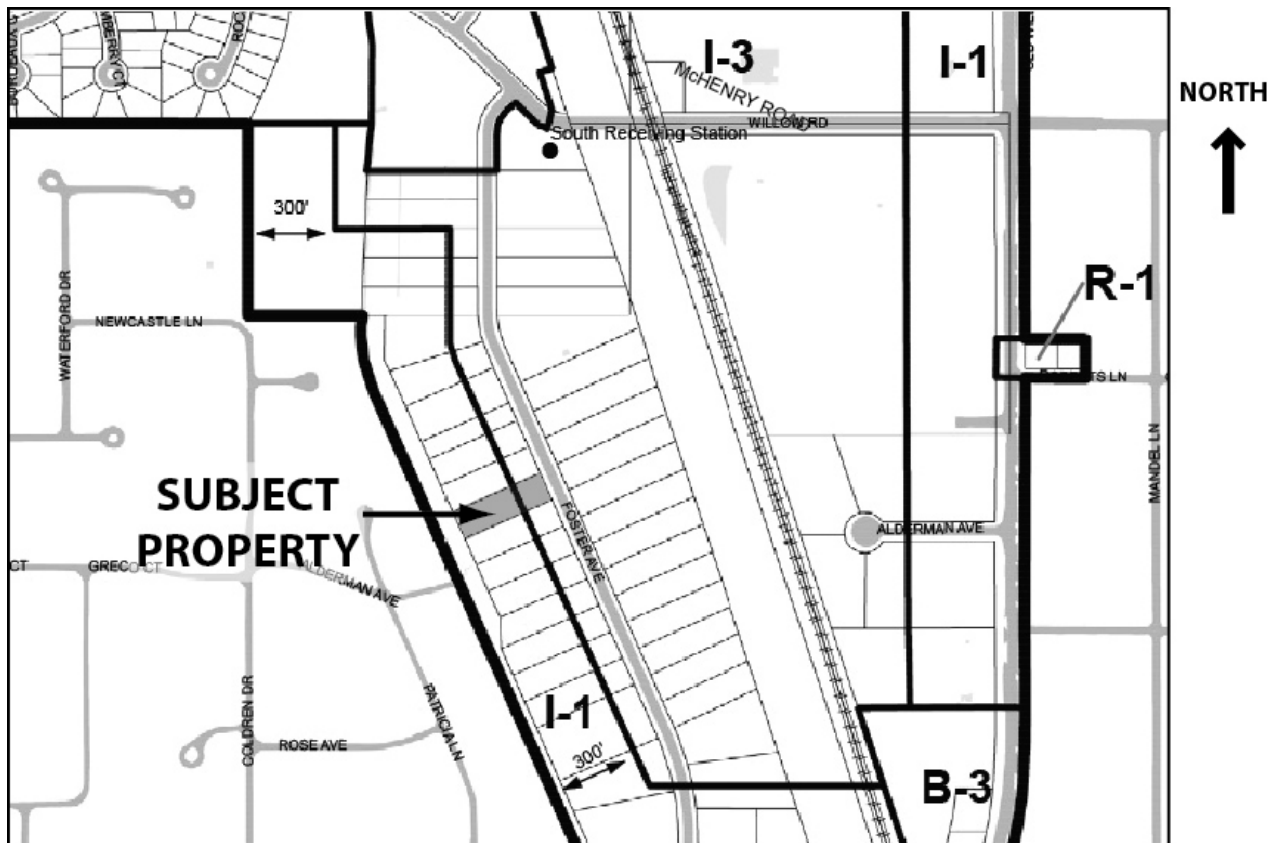
RE: **Docket No. PC 18-3**
Amm's Limousine Service
2160 S. Foster Avenue
Minor Site Plan and Appearance Approval for Landscaping

DATE OF REPORT: February 6, 2018

DATE OF MEETING: February 22, 2018

PROJECT OVERVIEW: The petitioner is seeking minor site plan and appearance approval for changes to the landscaping for an approved large ground transportation service use.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Antonios Douvliis, Amm's Limousine Service
<u>Property Owner Name:</u>	Douvliis Holding LLC
<u>Common Property Address:</u>	2160 Foster Avenue
<u>Common Location:</u>	Located on the west side of Foster Avenue, between Willow Road and Camp McDonald Road
<u>Neighboring Property Land Use(s):</u>	North: Industrial West: Single-Family Residential South: Industrial East: Industrial
<u>Comprehensive Plan Designation:</u>	Industrial
<u>Property size:</u>	33,022 sq. ft. (0.76 ac) for the entire site; 4,902 sq. ft. for the building
<u>Proposed Use of Property:</u>	Large Ground Transportation Service
<u>Existing Property Zoning:</u>	I-1 Light Industrial and Office District and I-3 General Industrial District
<u>Previous Zoning Action on Property:</u>	
2017-3	Special Use and Site Plan Approval for a Large Ground Transportation Service (Ord. 5127, passed 12.04.2017)

DESCRIPTION OF PROPOSAL

The petitioner, Amm's Limousine Service, has submitted a landscape plan for review. The large ground transportation service use received special use approval from the Village Board on December 4, 2017. The special use ordinance included the following condition of approval, per the suggestion of the Plan Commission:

- Prior to final occupancy, the petitioner shall return to the Plan Commission with a landscape plan for minor site plan and appearance approval.

At this time, the petitioner is seeking minor site plan and appearance approval for a landscape plan.

LANDSCAPING PLAN REVIEW

Existing Landscaping: The front and sides of the building include mature deciduous and evergreen shrubs. The existing shrubs at the front of the building will be removed and planted with new material.

Proposed Landscaping: The proposed landscape plan is for the front of the building. A symmetrical plan is proposed to flank the sides of the main building entry. A landscape plan and plant list is provided and includes a mix of evergreen shrubs (Green Velvet boxwood & Star Power junipers), deciduous shrubs (Crimson Pygmy barberry), and flowering perennials (hosta, Summer Beauty allium, and Autumn Joy sedum). The plant selection will ensure year round visual interest and color.

STAFF REVIEW

Impact on adjacent uses: A positive impact is expected on adjacent uses.

Staff Recommended Action: After reviewing the proposal, staff suggests the Plan Commission approved the landscape plan.

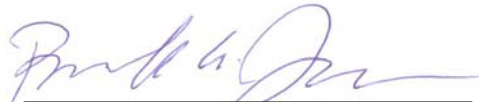
PROPOSED MOTION

If the Plan Commission approves of the landscape plan, an appropriate motion would be to:

Approve Docket No. PC 18-3 granting minor site plan and appearance approval of the landscape plan and plant list submitted January 26, 2018 for the existing large ground transportation service use at 2160 S. Foster Avenue, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachments: [Photo of existing conditions](#)

[Landscape plan](#)

[Plant list](#)

Amm's Limousine Service – 2160 Foster Avenue
Docket No. PC 18-8 (Minor Site Plan and Appearance Approval of Landscaping)
Plan Commission Meeting – February 22, 2018



Existing conditions of subject property along Foster Avenue (looking northwest)

DOUVLIS HOLDINGS LLC.
2160 FOSTER AVE.
WHEELING, IL 60090

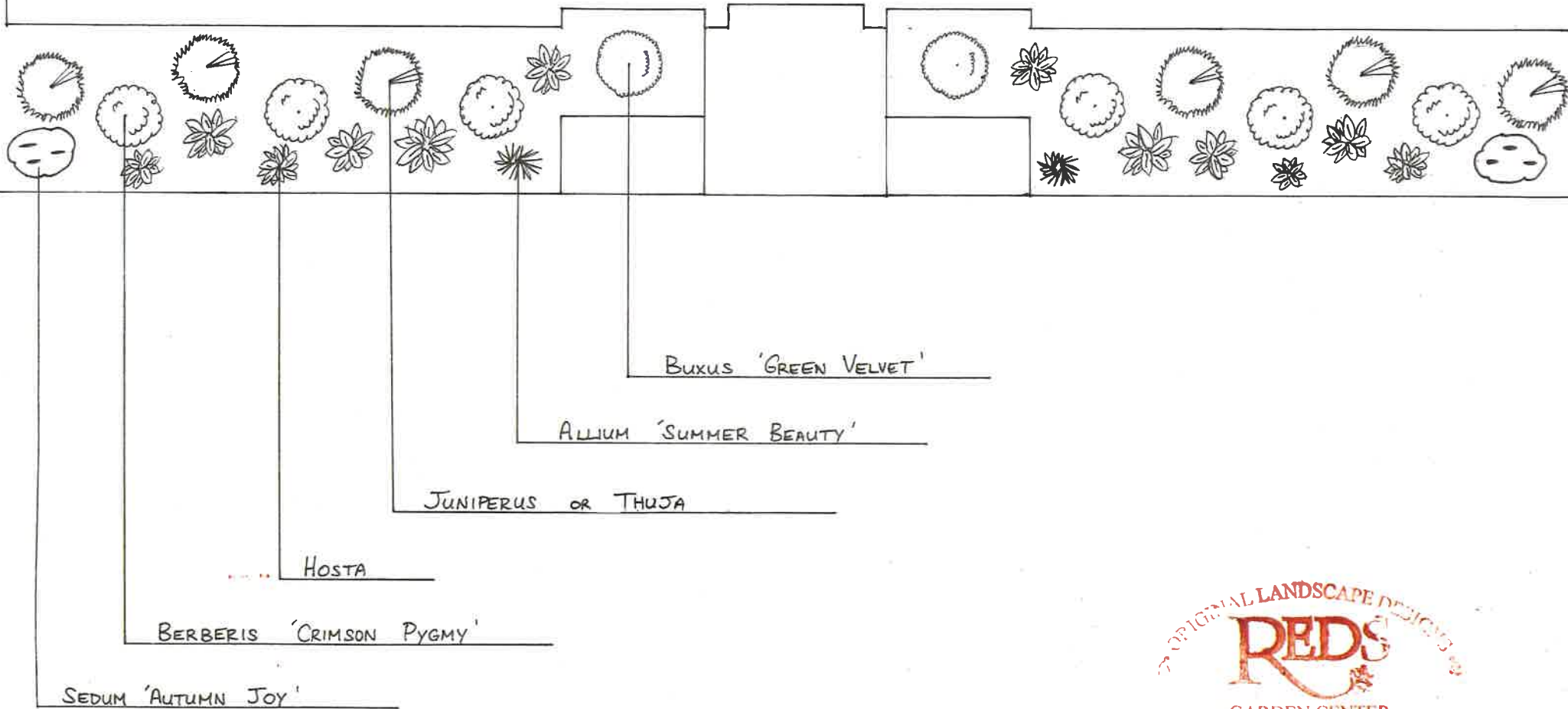


Exhibit received January 26, 2018

PLANT LIST

NAME	Douvlis Holdings LLC	DATE	1/18/2018
STREET	Tony Douvlis 2160 Foster Avenue	CELL	(312) 806-8682
CITY	Wheeling	HOME	platocorpinc@gmail.com
STATE	IL 60090	INSTALL DATE	DIG #

Contractor agrees to furnish and install the following as herein specified and as indicated on the design plan which if furnished, shall be considered a part of this contract.

QTY.	PLANT NAME	COST	SIZE	TOT COST	TAX	LABOR	TOTAL W/TAX
FRONT OF BUILDING - NORTH SIDE							
6	Juniperus chinensis 'Star Power'		4-5'				
	or Thuja occidentalis 'Smaragd'		4-5'				
2	Buxus 'Green Velvet'		15-18"				
6	Berberis 'Crimson Pygmy'		#5				
12	Hosta		#1				
2	Allium 'Summer Beauty'		#1				
6	Sedum 'Autumn Joy'		#1				

Contractor shall not be responsible for "Acts of God" or any other conditions beyond his direct but otherwise unconditionally guarantees all materials specified herein for a period of one year unless neglected by purchasers. Contractor agrees to carry insurance for the protection of purchasers from any action based on injury to the persons or property of others by reason of any work done hereunder.

PAYMENT

Agreed price for above labor and materials.....

TOTAL: **\$0.00**

Contractor acknowledges receipt as down payment of.....

\$0.00

Net balance (due immediately upon completion of job).....

\$0.00

Exhibit received January 26, 2018

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

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

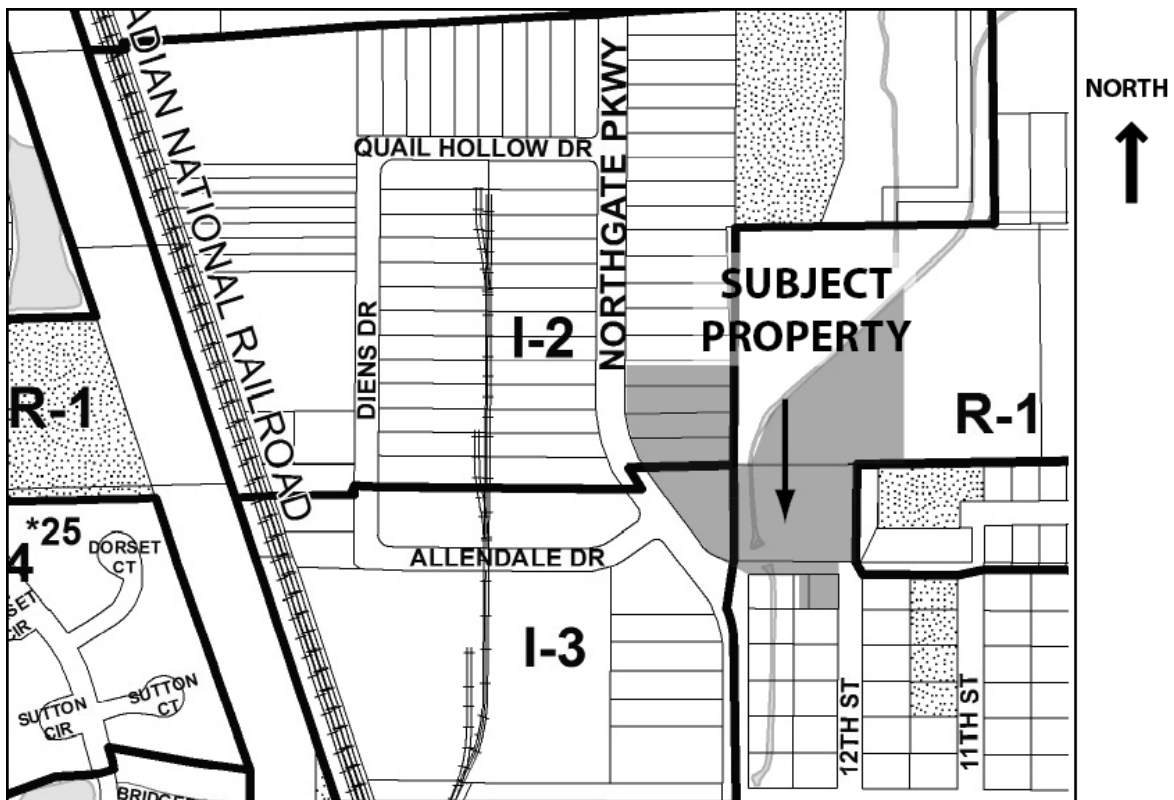
RE: Docket Nos. 2017-18 and SCBA 18-4
Shri Swaminarayan Temple
397 Northgate Parkway
(2017-18) Special Use-Site Plan Amendment to Allow for a
Building Addition
(SCBA 18-4) Appearance Approval of a Freestanding Sign

DATE OF REPORT: February 15, 2018

DATE OF MEETING: February 22, 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. On January 25, 2018 the Plan Commission continued Docket No. 2017-18 to February 22, 2018.

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.

UPDATE SINCE JANUARY 25, 2018 HEARING

At the January 25th Plan Commission hearing, Docket No. 2017-18 was continued to February 22, 2018 so that the petitioner could address the following suggestions made by the Plan Commission (**staff update provided in bold**):

1. The sidewalk at the northwest corner of the future addition shall be constructed after the building is constructed. **The future sidewalk is represented on the landscape plan and engineering plans.**
2. One-way signage and/or pavement marking shall be installed on the looped lane. **One-way signage and pavement markings have been added to the engineering plans.**
3. The 30 new parking stalls shall be angled to promote one-way traffic. **The landscape plan**

demonstrates the angled parking on the looped lane.

4. A minimum of 12" of the exterior walls from finished grade shall be made of a more durable material than EIFS. **The elevation plans note a 16" cast concrete masonry "Prairie Stone" at the building addition's base.**
5. A plan noting the design and materials for the trash enclosure shall be provided. **The landscape plan notes the location of the trash enclosure and the sign plan includes a plan view and elevation for the trash enclosure.**
6. Bike parking locations and quantities shall be noted on the plan. **The landscape plan notes the location of a pad for five bike racks.**
7. The photometric plan shall be updated to reflect the wall mounted lighting and to increase lighting and dim areas. **A revised plan has been provided.**
8. Spec sheets for building lighting and pole lighting to be provided. **Spec sheets have been provided.**
9. Provide a new sign plan showing the masonry material. **The sign plan has been revised to include an all brick structure.**

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 for five is provided on the landscape plan.

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 could provide a shorter travel route for pedestrians walking from the temple to their vehicles in the off-site parking in Lot 2. The petitioner indicated at the January 25th hearing that the path will be built in approximately two to three years. The intent is to build the bridge in the existing 20-foot easement.

Site Lighting: The petitioner has submitted a revised 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. Additional lighting spec sheets have also been provided at the Plan Commission's request.

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. At the Plan Commission's request, the appearance and materials of the enclosure have been noted on the sign plan. It's cast concrete masonry "Prairie Stone" walls will match the base of the building addition.

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. At the Plan Commission's request, a more durable material is shown at the base of the building addition. A 16-inch cast concrete masonry "Prairie Stone" is proposed for the base material.

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 serve more than an aesthetic purpose. They will screen rooftop mechanical units.

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. The sign will be double-sided and will include the name of the organization, the temple, and address in raised, non-corrosive metal letters. The sign will 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. On January 25th, the Plan Commission asked that the plan be revised to show the requested masonry material of the sign face. The proposed material is face brick, which is the same as the base.

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, David Phlox, Knock Out Roses), deciduous shrubs (Alpine Currant), and groundcover (Blue Star Creeper). The landscape plan also notes that it will be irrigated.

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. The revised plans were also provided to the Fire Department. Additional Firecomments may be available at the hearing.

Engineering Division Review: The Engineering Division 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.

Since reviewing the revised plans, the Engineering Division has no additional comments.

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: Prior to taking action on Docket No. 2017-18, staff recommends the Plan Commission review the revisions to the plans since the January 25th hearing.

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:

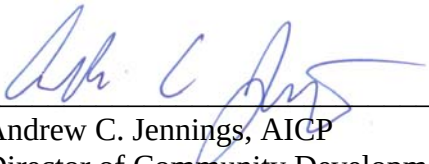
Recommend approval of Docket No. 2017-18 to grant an amendment to Special Use Ordinance No. 3880, in accordance with the following exhibits submitted February 8, 2018 (except as noted) by Haeger Engineering for Shri Swaminarayan Temple, located at 397 Northgate Parkway, Wheeling, Illinois:

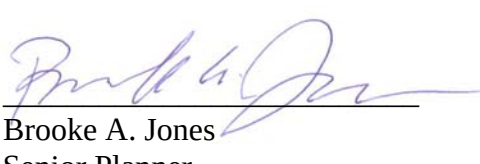
- Project description, 1.10.2018
- Updated response letter
- Aerial parking exhibit, 1.10.2018
- Landscape plans (2 sheets), 2.12.2018
- Irrigation plan, 2.12.2018
- First floor plan, 2.12.2018
- Second floor plan, 2.12.2018
- Basement floor plan, 2.12.2018
- South/west elevations plan, 2.12.2018
- East/north elevations plan, 2.12.2018
- Typical detail elevation plan, 2.12.2018
- Trash enclosure/sign plan, 2.15.2018
- Engineering plans (5 sheets)
- Bike path extension plan
- Photometric plan, 2.9.2018
- Lighting fixtures details (4 sheets)
- Plat of survey (2 sheets), 1.10.2018.

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 February 15, 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](#)

[Updated response letter](#)

[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](#)

[Trash enclosure / sign plan](#)

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

[Bike path extension plan](#)

[Photometric plan](#)

[Lighting fixture details \(4 sheets\)](#)

[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

Page 2

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 Meetings – January 25, 2018 & February 22, 2018



Existing conditions of driveway from Northgate Parkway (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 Meetings – January 25, 2018 & February 22, 2018



Existing conditions of south façade (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 Meetings – January 25, 2018 & February 22, 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 Meetings – January 25, 2018 & February 22, 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

Exhibit received Januray 10, 2018



VIA ELECTRONIC SUBMITTAL

January 10, 2018

Andrew C. Jennings
Director of Community Development
Village of Wheeling
2 Community Blvd.
Wheeling, IL 60090

**RE: Shri Swaminarayan Temple – Wheeling, IL
Preliminary Engineering Submittal
Our File: 09-074**

Mr. Jennings,

Enclosed in this submittal are the following revised documents per our public hearing on 1/25/2017:

1. One (1) copy of the Preliminary Engineering Plans
2. One (1) copy of the Architectural/Landscape/Sign Submittal Plans
3. One (1) copy of the Photometric Plan & Spec Sheets

The following revisions have been made to the above plans per comments made during the public hearing:

- 1) A future sidewalk connection is now showing in the plans.
- 2) Pavement markings indicating the direction of travel have been included in the plans.
- 3) The parking stalls are now angled to promote one-way traffic.
- 4) A valve vault is now showing on the plans per staff request.
- 5) The 1st 12" of the exterior walls from the finished grade is no longer an EIFS material.
- 6) The design materials for the trash enclosure is included on the plans.
- 7) The location of the proposed bike rack has been included on the plans.
- 8) The photometric plan has been updated to include the walls lights
- 9) Spec sheets for the lights have been included
- 10) The plans now show that the monument sign shall be irrigated and built from masonry material.

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

Exhibit received February 8, 2018

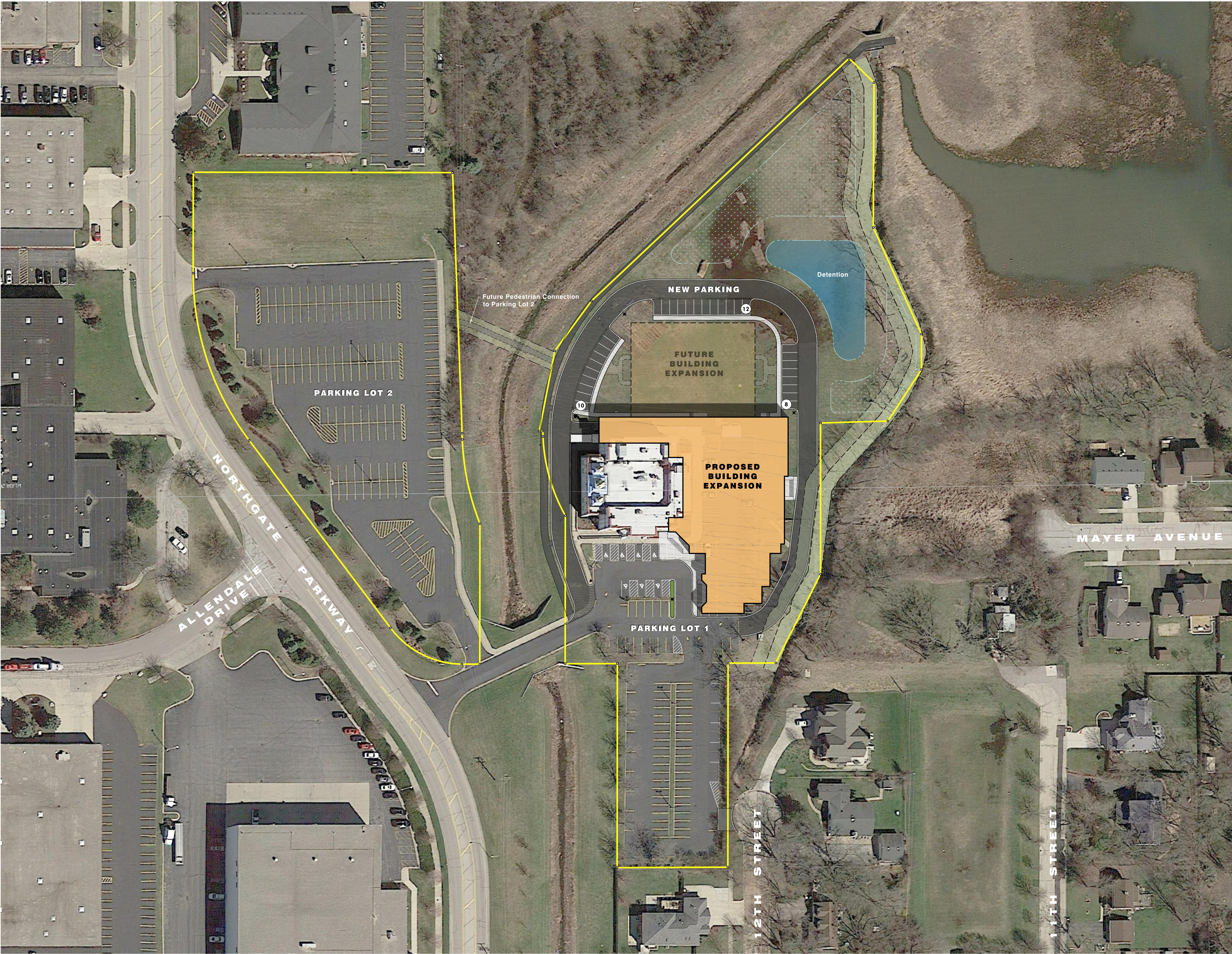
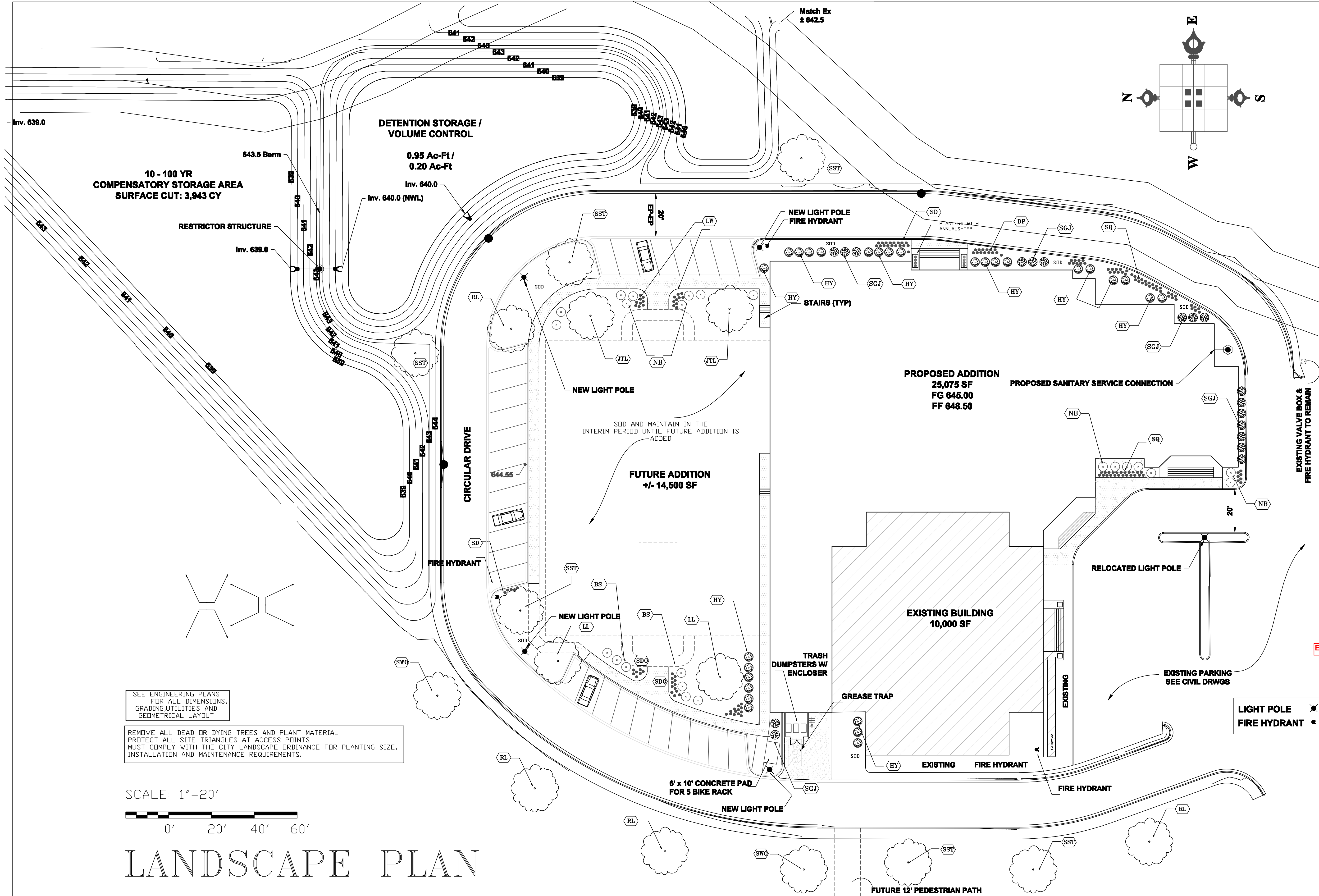


Exhibit received January 10, 2018

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.

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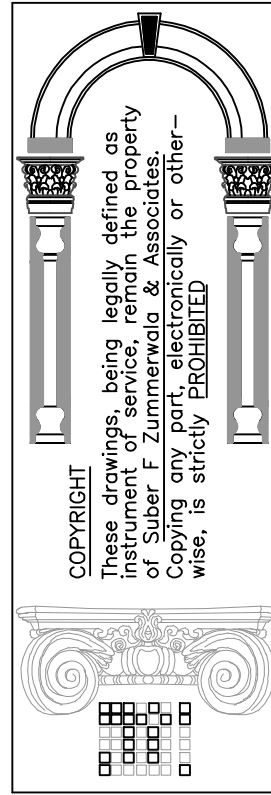
SEE ENGINEERING PLANS
FOR ALL DIMENSIONS,
GRADING, UTILITIES AND
GEOMETRICAL LAYOUT

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.

SCALE: 1"=20'

0' 20' 40' 60'

LANDSCAPE PLAN



Suber F. Zimmerwala & Associates
ARCHITECTS & PLANNERS
333 W. Irving Park Road, Suite # 203
Roselle, IL 60017-7172
PH 630.351.1593
DESIGN FIRM LIC. NO. 184-004407

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

1

Exhibit received February 12, 2018

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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 OPUFOLIUS	13	NINEBARK	24" B.B.
PERENNIALS					1 GALLON 12" O.C. ALL DIRECTIONS
	Ⓢⓓ	HEMEROCALLIS STELLA DO ORD	31	STELLA DO ORD DAYLILY	
	Ⓢⓖ	IRIS SYBIRICA "SNOW QUEEN"	72	SNOW QUEEN IRIS	
	Ⓢⓓ	CHRYSANTHEMUM MAXIMUM	34	SHASTA DAISY	
	ⓓⓅ	PHLOX PANICULATA "DAVID"	14	DAVID PHLOX	
ANNUALS	ⓁⓌ	HEMEROCALLIS "LITTLE WINE CUP"	20	LITTLE WINE CUP DAYLILY	
				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'.

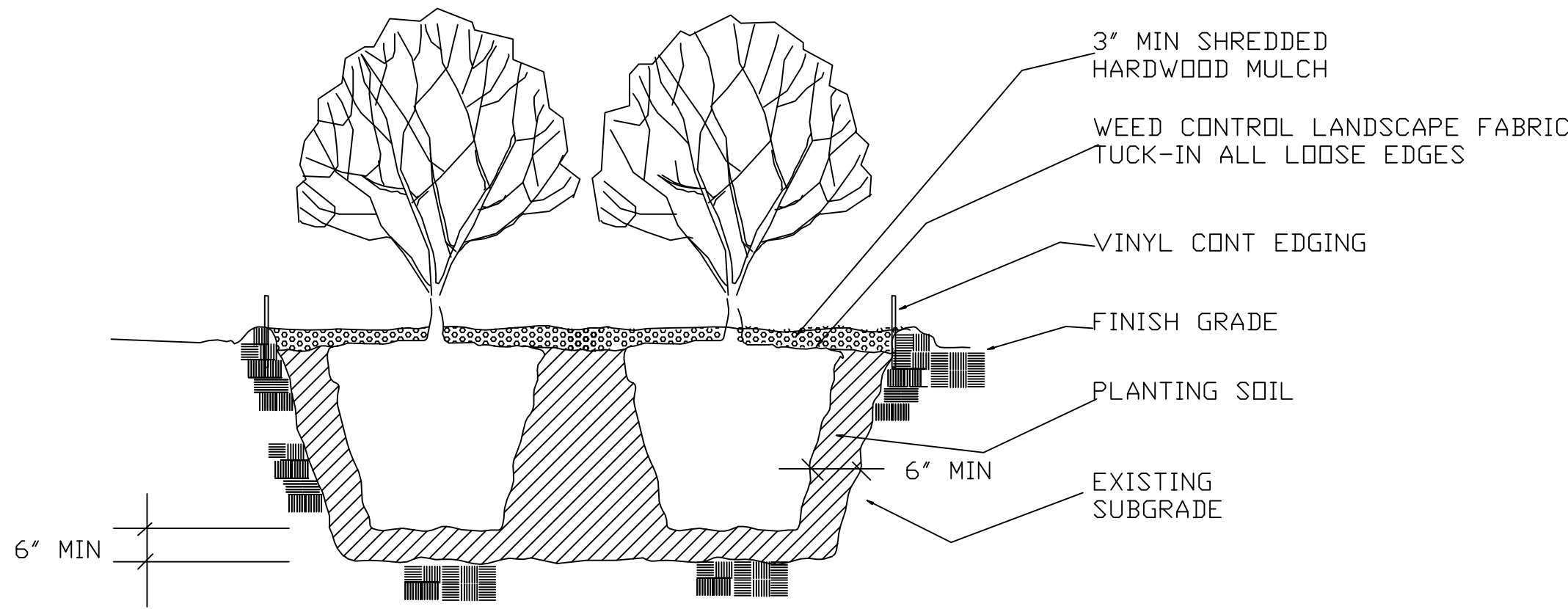
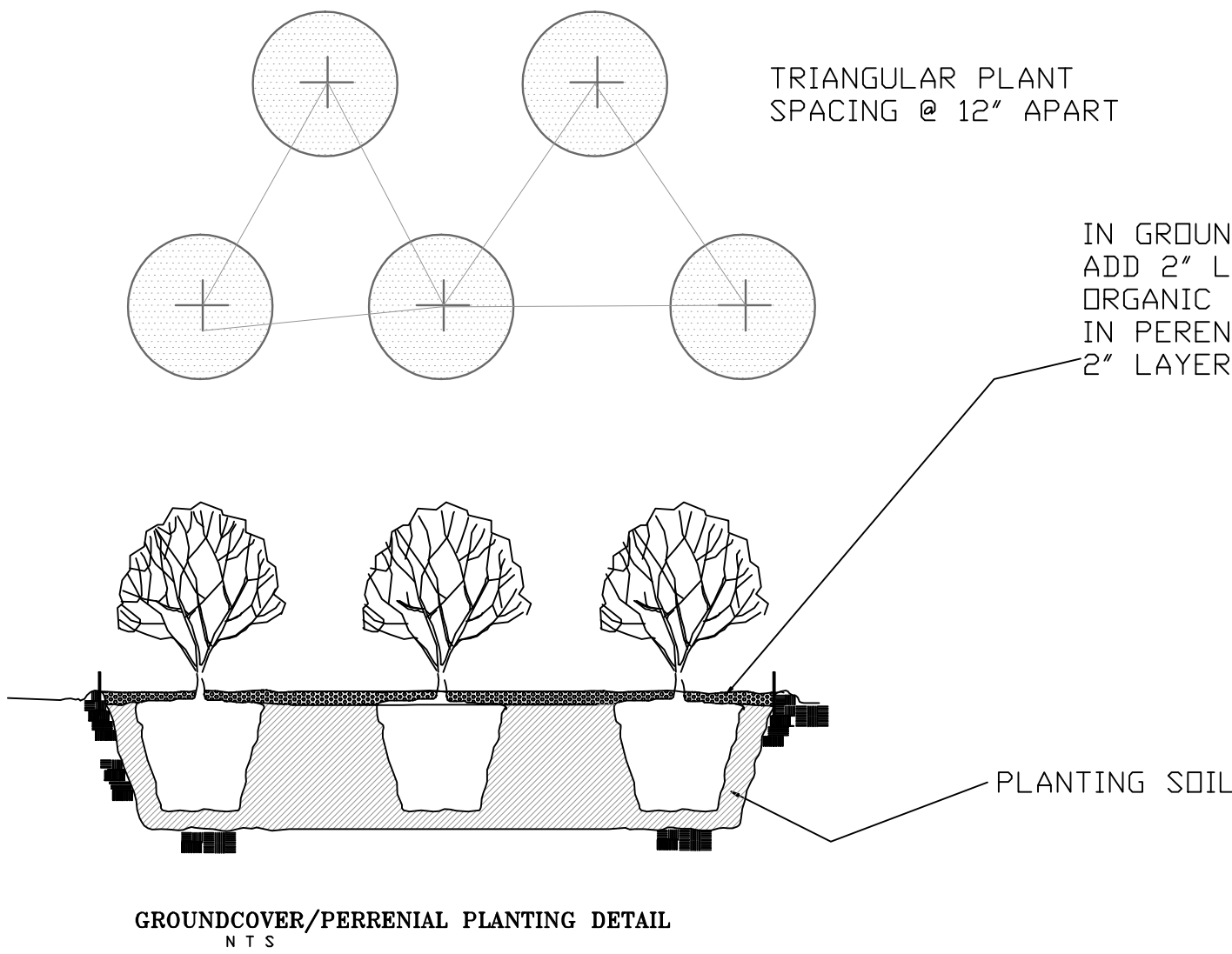
ALL PLANTS, GRASS, GROUND COVER AND TREES TO MEET ANSI Z601, "AMERICAN STANDARD FOR NURSERY STOCK".

1. ALL PLANTING MATERIALS SHALL BE BOTANICALLY COMPATIBLE WITH EXISTING OR PROPOSED MATERIALS AND SHALL NOT HAVE CHARACTERSTIC 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 SHREDDED HARDWOOD ONLY.

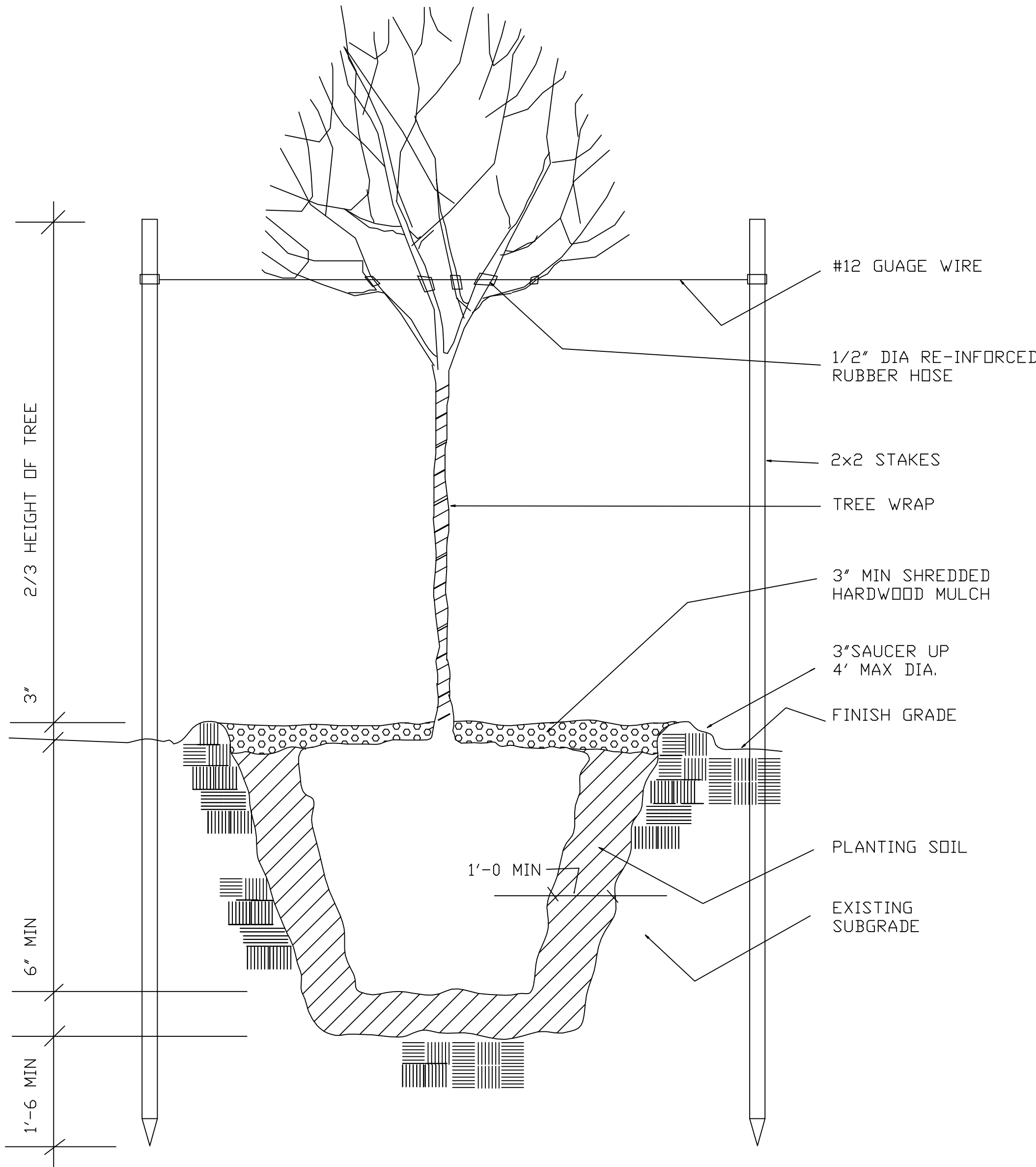
A MINIMUM 13'-6" OVERHEAD CLEARANCE OVER THE FIRE APPARATUS ACCESS ROUTE MUST BE MAINTAINED.

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)

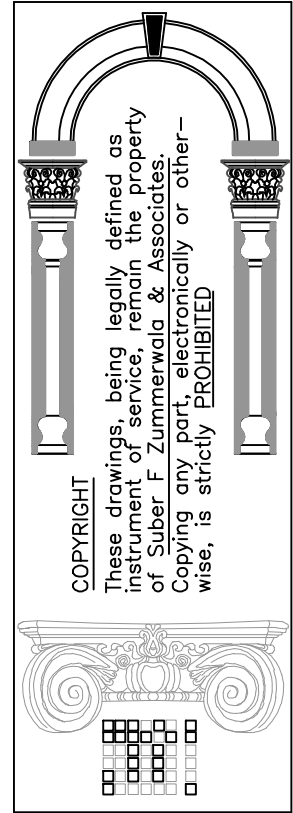
RAINFALL TO BE SUPPLEMENTED WITH IRRIGATION SYSTEM FOR A TOTAL OF 1 INCH PER WEEK DURING THE GROWING SEASONS FOR THE FIRST THREE YEARS. SLOW RELEASE(e.g. "GATOR") BAGS MAY BE INSTALLED FOR SUPPLEMENTAL WATERING.



SHRUB PLANTING DETAIL
N T S



TREE PLANTING DETAIL
N T S



Suber F Zimmerwala & Associates
ARCHITECTS & PLANNERS
333 W. Irving Park Road, Suite # 202
R o s e l i e , I L 6 0 1 7 2
P H 630.351.1593
DESIGN FIRM LIC. NO. 184,004407

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

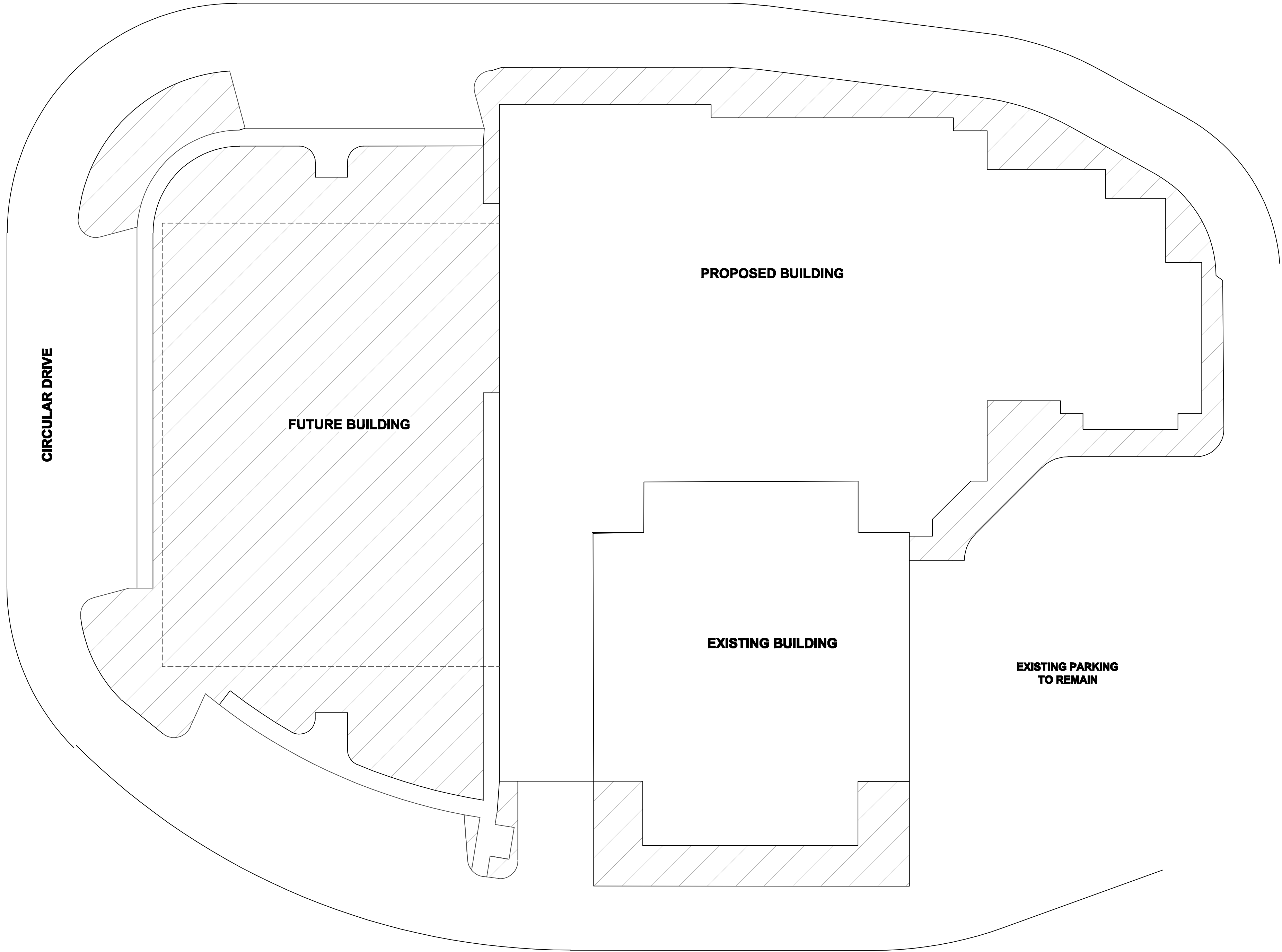
Exhibit received February 12, 2018

DATE	
REVISION	
NO.	

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



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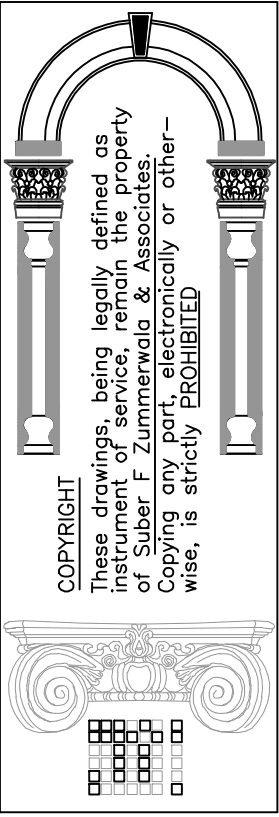


SCALE: 1"=20'

0' 20' 40' 60'

IRRIGATION PLAN

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



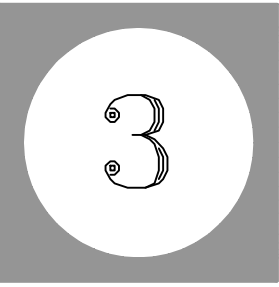
Suber F Zimmerwala & Associates
ARCHITECTS & PLANNERS
333 W. Irving Park Road, Suite # 202
R o s e l i e , I L 6 0 1 7 2
P H 630.351.1593
DESIGN FIRM LIC. NO. 184,004407

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

NO.	REVISION	DATE

Exhibit received February 12, 2018

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



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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

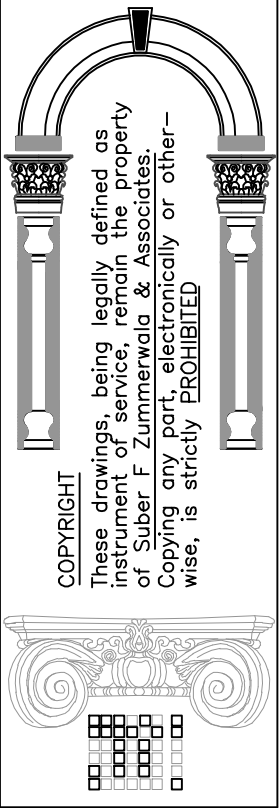
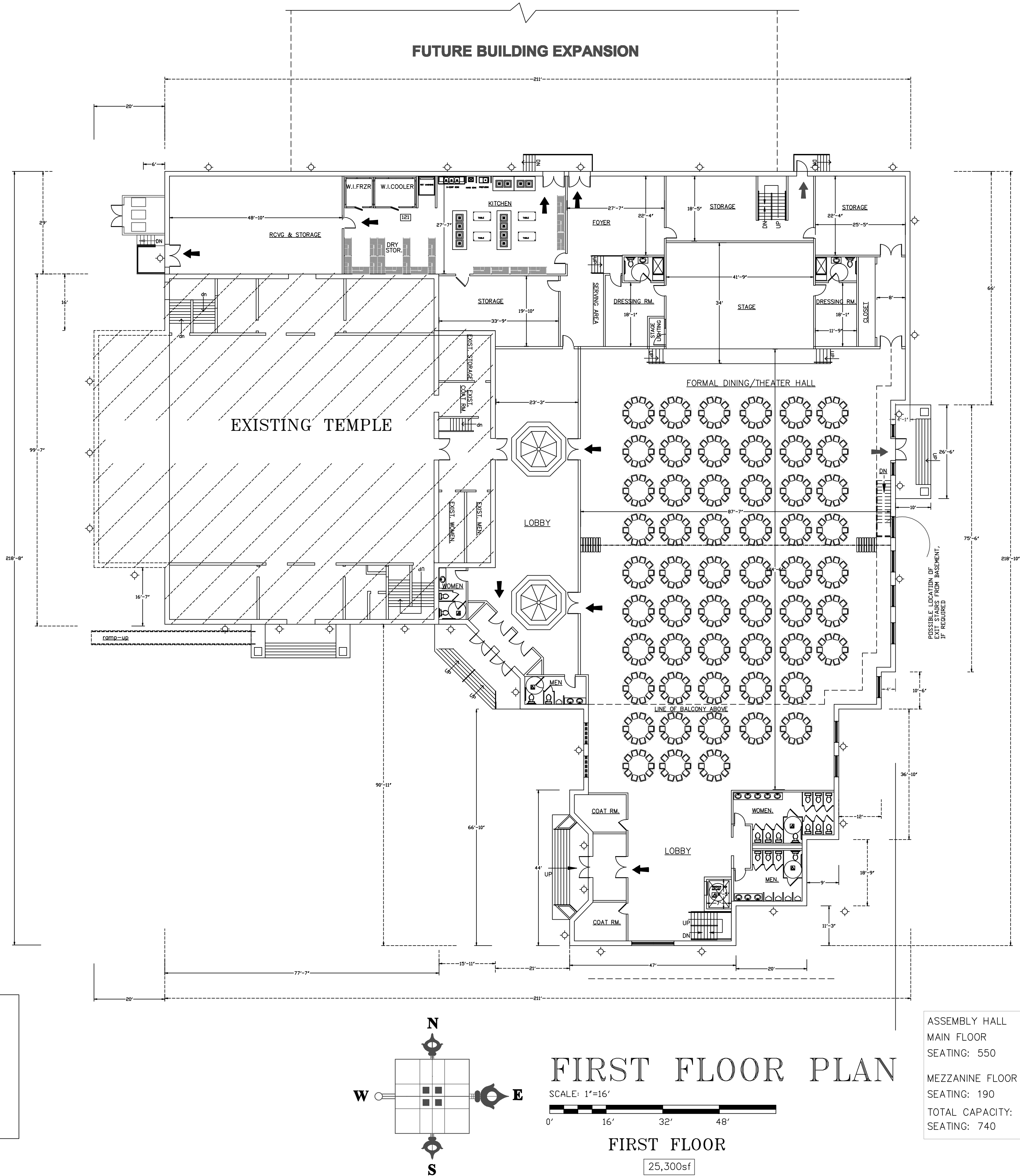
ALL CODES WITH WHEELING AMENDMENTS

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

EXTERIOR FIXTURES: LITHONIA WALL PACK
#TWRI METAL HALIDE- 150-175w
ALL EXTERIOR FIXTURES SHALL BE RATED FOR
EXTERIOR DAMP LOCATIONS
THE LIGHTING FIXTURES FOR EXTERIOR LIGHTING,
ON THE OUTSIDE OF THE BUILDING, AT THE EXIT DISCHARGE DOORS AND
WALKWAYS
SHALL BE PROVIDED WITH RE-STRIKE KITS OR OTHER MEANS OF PROVIDING
CONTINUOUS ILLUMINATION OF ONE FOOT CANDLE AFTER RESTORATION OF POWER
UNTILL NORMAL LIGHTING RESTART IS COMPLETE.



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R o s e l l e , I L 6 0 1 7 2
P h 6 3 0 . 3 5 1 . 1 5 9 3
D E S I G N F I R M L I C . N O . 1 5 4 - 0 0 4 0 7

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

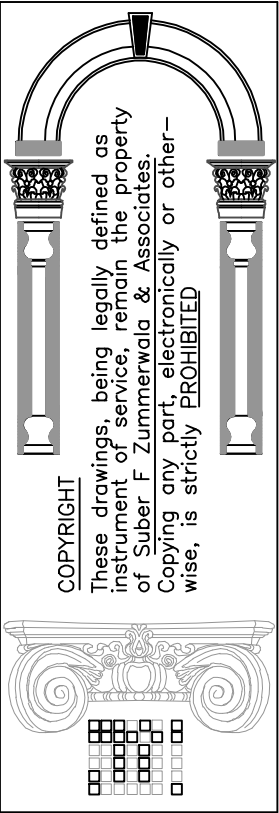
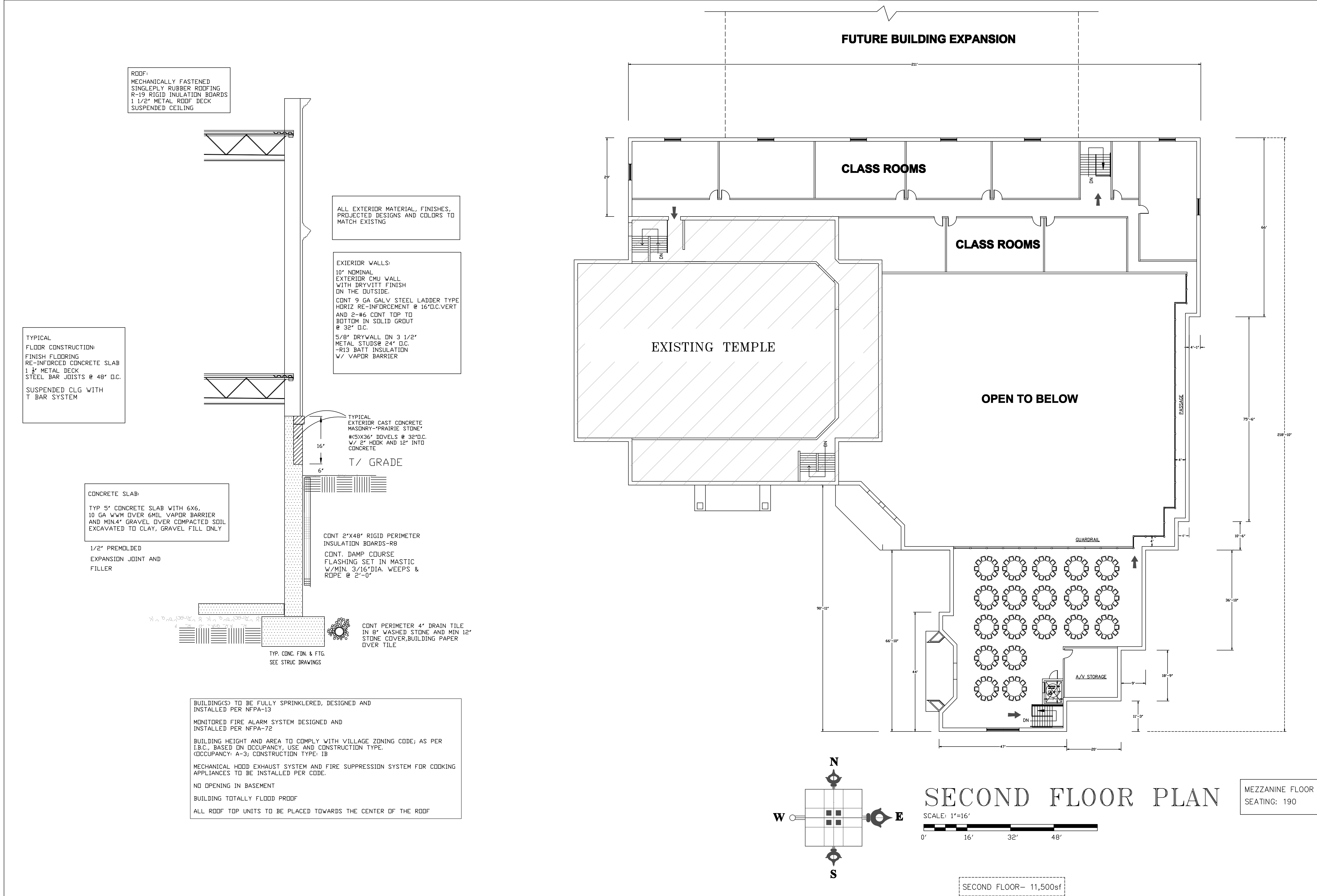
NO.	REVISION	DATE

Exhibit received February 12, 2018

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



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P h 630.351.1593
DESIGN FIRM LIC. NO. 154-004407

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

DATE				
REVISION				
NO.				

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

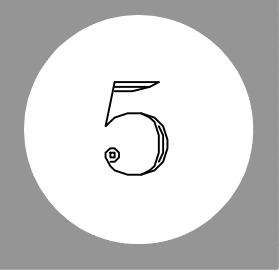
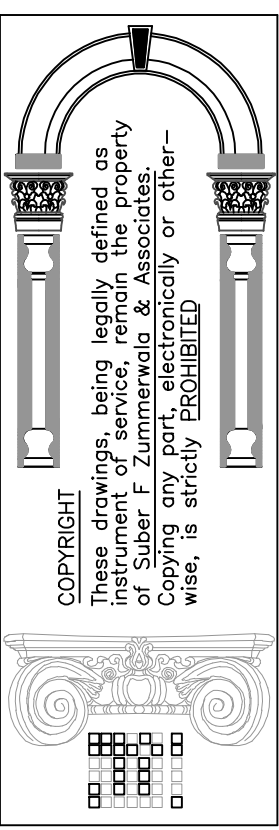
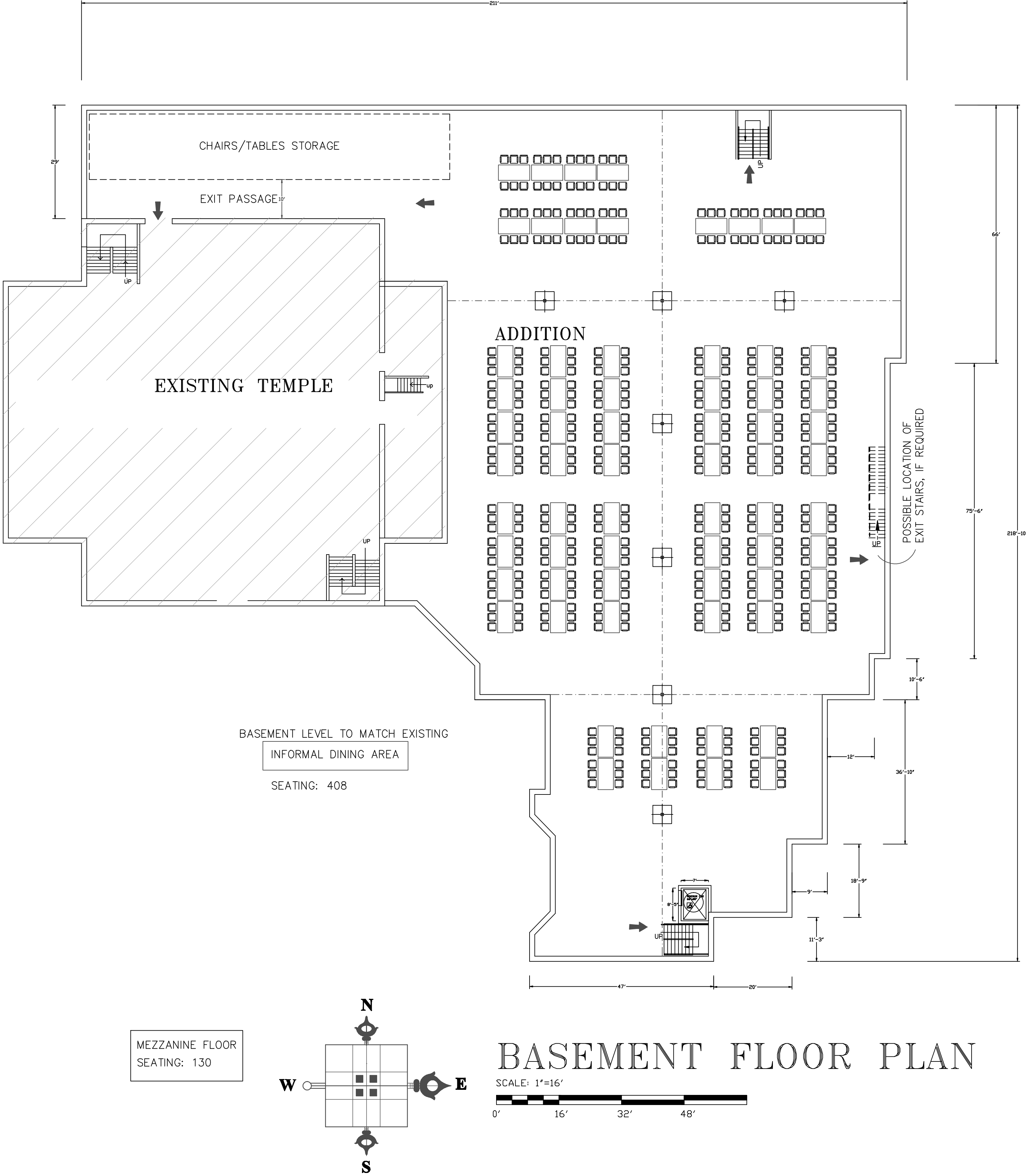


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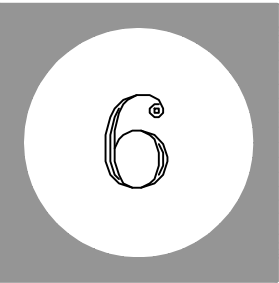
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P h [REDACTED] 630.351.1593
DESIGN FIRM LIC. NO. 154-004407

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

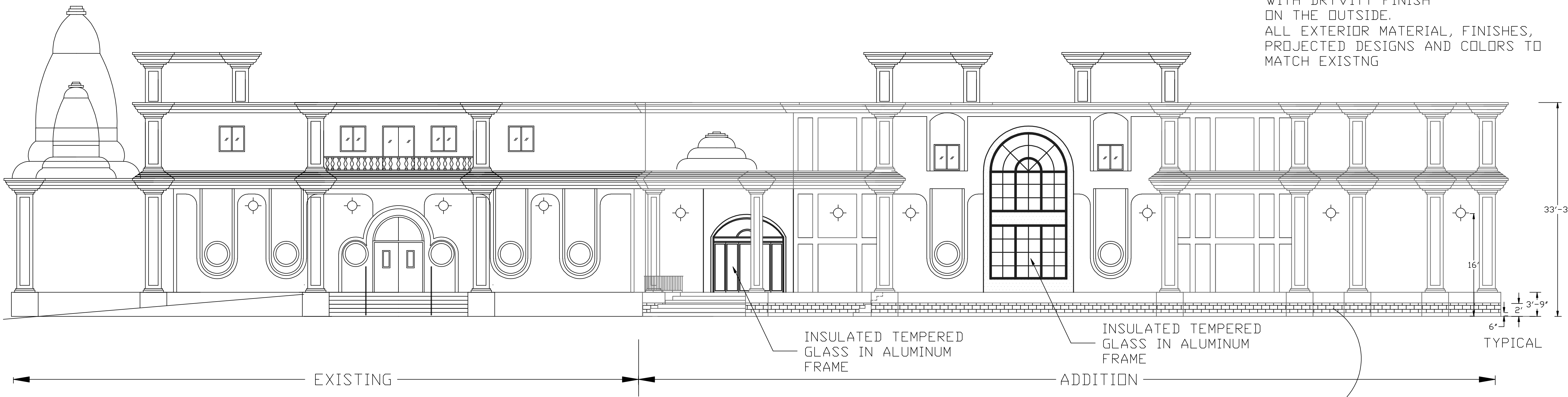
NO.	REVISION		DATE	

Exhibit received February 12, 2018

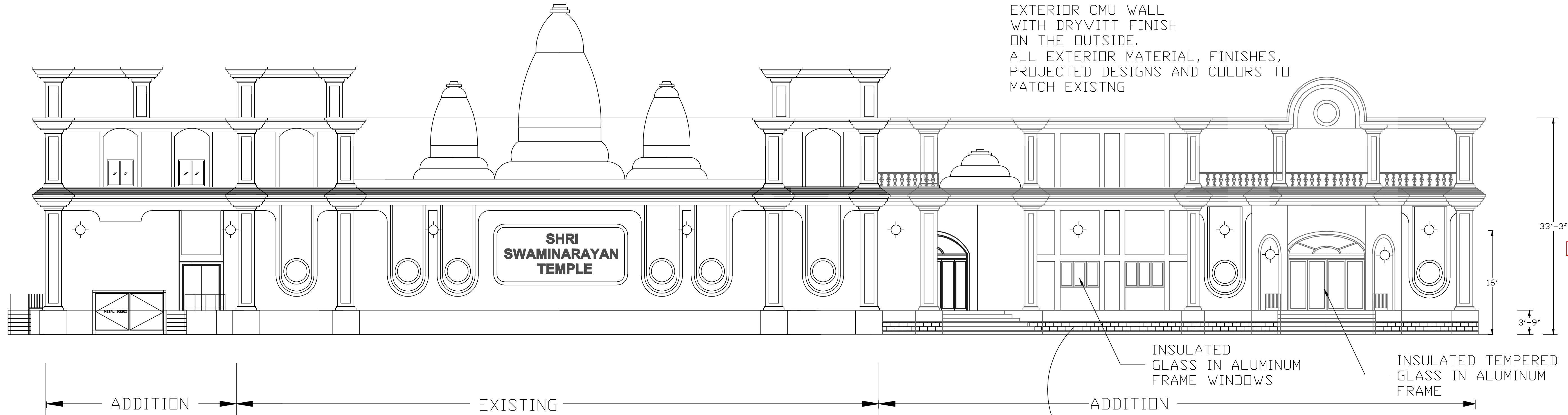
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CHECKED BY	SZ
PROJECT NO.	16358
DATE:	1/10/18



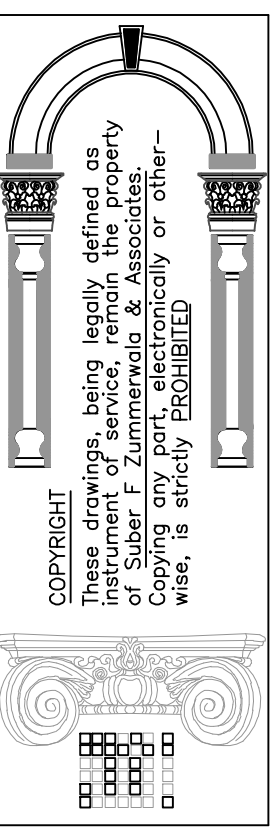
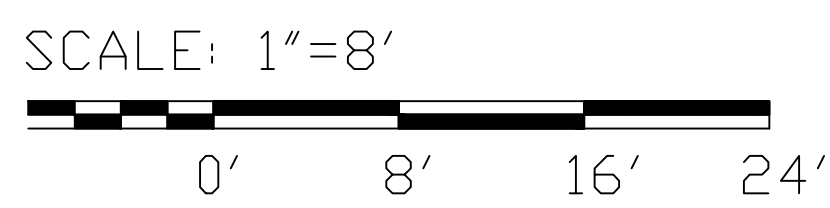
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SOUTH ELEVATION



WEST ELEVATION



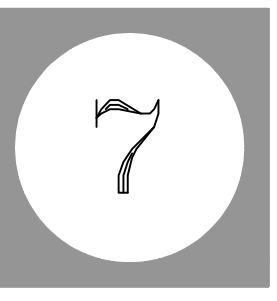
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ARCHITECTS & PLANNERS
333 W. Irving Park Road, Suite # 202
R o s e l l e , I L 6 0 1 7 2
P h 6 3 0 . 3 5 1 . 1 5 9 3
F a x 6 3 0 . 3 5 1 . 1 5 9 3
DESIGN FIRM LIC. NO. 154-034407

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

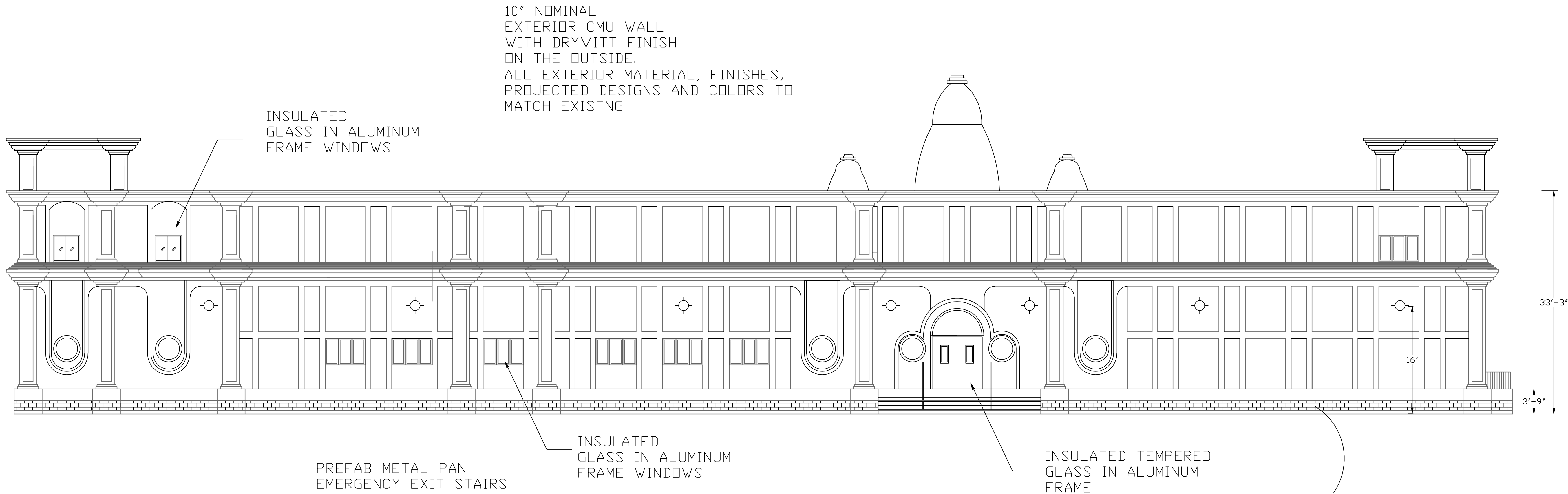
NO.	REVISION	DATE

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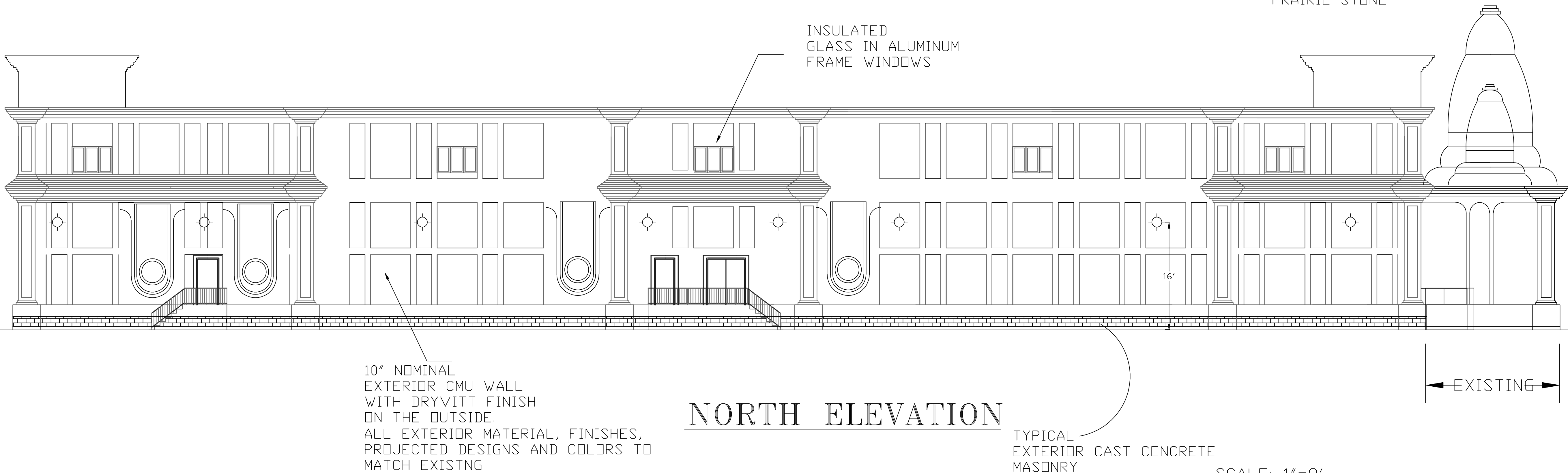
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PROJECT NO.	16358
DATE:	1/10/18



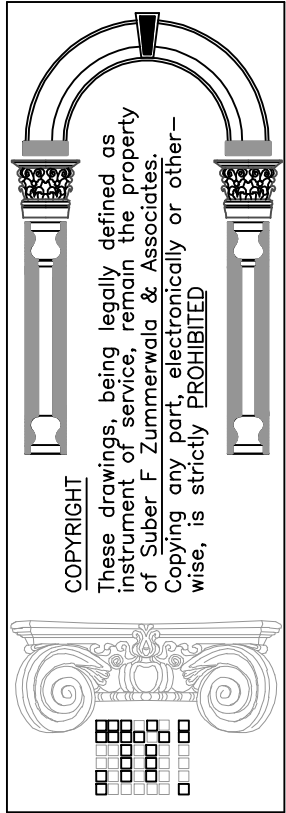
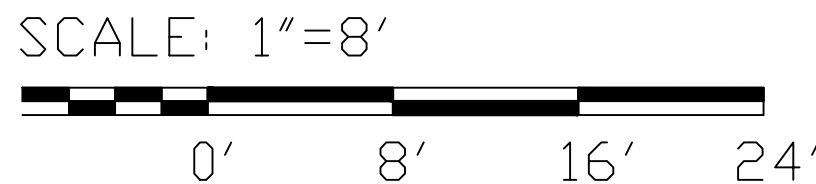
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EAST ELEVATION



NORTH ELEVATION



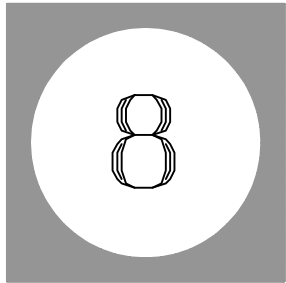
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I.S.S.O. OF CHICAGO
SWAMINARAYAN TEMPLE
WHEELING, ILLINOIS

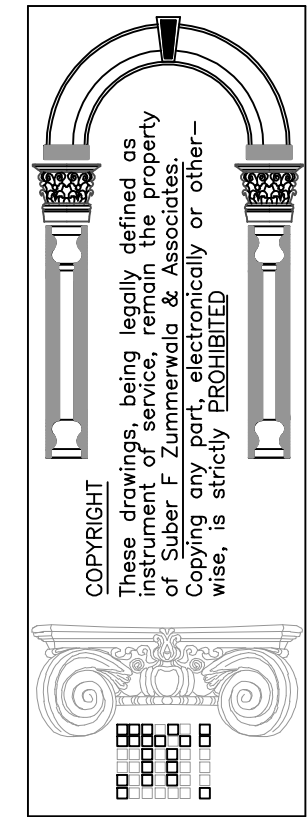
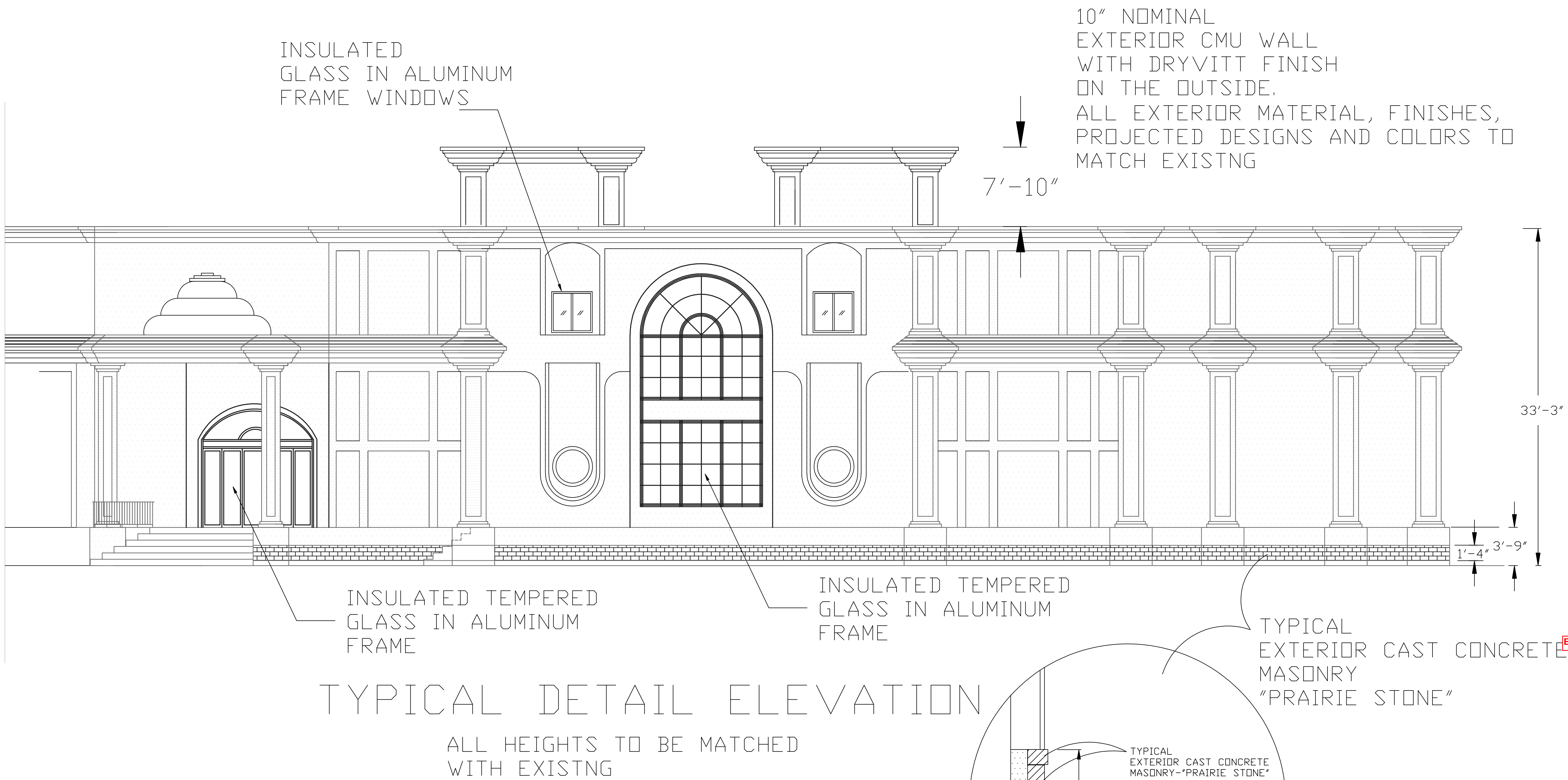
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DATE:	1/10/18



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

DATE		REVISION	

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

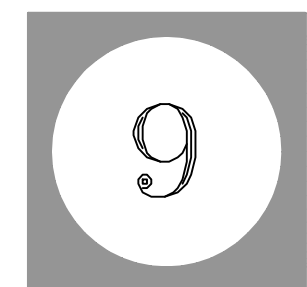
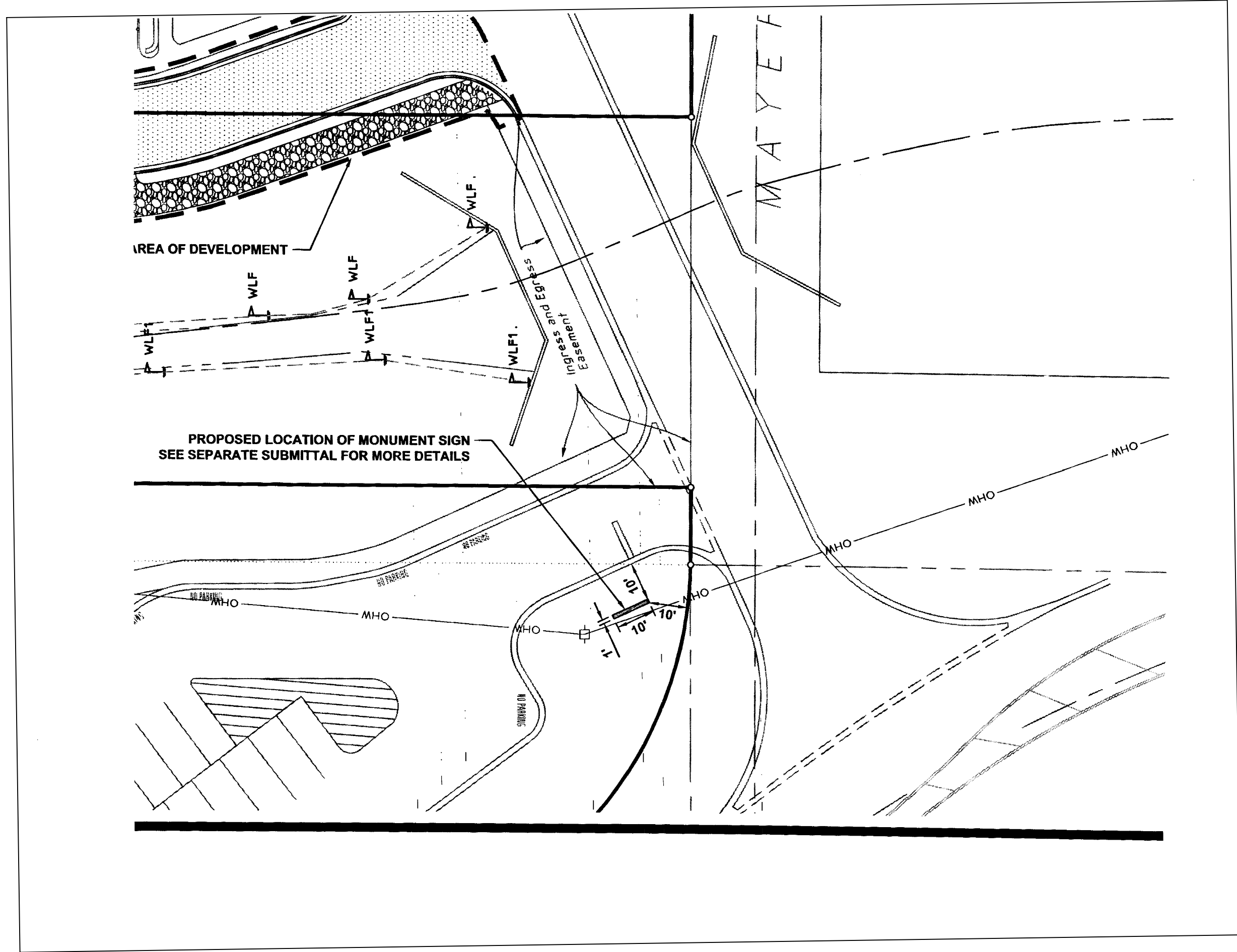
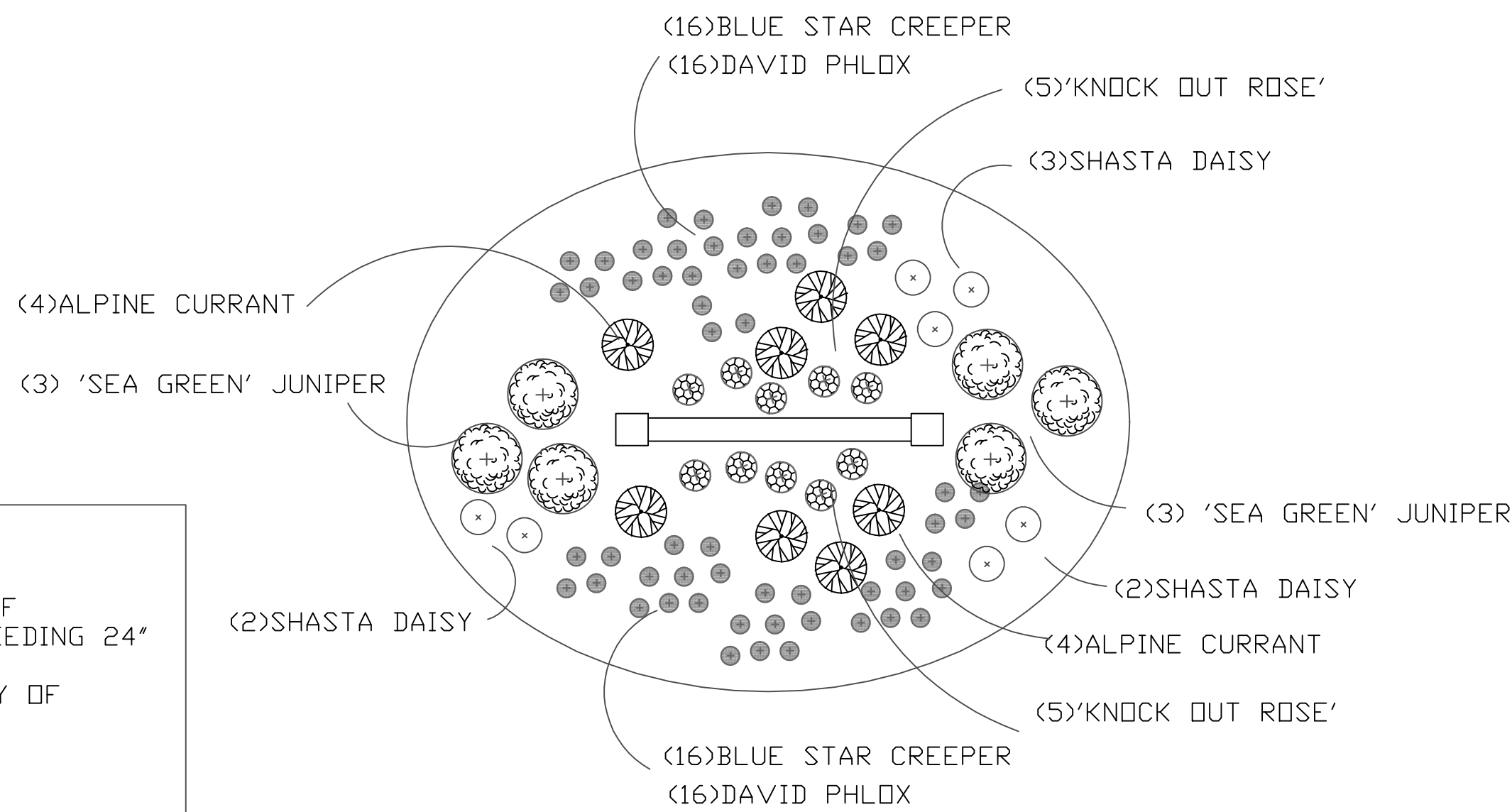


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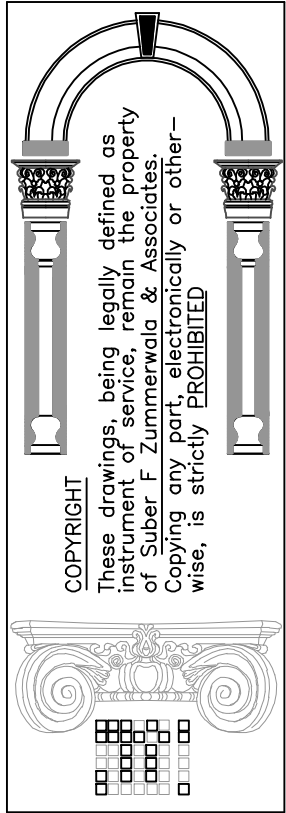
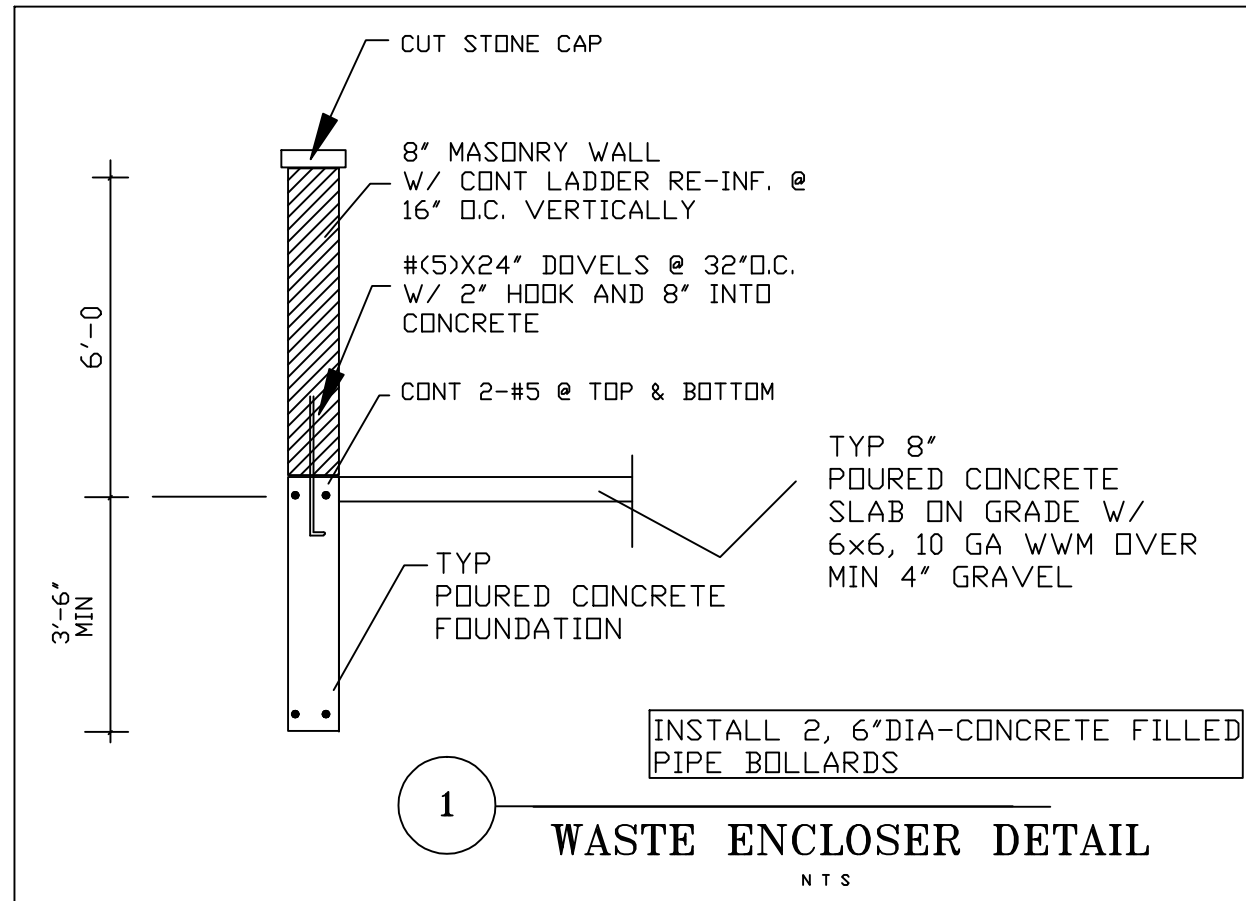
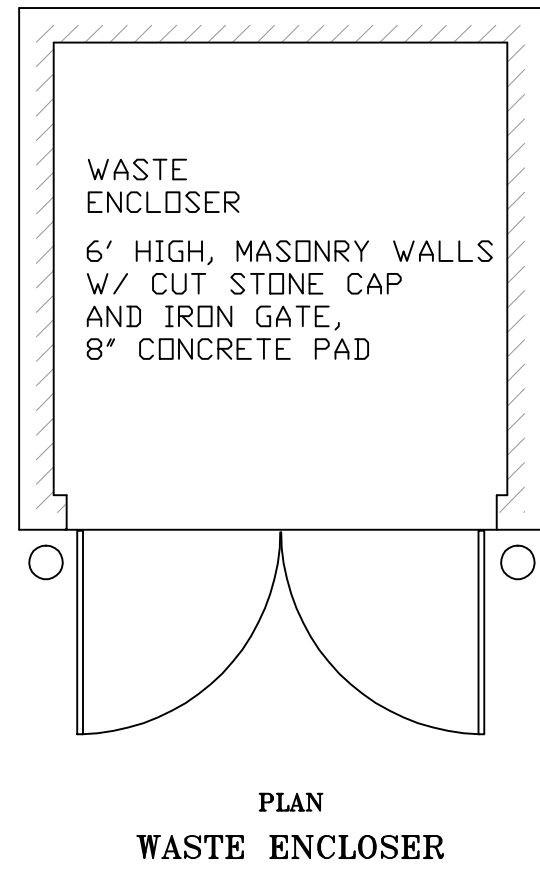
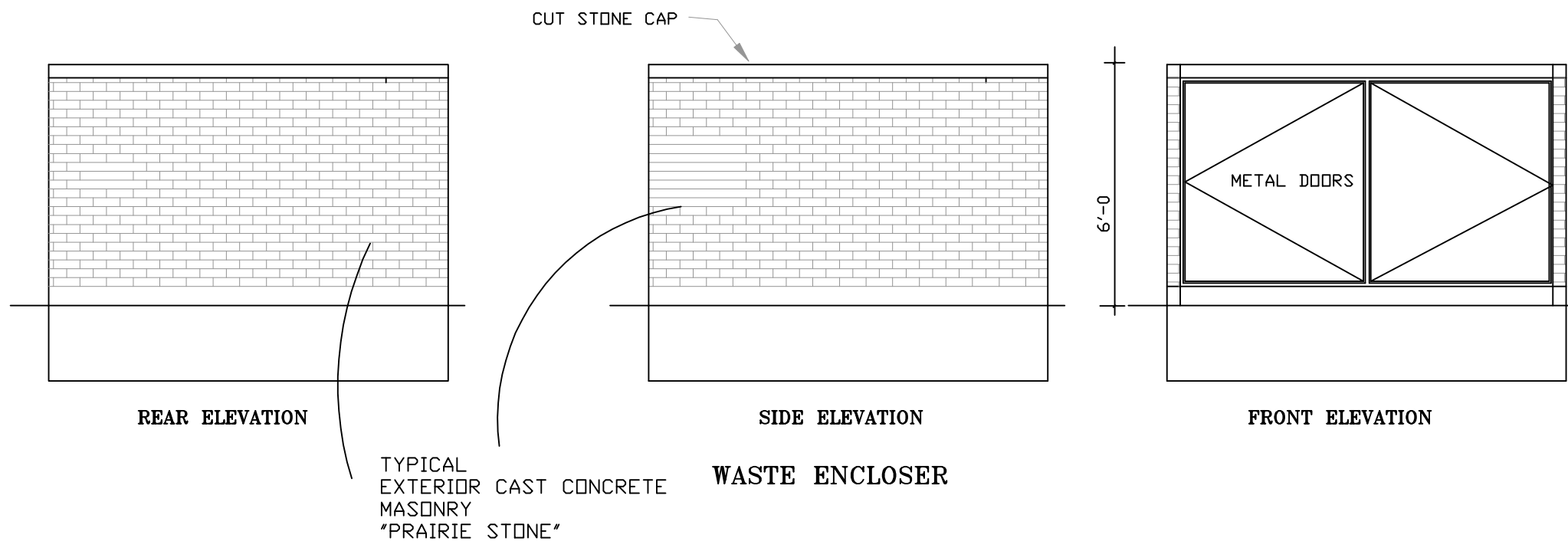
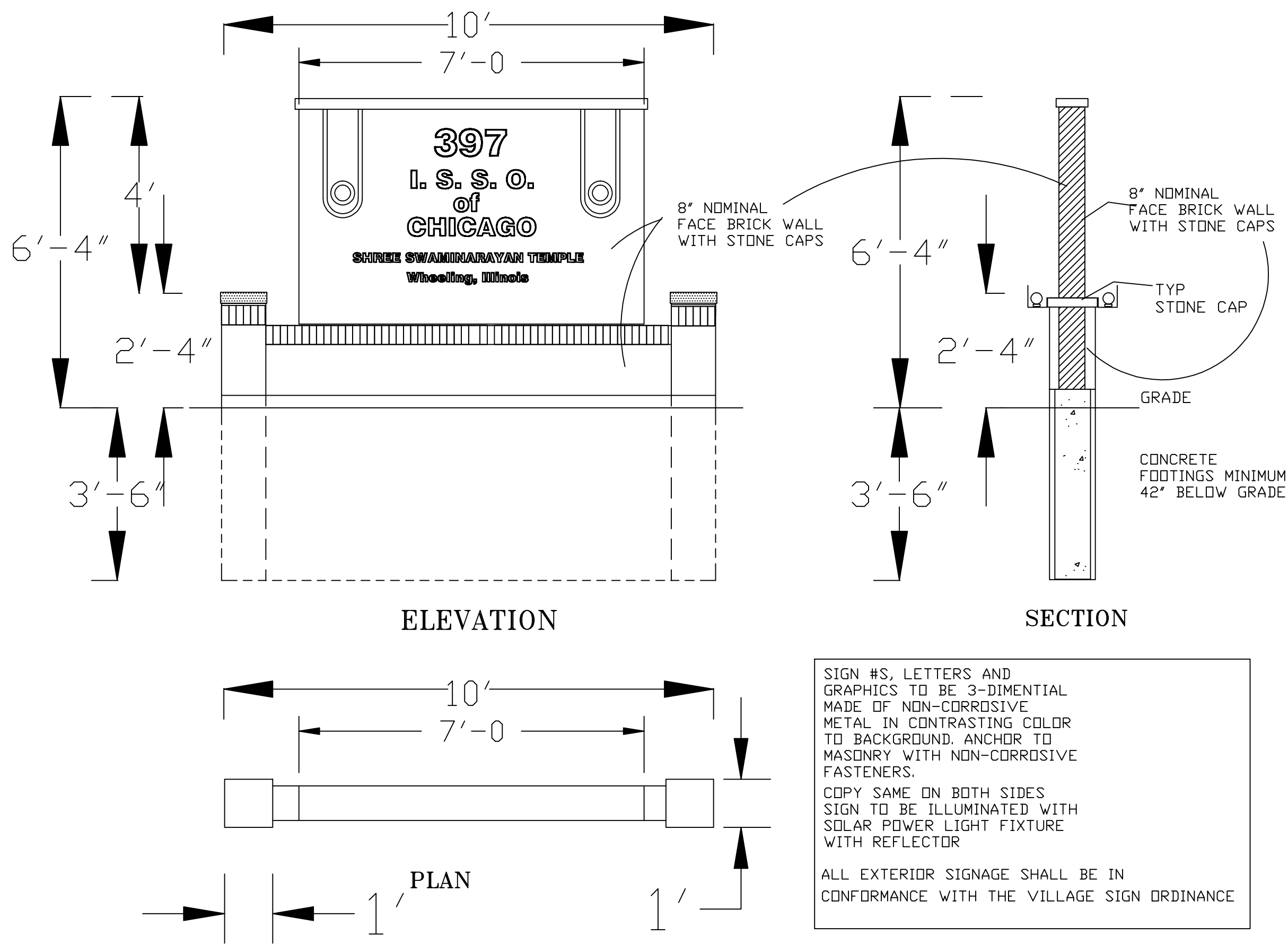
VERIFY EXACT LOCATION OF MONUMENT SIGN WITH CIVIL ENGINEERING DRAWINGS



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

RAINFALL TO BE SUPPLEMENTED WITH IRRIGATION SYSTEM FOR A TOTAL OF 1 INCH PER WEEK.

MONUMENT SIGN LANDSCAPE PLAN



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P h 6 3 0 . 3 5 1 . 1 5 9 3
DESIGN FIRM LIC. NO. 154-504407

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

Exhibit received February 15, 2018

NO.	REVISION	DATE

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

P.NS: 0--0--20--02
0--02--00-077
0--02--00-07

SHRI SWAMINARAYAN TEMPLE BUILDING EXPANSION PRELIMINARY ENGINEERING PLANS

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

NE
Josh Patel
Shri Swaminarayan Temple
97 Northgate Parkway
Wheeling, IL 60090-4400
Tel: 847-941-9900

EED
Haeger Engineering LLC
Illinois Prof. Design Firm 04-00002
100 East State Parkway
Schaumburg, IL 60197
Tel: 847-941-0000
Fax: 847-941-0000

LLGE EELNG
2 Community Blvd Wheeling, IL 60090
Tel: 847-419-2100
Fax: 847-419-9192

E
Suber F. Commercial & Assoc.
Architects & Planners
111 W. Irving Park Road
Roselle, IL 60072
Tel: 847-941-9191
Fax: 847-941-4400

ENM
Site Benchmark
CP 4
Description: Cross Notch
Location: On concrete sidewalk at Northeast
corner of building.

Elevation 44.72 NAVD Geoid 2A



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	
	Head Wall	
	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	
	Side Walk Elevation	
	Ground Elevation	
	Open Lid Frame & Grate	
	Closed Lid Frame & Lid	
	Sidewalk	
	Hardscape Floor	
	Softscape Floor	
	Contour Line	
	Wetland	
	Wetland Buffer	
	Normal Water Level	
	High Water Level	
	Flood Plain	
	Flood Way	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	

Exhibit received February 8, 2018

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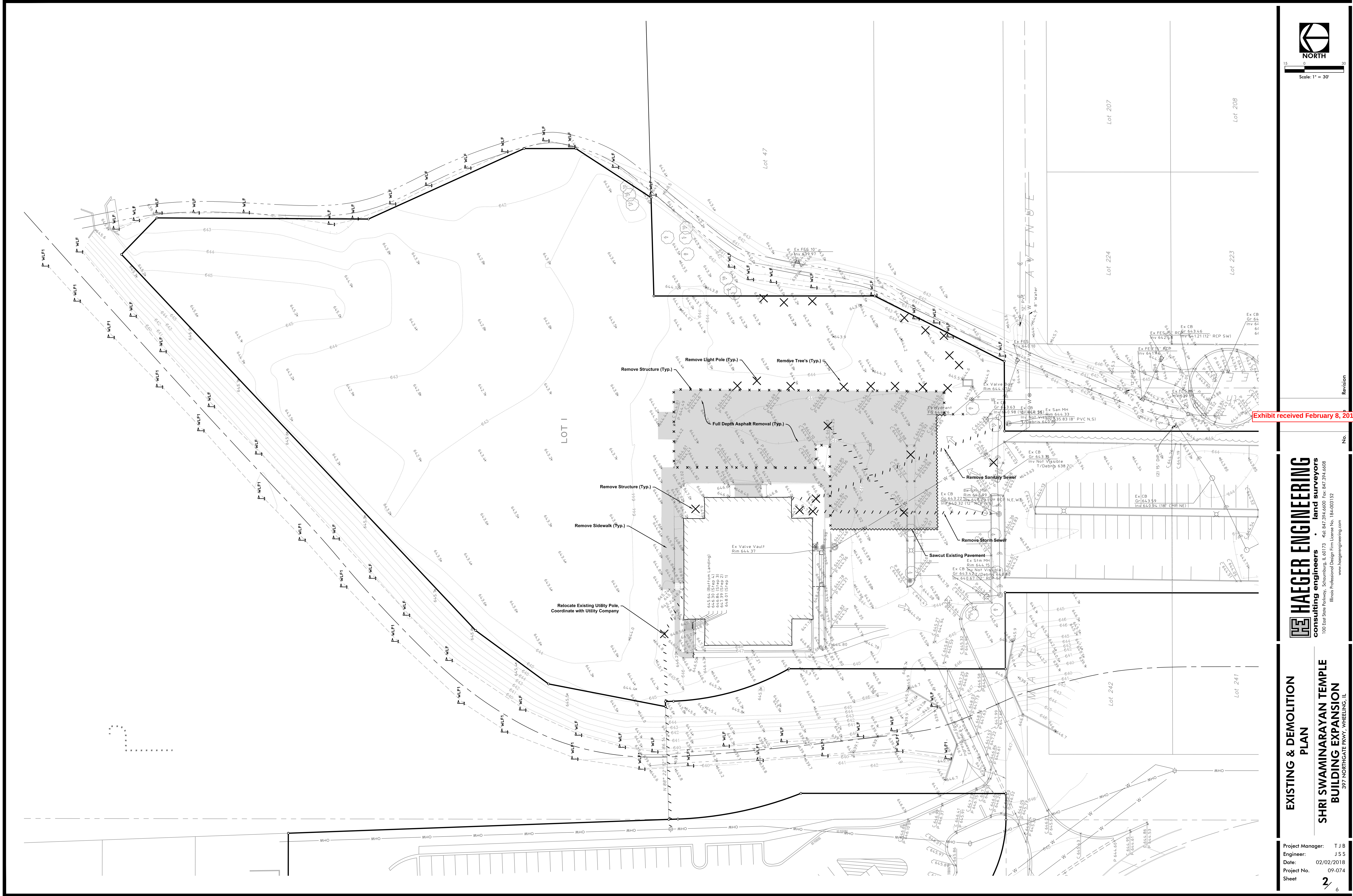
TITLE SHEET
SHRI SWAMINARAYAN TEMPLE
BUILDING EXPANSION
397 NORTHGATE PKWY, WHEELING, IL

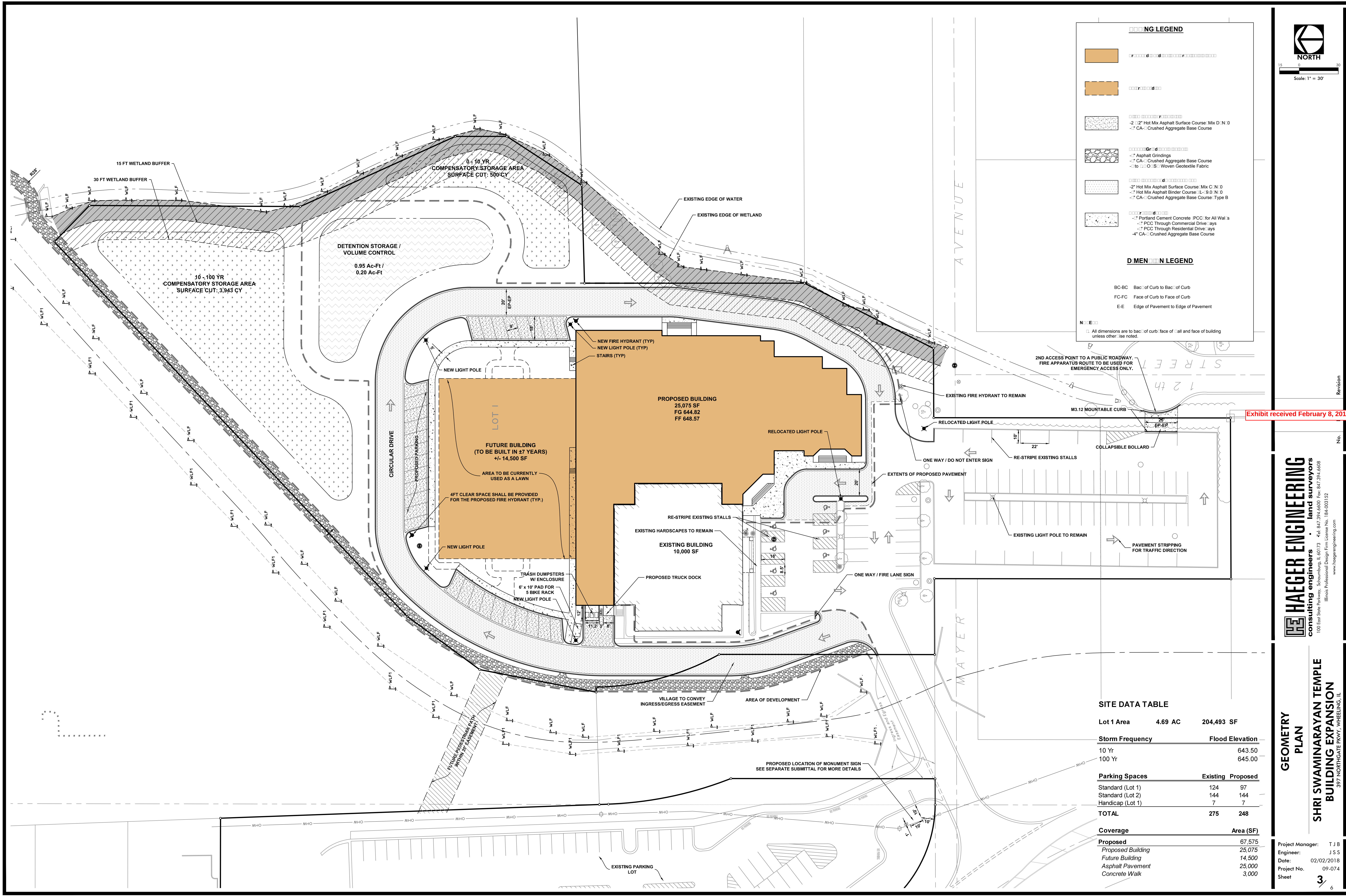
Project Manager: T J B
Engineer: J S S
Date: 02/02/2018
Project No. 09-074
Sheet 1 / 6

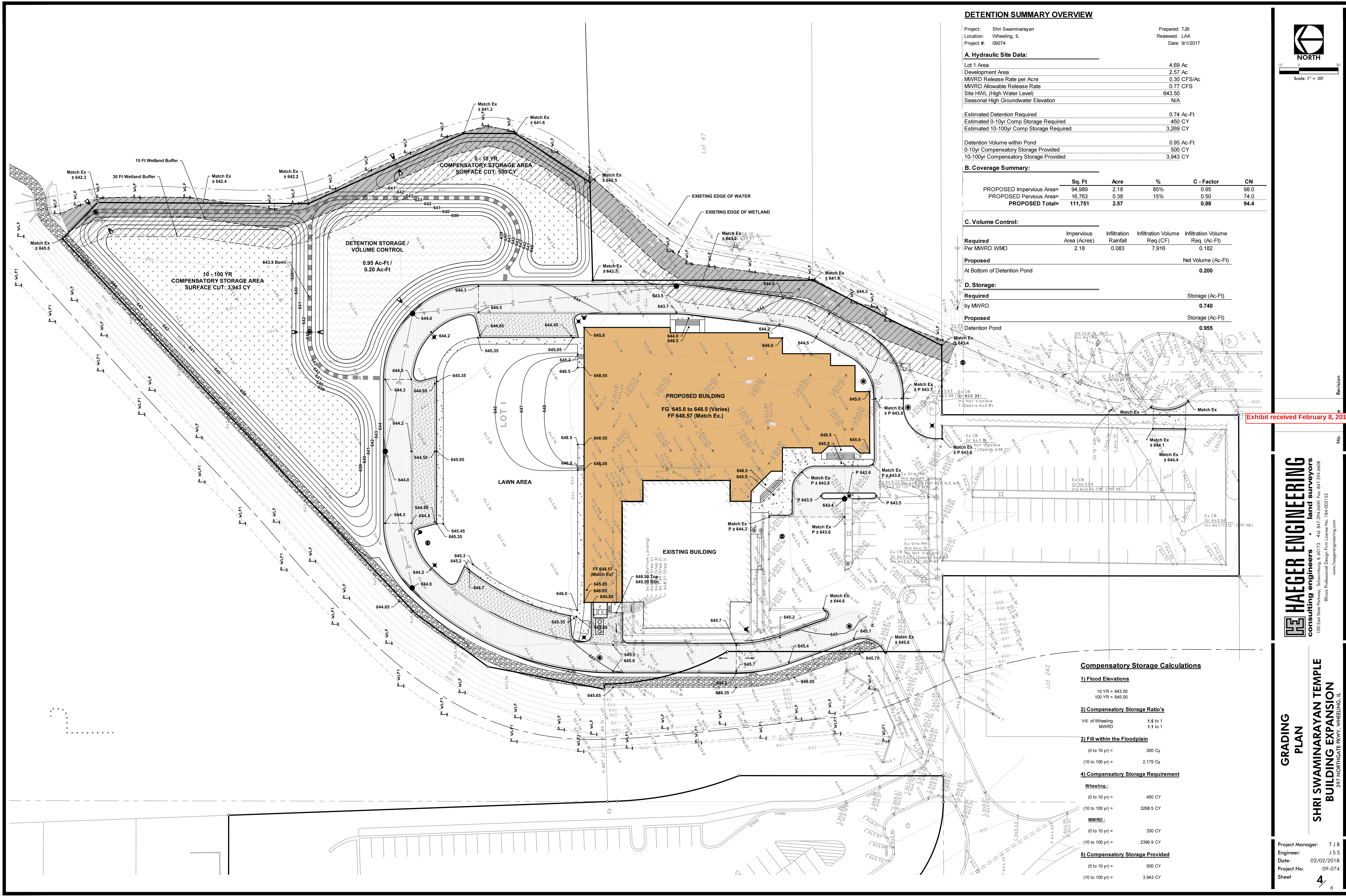


Know what's **below.**
before you dig.

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



Scale: 1" = 30'

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

Project Manager: TJB
Engineer: JSS
Date: 02/02/2018
Project No. 09-074
Sheet 4

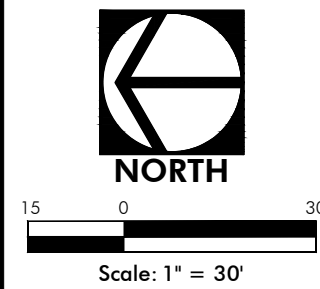
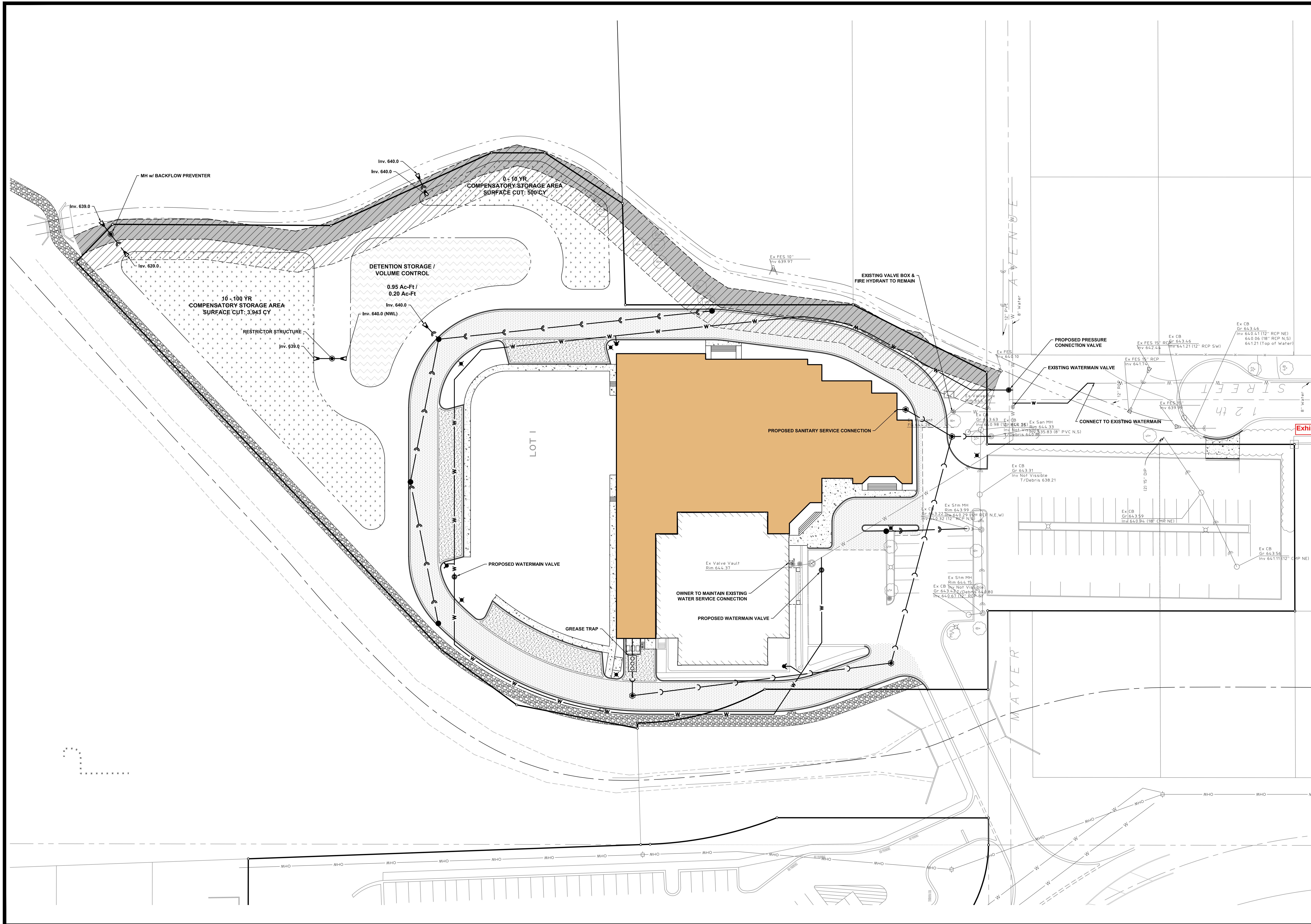


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UTILITIES PLAN
SHRI SWAMINARAYAN TEMPLE
BUILDING EXPANSION
397 NORTHGATE PKWY., WHEELING, IL

Project Manager: TJB
Engineer: JSS
Date: 02/02/2018
Project No. 09-074
Sheet



NORTH

0

Scale: 1" = 30'

110131011

No.

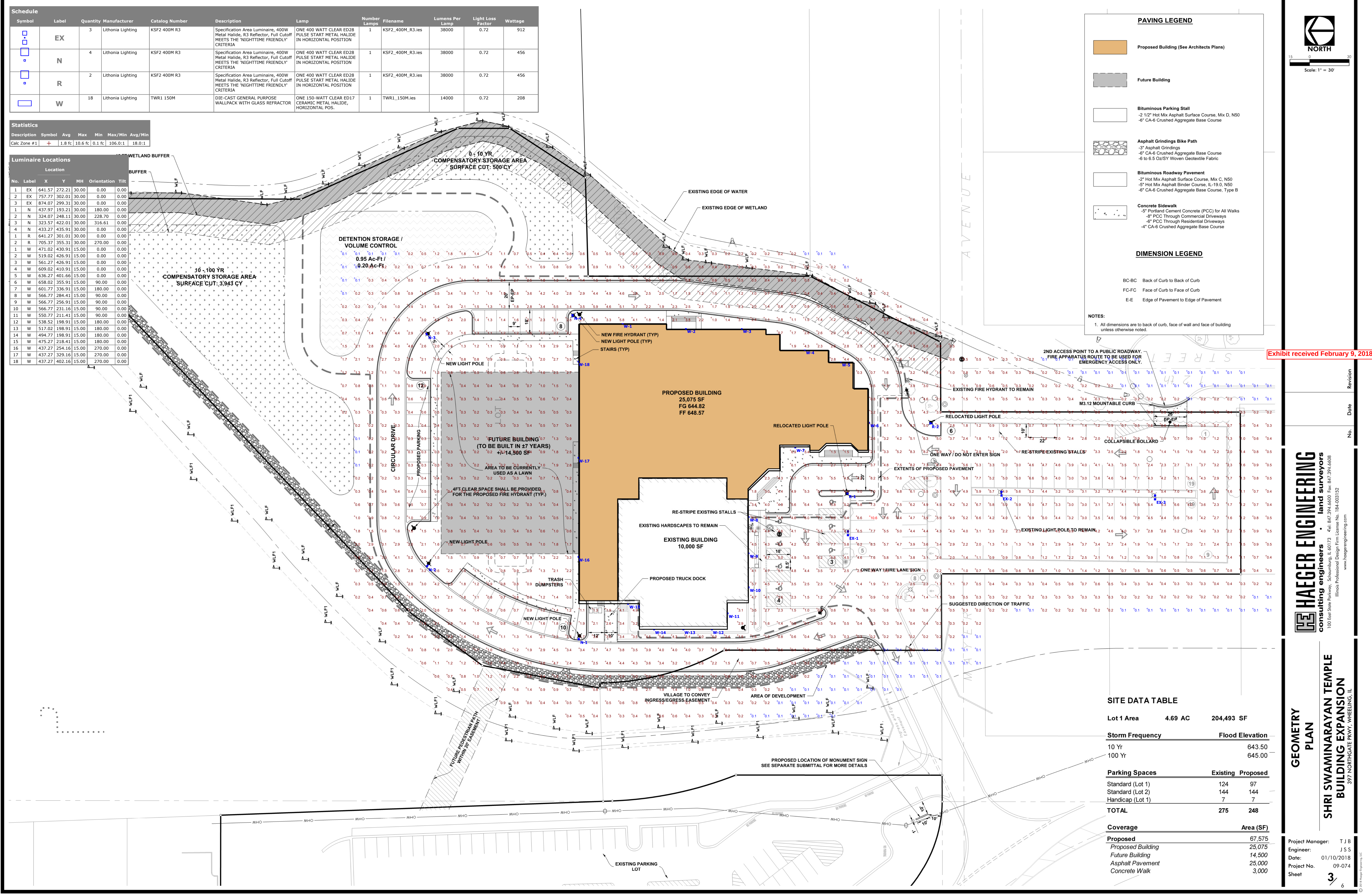
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EXTENSION PLAN

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

Project Manager: T J B
Reviewer: J S S
02/02/2018
Project No. 09-074
6

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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
	W	18	Lithonia Lighting	TWR1 150M	DIE-CAST GENERAL PURPOSE WALLPACK WITH GLASS REFRACTOR	ONE 150-WATT CLEAR ED17 CERAMIC METAL HALIDE, HORIZONTAL POS.	1	TWR1_150M.ies	14000	0.72	208

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	
Calc Zone #1	+	1.8 fc	10.6 fc	0.1 fc	106.0:1	18.0:1	

Luminaire Locations						
No.	Label	X	Y	MH	Orientation	Tilt
1	EX	641.57	272.21	30.00	0.00	0.00
2	EX	757.77	302.01	30.00	0.00	0.00
3	EX	874.07	299.31	30.00	0.00	0.00
1	N	437.97	193.21	30.00	180.00	0.00
2	N	324.07	248.11	30.00	228.70	0.00
3	N	323.57	422.01	30.00	316.61	0.00
4	N	433.27	435.91	30.00	0.00	0.00
1	R	641.27	301.01	30.00	0.00	0.00
2	R	705.37	355.31	30.00	270.00	0.00
1	W	473.02	430.91	15.00	0.00	0.00
2	W	519.02	426.91	15.00	0.00	0.00
3	W	561.27	426.91	15.00	0.00	0.00
4	W	609.02	410.91	15.00	0.00	0.00
5	W	636.27	401.66	15.00	0.00	0.00
6	W	658.02	355.91	15.00	90.00	0.00
7	W	601.77	336.91	15.00	180.00	0.00
8	W	566.77	284.41	15.00	90.00	0.00
9	W	566.77	256.91	15.00	90.00	0.00
10	W	566.77	231.16	15.00	90.00	0.00
11	W	550.77	211.41	15.00	90.00	0.00
12	W	538.52	198.91	15.00	180.00	0.00
13	W	517.02	198.91	15.00	180.00	0.00
14	W	494.77	198.91	15.00	180.00	0.00
15	W	475.27	218.41	15.00	180.00	0.00
16	W	437.27	254.16	15.00	270.00	0.00
17	W	437.27	329.16	15.00	270.00	0.00
18	W	437.27	402.16	15.00	270.00	0.00

PAVING LEGEND

Proposed Building (See Architects Plans)

Future Building

Bituminous Parking Stall
-2 1/2" Hot Mix Asphalt Surface Course, Mix D, N50
-6" CA-6 Crushed Aggregate Base Course

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

Bituminous Roadway Pavement
-2" Hot Mix Asphalt Surface Course, Mix C, N50
-5" Hot Mix Asphalt Binder Course, IL-19.0, N50
-6" CA-6 Crushed Aggregate Base Course, Type B

Concrete Sidewalk
-5" Portland Cement Concrete (PCC) for All Walks
-8" PCC Through Commercial Driveways
-6" PCC Through Residential Driveways
-4" CA-6 Crushed Aggregate Base Course

DIMENSION LEGEND

BC-BC Back of Curb to Back of Curb
FC-FC Face of Curb to Face of Curb
E-E Edge of Pavement to Edge of Pavement

NOTES:
1. All dimensions are to back of curb, face of wall and face of building unless otherwise noted.

NORTH

Scale: 1" = 30'

Exhibit received February 9, 2018

SITE DATA TABLE		
Lot 1 Area	4.69 AC	204,493 SF
Storm Frequency		
10 Yr		643.50
100 Yr		645.00
Parking Spaces		
Standard (Lot 1)	124	97
Standard (Lot 2)	144	144
Handicap (Lot 1)	7	7
TOTAL	275	248
Coverage		
Proposed	67,575	
Proposed Building	25,075	
Future Building	14,500	
Asphalt Pavement	25,000	
Concrete Walk	3,000	

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www.haagerengineering.com

GEOMETRY 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 3/6

FEATURES & SPECIFICATIONS

INTENDED USE

Ideal for mounting above entryways and loading docks.

CONSTRUCTION

Rugged, corrosion-resistant die-cast aluminum back housing and hinged door frame. Castings are sealed with a one-piece gasket to inhibit the entrance of external contaminants. Finish is bronze polyester powder paint for lasting durability.

OPTICS

Refractor is prismatic borosilicate glass. Reflector is die-formed anodized stippled aluminum.

Medium-base lamp included in carton.

ELECTRICAL

HID: Ballast is high-reactance, high-power-factor for 150W. Ballast is 100% factory-tested.

Compact fluorescent: Electronic, high-frequency, multi-volt ballast.

Socket: Medium base socket, nickel-plated screw shell and center contact.

INSTALLATION

Housing is configured for mounting directly over a standard 4" outlet box or for surface wiring via any of three convenient 1/2" threaded conduit entry hubs.

LISTING

UL Listed to US and Canadian safety standards (see Options). Suitable for wet locations (25°C maximum ambient temperature).

WARRANTY — 1-year limited warranty. Complete warranty terms located at:

www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

NOTE: Actual performance may differ as a result of end-user environment and application.

Specifications subject to change without notice.

Catalog Number
Notes
Type



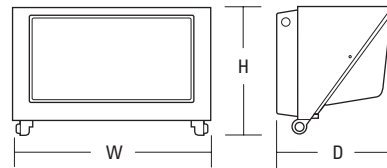
Wall Packs

TWR1

METAL HALIDE: 150-175W

HIGH PRESSURE SODIUM: 150W

COMPACT FLUORESCENT: 2/42W



Specifications

Height: 9 (22.9)

Width: 13 (33.0)

Depth: 7-3/8 (18.8)

*Weight: 16.45 lbs/7.46kg

All dimensions shown in inches (centimeters) unless otherwise noted.

*Weight as configured in example below.

ORDERING INFORMATION

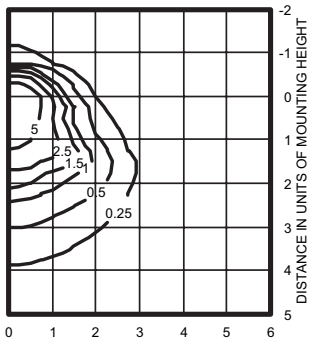
Example: TWR1 150M TB LPI

Catalog Number	Wattage	Voltage	Photocell included	Lamp included	Available in Canada
Metal halide					
TWR1 150M TB LPI	150	120/208/240/277	N	Y	N
TWR1 175M 120 PE LPI	175	120	Y	Y	N
TWR1 175M 120/347 LPI CSA	175	120/347	N	Y	Y
High pressure sodium					
TWR1 150S TB LPI	150	120/208/240/277	N	Y	N
TWR1 150S TB LPI	150	120/208/240/277	N	Y	N

Exhibit received February 8, 2018

TWR1 High Pressure Sodium/Metal Halide/Compact Fluorescent Wall Pack

TWR1 150S TEST NO: LTL10373
ISOILLUMINANCE PLOT (Footcandle)



W lamp, horizontal lamp orientation
Footcandle values based on 12'
mounting height, 15800 rated lumens.
Luminaire Efficiency: 54.6%

Exhibit received February 8, 2018

FEATURES & SPECIFICATIONS

INTENDED USE — Ideal for car lots, street lighting or parking areas.

CONSTRUCTION — Rugged, .063" thick, aluminum rectilinear housing. Formed for weather-tight seal and integrity. Naturally anodized, extruded aluminum door frame with mitered corners, is retained with two .188" diameter hinge pins and secured with one quarter-turn, quick-release fastener. Weatherproof seal between housing and door frame is accomplished with an integrally designed, extruded silicone gasket that snaps into the door frame, and another gasket applied to the housing.

Finish: Standard finish is dark bronze (DDB), polyester powder finish with other architectural colors available.

OPTICS — Reflectors are anodized and segmented for superior uniformity and control. Reflectors attach with tool-less fasteners and are rotatable and interchangeable. Five cutoff distributions available: Type II (roadway), Type III (asymmetric), Type IV (forward throw, sharp cutoff), Type IV (wide, forward throw), Type V (square). Lens is .125" thick impact-resistant tempered glass with thermally applied silk-screened shield.

ELECTRICAL — Ballast: Constant wattage autotransformer for 250-400W. Super CWA (pulse start ballast), DOE 2017 compliant, is required for 250-400W (SCWA option) for U.S. shipments only. CSA or INTL required for probe-start shipments outside the U.S.

Ballasts are 100% factory-tested.

Socket is porcelain, horizontally mounted mogul base socket with copper alloy, nickel-plated screw shell and center contact. UL listed 1500W-600V.

INSTALLATION — Extruded aluminum arm for pole or wall mounting is shipped in fixture carton. Optional mountings available.

LISTING — UL listed (standard). CSA Certified (see Options). NOM Certified (see Options). UL listed for 25°C ambient temperature and wet locations. IP65 rated.

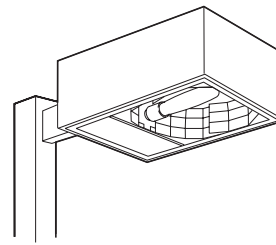
WARRANTY — 1-year limited warranty. Complete warranty terms located at:

www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.

Specifications subject to change without notice.

Catalog Number
Notes
Type



Specifications

EPA: 2.0 ft² (.28 m²)

(includes arm)

Length: 24-19/32 (62.5)

Width: 17-25/32 (62.5)

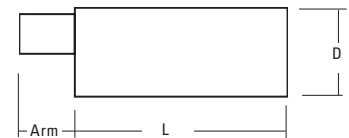
Depth: 8-5/16 (21.1)

Arm: 4 (10.2)

*Weight: 52 lbs (23.6 kg)

*Weight as configured in example below.

All dimensions are inches (centimeters) unless otherwise specified.



Mounting option

SPxx, RPxx, DA12P
WBxx, DA12WB
WWxx

Drilling template

5
6
7

Area Lighting

KSF2

METAL HALIDE: 250-400W

HIGH PRESSURE SODIUM: 200-400W

15' to 25' Mounting

ORDERING INFORMATION

For shortest lead times, configure product using **bolded options**.

Example: KSF2 400M R3 TB SCWA SP04 LPI

Series	Wattage	Distribution	Voltage	Ballast	Mounting
KSF2	Metal halide 250M¹ 350M ^{2,3,4} 320M^{2,3} 400M ^{1,2} High pressure sodium³ 200S 400S 250S	R2 Type II roadway R3 Type III asymmetric R4SC Type IV forward throw, sharp cutoff R4W Type IV wide, forward throw R5S Type V square	120 347 208⁴ 480⁴ 240⁴ TB ⁵ 277 23050HZ ⁶	(blank) Magnetic CWI Contant wattage isolated ⁶  SCWA Super CWA pulse-start ballast NOTE: For shipments to U.S. territories, SCWA must be specified to comply with EISA.	Type SP Square pole RP Round pole WB Wall bracket WW Wood pole or wall bracket

Options	Finish ¹⁴	Lamp ¹⁶
Shipped installed in fixture PER NEMA twist-lock receptacle only (no photocontrol) SF Single fuse (120, 277, 347V) n/a TB ⁸ DF Double fuse (208, 240, 480V) n/a TB ⁸ QRS Quartz restrrike system ⁹ QRSTD QRS time delay ^{6,9}	(blank) Dark bronze DWH White DBL Black DMB Medium bronze DNA Natural aluminum CRT Non-stick protective coating ¹⁵ Super Durable Finishes DDBXD Dark bronze DBLXD Black	LPI Lamp included L/LP Less lamp 

Accessories: Tenon Mounting Slipfitter Number of fixtures.						
Tenon O.D.	One	Two@180°	Two@90° ¹⁷	Three@120°	Three@90° ¹⁷	Four@90° ¹⁷
2-3/8" (6)	T20-190	T20-280	T20-290	T20-320	T20-390	T20-490
2-7/8" (7.3)	T25-190	T25-280	T25-290	T25-320	T25-390	T25-490
4" (10.2)	T35-190	T35-280	T35-290	T35-320	T35-390	T35-490

Notes

- These wattages require the REGC1 option to be chosen for shipments into California for Title 20 compliance. 250M REGC1 is not available in 347V or 480V.
- Use reduced jacketed lamp.
- Not available with SCWA.
- Must specify CWI for use in Canada.
- Optional multi-tap ballast (120, 208, 240, 277V); (120, 277, 347V in Canada).
- Consult factory for available wattages.
- Use 9" arm when two or more luminaires are oriented on a 90° drilling pattern.
- Must specify voltage. Not available with TB.
- Maximum allowable wattage lamp included.

- KiloWatch® controls are available only with 250S or 400S.
- May be ordered as an accessory.
- Prefix with KSF2 when ordering as an accessory.
- Available with R2 and R3 distributions only.
- See www.lithonia.com/archcolors for additional color options.
- Black finish only.
- Must be specified.
- Must use RP09 or RP12.

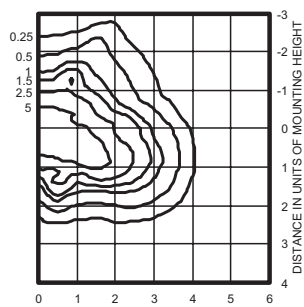
KSF2 Arm-Mounted Rectilinear Cutoff Lighting

Coefficient of Utilization

Initial Footcandles

KSF2 400M R2 TEST NO: 1193031801P

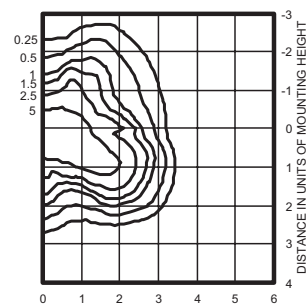
ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 38000 lumens. Footcandle values based on 20' mounting height.
Classification: Type II, Short, Full Cutoff

KSF2 400M R3 TEST NO: 1194100501P

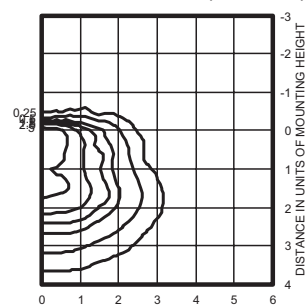
ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 38000 lumens. Footcandle values based on 20' mounting height.
Classification: Type III, Short, Full Cutoff

KSF2 400M R4SC TEST NO: 1193041301P

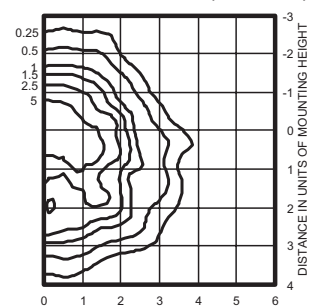
ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 38000 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type IV, Very Short), Full Cutoff

KSF2 400M R4W TEST NO: LTL8509P

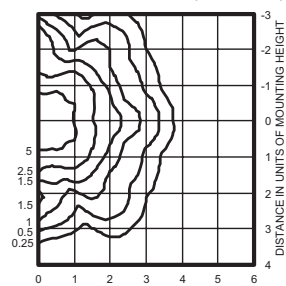
ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 38000 lumens. Footcandle values based on 20' mounting height.
Classification: Type IV, Short, Full Cutoff

KSF2 400M R5S TEST NO: 1193051801P

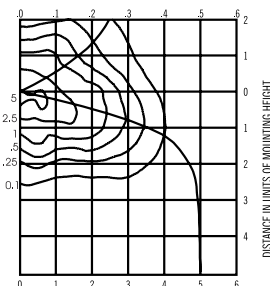
ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 38000 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type IV, Very Short), Full Cutoff

KSF2 400S R2 Test No. 1193031601

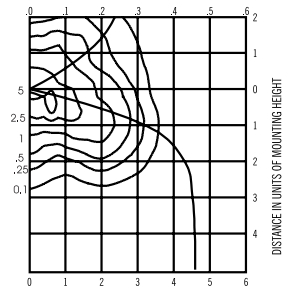
COEFFICIENT OF UTILIZATION



400W High Pressure Sodium lamp, 50000 rated lumens. Footcandle values based on 35' mounting height, Distribution II, cutoff.

KSF2 400S R3 Test No. TEST NO. 1194091501

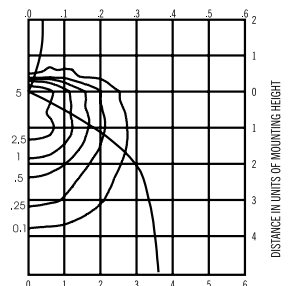
COEFFICIENT OF UTILIZATION



400W High Pressure Sodium lamp, rated lumens. Footcandle values based on 35' mounting height, Distribution III, cutoff.

KSF2 400S R4SC Test No. 1193042201

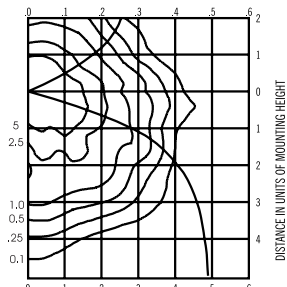
COEFFICIENT OF UTILIZATION



400W High Pressure Sodium lamp, 50000 rated lumens. Footcandle values based on 35' mounting height, Distribution IV, sharp cutoff.

KSF2 400S R4W Test No. LTL8506

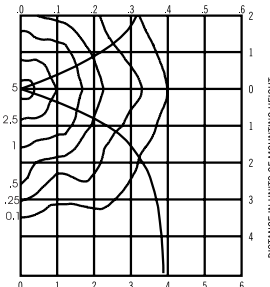
COEFFICIENT OF UTILIZATION



400W High Pressure Sodium lamp, 50000 rated lumens. Footcandle values based on 20' mounting height, Distribution IV wide, froward throw.

KSF2 400S R5S Test No. 1193051704

COEFFICIENT OF UTILIZATION



400W High Pressure Sodium lamp, 50000 rated lumens. Footcandle values based on 35' mounting height, Distribution V, cutoff.

NOTES:

- Photometric data for other distributions can be accessed from the Lithonia Lighting website. (www.Lithonia.com)
- For electrical characteristics, consult outdoor technical data specification sheets on www.Lithonia.com.
- Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory and actual field measurements. Dimensions and specifications are based on the most current available data and are subject to change.

Mounting Height Correction Factor

(Multiply the fc level by the correction factor)

35' mounting height

15 ft. = 5.4
30 ft. = 1.36
40 ft. = 0.77

20' mounting height

15 ft. = 1.78
30 ft. = 0.45
40 ft. = 0.25

$$\left(\frac{\text{Existing Mounting Height}}{\text{New Mounting Height}} \right)^2 = \text{Correction Factor}$$

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

- Manhole
- Catch Basin
- Flared End Section
- Head - all
- Fire Hydrant
- Valve Vault
- Valve Box
- Light Pole
- Fence
- Sign
- Gas Meter
- Overhead Utility Line
- Electric Meter
- Guy Wire
- Utility Pole
- Wetland Flag
- Telephone Pedestal
- Handicapped Parking Stall
- Curb & Gutter
- Depressed Curb
- Retaining Wall

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

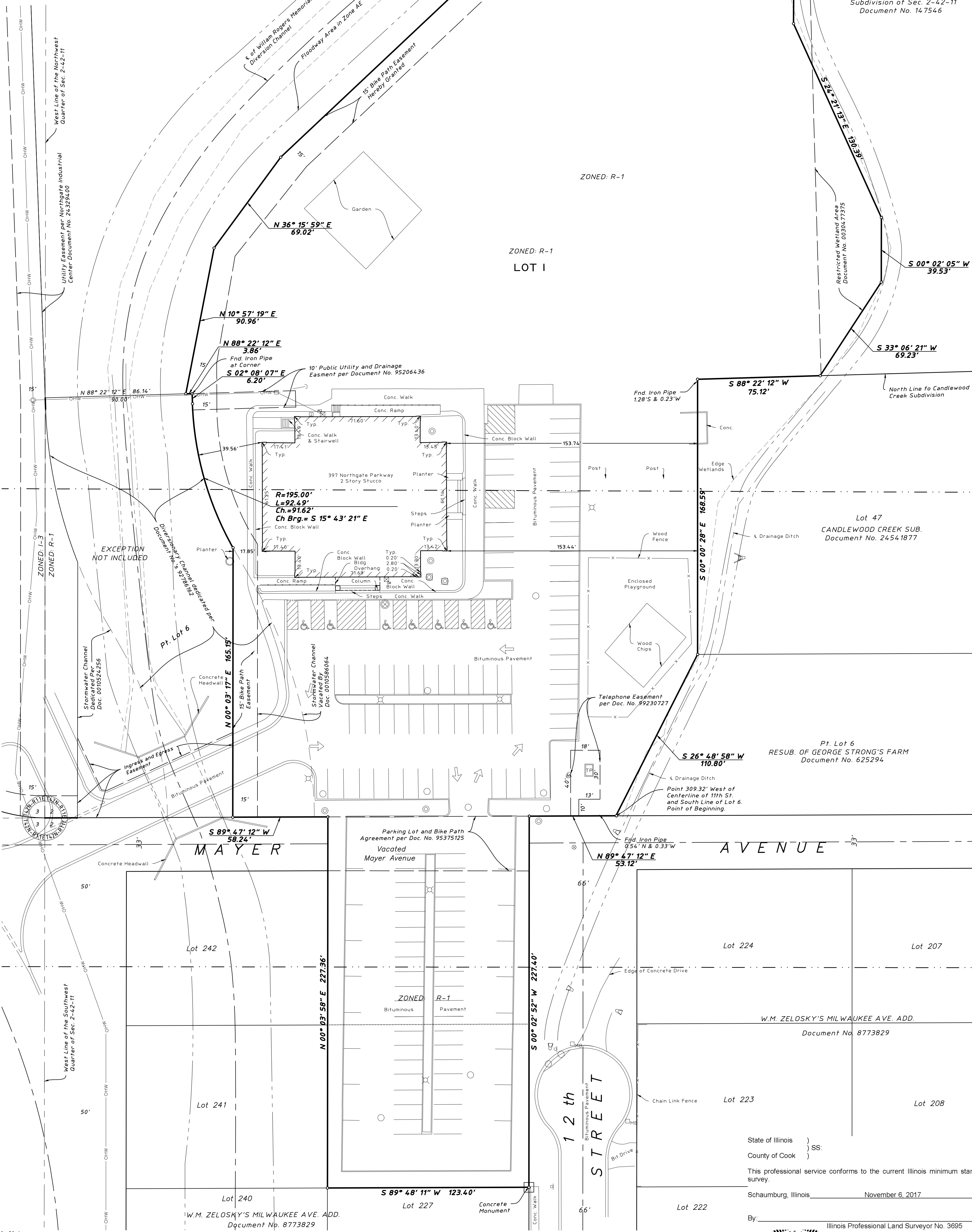
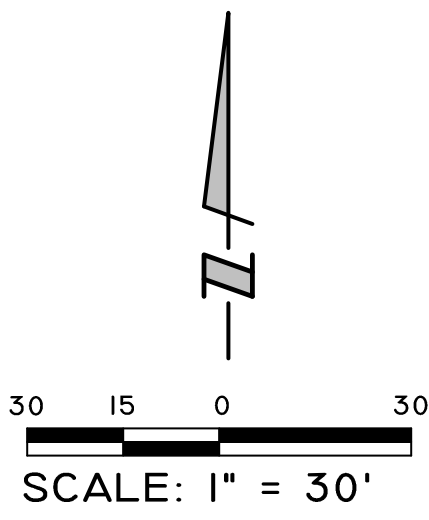
NOT INCLUDED

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.

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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Tel: 847.394.6600 Fax: 847.394.6608
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Exhibit received January 10, 2018

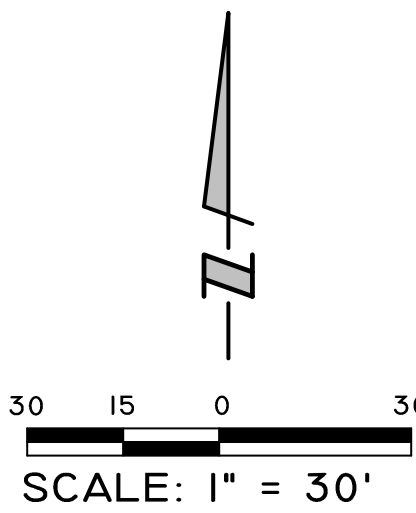
Ordered By: Josh Patel
Order No.: 09-074 Lot No. 1

EXPIRES 11-30-18

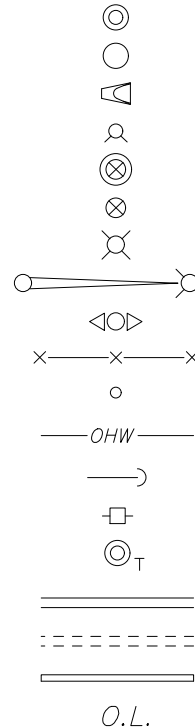
PLAT OF SURVEY

OF

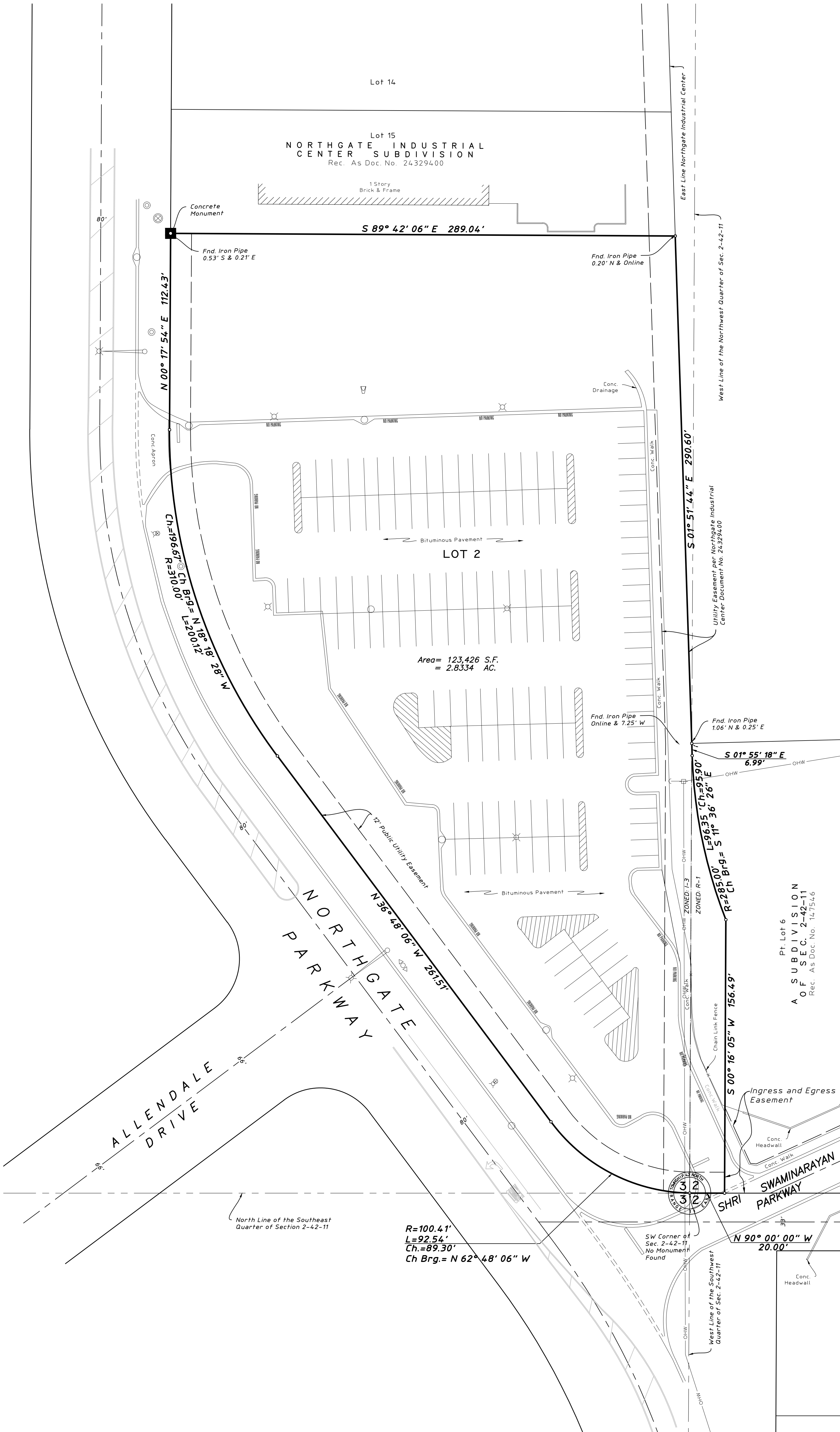
LOT 2 IN SHRI SWAMINARAYAN PARK SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A SUBDIVISION IN SECTIONS 2 AND 3, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE 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:

- 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.

State of Illinois }
County of Cook }

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



Exhibit received January 10, 2018

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

EXPIRES 11-30-18

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www.haegerengineering.com

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

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

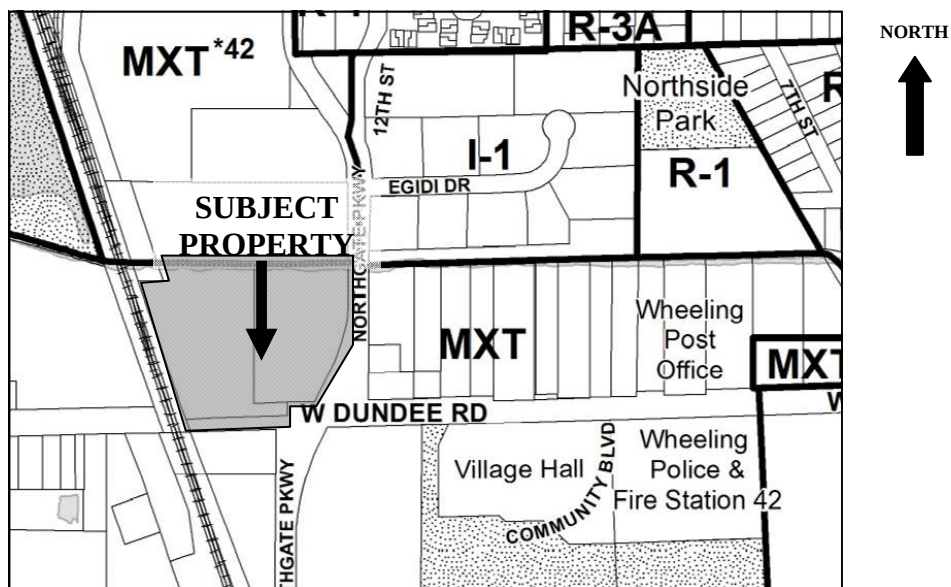
RE: **Docket No. 2018-2**
Uptown 500
500 W. Dundee Road (formerly 501 W. Dundee Road)
Amendment to a Planned Unit Development for to Allow for
an Additional Story on a Mixed-Use Retail and
Residential Building

DATE OF REPORT: February 15, 2018

DATE OF MEETING: February 22, 2018

PROJECT OVERVIEW: The petitioner is seeking an amendment to its Planned Unit Development (PUD) ordinance to allow for the construction of a sixth story on the mixed-use retail and residential building at 500 W. Dundee Road, which is zoned MXT Transit Oriented Mixed Use District. The proposal would allow for 59 additional residential units and additional garaged parking. On February 8, 2018 the Plan Commission continued Docket No. 2018-2 to February 22, 2018.

LOCATION MAP:



Applicant Name: DAC Developments, LLC

Property Owner: Uptown 500, LLC

<u>Common Property Address:</u>	Located on the northwest corner of Dundee Road and Northgate Parkway.
<u>Neighboring Property Land Use(s):</u>	North: Multi-Family (Northgate Crossing) South: Commercial (Town Center) West: Commercial (Lynn Plaza) East: Vacant land
<u>Comprehensive Plan Designation:</u>	Transit Oriented Mixed Use
<u>Property size:</u>	7.65 acres (total lot) 321 residential units (proposed) 10,500 sq. ft. of retail (proposed)
<u>Existing Use of Property:</u>	Vacant
<u>Proposed Use of Property:</u>	Mixed-use multi-family residential and commercial
<u>Existing Property Zoning:</u>	MXT Transit Oriented Mixed Use District
<u>Previous Zoning Action on Property:</u>	
2017-15	Ord. No. 5126, granted Final PUD approval for a mixed use retail and residential development (Uptown 500), on 11/20/2017.
PC 17-18	Res. No. 129, granted approval of a preliminary plat of subdivision on 11/20/2017.
SCBA 17-43	Appearance approval of freestanding signs on 11/2/2017

UPDATE SINCE FEBRUARY 8, 2018 HEARING

At the February 8th Plan Commission hearing, Docket No. 2018-2 was continued to February 22, 2018 so that the petitioner could address the following suggestions made by the Plan Commission (**staff update provided in bold**):

1. Provide more variety of colors and/or textures on the courtyard elevations. **A revised courtyard elevation plan has been provided.**
2. Provide material and color samples. **Samples will be provided at the meeting.**

DESCRIPTION OF PROPOSAL

The petitioner is requesting an amendment to the Planned Unit Development (PUD) for Uptown 500, a mixed-use development consisting of a five-story apartment building with 262 residential units, an integrated parking garage and 12,000 sq. ft. of retail space. The petitioner has updated the project description, data summary sheets, floor plans and elevations to reflect the proposed changes. Below is a list of all proposed modifications to the approved PUD, as noted by staff:

1. A sixth story is proposed that will include 59 additional residential units and 49 garaged parking stalls;
2. For the courtyard elevations, the location of the brick has been modified to be only on the lower half of the building, with fiber cement panels above;

3. The total floor area dedicated to retail space has decreased from 12,000 sq. ft. to 10,500 sq. ft.;
4. Code relief will increase with regard to building height. The maximum allowed by Code, is 4 stories and 50'. The Final PUD granted relief to allow a 60' main building height and a 64' height to the garage stair tower. The proposed building will have a main building height of 68'4" and a rooftop stair tower height of 78';
5. Code relief will increase with regard to unit density. The maximum unit density allowed by Code is 20 units per net acre. The Final PUD granted relief to allow a density of 34.5. The proposed development will now have a density of 42.0;
6. Code relief will increase with regard to parking counts. The total required parking count for the residential use is 619, whereas 476 stalls will be provided. This includes a reduction in the unreserved guest parking from 62 (10%) stalls required to 32 (5.2%) provided.

SITE PLAN REVIEW

Proposed General Site Layout: It does not appear that there are any changes to the site layout or configuration.

Building/Unit Size: The submittal indicates two changes to the size of the uses: The total number of residential units will increase by 59 from 262 to 321 units and total area of retail space will be reduced 1,500 sq. ft. from 12,000 to 10,500 sq. ft. It is apparent that the increase in number of residential units is due to the addition of the sixth floor. However, the floor plans do not clearly indicate how the retail floor area has decreased. At the February 8th hearing, the petitioner clarified that the actual retail space is about the same as it was previously. The double corridor has been eliminated from the measurement of the retail space. Also, the delivery and loading areas have been increased in size slightly.

Due to the addition of the sixth floor, the project requires an increase in the size of the height variation. The elevation plans note that the proposed six story structure has a parapet height of 68'4". The elevations also indicate that the top of the mechanical screenings is much higher than the parapet height. According to the data sheets, the rooftop stair tower is the highest point of the building at 78'0".

Total Number of Parking Spaces: The residential parking requirement for the new mix of units is 619 spaces (315 for the studio and 1-bedroom, 299 for the 2-bedroom, and 5 visitor stalls). The development, as proposed, would provide 476 total stalls (444 garage and 32 surface) for the residential uses. This is a variation of 143 parking stalls for the residential use. The Final PUD approved an overall residential parking ratio of 1.68 stalls/unit. The proposed amendment would allow for an overall residential parking ratio of 1.48 stalls/unit.

Parking is also required for the 10,500 sq. ft. of retail space. If the parking requirement was calculated based upon a speculative retail use (requiring 5.5 stalls/1,000 sq. ft.), then only 58 stalls would be required. In the project description, the petitioner indicates its targeted retail tenant will be food/beverage (restaurant use). The exact parking requirement for this space cannot be calculated at this time without a specified end user. In the data summary sheets, the petitioner provides an analysis for a hypothetical 10,500 sq. ft. restaurant. It is calculated that

this restaurant would require 164 parking stalls. The site plan, as shown, would provide 98 surface stalls and no garaged stalls for restaurant employees or customers. The actual parking provided computes to at 9.3 stalls/1,000 sq. ft. for the hypothetical 10,500 sq. ft. restaurant tenant. As a frame of reference, an industry standard for restaurants is a requirement of 10 stalls/1,000 sq. ft. Thus, the proposal demonstrates that it exceeds the parking requirements for speculative retail and nearly meets the industry standard for restaurant parking. However, the Village Code parking requirement for restaurants is based upon specific seat and employees counts. Therefore, no parking variation for the retail component of this PUD is required at this time. If and when a specific restaurant is proposed, parking for that user will be examined through the special use review process.

APPEARANCE REVIEW.

Elevation Plan Review: Elevation plans have been provided to demonstrate the appearance of the sixth story. With one notable change, the sixth floor nearly replicates the appearance of the previously approved fifth floor (highest level): The sixth floor of the parking garage will only be a half story.

Staff has noted two additional appearance modifications from the approved plans at Final PUD: First, the courtyard (interior) elevations have been modified to make the interior courtyard space feel less dark. At the Plan Commission's request, the courtyard elevations have been revised since the February 8th hearing. There is a variety of color and textures on the courtyard elevations. The field brick is limited to the lower half of the courtyard elevations to make the enclosed space feel brighter. The other materials on the upper levels include fiber cement panels. Second, staff has noticed that the window type and design throughout the building elevations have changed since Final PUD. The previously approved window was a casement. Now, the plans show a single-hung window. The previously approved elevation plans have been provided by staff to assist the Plan Commission in its review.

STAFF REVIEW

Impact on adjacent uses: The proposed use is consistent with the Comprehensive Plan.

Items requiring discussion or clarification

1. Changes to courtyard elevations; and
2. Material and color samples.

Staff Recommended Action: Staff suggests the Petitioner and Plan Commission review the above stated items for discussion or clarification. Upon concurrence by all parties, staff recommends approval of the PUD amendment.

PROPOSED MOTION

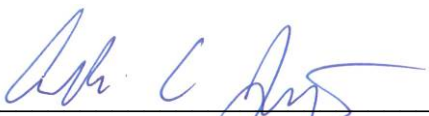
If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of an amendment to the Final PUD Plan, an appropriate motion would be to:

Recommend approval of Docket No. 2018-2; Granting an Amendment to Final Planned Unit Development Ordinance No. 5126, as required under Chapter 19-05, Mixed-Use and Overlay Districts, Chapter 19-09 Planned Unit Developments, Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, to allow for a sixth story and other development modifications as shown on the following plans/exhibits submitted on January 25, 2018 (except as noted) for the Uptown development to be located on the property to be known as 500 W. Dundee Road, Wheeling, Illinois:

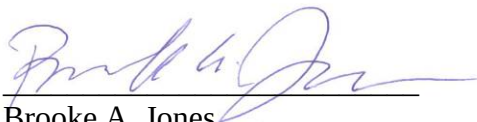
- Project description (5 sheets),
- Unit mix chart,
- Zoning statistical summary (2 sheets) 1.26.2018,
- Parking data analysis 1.26.2018,
- Site plan with parking data 1.26.2018,
- Floor plans (7 sheets) 2.01.2018, and
- Dundee / Northgate elevation plan,
- North / west elevation plan, and
- Courtyard elevation plan, 2.15.2018.

Including the following amended relief from the Wheeling Municipal Code:

1. Increase the maximum allowed building height from four stories and 50 feet to five stories and 68'4" for the main building and 78'0" for the rooftop stair tower (Section 19.06.040 E);
2. Increase the maximum residential unit density from 20 units per net acre to 42 (Section 19.04.060 H); and
3. Reduce the required parking count for the residential use from 619 stalls to 474 stalls, including reduction of the unreserved guest parking from 62 stalls to 32 stalls (Section 19.11.010 E(1)c).



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachments: [Project description \(5 sheets\)](#)

[Unit mix chart](#)

[Zoning statistical summary \(2 sheets\)](#)

[Parking data analysis](#)

[Site plan with parking data](#)

[Floor plans \(7 sheets\)](#)

[Elevation plans \(3 sheets\)](#)

[Elevation plans approved by Final PUD Ordinance \(provided by staff\)](#)

Uptown 500

FEBRUARY 2018 – AMENDED PUD

In February of 2018, the Uptown 500 project team is proposing to amend the existing project PUD. Changes between the previously approved PUD and proposed amendments are bolded.

CONCEPT DESIGN

The Mixed-Use/Transit Oriented Uptown 500 concept at the northwest corner of Dundee Road and Northgate Parkway was conceived out of the Village's long-term vision for the Wheeling Station Area and Town Center. This proposal is designed to work together with, and to assist in creating, a vital and thriving village center. Uptown 500 will stand alongside Wheeling Town Center and the Metra Station. The project will add vital retail space and residences to live, work and recreate in the Village. **See Exhibit 2 for a stat sheet summary of the project.**

Our mixed-use plan includes 12,000 sq ft of retail space fronting on Dundee Road integrated into a **6 story building with 321 residential units over and behind the retail space, served by a 6 story parking structure designed to be shielded from view from Dundee Road and Northgate Parkway.** The courtyard has been designed for multiple types of recreation including a swimming pool, shade house, sun deck, BBQ Pavilion, Putting Green and multiuse lawn area for games or relaxing. Adjacent to the courtyard is a multistory 9,500 sq ft club and amenity complex for the residents with direct access from the courtyard and each floor.

The conceptual design of the project emphasizes the key Town Center intersection at Dundee Road and Northgate Parkway. The prime retail space faces the corner and the residential design above will be highlighted by architecture that will use natural materials such as brick, stone and glass with an emphasis on creating a dynamic streetscape. The overall design concept will integrate into the design themes and pedestrian orientation of the adjacent Town Center project. **See Exhibit 4 for project rendering and elevations.**

RETAIL

The retail component of our mixed-use plan provides 12,000 square feet of prime space with excellent visibility along Dundee Road, with an additional 1,300 square feet in dock space. The retail space is designed to appeal to a broad range of national or local users with an eye towards class A tenant(s). A retail Gap Analysis (see retail brochure in Exhibit 9) reveals a shortage of food/beverage, clothing/accessory, and general merchandise stores within 1 mile of the project site. Uptown 500 will focus on filling the space with those tenant types to meet demand, with a specific focus on food/beverage. The space has been designed to optimize visibility and flexibility to allow tenants to take on the space they desire. There is great interest in this project from local and national businesses due to the prime location adjacent to the Village Center.

RESIDENTIAL

The 321 units created at Uptown 500 will include 49 Studio/Convertible units, 136 1-bedroom units, and 136 2 Bedroom high quality rental homes, including 5 townhomes, with access to a spa-like

amenity package. Prior to proposing to add the 6th floor of units, project team consulted with Gail Lissner of Appraisal Resource Group. Ms. Lissner studied the affect of the additional units and concluded the market could comfortably sustain the additional units at the project absorption rate.

The unit mix may be adjusted as the project progresses through the construction document phase. An outdoor pool, sun terrace, shade house, outdoor lounge with fire pit, BBQ pavilion with grilling stations, and putting green are contained within the courtyard space, which is large enough to provide plenty of light and air. The indoor facilities for the residents will include an exercise/yoga studio, indoor/outdoor café, both intimate and grand gathering spaces, and on site leasing/management office. There are also 2 landscaped upper 'Sky-Decks' on the 3rd and 5th floors to provide areas for residents to gather or relax outside.

The units will be appointed with high quality details such as stone counter tops, Energy Star appliances, designer window blinds, in-unit washer and dryer and individual heating and air conditioning units.

Uptown 500 has been conceived and designed to fulfill the Village's vision for a thriving Town Center. A market study performed by Resource Appraisal Group anticipates the tenant profile to be comprised of persons who work in the area, commute via train or I-90, I-290, or I-294, or couples who work in different parts of the metropolitan area and require a centralized location. It is also anticipated that some of the demand for Uptown 501 will come from persons who have an existing connection to Wheeling. It is a location which could also appeal to people in transition, i.e. persons moving locally, divorced parents, or active grandparents relocating to be closer to their adult children and grandchildren.

PARKING/ACCESS

Our building is a modified 'Wrapped' building, meaning that the residential units will be served by a parking garage that is integrated into the design of the building – allowing residents to have an indoor parking space on the floor that they live on for convenience and safety. Also, this allows us to create a building that deemphasizes the parking by wrapping the garage with units, shielding it from view of major corridors such as Dundee Road and Northgate Parkway. We have positioned the garage at the west end of the site, creating a barrier to the Metra rail line. **444 parking spaces for residents are provided in the garage, up from 411 in the existing PUD. 32 additional surface spaces are provided for residents, guests, and overflow parking adjacent to the club and lobby, up from 30 in the existing PUD. In total, there are 1.48 parking spaces per unit and 1.04 parking spaces per bedroom. See Exhibit 2 for a parking analysis table.**

As a Transit Oriented Development, there are multiple controlled access points to the residences to optimize pedestrian accessibility to the neighboring Metra station and Town Center. Sidewalk crossings will be highlighted with a variation in paving and color to allow for safe and easy passage to the pedestrian crossing at Dundee and Northgate Parkway.

Retail uses are served by 98 parking spaces, in close proximity to the commercial tenants to ensure that we are providing high quality leasable space for a multitude of users. A study of comparable retail properties in the vicinity indicate our average of 5.75 spaces per 1000 square feet of retail will be an attraction for major tenants. Further, our traffic impact study indicates our proposed parking plan safely parks our residential and retail tenants.

Exhibit received January 25, 2018

ENERGY & SUSTAINABILITY

Uptown 500 is planned to be a highly sustainable mixed use community that embraces best practices in design and construction, and will lead the market in terms of energy conservation and generation. The project is pursuing a “Net Zero Energy” goal, whereby the annual utility needs of the development does not exceed the energy generated through on site renewable energy technologies. Achieving this goal will greatly minimize the impact that the development will have on local electrical needs, reduce pollution, and potentially offer more affordable and secure energy to residents and tenants. The following strategies are planned for;

Energy Conservation

High performance envelope – Improved U-Factor for opaque thermal insulation, Improved U-Factor for windows, Improved framing detailing over standard practice to reduce thermal bridging, best in class air tightness to minimize heat loss.

High efficiency Lighting, appliances and controls – LED lighting throughout, daylight linked lighting controls for common spaces, amenities, occupancy sensing in parking garage and corridors to step back lighting levels when unoccupied.

High efficiency Heating, Ventilation and Air Conditioning systems – Water Source Variable Refrigerant Flow (VRF) systems will heat and cool the apartment buildings to maximize the efficient delivery of comfort conditions. A whole building automation system (BAS) will optimize performance. Each residential unit will be equipped with smart thermostats to control temperature setpoints during unoccupied periods to reduce wastage.

Energy Recovery Ventilation – energy will be recovered from exhaust ventilation systems to pre-heat outdoor air, minimizing the amount of heating energy required for the ventilation systems.

The above measures have been selected to drive down the energy demands of the project to their lowest practical levels that can be supported by the project typology. The goal is then to meet or exceed this remaining annual energy demand through on site energy generation.

Energy Generation

Cogeneration – onsite combined heat and power micro-turbines will convert natural gas into both electricity for use in the apartment building as well as heat for heating the swimming pool in shoulder months, and providing heat to the apartments delivered through the buildings VRF system and dedicated outside air ventilation systems.

Rooftop solar – the roof will be programmed with a large solar array, utilizing crystalline solar panel technology to produce electricity on site, fed into the buildings electrical distribution system. The project will consider DC lighting fed off the rooftop solar system to minimize the need for DC/AC conversion and associated electrical losses as a further means of maximizing on site energy production.

ZONING & LAND USE

Exhibit received January 25, 2018

The Uptown 500 site is located within the MXT Transit Oriented Mixed Use Zoning District of the Village and will be developed as a Planned Unit Development. The Village Zoning Code does not prescribe strict development standards for properties located within the MXT District. Rather, standards appropriate for the project and the surrounding community are established by the Village through the Planned Unit Development process. See Exhibit 2 for a summary of variations.

TAX INCREMENT FINANCING

The proposed development is located within the newly created Wheeling town center TIF district. A study of site conditions, market conditions and construction costs will determine to what extent TIF assistance will be needed to make the proposed development feasible.

THE TEAM

The project is being developed by a joint venture formed between DAC Developments and Atlas Residential, a Chicago-based international residential real estate company with over 30,000 units under management. Founded in 1993, Atlas has earned an extensive background in all phases of property acquisition, development, financing and management. Enclosed in this submission is an Overview of Atlas, including its current portfolio. OODA Development has been hired as development consultant. Eric Diamond, President, has over 10 years experience in the development of retail shopping centers and a variety of ground up development and construction projects.

Bloodgood Sharp Buster (BSB) Design is leading design and architectural services for the project. BSB Design was founded in 1966 to specialize in the planning and design of residential housing and communities. The firm has designed housing in all 50 states, Canada and a number of countries overseas. Through innovative methods of design and service, BSB Design has earned the reputation in the industry as an architecture firm that understands the importance of service and marketable designs.

John James Construction (JJC) Inc. will be the general contractor on the project. John Keich, president of the firm, has over 25 years experience in the development and construction of residential and commercial real estate in greater Chicagoland. Since inception, JJC has been hired to lead numerous residential, commercial and mixed-use projects representing over \$250 million in construction value.

Taft Stettinius & Hollister LLP is leading the zoning and Planned Unit Development process for the project. Taft 's land use and zoning and real estate groups have been recognized by multiple organizations and publications as among the most qualified and experienced in the nation. Taft has helped obtain scores of land use and zoning approvals and has closed countless complex real estate transactions in the Chicagoland area and throughout the Midwest.

IG Consulting is leading the site engineering on the project. Enclosed in this submission is a biography of IG Consulting, including current and previous projects.

Suheil Nammari of Intercon Engineering is serving as Project Manager. For over 40 years, Suheil has represented numerous projects before zoning boards, plan commissions and other public forums.

Luay R. Aboona, a founding principal of KLOA, Inc, has been hired to provide a traffic study on the proposed development. Luay has over 29 years of professional experience, and oversees the firm's

Exhibit received January 25, 2018

traffic, transportation and parking assignments for public and private sector clients. KLOA's staff of transportation engineers and planners have over 150 years of professional experience.

Robert Vanni of Midwest Ecological, Inc. has been hired to provide wetlands engineering services. Robert has participated in over 200 wetland delineations, 100 Army Corps of Engineers Wetland permits and the resolution of over 15 U.S. Army Corps of Engineers enforcement actions and holds several certifications in the wetland field. Pilewski & Associates has been hired as a financial consultant to determine what TIF financial assistance will be required for the project. Joe Pilewski has over 25 years of experience negotiating, structuring, and implementing business incentives, TIF, fiscal impact and tax-exempt financing in the public and private sector.

Gail Lissner of Appraisal Research Counselors has been hired to perform market analysis on the proposed development. Gail has been with the firm since 1975. Her overall experience includes appraisals and analytical studies of apartment, condominium, townhome, single-family residential and senior housing properties in addition to marketability and feasibility studies in a variety of new developments and existing projects. Gail is the co-author of The Suburban Chicago Apartment Benchmark Report.

Joe Pilewski of Pilewski & Associates has been hired to assist in evaluating the project's need for TIF financing. Joe Pilewski has over 25 years of experience negotiating, structuring, and implementing business incentives, TIF, fiscal impact, and tax-exempt financing in the public and private sector to support business expansion, relocation, and new developments.



Uptown 500 Mixed Use Building| Wheeling, IL

Residential Unit Mix 6- story building

Unit Type	floor 1	floor 2	floor 3	floor 4	floor 5	floor 6	SubTotal	Total	%	Gross SF Range
Studio										
S-1	5	8	9	9	9	9		49		
							49		15%	675
1 bed										
A-1	12	14	14	14	14	14		82		
A-2	4	6	6	6	6	6		34		
A-3			5	5	5	5		20		
							136		42%	794-850
2-Bed										
B-1	15	15	19	19	19	19		106		
B-2			1	1	3	3		8		
B-3	1	1	1	1	1	1		6		
B-4	1	2	2	2	2	2		11		
							131		41%	1189-1484
Towns										
C-1	5							5		
							5		2%	1554
Total	43	46	57	57	59	59		321	100%	675 - 1554 gsf

General Notes

Sec. 19.09.010(g): General standards for use, design, and maintenance of of PUDs.

Sec. 19.05.010(l)(1): All development standards for properties located in any Mixed Use District shall be established through the PUD process, but "base regulations" are set forth in 19.05.010(l).

"Base zoning regulations" for mixed-use buildings: (1) B-3 District regulations for setbacks and height; (2) R-4 regulations for residential density and related standards; and (3) parking regulations applicable to each type of use included in the development (19.11.010(e))

Appendix D to Zoning Code provides design guidelines regarding materials, colors, screening, utility placement, etc.

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Code Sec.</u>
Setbacks			19.09.010(g)
From any street	B-3: 25 feet or the height of the building, whichever is higher.	Dundee: 91' feet. Northgate: 100 feet.	19.06.040(e)
Side	15 feet or height of the building, whichever is higher.	37.5 feet	19.06.040(e)
Rear	B-3: 25 feet or the height of the building, whichever is higher.	59 feet	19.06.040(e)
From residential lot line	B-3: 25 feet or the height of the building, whichever is higher.	59 feet	19.06.040(e)
Parking setback, all sides	B-3: 10 feet	Minimum 8.5' from expanded Northgate R.O.W/16.5' from Dundee R.O.W	19.06.040(e)
Height	B-3: 50 feet, not to exceed 4 stories	78' to top of Stair Tower & 6 Stories	19.06.040(e)
Minimum Lot Area	PUD: 1 acre R-4: 20,000 square feet(<0.5acre)	7.65 acres (333,234 sf)	19.09.010(g) 19.04.060(d)
Minimum Lot Width	R-4: 125 feet		19.04.060(d)
Minimum Lot Width	R-4: 125 feet		19.04.060(d)
Maximum Density	R-4: 20 units/ net acre	34.4 units/ acre (263/7.65)	19.04.060(h)
Minimum Floor Area			
Studio		675 sf	
1BR	R-4: 675 sf	705 sf - 850 sf	19.04.060(e)
2BR	R-4: 800 sf	1100 -1200 sf	19.04.060(e)
3BR	R-4: 925 sf	1,400 sf	19.04.060(e)
Minimum Green Space			
Landscaping	Quality consistent with ANSI 260.1	Attached Landscape Plan	19.09.010(g)
	Development must meet landscape and buffering requirements set forth in 19.11.020.	Buffer Yards - yes Parking Lot Trees- yes Parking Lot Int. - yes	19.11.020
Lighting		Lighting Plan included in Final PUD	See 19.11.040
Utilities and Mechanicals	Must be inside if possible or screened. Meters, valves, etc., may not be on street-facing sides of building. Utility lines must be underground.	Detailed Screening is included in Final PUD	19.09.010(g)
Signs	Must meet standards in Title 21	Signage Plan Included	See Title 21.
Exterior Building Materials	Must meet standards in Exhibit D	Attached Elevations	19.05.010(l)(6)
Storage of Refuse		A Detailed Trash Removal Plan included	See 19.11.050
Garages	Dwelling units must have enclosed garage of minimum 528 sf in area or equivalent space in indoor parking stalls	448 sf of garage parking per dwelling unit (143,800 sf/321 DU)	19.05.010(f)

Exhibit received January 26, 2018

PARKING

Parking	Automobile parking and bicycle parking is required. There are separate requirements for the residential and retail components of the proposed development	Parking Tables Included	19.11.010(e)
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Residential Parking Component

Residential Automobile Parking			
Spaces/ dwelling unit	315 0-1 Bed = 1.7 spaces/ 0-1 BR 299 2 Bed = 2.2 spaces/ 2 BR 5 visitor 619 total spaces	185 0-1 Bed = 1.0 spaces/0-1 BR 136 2+ Bed = 2.1spaces/2 BR 5 visitor total spaces 476	19.11.010(e)(1)(C)
Visitor Spaces	5 spaces	5	19.11.010(e)(1)(C)
Total required spaces (= spaces/unit + visitor spaces)	618.7 total spaces 1.90 spaces per unit	476 total spaces 1.48 spaces per unit	19.11.010(e)(1)(C)
Covered spaces	321 (1 space/ unit)	444 (1.56 sp/unit)	19.11.010(e)(1)(C)
Unreserved Visitor	63	32	19.11.010(e)(1)(C)
Residential Bicycle Parking	131	132	19.11.010(f)

Retail Parking Component

General Retail Parking 10,500 sq ft	42 spaces	98 spaces	19.11.010(e)(1)(C)
Restaurant Parking 10,500 sq ft	164 spaces	98 spaces sp. per 1000 sf 9.3	19.11.010(e)(1)(C)
Retail Bicycle Parking	15	20	19.11.010(f)

Exhibit received January 26, 2018

RESIDENTIAL PARKING TABLE

Unit Type	Total	Resid. Pkg Req	Resid. Pkg prov.	Garage Req.	Garage prov.	Guest req.	Guest prov.
Studio & 1 bed	185	314.5	185	185	185	10% of req. total	6.7% of req. total
2-Bed &							
Visitor		5	5				
Towns	136	299.2	291	136	259		
Total	321	619	476	321	444	62	32

	provided	required
TOTAL Spaces	476	619
Garage Spaces	444	263
Guest Surface Spaces	32	63
Spaces per Unit	1.48	1.9
Spaces per Bedroom = 185/1B + 272/2B	1.04	n/a

1.7 spaces per unit (up to 1 bedroom), 2.2 spaces per unit (2 or more bedrooms, and 5 unreserved visitor spaces. A minimum of 1.0 per unit must be covered . Minimum unreserved visitor parking shall be 10% the total required above, but not less than 5. See sample calculations in Table 19.11.010(E)(1)(d) below.

RETAIL

10,500 sf General Retail Parking	provided	required
4 spaces per 1000 sf Surface	98	42

10,500 sf Restaurant	provided	required
65% Front of House/35% Back of House	98	164
65% = 6,825 sf floor	*9.3 spaces	
6,825 / 15 sf ave per seat = 455 seats/3	per 1000 sf	
10 Employees = 12 sps		
Seats / 3 = 152+12 empl.		
Total Required Spaces = 164		

ORDINANCE REQUIREMENT SCHEDULE:
 1 Space per 3 Seats
 1 space per 30 sf of standing area in bar
 1 space per employee - peak shift
 1 space per 3 seats (over 15) on Patio

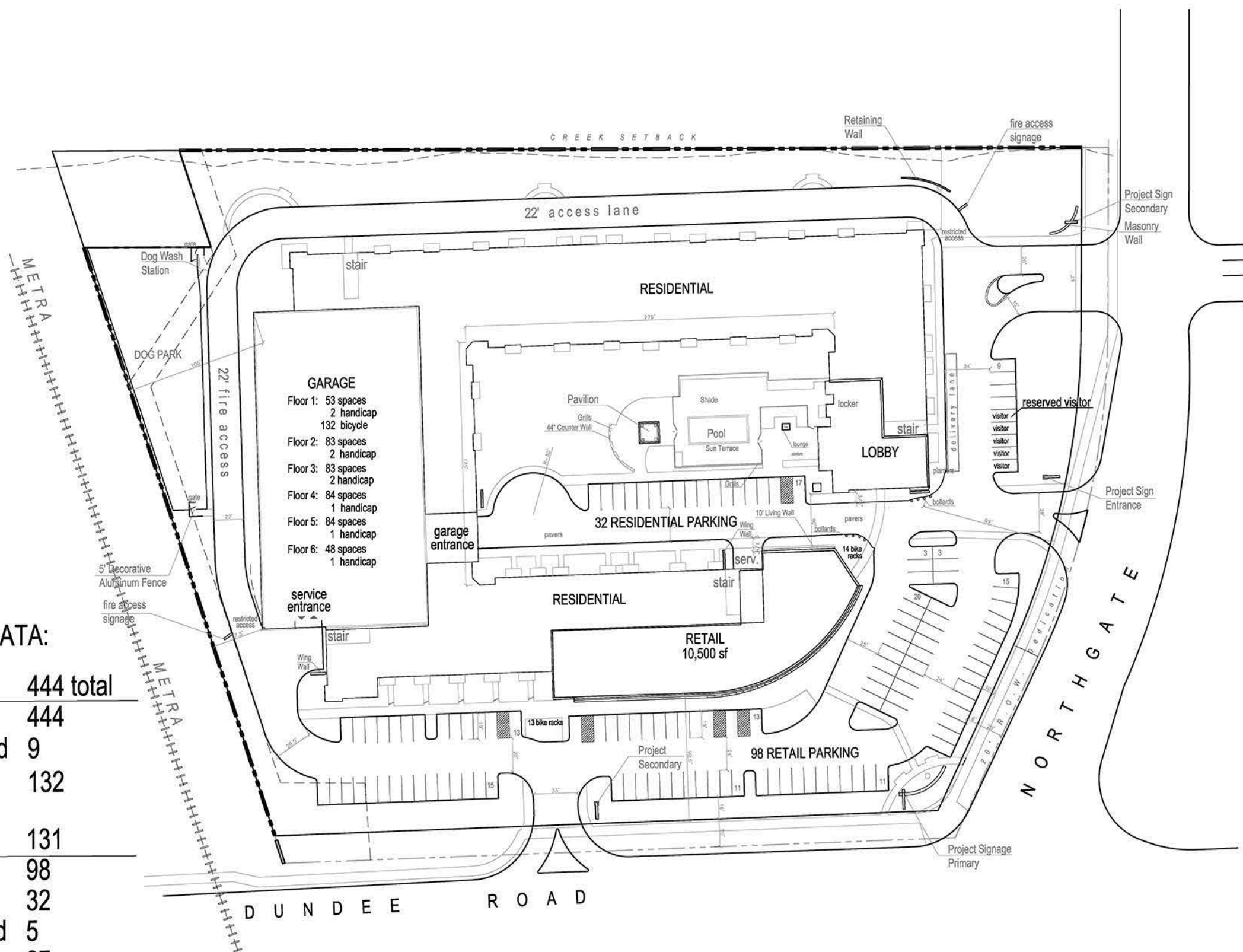
Restaurant Parking Provided

9.3 spaces per 1000 sf

Exhibit received January 26, 2018

PARKING DATA:

GARAGE	444 total
Residential	444
Handicapped	9
Bicycle	132
SURFACE	131
Retail	98
Residential	32
Handicapped	5
Bicycle	27



BUILDING PLAN NOTES

- SEE EDGE OF SLAB PLANS AND UNIT PLANS FOR ADDITIONAL DIMENSIONS AND OTHER INFORMATION.
- COORDINATE ALL WORK WITH ALL ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPE DRAWINGS AND SPECIFICATIONS.
- NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. NO SINGLE SHEET REPRESENTS ALL THE INFORMATION REQUIRED TO BUILD ANY PORTION OF THE BUILDING FOR ANY TRADE.
- GC IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES WITH THE FULL SET OF CONSTRUCTION DOCUMENTS.
- SEE ADDITIONAL SERIES SHEETS FOR ADDITIONAL GENERAL NOTES.
- SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- REFERENCE STRUCTURAL DRAWINGS FOR BEARING WALL LOCATIONS.
- REFERENCE ELEVATIONS FOR EXTERIOR OR CLADDING CONDITIONS.
- AT LOCATIONS WHERE ≥ 4 UNITS DEMONSTRATE TENDENCIES ON ADJACENT UNIT TOWARDS THE BUILDING EXTERIOR OR THE EXTERIOR WALL, FRAMING WILL BE REQUIRED TO TRANSITION TO 2" WALL FRAMING.
- ALONG THE OUTSIDE FACE OF STUDS WITH EDGE OF SLAB BELOW.
- CONTINUE 2" STUD FRAMING AND ALL LAGERS OF EXTERIOR GLASS INSULATION BOARD TO CLOSEST INTERIOR OR PERPENDICULAR WALL, TYPICAL.
- MAINTAIN MINIMUM 7'-0" HEADROOM CLEARANCE ABOVE FINISHED FLOOR AT ALL AMENITY AREAS & HABITABLE SPACES AT RESIDENTIAL FLOORS.
- SEE PLANS FOR CEILING HEIGHTS.
- ALL WALLING SURFACES AT MEANS OF EGRESS ROUTES SHALL HAVE SLIP RESISTANT FINISH.

ISSUE DATE: 06/06/2017

REVISIONS

UPTOWN 500, LLC

UPTOWN 500

500 W. DUNDEE
WHEELING, IL 60090



1540 East Dundee Road, Suite 310
Pleasanton, IL 60774
(847) 706-2200

JOB NO. M170415.01 PROJECT MGR. DR.
DRAWN: TOL. CHECKED: ML

BUILDING PLAN LEVEL - 1

APT

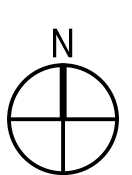
A1.01

Uptown 500 Mixed Use Building | Wheeling, IL

Residential Unit Mix 6-story building

Unit Type	Floor 1	Floor 2	Floor 3	Floor 4	Floor 5	Floor 6	SubTotal	Total
Studio								
S-1	5	8	9	9	9	9	49	49
1 bed								
A-1	12	14	14	14	14	14		82
A-2	4	6	6	6	6	6		34
A-3			5	5	5	5		20
							136	
2-Bed								
B-1	15	15	19	19	19	19		106
B-2			1	1	3	3		8
B-3	1	1	1	1	1	1		6
B-4	1	2	2	2	2	2		11
							131	
Towns								
C-1	5							5
Total	43	46	57	57	59	59		321

43 UNITS



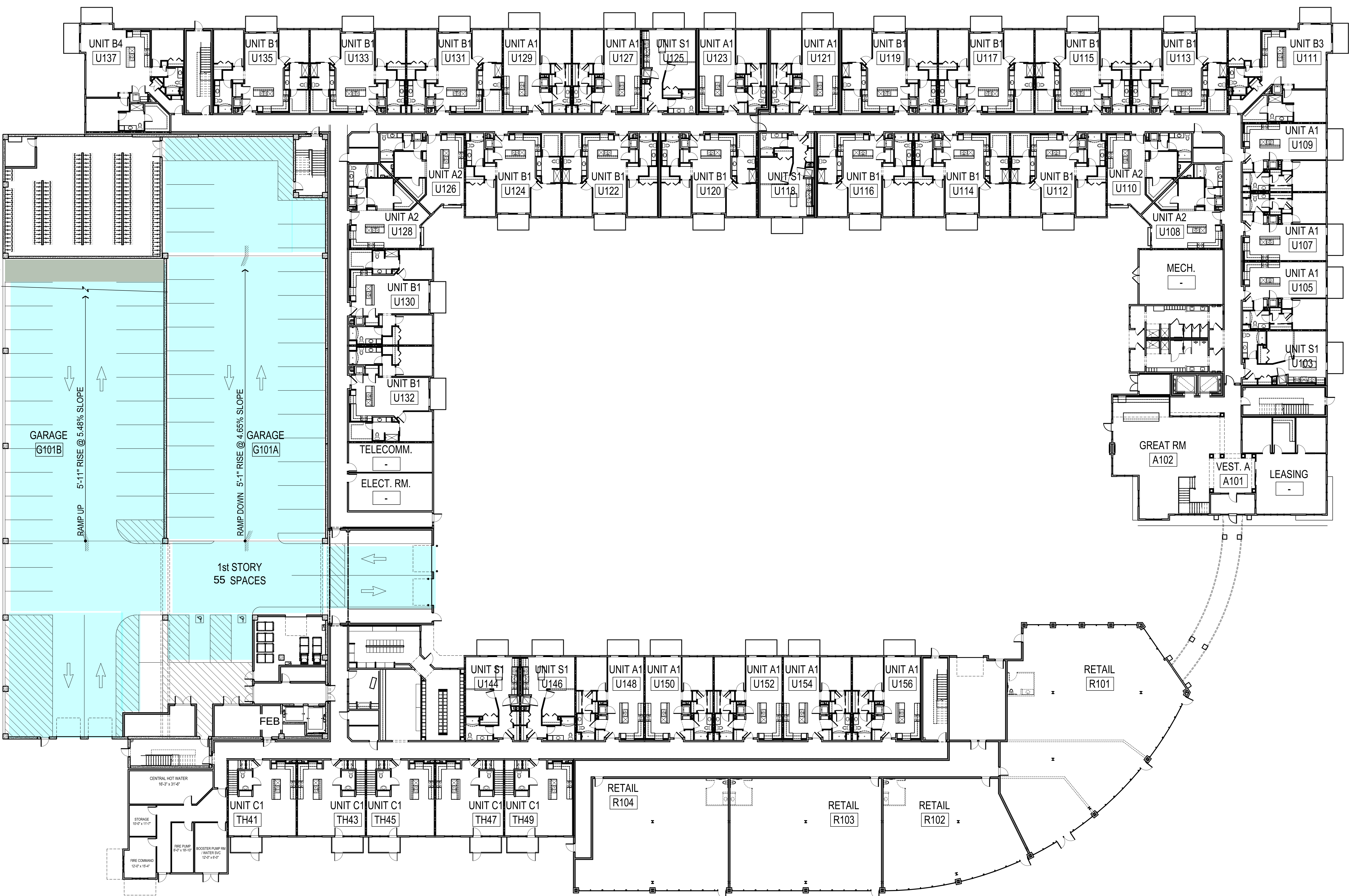
1 BUILDING PLAN - LEVEL 1

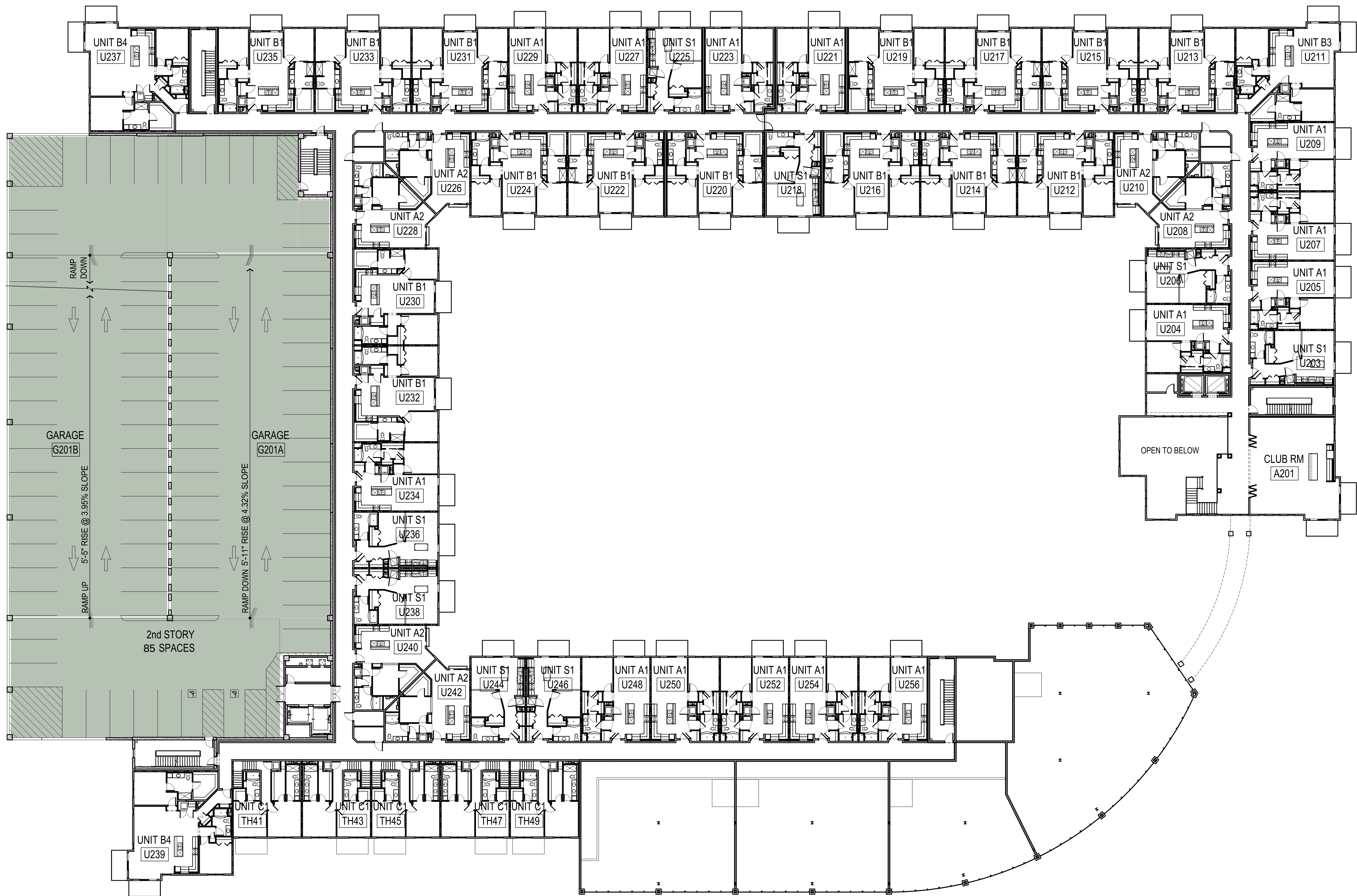
1/16" = 1'-0"

Exhibit received February 1, 2018

2nd floor

1st floor





BUILDING PLAN NOTES	
1.	SEE EDGE OF SLAB PLANS AND UNIT PLANS FOR ADDITIONAL DIMENSIONS AND OTHER INFORMATION.
2.	COORDINATE ALL WORK WITH ALL ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPE DRAWINGS AND SPECIFICATIONS.
3.	NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. NO SINGLE SHEET REPRESENTS ALL THE INFORMATION REQUIRED TO BUILD ANY PORTION OF THE BUILDING FOR ANY TRADE.
4.	GC IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES WITH THE FULL SET OF CONSTRUCTION DOCUMENTS.
5.	SEE ADDITIONAL SERIES SHEETS FOR ADDITIONAL GENERAL NOTES.
6.	SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
7.	REFERENCE STRUCTURAL DRAWINGS FOR BEARING WALL LOCATIONS.
8.	REFERENCE ELEVATIONS FOR EXTERIOR OR CLADDING CONDITIONS.
9.	AT LOCATIONS WHERE ≥ 4 UNITS DEMONSTRATE TENDENCIES TOWARD ADJACENT UNIT TOWARDS THE BUILDING EXTERIOR OR THE EXTERIOR WALL, FRAMING WILL BE REQUIRED TO TRANSITION TO 2" WALL FRAMING.
10.	ALIGN THE OUTSIDE FACE OF STUDS WITH EDGE OF SLAB BELOW.
11.	CONTINUE 2" STUD FRAMING AND ALL LAILERS OF INTERIOR GLYPH BOARD TO CLOSEST INTERIOR OR PERPENDICULAR WALL, TYPICAL.
12.	MAINTAIN MINIMUM 7'-0" HEADROOM CLEARANCE ABOVE FINISHED FLOOR AT ALL AMENITY AREAS & HABITABLE SPACES AT RESIDENTIAL FLOORS.
13.	SEE PLANS FOR CEILING HEIGHTS.
14.	ALL WALLING SURFACES AT MEANS OF EGRESS ROUTES SHALL HAVE SLIP RESISTANT FINISH.

46 UNITS

1 BUILDING PLAN - LEVEL 2
1/16" = 1'-0"

Exhibit received February 1, 2018

Uptown 500 Mixed Use Building Wheeling, IL									
Residential Unit Mix 6-story building									
Unit Type	floor 1	floor 2	floor 3	floor 4	floor 5	floor 6	SubTotal	Total	
Studio									
S-1	5	8	9	9	9	9	49	49	
1 bed									
A-1	12	14	14	14	14	14		82	
A-2	4	6	6	6	6	6		34	
A-3			5	5	5	5		20	
							136		
2-Bed									
B-1	15	15	19	19	19	19		106	
B-2			1	1	3	3		8	
B-3	1	1	1	1	1	1		6	
B-4	1	2	2	2	2	2		11	
							131		
Towns									
C-1	5							5	
Total	43	46	57	57	59	59	5	321	

UPTOWN 500
500 W. DUNDEE
WHEELING, IL 60090



1540 East Dundee Road, Suite 310
Pleasanton, IL 60774
(847) 705-5200

JOB NO. M170415.01 PROJECT MGR. OR
DRAWN BY L. J. CHECKED BY M.

BUILDING PLAN LEVEL - 2

APT
A1.02

BUILDING PLAN NOTES

- SEE EDGE OF SLAB PLANS AND UNIT PLANS FOR ADDITIONAL DIMENSIONS AND OTHER INFORMATION.
- COORDINATE ALL WORK WITH ALL ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPE DRAWINGS AND SPECIFICATIONS.
- NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. NO SINGLE SHEET REPRESENTS ALL THE INFORMATION REQUIRED TO BUILD ANY PORTION OF THE BUILDING FOR ANY TRADE.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES WITH THE FULL SET OF CONSTRUCTION DOCUMENTS.
- SEE ADDITIONAL SERIES SHEETS FOR ADDITIONAL GENERAL NOTES.
- SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- REFERENCE STRUCTURAL DRAWINGS FOR BEARING WALL LOCATIONS.
- REFERENCE ELEVATIONS FOR EXTERIOR OR CLADDING CONDITIONS.
- AT LOCATIONS WHERE ≥ 4 UNITS DEMONSTRATE TENDENCIES TOWARD ADJACENT UNIT TOWARDS THE BUILDING EXTERIOR OR THE EXTERIOR WALL, FRAMING WILL BE REQUIRED TO TRANSITION TO 2" WALL FRAMING.
- ALONG THE OUTSIDE FACE OF STUDIOS WITH EDGE OF SLAB BELOW.
- CONTINUE 2" STUD FRAMING AND ALL LAILERS OF INTERIOR GLYPHUSM BOARD TO CLOSEST INTERIOR OR PERPENDICULAR WALL: TYPICAL.
- MAINTAIN MINIMUM 7'-0" HEADROOM CLEARANCE ABOVE FINISHED FLOOR AT ALL AMENITY AREAS & HABITABLE SPACES AT RESIDENTIAL FLOORS.
- SEE PLANS FOR CEILING HEIGHTS.
- ALL WALLING SURFACES AT MEANS OF EGRESS ROUTES SHALL HAVE SLIP RESISTANT FINISH.

ISSUE DATE: 00/00/2017

REVISIONS

UPTOWN 500, LLC

UPTOWN 500

500 W. DUNDEE
WHEELING, IL 60090



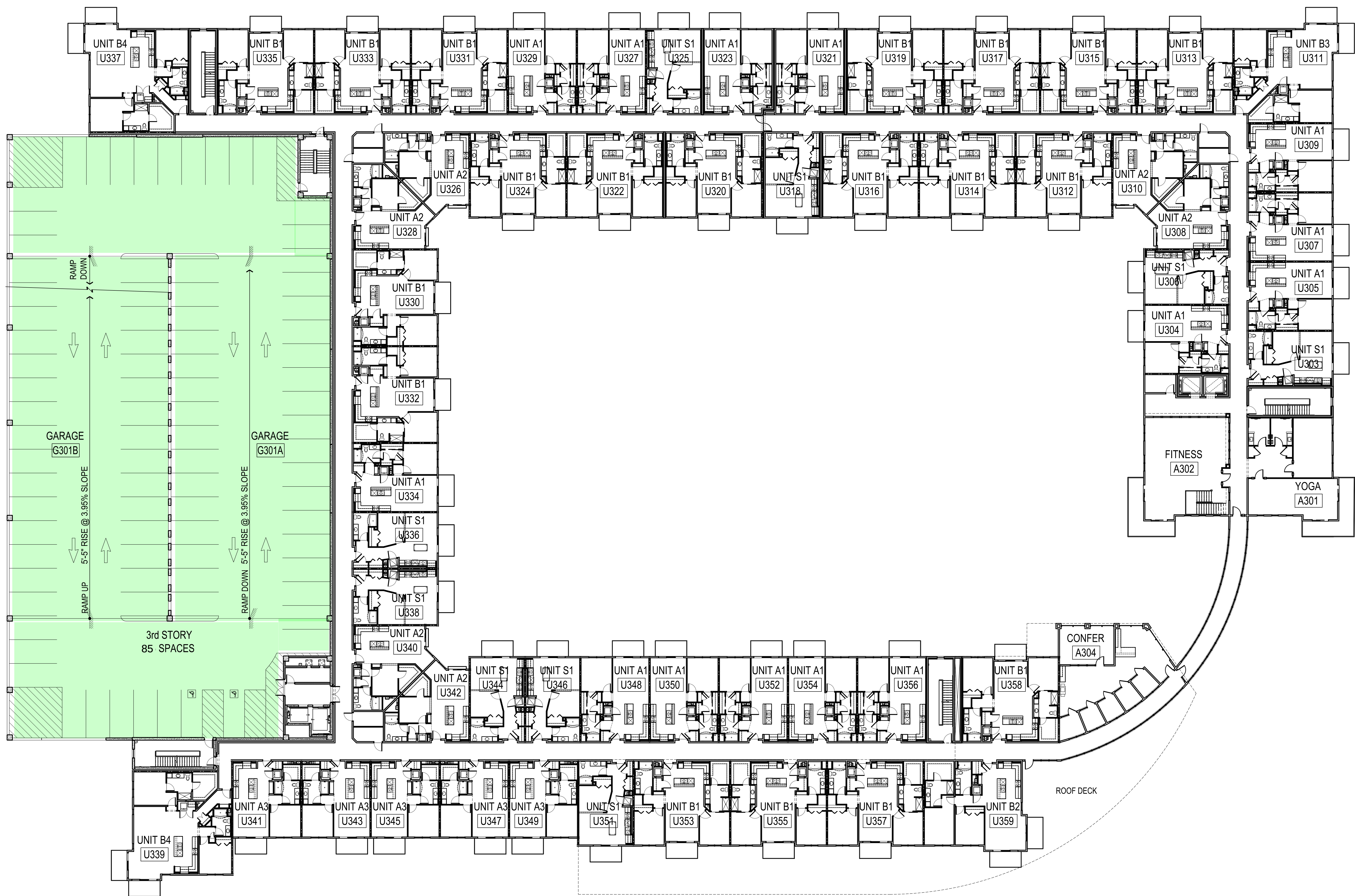
1540 East Dundee Road, Suite 310
Pleasanton, IL 60174
(847) 705-5200

JOB NO. M170415.01 PROJECT MGR. OR
DRAWN BY: J.L. CHECKED: M.

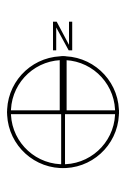
BUILDING PLAN LEVEL - 3

APT

A1.03



57 UNITS



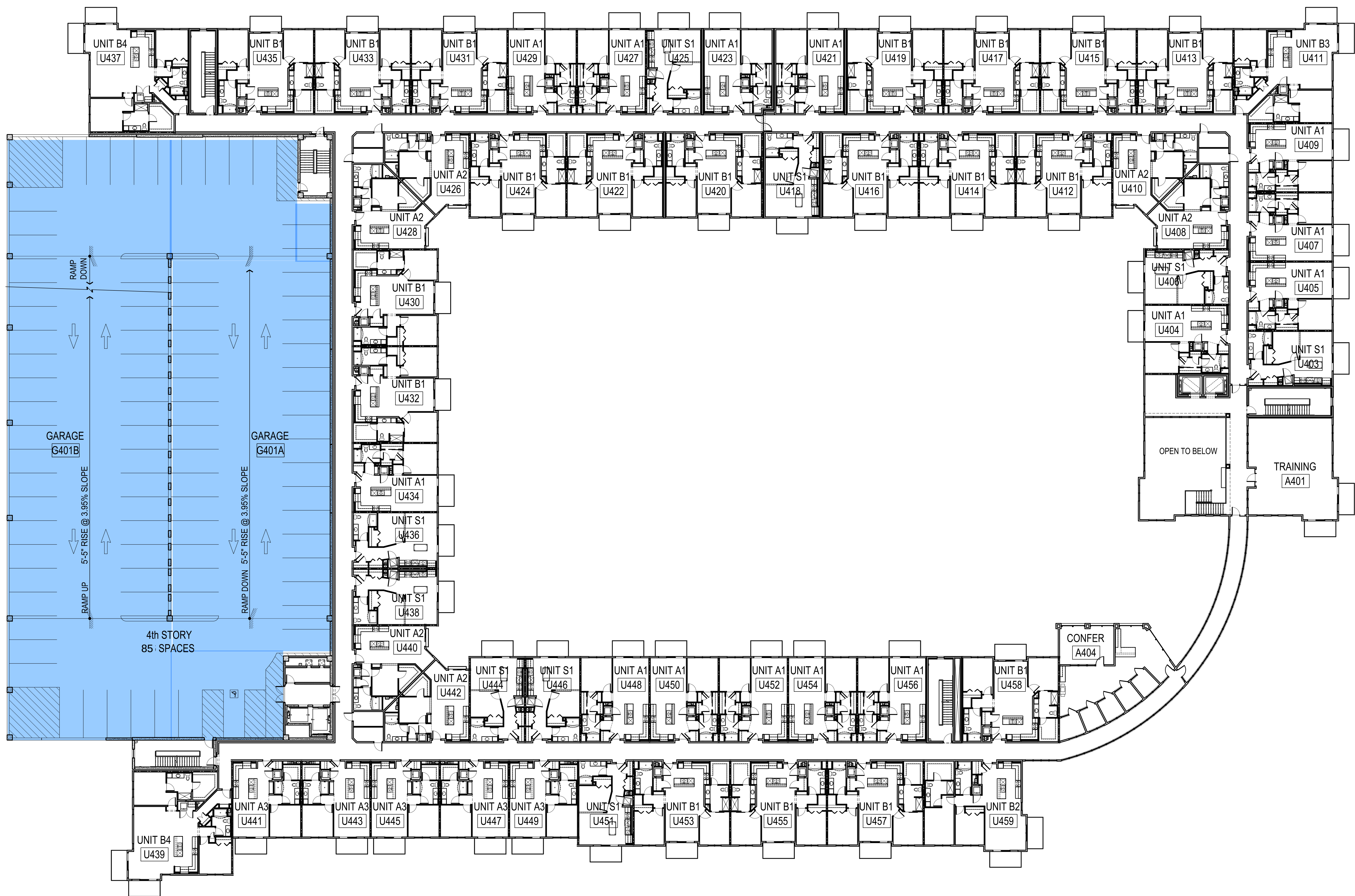
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BUILDING PLAN - LEVEL 3

1/16" = 1'-0"

Exhibit received February 1, 2018

Uptown 500 Mixed Use Building Wheeling, IL								
Residential Unit Mix - 6-story building								
Unit Type	floor 1	floor 2	floor 3	floor 4	floor 5	floor 6	SubTotal	Total
Studio								
S-1	5	8	9	9	9	9	49	49
1 bed								
A-1	12	14	14	14	14	14		82
A-2	4	6	6	6	6	6		34
A-3			5	5	5	5		20
							136	
2-Bed								
B-1	15	15	19	19	19	19		106
B-2			1	1	3	3		8
B-3	1	1	1	1	1	1		6
B-4	1	2	2	2	2	2		11
							131	
Towns								
C-1	5							5
Total	43	46	57	57	59	59		321



BUILDING PLAN NOTES	
1.	SEE EDGE OF SLAB PLANS AND UNIT PLANS FOR ADDITIONAL DIMENSIONS AND OTHER INFORMATION.
2.	COORDINATE ALL WORK WITH ALL ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPE DRAWINGS AND SPECIFICATIONS.
3.	NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. NO SINGLE SHEET REPRESENTS ALL THE INFORMATION REQUIRED TO BUILD ANY PORTION OF THE BUILDING FOR ANY TRADE.
4.	GC IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES WITH THE FULL SET OF CONSTRUCTION DOCUMENTS.
5.	SEE ADDITIONAL SERIES SHEETS FOR ADDITIONAL GENERAL NOTES.
6.	SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
7.	REFERENCE STRUCTURAL DRAWINGS FOR BEARING WALL LOCATIONS.
8.	REFERENCE ELEVATIONS FOR EXTERIOR CLADDING CONDITIONS.
9.	AT LOCATIONS WHERE ≥ 4 UNITS DEMONSTRATE TENDENCIES TOWARD ADJACENT UNIT TOWARDS THE BUILDING EXTERIOR OR THE EXTERIOR WALL, FRAMING WILL BE REQUIRED TO TRANSITION TO 2" WALL FRAMING.
10.	ALIGN THE OUTSIDE FACE OF STUDS WITH EDGE OF SLAB BELOW.
11.	CONTINUE 2" STUD FRAMING AND ALL LAILERS OF INTERIOR GIPSUM BOARD TO CLOSEST INTERIOR PERPENDICULAR WALL, TYPICAL.
12.	MAINTAIN MINIMUM 7'-0" HEADROOM CLEARANCE ABOVE FINISHED FLOOR AT ALL AMENITY AREAS & HABITABLE SPACES AT RESIDENTIAL FLOORS.
13.	SEE PLANS FOR CEILING HEIGHTS.
14.	ALL WALLING SURFACES AT MEANS OF EGRESS ROUTES SHALL HAVE SLIP RESISTANT FINISH.

57 UNITS

1 BUILDING PLAN - LEVEL 4
1/16" = 1'-0"

Exhibit received February 1, 2018

Uptown 500 Mixed Use Building Wheeling, IL									
Residential Unit Mix 6-story building									
Unit Type	floor 1	floor 2	floor 3	floor 4	floor 5	floor 6	SubTotal	Total	
Studio									
S-1	5	8	9	9	9	9	49	49	
1 bed									
A-1	12	14	14	14	14	14		82	
A-2	4	6	6	6	6	6		34	
A-3			5	5	5	5		20	
							136		
2-bed									
B-1	15	15	19	19	19	19		106	
B-2			1	1	3	3		8	
B-3	1	1	1	1	1	1		6	
B-4	1	2	2	2	2	2		11	
							131		
Towns									
C-1	5							5	
							5		
Total	43	46	57	57	59	59		321	

UPTOWN 500
500 W. DUNDEE
WHEELING, IL 60090



1540 East Dundee Road, Suite 310
Pleasanton, IL 60774
(847) 705-5200
JOB NO. M170415.01 PROJECT MGR. DR.
DRAWN: TOL. CHECKED: M.
BUILDING PLAN LEVEL - 4

APT
A1.04

BUILDING PLAN NOTES

- SEE EDGE OF SLAB PLANS AND UNIT PLANS FOR ADDITIONAL DIMENSIONS AND OTHER INFORMATION.
- COORDINATE ALL WORK WITH ALL ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPE DRAWINGS AND SPECIFICATIONS.
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- CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES WITH THE FULL SET OF CONSTRUCTION DOCUMENTS.
- SEE ADDITIONAL SERIES SHEETS FOR ADDITIONAL GENERAL NOTES.
- SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- REFERENCE STRUCTURAL DRAWINGS FOR BEARING WALL LOCATIONS.
- REFERENCE ELEVATIONS FOR EXTERIOR OR CLADDING CONDITIONS.
- AT LOCATIONS WHERE ≥ 4 UNITS DEMONSTRATE TENDENCIES TOWARD ADJACENT UNIT TOWARDS THE BUILDING EXTERIOR OR THE EXTERIOR WALL, FRAMING WILL BE REQUIRED TO TRANSITION TO 2" WALL FRAMING.
- ALONG THE OUTSIDE FACE OF STUDS WITH EDGE OF SLAB BELOW.
- CONTINUE 2" STUD FRAMING AND ALL LAILERS OF INTERIOR GIPSUM BOARD TO CLOSEST INTERIOR PERPENDICULAR WALL, TYPICAL.
- MAINTAIN MINIMUM 7'-0" HEADROOM CLEARANCE ABOVE FINISHED FLOOR AT ALL AMENITY AREAS & HABITABLE SPACES AT RESIDENTIAL FLOORS.
- SEE PLANS FOR CEILING HEIGHTS.
- ALL WALLING SURFACES AT MEANS OF EGRESS ROUTES SHALL HAVE SLIP RESISTANT FINISH.

ISSUE DATE: 00/00/2017

REVISIONS

UPTOWN 500, LLC

UPTOWN 500

500 W. DUNDEE
WHEELING, IL 60090



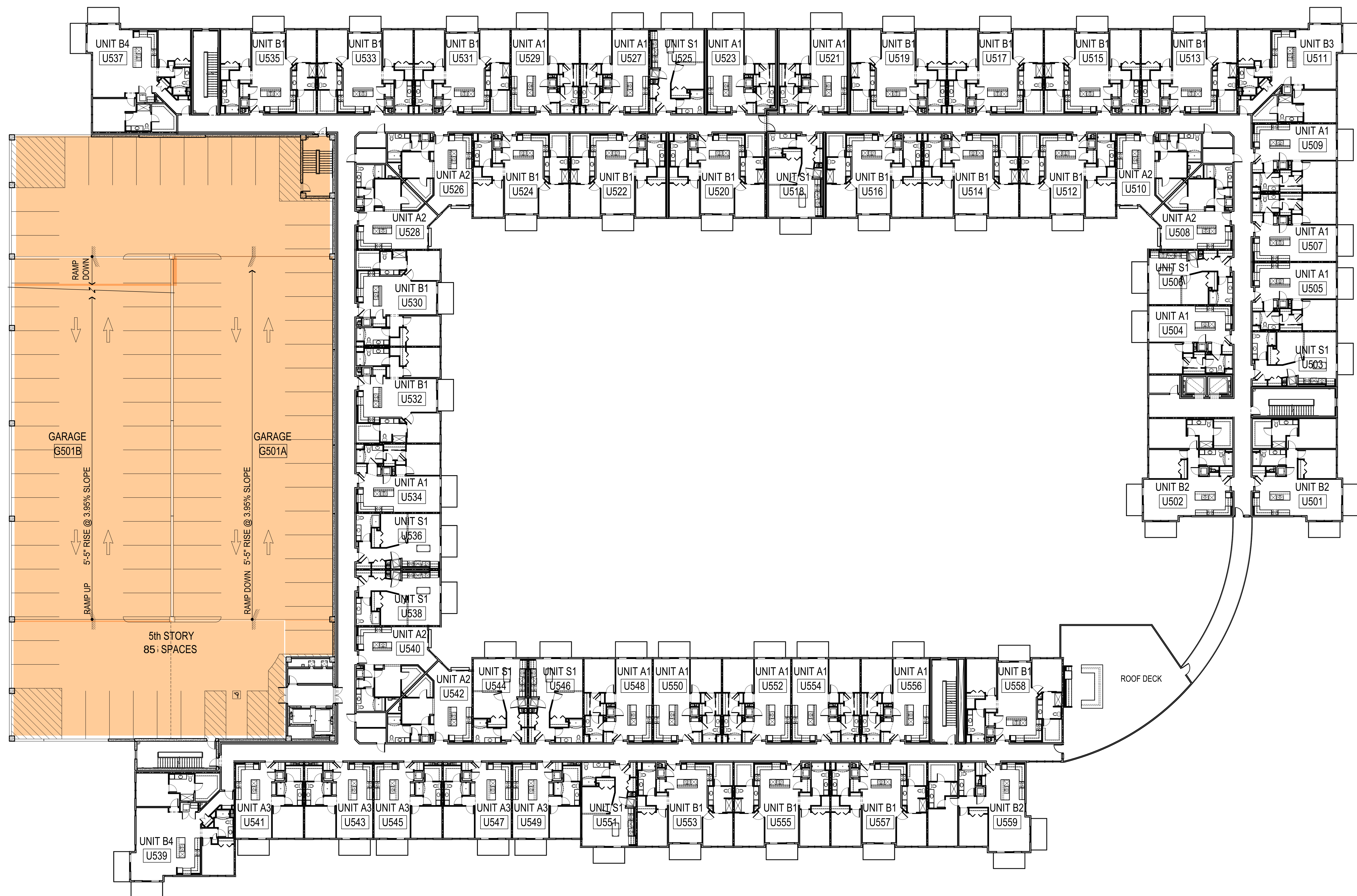
1540 East Dundee Road, Suite 310
Pleasanton, IL 60174
(847) 705-5200

JOB NO. M170415.01 PROJECT MGR. OR
DRAWN BY J.L. CHECKED BY M.

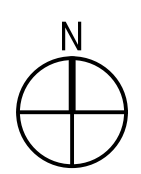
BUILDING PLAN LEVEL - 5

APT

A1.05



59 UNITS



1

BUILDING PLAN - LEVEL 5

1/16" = 1'-0"

Exhibit received February 1, 2018

Uptown 500 Mixed Use Building | Wheeling, IL

Residential Unit Mix 6-story building

Unit Type	floor 1	floor 2	floor 3	floor 4	floor 5	floor 6	SubTotal	Total
Studio								
S-1	5	8	9	9	9	9	49	49
1 bed								
A-1	12	14	14	14	14	14		82
A-2	4	6	6	6	6	6		34
A-3			5	5	5	5		20
							136	
2-Bed								
B-1	15	15	19	19	19	19		106
B-2			1	1	3	3		8
B-3	1	1	1	1	1	1		6
B-4	1	2	2	2	2	2		11
							131	
Townes								
C-1	5							5
Total	43	46	57	57	59	59		321

BUILDING PLAN NOTES

- SEE EDGE OF SLAB PLANS AND UNIT PLANS FOR ADDITIONAL DIMENSIONS AND OTHER INFORMATION.
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- GC IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES WITH THE FULL SET OF CONSTRUCTION DOCUMENTS.
- SEE ADDITIONAL SERIES SHEETS FOR ADDITIONAL GENERAL NOTES.
- SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- REFERENCE STRUCTURAL DRAWINGS FOR BEARING WALL LOCATIONS.
- REFERENCE ELEVATIONS FOR EXTERIOR CLADDING CONDITIONS.
- AT LOCATIONS WHERE 2+ UNIT DEMISING WALLS TENDS BEYOND ADJACENT UNIT TOWARDS THE BUILDING EXTERIOR, THE EXTERIOR WALL FRAMING WILL BE REQUIRED TO TRANSITION TO 2" WALL FRAMING.
- ALONG THE OUTSIDE FACE OF STUDS WITH EDGE OF SLAB BELOW.
- CONTINUE 2" STUD FRAMING AND ALL LAYERS OF INTERIOR GIPSUM BOARD TO CLOSEST INTERIOR PERPENDICULAR WALL, TYPICAL.
- MAINTAIN MINIMUM 7'-0" HEADROOM CLEARANCE ABOVE FINISHED FLOOR AT ALL AMENITY AREAS & HABITABLE SPACES AT RESIDENTIAL FLOORS. SEE PLANS FOR CEILING HEIGHTS.
- ALL WALLING SURFACES AT MEANS OF EGRESS ROUTES SHALL HAVE SLIP RESISTANT FINISH.

ISSUE DATE: 08/03/2017

REVISIONS

UPTOWN 500, LLC

UPTOWN 500

500 W. DUNDEE
WHEELING, IL 60090



1540 East Dundee Road, Suite 510
Bolingbrook, IL 60440
(815) 705-2000

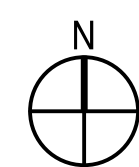
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DRAWING NO: 1.0 CHECKED BY: JLM

BUILDING PLAN LEVEL: 6

APT

A1.06

59 UNITS



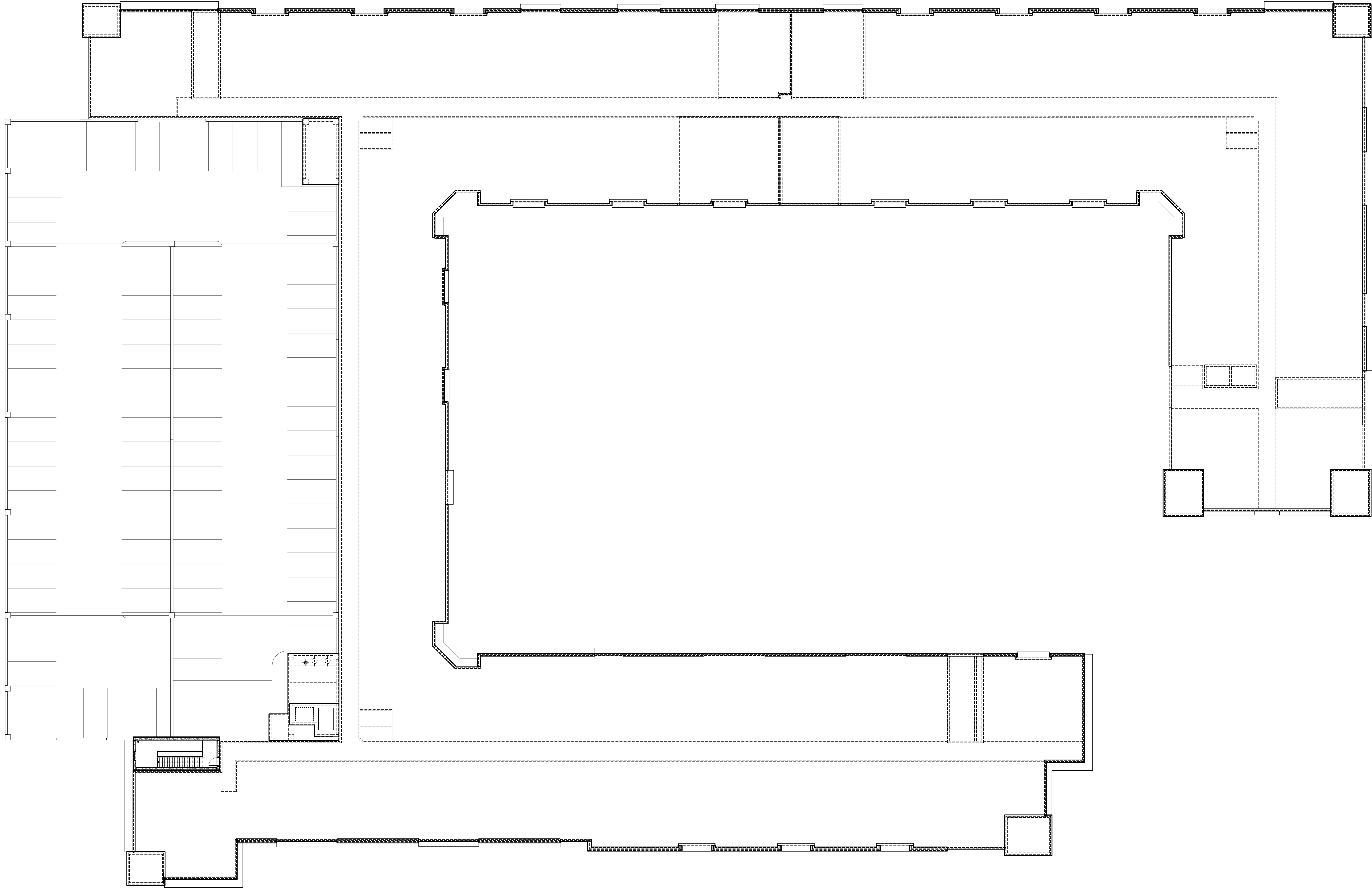
1 BUILDING PLAN - LEVEL 6

Exhibit received February 1, 2018

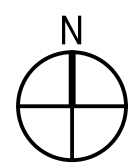
Uptown 500 Mixed Use Building | Wheeling, IL

Residential Unit Mix - 6-story building

Unit Type	floor 1	floor 2	floor 3	floor 4	floor 5	floor 6	SubTotal	Total
Studio								
S-1	5	8	9	9	9	9	49	49
1 bed								
A-1	12	14	14	14	14	14		82
A-2	4	6	6	6	6	6		34
A-3			5	5	5	5	136	20
2-Bed								
B-1	15	15	19	19	19	19		106
B-2			1	1	3	3		8
B-3	1	1	1	1	1	1		6
B-4	1	2	2	2	2	2	131	11
Towns								
C-1	5						5	5
Total	43	46	57	57	59	59	5	321



ROOF PLAN NOTES	
1.	ALL FLAT ROOFS SHALL HAVE MIN. 1/4" PER FOOT SLOPE FOR DRAINAGE. REFERENCE BUILDING SECTIONS AND STRUCTURAL DETAILS FOR PARAPET CONSTRUCTION.
2.	ROOF DRAIN SETS TO SLOPE AS NEEDED FOR POSITIVE DRAINAGE.
3.	FLASH ALL ROOF PENETRATIONS PER MANUFACTURER'S REQUIREMENTS TO PROVIDE CONTINUOUS WARRANTY.
4.	EXTERIOR FINISH MATERIALS AT SIDE RETURNS FROM HIGH PARAPETS TO EXTEND TO REAR END OF PARAPET WALL.
5.	PROVIDE WALL PADS FROM ROOF ACCESS DOORS TO ROOFTOP MECHANICAL EQUIPMENT AS REQUIRED.
6.	ALL ROOF PENETRATIONS (PLUMBING STACKS, VENTS, ETC.) TO BE PAINTED TO MATCH FINISHED ROOFING COLOR.
7.	CONTINUE ROOF MEMBRANE UP PARAPET WALLS & OVER BLOCKING TURNING DOWN MIN. 1" AT EXTERIOR FACE EDGE.
8.	TURN ROOF MEMBRANE UP 4" ONTO HIGHER PARAPET WALLS AT END JUNCTURE OF "LOW" PARAPET WALLS.
9.	INSTALL PREFABRICATED SADDLE FLASHING AT "LOW" PARAPET TERMINATION TO "HIGH" PARAPET WALL.
10.	COPING TO INCLUDE CONTINUOUS CLEAT AT EXTERIOR SIDE AND MECHANICAL ATTACHMENT AT INTERIOR SIDE OF ROOF.
11.	SEE ARCHITECTURAL SERIES SHEETS FOR RELEVANT ROOF AND WATERPROOFING DETAILS.
12.	NO ROOF PENETRATIONS TO OCCUR WITHIN 4 FEET HORIZONTAL AT EACH SIDE OF TERMINATION OF 2-HOUR FIRE WALLS.
13.	ROOF TO BE MECHANICALLY FASTENED, MAINTAIN 2" MINIMUM FROM END OF HORIZONTAL EDGE VENT TO ROOF EDGE INTERSECTION.
14.	PROVIDE VAPOR RETARDER WITH A TRANSMISSION RATE NOT EXCEEDING 1 PERM PER ASTM E91 ON THE WARM SIDE OF THE ATTIC INSULATION.
15.	USE 1" PREFINISHED ALUMINUM GUTTERS AND 1" - 4" DOWNSPOUTS. FINISH COLOR TO BE SELECTED BY ARCHITECT. PROVIDE SPLASH GUARD EXTENSIONS AT VALLES TO DIRECT OVERFLOW.
16.	ALL ROOF OVERHANGS ARE 24" UNLESS NOTED OTHERWISE.
17.	ALL ROOF PITCHES SHALL BE 1:12 UNLESS OTHERWISE NOTED.
18.	ATTIC ACCESS 22" x 11" MINIMUM WITH INSULATION ON TOP OF ACCESS PANEL.
19.	PROVIDE DRAFT STOPPING WITH MINIMUM OF 2" WOOD SHEATHING TO SUBDIVIDE THE ATTIC INTO SPACES OF 1000 SQUARE FEET MAXIMUM AREAS. TYPICAL.
20.	PROVIDE SELF-CLOSING 24" x 14" MINIMUM UNLESS NOTED OTHERWISE. ACCESS DOOR PANEL IN DRAFT STOP ASSEMBLY WHERE SHOWN FOR FIRE DEPARTMENT ACCESS TO ATTIC COMPARTMENT FROM COMMON AREA.
21.	PROVIDE 1/4" PL WOOD WALL FROM ATTIC ACCESS TO DRAFT STOP PANELS FOR INSPECTION ACCESS. TYPICAL.
22.	PROVIDE VALLE FLASHING 1" UP EACH SLOPED FACE.
23.	DOWNSPOUTS TO BE TIED INTO SUB-SURFACE DRAINAGE SYSTEM. REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
24.	CONTRACTOR TO VERIFY AND COORDINATE LOCATIONS OF ALL MECHANICAL, ELECTRICAL AND PLUMBING ITEMS WITH MEP DRAWINGS.



1

BUILDING PLAN - ROOF
1/16" = 1'-0"

Exhibit received February 1, 2018

Design Development

UPTOWN 500
500 W. DUNDEE
WHEELING, IL 60090



1540 East Dundee Road, Suite 310
Pleasant Hill, IL 60571
(847) 705-5200

JOB NO. M170415.01 PROJECT OR
DRAWN BY JH CHECKED BY AL
BUILDING PLAN LEVEL - ROOF

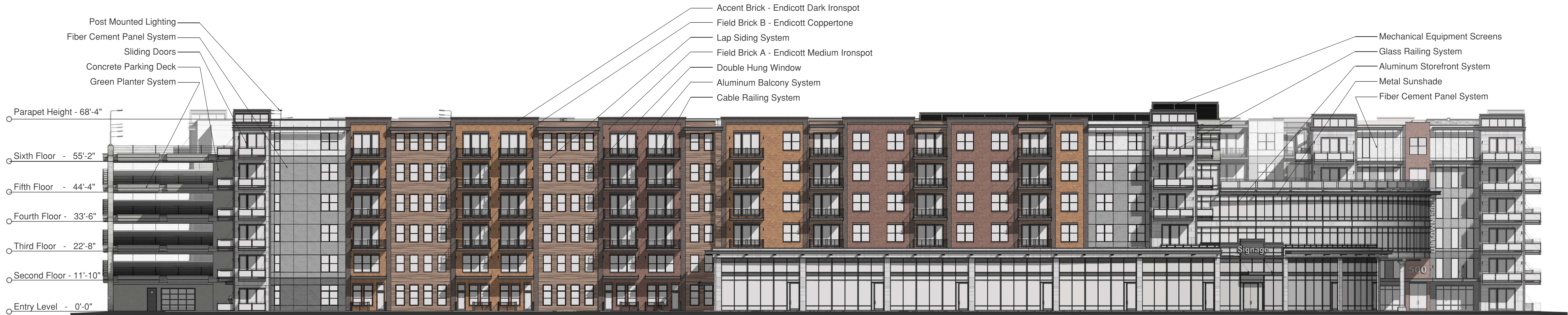
APT
A1.07

UPTOWN 500, LLC

ISSUE DATE: 06/06/2017

REVISIONS

NO. DATE BY DESCRIPTION



Dundee Road Elevation
1/16" = 1'-0"



Northgate Elevation
1/16" = 1'-0"

Exterior Elevations

500 Dundee Road
Wheeling, IL

Uptown 500, LLC

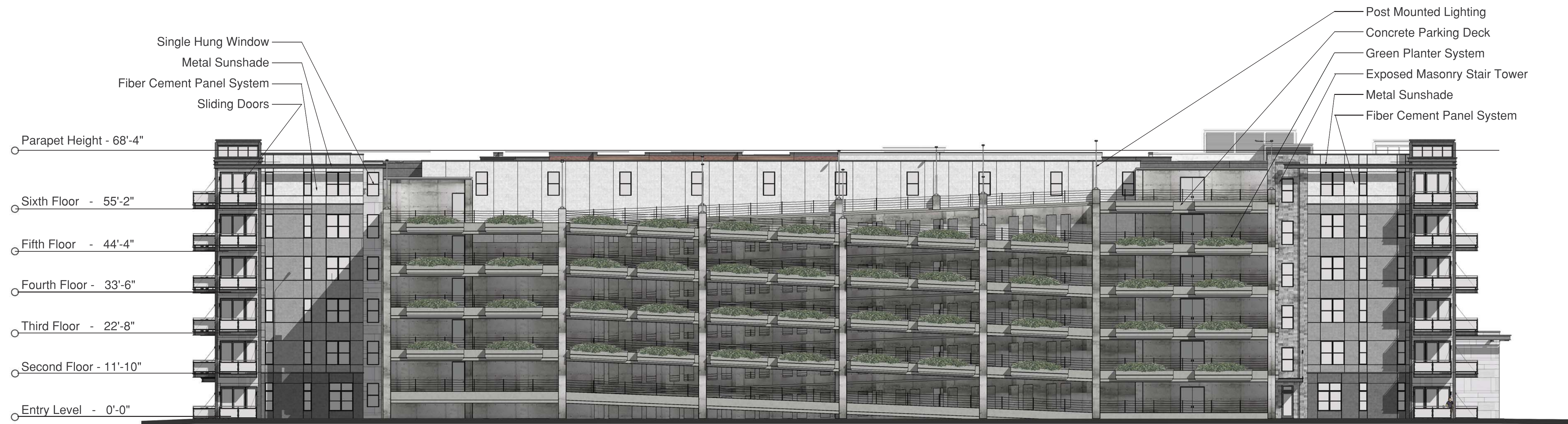
January 24, 2017
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North Elevation

1/16" = 1'-0"



West Elevation

1/16" = 1'-0"

Exterior Elevations

500 Dundee Road
Wheeling, IL



January 24, 2017

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South Courtyard Elevation
1/16" = 1'-0"



West Courtyard Elevation
1/16" = 1'-0"



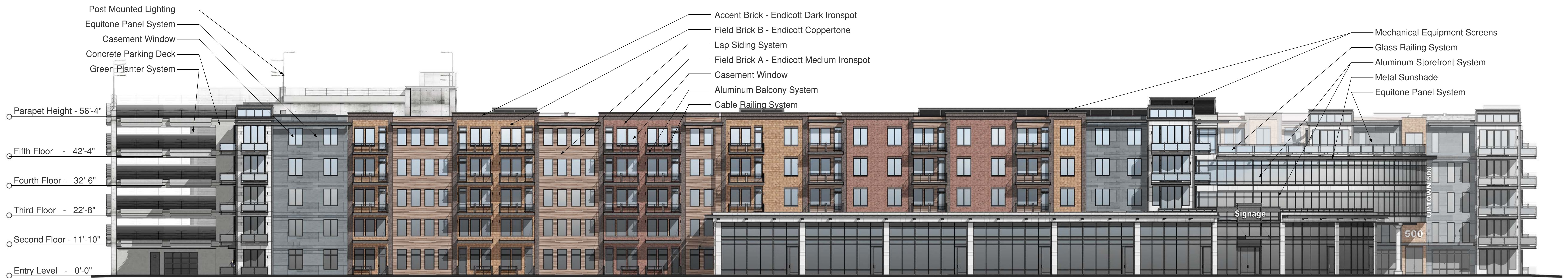
North Courtyard Elevation
1/16" = 1'-0"



East Courtyard Elevation
1/16" = 1'-0"

Courtyard Elevations

500 Dundee Road
Wheeling, IL



Dundee Road Elevation

1/16" = 1'-0"



Northgate Elevation

1/16" = 1'-0"



Exterior Elevations

bsbdesign.com

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

501 Dundee Road

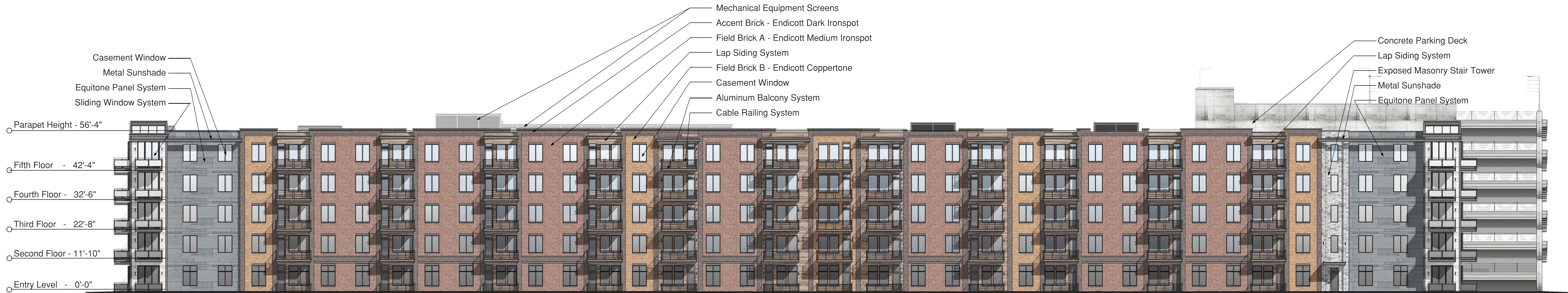
Wheeling, IL

Exhibit received October 5, 2017
Approved by Ordinance No. 5126

October 5, 2017

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North Elevation

1/16" = 1'-0"



West Elevation

1/16" = 1'-0"



Exterior Elevations

bsbdesign.com

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

501 Dundee Road

Exhibit received October 5, 2017
Approved by Ordinance No. 5126

Wheeling, IL

October 5, 2017

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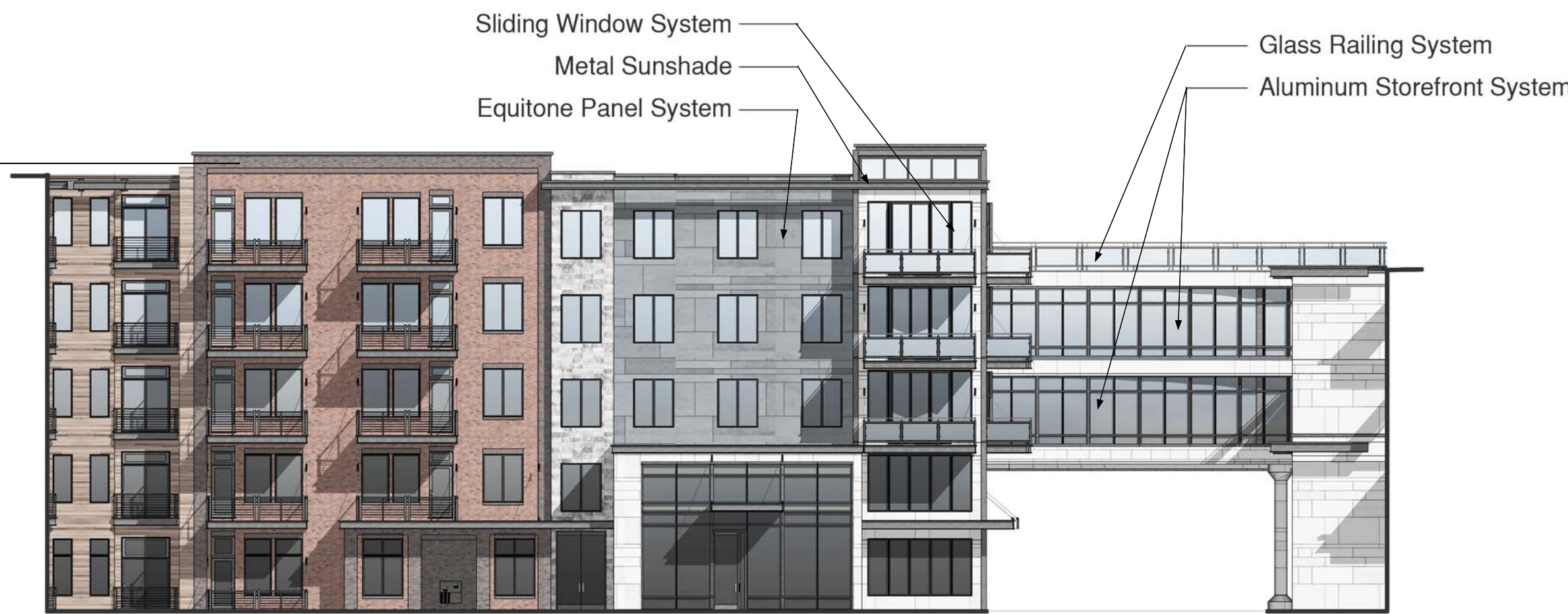
East Courtyard Elevation
 1/16" = 1'-0"



North Courtyard Elevation
 1/16" = 1'-0"



South Courtyard Elevation
 1/16" = 1'-0"



West Courtyard Elevation
 1/16" = 1'-0"



Exterior Elevations

bsbdesign.com
 The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

501 Dundee Road
 Wheeling, IL
 Exhibit received October 5, 2017
 Approved by Ordinance No. 5126

October 5, 2017
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1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, January 25, 2018.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

4. CHANGES TO THE AGENDA

Ms. Jones reported that Docket No. 2017-19 A&B, C&D, Pete's Perfection under Items for Review would be continued to February 22nd without discussion. The Plan Commission is not discussing the hearing tonight but the petitioner has requested that the hearing be continued to March 8, 2018.

5. CITIZEN CONCERNS AND COMMENTS

Commissioner Powers read the following statement.

Members of the general public may address the Plan Commission with concerns or comments regarding issues relevant to the Plan Commission's agenda or topics that the Plan Commission has the authority pursuant to the Village Code to address. The Chairperson or his or her designee shall strictly restrain comments to matters that are relevant to the Plan Commission's business and shall not permit repetitious comments or arguments. Members of the general public who wish to address the Plan Commission must sign the request to speak prior to the commencement of the public hearing. A person submitting a petition, concern or other comment shall be allotted 5 minutes to present their points.

From the audience, Mr. Terry Steilen came forward. Mr. Steilen referred to his previous comment about having the Plan Commission look into property maintenance. He continued to research it and was unable to find any property maintenance ordinances in the Village Code. He found a statement that appears on the Village's webpage under property maintenance. It states "The Village of Wheeling establishes minimum standards for all property within the Village in order to protect the health, safety and welfare of citizens. These standards are enforced by municipal inspectors in the Community Development Department through a process called Property Maintenance Code enforcement." Mr. Steilen stated that it also states "The Village of Wheeling has adopted the

IPMC2012 Property Maintenance Code that establishes the minimum property maintenance standards that are enforced throughout the community. To view the Property Maintenance Code, you may stop by the Community Development Department office.” He questioned if that was the only place where a resident could view the Property Maintenance Code. He questioned if it was available on a PDF if he requests it through a Freedom of Information Act. If not, he questioned how the Village expects any property owner to know their responsibility in terms of property maintenance. He believes that the Plan Commission’s responsibility is partially responsible. Ms. Milluzzi thought it was available online but she suggested submitting a FOIA request.

6. CONSENT ITEMS - None

- A) [Docket No. SCBA 18-3](#)
Boston Fish Market
412 N. Milwaukee Avenue
Appearance Approval of Wall & Freestanding Signs

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

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.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

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

See Findings of Fact and Recommendation for Docket No. 2017-18 and SCBA 18-4.

Commissioner Johnson moved, seconded by Commissioner Powers to continue Docket No. 2017-18 to February 22, 2018.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

- B)** [Docket Nos. 2017-19 A,B,C&D](#) (to be continued to March 8, 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

Commissioner Johnson moved, seconded by Commissioner Dorband to continue Docket Nos. 2017-19 A,B,C&D to March 8, 2018.

8. APPROVAL OF MINUTES – None

9. OTHER BUSINESS

Commissioner Johnson questioned the status of Boston Fish Market. Ms. Jones stated they were still working on their plans and getting closer to opening. Mr. Goetzelmann mentioned the delay had been with relocating their grease trap.

Commissioner Johnson questioned the status of the Whitley project. Ms. Jones had no update.

Commissioner Johnson mentioned the wrap on the canopy at the new Gulf station was starting to peel at the seams.

10. ADJOURNMENT

Commissioner Powers moved, seconded by Commissioner Johnson to adjourn the meeting at 7:50 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 02.16.2018
FOR APPROVAL ON 02.22.2018**

**DRAFT DOCKET NO. 2017-18 and SCBA 18-4
FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: [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

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.

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

Commissioner Powers read the following statement aloud.

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

Ms. Jones reported that the Staff Reports and Submittals of the petitioner were part of the public record.

Mr. Tim Burda, Haeger Engineering, 100 East State Parkway, Schaumburg, Mr. Rajni Patel and Mr. Suber Zumnerwala, Architect were sworn in.

Mr. Burda noted the proposed property was located off of Northgate Parkway. There are two lots,

Lot 1 and Lot 2. Lot 1 has the current temple and is located on 4.69 acres, zoned R-1. Lot 2 has the expanded parking lot and is 2.83 acres, zoned I-2 and I-3. The original Temple was constructed around 1990. In 1995, they constructed a south parking lot. In 1998, they worked with the Village to dedicate some land for the diversion channel. In 2005, they constructed the west parking lot.

They are seeking an amendment to the existing Special Use Site Plan Approval. The proposal includes two buildings. They are seeking approval for both buildings but are only constructing one of the buildings at this time. The building is approximately 25,000 square feet and will provide space for the Temple for religious holidays, Temple anniversaries, weddings and other special events. They are also proposing to construct a future building in approximately 7 years. The future building will be approximately 14,500 square feet and will provide space for lectures, video presentations, spiritual talks and displays of religious artifacts.

They are proposing a loop road around the buildings that was requested by the Fire Department. They want access to the proposed building and the future building. The loop road will also provide about 30 parking spaces. The proposed building is in the existing parking lot.

A portion of the loop drive is within the land dedicated to the Village. They will work with the Engineering Department to get an ingress/egress easement. Mr. Burda stated that with their preliminary talk with the Engineering Department, they did not seem to have any issues with it.

There is a future pedestrian path that will be constructed so people from the parking lot did not have to walk down to the bridge to get to the Temple. The path will be built in approximately 2-3 years. There is an existing 20' easement and the plans are to build the pedestrian bridge within the easement.

Detention and compensatory storage will be provided to the north. They will also provide storm sewer, sanitary sewer and water main improvements. The most notable is a loop water main that goes along the loop drive. The purpose is to service about three fire hydrants located around the building. The service to the existing building is not being changed.

Mr. Burda stated they worked with the Fire Department for a second access. There is an emergency only access proposed off of 12th Street. There will be a drop down bollard installed to keep regular vehicle access out.

An 8' wide asphalt bike path to the west is proposed. The applicant agreed to extend the bike path up to Meadow Lane.

The applicant is proposing a two-story building with a basement. They are proposing to match the existing architecture and use the existing materials for the building in order to keep the continuity. He referred to the concerns about the proposed dryvit and mentioned it was currently being used in the existing temple. They are also proposing it for the future building. He expressed concern with matching color and textures with the existing building if they couldn't use the dryvit. It could give the appearance of breaking up the building from the existing.

The proposed first floor includes a stage with a main seating area for about 550 people and the

second floor plan includes a balcony with a seating area that holds about 190 people. There is also a basement that can hold about 408 people and would be used for a seating space to serve food after prayer time and will be used for additional storage space.

The proposed trash enclosure will be enclosed with CMU walls and metal doors with a 10x10 concrete pad.

The mechanical units will be located on the roof and will be screened with walls.

The proposed building will be dry flood proofed because of the presence of the floodplain.

Landscaping will be provided around the building to match the existing.

Mr. Burda addressed the parking. He explained the Temple does not believe they will need additional parking. The purpose of the proposed and future building was not to expand the congregation but was to serve another function. The proposed building is to house special events and the future building is proposed to house lectures and spiritual talks. The timing of the lectures and the regular meeting of the congregation and the special events are staggered. A service and wedding would not be going on at the same time. They have been using tents in the east parking lot for their current special events and have had enough parking within the west and south parking lots.

Chairman Ruffatto opened the discussion to the public.

From the audience, Ms. Cheryl Klumpp, 300 North 11th Street, Wheeling. Ms. Klumpp stated she had lived in Wheeling for 35 years and the petitioner has always been a great neighbor. She questioned if the playground would be rebuilt. She questioned if the Village intended to open 11th Street to have more access to the east. Ms. Jones stated there was no intent on opening 11th Street.

From the audience, Mr. Terry Steilen was sworn in. Mr. Steilen thought the petitioner had been before the Plan Commission in the past and had made arrangements with other businesses in the area to use their parking for any overflow during special events. He questioned if the condition still existed.

Mr. Rajni Patel stated they had not yet decided about building the play area.

Mr. Patel confirmed they had a verbal agreement with a college and another business. The other business also uses their parking lot when needed. The neighbor's busy hours were not the same as the Temple.

Commissioner Johnson referred to the trash enclosure. He asked for details since they were not provided on the plans. Mr. Burda confirmed he did not have the details for the trash enclosure at the meeting.

Commissioner Johnson asked about bicycle parking. Mr. Burda confirmed the Temple will offer bicycle parking along the west side near the bike path. The location is not marked on the plans.

Commissioner Johnson referred to the pedestrian bridge. Mr. Burda confirmed the intent was to build it in 2 to 3 years. Commissioner Johnson questioned how the location was determined. Mr. Burda was unsure. Chairman Ruffatto questioned if it would come before the Plan Commission in the future. Ms. Jones explained not necessarily since the concept was shown. It would need Engineering Review and approval. As long as the Plan Commission was in general agreement that there would be a pedestrian bridge to the Lot 2 parking lot, she felt it would be enough.

Commissioner Johnson questioned if the mechanicals would be screened. He noted details were not included on the plans. Mr. Zummerwala confirmed the mechanicals would be located in the middle of the roof so they would be screened.

In reply to Commissioner Powers' question, Mr. Burda confirmed they were putting in the circular drive right away.

Commissioner Powers noticed that the irrigation plan was not indented to depict the parking. He asked if they could update the plan. Mr. Burda agreed to update the irrigation plan.

Commissioner Powers noted that the sidewalk between the two parking lots were not connected. He asked for an explanation. Mr. Burda explained it was because of the future building. He agreed to connect the sidewalk after the second building was built.

Commissioner Powers noted the entrance on the east side of building one. Mr. Burda confirmed it was a fire exit.

Commissioner Powers referred to the photometric plan and felt there was no light in the northeast corner. Mr. Zummerwala confirmed there would be lighting on the building. Commissioner Powers explained that light fixtures were normally included on the plans. Mr. Burda stated the photometric plans did not include the lights coming from the building. Chairman Ruffatto agreed details about the light fixtures on the building needed to be provided.

Commissioner Powers questioned if the monument sign would be illuminated. Mr. Zummerwala confirmed it would be illuminated by solar.

Commissioner Powers expressed concern with the dryvit material. He questioned if they looked at using any other materials that would be comparable. He suggested also using a different material for the monument sign. Mr. Zummerwala agreed to use a different material for the monument sign. Mr. Burda confirmed they could get close in color but sometimes it would still be noticeable. He explained the petitioner likes to use different styles on their building for religious purposes that can only be done using dryvit.

Commissioner Powers questioned if they had done any maintenance to the dryvit on the existing building. Mr. Zummerwala stated they have only had to paint it.

In reply to Commissioner Dorband's question, Mr. Zummerwala confirmed the landscaping by the monument sign would be irrigated. She liked the monument sign.

Chairman Ruffatto expressed a concern with the Fire Department access around the Temple since it should be one-way and there was a potential for it to be two-way because of how the parking was configured. Mr. Burda explained the drive aisle was 20' so it could accommodate two cars safely if needed. Chairman Ruffatto suggested adding additional signage. Mr. Burda was in agreement. Chairman Ruffatto suggested changing the parking to diagonal parking. Mr. Burda was in agreement.

Chairman Ruffatto felt the play area would be nice to have but explained it wasn't part of the proposal.

Chairman Ruffatto questioned if the classrooms would add to the population. Mr. Zimmerwala compared it to a Sunday school and confirmed they were currently offering it now.

Chairman Ruffatto referred to the dryvit. He explained the problem with the material was at the foundation. He questioned if it was possible to modify the material from 12-15" from the ground. Mr. Zimmerwala agreed to look at an alternate material for a 12-15" band up to the dryvit. Chairman Ruffatto mentioned that CMU was a more durable material.

Chairman Ruffatto mentioned there were a couple things missing from the plans but nothing majorly wrong with it. The missing items needed to be cleaned up before going to the Village Board.

Chairman Ruffatto reviewed the following missing items.

- Material band
- Description of trash enclosure
- Details for building lighting;
- Bike parking;
- Investigate diagonal parking for the loop;

Chairman Ruffatto visited the site and noticed a vent on the main entrance that was stained. He questioned how easy the dryvit was to clean.

Ms. Jones read aloud the proposed conditions from the Staff Report.

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; and
3. The 14,500 square foot future building addition is subject to appearance approval by the Plan Commission.

Chairman Ruffatto announced the docket would be continued so everything could be updated prior to going to the Village Board.

Mr. Goetzelmann stated that Engineering had reviewed the plans and noted that everything would be handled in the final engineering review/permitting. Engineering does not have any issues.

Ms. Jones reviewed the following items that needed to be incorporated into the plans.

- The sidewalk at the northwest corner of the future addition shall be constructed after the building is constructed.
- One-way signage and or pavement marking shall be installed on the looped lane.
- The 30 new parking stalls shall be angled to promote one-way traffic.
- A minimum of 12” of the exterior walls from finished grade shall be made of a more durable material than EIFS.
- A plan noting the design and materials for the trash enclosure shall be provided.
- Bike parking locations and quantities shall be noted on the plan.
- The photometric plan shall be updated to reflect the wall mounted lighting and to increase lighting and dim areas.
- Spec sheets for building lighting and pole lighting to be provided.
- Provide a new sign plan showing the masonry material.

Ms. Jones referred to the monument sign and note on the plan that all exterior material finishes, projected design and colors on the sign are to match existing. Mr. Zummerwala confirmed he was changing the sign to all masonry.

Commissioner Johnson moved, seconded by Commissioner Powers to continue Docket No. 2017-18 to February 22, 2018.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

Respectfully submitted,

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

**DISTRIBUTED TO THE COMMISSION 02.02.2018
FOR APPROVAL ON 02.08.2018**

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, February 8, 2018.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Powers and Ruffatto. Also present were Brooke Jones, Senior Planner and Mallory Milluzzi, Village Attorney.

4. CHANGES TO THE AGENDA - none

5. CITIZEN CONCERNS AND COMMENTS

Commissioner Powers read the following statement.

Members of the general public may address the Plan Commission with concerns or comments regarding issues relevant to the Plan Commission's agenda or topics that the Plan Commission has the authority pursuant to the Village Code to address. The Chairperson or his or her designee shall strictly restrain comments to matters that are relevant to the Plan Commission's business and shall not permit repetitious comments or arguments. Members of the general public who wish to address the Plan Commission must sign the request to speak prior to the commencement of the public hearing. A person submitting a petition, concern or other comment shall be allotted 5 minutes to present their points.

From the audience, Mr. Terry Steilen came forward. Mr. Steilen provided an update on information regarding property maintenance. Village Hall has a copy of the 2012 Property Maintenance Manual as well as the Library. The Library's copy can be viewed but not checked out. He noticed the Village approved corrections/additions at the time they enacted the Property Maintenance Ordinance. The Library copy did not include any of the changes and/or additions that the Village made. He suggested that the Village add an insert in the Library copy.

Mr. Steilen mentioned in the past, a well-known person in the Village was cited a property maintenance violation because their hedges/trees were higher than the entrance to their complex. He looked through the Property Maintenance Manual and the Village Ordinances and he was unable to see any reference to the height of trees/shrubs. They were specifically excluded in the document from any height limitation. He will submit a FOIA request to find the area that particular property maintenance violation was taken against.

Mr. Steilen will continue to update the Commission. He hoped the Commission would review the

manual. He also mentioned there was an on-line copy but wasn't legal to post since it was copyrighted. Another out-of-state town had included it in their public viewable records.

In response to Chairman Ruffatto's question, Ms. Jones confirmed that the Plan Commission was not responsible for the Property Maintenance Code. She explained there was an overlap in the Zoning Code that includes shrub heights and other aspects of landscaping that relates to the Property Maintenance Code. She reconfirmed that the Plan Commission does not review the Property Maintenance Code of the Municipal Code.

Ms. Milluzzi explained within the Village's Code, the IPMC (International Property Maintenance Code) specifically set forth any local amendments in which where the Village differs from it. The amendments are within the Property Code and not the Zoning Code.

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

- A) [Docket No. PC 18-2](#)
CMX
Building J of the Wheeling Town Center Development
Site Plan & Appearance Approval of Façade Modifications

Mr. Tom Rael, Architect for CMX, 17 Park Place, New York, NY was present.

Mr. Rael reported they were proposing a major appearance change of the cinema. The proposal includes comments and suggestions made during workshop sessions. CMX is now growing in the US market. Their first cinema is in Miami and the second at Old Orchard. They want to establish a brand standard of appearance to be the main driver for needing the appearance update. They wanted to create something that was unique to their specific location and setting.

They situated the entrance to the cinema but also designed an important corner in a way that would make a direct visual connection between the activity of the cinema and lounges and make a major statement for the Village Green and the Village of Wheeling. They located and articulated the lounges and created a tower of light that would also serve as a beacon for the cinema, village and development.

The broke up the visual height of the tall cinema walls with a 10' high band along the entire perimeter of the bottom with fiber cement panels. Above it, they are utilizing premium decorative CMU block. They are working with a regional Illinois based company. They are creating an articulated pattern with four color ways of the premium block with three different textures (polished, ground, texture) to create a rich and textural pattern appearance to the walls above the gray fiber cement base of the cinema.

Mr. Rael referred to the concern about the maintenance aspect of the CMU. He noted there was a sheen to the material which minimizes the adherence of airborne dust and makes it easier to maintain.

Material samples were provided at the meeting. Mr. Rael noted where the different colors were used. The material for the light tower, marquee and all sides of the end wall to one of the lounges will be a charcoal gray metallic panel which is the same panel that was utilized for certain portions at Old Orchard. The fiber cement panel that breaks down the height of the auditorium walls is a different material. He explained the quality of the CMU material is the same throughout and not a coating. The third major material is a lighter charcoal gray sheet metal paneling. The upper portion of the auditorium walls is the varied striated pattern utilizing the four different colors of the CMU block.

Chairman Ruffatto asked for an explanation on the decrease in seating. Mr. Friedman confirmed there was a slight decrease in the seating and was reflected in the most recent updated parking study that was submitted to Village Staff. The reduction had a positive effect on the parking ratio.

Commissioner Johnson questioned if the material on the first 10' on the bottom was durable and salt resistant. He questioned the thickness. Mr. Rael confirmed they were using ¼" thick panels. The product was originally used as a sub-straight for tiling and other masonry applications. It is also impervious to moisture penetration. It will be used on a rain screen and attached with Z clips or channels.

Commissioner Johnson thought the new design was great since he had some concerns with the original design. He felt the proposed design was much nicer.

Commissioner Johnson referred to the up lights shown around the perimeter of the building. Mr. Rael explained they wanted to visually break up the linearity of the base at night by creating backdrops to the trees.

Commissioner Creech also expressed concern with the cement fiber panels on the first 10' of the cinema. He questioned if it would be flush with the cement blocks located above. Mr. Rael confirmed they would detail it so it was flush.

Commissioner Creech expressed concern with the rear elevation over the west elevation that faced the train depot. On the previous design there was a sign. He wanted to see a CMX sign on the back in order to break it up. Mr. Rael explained they had not fully developed the signage program. They also want the light tower to be visible from all sides.

Commissioner Blinova questioned if the tower light was too bright for the airport. Mr. Rael explained on most nights very little light was visible. The light will be dimmable depending on the conditions. He agreed to study the flight patterns. Mr. Friedman stated they had a workshop meeting with the airport and the initial feedback was positive and beneficial for the airport.

Commissioner Kalis asked if they had considered using the deep red color that had been used at other CMX theaters. He felt it was a nice contrast and pleasing to the eye. Mr. Rael confirmed it would be used in the signage.

Commissioner Powers also expressed concern with the fiber cement panel base. He asked for the manufacturer's name. Mr. Rael confirmed the manufacturer was Cembrit. He explained the product

was smoother, more vinyl like and would take light during the daytime differently than CMU. Mr. Rael confirmed they had used it on other buildings. In addition to the 4 colors, 3 different textures, they are also using standard 8" x 16" coursing but also 4" x 16" coursing which will add to the richness of the pattern of the variation.

Commissioner Powers also felt the back of the building needed some signage for the commuters.

Commissioner Dorband liked the design and textures. She asked to make sure all of the verbiage indicated 8 instead of 10 theaters before it went to the Village Board. Mr. Rael agreed to make the correction.

Chairman Ruffatto questioned the construction of the cap. Mr. Rael confirmed it would be the same material.

Chairman Ruffatto questioned if the glass by the lounges could open. Mr. Rael confirmed the glass was fixed and could not be opened. The original proposal included glass doors that would open the lounges to the Village Green but after the Health Department's review it would need to be considered outdoor dining with another layer of restrictions needed. It would also adversely affect the service operation of the cinema.

Chairman Ruffatto referred to the reduction of theaters. He questioned the reason for the change in configuration. Mr. Rael explained it was part of the brand operation and service by the staff.

Chairman Ruffatto questioned if they had used the application in a cold weather climate. Mr. Rael confirmed they had used it in Brooklyn.

Chairman Ruffatto questioned the difference between the premium product and the others. Mr. Rael explained the main difference was in the formula mix.

Commissioner Kalis questioned if the kitchen was removed. Mr. Rael explained it remained but the location was now underneath the rear highest seating rows of Auditorium 1. The location was difficult to see on the plans. Commissioner Kalis suggested noting it more clearly on the plan before going to the Village Board.

Commissioner Creech questioned if they had a pattern for the concrete block. Mr. Rael explained there was an important distinction between arbitrary and random. Their process is to carefully select the colors and textures and then design the dynamic random pattern. The type of product will not change on the different bands.

Commissioner Dorband moved, seconded by Commissioner Johnson to recommend approval Docket No. PC 18-2 granting Site Plan & Appearance Approval of Facade Modifications to the indoor theater special use in accordance with the following exhibits submitted January 31, 2018 for CMX, which is located at Building J in the Wheeling Town Center development (exact address to be determined), located in Wheeling, Illinois:

- Project summary
- Floor plan

- Site plan / roof plan
- Renderings (2 sheets)
- Elevation plans (2 sheets)
- Material pallet

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- B)** [Docket No. 2018-1A&B](#)
Eagle Gourmet Cafe
1201B W. Dundee Road
(2018-1A) Zoning Variation to Reduce the Required Parking for a Restaurant
(2018-1B) Special Use-Site Plan Approval for a Sit-Down Restaurant

See Findings of Fact and Recommendation for Docket No. 2018-1A&B.

Commissioner Dorband moved, seconded by Commissioner Creech to recommend approval of Docket No. 2018-1A, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11 General Development Standards, Chapter 19.11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading, Section E Parking Standards, Subsection 1 Minimum Required Parking per Land Use Category, and associated sections, to reduce the required parking for the proposed sit-down restaurant, from eighteen (18) to eleven (11), for Eagle Gourmet Cafe, to be located at 1201B W. Dundee Road, Wheeling Illinois.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Dorband to recommend approval of Docket No. 2018-1B to grant Special Use-Site Plan Approval as required under Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit a Sit-Down Restaurant in accordance with the

project description and floor plan submitted January 10, 2018 by Eagle Gourmet Cafe, to be located at 1201B W. Dundee Road, Wheeling, Illinois:

And with the following conditions of approval:

1. That a bicycle rack shall be installed on the site in a location agreed upon by Staff and the owner; and
2. That the gaming aspect of the Special Use shall be subject to all Village and State licenses.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Powers to close Docket No. 2018-1. The motion was approved by a voice vote.

The Commission took a break at 8:35 p.m. and reconvened at 8:40 p.m.

- C) [Docket No. 2018-2](#)
Uptown 500
501 W. Dundee (address to be changed to 500 W. Dundee)
Amendment to the Planned Unit Development to Allow for an Additional Story
on the Mixed-Use Retail and Residential Building

See Findings of Fact and Recommendation for Docket No. 2018-2.

Commissioner Dorband moved, seconded by Commissioner Powers to continue Docket No. 2018-2 to February 22, 2018.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES – [January 11, 2018 \(including findings for Docket Nos. 2017-16 and 2017-17\)](#)

Commissioner Powers moved, seconded by Commissioner Kalis to approve the minutes dated January 11, 2018 as presented.

9. OTHER BUSINESS

Commissioner Johnson mentioned the newly remodeled Burger King was opened.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Powers to adjourn the meeting at 9:42 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 02.16.2018
FOR APPROVAL ON 02.22.2018**

**DRAFT
FINDINGS OF FACT
AND RECOMMENDATION**

DOCKET NO. 2018-1A&B

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: [Docket No. 2018-1](#)
Eagle Gourmet Cafe
1201B W. Dundee Road
(2018-1A) Zoning Variation to Reduce the Required Parking for a Restaurant
(2018-1B) Special Use-Site Plan Approval for a Sit-Down Restaurant

2018-1A&B Andrew Przybylo, on behalf of A&A Entertainment, lessee, is seeking the following for the property at 1201 W. Dundee Road, which is zoned B-2 Neighborhood Commercial District:

2018-1A Variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading, Section E Parking Standards, Subsection 1 Minimum Required Parking per Land Use Category, and associated sections to reduce the required parking for a restaurant; and

2018-1B Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish a sit-down restaurant.

Chairman Ruffatto called Docket No. 2018-1A&B on February 8, 2018. Present were Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Powers and Ruffatto. Also present were Brooke Jones, Senior Planner and Mallory Milluzzi, Village Attorney.

Commissioner Powers read the following statements.

A zoning variation is intended to be a method of adjustment to equalize regulations where Title 19 of the Village of Wheeling (Zoning) has created an unnecessary hardship. A variation is designed to allow affected property owners the same rights and privileges that others enjoy in the same zoning district. In order to be granted a variation a petitioner is required to demonstrate through testimony to the Plan Commission at the public hearing why their request meets the conditions of the village code including, but not limited to, how their individual situation is unique or unusual. Prior to the public hearing the petitioner provides written statements meant to show that their request for variation meets the standards established in Title 19. The Commission Chairperson will typically direct that these statements be entered into the record without a full reading of them at the hearing. Based upon the testimony and supporting materials submitted, the Plan Commission will make findings in support of, or against, the petitioner's testimony and report those findings to the Village Board.

A zoning Special Use, as defined in Title 19, of the village of Wheeling (Zoning), is a use of parcel of land that requires review and consideration before approval due to circumstances or effects on the

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

Ms. Jones reported that the Staff Report and submittals of the petitioner were part of the public record. The Staff Report stated that a revised floor plan was anticipated in order to meet several Health Code requirements. The applicant and Health Officer have met and come to an agreement on food preparation methods. The Health Officer now believes a revised floor plan is unnecessary and that all other Health Code requirements will be addressed at permit.

Mr. Jerry Schain, Attorney, 70 West Madison, Chicago, IL and Mr. Andrew Przybylo, restaurant owner, 8542 Crane, Niles were present and sworn in.

Mr. Schain stated that Andrew and Amy Przybylo had owned the White Eagle Restaurant and banquet hall in Niles for over 40 years. They sold it about 3 years and had been looking for a location to open their Eagle Gourmet concept.

Mr. Przybylo is seeking to establish an Eastern European restaurant called, Eagle Gourmet Café. The food and beverage will be delicacies of Poland, Austria, Czech Republic and Baltic States but mainly Polish. Many items will include but not limited to their famous White Eagle mushroom barley soup and other soups, smoked sausage, Panini sandwiches, platter with sides, a variety of pierogis, stuffed dumplings, hunter stew, salads (European style), Pączki and gourmet donuts, coffee, espresso and teas. Beverages will include soft drinks, Eastern European and domestic beer and wines. The estimated hours of operation would be from 7:00a – 12:00a seven days a week. The prime hours of operation will be from 11:00a – 2:00p and 5:00p – 8:00p. The hours of operation and level of food preparation should warrant one manager with flexible hours, three full-time employees, and 2 part-time employees. Additionally, the facility may require a part-time food prep purveyor for the food product. He noted that the 3 full-time employees and 2 part-time employees will be hired from the immediate area.

Mr. Przybylo stated that the business would be owned and operated by him and his wife under the corporate entity of A&A Entertainments. His wife, Amy has been in customer service all of her life starting with her father's Logan's Square grocery store. She is now retired. Mr. Przybylo was born and raised in the hospitality business. His father owned a banquet hall in Ukraine Village and Oak Park. For 43 years, he was the manager and co-owner of the White Eagle Restaurant in Niles. He is now retired from full-time employment.

The establishment will not have a full kitchen because with the anticipated menu items the food will be prepared offsite but re-thermalized onsite. The Village Health Inspector has looked at the

equipment and found it acceptable. He compared it to a Panera Bread. The food will be made to his recipe.

Mr. Przybylo read a letter he received from the owner/operator of Lone Tree Manor:

“Per our meeting last month and subsequent conversations this past week, I will make a commitment to be your supplier of choice in your new endeavor, the Eagle Gourmet Cafe in Wheeling. I understand I will produce for your facility per a formalized ordering process certain foods that we have discussed. Mainly my kitchen will make the famous mushroom barley soup and other soups per your family recipe. We will make according to your specifications the pierogi, hunter stew and upon occasion other prepared food items.”

Mr. Przybylo stated the peak hours of the restaurant as 11:00a – 1:00p and 5:00p – 8:00p. The owner of the laundromat had told him their peak hours during the week were late afternoon and after the dinner hours and weekends all day but in a less dynamic format. He felt the hours of his restaurant would be compatible with the laundromat. Peak hours for staffing are 2 employees during lunch and 3 employees for dinner. There will be a maximum of 7-10 employees on a rotating shift and never more than three employees at one time. Projected guests would be in groups of 2-3 but there will also be singles and small groups of 4-5. He believes the users of the laundromat will also be guests of this restaurant. He does not believe carryout food would produce a large revenue during the first year. He stated they sold \$250,000 in carryout of their mushroom barley soup in one year at the White Eagle. He explained he would need to move the location if that happened in Wheeling. He stated that they were not rich so they were starting the business slow.

Mr. Przybylo stated the original business plan called for 16 dining seats, 14 lounge seats and 5 gaming seats. The parking variation request is due to the hardship presented in the ordinance which requires a restaurant to have 30 dining seats. His financial plan does not have 30 seats but they will provide them and will fill them to the best of his ability.

Mr. Przybylo referred to St. Joseph’s three Polish masses per week and believes they would help support the restaurant. He was told that Wheeling and Niles had similar demographics.

Mr. Przybylo reviewed the standards for the variation:

1. Hardship – He believes the hardship belongs to the owner of the center. He mentioned that 2 of the 3 spaces had been vacant for 5 years. All efforts to lease have been unsuccessful. It has great visibility on Dundee Road and not good for a Village to have vacancies on Dundee Road. He is a quality tenant. The owner cannot increase the parking available at this time. He read a letter from the property owner which stated he had owned the property for 5 years and had been unsuccessful in renting units B&C. He has tried hard to attract a tenant and now he has a chance for a quality tenant with a reputation. He wants to fill his tenant space for the financial viability of the property but he also wants to fill the space for the Village of Wheeling. Many good things are happening in Wheeling and it is ashamed to have storefronts along Dundee Road empty. The existing tenant in the shopping center is a laundromat that requires 26 spaces. The 26 spaces are very seldom occupied. The property owner believes the laundromat and the Eagle Gourmet Café will share a number of customers and will reduce the parking needs for both businesses. The owner was sorry he

could not attend the meeting but asked for a recommendation for the Special Use and parking variation. Mr. Przybylo stated that another hardship is that the Liquor Code requires 30 seats and 10 parking spaces for a restaurant with beer and wine. He believes this site is a good location for this café and worthy of the variation consideration.

2. Hardship due to unique circumstances – The property has no tenants that have been willing to lease the space. It is a relatively new center built in 1994 and well maintained. He does not see the laundromat as an impediment for the café but instead, a compatible use for the café.
3. Hardship not created by owner – Failure to rent is not caused by the owner and is not from ignored or deferred maintenance. It is a great location on Dundee Road with an exceptional ingress and egress and not a reason why it can't be rented.
4. Property cannot yield a reasonable return – The storefront in question has been vacant for 5 years. The storefront does not lend itself as a professional office or a service office since the anchor tenant is a laundromat. A limited menu café with gaming is probably the highest and best compatible use to a laundromat. If not approved, the space may go vacant.
5. Variation will not alter the essential character of the area – The café with its limited menu fits nicely into the character of the commercial intersection and small center. The quality of the tenant may even help to attract the third tenant to the center. The façade will not change.
6. The variation will not impair an adequate supply of light, air, increase congestion of streets, endanger the public safety or diminish property values – The Eagle Gourmet is going into an existing tenant space. All of the above factors were protected when the center was first approved by the Village in 1994. Nothing about the café will jeopardize the issues. If approved, the property value would be enhanced.

Mr. Przybylo reviewed the standards for the Special Use:

1. Special Use standard for public convenience – The café will meet the market demand for Eastern European foods. There are a lot of people that have asked them to open another restaurant. They have a 5-year non-compete so they need to be at least 12 miles away from Niles. They had a following from the White Eagle and believes their customers still want the great foods he had cooked.
2. Variation will not alter the essential character of the area – the same answer from #5 above.
3. How will location, size, nature and intensity of the café be in harmony with and not impede orderly development – He will be a tenant in an existing shopping center and planning a restaurant/café on a much smaller scale compared to a full kitchen restaurant. He has scaled the café to the location and size of the space. There are other existing similar uses along Dundee Road. Filling the space would help complete the occupancy of the center.
4. Building walls, fences, landscape would not discourage development of adjacent properties –

This is an existing center that suffers from long-term vacancies. Filling the space would go a long way to support the other development in the area. No one likes to see vacancies. All of the existing facilities are in place. No exterior modifications are proposed.

5. Is parking adequate and is the property screened with exit drives laid out to avoid traffic hazards – The exit drives and screenings were in place for the existing center. The question is whether or not the parking is adequate. He has a great deal of experience in running restaurants and knows the existing parking is sufficient for the café. The property owner and he believes the peak hours of the laundromat and café would be different but yet compatible. The owner indicated that the laundromat seldom uses all 26 spaces allocated to it. He feels the parking is more than sufficient for their use based on the parking usage for the existing laundromat.
6. Property cannot yield reasonable return if special use is not granted – The space has been vacant for 5 years. The café with its limited menu fits nicely into the character of the commercial intersection and small shopping mall. The return to the owner along with applicable fees and taxes to the Government agencies will likely be better than reasonable. The quality of the tenancies may even help to attract a third tenant to the center. Mr. Przybylo confirmed there were no changes to the site plan other than what had been agreed to with the Health Officer. They feel the current trash enclosure was adequate size to handle their refuse. No lighting changes are proposed. They will find an appropriate location with Staff approval for a bike rack

From the audience, Mr. Terry Steilen, 473 Briarwood Drive, Wheeling, IL came forward and was sworn in. Mr. Steilen believed the original occupant of the center was given a variation for parking. He remembered in public testimony when one of the Commissioners asked Mr. Jennings how much parking was leftover for any additional future tenants and Mr. Jennings replied practically nothing. He referred to the dentist office next door that has tandem parking because there aren't enough parking spaces. The office building to the rear of the site has had a lack of abundance of parking for many years. Walgreens is doing well with their parking lot. He reminded the Commission that variations go with the land and property so if this tenant leaves and another restaurant comes in and changes the food design with the 30 seats. He suggests eliminating the requirement for liquor and gaming. He questioned what would happen to the third tenant. He believes the difficulty with parking is the reason they have not been able to rent the space. He suggested that the Commission asks Staff if the parking variation is granted, how many parking spaces would be available for the third tenant and what type of business could occupy the space.

Mr. Steilen said he heard a rumor that Wheeling has more gaming machines per capita than any other suburban town in the Chicagoland area. He does not want his town to be known as the gaming establishment of the world.

Mr. Jones addressed the history of the parking on the property. Initially, there was a variation request with the Laundry World petition because they would not have had enough parking when the site was in its current state several years ago. However, they withdrew their petition and instead constructed the 10 parking stalls along Dundee Road so they no longer required a parking variation.

From the audience, Ms. Linda Larson, 24 Laurel Trail, Wheeling came forward and was sworn in.

Findings of Fact and Recommendation

DOCKET NO. 2018-1

Ms. Larson questioned if people could park on the residential street and walk to the restaurant. She would have no issue with it. She wants the restaurant in her neighborhood since it would be in walking distance from her house.

Commissioner Powers asked if Staff would be agreeable to work with the petitioner on the bike rack location. Ms. Jones was in agreement.

Commissioner Powers referred to the petitioner's testimony that there would not be a large amount of sales from carryout but in the report it was stated differently. He asked for the percent of sales that he anticipated would be for carryout. Mr. Przybylo explained it was initially difficult to determine but stated it would be about 5%.

Commissioner Powers questioned if the petitioner felt gaming was necessary for a source of income. Mr. Przybylo was very confident in his ability as a restaurateur. Chairman Ruffatto reminded Commissioner Powers that the Commission was approving a restaurant. Ms. Milluzzi explained that gaming was regulated by the State and subject to State License and the Village Liquor License procedure and was not part of the Special Use. Chairman Ruffatto referred to the Village Code that requires a minimum number of seats to have gaming. Ms. Milluzzi explained that gaming was only allowed with certain Liquor Licenses and one of them is a Class B License which has a minimum of 30 seats.

Commissioner Powers mentioned that the parking lot lights were never on at night and he felt it was a safety issue. He questioned if there was something that could be done to get the lights turned on. Commissioner Johnson confirmed the lights came on much later than they should. Ms. Jones will work with the property owner. Mr. Przybylo stated he would make sure the lights were on if his proposal gets approved.

In reply to Commissioner Dorband's question, Mr. Przybylo confirmed he wanted the additional seating so he could have the gaming. He confirmed he could use the extra seating but explained the gaming was an insurance policy for him and provided an extra margin. He was investing \$100,000 in the business and was unsure if he would do it without the gaming. He mentioned that restaurants had a very high rate of failure.

Commissioner Dorband referred to the petitioner's statement that 5% of the business would come from carryout. She felt it would be a higher percentage rate. Mr. Przybylo explained 5% was the initial percentage.

Commissioner Kalis preferred to see a business in the space since it had been vacant far too long. He appreciated the petitioner's request and liked the idea of a restaurant. He questioned if a parking study had been done on the property. He was look for a definitive number. He questioned the maximum number of parking the laundromat had ever used at one time. Mr. Przybylo stated the property owner led him to believe that the required parking had never been an issue. He usually sees 6-7 cars whenever he has visited the site. Commissioner Kalis felt 26 parking spaces were probably more than they needed.

Commissioner Kalis was surprised to hear 5% as an estimate for carryout when the report had

Findings of Fact and Recommendation

DOCKET NO. 2018-1

indicated the petitioner felt carryout could alleviate the parking problem. Mr. Przybylo felt 5% was what carryout would be at the beginning but could end up with 25-50% based on his previous sales.

Commissioner Kalis questioned if street parking was legal by the center. Ms. Jones was uncertain if it was permitted but explained it was not encouraged by the Zoning Code.

Commissioner Blinova had an issue with the parking lot in the summer since the laundromat was very busy.

Commissioner Creech had no questions.

Commissioner Johnson lives across the street from the center and his windows look directly at the unit. He is surprised at how busy the laundromat can get. He mentioned there have been as many as 30 cars in the parking lot. He thought the average was 8-10 cars. He noted the parking lot was the busiest on a Sunday morning. He felt traffic in the lot was a safety problem.

Commissioner Johnson had an issue with the requested closing time of midnight. He mentioned that the laundromat closes early and had been a good neighbor.

Commissioner Johnson questioned if the garage space was currently being used. Staff was unsure. Ms. Jones suggested asking the property owner. Commissioner Johnson had never seen any activity.

Commissioner Johnson felt the remaining 4 parking spaces put a severe limit on the type of use for the third tenant.

Commissioner Johnson asked about the trash capacity. Mr. Przybylo felt the capacity of the trash container was large enough since the food arrived prepared and packaged and did not require the same amount of trash if there was a full kitchen.

In reply to Commissioner Johnson's question, Mr. Przybylo confirmed there was not a dishwasher. He agreed to add a compactor if needed to reduce the volume of the trash.

Commissioner Johnson referred to the discrepancy of the petitioner's statement that carryout would be 5% of sales but in the report it was stated that there would be a large amount of carryout. He expressed confusion. Mr. Przybylo explained he has come to believe that initially it would be 5% but would grow but was unsure to what extent.

Commissioner Johnson asked about the location of the smoking area. Chairman Ruffatto suggested using signage for it. Ms. Milluzzi confirmed it was done at Building Code.

Commissioner Johnson questioned if there was a regulation to screen the gaming machines from public view. Ms. Milluzzi explained it was done through the Illinois State Gaming Board. They have regulations on screening and barricades for those under the age of 21. Commissioner Johnson questioned if there was a regulation for screening from the outside. He mentioned he would see the gaming machines from his windows. Ms. Jones explained if it was necessary to cover the windows, they would need to return to the Plan Commission for appearance approval. Mr. Przybylo stated that they would use a shade to allow the light and not show the gaming machines. He also mentioned

there would be half a wall separating the machines from the seating area. The area will be restricted to age 21 and above.

Chairman Ruffatto asked for the petitioner to restate their peak hours. Mr. Przybylo stated their peak hours were from 11:00a – 1:00p and 5:00 – 8:00p. He was told the peak hours of the laundromat were mid-to-late afternoons and evenings during the week and the peak hours were dispersed on the weekends. Chairman Ruffatto noted there was an overlap in peak hours during the evenings.

Chairman Ruffatto questioned the number of seats that would not require a variation. Ms. Jones reported it would be less than 30 seats. 30 seats were needed for the Liquor Gaming License. Chairman Ruffatto had a concern about the parking. He drives by it all the time and there were always cars in the lot. The café would add additional traffic to the area. He understands there is a hardship but felt it was brought on by the property owner by expecting the variations. He was uncomfortable with leaving 4 parking spaces for the third tenant which would require another variation. He was not in favor of street parking since neighbors would probably not like it. He felt parking would be an issue even with the variation.

Mr. Przybylo understands that it was the owner's hardship. He explained the impact on his café was if there was no parking, he would lose business. His business plan works with 16 seats so he would survive with losing a certain amount of required parking spaces for the 30 restaurant seats. He felt it could work for him and would not fail because of a few less people.

Chairman Ruffatto's questioned if variations expired. Ms. Milluzzi explained this one ran with the restaurant use so it would depend on the type of business. Commissioner Kalis questioned if it was contingent upon the liquor and gaming. Ms. Milluzzi confirmed it did not and was specific to each actual tenant and use. The variation for parking is tied to the specific number of seats proposed. If a different restaurant came in with far more seats, the variation would not apply. Ms. Milluzzi explained it would be a very unique circumstance for it to actually continue past this user.

Mr. Przybylo referred to the 65,000 square foot White Eagle building that sat on 5 acres and mentioned there were times prior to 2008 where 7 of the banquet halls could be filled. They had 804 spaces along with a restaurant so the restaurant did very little on days when they had 7 banquets. He assumes it would happen at the proposed property. If the parking does not work, they would need to live with the people leaving. He stated he could survive with not filling every one of the seats.

Commissioner Dorband referred to when the dental office came in front of the Plan Commission and there was a great deal of concern about the parking. At the time, the Commission agreed it would be to the dental office's deficit that their patients couldn't find parking. She agreed it was the same kind of situation at the proposed center. If people can't find parking, they will go away.

Commissioner Dorband referred to the third tenant and mentioned it had not been utilized and may never be utilized. If Eagle Gourmet does well enough, they could take over the third space. She felt since it had never been rented in 5 years, she was unsure that it would be rented overnight. Her gut feeling is that she rather give the parking variation with the anticipation that he would take over the third tenant space.

**Findings of Fact and
Recommendation**

DOCKET NO. 2018-1

Commissioner Dorband moved, seconded by Commissioner Creech to recommend approval of Docket No. 2018-1A, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11 General Development Standards, Chapter 19.11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading, Section E Parking Standards, Subsection 1 Minimum Required Parking per Land Use Category, and associated sections, to reduce the required parking for the proposed sit-down restaurant, from eighteen (18) to eleven (11), for Eagle Gourmet Cafe, to be located at 1201B W. Dundee Road, Wheeling Illinois.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Dorband to recommend approval of Docket No. 2018-1B to grant Special Use-Site Plan Approval as required under Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit a Sit-Down Restaurant in accordance with the project description and floor plan submitted January 10, 2018 by Eagle Gourmet Cafe, to be located at 1201B W. Dundee Road, Wheeling, Illinois:

And with the following conditions of approval:

1. That a bicycle rack shall be installed on the site in a location agreed upon by Staff and the owner; and
2. That the gaming aspect of the Special Use shall be subject to all Village and State licenses.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Powers to close Docket No. 2018-1. The motion was approved by a voice vote.

Respectfully submitted,

**Findings of Fact and
Recommendation**

DOCKET NO. 2018-1

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

**DISTRIBUTED TO THE COMMISSION 02.02.2018
FOR APPROVAL ON 02.08.2018**

**DRAFT
FINDINGS OF FACT
AND RECOMMENDATION**

DOCKET NO. 2018-2

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: [Docket No. 2018-2](#)
Uptown 500
501 W. Dundee (address to be changed to 500 W. Dundee)
Amendment to the Planned Unit Development to Allow for an Additional Story
on the Mixed-Use Retail and Residential Building

Daniel Rezko, applicant, on behalf of UPTOWN 500, LLC, owner, is seeking an amendment to Ordinance No. 5126, which granted Final Planned Unit Development Approval of a mixed-use retail and multi-family residential development, at 501 W. Dundee Road, which is approximately 7.65 acres at the northwest corner of Dundee Road and Northgate Parkway.

Chairman Ruffatto called Docket No. 2018-2 on February 8, 2018. Present were Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Powers and Ruffatto. Also present were Brooke Jones, Senior Planner and Mallory Milluzzi, Village Attorney.

Ms. Jones reported that the Staff Reports and Submittals of the petitioner were part of the public record.

Mr. Joe Maschek, BSB Design, 1540 West Dundee Road, Palatine, IL and Ms. Deena Roumeliotis, Architect were present and sworn in.

Mr. Maschek reported they were requesting an amendment to the previously approved PUD plan for Uptown 500 (previously 501). They are presenting amendments to the PUD to allow a six story building. The previous approval was for a 5 story building. The sixth story would include 59 additional units, 20 additional parking spaces and reducing the retail from 12,000 square feet to 10,500 square feet. The reason for the additional floor is because the assistance from the TIF is not as much as originally anticipated. They met with Staff and looked at ways to create a more efficient building. They are asking for additional units so they could spread the cost over the additional units. This was a good way to continue to design and create a really high quality building which includes the two story sky bridge, the amenity spaces on both the Dundee Road side as well as the three and four story amenity space in the center of the project and the pool in the courtyard. They wanted to stay on course and spread out the cost over the additional units.

The site plan, access points, parking spaces and service areas all remain the same. They are adding a sixth story to the areas around the courtyard up to above the lobby space. The original building was 5-story. The building coverage, pavement coverage and open space all remain the same on the amended plan. Within the residential component they initially had 262 units approved but they are now asking for an additional 59 units for a total of 321 units. They are all the same size and design from the previous design. There were initially 441 parking spaces for the residential (1.67 parking spaces per unit) and they are now asking for 476 parking spaces (444 in the garage and 32 on the

surface) (1.48 parking spaces per unit).

Within the retail, they initially had 12,000 square feet with 113 parking spaces and are now asking for 10,500 square feet with 98 spaces. It went from 9.4 spaces per 1,000 square feet to 9.3 spaces. Both numbers are within industry standards for restaurants.

The change in density will result in an increase in the onsite traffic by approximately 15%. This translates into approximately 30 trips in and out during the peak hours (1 trip every 2 minutes). Of that traffic, approximately 20 trips will travel through the intersection of Dundee and Northgate Parkway and when compared to the projected traffic that will travel through the intersection, the increase will amount to less than 0.5%. The minimal increase will not result in any changes to the overall operations of the intersection and will not require any additional improvements and/or modifications beyond what was already identified and approved in the initial plan. The improvements include the additional right turn lane going westbound from Northgate Parkway to Dundee Road and an additional lane on the north side of Dundee toward Northgate Parkway. The proposed access will continue to be adequate and to accommodate the site traffic and will ensure that the additional traffic is efficiently disbursed.

The parking started at 1.67 spaces per unit and is now at 1.48 spaces per unit. They did an analysis of other similar projects in the suburban area. Burlington Station is a project in downtown Downers Grove (more urban location) with a similar distance to the train. It is parked at 1 stall per unit. The Grove in Downers Grove has 1.17 spaces per unit. A development in Evanston (urban location) with a similar distance to the train has 1.46 stalls per unit. The Reserve in Glenview is parked at 1.39 stalls per unit. According to the leasing agent, the parking garage at The Reserve is about half empty. The buyer is usually a move down buyer that sold their home looking for another place with one car and two bedrooms. They are very comfortable with the proposed 1.48 stalls per unit. They anticipate that it will be a little over parked given the amount of studio, one-bedrooms and two-bedrooms.

Mr. Maschek reported that they had done a market study on what the market can handle. They are still anticipating that there is a big need in the Northwest suburbs for additional units. The concept originally came in with 265 units with a lot of smaller units. There were some concerns so they increased the size of some of the units and came up with 262 units and are now up to 321 units. All units are using the larger floor plans that were seen and approved in the last plan.

Mr. Maschek referred to the retail component. They started at about 13,000 square feet and went to 12,000 square feet and they were now at 10,500. The space is about the same size since they removed the double corridor and made the delivery and loading area on the courtyard size a little wider.

Mr. Maschek referred to the parking spaces for the retail. There is a potential to have the retail separated into up to four spaces. They initially had five spaces but looked at it and four spaces seems to be a lot more reasonable with the layout. They are parked similar to an Olive Garden. The 9.4 per thousand is based on using the whole space as a restaurant.

Mr. Maschek referred to the building. In his opinion, adding the sixth floor made a much better

profile particularly at the key intersection of Northgate and Dundee Road. They continued the existing materials that were originally proposed and pulled them up. They created areas of the cementitious panels. He felt the sixth floor on the east elevation adds additional depth and weight. Materials were all similar cementitious panels with brick bands, lap siding bands and a variation of materials and colors. They varied the color of the materials and created bands to break up the mass. They originally had vertical casement windows so when they added another floor they were concerned about the verticality of the windows so they changed it to a single hung window that brings down the mass. It also saved a little bit of money. There are aluminum sunscreens along the top to break up the elevation and add more interest. They still have the tower elements on top of the corner balcony bays.

The north elevation has six stories. It has the same bands of materials and screens for the roof equipment. Mr. Maschek referred to the courtyard. They felt it started to appear kind of heavy using the vertical bands of masonry. They put the lighter cementitious but broke it up in a more horizontal fashion.

The west elevation had originally included an error and included an additional floor on the elevation but not on the plans. The garage elevation works better with a sixth floor. The planters and greenery along the west elevation still remain.

The traffic plan remains the same.

Chairman Ruffatto opened the discussion to the public. No one came forward.

Commissioner Creech asked if there were windows in all of the hallways throughout the parking garage structure. Mr. Maschek confirmed they were just along the top floor.

Commissioner Johnson expressed concern about the additional density of the project. He questioned how the additional floor affected the sun shading. He felt there would be days when sun would not be seen with the additional floor.

Commissioner Johnson felt overall it still looked good. He felt the elevations in the courtyard could be a little more attractive. He did not have any suggestions. Chairman Ruffatto agreed it looked pretty stark.

Commissioner Blinova had no questions.

In reply to Commissioner Powers' question, Mr. Maschek confirmed the corridor was removed.

In reply to Commissioner Powers' question, Mr. Maschek confirmed they were increasing the garage space by 49 parking spaces.

Commissioner Powers questioned why they changed from the Equitone panel system and went to a hardy fiber cement board. He was surprised to see the change. He questioned if the entire courtyard was fiber cement. Mr. Maschek explained the first two floors were all masonry with a lighter material above (hardy panel).

Commissioner Powers questioned if anything had changed between the hardy panels. Mr. Maschek confirmed it was the same brick and other materials. The only change besides the window is from Equitone to another brand of hardy panel.

Commissioner Powers questioned if the courtyard views were all of the hardy paneling. Mr. Maschek explained the courtyard had brick along the bottom of the inside of the courtyard with a panelized system above. The sun is more apt to reflect off of a lighter surface rather than a dark heavy look on the inside of the courtyard. They had originally proposed a blend of lap siding, two colors of brick and then the cementitious panel. They removed all of it and cleaned it up by using brick along the lower portion and then the lighter materials on the top to essentially reduce the darkness of the courtyard.

Commissioner Powers does not have an issue with the sixth floor but has an issue with the materials. He felt some of the contrast and look and feel of the courtyard area was lost.

Commissioner Kalis questioned how parking was lost for the retail. Mr. Maschek explained they originally had 12 spaces inside the garage in the original PUD.

Chairman Ruffatto expressed concern with the courtyard. He felt the consensus of the Commission was for it to go back to the way it was with as much masonry as previously approved. Mr. Maschek suggested using a band of masonry up to the fifth floor in a couple of locations and then introduce the other materials. It would reduce the amount of masonry a little bit but would also create a little bit more of a rhythm that would match the outside.

Ms. Roumeliotis felt the percentage of brick in the courtyard was equal or greater than what was previous. She respectfully disagreed with adding 5' of brick towers to the courtyard elevations. She likes the band of brick along the first two stories. She suggested using different colors and different patterns in the upper hardy siding to create the vertical elements.

Chairman Ruffatto questioned the reason Ms. Roumeliotis wanted different applications used on the courtyard side and the outside. She explained the brick was a heavier material and with the verticality in the courtyard it would start to resemble a canyon. She agreed with using more variety with the materials.

Commissioner Johnson wanted to see more variation.

Commissioner Powers understood using single hung versus casement windows. He had an issue with not keeping the look and feel after adding the sixth floor.

Chairman Ruffatto mentioned a hardy type of material was previously used on the exterior but was a different manufacturer. He felt the look was stark on the inside. The petitioner agreed to look at it again. Chairman Ruffatto agreed the band on the sixth floor did give it some character. He questioned what could be done in the other areas. Commissioner Blinova suggested using a warmer color instead of gray. Mr. Maschek noted warm colors were used on the outside and agreed to use some in the courtyard. Chairman Ruffatto wanted to see more color in the courtyard.

**Findings of Fact and
Recommendation**

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Chairman Ruffatto questioned if everyone was in agreement for more color in the courtyard. The consensus of the Commission was to use more color and return to the Plan Commission for review. Material samples should also be provided.

Mr. Maschek questioned if the Commission felt the density, parking, retail and other components were acceptable. No one expressed concern.

Commissioner Creech noted that the south courtyard elevation was not consistent. It did not have the brick all the way across on the first two floors. He personally wanted to see the columns in a few spots like the exterior.

Chairman Ruffatto questioned if the Commission was in agreement with reducing the parking (1.6 to 1.4). He questioned how it would be managed. The petitioner stated they were still above one space per bedroom.

Commissioner Dorband moved, seconded by Commissioner Powers to continue Docket No. 2018-2 to February 22, 2018.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Respectfully submitted,

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

**DISTRIBUTED TO THE COMMISSION 02.02.2018
FOR APPROVAL ON 02.08.2018**