

**WHEELING PLAN COMMISSION
THURSDAY, MAY 10, 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 ITEM**
 - A) [Docket No. SCBA 18-20](#)**
Platinum Pool
300 Industrial Lane
Appearance Approval of a Wall Sign
- 7. ITEMS FOR REVIEW**
 - A) [Docket No. PC 18-5](#)**
Heritage Park
100 Community Boulevard
Minor Site Plan and Appearance Approval of a Playground
 - B) [Docket Nos. 2018-7 and PC 18-6](#)**
Wieland Metals
567 Northgate Parkway
(2018-7) Variation from Title 19, Zoning, Related to Required Parking
(PC 18-6) Site Plan and Appearance Approval of a Building Addition
 - C) [Docket No. 2018-8A&B](#)**
Mexcal Mexican Grill
58 N. Wolf Road
(2018-8A) Variation from Title 19, Zoning, Related to Required Parking
(2018-8B) Special Use-Site Plan Approval for a Sit-Down Restaurant
- 8. APPROVAL OF MINUTES – [April 26, 2018](#)**
- 9. OTHER BUSINESS**
- 10. ADJOURNMENT**

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

**Public Hearing Information
Wheeling Plan Commission Meeting
May 10, 2018
(Attachment to Agenda)**

2018-7 Wieland Properties, Inc., property owner, is seeking a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading, Section E Parking Standards, Subsection 1 Minimum Required Parking per Land Use Category, and associated sections to reduce the required parking for industrial uses, and associated sections to construct a second building at the existing manufacturing facility at 567 Northgate Parkway which is zoned I-2 Limited Industrial District and I-3 General Industrial District.

2018-8&B Heriberto Gomez, on behalf of Mexcal, lessee, is seeking the following for the property at 58 N. Wolf Road, which is zoned B-3 General Commercial and Office District:

2018-8A 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

2018-8B 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.

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. Casolri, Senior Planner

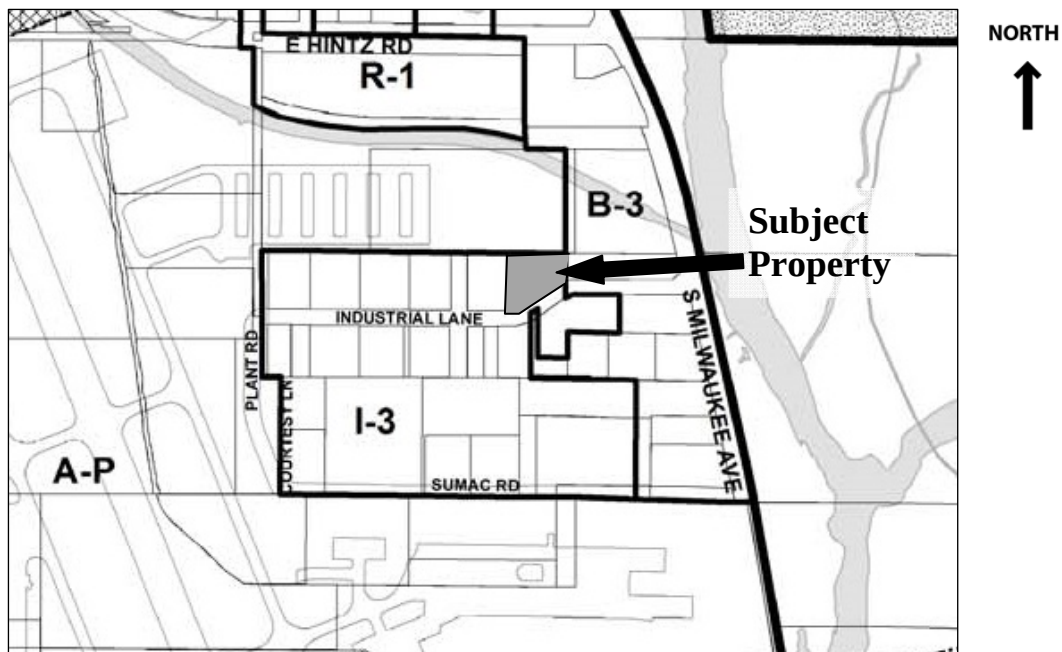
RE: **Docket No. SCBA 18-20**
Platinum Pool
300 Industrial Lane
Appearance Approval of a Wall Sign

DATE OF REPORT: May 2, 2018

DATE OF MEETING: May 10, 2018

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

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Signs By Tomorrow
<u>Property Owner:</u>	Terrence Smith
<u>Common Location:</u>	Located on the north side of Industrial Lane
<u>Neighboring Property Land Use(s):</u>	North: Airport West: Industrial South: Industrial East: Industrial

Comprehensive Plan Designation: Industrial
Existing Use of Property: Contractor's shop
Existing Property Zoning: I-3 General Industrial District
Previous Relevant Zoning Action on Property:
None.

PROJECT DESCRIPTION

The petitioner is requesting appearance approval to install a business identification wall sign for an existing contractor's shop for swimming pools.

SIGNAGE PLAN REVIEW

Sign Location: The proposed sign will be located on the upper story of the east façade, facing the parking area and visible to westbound Industrial Lane traffic.

Sign Type and Size: The applicant is proposing to install a wall sign made of an aluminum panel. The sign will not be illuminated. The sign will include the business name and a graphic and will be multi-colored. The proposed sign is 9 feet by 2.5 feet (22.5 sq. ft.).

The proposed sign meets the requirements of the Sign Code.

STAFF REVIEW

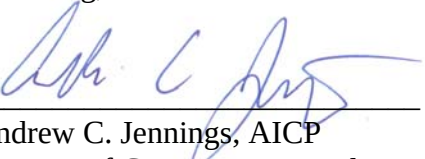
Impact on Adjacent Uses: No impact on adjacent uses is expected.

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

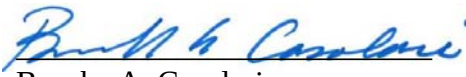
PROPOSED MOTION

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 18-20 to permit installation of the wall sign in accordance with the sign drawings submitted April 27, 2018 for Platinum Pool, located at 300 Industrial Lane, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Casolari
Senior Planner

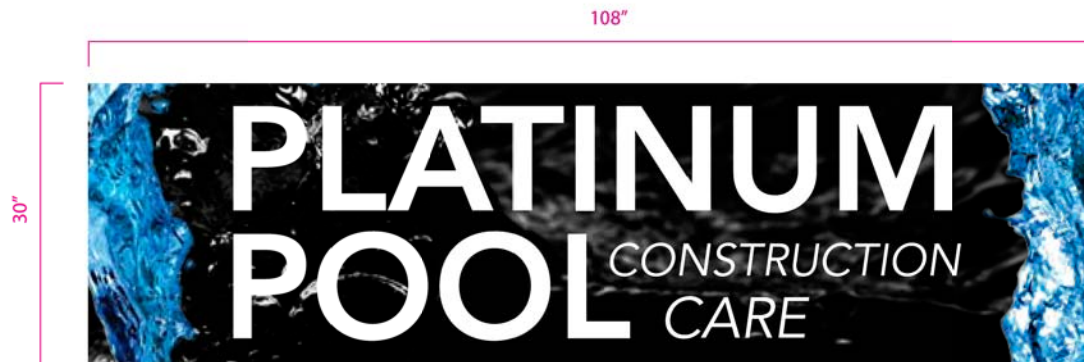
Attachment: [Photo of existing conditions \(staff\)](#)

 [Wall sign plans \(2 sheets\)](#)

Platinum Pool – 300 Industrial Lane
Docket No. SCBA 18-20 (Appearance Approval of a Wall Sign)



Existing conditions of subject property (looking west)



SIGNAGE PROOF

Client / Project Name:

Platinum Pool

Estimate / Order Number:

WIP 28983

Specifications:

Material: Non-Illuminated

Aluminum Sign Face

Size: 30"x108"

Thickness / Depth: 2"

Colors: Digital Print

Edge / Return Color: Black

Mount Method: Bracket Install

Exhibit received April 27, 2018

Date Sent To Client:

3/14/18 dp

Revision:

Rev7 - 4/24/18 dp

CLIENT TO FILL OUT

☒ Approved:

Signature / Date

☐ Approved As Noted:

Signature / Date

☐ Revision Requested

SIGNS
BY TOMORROW
SIGNS & GRAPHICS NATIONWIDE

1315 E. Davis St., Arlington Heights, IL 60005
847.255.0123 tel • 847.255.0183 fax
arlingtonheights@signsbytomorrow.com
www.sbtarlingtonheights.com



ABOUT YOUR PROOF: Please review all colors, messages, sizes and fonts. If specific color is required, please indicate appropriate PANTONE swatch numbers. All measurements are subject to verification. Some images may appear pixelated, in this low resolution proof. Best available resolution will be utilized during production. **Production of signage will not commence without client signature on this proof, unless noted otherwise. All artwork created by Signs By Tomorrow - Arlington Heights is the property of Signs By Tomorrow - Arlington Heights and cannot be used, reproduced or shared without our permission.**

SIGNAGE PROOF

Client / Project Name:

Platinum Pool

Estimate / Order Number:

WIP 28983

Specifications:

Exhibit received April 27, 2018

Date Sent To Client:

Revision:

CLIENT TO FILL OUT

☒ Approved:

Signature / Date

☐ Approved As Noted:

Signature / Date

☐ Revision Requested

SIGNS
BY TOMORROW
SIGNS & GRAPHICS NATIONWIDE

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300 E Industrial Ln, Wheeling, IL 60090, Wheeling, IL 60090



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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. Casolari, Senior Planner

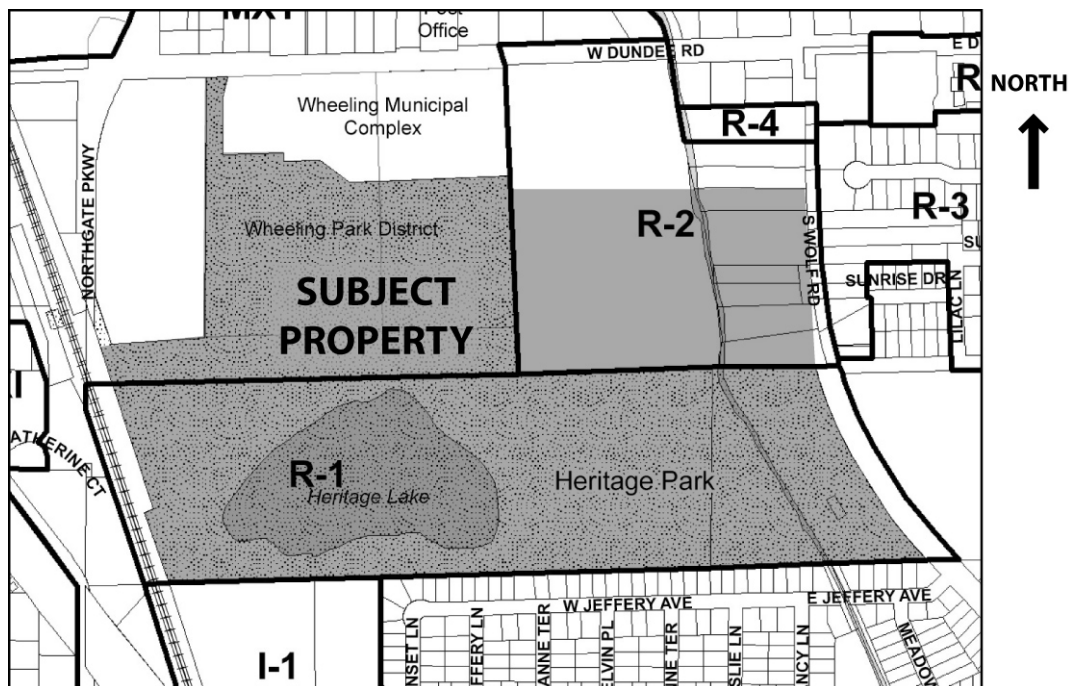
RE: **Docket No. PC 18-5**
Heritage Park
100 Community Boulevard
Minor Site Plan & Appearance Approval of a Playground

DATE OF REPORT: May 4, 2018

DATE OF MEETING: May 10, 2018

PROJECT OVERVIEW: The petitioner is seeking minor site plan and appearance approval for modifications to Heritage Park to allow for a new playground.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Development Name:</u>	Heritage Park
<u>Applicant/Owner Name:</u>	Wheeling Park District
<u>Common Location:</u>	Located off of Community Boulevard, south of Dundee Road.

<u>Neighboring Property Land Use(s):</u>	North: Institutional / Mixed Use Commercial and Residential / Multi-Family Residential West: Mixed Use Commercial and Residential / Industrial South: Industrial / Single-Family Residential East: Single-Family Residential
<u>Comprehensive Plan Designation:</u>	Open Space
<u>Property Size:</u>	103.8 acres
<u>Existing Use of Property:</u>	Open space and recreational facilities
<u>Proposed Use of Property:</u>	No change.
<u>Existing Property Zoning:</u>	Open Space Overlay District / MXT Transit Oriented Mixed Use District / R-1 Single Family Residential District / R-2 Single Family Residential District
<u>Previous Zoning Action on Property:</u>	
2017-11	Ord. No.5117, passed 10.02.2017, granted zoning variations for a building addition to the CRC.
PC 17-16	Ord. No. 5118, passed 10.02.2017, granted site plan and appearance approval of a building addition to the CRC.
PC 11-15	Ord. No. 4621, passed 7.18.2011, granted site plan and appearance approval of park improvements and a flood control facility.
2003-24A	Ord. No.3766, passed 8.11.2003, granted special use-site plan approval of concession stands.
1995-20	Ord. No.3067, passed 8.21.1995, granted amendments to Ord. 2698.
1991-10	Ord. No.2698, passed 5/1/1991, granted special use-site plan approval of an existing park and development improvements.
748	Ord. No. 2699, passed 5/1/1991, granted a variation for two buildings on a lot.

DESCRIPTION OF PROPOSAL

The petitioner, Wheeling Park District, plans to install a playground at Heritage Park, which requires minor site plan and appearance approval. There is overwhelming support from the community for this feature. Currently the site includes active outdoor recreational spaces, such as walking trails and ballfields for organized sports. However, it lacks play structures for children.

In addition to play structures, the site amenities for the play area will include a shelter for picnic tables, trash receptacles, benches and bicycle racks. A landscape plan is also provided.

SITE PLAN REVIEW

Scale of site plan: 1" = 40'

General site layout: The playground will be located at the intersection of existing walking trails at a location central to the northern parking lot, the aquatic center, the community recreation center (CRC) and the ballfields. Play equipment is provided for children of all ages. A seatwall and benches will provide seating and a shelter will provide coverage for picnic tables.

Landscaping Plans: A detailed and illustrated landscape plan and plant list is provided. Sheet L4.1 provides details regarding paving, artificial turf, and light poles. Per the Fire Department comments noted below, the details on the landscaping plans may need to be adjusted to be consistent with the revised site plans provided on May 4th and the requested revisions of the Fire Department. A condition of approval has been added to the motion that the plans shall be adjusted to meet the life safety concerns of the Fire Department.

STAFF REVIEW

Fire Department Review: The Fire Department initially reviewed the project and had noted that the proposed revisions to the walkway and location of playground amenities would result in a significant restriction for fire apparatus, including ambulances to provide emergency response services to the concession stand and athletic fields. In response, the petitioner met with the Fire Department and quickly revised the plans, which were received on May 4th. It is anticipated that the revised plan now addresses the concerns of the Fire Department. A Fire Department memo addressing the May 4th plans is expected on Monday, May 7th. The Plan Commission should verify that all Fire Department concerns have been adequately addressed at the time of the meeting.

Engineering Division Review: The Engineering Division has submitted comments dated April 18, 2018. These comments can be addressed at building permit.

Impact on Adjacent Uses: Provided the Fire Department access concerns are addressed, no negative impact is anticipated on adjacent uses.

Staff Recommended Action: Prior to making a motion for approval of the playground plans, staff recommends the Plan Commission verify that the Fire Department concerns have been adequately addressed.

PROPOSED MOTION

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

Approve Docket No. PC 18-5 to grant minor site plan and appearance approval for installation of a playground as shown on the following exhibits submitted March 29, 2018 (except as noted) by Wheeling Park District, for Heritage Park located at 100 Community Boulevard, Wheeling, Illinois:

- Cover letter,
- Project description,
- Heritage Park site plan (5.04.2018),
- Playground site plan and site amenities (5.04.2018),

Wheeling Plan Commission

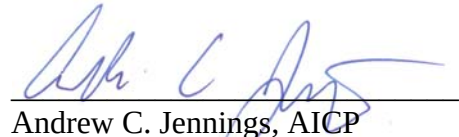
Meeting date: May 10, 2018

RE: Docket No. PC 18-5

- Playground equipment plan (5.04.2018), and
- Landscaping plans (5 sheets).

And with the following conditions of approval:

1. That the landscaping plans shall be adjusted to meet the life safety concerns of the Fire Department.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Casolari
Senior Planner

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

[Engineering Division comments, 4.18.2018](#)

[Cover letter](#)

[Project description](#)

[Heritage Park site plan](#)

[Playground site plan and site amenities](#)

[Playground equipment plan](#)

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

Heritage Park – 100 Community Boulevard

Docket No. PC 18-5 (Minor Site Plan and Appearance Approval of a Playground)



Existing conditions of proposed playground area (looking north)



MEMORANDUM

TO: Brooke Jones, Senior Planner

FROM: Kyle Goetzelmann, Civil Engineer I

COPY: Jon Tack, Village Engineer

DATE: April 18th, 2018

SUBJECT: New Heritage Park Playground
105 Community Blvd - Review Comments

The Engineering Division received a Project Description, Landscape Plan, Playground Design, Project Site Plan, and Topographic Survey for the subject project on March 29th, 2018. The Engineering Division has completed a review of the above referenced submittal and offers the following comments at this time which shall be addressed in the permitting phase of this project:

1. MWRD permit will be required due to disturbance in the floodzone.
2. Village of Wheeling floodplain development permit will be required.
3. Compensatory storage at the ratio of 1.5:1 (cut:fill) will be required for all fill in the floodzone.
4. Engineering drawings should include erosion control plan. Proposed runoff should be conveyed in a manner that similar to that of the existing condition.

March 28, 2018

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

Re: Plan Commission Hearing for Heritage Park Playground

Dear Brooke,

Attached, please find the Application Forms and supporting documentation for the Heritage Park Playground Project. We are requesting that this project be placed on the Village Plan Commission Agenda for approval on April 26, 2018.

In June 2011, the Park District along with the Metropolitan Water Reclamation District received Major Site Plan and Building Appearance Approval from the Plan Commission for the Heritage Park Improvements and Flood Control Facility Project. Although a playground was noted on the site plan, it was intended to be designed and developed as future phase.

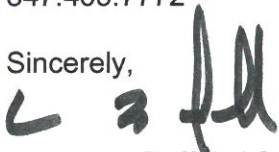
Through a location analysis prepared by Park District staff, based on existing conditions and current usage, the playground has been shifted southeast of the previous location to provide for a better connection with Heritage Park facilities as well as creating a key entry experience into the park.

This much desired component will feature a unique play environment for children of all ages. In addition, a shelter structure with ties to the existing park architecture is also included. The Park District will also be working with the designers to bring a public art component into the park as both a play and visual feature. As with all of our playground projects, site amenities including, trash/recycling receptacles, benches and bicycle racks will be provided.

A playground at Heritage Park has been overwhelmingly requested since the park re-opened in June 2015 and at this time the Park District is prepared to develop a signature play environment to compliment Heritage Park.

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

Sincerely,



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

cc. Jan Buchs, Executive Director, Wheeling Park District
Joe Brusseau, Hitchcock Design Group

Exhibit received March 29, 2018

HERITAGE PARK PLAYGROUND

PROJECT DESCRIPTION

The general scope of this project includes the development of a new all ages playground at Heritage Park.

The playground will be located at the nexus of the pathway connecting the Family Aquatic Center, the Heritage Park Sports Complex and the interior of Heritage Park as show on the Site Plan provided. This location provides visibility from Dundee Road as well as the Village Hall. In addition, it allows for close proximity to the Heritage Park facilities as well as drinking fountains, restrooms and parking. Equally important, it creates a relationship with the Family Aquatic Center and Heritage Park Sports Complex providing views, visibility and shared use opportunities. Similarly, the established location works well with the summer camp programs run through the Community Recreation Center and visitor groups at the Family Aquatic Center.

The existing asphalt pathways in this area will be removed as well as the existing landscaping (to be relocated). New pathways of both concrete and asphalt will encircle the new play area providing better circulation to the Heritage Park facilities. Existing light poles within the area of construction will be relocated around the new path in the same spacing as the existing pathway lighting.

The particularly orientation of the new playground avoids all the existing easements as well as underground utilities. The grading of the playground balances the excavated materials on-site while ensuring no fill within the floodplain. The various elevation changes will become an additional play element through accessibility and design.

In general, the playground follows the same inclusive play model that has been utilized in all of the Park District's playground improvement projects since 2011. A play structure for ages 2 to 5 is included, as is a play structure for ages 5-12. In addition, individual play elements such as swings, net climbers, spinners and slides are also included. As with each playground developed by the Park District, age group activities are separated to provide for age appropriate play.

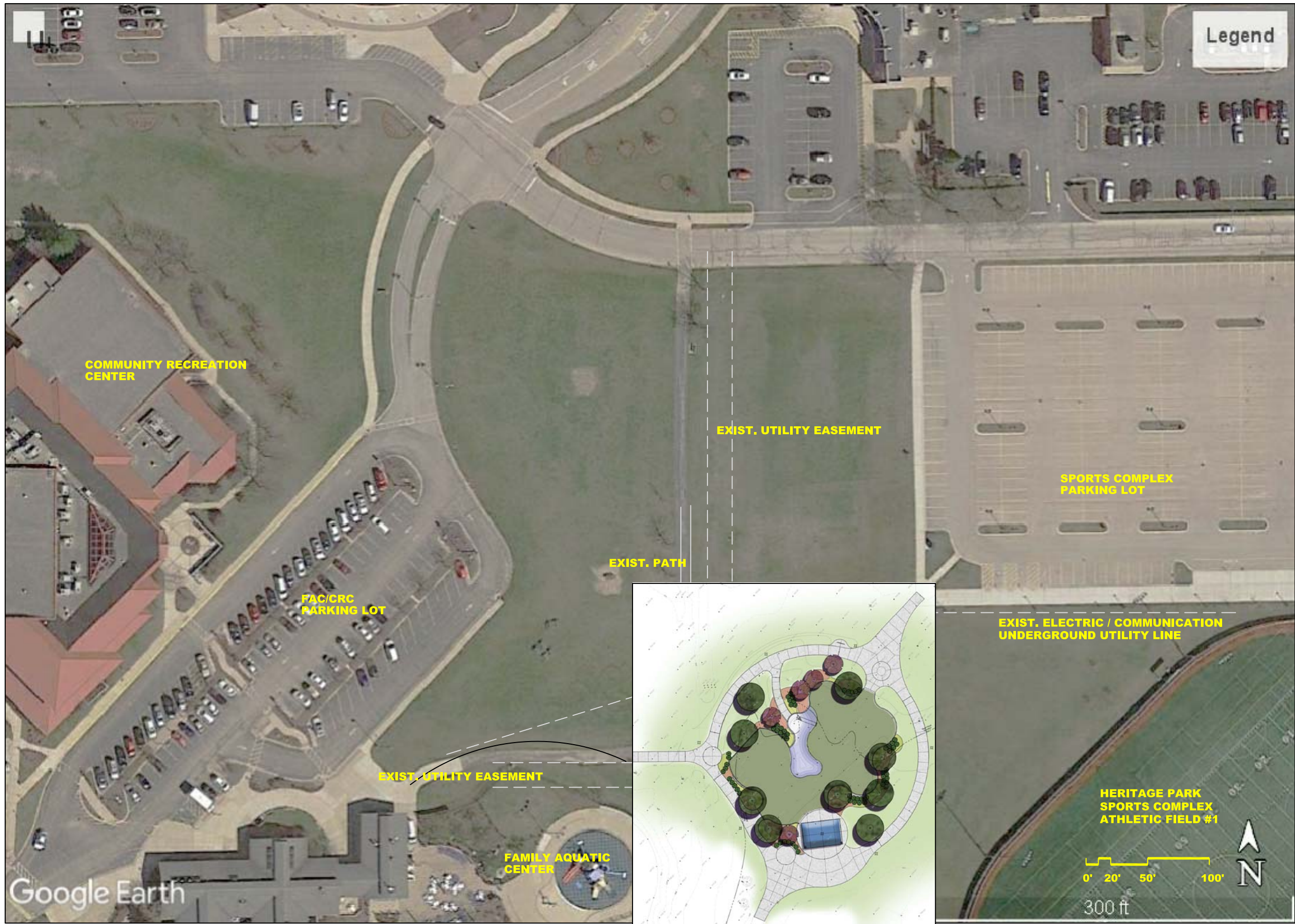
The playground surfacing will be a completely accessible artificial turf system rated to meet critical fall heights. A poured-in-place safety surface will also be utilized on areas of grade change to provide for an additional artistic surface element.

As with all of the new playgrounds completed by the Park District a shelter is included to provide shade and seating for both children and care givers. The shelter structure is approximately 20' x 30' and will be unique to the playground while touching on the existing architecture of Heritage Park including the Community Recreation Center, the Performance Pavilion and the Shelter. Benches, trash/recycling receptacles and a bike rack matching the existing site furnishings are also included.

Landscaping of the area immediately adjacent to the new playground includes shade trees, ornamental trees, shrubs, groundcovers and perennials as shown on the Landscape Plan provided. The landscape will reflect a variety of colors, heights and textures while retaining a low profile to ensure visibility into the play area.

The overall design also includes the opportunity for public art components at the entry points into the playground. The Park District is currently working with the Chicago Public Art Group to develop the art features through, seat/retaining wall tiles, paving and sculptural elements.

Exhibit received March 29, 2018



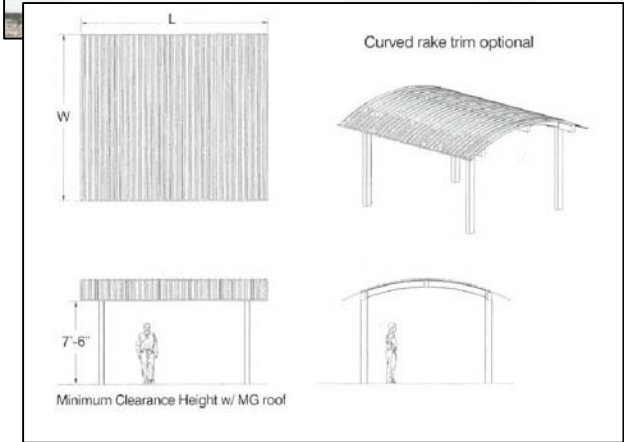
HERITAGE PARK PLAYGROUND PLAYGROUND SITE PLAN

Wheeling Park District / Planning and Development

Exhibit received May 4, 2018



March 29, 2018
Rev. May 3, 2018



Shelter



Bench



Bike Rack



Recycle/Trash Receptacle



**Seatwall w/
Tile Art Inset**



Playground Design
Heritage Park Play Environment
 Wheeling, Illinois



ISSUE DATE: May 3, 2018
 All drawings are preliminary and subject to change.
 © 2018 Hitchcock Design Group

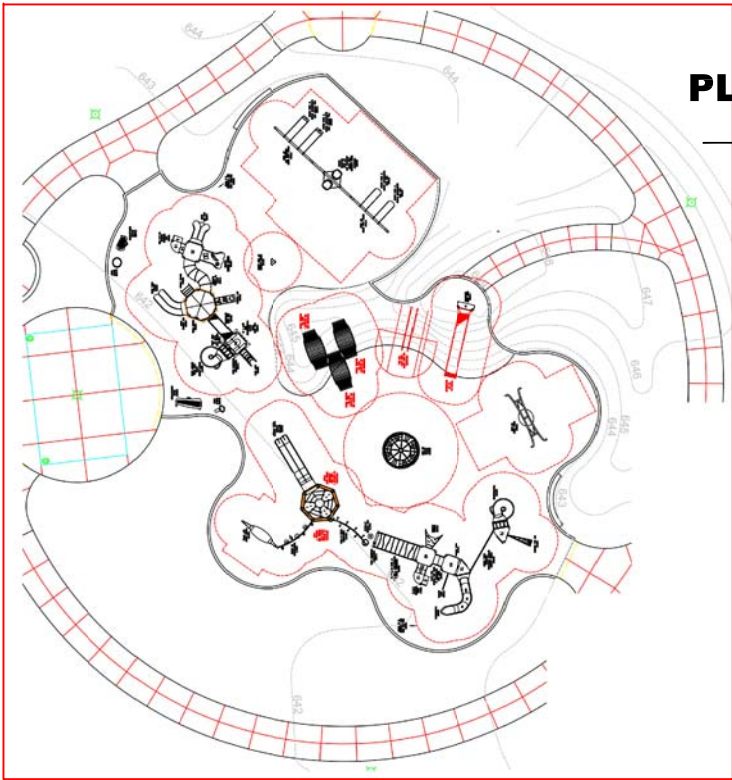
HERITAGE PARK PLAYGROUND PLAYGROUND DESIGN PLAN and SITE AMENITIES

Wheeling Park District / Planning and Development

Exhibit received May 4, 2018



March 29, 2018
 Rev. May 3, 2018



PLAN VIEW
→ **North**

HERITAGE PARK
WHEELING IL 60090 May 1, 2018 1125843-07-01-1



HERITAGE PARK
WHEELING IL 60090 May 1, 2018 1125843-07-01-2



FOR A BETTER TOMORROW
WE PLAY TODAY
shapedbyplay.com

This project will be approximately 6 weeks from the time of LSI order acceptance.



HERITAGE PARK
WHEELING IL 60090 May 1, 2018 1125843-07-01-3



Proudly presented by:
Debby Shapland
nutoys
Leisure Products

G:\Logos\jpegs\WPD2C.jpg

HERITAGE PARK PLAYGROUND PLAY EQUIPMENT

Wheeling Park District / Planning and Development

Exhibit received May 4, 2018

March 29, 2018
Rev. May 2, 2018



225 W. Jefferson Avenue
Naperville, IL 60540
T 630.961.1787
hitchcock**design**group.com

Heritage Park Play Environment

333 W. Dundee Road
Wheeling, Illinois 60090

Wheeling Park District
100 Community Boulevard
Wheeling, Illinois 60090

Planning Commission Review March 29, 2018

Project Team

Landscape Architect Sheets: L-series
Hitchcock Design Group
225 West Jefferson Avenue
Naperville, Illinois 60540
T 630.961.1787

Civil Engineer Sheets C-series
Eriksson Engineering Associates, Ltd.
145 Commerce Drive, Suite A
Grayslake, Illinois 60030
T 847.223.4804
F 847.223.4864

Electrical Engineer Sheets E-series
RTM Engineering Consultants, LLC
650 E. Algonquin Road, Suite 250
Schaumburg, Illinois 60173
T 847.756.4180

General Notes

1. Basemap information obtained from plans prepared by Daniel Creaney Company Consulting Civil Engineers received March 1, 2018.
2. Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies.
3. Secure and pay for permits, fees and inspections necessary for the proper execution of this work. Comply with codes applicable to this work.
4. Refer to specifications for additional conditions, standards and notes.

Sheet Index

L-Series	
L1.1	Existing Conditions Plan
L4.1	Layout and Materials Plan
L5.1	Planting Plan

Project Location Map



Project Location

It's smart.

It's free.

**Call before
you dig.**

It's the law.

800.892.0123

J:\Projects\Alpha\Wheeling Park District\Heritage Park Playground\09 Graphics\02 DD-DDU\1.1 Existing Conditions Plan.dwg



LEGEND:

- STORM SEWER
- SANITARY SEWER
- WATER MAIN
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- MANHOLE
- CATCHBASIN
- INLET
- FIRE HYDRANT
- VALVE VAULT
- FLARED END SECTION
- LIGHT POLE
- UTILITY POLE
- CABLE TELEVISION
- ELECTRIC
- GAS
- TELEPHONE
- TREE

DENOTE:

THE 100 YEAR BASE FLOOD ELEVATION IS 642.7 ACCORDING TO FEMA'S FLOOD INSURANCE STUDY FOR COOK COUNTY REVISED AUGUST 19, 2008 MAP 17031 CV005G



225 W. Jefferson Avenue
Naperville, IL 60540
T 630.961.1787
F 630.961.9925
hitchcockdesigngroup.com

PREPARED FOR

Wheeling Park District

333 W. Dundee Road
Wheeling, Illinois 60090

PROJECT

Heritage Park Play Environment

333 W Dundee Road

Wheeling, Illinois 60090

CONSULTANTS

Civil Engineer

Eriksson Engineering Associates, LTD
145 Commerce Drive, Suite A
Grayslake, Illinois 60030
T 847.223.4804
F 847.223.4864

Electrical Engineer

RTM Engineering Consultants, LLC
650 E. Algaonquin Road, Suite 250
Schaumburg, Illinois 60173
T 847.756.4180

Exhibit received March 29, 2018

ISSUED

March 29, 2018

REVISIONS

CHECKED BY
JEB / ARH

DRAWN BY
BND

SHEET TITLE

Existing Conditions Plan

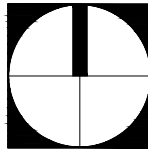
SCALE IN FEET

1" = 20'

0' 10' 20' 60'

NORTH

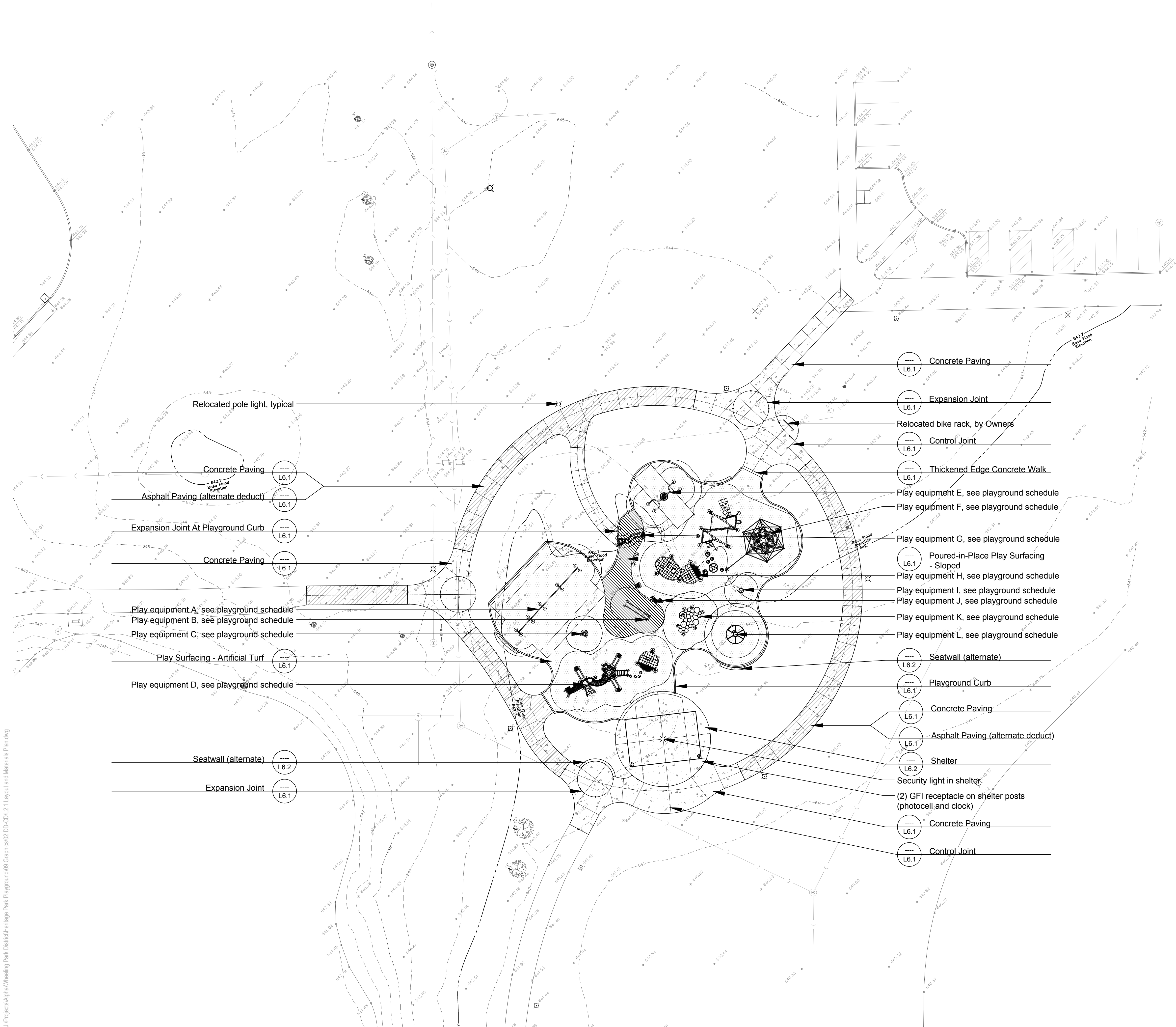
SHEET NUMBER



L1.1

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J:\Projects\Alpha\Wheeling Park District\Heritage Park Playground\09 Graphics\02 DD-DDU\2.1 Layout and Materials Plan.dwg



LAYOUT NOTES

1. Contractor responsible for field layout of all new improvements. Digital files of geometric information will be provided upon request in AutoCAD format. No additional payment will be made for adjustments necessary to construct the work as drawn.
2. Contractor responsible to coordinate work in order to obtain approval of all layout by Owners Representative prior to construction. No additional payment will be made to correct work if constructed incorrectly without pre-approval by Owners Representative.
3. Contractor responsible to maintain all layout stakes during construction. No additional payment will be made to replace layout stakes.
4. Place stakes at edges of limits of playground, shelter, and every 25 feet on center along centerline of all pathways for review by the Owner's Representative prior to earthwork operations.
5. All walls are dimensioned to Face of Wall unless otherwise noted.
6. All dimensions from roadway are from Back of Curb unless otherwise noted.
7. All curves and radii to be smooth and not segmented.
8. Contractor to provide layout stakes every 10 feet minimum for large arcs where radius points are not accessible.
9. Adjustment to stake locations due to discrepancies between coordinates and dimensions is incidental to the contract. No additional payments will be made for this work.
10. All roadway widths are measured from edge of pavement to edge of pavement unless otherwise shown on the plans.
11. Contractor responsible to take delivery, assemble and install all materials and furnishings per manufacturer's instructions.
12. Place control and expansion joints as shown on plans and details for all curbs, walks, walls, steps, and concrete paving. Where joints are not shown, place control joints a maximum of 10 feet on center, expansion joints a maximum of 30 feet on center, and between all separate pours.
13. Contractor will maintain use zone requirements within soft surfacing; no use zone will overlap or be tangent unless noted. Adjust playground barrier curb and/or adjacent paving as needed to accommodate play equipment fall zones.
14. Coordinate location of storm line with playground footings and obtain Owner's approval prior to installation.
15. Layout of soft surface shall be verified in field by landscape architect.
16. Refer to specifications for additional conditions, standards and notes.

LAYOUT LEGEND

---	Path Centerline
•	Expansion Joint
•	Expansion Joint at Playground Curb
[Pattern]	Concrete Paving
[Pattern]	Concrete Paving - Asphalt Paving Deduct Alternate
[Pattern]	Play Surfacing - Synthetic Turf
[Pattern]	Play Surfacing - Synthetic Turf - Sloped

HITCHCOCK
DESIGN
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PREPARED FOR

Wheeling Park
District

333 W. Dundee Road
Wheeling, Illinois 60090

PROJECT

Heritage Park
Play Environment

333 W Dundee Road
Wheeling, Illinois 60090

CONSULTANTS

Civil Engineer

Eriksson Engineering Associates, LTD
145 Commerce Drive, Suite A
Grayslake, Illinois 60030
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F 847.223.4864

Electrical Engineer

RTM Engineering Constultans, LLC
650 E. Algaonquin Road, Suite 250
Schaumburg, Illinois 60173
T 847.756.4180

ISSUED

March 29, 2018

REVISIONS

CHECKED BY
JEB / ARH

DRAWN BY
BND

SHEET TITLE

Layout And
Materials Plan

SCALE IN FEET

1" = 20'

0' 10' 20' 60'

NORTH

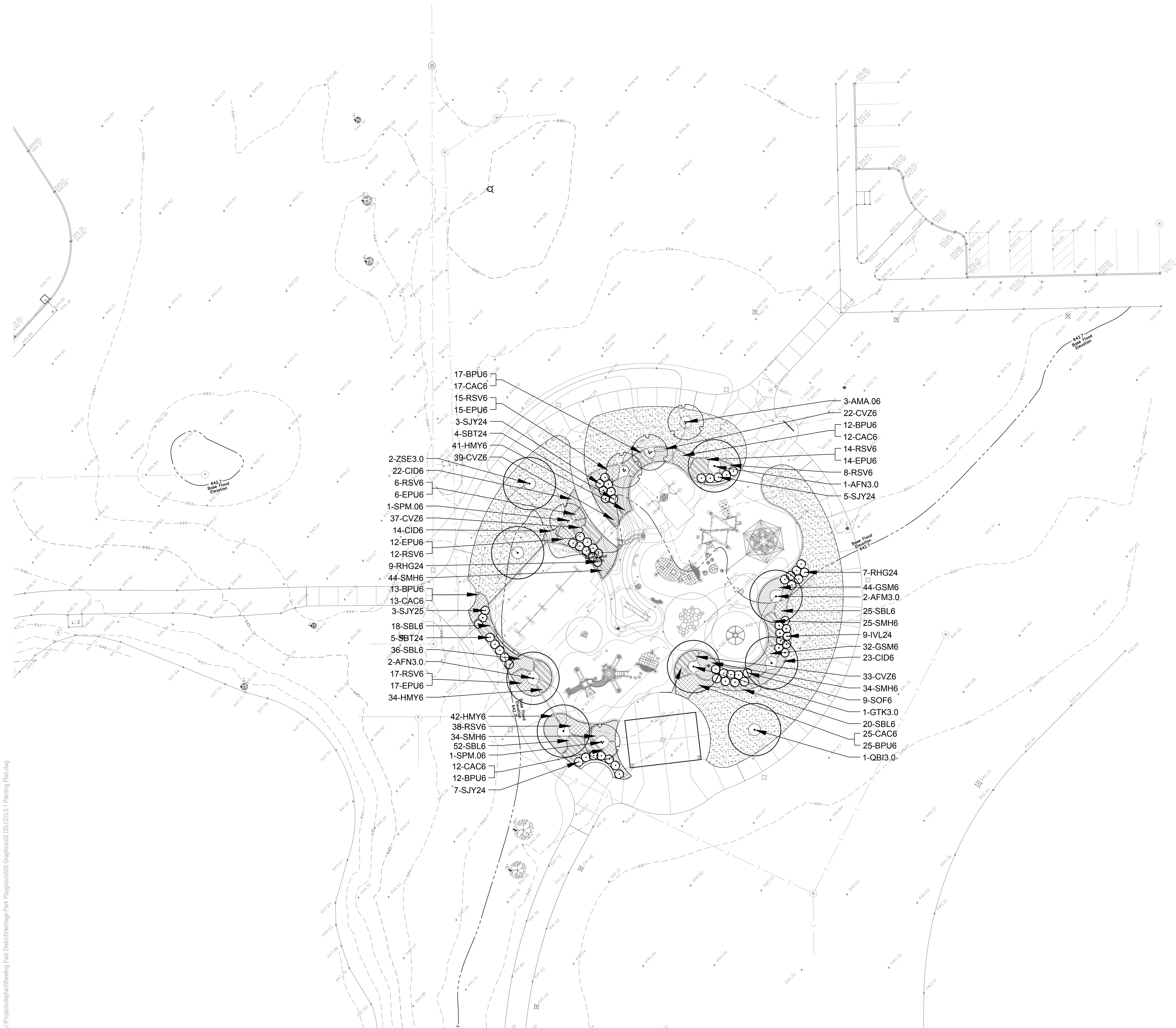
SHEET NUMBER

L4.1

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Exhibit received March 29, 2018

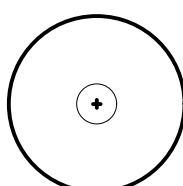
J:\Projects\Alpha\Wheeling Park District\Heritage Park Playground\09 Graphics\02 DD-CDL\5.1 Planting Plan.dwg



PLANTING NOTES

1. Seed limit line is approximate. Seed/Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
2. Contractor responsible for erosion control in all seeded areas.
3. Tree mulch rings in turf areas are 5 foot diameter, typical. Contractor shall provide a mulch ring around all existing trees within the limit of work. Remove all existing grass from area to be mulched and provide a typical v-trench edge.
4. Bedlines are to be spade cut to a minimum depth of 3 inches unless otherwise shown on the plans. Curved bedlines are to be smooth and not segmented.
5. Do not locate plants within 10' of utility structures, or within 5' horizontally of underground utility lines unless otherwise shown on the plans. Consult with Landscape Architect if these conditions exist.
6. Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
7. Refer to specifications for additional conditions, standards and notes.

PLANTING LEGEND



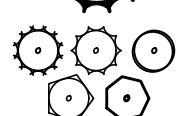
Shade Tree, typical.
See detail for installation.



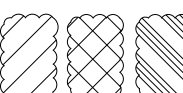
Ornamental Tree, typical.
See detail for installation.



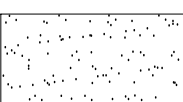
Evergreen Tree, typical.
See detail for installation.



Shrub, typical.
See detail for installation.



Perennial, Groundcover and Annual, typical.
See detail for installation.



Turf Seed

PLANTING LIST

Code	Botanical Name	Common Name	Size	Qty
Shade Trees				
AFN3.0	Acer x freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	3" C	3
AFM3.0	Acer x freemanii 'Marmo'	Marmo Freeman Maple	3" C	2
GTK3.0	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Thornless Honeylocust	3" C	1
QBI3.0	Quercus bicolor	Swamp White Oak	3" C	1
ZSE3.0	Zelkova serrata	Japanese Zelkova	3" C	2
Intermediate Trees				
	Amelanchier x grandiflora	Autumn Brilliance		
AMA.06	'Autumn Brilliance'	Serviceberry	6' HT	3
SPM.06	'Morton'	China Snow Peking Lilac	6' HT	2
Deciduous Shrubs				
IL24	Itea virginica 'Little Henry'	Little Henry Sweetpire	24" HT	9
RHG24	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	24" HT	16
SBT24	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	24" HT	9
SIJ24	Spiraea japonica 'Yan'	Double Play Gold Japanese Spirea	24" HT	18
Perennials				
BPU6	Baptisia 'Purple Smoke'	Purple Smoke Wild Indigo	1 GAL	79
CAC6	Calamagrostis canadensis	Blue Joint Grass	1 GAL	79
CID6	Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	1 GAL	59
CV26	Coreopsis verticillata 'Zagreb'	Zagreb Threadleaf Coreopsis	1 GAL	131
EPU6	Echinacea purpurea	Purple Coneflower	1 GAL	64
GSM6	Geranium sanguineum	Max Frei Bloody Cranebill	1 GAL	76
HMY6	Heuchera 'Amethyst Myst'	Amethyst Myst Coral Bells	1 GAL	117
RSV6	Rudbeckia fulgida var. speciosa 'Viette's Little Suzy'	Viette's Little Suzy Black-eyed Susan	1 GAL	110
SBL6	Schizachyrium scoparium	The Blues Little Bluestem	1 GAL	151
SOF6	Solidago rugosa	Fireworks Goldenrod	1 GAL	9
SMH6	Stachys monnieri	'Hummelo' Hummelo Betony	1 GAL	137



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SHEET TITLE
Planting Plan

1" = 20'

0' 10' 20' 60'

SHEET NUMBER

L5.1

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Shade Trees



Autumn Fantasy Maple (AFN3.0)



Marmo Freeman Maple (AFM3.0)



Skyline Thronless Honeylocust (GTK3.0)



Swamp White Oak (QBI3.0)



Japanese Zelkova (ZSE3.0)

Ornamental Trees



Autumn Brilliance Serviceberry (AMA.06)



China Snow Peking Lilac (SPM.06)

Deciduous Shrubs



Little Henry Sweetspire (IVL24)



Gro-Low Fragrant Sumac (RHG24)



Tor Birchleaf Spirea (SBT24)



Double Play Gold Japanese Spirea (SJY24)

Perennials



Purple Smoke Wild Indigo (BPU6)



Blue Joint Grass (CAC6)



Ice Dance Japanese Sedge (CID6)



Zagreb Threadleaf Coreopsis (CVZ6)



Purple Coneflower (EPU6)



Max Frei Bloody Cranesbill (GSM6)



Amethyst Myst Coral Bells (HMY6)



Viette's Little Suzy Black-eyed Susan (RSV6)



The Blues Little Bluestem (SBL6)



Hummelo Betony (SMH6)



Fireworks Goldenrod (SOF6)



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REVISIONS

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JEB / ARH

DRAWN BY
BND

SHEET TITLE
Plant Species

SHEET NUMBER

L5.2

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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. Casolari, Senior Planner

RE: **Docket Nos. 2018-7 and PC 18-6**
Wieland Metals
567 Northgate Parkway
(2018-7) Variation from Title 19, Zoning, Regarding
Required Parking
(PC 18-6) Site Plan & Appearance Approval for a Building
Addition

DATE OF REPORT: May 4, 2018

DATE OF MEETING: May 10, 2018

PROJECT OVERVIEW: The petitioner plans to build a substantial building addition to the existing industrial facility, which requires two zoning actions: A zoning variation to reduce the amount of required parking and site plan and appearance approval of the building addition.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Development Name:</u>	Wieland Metals
<u>Applicant Name:</u>	Charles Riesterer, Grund & Riesterer Architects
<u>Property Owner:</u>	Wieland Properties, Inc.

<u>Common Location:</u>	Located at the southeast corner of Lake Cook Road and Northgate Parkway.
<u>Neighboring Property Land Use(s):</u>	North: Commercial (BG) West: Industrial South: Industrial East: Open Space
<u>Comprehensive Plan Designation:</u>	Industrial
<u>Property Size:</u>	22.121 acres
<u>Building Size:</u>	201,334 sq. ft. (existing building); 111,200 sq. ft. (proposed addition).
<u>Existing Use of Property:</u>	Medium manufacturing
<u>Proposed Use of Property:</u>	No change.
<u>Existing Property Zoning:</u>	I-3 General Industrial District & I-2 Limited Industrial District
<u>Previous Zoning Action on Property:</u>	
890	Zoning variation related to required parking (Ord. 3278, passed 2.2.1998)
890	Covenant related to land banked parking (Res. 98-22, passed 2.2.1998)
2001-31	Zoning variation related to required parking (Ord. 3570, passed 8.27.2001)
2001-31	Covenant related to land banked parking (Res. 01-187, passed 8.27.2001)
PC 11-13	Site plan and appearance approval for entrance drive modifications
2011-12	Parking variation related to land banked parking (Ord. 4647, passed 11.21.2011)
PC 13-5	Site plan and appearance approval for a building addition (Ord. 4780, passed 7.1.2013)
2013-10	Zoning variation related to building height for a building addition (Ord. 4779, passed 7.1.2013)

DESCRIPTION OF PROPOSAL

The petitioner, Wieland Metals, plans to build a substantial building addition to the existing manufacturing facility, which requires two zoning actions: A zoning variation to reduce the amount of required parking and site plan and appearance approval of a building addition.

The proposed building addition is actually a second building to be located north of the existing building, adjacent to the existing east-west access drive. The proposed new building will include two 47,450 sq. ft. production bays and 16,304 sq. ft. of office and MEPFP (Mechanical, Electrical, Plumbing, Fire Protection) space. The petitioner expects all of the aforementioned work to be constructed in 2019. Two future production bays (46,440 sq. ft. each) are contemplated. These additional phases are not being reviewed at this time. However, a site plan has been provided to demonstrate the scope of the ultimate buildout. If and when the petitioner desires to construct the future phases of the plan, they will need to return to the Plan Commission for site plan and appearance approval and possibly for an additional parking variation.

DESCRIPTION OF ZONING VARIATION

The petitioner was previously granted a zoning variation for parking with the requirement that stalls would also be landbanked.

At this time, a new parking variation is requested without landbanked parking. It is worth noting that the petitioner was never required by the Village, or by its own decision, to construct the landbanked parking because the landbanked parking was never deemed necessary to meet current parking needs.

The existing facility has a parking requirement of 249 parking stalls. The proposed addition will require an additional 129 stalls for a new total parking requirement of 378. New parking is proposed to accommodate the new addition. Some of the existing parking will be reconfigured. The new proposed parking total is 257 (which includes a reduction of two stalls from the comments in the Fire Department memo), which requires a parking variation of 121 stalls.

On Sheet A001-P, the applicant provides data regarding the existing and proposed uses of the property and the actual parking demands for the existing and proposed uses. It states that the during the peak shifts, only 204 employee parking stalls are required. This figure is 53 stalls less than the provided 257 stalls. As such, the proposed parking would likely accommodate the employees and guests and may also accommodate future employee growth.

SITE PLAN REVIEW

Scale of Site Plan: 1" = 50'

Proposed General Site Layout: An 111,200 sq. ft. building is planned for the open space north of the existing building. The east-west drive aisle, just north of the existing building, will be expanded for improved access and additional 90-degree parking will be installed along this drive. Directly east and west of the new building will be concrete aprons to accommodate the two loading docks on each of those building elevations. To the east of the existing building, there is a small open space area just north of the existing parking lot. This open space will be paved for additional parking.

Total Number of Parking Spaces: The existing structure requires 249 parking stalls. The proposed building addition includes 5,159 sq. ft. of office (4 stalls/1,000 sq. ft.), 50,908 sq. ft. of active manufacturing (2 stalls/1,000 sq. ft.), and 49,213 sq. ft. of storage (1 stall/1,000 sq. ft.). When the 25 percent parking reduction is applied for buildings greater than 80,000 sq. ft. in size, then the total parking requirement for the addition is 129 stalls. Therefore the total required parking for the property is 378. However, only 259 stalls are proposed. New stalls will be added to the improved east-west access drive between the two buildings. New stalls will also be added in the existing open space just north of the existing parking lot at the rear of the existing building. According to the Fire Department memo, two parking stalls adjacent to the existing building will need to be removed, striped out and posted as a Fire Lane. As such, the total parking provided will be 257. This requires a parking variation of 121 stalls.

The possible future phases of productions would likely necessitate an additional parking variation.

Ownership: No change in ownership is pending.

Site Lighting: A partial photometric plan, for the areas affected by the new building and access drive, have been provided. The plan includes a mix of building-mounted and pole-mounted fixtures. Light fixture details have also been provided.

Sidewalks: An existing public walk is located along the east side of Northgate Parkway, from Lake Cook Road to the midpoint of the existing Wieland Metals building. In the cover letter, the petitioner proposes to install the portion of the public walk along Lake Cook Road during the last phase of the future building plans. Staff is in agreement that installation of the Lake Cook sidewalk is unnecessary at this time because there is a gap in the sidewalk plan on the south side of Lake Cook Road between Northgate Parkway and Milwaukee Avenue. However, there is full pedestrian connectivity along the north side of Lake Cook Road. Moreover, pedestrians seeking access to Milwaukee Avenue can currently cross to the north side of Lake Cook Road at the signalized crosswalk at Northgate Parkway.

Landscaping Plan: The landscaping plan calls for a mix of shade and evergreen trees, ornamentals, evergreen shrubs, and deciduous shrubs. A detailed and illustrated plant portfolio has also been provided. Foundation plantings are planned for the perimeter of the planned structure. All new parking areas will include planted islands. Additional plantings will screen the loading areas and provide visual interest along the Northgate Parkway frontage.

Landscape Irrigation: No reference to irrigation is noted in the plans. The Plan Commission may wish to discuss which or all of the following locations that shall be irrigated per Code: foundation plantings, parking islands, and perimeter landscaping adjacent to parking and/or roadways.

BUILDING APPEARANCE REVIEW

Building Size: A single-story (111,200 sq. ft.) building is proposed that will consist of two 47,450 sq. ft. production bays and 16,304 sq. ft. of office/mechanical space. The proposed building height for the production space is 41.5 feet. The proposed building height of the office area is 13 feet.

Elevation Plan Review: Elevation plans are provided on Sheet A200.

Exterior Building Materials/Colors: The new building includes materials and designs that appear similar to those of the existing building. The building is mostly comprised of vertically oriented metal siding with a 13-foot band of masonry on some building elevations. The petitioner should clarify the areas where masonry is proposed. It appears that the office space will be clad in masonry. Canopies are proposed for the office entries. The elevation plans are not clear regarding the location of masonry on the production bays. Windows are provided for all elevations of the building. The types and designs of the masonry and metal materials are not

provided in the plans. The Plan Commission may wish to have the petitioner clarify the types and location of exterior building materials.

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

HVAC/Mechanical Components Screened: The Plan Commission may wish to ask if exterior mechanical units are planned and if they are screened adequately.

STANDARDS FOR VARIATION

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

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

"The size of the property and classifying the use of the property under Industrial Active Manufacturing creates practical difficulty and particular hardship upon the owner. Industrial Active Manufacturing requires two parking spaces per 1,000 sq. ft. as well as storage at one parking space per 1,000 sq. ft. in lieu of Industrial Process of Mined Materials-Copper which requires one parking space per employee. Wieland Metals can provide more than one parking space per employee."

The parking requirement for the proposed addition is calculated based upon standard parking needs for the proposed uses, including office, active manufacturing, and storage. The applicant has demonstrated that the proposed size of these uses requires much less employee parking than the code requires.

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

"The hardship is requiring the subject property to be classified under Industrial Active Manufacturing which requires two parking spaces per 1,000 sq. ft. as well as storage at one parking space per 1,000 sq. ft. in lieu of Industrial Process of Mined Materials-Copper which requires one parking space per employee. Wieland Metals can provide more than one parking space per employee."

The applicant is suggesting that the calculation for the parking requirement should be based upon the Zoning Code's defined use of "processing or recycling of mined materials" which only requires one space per employee. However, previous parking variations for the subject property were based upon classification of the property as having office, active manufacturing, and storage uses. Therefore, for consistency, the current parking requirement references these same uses, not processing of mined materials.

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

“The alleged difficulty or hardship has not been created by any person presently having an interest in the property or is the problem or hardship a result of actions by the applicant Wieland Metals, Inc.”

The hardship is based upon previous defined uses of the subject property by the Village, not the petitioner.

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

“If the proposed variation, in allowing us to have more than one parking space per employee and reduce the number of overall required parking spaces on the property is not granted, then the size of the proposed building will have to be reduced which will reduce the production capability of Wieland Metals and as well reduce the amount of taxes the Village will receive in regard to the subject property.”

Without the parking variation, the proposed addition would need to be reduced in size.

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

“The proposed variation, in allowing us to have more than one parking space per employee and reduce the number of overall required parking spaces on the property will NOT alter the essential character of the locality. The variation will NOT allow for construction or other use of the property that will change the appearance or character of the neighborhood or area. Furthermore, granting this variance will not result in oversized parking area utilized at 76% of their capacity.”

The applicant has demonstrated that the proposed amount of parking is adequate for the needs of the facility. There is no likely impact on the character of the area related to the variation.

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

“The proposed variation, in allowing us to have more than one parking space per employee and reduce the number of overall required parking spaces on the property will NOT impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood. The variation will also NOT have a negative impact on other properties and will NOT create traffic, noise, odor, light, or smoke. Buildings will NOT be placed too close to other buildings and emergency access to the rear of the property and around the property will be fully compliant.

The applicant has demonstrated that the proposed amount of parking is adequate for the needs of the facility. No impact is expected as a result of the granting of the variation.

STAFF REVIEW

Fire Department Review: The Fire Department has submitted comments dated May 3, 2018. Most comments can be addressed at building permit. However, the memo states that two proposed parking stalls adjacent to the existing building must be removed to accommodate Fire access to the FDC. As such, staff has adjusted the proposed parking variation to acknowledge the loss of those two parking spaces.

Engineering Division Review: The Engineering Division has submitted comments dated May 3, 2018. Most comments can be addressed at building permit. Comment #4 states that if a looping water main is proposed, then a plat of easement shall be provided prior to permit issuance. A condition of approval has been added to the motion to address this engineering requirement.

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

Staff Recommended Action: Staff recommends that the Plan Commission review the following list of items with the petitioner prior to taking action on Docket Nos. 2018-7 and PC 18-6:

- Determine the types and locations of exterior building materials,
- Request building and color samples,
- Determine if the mechanical units are adequately screened,
- Discuss the landscape irrigation requirement, and
- Make a determination regarding the proposed parking variation.

PROPOSED MOTIONS

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

Recommend approval of Docket No. 2018-17, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading, Section E Parking Standards, Subsection 1 Minimum Required Parking per Land Use Category, and associated sections to reduce the required parking for industrial uses, and associated sections to construct a second building at the existing manufacturing facility in accordance with Site Plan A001, submitted by Grund & Riesterer Architects, on behalf of Wieland Metals, located at 567 Northgate Parkway, Wheeling Illinois.

And recommend approval of Docket No. PC 18-6 granting site plan and appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, and Chapter 19-12, Site Plan Approval Requirements, in order to construct a second building to the existing industrial facility in accordance with the following exhibits submitted by Wieland Metals March 23, 2018 (except as noted), for 567 Northgate Parkway, Wheeling, Illinois:

- Cover letter,
- Site plan, A001,

Wheeling Plan Commission

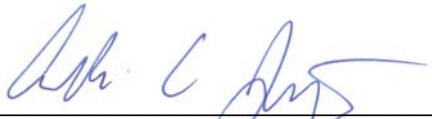
Meeting date: May 10, 2018

RE: Docket Nos. 2018-7 and PC 18-6

- Parking analysis, A001-P,
- Plan for possible future expansion,
- Floor plan, A101,
- Roof plan, A104,
- Elevation plans, A200,
- Wall section plans, A301,
- Landscape plan,
- Engineering plans (9 sheets),
- Photometric plan,
- Lighting specs (2 sheets), and
- Plat of survey.

And with the following conditions:

1. Landscape irrigation shall be provided in accordance with the code; and
2. If a looping water main is proposed, then a plat of easement shall be provided prior to permit issuance.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Casolari
Senior Planner

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

[Fire Department comments, 5.04.2018](#)

[Engineering Division comments, 5.04.2018](#)

[Cover letter](#)

[Site plan, A001](#)

[Parking analysis, A001-P](#)

[Plan for possible future expansion](#)

[Floor plan, A101](#)

[Roof plan, A104](#)

[Elevation plans, A200](#)

[Wall section plans, A301](#)

[Landscape plan](#)

Wheeling Plan Commission

Meeting date: May 10, 2018

RE: Docket Nos. 2018-7 and PC 18-6

[Engineering plans \(9 sheets\)](#)

[Photometric plan](#)

[Lighting specs \(2 sheets\)](#)

[Plat of survey](#)

Wieland Metals – 567 Northgate Parkway

Docket Nos. 2018-7 and PC 18-6 (Zoning Variation Related to Required Parking and Site Plan and Appearance Approval of a Building Addition)



Existing conditions of subject property from drive along Northgate Parkway (looking east)

Wieland Metals – 567 Northgate Parkway

Docket Nos. 2018-7 and PC 18-6 (Zoning Variation Related to Required Parking and Site Plan and Appearance Approval of a Building Addition)



Existing conditions of subject property from rear drive (looking west)



MEMO – Fire Prevention Bureau

TO: Brooke Casolari, Village Planner
FROM: Ronald S. Antor, Fire Inspector
CC: Andrew Jennings, Director of Community Development
Keith MacIsaac, Fire Chief
FPB File
DATE: May 3, 2018
SUBJECT: Proposed Manufacturing Facility – 567 Northgate Parkway - Plans received for review by the Fire Department, April 13, 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 new 101,204 square foot production facility with offices.
2. The address included with the submittal documents, 567 Northgate Parkway is the address for the office at the existing Wieland Metals building and not the address of the proposed structure. The Village has not yet assigned an address for this parcel and building.
3. The fire apparatus route (This would include the front roadway and both the east and west driveways) 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 not included with the petitioner's submittal for fire apparatus access around the proposed structure. A turning radius analysis for fire apparatus movement shall be provided for all three fire apparatus routes
 - d. Fire lanes shall be posted as required by the Fire Department.
 - e. The fire apparatus routes on the east and west side of the building shall extend past the building and shall be provided with turn arounds in accordance with Section D103.4 of the Village's Fire Prevention Code.
4. The site water main improvements shall comply with all Village of Wheeling Municipal Code 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:

Ms. Brooke Casolari

SUBJECT: Proposed Manufacturing Facility – 567 Northgate Parkway - Plans received for review by the Fire Department, April 13, 2018.

May 3, 2018

Page 2

- a. A looped watermain shall be provided around the site serving the sprinkler system water supply and site hydrants.
 - i. There is no looped watermain with hydrants on the west side of the structure and fire apparatus access road.
 - b. The building water service shall be sized to accommodate both the needed fire flow and domestic needs of the structure.
 - c. Fire hydrants shall not be placed on the building's fire service supply.
 - d. Fire hydrants shall be located around the site with spacing not to exceed 300 feet.
 - i. No hydrants are provided on the fire apparatus access route on the west side of the structure.
 - ii. Hydrants along the fire apparatus access route in front of the structure exceed 300 foot spacing.
 - iii. Hydrants along the fire apparatus access route on the east side of the structure exceed 300 foot spacing.
 - iv. Hydrants need to be provided with spacing not to exceed 300 foot along the watermain at the north end of the property along Lake Cook Road.
 - e. A fire hydrant shall be provided within 50' of the building's Fire Department Connection Location (FDC). The hydrant shown on the submittal is approximately 100' from the FDC.
5. The proposed revisions to the drive and parking lots between the new structure and the existing 667 Northgate Parkway building will have an impact on existing fire protection and life safety related items for the 667 Northgate Parkway building. Some of those items that need to be addressed are:
 - a. Two new parking spaces in front of the existing FDC at 667 Northgate Parkway need to be removed to provide access to the FDC. This area would then need to be posted as a "Fire Lane".
 - b. Access from the FDC at 667 Northgate Parkway and a fire hydrant.
 - c. Access to the public way from building exits along the north wall of the 667 Northgate Parkway building.
6. Trees and light fixtures along the drives that are fire access routes shall not hang over the drives/parking lots in a manner that hinders Fire Department access. A minimum of 13'6" overhead clearance shall be provided over the fire apparatus access routes.
7. A clear space of at least 4-feet shall be maintained around the circumference of any fire hydrants. This includes light fixtures, transformers, and landscaping.
8. The building's Fire Department connection shall be located at the front of the building or at another location as approved by the Fire Department. The location shown meets that requirement. However, two parking spaces in front of the FDC will need to be removed, stripped out and posted as a "Fire Lane".

Ms. Brooke Casolari

SUBJECT: Proposed Manufacturing Facility – 567 Northgate Parkway - Plans received for review by the Fire Department, April 13, 2018.

May 3, 2018

Page 3

Manufacturing Facility – Northgate Parkway – A new Office/Manufacturing building

1. Based on the information provided for review, the proposed building would be a mixed use occupancy comprising of B (Business) and F (Factory) Use Group Occupancies as defined in the 2012 Edition of the International Building (IBC) and Fire Prevention Codes (IFC).

Insufficient information was included with the Petitioner's proposal to further classify the buildings Use Group based on what the actual manufacturing or storage will be in the building.

2. All construction for the new building would need to comply with the Village's Building and Fire Prevention Codes (2012 Editions of the International Building Code & International Fire Code – with amendments). Some of the code requirements that this would include are:
 - a. Height/area requirements based on construction type and use.
 - b. The building is required to be fully sprinklered with a system designed and installed in accordance with NFPA 13 (Including any rack storage).
 - c. The building is required to be provided with a monitored fire alarm system designed and installed in accordance with NFPA 72.

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



MEMORANDUM

TO: Brooke Jones, Senior Planner

FROM: Kyle Goetzelmann, Civil Engineer I

COPY: Jon Tack, Village Engineer

DATE: May 3rd, 2018

SUBJECT: **Wieland Metals – Building Addition**
667 Northgate Parkway - Review Comments

The Engineering Division received a project description and engineering drawings for the subject project on March 29th, 2018. The Engineering Division has completed a review of the above referenced submittal.

The following comments can be addressed in the final permitting phase of the project:

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. 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.
3. Engineer's opinion of probable cost must be provided to support the LOC/Performance bond amount.
4. If looping water main is proposed, a plat of easement must be provided prior to permit issuance. The Village can provide the easement language.
5. SWPPP to be included in Engineering Submittal and IEPA NOI will be required prior to any excavation work.
6. The following Village of Wheeling construction notes must be added: General notes, erosion control notes, general underground utility notes, paving notes, sanitary sewer, storm sewer, and water main notes.
7. Existing detention credits appear to be available under MSD permit 98-107. Use of these credits is subject to the review of the Metropolitan Water Reclamation District MWRD). Any additional detention required outside of those available credits, will be provided on site.

8. Compensatory storage will need to be provided for any fill in the 100 year flood zone. This storage is to be provided at a ratio of 1.5:1 (cut:fill). The base flood elevation limits should be noted on the plans. A letter of map revision will be required after the project is completed.
9. High water level and 100 year overland flow route must be noted in the detention basin.
10. Minimum storm water detention basin bottom slope is 2% in the direction of sheet flow.
11. Volume control will likely be required by MWRD
12. Storm water report will be required prior to engineering permit issuance.
13. Maximum spacing for hydrants is 300 feet. Hydrants along the looping water main exceed this spacing.
14. Water main pressure connection at the north end of the site is in close proximity to Lake Cook Rd right-of-way. If this water main is determined to be within the right-of-way, a Cook County permit will be required.
15. New sanitary service for building addition crosses over existing water main. Please add this crossing to the utility crossing table and make sure all necessary spacing/pipe material requirements are met.
16. All utility separation requirements will adhere to the Standard Specifications for Water and Sewer 2014.
17. Pavement cross sections varies from our standard detail. Our parking lot detail on sheet 10 shows 2" of binder and 2" of surface course. The legend on the paving plan (sheet 7) show 2 ¼" binder and 1 ½" surface for low and medium duty profiles.

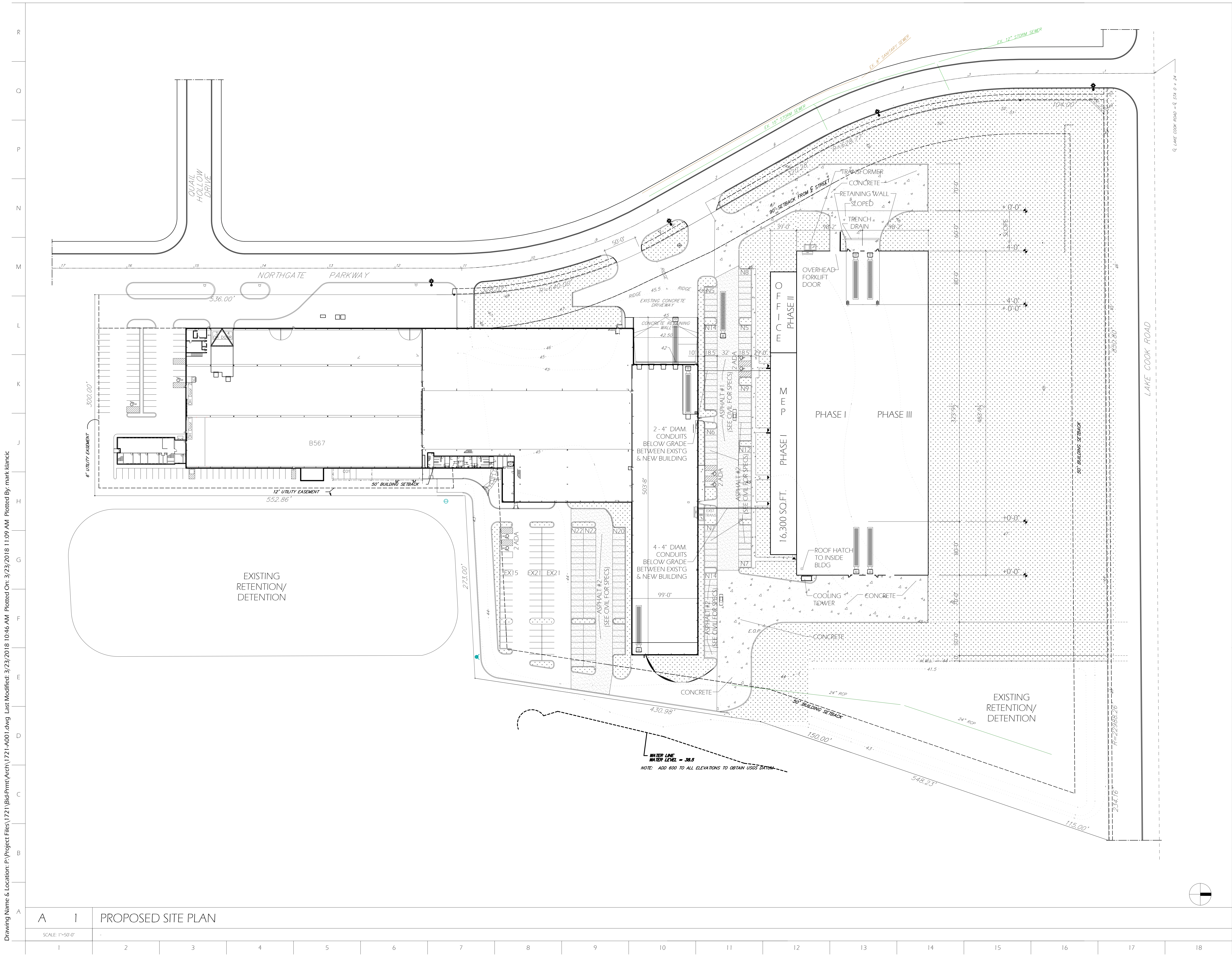
Wieland Metals Inc.
567 Northgate parkway
Wheeling, IL 60090-2682

WTC Expansion Description

The Project consists of New Construction of a Phase I 1st Bay South 47,450 Square Foot Production Building, Phase III 2nd Bay South 47,450 Square Foot Production Building and Phase II 16,304 Square Foot Office & MEPFP Building along with site work that includes but is not limited to, driveways, loading dock driveways and parking spaces. Phases I, II and III are scheduled to be completed in 2019. Phase IV & Phase V; 3rd & 4th bays, both 46,440 Square Foot Buildings are scheduled to be completed sometime in the future depending on the Wieland Metals Business Plan. We propose allying for a parking variation for those future phases at that time. We also propose installing the Lake Cook sidewalk during Phase V. Each bay is spanned by 2 overhead 5 metric ton cranes. The minimum height under hook shall be 22 feet. Work will consist of, but not limited to reinforced concrete foundations, steel structure, external wall façade consisting of masonry and/or metal siding, roofing, doors & windows, interior finishes, loading dock doors & equipment and MEPFP work. The Owner's Representative is Rainer Steeb. The Architect's Representative is Chuck Riesterer and the Architect's consultants are Forefront Structural Engineers and The WT Group MEPFP Engineers. Manhard Consulting will be handling the Civil Engineering and ECS will be handling the Soil Boring Engineering.

Exhibit received March 23, 2018

Drawing Name & Location: P:\Project Files\1721\BldgPmt\Arch\1721-A001.dwg Last Modified: 3/23/2018 10:46 AM Plotted On: 3/23/2018 11:09 AM Plotted By: mark klanic



GENERAL NOTES/MATERIALS KEYING

Exhibit received March 23, 2018

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3	JULY 31, 2017	CLIENT REVIEW
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1	JULY 11, 2017	CLIENT REVIEW
NO.	DATE	REASON FOR ISSUE
DRAWN BY:	GJC	CHECKED BY: CPR
CONSULTANTS		

PROJECT TITLE
WIELAND FACTORY EXPANSION
567 NORTHGATE PARKWAY
WHEELING, IL. 60090
G & R PROJECT NO: 1721.00

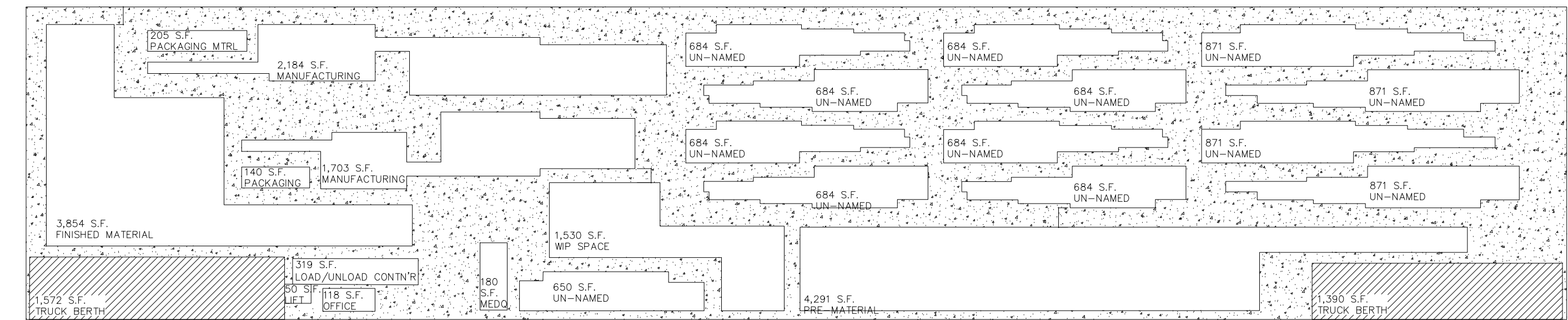
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PROGRESS

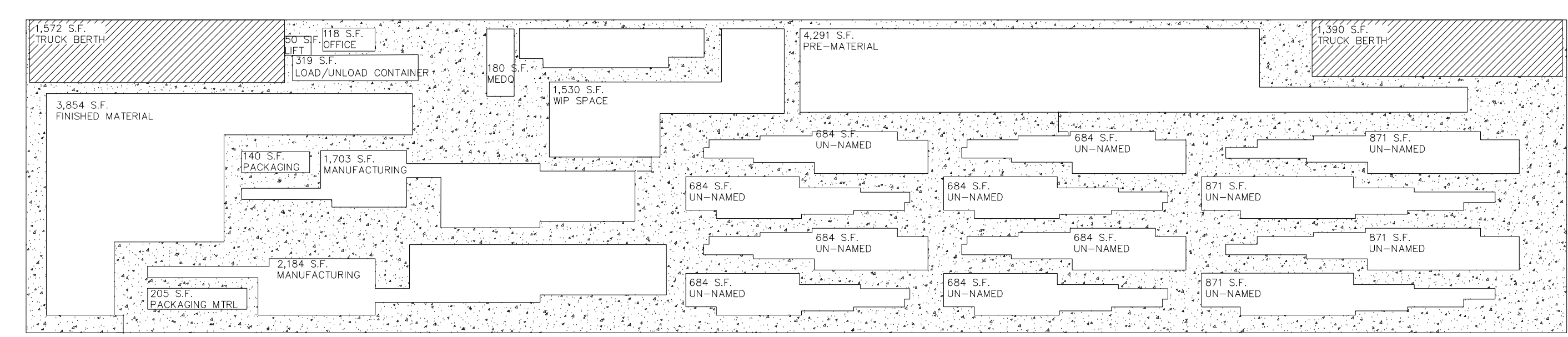
A001
PROPOSED SITE PLAN
PHASE I & II

THE CIVIC OPERA BUILDING 20 NORTH WACKER DRIVE
SUITE 2418 CHICAGO, ILLINOIS 60606
T: 312-372-8388 F: 312-372-8587
E: GNRARCH@GNRARCH.COM
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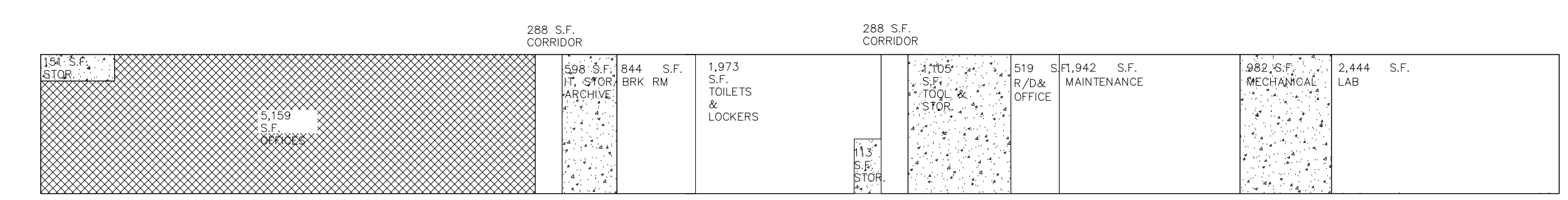
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PHASE III
47,450 S.F. - INDUSTRIAL BUILDING SHELL - PHASE III



PHASE I
47,450 S.F. - INDUSTRIAL BUILDING SHELL - PHASE I



PHASE I & II
16,304 S.F. - OFFICE, STORAGE, MECHANICAL, SUPPORT SHELL - PHASE I & II

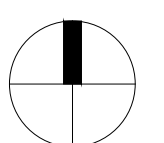
LEGEND

ZERO PARKING SPACES
LOADING BERTHS

1 PARKING SPACE PER 1,000 SF
STORAGE AND EQUIPMENT

2 PARKING SPACE PER 1,000 SF
CIRCULATION AND SUPPORT USES
(IE TOILETS, LOCKER ROOM, ETC)

4 PARKING SPACE PER 1,000 SF
OFFICES



PREVIOUS ORDINANCE NO. 4647

SQ. FT.	Stalls		25%			
	Req'd		Reduction			
EXISTING						
Office	11,368	45	-11	Equals	34	4 PER 1,000
Active	96,966	194	-49	Equals	145	2 PER 1,000
Storage	93,000	93	-23	Equals	70	1 PER 1000
TOTAL of EXISTING	201,334	332	-83		249	

PROPOSED (Phase I, II & III)

Office	5,159	21	-5	Equals	16	4 PER 1,000
Active	50,908	102	-26	Equals	76	2 PER 1,000
Storage	49,213	49	-12	Equals	37	1 PER 1000
TOTAL of PROPOSED	105,280	172	-43		129	

Not include
is 2,962 SF
x2 = 5,924 SF
in loading dock
square footage

TOTAL via ZONING CALCULATION

Office	16,527	66	-16	Equals	50	4 PER 1,000
Active	147,874	296	-74	Equals	222	2 PER 1,000
Storage	142,213	142	-35	Equals	107	1 PER 1000
EXISTING & PHASE I, II & III	306,614	504	-125		379	Required
					290	Providing 76%

Not include
is 2,962 SF
x2 = 5,924 SF
in loading dock
square footage

Day Shift 8AM - 5PM	1st Shift 6AM - 2PM	2nd Shift 2PM - 10PM	3rd Shift 10PM - 6PM
20	20	9	0
	49	18	0
0	0	0	0
24	32	32	38
44	101	59	38

ACTUAL

567 Office
567 Production
607 Production
667 Production
New Building

EXISTING & PROPOSED

MAXIMUM NUMBER of EMPLOYEES at ONE TIME
(DAY SHIFT, 1ST SHIFT & 2ND SHIFT)

TOTAL PARKING

204
Adjusted
Required

→ → →

290
Provided
Spaces

PROVIDED PARKING
SURPLUS OF
86 PARKING SPACES

INDUSTRIAL - PROCESSING OF MINED MATERIALS - COPPER

1 (ONE) PER EMPLOYEE
204 REQUIRED PARKING SPACES
290 PROVIDED PARKING SPACES

WIELAND METALS, INC. WILL SIGN A LETTER OF AGREEMENT TO APPLY FOR A PARKING VARIANCE WHEN AND IF PRODUCTION BAYS PHASE IV AND V.

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NO.	DATE	REASON FOR ISSUE
DRAWN BY:	GJC	CHECKED BY: CPR

CONSULTANTS

PROJECT TITLE

WIELAND FACTORY EXPANSION
567 NORTHGATE PARKWAY
WHEELING, IL 60090
G & R PROJECT NO: 1721.00

GRUND & RIESTERER
ARCHITECTS, INC.

PROGRESS

A001-P
PARKING ANALYSIS

THE CIVIC OPERA BUILDING 20 NORTH WACKER DRIVE
SUITE 5410 CHICAGO, ILLINOIS 60606
T: 312.572.5353 F: 312.572.5947
E: GNRARCH@GNRARCH.COM
WWW.GNRARCH.COM

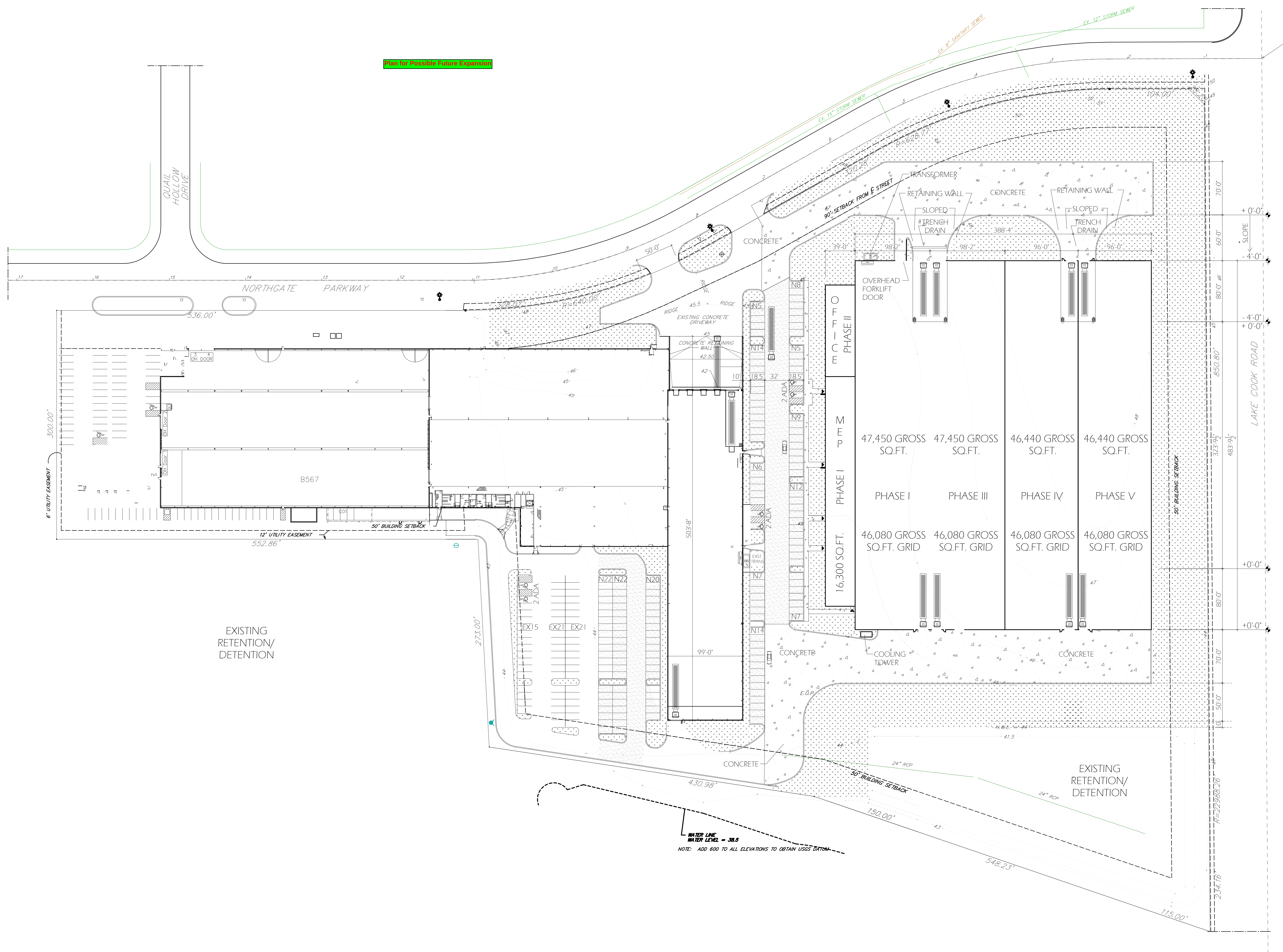
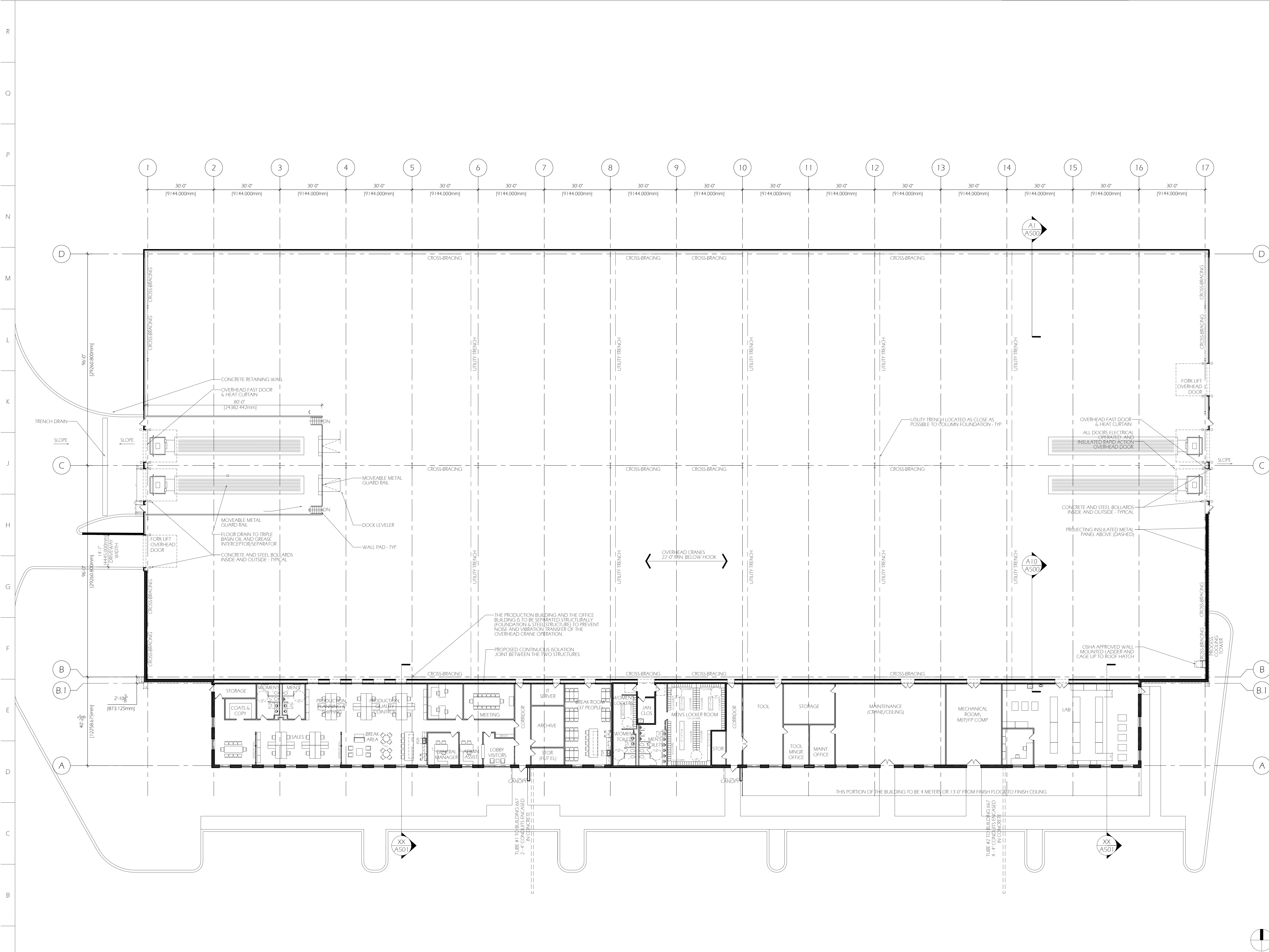


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567 NORTHGATE PARKWAY
WHEELING, IL 60090
G & R PROJECT NO: 1721.00

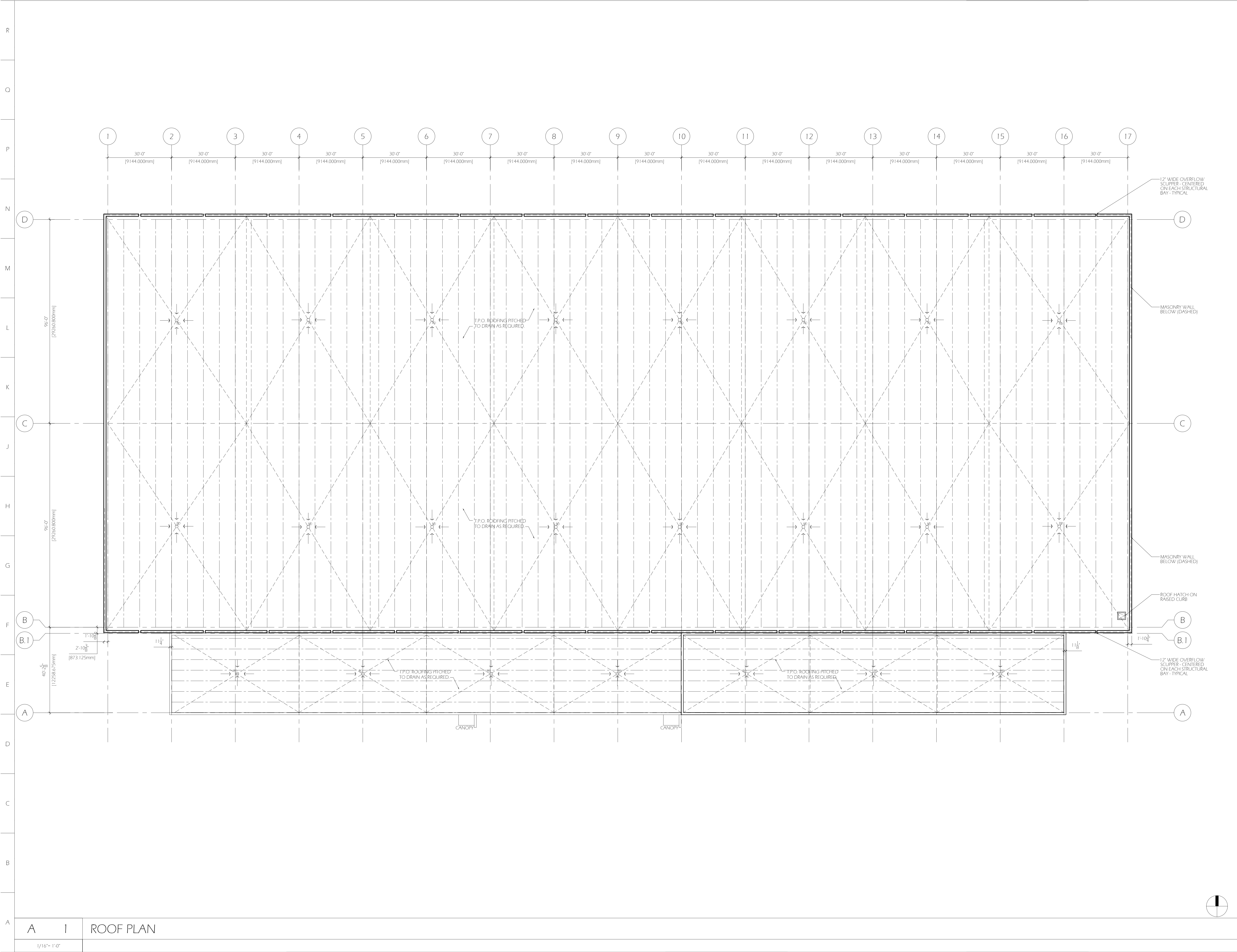
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PROGRESS

A101
FIRST FLOOR ARCHITECTURAL FLOOR PLAN

THE CIVIC OPERA BUILDING 20 NORTH WACKER DRIVE
SUITE 2410 CHICAGO, ILLINOIS 60606
T: 312-372-5353 F: 312-372-5367
E: GRI@GRANDRIESTER.COM
WWW.GRANDRIESTER.COM

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1	JULY 11, 2017	CLIENT REVIEW
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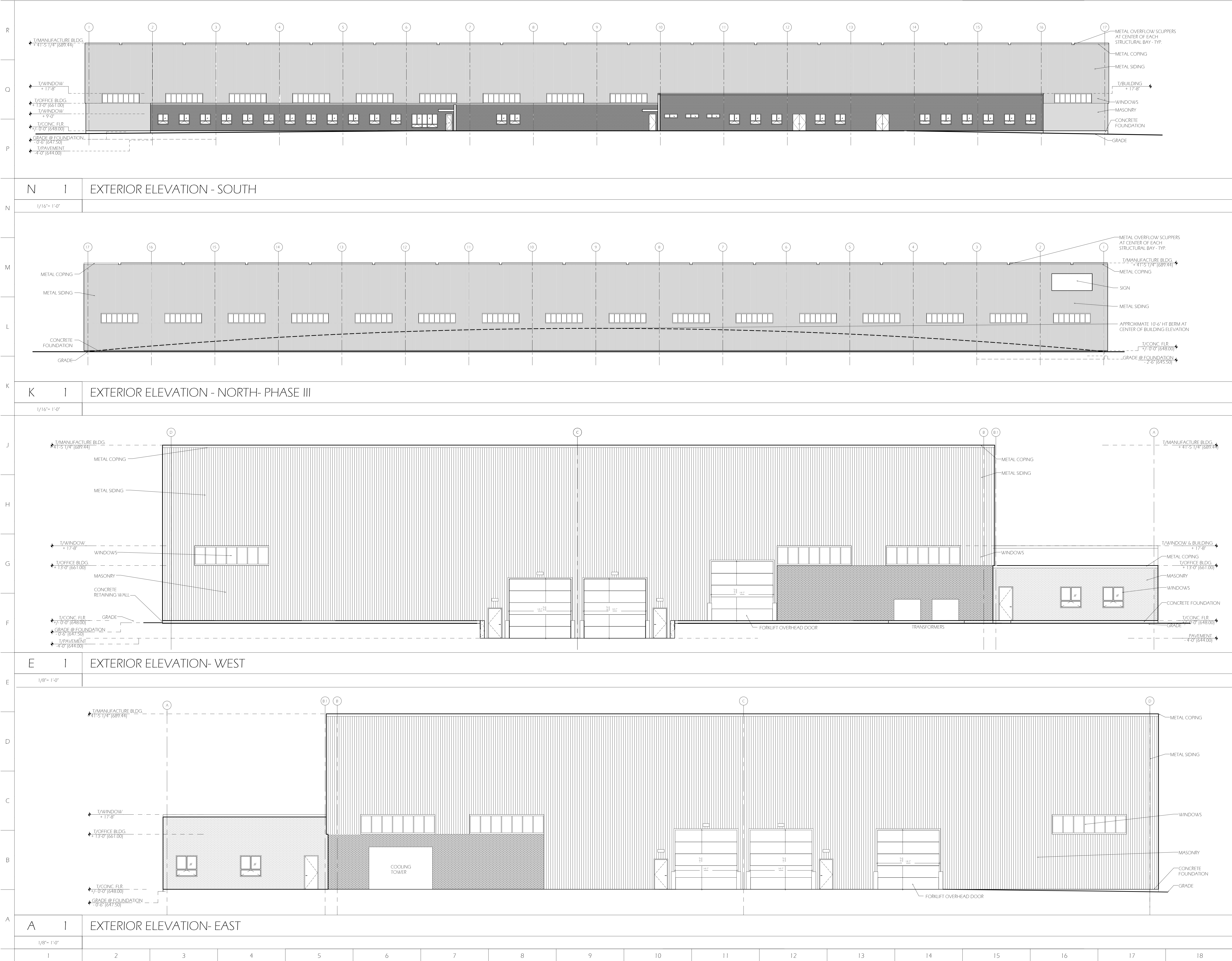
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567 NORTHGATE PARKWAY
WHEELING, IL 60090
G & R PROJECT NO: 1721.00

GRUND & RIESTERER
ARCHITECTS, INC.

A104
ROOF PLAN
1/16" = 1'-0"
THE CIVIC OPERA BUILDING 20 NORTH WACKER DRIVE
SUITE 2410 CHICAGO, ILLINOIS 60606
T: 312-372-5353 F: 312-372-5367
E: G&R@G&RARCH.COM I: WWW.G&RARCH.COM

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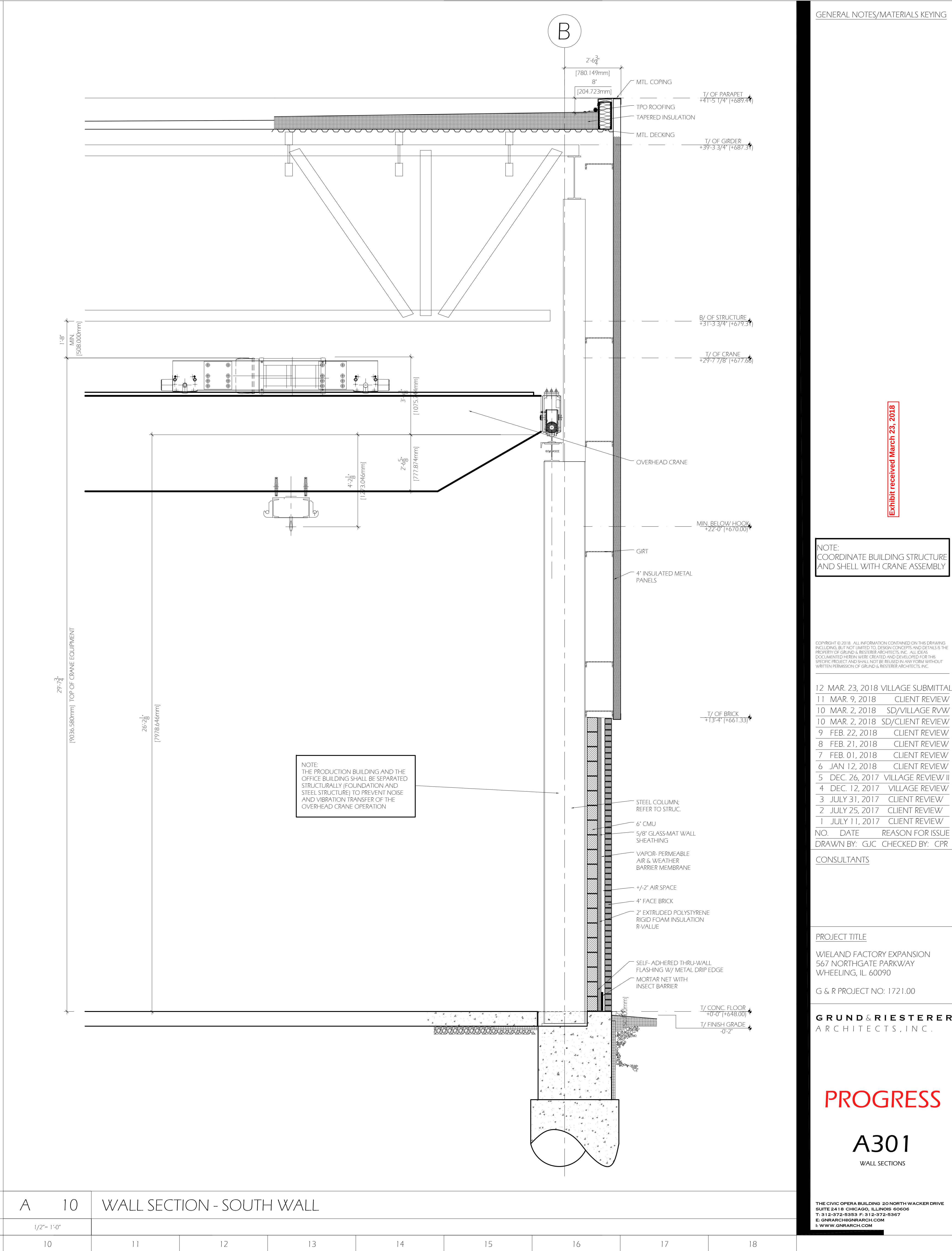
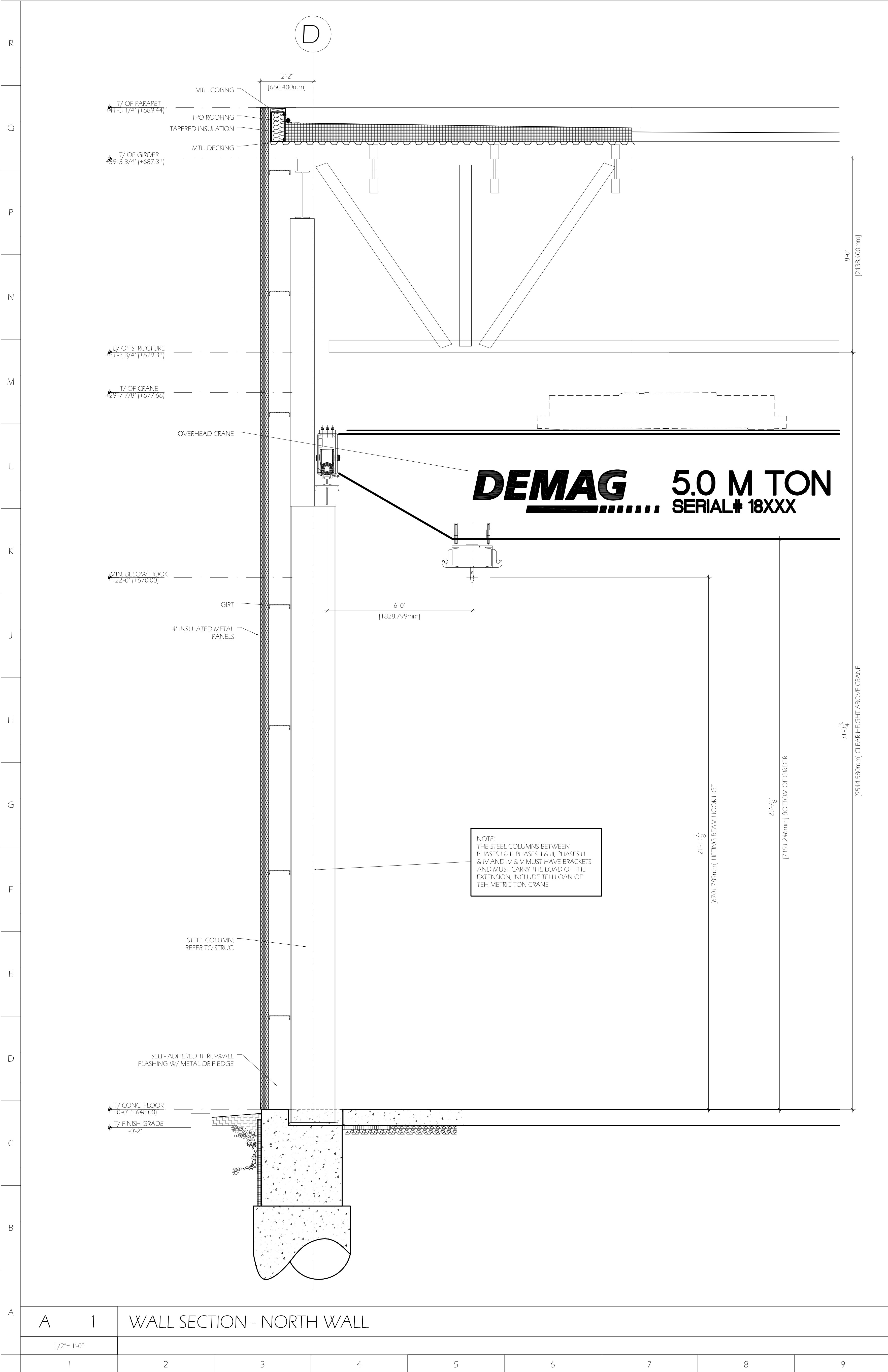
PROJECT TITLE
WIELAND FACTORY EXPANSION
567 NORTHGATE PARKWAY
WHEELING, IL 60090
G & R PROJECT NO: 1721.00

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ARCHITECTS, INC.

A200
EXTERIOR ELEVATIONS

THE CIVIC OPERA BUILDING 20 NORTH WACKER DRIVE
SUITE 2410 CHICAGO, ILLINOIS 60606
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E: GRI@GRANDARCH.COM
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NOTE: COORDINATE BUILDING STRUCTURE AND SHELL WITH CRANE ASSEMBLY

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CONSULTANTS

PROJECT TITLE

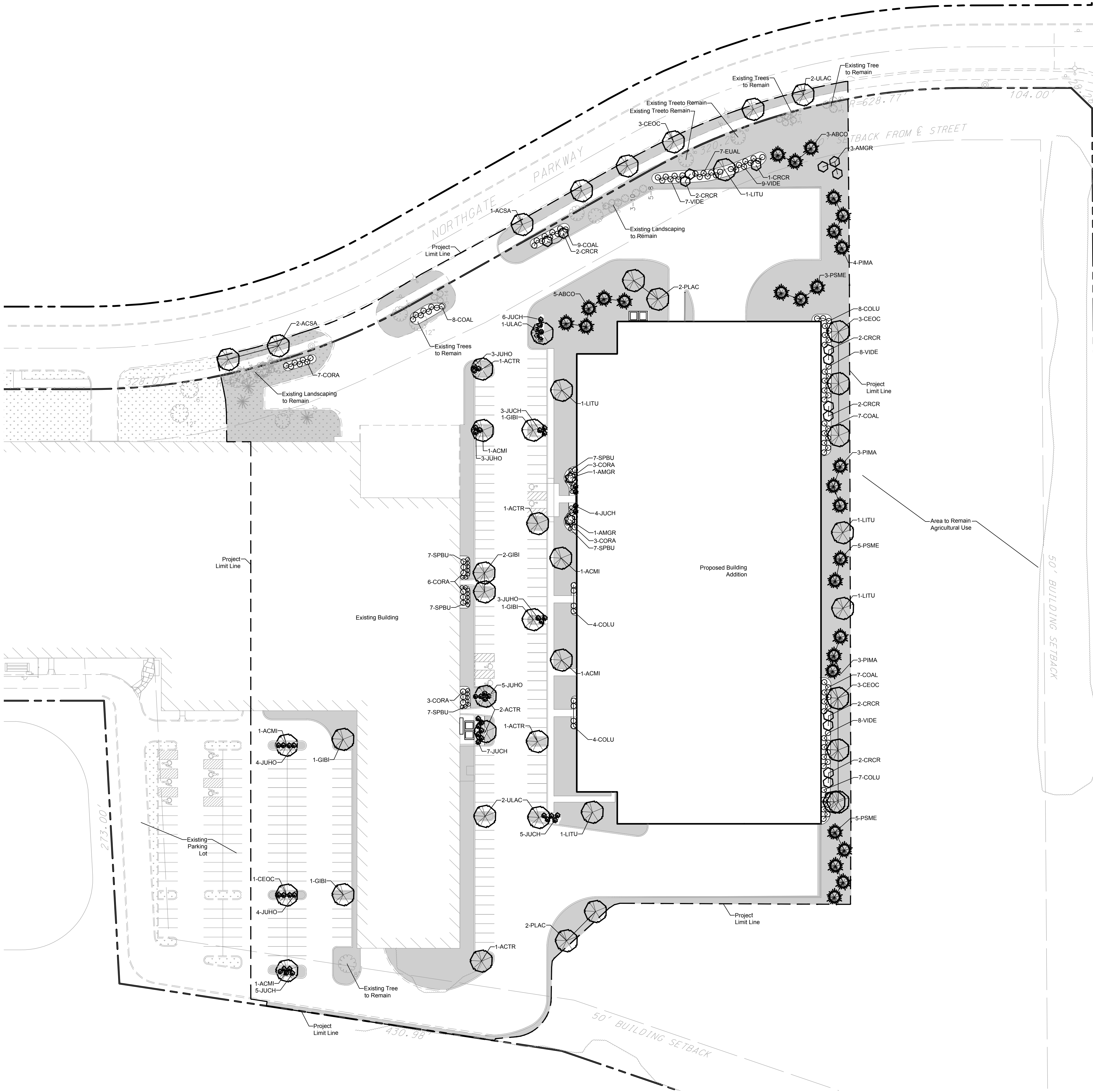
WIELAND FACTORY EXPANSION
567 NORTHGATE PARKWAY
WHEELING, IL 60090
G & R PROJECT NO: 1721.00

GRUND & RIESTERER
ARCHITECTS, INC.

PROGRESS

A301
WALL SECTIONS

THE CIVIC OPERA BUILDING 20 NORTH WACKER DRIVE
SUITE 2410 CHICAGO, ILLINOIS 60606
T: 312-372-5353 F: 312-372-5367
E: GRIARCH@GRIARCH.COM
WWW.GRIARCH.COM



PLANT LIST:						
Key	Quantity	Name	COMMON/ Botanical	Size	Comments	
Shade Trees						
ACMI	5	MORTON MAPLE/	Acer miyabe 'Morton'	3" BB		
ACTR	6	PACIFIC SUNSET MAPLE/	Acer truncatum 'Pacific Sunset'	3" BB		
ACSA	3	GREEN MOUNTAIN SUGAR MAPLE/	Acer saccharum 'Green Mountain'	3" BB		
CEOC	10	COMMON HACKBERRY/	Celtis occidentalis	3" BB		
GIBI	6	PRINCETON SENTRY GINKGO/	Ginkgo biloba 'Princeton Sentry'	3" BB	Male Only	
LITU	5	TULIP TREE/	Liriodendron tulipifera	3" BB		
PLAC	4	EXCLAMATION LONDON PLANETREE/	Platanus x acerifolia 'Morton Circle'	3" BB		
ULAC	5	ACCOLADE ELM/	Ulmus 'Accolade'	3" BB		
Ornamental Trees						
AMGR	5	AUTUMN BRILLIANCE SERVICEBERRY/	Amelanchier grandiflora 'Autumn Brilliance'	6' BB		
CRCR	13	THORNLESS COCKSPUR HAWTHORN/	Crataegus crusgalli inermis	6' BB		
Evergreen Trees						
ABCO	8	CONCOLOR FIR/	Abies concolor	6' BB		
PIMA	10	BLACK SPRUCE/	Picea mariana	6' BB		
PSME	8	DOUGLAS FIR/	Pseudotsuga menziesii	6' BB		
Shrubs						
EUAL	7	DWARF BURNING BUSH/	Euonymus alatus 'Compactus'	3'	Planted 4'-0" on center	
COAL	31	COMPACT REDOISER DOGWOOD/	Cornus alba	3'	Planted 4'-0" on center	
COLU	23	PEKING COTONEASTER/	Cotoneaster acutifolia 'Peking'	3'	Planted 4'-0" on center	
CORA	22	GRAY DOGWOOD/	Cornus racemosa	3'	Planted 4'-0" on center	
SPBU	31	ANTHONY WATERER SPIREA/	Spiraea x bumalda	3'	Planted 4'-0" on center	
VIDE	32	ARROWWOOD VIBURNUM/	Viburnum dentatum	3'	Planted 4'-0" on center	
Evergreen Shrubs						
JUCH	27	SARGEANT GREEN CHINESE JUNIPER/	Juniperus chinensis 'Sargeant Green'	18"	Planted 2'-0" on center	
JUHO	25	BLUE CHIP JUNIPER/	Juniperus horizontalis 'Blue Chip'	18"	Planted 3'-0" on center	

Village of Wheeling Landscape Requirements:

Parkway Trees

1 per 50' for Large Trees
+/- 672 Linear Feet of R.O.W.

672 / 50 = (13.44) = 14 Parkway Trees

8 Parkway Trees Provided on Plan due to
Sight Lines, Existing Light Poles, and Access Lanes

Perimeter Landscaping adjacent to road for parking lots

Dense Screen between road and parking lots
18" at installation and 30" by maturity
25% of plant material to be evergreens

Island Parking Landscaping
1 Canopy Tree per 15 Parking Spaces

155 Additional Parking Spaces
155 / 15 = (10.33) = 11 Canopy Trees

11 Canopy Trees Provided on Plan

Planting Island must be comprised of live plant material
25% of plant material shall be evergreen plantings

Foundation Plantings

Foundation plantings shall be incorporated along each building facade
visible from a public right-of-way.

LEGEND:

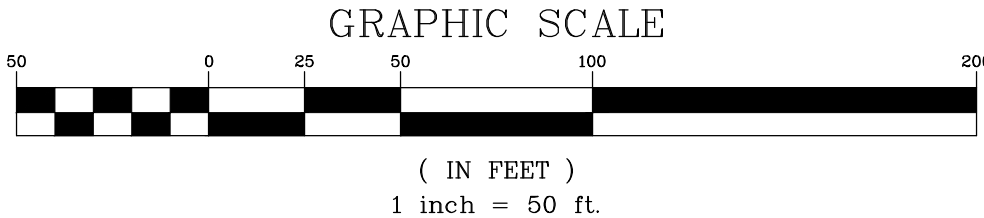
Turf Areas

Note: 4" Shredded Bark Mulch
to be provided in Planting Beds

Preliminary Landscape Plan - Addition

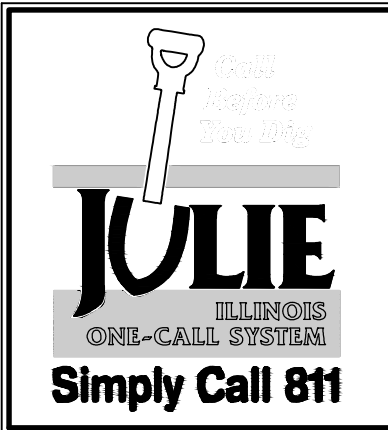
Scale:

1" = 50'-0"



SEAL

Jon Bradley Dethloff, RLA
Illinois Registered Landscape Architect # 157-001632



PROJ. MGR.:	TM
PROJ. ASSOC.:	GMC1
DRAWN BY:	JBD
DATE:	12/11/2017
SCALE:	1"=50'
SHEET	
1	OF 1
WIMWHILO1	

WIELAND METALS - BUILDING ADDITION
567 NORTHGATE PARKWAY, WHEELING IL. 60090
PRELIMINARY LANDSCAPE PLAN

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PENDING



Exhibit received March 23, 2018

LYING IN THE NORTHEAST OF QUARTER, TOWNSHIP 42 NORTH, RANGE 11 EAST OF
THE THIRD PRINCIPAL MERIDIAN, COUNTY OF WHEELING, STATE OF ILLINOIS

ABBREVIATIONS:

NOTE:

MANHARD CONSULTING, LTD. IS TO BE NOTIFIED AT LEAST
THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION
AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

N.T.S.



900 Woodlands Parkway, Vernon Hills, IL 60061 ph:847.634.5550 fx:847.634.0095 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

OWNER WIELAND METALS 567 NORTHGATE PKWY WHEELING, IL 60090 CONTACT: PHONE: (847)537-3990	REVIEW AGENCY VILLAGE OF WHEELING 2 COMMUNITY BOULEVARD WHEELING, IL 60090 CONTACT: PHONE: (847)459-2600
<u>SANITARY SEWER</u> PUBLIC WORKS 77 W HINTZ ROAD WHEELING, IL 60090 CONTACT: PHONE: (847)279-6900	<u>WATER</u> PUBLIC WORKS 77 W HINTZ ROAD WHEELING, IL 60090 CONTACT: PHONE: (847)279-6900
<u>ELECTRIC</u> COMMONWEALTH EDISON CHICAGO ILLINOIS CONTACT: PHONE: 1-800-334-7661	<u>GAS</u> NICOR GAS ADDRESS CONTACT: 811 PHONE: 888-642-6748
<u>CABLE</u> COMPANY ADDRESS CONTACT: PHONE:	<u>TELEPHONE</u> COMPANY ADDRESS CONTACT: PHONE:

C1	TITLE SHEET
C2	SPECIFICATIONS
C3	EXISTING/DEMO
C4	OVERALL/FUTURE DESIGN
C5	OVERALL/FUTURE DESIGN
C6	SOIL EROSION CONTROL PLAN
C7	SITE DIMENSIONAL AND PAVING PLAN
C8	GRADING PLAN
C9	UTILITY PLAN
C10	CONSTRUCTION DETAILS
C11	CONSTRUCTION DETAILS
C12	CONSTRUCTION DETAILS

1. THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY MANHARD CONSULTING, LTD. ON NOVEMBER, 22, 2017. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.

1. THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A SURVEY PREPARED BY MANHARD CONSULTING DATED OCTOBER, 25, 2017. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY CHANGING CONDITIONS MANHARD CONSULTING HAS NO RESPONSIBILITY FOR THIS SURVEY AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY BOUNDARY AND/OR TOPOGRAPHY.
2. MANHARD CONSULTING, LTD. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

REFERENCE BENCHMARK: (NGS PID:DM3895)
THE STATION IS LOCATED ABOUT 5.9 MI EAST-NORTHEAST
OF
PALATINE, 5.1 MI NORTH-NORTHEAST OF ARLINGTON
HEIGHTS AND 1.0 MI NORTH-NORTHWEST OF WHEELING.
OWNERSHIP--ROAD RIGHT--OF-WAY. THE DISK IS SET IN THE
CORNERS OF THE NORTH PARAPET WALL OF THE EAST
ABUTMENT OF THE LAKE COOK ROAD BRIDGE--NO.
016-3201) OVER RAIL ROAD TRACKS, 4 FT ABOVE GRADE
OF SIDEWALK, APPROXIMATELY 1 MI WEST OF THE
INTERSECTION OF STATE ROAD 21 WITH LAKE COOK ROAD,
18.2 FT NORTH OF THE BACK OF CURB OF LAKE COOK
ROAD..

ELEVATION= 690.53
DATUM=NAVD88-GEOID 12B

SITE BENCHMARK #1:
ARROW BOLT ON FIRE HYDRANT LOCATED IN THE SOUTH
RIGHT OF WAY LINE OF LAKE COOK ROAD APPROXIMATELY
69± FEET SOUTH OF THE CENTERLINE OF LAKECOOK ROAD
AND 89± FEET WEST OF THE CENTERLINE OF NORTHGATE
PARKWAY.

ELEVATION=654.19
DATUM=NAVD88-GEOID 12B

SITE BENCHMARK #1:
ARROW POINT ON FIRE HYDRANT LOCATED SOUTH OF THE IN
THE SOUTHEASTERLY PARKING LOT OF 567 NORTHGATE
PARKWAY APPROXAMALY 9± FEET SOUTH OF THE BACK OF
CURB AND 32± FEET EAST OF THE SOUTHEAST CORNER
OF LOT 1 IN WELANDS SUBDIVISION.

ELEVATION=646.68
DATUM=NAVD88-GEOID 12B

DATE	REVISIONS	DRAWN BY
R6DATE	REVISION9	R9NL
R8DATE	REVISION8	R8NL
R7DATE	REVISION7	R7NL
R6DATE	REVISION6	R6NL
R5DATE	REVISION5	R5NL
R4DATE	REVISION4	R4NL
R3DATE	REVISION3	R3NL
R2DATE	REVISION2	R2NL
R1DATE	REVISION1	R1NL

Manhard
CONSULTING LTD.

800 Woodlands Parkway, Vernon Hills, IL 60061 ph 847.734.9550 k 847.734.0095 member.com
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers

Exhibit received March 23, 2018

WIELAND METALS

567 NORTHGATE PARKWAY, WHEELING IL. 60090

COVER SHEET

PROJ. MGR.: TM
 PROJ. ASSOC.: JP
 DRAWN BY: NC
 DATE: 03/22/2018
 SCALE: N.T.S

SHEET

1 OF 12

WIMWHL01

PENDING

**MANHARD CONSULTING, LTD.
STANDARD SPECIFICATIONS**

GENERAL CONDITIONS CONTRACTOR acknowledges and agrees that the use and reliance of these Plans and Specifications is sufficient consideration for CONTRACTOR'S services stated herein.

DEFINITION OF TERMS

- "CLIENT" shall mean _____, which is the person or entity with whom Manhard Consulting, Ltd. has contracted with to prepare Civil Engineering Plans and Specifications.
- "ENGINEER" shall mean Manhard Consulting, Ltd., a Civil Engineering consultant on the subject project.
- "PLANS and SPECIFICATIONS" shall mean the Civil Engineering Plans and SPECIFICATIONS prepared by the ENGINEER, which may be a part of the contract documents for the subject project.
- "CONTRACTOR" shall mean any person or entity performing any work described in the PLANS and SPECIFICATIONS.
- "JURISDICTIONAL GOVERNMENTAL ENTITY" shall mean any municipal, county, state or federal unit of government from whom an approval, permit and/or review is required for any aspect of the subject project.

INTENT OF THE PLANS AND SPECIFICATIONS

The intent of the PLANS and SPECIFICATIONS is to set forth certain requirements of performance, type of equipment and structures, and standards of materials and construction. They may also identify labor and materials, equipment and transportation necessary for the proper execution of the work but are not intended to be infinitely determined so as to include minor items obviously required as a part of the work. The PLANS and SPECIFICATIONS require new material and equipment unless otherwise indicated, and to require complete performance of the work in spite of omissions of specific references to any minor component part. It is not intended, however, that materials or work not covered by any heading, branch, class or trade of the SPECIFICATIONS shall be supplied unless distinctly so noted. Materials or work described in words, which so applied have a well-known technical or trade meaning, shall be held to refer to such recognized standards.

INTERPRETATION OF PLANS AND SPECIFICATIONS

- The CLIENT and/or CONTRACTOR shall promptly report any errors or ambiguities in the PLANS and SPECIFICATIONS to the ENGINEER. Questions as to meaning of PLANS and SPECIFICATIONS shall be interpreted by the ENGINEER, whose decision shall be final and binding on all parties concerned.
- The ENGINEER will provide the CLIENT with such information as may be required to show revised or additional details of construction.
- Should any discrepancies or conflicts on the PLANS or SPECIFICATIONS be discovered either prior to or after award of the contract, the ENGINEER'S attention shall be called to the same before the work is begun therein and the proper corrections made. Neither the CLIENT nor the CONTRACTOR may make any amendments of any error or omissions in the PLANS and SPECIFICATIONS. The ENGINEER will provide information when errors or omissions are discovered.

GOVERNING BODIES

All works herein proposed shall be completed in accordance with all requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, and all such pertinent laws, directives, ordinances and the like shall be considered to be a part of these SPECIFICATIONS. If a discrepancy is noted between the PLANS and SPECIFICATIONS and the requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, the CLIENT and/or the CONTRACTOR shall immediately notify the ENGINEER in writing.

LOCATION OF UNDERGROUND FACILITIES AND UTILITIES

When the PLANS and SPECIFICATIONS include information pertaining to the location of existing underground facilities and utilities (including but not limited to water mains, sanitary sewers, storm sewers, electric, telephone, gas and cable TV lines), such information represents only the opinion of the ENGINEER as to the approximate location and elevation of these facilities and utilities. At the locations wherein detailed positions of these facilities and utilities become necessary to the new construction, including all points of connection, the CONTRACTOR shall furnish all labor and tools to verify or definitely establish the horizontal location, elevation, size and material (if appropriate) of the facilities and utilities. The CONTRACTOR shall notify the ENGINEER at least 48 hours prior to construction if any discrepancies in existing utility information or conflicts with existing utilities exist. The ENGINEER assumes no responsibility, whatever with respect to the sufficiency or accuracy of the information shown on the PLANS and SPECIFICATIONS relative to the location of underground facilities and utilities, nor the manner in which they are removed or adjusted.

It shall be the CONTRACTOR'S responsibility prior to construction, to notify all Utility Companies of the intent to begin construction and to verify the actual location of all such facilities and utilities. The CONTRACTOR shall also obtain from the respective Utility Companies the working schedules for removing or adjusting these facilities.

UNSATISFABLE SOLLS

The PLANS have been prepared by the ENGINEER based on the assumption that all soils on the project are suitable to support the proposed improvements shown. The CLIENT or CONTRACTOR shall immediately notify the ENGINEER if he discovers or encounters an obstruction that prevents the installation of the improvement according to the line and grades shown on the PLANS.

PROTECTION OF TREES

All trees that are not to be removed shall be protected from damage. Trees shall not be removed unless requested to do so in writing by the CLIENT.

NOTIFICATION OF OWNERS OF FACILITIES AND UTILITIES

The CONTRACTOR shall notify all applicable JURISDICTIONAL GOVERNMENTAL Entities or utility companies, i.e., water, sewer, electric, telephone, gas and cable TV prior to beginning any construction so that said entity or company can establish the location and elevation of underground pipes, conduits or cables adjoining or crossing proposed construction.

TRAFFIC CONTROL

The CONTRACTOR shall provide when required by any JURISDICTIONAL GOVERNMENTAL ENTITY, all signs, equipment, and personnel necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause a change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work. The CLIENT may, at his discretion, require the CONTRACTOR to furnish traffic control under these or other circumstances wherein in his opinion it is necessary for the protection of life and property. Emergency vehicle access shall be maintained at all times. Unless authorized by the CLIENT or CLIENT'S construction representative, all existing access points shall be maintained at all times by the CONTRACTOR. The need for traffic control shall be anticipated by the CLIENT.

WORK AREA

The CONTRACTOR, his agents and employees and their employees and all equipment, machinery and vehicles shall confine their work within the boundaries of the project or work area specified by the CLIENT. The CONTRACTOR shall be solely liable for damage caused by him or his agents and employees and their equipment, machinery and vehicles on adjacent property or areas outside designated work areas.

UTILITY POLES

It shall be the responsibility of the CONTRACTOR to arrange for the relocation or bracing of existing utility poles that may be within the working limits of this contract. It is expressly understood that all work and costs connected with the maintenance of these utility poles, their temporary relocations, etc., shall be the responsibility of the CLIENT or the CONTRACTOR.

RESTORATION

It is the intent of these SPECIFICATIONS that clean-up and final restoration shall be performed immediately upon completion of each phase of the work, both inside and outside the Project, or when so directed by the CLIENT so that these areas will be restored as nearly as possible to their original condition or better, and shall include but not be limited to: restoration of maintained lawns and rights-of-way, roadways, driveways, sidewalks, ditches, bushes, hedges, trees, shrubs, fences, mailboxes, sewers, drain tiles, water mains, etc.

CLEANING UP

The CONTRACTOR shall at all times keep the premises free from accumulations of waste material or rubbish caused by his employees or work, and at the completion of the work he shall remove all his rubbish, tools, scaffolding and surplus materials and shall leave the work "broom clean" or its equivalent, unless more exactly specified.

ROAD CLEANING

The CONTRACTOR shall maintain roadway adjoining the project site free from mud and debris at all times. If mud and/or debris is carried onto the roadways from vehicles entering onto the highway from either the CONTRACTOR'S trucks, his employees' vehicles, or his material suppliers, the CONTRACTOR shall immediately remove said mud and/or debris.

SAFETY AND PROTECTION

The CONTRACTOR shall be solely and completely responsible for the conditions of the job site, including safety of all persons and property during performance of the work. This requirement shall apply continuously and not be limited to normal working hours. The CONTRACTOR shall comply with all applicable Laws and Regulations relating to the safety of persons or property, or to the protection of persons or property from damage, injury, or loss, and shall erect and maintain all necessary safeguards for such safety and protection. CONTRACTOR'S duties and responsibilities for safety and for protection of the work shall continue until such time as all work is completed and the CLIENT has notified CONTRACTOR that the work is acceptable. The duties of the ENGINEER do not include review of the adequacy of either the CONTRACTOR'S or the general public's safety in, on, or near the construction site.

HOLD HARMLESS

To the fullest extent permitted by law, any CONTRACTOR, material supplier or other entity by use of these plans and specifications hereby waives any right of contribution and agrees to indemnify, defend, save and hold harmless the CLIENT and ENGINEER and its agents, employees and consultants from and against all manner of claims, causes, causes of action, damages, losses and expenses, including but not limited to, attorneys' fees arising out of, resulting from or in connection with the performance of any work, pursuant to or with respect to these plans and specifications. However, this indemnity shall not be construed to indemnify ENGINEER, its consultants, agents or employees against its own negligence.

Claims, damages, losses and expenses as these words are used in the Agreement shall mean and include, but not be limited to (1) injury or damage occurring by reason of the failure of or use or misuse of any hoist, rigging, blocking, scaffolding or any and all other kinds of items of equipment, whether or not the same be owned, controlled or operated by any CONTRACTOR, and (2) all attorneys' fees and costs incurred in bringing an action to enforce the provisions of this indemnity; (3) costs for time expended by the indemnified party and its employees, at its usual rates plus costs or travel, long distance telephone and reproduction of documents and (4) consequential damages.

In any and all claims against the CLIENT or ENGINEER or any of their agents or employees and consultants by any party, including any employee of the CONTRACTOR or any Subcontractor, or any third party, or any other person or entity, who acts as any agent or employee of the CONTRACTOR, the indemnification obligation shall not be limited in any way by any limitation on the amount of damages, compensation or benefits payable by or for the CONTRACTOR or any Subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts or any insurance maintained by CONTRACTOR or any Subcontractor or any other party.

INSURANCE

Any party using or relying on these plans, including any contractor, material supplier, or other entity shall obtain, (prior to commencing any work) general public liability insurance insuring against all damages and claims for bodily injuries, death or property damage arising out of any work, including the construction work provided for in these plans, and shall name the CLIENT and ENGINEER and its consultants, agents and representatives as additional insureds under such insurance policy; provided that any party using or relying on these plans having obligations to maintain specific insurance by reason of any agreement with CLIENT or any CONTRACTOR or ENGINEER shall provide evidence and certificates of insurance as required by such contract or agreement. Such insurance must contain a clause stating that the insurance is primary coverage for ENGINEER and ENGINEER'S other applicable coverage is considered secondary. Such insurance shall not limit any liability of any party providing work or services or providing materials.

Manhard Consulting, Ltd., the ENGINEER, is intended to be a third party beneficiary of this willing agreement and requirement.

Note: These Specifications are for Northern Illinois.

DETAILED SPECIFICATIONS**I. DEMOLITION**

The CONTRACTOR shall coordinate with respective utility companies prior to the removal and/or relocation of utilities. The CONTRACTOR shall coordinate with the utility company concerning portions of work which may be performed by the Utility Company's forces and any fees which are to be paid to the utility company for their services. The CONTRACTOR is responsible for paying for all fees and charges.

Should removal and/or relocation activities damage features indicated to remain, the CONTRACTOR shall provide new materials/structures in accordance with the contract documents. Except for materials designed to be relocated on this plan, all other construction materials shall be new.

Prior to demolition occurring, all erosion control devices are to be installed.

All existing utility lines and conduits located under proposed buildings shall be removed and properly backfilled. All utility lines and conduits located under drives, on-site roads, parking lots or sidewalks shall be filled with a flowable backfill and end plugged. All existing structures shall be removed. All existing utility lines located under landscape areas shall be left in place and plugged at all structures.

The CONTRACTOR is responsible for demolition, removal and disposal (in a location approved by all JURISDICTIONAL GOVERNING ENTITIES) of all structures, pads, walls, foundations, roads, parking lots, drives, drainage structures, utilities, etc., such that the improvements shown on these plans can be constructed. All demolition work shall be in accordance with all applicable federal, state and local requirements. All facilities to be removed shall be undercut to suitable material and brought to grade with suitable compacted fill material per the specifications.

The CONTRACTOR is responsible for obtaining all permits required for demolition and disposal.

Electrical, telephone, cable, water, fiber optic cable and/or gas lines needing to be removed shall be coordinated by the CONTRACTOR with the affected utility company. CONTRACTOR must protect the public at all times with fencing, barricades, enclosures, and other appropriate best management practices.

Continuous access shall be maintained for surrounding properties at all times during demolition.

Convenient access within the project area shall remain in service, clear of debris, and accessible for use by emergency vehicles.

The CONTRACTOR shall coordinate water main work with the Fire Department and the JURISDICTIONAL GOVERNMENTAL ENTITY to plan the proposed improvements and to ensure adequate fire protection is available to the facility and site throughout this specific work and through all phases of construction. CONTRACTOR shall be responsible for any required water main shut offs with the JURISDICTIONAL GOVERNING ENTITY during construction. Any costs associated with water main shut offs will be the responsibility of the CONTRACTOR and no extra compensation will be provided.

CONTRACTOR shall maintain all existing parking areas, sidewalks, drives, etc., clear and free from any construction activity and/or material to ensure easy and safe pedestrian and vehicular traffic to and from the site. CONTRACTOR shall coordinate/park all construction activity within proximity of the building and utility interferences with the facility manager to minimize disturbance and inconvenience to facility operations.

CONTRACTOR may limit saw-cut and pavement removal to only those areas where it is required as shown on these construction plans, however if any damage is incurred on any of the surrounding pavement, etc. the CONTRACTOR shall be responsible for ITS removal and repair.

Any existing wells encountered shall be exposed and sealed 3' below proposed finish grade by the CONTRACTOR in accordance with Section 520.120 (latest edition) of the Illinois Water Well Construction Code, Department of Public Health, and all applicable local rules and regulations. CONTRACTOR is responsible for obtaining all permits required by JURISDICTIONAL GOVERNMENTAL ENTITIES for abandoning existing wells.

Any existing septic tanks and grease traps encountered shall have all liquids and solids removed and disposed of by a licensed commercial hauler in accordance with JURISDICTIONAL GOVERNING ENTITY regulations, and the tank and grease traps shall then be filled with suitable materials or removed from the site and disposed of by the CONTRACTOR.

VOIDS left by any item removed under any proposed building, pavement, walk, etc. or within 24" thereof shall be filled and compacted with suitable materials by the CONTRACTOR.

The CONTRACTOR shall be responsible for the discontinuation of utility services to the existing buildings prior to demolition of the buildings.

Any material containing asbestos found within existing structures shall be removed from the site and disposed of off-site by the CONTRACTOR in accordance with County, State and Federal regulations.

CONTRACTOR shall develop and implement a daily program of dust control and shall submit and obtain JURISDICTIONAL GOVERNING ENTITY approval of dust control procedures prior to demolition of any structures. Modification of dust control procedures shall be performed by the CONTRACTOR to the satisfaction of the JURISDICTIONAL GOVERNING ENTITY as required.

The CONTRACTOR shall coordinate all demolition with the JURISDICTIONAL GOVERNING ENTITY and CLIENT to ensure protection and maintenance of sanitary sewer and water utilities as necessary and to provide stormwater conveyance until new facilities are constructed, tested and placed into operation.

The locations of all existing utilities shown on this plan have been determined from the best information available and are given for the convenience of the CONTRACTOR and are not to be interpreted as the exact location, or as the only obstacles that may occur on the site. The ENGINEER assumes no responsibility for their accuracy. Prior to the start of any demolition activity, the CONTRACTOR shall notify the utility companies for location of existing utilities and shall verify existing conditions and proceed with caution around any anticipated features.

The CONTRACTOR is responsible for removing the existing irrigation system in the areas of proposed improvements. The contractor shall cap the existing irrigation system to remain such that the remaining system shall continue to function properly.

The parking lot shall be completed in sections such that it does not interrupt the facility operations. The CONTRACTOR shall coordinate with the construction manager for work to be performed.

II. EARTHWORK**STANDARDS**

This work shall be completed in conformance with the applicable sections of the Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition except as modified below.

SOIL BORING DATA

Copies of results of soil boring and reports, if such borings were taken by the CLIENT in the vicinity of the proposed construction site, should be made available by the CLIENT to the CONTRACTOR. These borings are presented for whatever purpose the CONTRACTOR chooses to make of them. The ENGINEER makes no representation or warranty regarding the number, location, spacing or depth of borings taken, nor of the accuracy or reliability of the information given in the results thereof.

Further, the ENGINEER does not assume responsibility for the possibility that during construction, the soil and groundwater condition may be different than indicated. Neither does the ENGINEER assume responsibility for variations of soil and groundwater at location between borings. The CONTRACTOR is required to make its own borings, explorations and observations to determine soil and groundwater conditions.

EARTHWORK CALCULATIONS AND CROSS SECTIONS

The CONTRACTOR understands that any earthwork calculations, quantities or cross sections that have been furnished by the ENGINEER are for information only and are provided without any guarantee by the CLIENT or ENGINEER whatsoever as to their sufficiency or accuracy. CONTRACTOR warrants that the CONTRACTOR shall be responsible for his own calculations and cross sections to determine soil conditions and earthwork volumes. The ENGINEER makes no representation or guarantee regarding earthwork quantities or that the earthwork for this project will balance due to the varying field conditions, changing soil types, allowable construction to tolerances and construction methods that are beyond the control of the ENGINEER.

CLEARING, GRUBBING AND TREE REMOVAL

The site shall be cleared, grubbed, and trees and stumps removed where designated on the PLANS. Trees designated to remain shall be protected from damage.

TOPSOIL STRIPPING

Upon completion of demolition, clearing, grubbing and tree removal, all topsoil shall be stripped from under all buildings and pavements areas, and other areas necessary to complete the work. Topsoil stripped shall be placed in stockpiles in locations as designated by the CLIENT.

TOPSOIL RESPREAD

Upon completion of roadway and/or parking lot improvements and installation of underground utilities a minimum of six inches (6") of topsoil shall be respread over all unpaved areas which have been disturbed by earthwork construction, except building pads and other designated areas, which shall be kept free from topsoil.

SEEDING

Upon completion of topsoil respread, the CONTRACTOR shall apply seed and fertilizer to all respread areas in accordance with IDOT standards or as designated on landscape drawings and specifications provided by the CLIENT.

SODDING

Upon completion of topsoil respread, the CONTRACTOR shall install sod to all areas designated on the plans or as designated on the landscape drawings and specifications provided by the CLIENT.

EXCAVATION AND EMBANKMENT

Upon completion of topsoil stripping, all excavation and embankments shall be completed as shown on the PLANS. All suitable excavated materials shall be hauled, placed (medium condition if necessary) and compacted in the embankment areas. The CONTRACTOR shall include all dewatering, temporary ditching and culverts necessary to complete the excavation and embankment.

Specifically included in the scope of Excavation and Embankments is grading and shaping of all cut or fill areas including swales and ditches; handling of sewer soil, etc., and all work required to provide positive drainage at the end of each working day and upon completion of a section.

The CONTRACTOR shall be responsible for the excavation of all swales and ditches and for the excavation or filling of the roads, building pads and parking lots within the work limits to lines & grades shown on the plans. He shall be responsible for obtaining compaction in accordance with the minimum values listed in the table below for all embankments unless more stringent values are listed in the soils report or are approved by the CLIENT, and to use any method approved by the CLIENT necessary to obtain this compaction (i.e., soil fabric or any undercutting that may be required).

Type Material	Percent Compaction		Pavement & Floor Slabs		Grass Areas
	Standard	Standard	Standard	Standard	
Sandy Soils	Modified Proctor	95%			90%
Clayey Soils	Standard Proctor	95%			90%

The CONTRACTOR shall notify the CLIENT if proper compaction cannot be obtained so that the CLIENT may determine what remedial measures may be needed.

A soils testing firm employed by the CLIENT shall determine which soils are unsuitable. Materials in their natural state being defined as unsuitable that would not be suitable material if moisture conditions shall be conditioned by the CONTRACTOR using suitable embankment material or hauled from the site.

For purposes of definition, unsuitable material shall be as follows unless determined otherwise by the Soils Engineer:

- Any soil whose optimum moisture content exceeds 25%.
- Any cohesive soil with an unconfined compressive strength of 1.5 tons per square foot or less.
- Any soil whose silt content exceeds 60% by weight.
- Any soil whose maximum density is less than 100 pounds per cubic foot.
- Any soil containing organic, deleterious, or hazardous material.

Upon completion of excavation and shaping of the water retention areas intended to maintain a permanent pool of water, all silt seams and granular or sandy soils shall be removed and replaced with an impermeable clay liner, including adjacent to and under storm sewer inlets and outlets. It is the intent of these PLANS and SPECIFICATIONS that the CONTRACTOR shall prepare the lake bottoms, side slopes, and compaction thereof such that the lakes will maintain the proposed normal water level and that leakage does not exceed 5" inch per week.

Ditches and swales are to be excavated to the lines and grades indicated on the PLANS. All suitable materials excavated from the ditches shall be used in construction of the embankments.

The CONTRACTOR shall notify the CLIENT immediately upon encountering groundwater during excavation. If in the opinion of the CLIENT or the JURISDICTIONAL GOVERNING ENTITY the condition necessitates the installation of perforated drain tie bedded in washed gravel or open storm sewer joints wrapped with fabric, the CONTRACTOR shall install the same.

During excavation and embankment, grades may be adjusted to achieve an overall site working balance. The CONTRACTOR shall cooperate fully with the CLIENT in adjustment of grades, construction methods and placement of material to meet the above goals and shall immediately advise CLIENT if he believes that the earthwork will not balance.

It is the intent of these PLANS that storm water falling on the site be diverted into sedimentation / lake / detention basins during construction. The CONTRACTOR shall construct and maintain any temporary ditches or swales that are necessary to accomplish this prior to beginning mass excavation.

EROSION CONTROL

Suitable erosion control practices shall be maintained by the CONTRACTOR in accordance with Illinois Urban Manual and all applicable Soil Erosion and Sedimentation Control ordinances and the PLANS.

UNDERCUTTING DURING EARTHWORK

If the subgrade cannot be dried adequately by dicing as outlined above for placement of material to planned grades and if the CLIENT determines that the subgrade does not meet the standards set forth above, the CLIENT may require undercutting.

MISCELLANEOUS CONTRACT ITEMS

The following items may be required at the CLIENT'S option, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY:

(1) GEOTEXTILE FABRIC

Geotextile fabric or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY where proper compaction of embankments over existing soft soils is not possible. Geotextile fabric shall meet the material specifications of and shall be installed in accordance with the above standards.

(2) EROSION CONTROL BLANKET

Erosion control blanket or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY where proper compaction of embankments over existing soft soils is not possible. Erosion control blanket shall meet the material specifications of and shall be installed in accordance with the above standards, the Illinois Urban Manual and/or the details shown on the PLANS.

III. UNDERGROUND IMPROVEMENTS**A. GENERAL****STANDARDS**

All underground improvements shall be constructed and tested in accordance with the Standard Specifications for Water and Sewer Construction in Illinois and Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition. In the event of conflicting guidelines, the more restrictive shall govern.

SELECTED GRANULAR BACKFILL

Selected Granular Backfill shall be required for all sewer and water main trenches lying under existing or proposed streets, driveways, parking lots and within 24" thereof, and where noted on PLANS. All material placed in such trenches shall be in accordance with the above standards.

MANHOLES, CATCH BASIN, INLETS & VALVE VAULTS

All Manholes, Catch Basins, Inlets, and Valve Vaults shall be constructed of reinforced precast concrete ring construction with tongue and groove joints in conformance with the latest revision of ASST Designation C-478. All joints between sections and frames (except sanitary manholes, see Section IIIA Manholes, below) shall be sealed with mastic type bituminous jointing compound. CONTRACTOR shall remove all excess mastic on inside of structure and butter joints with mortar. Manholes are to have offset cones except that no cone shall be used on storm manholes 6'-0" deep or less in which case a reinforced concrete flat top section shall be used and Valve Vaults shall have conicentric cones. Only concrete adjustment rings will be permitted where necessary and shall be limited to two adjustment rings totaling not more than 8" in height. All manholes and catch basin steps shall be copolymer

polypropylene with continuous 1/2" steel reinforcement as manufactured by MA Industries, or approved equal.

AUGER/BORING AND CASING

Casing pipe shall be welded steel pipe, installed where shown on the PLANS. The carrier pipe shall be securely banded and banded and sanitary and storm sewers shall maintain the specified gradient. Upon installing the carrier pipe the ends shall be sealed with hydraulic cement.

AUGER (OPEN BORE)

The CONTRACTOR shall auger (open bore) where noted on PLANS.

HORIZONTAL AND VERTICAL SEPARATION OF WATER AND SEWER MAINS

Horizontal and vertical separation of water and sewer mains shall be in accordance with Standard Specifications for Water and Sewer Construction in Illinois Section 412-01A and 412-01B and Standard Drawing 18, 19, 20, 21, 22, 23 and 24.

STRUCTURE ADJUSTMENTS

Structures shall be adjusted to the finished grade as shown on PLANS.

B. SANITARY SEWERS AND APPURTENANCES**SANITARY SEWER PIPE**

Sanitary sewer pipe including bedding services, shall conform to the following:

- Polyvinyl Chloride (PVC) Sewer Pipe shall conform to ASTM D3034 (4-inch thru 15-inch) or ASTM F679 (18-inch thru 48-inch) minimum SDR 26 with flexible elastomeric seal gasket gasketed joints conforming to ASTM D3212 and F477.
- Ductile Iron Sewer Pipe shall conform with ANSI/AWWA C151/A21.5 Class 50, cement lined with push on type joints conforming to ANSI/AWWA C111/A21.11.
- Extra Strength Glass Sewer Pipe shall conform with ASST designation C700 (glazed) with ASTM D1784 type joints conforming to C1ow N0-BEL (ESVCP), with flexible gasket meeting ASTM C245 (MWRD only).

Sanitary sewers shall include bedding and backfilling.

MANHOLES

Manholes shall be constructed in conformance with Section IIIA Manholes, etc. above. The concrete base and bottom section shall be constructed of precast reinforced concrete monolithically cast sections including cast benches, pipe reduction and invert flow lines. Manhole frames and lids shall be Neenah R-1772 or approved equal, with lids imprinted "SANITARY", with recessed pick holes. Manhole joints between adjustment rings and frames and between manhole sections shall be set on preformed plastic gasket consisting of a homogeneous blend of refined hydrocarbon resins and plasticizing compounds reinforced with inert mineral filler to provide a resilient rubber watertight pipe sleeves. A 10" elastomeric band (chimney steel) shall be installed extending from the manhole top to the manhole frame as shown on detail. Manholes shall include steps, frame & grate, bedding, and trench backfill.

FOUNDATION, BEDDING AND HAUNCHING

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the detail.

TESTING

Sanitary sewers shall be air tested and tested for deflection in accordance with the requirements of Section 31-1.12 "TESTING AND INSPECTION FOR ACCEPTANCE OF SANITARY SEWERS" of the Standard Specifications for Water and Sewer Construction in Illinois or the JURISDICTIONAL GOVERNING ENTITY, whichever is more restrictive. In addition, a televised inspection of the completed sanitary sewers shall be conducted and a copy of the videotape and report furnished to the JURISDICTIONAL GOVERNING ENTITY.

All sanitary manholes are to be tested for water tightness in accordance with ASTM C969 "Standard Practice for Infiltration and Exfiltration Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines," or ASTM C1244 "Standard Test Method for Concrete Sewer Manholes by the Negative Pressure (Vacuum) Test".

SERVICES

A dry branch or "tee" and sanitary service line, properly plugged and sealed shall be constructed as shown on the PLANS. The ends of all services shall be marked with a 4"x4" post extending 36" above grade and painted red. The CONTRACTOR shall keep accurate records of all Wye or Tee locations as measured from the downstream manhole as well as the service lengths and furnish same to CLIENT.

RISEIS

Risers shall be constructed in locations as shown on the PLANS and according to the detail.

DROP MANHOLE CONNECTIONS

Drop manhole connections to existing manholes shall be constructed according to the PLANS and the detail.

SANITARY SEWER FORCE MAIN

Sanitary sewer force main shall conform to the following:

- Polyvinyl Chloride (PVC) Pressure Pipe conforming to the latest revision of ANSI/AWWA C900, Class 150 with integral bell and flexible elastomeric gasket joints conforming to ASTM F477.
- Ductile iron cement lined pipe conforming to the latest revision of ANSI/AWWA C151/A21.51, Thickness Class 50, minimum 150 psi working pressure with "push on" type joints.

Force mains shall have a minimum of five feet six inches (5'-6") of cover and shall include bedding and trench backfill.

Upon completion of installation, force mains are to be plugged and pressure tested at 2 times the working pressure or total dynamic head for a period of 10 minutes, with no loss of pressure or as required by the JURISDICTIONAL GOVERNING ENTITY, whichever is more stringent.

TELEVISION INSPECTION

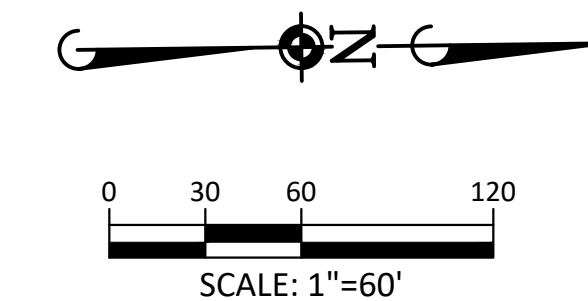
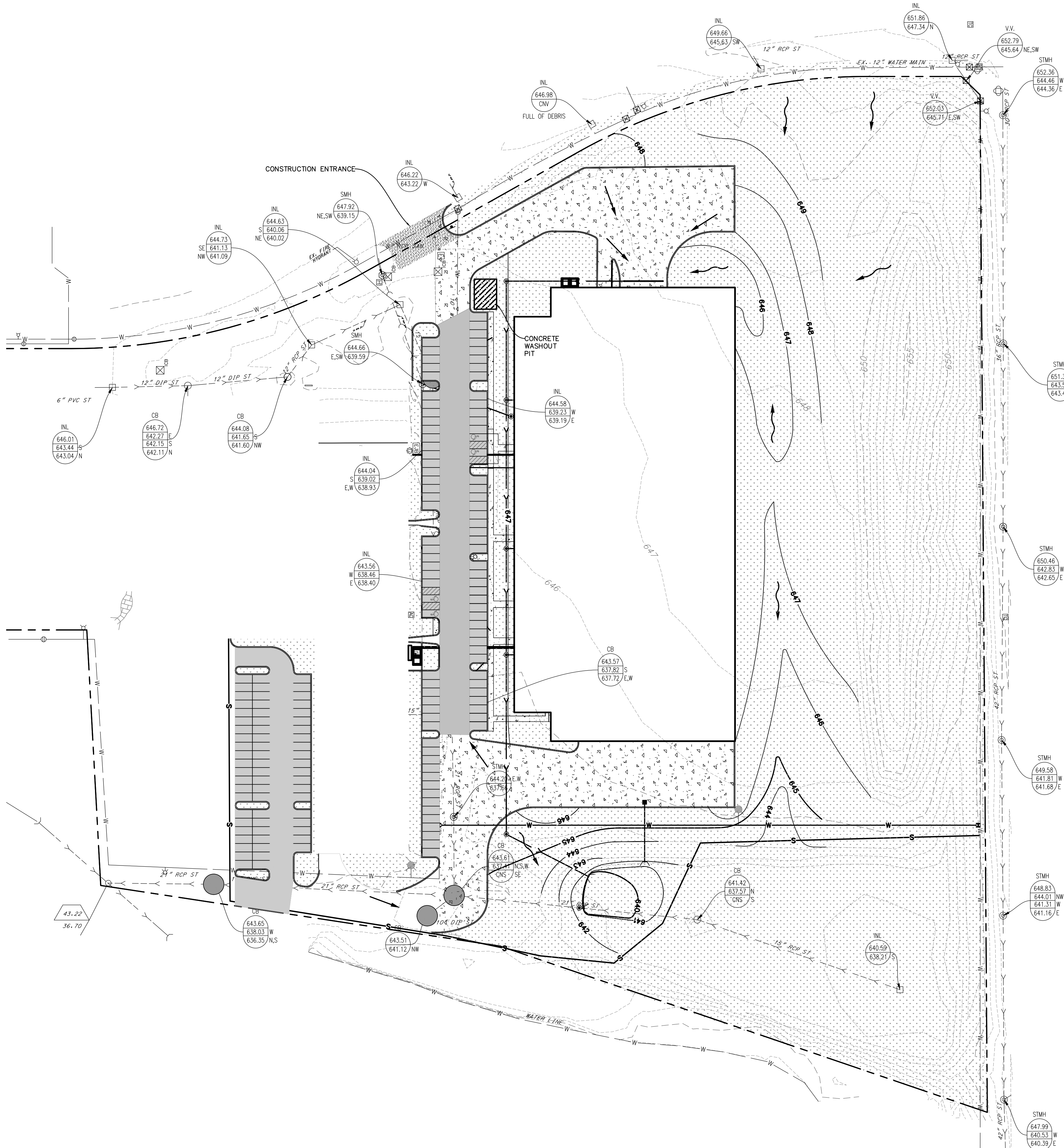
Upon completion of construction a television inspection of the sanitary sewer system shall be performed on all portions of the sewer if required by the JURISDICTIONAL GOVERNING ENTITY. Videotapes and written report of all television inspections shall be provided to the CLIENT. The form of report and type and format of the videotape shall be approved by the JURISDICTIONAL GOVERNING ENTITY.

All sewers and appurtenances shall be cleaned prior to inspection and testing required by this section.

All defects and corrective work required as the result of television inspection shall be performed by the CONTRACTOR without delay. All dips, cracks, leaks, improperly sealed joints and departures from approved grades and alignment shall be repaired by removing and replacing the involved sections of pipe. Upon completion thereof, the sewer shall be retested and such further inspection made as may appear warranted by the CLIENT.

MISCELLANEOUS

All floor drains shall be connected to the sanitary sewer.</



LEGEND

- S—S— TEMPORARY SILT FENCE (PERIMETER EROSION BARRIER)
- SD—SD— TEMPORARY SILT DIKE
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN DS 75) (SEEDING PER LANDSCAPE PLAN)
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
- TEMPORARY STORM STRUCTURE PROTECTION
- TEMPORARY CULVERT INLET PROTECTION
- TEMPORARY PERFORATED RISER
- PAVEMENT DRAINAGE FLOW
- SWALE DRAINAGE FLOW
- LIMITS OF DISTURBANCE/CONSTRUCTION

SOIL PROTECTION CHART

STABILIZATION CHART	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDINGS												
DORMANT SEEDINGS	D									B		
TEMPORARY SEEDINGS			C									
TEMPORARY SEEDINGS	D											
SODDING	F		E**									
MULCHING												

A - KENTUCKY BLUEGRASS 90 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 30 LBS./AC.
B - KENTUCKY BLUEGRASS 135 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 45 LBS./AC. 2 TONS STRAW MULCH PER ACRE
C - SPRING OATS
D - WHEAT OR CEREAL RYE
E - SOD (NURSERY GROWN KENTUCKY BLUEGRASS)
F - STRAW MULCH 2 TONS PER ACRE

* IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER
** IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SODDING

NOTE: THIS CHART IS A GUIDE TO ASSIST THE CONTRACTOR IN UNDERSTANDING OPTIONS FOR SOIL STABILIZATION. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THIS CHART. ANY CONFLICT SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

- CONSTRUCTION SEQUENCE:**
1. INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
 2. PROVIDE STABILIZED CONSTRUCTION ENTRANCE.
 3. CONSTRUCT TEMPORARY SEDIMENT TRAPS AND/OR BASINS.
 4. STRIP EXISTING TOPSOIL FROM PROPOSED STORMWATER MANAGEMENT AREAS AND STOCKPILE WHERE SHOWN ON PLANS.
 5. PROVIDE SILT FENCE AROUND THE BASE OF THE STOCKPILES.
 6. CONSTRUCT STORMWATER MANAGEMENT (DETENTION) FACILITIES TO SUB-GRADE AND INSTALL OUTLET PIPES.
 7. COMPLETE TOPSOIL PLACEMENT AND PERMANENT SEEDING AND SODDING OF STORMWATER MANAGEMENT FACILITIES.
 8. CUT AND FILL SITE TO PLAN SUB-GRADE.
 9. CONSTRUCT UNDERGROUND IMPROVEMENTS, i.e. SANITARY SEWER WATERMAIN AND STORM SEWER**, ETC.
 10. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
 11. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
 12. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.
- ** INSTALL INLET PROTECTION AROUND DRAINAGE STRUCTURES AS CONSTRUCTED.

- SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES:**
1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
 2. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE OWNER, SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
 3. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER OR EQUIVALENT SNOWFALL. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY.
 4. INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING OR GRADING. ON-SITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILLING ACTIVITIES ON THE SITE.
 5. STORM WATERS FALLING ON THE ENTIRE SITE SHALL BE DIVERTED INTO THE DETENTION BASIN, PRIOR TO BEGINNING MASS EXCAVATION. THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENTATION TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY AND CONVEY THEM TO THE DETENTION BASIN.
 6. IF STORMWATER DETENTION IS NOT REQUIRED THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENT TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY.
 7. DISTURBED AREA SHALL BE STABILIZED BY SEEDING AT A MINIMUM, WITHIN SEVEN (7) DAYS OF COMPLETION OF DISTURBANCE UNLESS THE AREA WILL BE DISTURBED WITHIN FOURTEEN (14) DAYS AND GRASS SOWN AS NECESSARY TO RE- ESTABLISH VEGETATION FOR CONTROL OF SILTATION AND SOIL EROSION.
 8. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT 64 LBS/ACRE.
 9. INLET PROTECTION SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.
 10. TOPSOIL STOCKPILES SHALL BE SEEDDED WITHIN SEVEN (7) CALENDAR DAYS OF COMPLETION FOR EROSION CONTROL UNLESS THEY WILL BE DISTURBED WITHIN FOURTEEN (14) CALENDAR DAYS. ALL SOIL STORAGE PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE ON THE DOWN SLOPE SIDE OF THE PILES.
 11. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO FIELD TILES OR STORMWATER STRUCTURES IS PROHIBITED.
 12. WATER PUMPED DURING CONSTRUCTION OPERATION SHALL BE FILTERED.
 13. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADER TO PROVIDE A UNIFORM RATE OF APPLICATION.
 14. TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED, ADJUSTED OR RELOCATED AS NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
 15. ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE STRUCTURE DURING CONSTRUCTION OPERATIONS SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
 16. OVERLAND FLOW SHALL BE DIRECTED TO THE DETENTION BASIN PRIOR TO LEAVING THE SITE.
 17. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE CLIENT OR OTHER JURISDICTIONAL GOVERNMENTAL ENTITIES.
 18. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 30 DAYS OF FINAL STABILIZATION.

"THESE EROSION CONTROL PLANS ARE A PORTION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) TOTAL REQUIREMENTS FOR A COMPLETE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY THE GENERAL NPDES PERMIT NO. ILR10. CLIENT AND/OR CONTRACTOR WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL NPDES PERMIT AND COMPILATION OF THE COMPLETE SWPPP."

Manhard CONSULTING LTD

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

WIELAND METALS

567 NORTHGATE PARKWAY, WHEELING IL. 60090

SOIL EROSION CONTROL PLAN

PROJ. MGR.: TM

PROJ. ASSOC.: JP

DRAWN BY: NC

DATE: 03/22/2018

SCALE: 1:60

SHEET

6 OF 12

WIMWHI01

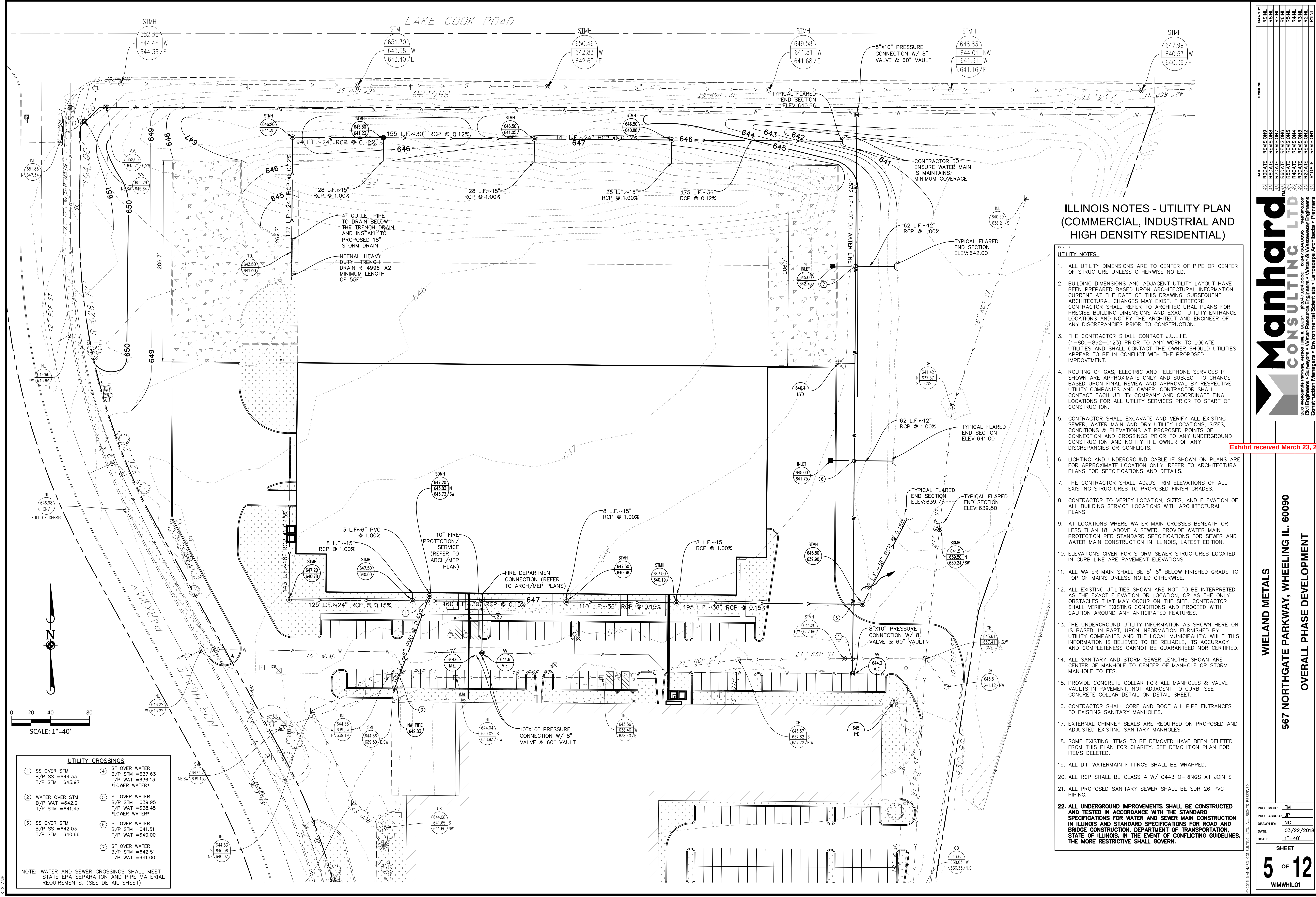
REVISIONS

DATE	REVISION	BY
	REVISION 1	RLN
	REVISION 2	RLN
	REVISION 3	RLN
	REVISION 4	RLN
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	REVISION 6	RLN
	REVISION 7	RLN
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	REVISION 15	RLN
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	REVISION 19	RLN
	REVISION 20	RLN

Exhibit received March 23, 2018

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PENDING



ILLINOIS NOTES - UTILITY PLAN
(COMMERCIAL, INDUSTRIAL AND
HIGH DENSITY RESIDENTIAL)

- UTILITY NOTES:**
- ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
 - BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
 - ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
 - CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
 - LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
 - THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
 - CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
 - AT LOCATIONS WHERE WATER MAIN CROSSES BENEATH OR LESS THAN 18" ABOVE A SEWER, PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
 - ELEVATIONS GIVEN FOR STORM SEWER STRUCTURES LOCATED IN CURB LINE ARE PAVEMENT ELEVATIONS.
 - ALL WATER MAIN SHALL BE 5'-6" BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE.
 - ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
 - THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
 - ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FES.
 - PROVIDE CONCRETE COLLAR FOR ALL MANHOLES & VALVE VAULTS IN PAVEMENT, NOT ADJACENT TO CURB. SEE CONCRETE COLLAR DETAIL ON DETAIL SHEET.
 - CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
 - EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
 - SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
 - ALL D.I. WATERMAIN FITTINGS SHALL BE WRAPPED.
 - ALL RCP SHALL BE CLASS 4 W/ C443 O-RINGS AT JOINTS
 - ALL PROPOSED SANITARY SEWER SHALL BE SDR 26 PVC PIPING.
 - ALL UNDERGROUND IMPROVEMENTS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS. IN THE EVENT OF CONFLICTING GUIDELINES, THE MORE RESTRICTIVE SHALL GOVERN.**

Manhard CONSULTING LTD

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WIELAND METALS

567 NORTHGATE PARKWAY, WHEELING IL. 60090

OVERALL PHASE DEVELOPMENT

PROJ. MGR.: TM

PROJ. ASSOC.: JP

DRAWN BY: NC

DATE: 03/22/2018

SCALE: 1"=40'

SHEET 5 OF 12

WIMWHIL01

Exhibit received March 23, 2018

PENDING

SITE DATA		FUTURE SITE DATA	
SITE AREA	22.1 ACRES	SITE AREA	22.1 ACRES
TOTAL DISTURBED AREA	7.79	TOTAL DISTURBED AREA	12.92
PARKING REQUIRED	XXXX	PARKING REQUIRED	XXXX
PARKING PROVIDED	291 SPACES	PARKING PROVIDED	291 SPACES
HANDICAP PROVIDED	8 SPACES	HANDICAP PROVIDED	8 SPACES
PARKING RATIO	1.04 SPACES/1000 S.F.	PARKING RATIO	1.04 SPACES/1000 S.F.
BUILT ENVIRONMENT AREA	XXXX	BUILT ENVIRONMENT AREA	XXXX
BUILDABLE LOT AREA	XXXX	BUILDABLE LOT AREA	XXXX
BUILDING AREA	306,115 S.F.	BUILDING AREA	402115 S.F.
LANDSCAPE AREA	XXXX	LANDSCAPE AREA	XXXX
IMPERVIOUS AREA	12.31 ACRES	IMPERVIOUS AREA	15.11 ACRES
PAVEMENT AREA	XXXX	PAVEMENT AREA	XXXX
SIDEWALK AREA	XXXX	SIDEWALK AREA	XXXX
PERMEABLE PAVER AREA	0.0	PERMEABLE PAVER AREA	0.0
EXISTING ZONING	I-3	EXISTING ZONING	I-3
BUILDING CONSTRUCTION	111,715 S.F.	BUILDING CONSTRUCTION	207,715 S.F.
OCCUPANCY TYPE	XXXX	OCCUPANCY TYPE	XXXX
BUILDING HEIGHT	XXXX	BUILDING HEIGHT	XXXX
FLOOR AREA RATIO (FAR)	32% (306,115)	FLOOR AREA RATIO (FAR)	43.4% (306,115)
GREEN SPACE	44% (423,170)	GREEN SPACE	27.4% (263,519)

OWNER/DEVELOPER
WIELAND METALS
567 NORTHGATE PKWY
WHEELING, IL
(847) 537-3990

SIGN LEGEND	
①	R1-1 STOP SIGN
②	R7-8 HANDICAP PARKING SIGN
③	FIRE LANE - NO PARKING SIGN
④	R5-1 DO NOT ENTER
⑤	R6-25 ONE WAY
⑥	R3-5 VAN PARKING ONLY

SITE DATA	
SITE AREA	22.1 ACRES
PARKING PROVIDED	289 SPACES
HANDICAP PROVIDED	12 SPACES
PARKING RATIO	1.04 SPACES/1000 S.F.

PAVEMENT MARKING LEGEND	
A	24" WHITE STOP BAR
B	4" YELLOW LINE
C	6" SOLID WHITE
D	LETTERS AND SYMBOLS PAVEMENT MARKINGS
E	TRAFFIC FLOW DIRECTIONAL ARROWS
F	4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER
G	4" YELLOW DIAGONAL AT 45° SPACED 3' O.C. W/ 4" YELLOW BORDER
H	4" DOUBLE YELLOW AT 12" C-C
I	4" WHITE (30' SKIP-10' DASH)
J	6" WHITE (6' SKIP-2' DASH)
K	DEPRESSED CURB

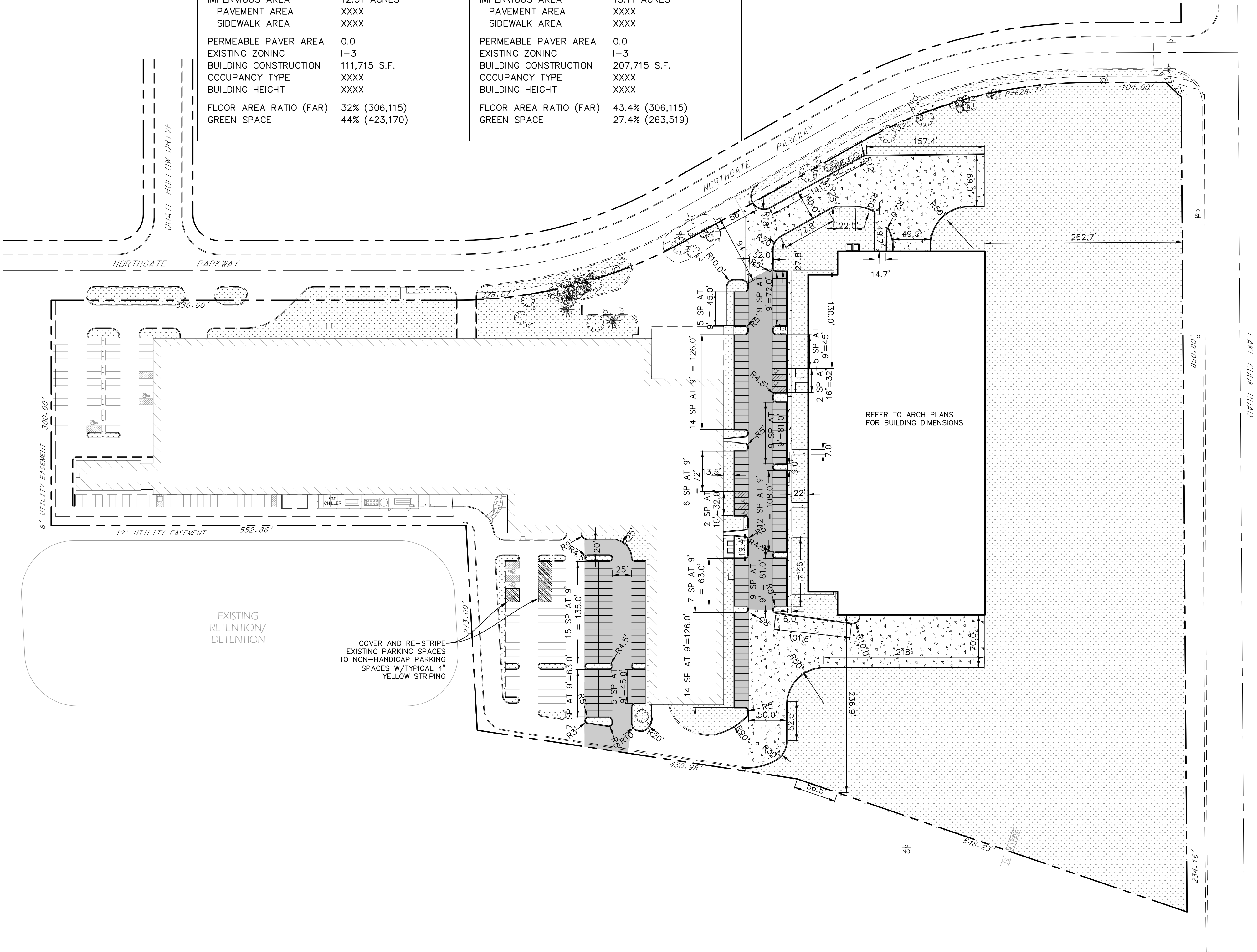
ILLINOIS NOTES (SITE PLAN)

- SITE DIMENSIONAL AND PAVING NOTES:**
- ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
 - ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
 - ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
 - TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
 - BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE, CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
 - IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
 - LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
 - ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
 - SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
 - DEPRESS CURB & GUTTER AT ALL SIDEWALK AND PATH LOCATIONS FOR HANDICAP ACCESS PER FEDERAL AND STATE STANDARDS.
 - THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
 - ALL ROADWAY AND PARKING LOT IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, LATEST EDITION.**

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF SIDEWALKS, SIDEWALK SCORING, BENCHES, BIKE RACKS, FLAG POLES, ETC. DIMENSIONS OF VESTIBULE, RAMPS AND TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS

ILLINOIS COMMERCIAL PAVEMENT LEGEND

PAVEMENT LEGEND	
	STANDARD DUTY PAVEMENT 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 2 1/4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50 8" AGGREGATE BASE COURSE, TYPE B
	MEDIUM DUTY PAVEMENT 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 2 1/4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50 10" AGGREGATE BASE COURSE, TYPE B
	HEAVY DUTY PAVEMENT 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 3" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50 12" AGGREGATE BASE COURSE, TYPE B
	CONCRETE PAVEMENT 8" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF 4" COMPACTED AGGREGATE BASE, TYPE B



REVISIONS	
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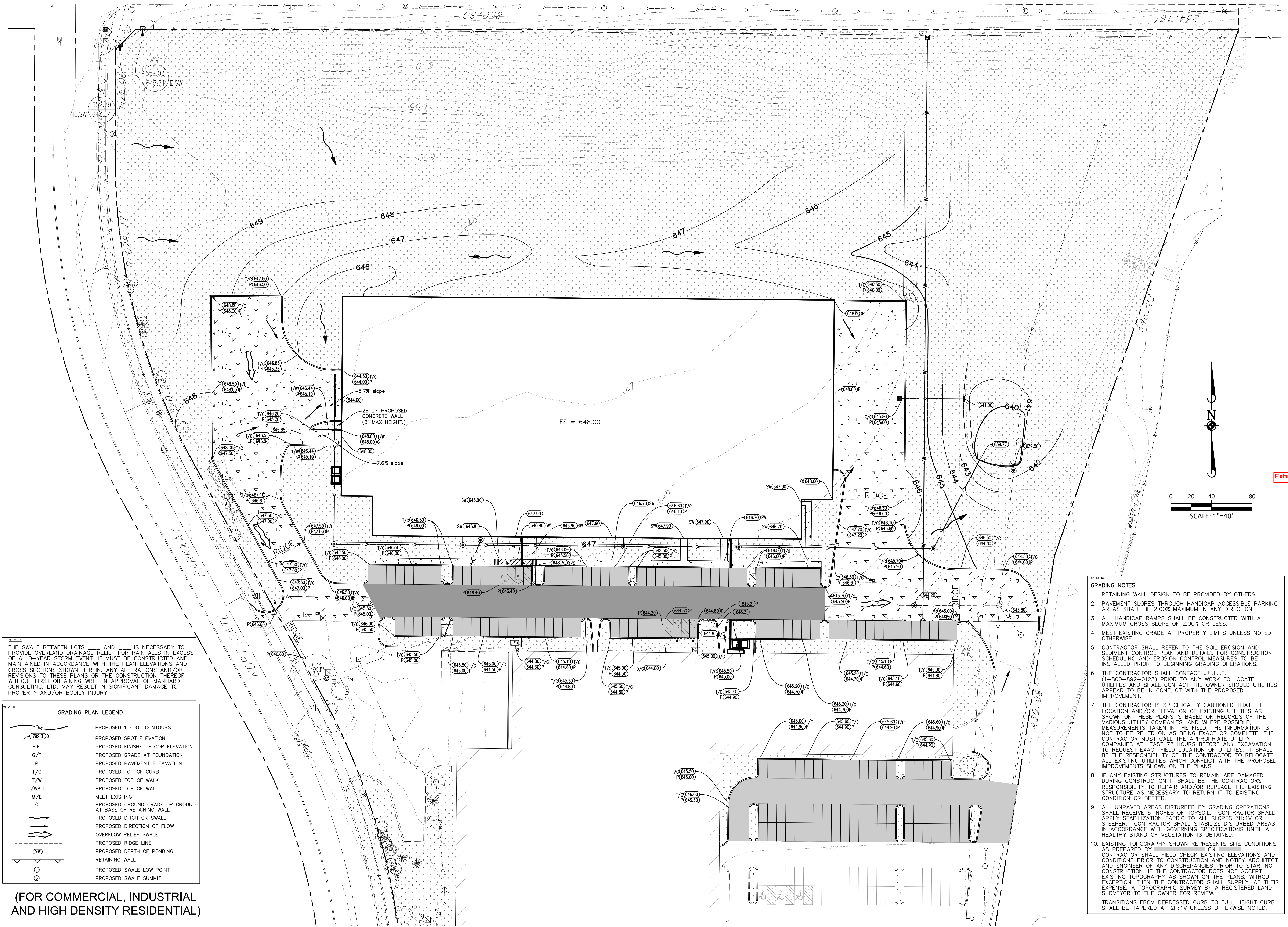
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847.434.1550
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Construction Managers • Environmental Scientists • Planners

Exhibit received March 23, 2018

WIELAND METALS
567 NORTHGATE PARKWAY, WHEELING IL. 60090
CIVIL SITE - DIMENSIONAL CONTROL PLAN

PROJ. MGR.: TM
PROJ. ASSOC.: CW
DRAWN BY: CW
DATE: 03/22/2018
SCALE: 1"=80'
SHEET
7 OF 12
WIMWHI01

PENDING



THE SWALE BETWEEN LOTS AND IS NECESSARY TO PROVIDE OVERLAND DRAINAGE RELIEF FOR RAINFALLS IN EXCESS OF A 10-YEAR STORM EVENT. IT MUST BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN ELEVATIONS AND CROSS SECTIONS SHOWN HEREIN. ANY ALTERATIONS AND/OR REVISIONS TO THESE PLANS OR THE CONSTRUCTION THEREOF WITHOUT FIRST OBTAINING WRITTEN APPROVAL OF MANHARD CONSULTING, LTD. MAY RESULT IN SIGNIFICANT DAMAGE TO PROPERTY AND/OR BODILY INJURY.

GRADING PLAN LEGEND	
	PROPOSED 1 FOOT CONTOURS
	PROPOSED SPOT ELEVATION
	PROPOSED FINISHED FLOOR ELEVATION
	PROPOSED GRADE AT FOUNDATION
	PROPOSED PAVEMENT ELEVATION
	PROPOSED TOP OF CURB
	PROPOSED TOP OF WALK
	PROPOSED TOP OF WALL
	MEET EXISTING
	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
	PROPOSED RIDGE LINE
	PROPOSED DEPTH OF PONDING
	RETAINING WALL
	PROPOSED SWALE LOW POINT
	PROPOSED SWALE SUMMIT

(FOR COMMERCIAL, INDUSTRIAL AND HIGH DENSITY RESIDENTIAL)

- GRADING NOTES:**
1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
 2. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
 3. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
 4. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
 5. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
 6. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS.
 7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
 9. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
 10. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY ON CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
 11. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.

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Construction Managers • Environmental Scientists • Landscapes Architects • Planners

DATE	REVISIONS
03/22/2018	REVISION 1
03/22/2018	REVISION 2
03/22/2018	REVISION 3
03/22/2018	REVISION 4
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WIELAND METALS

567 NORTHGATE PARKWAY, WHEELING IL. 60090

GRADING AND DRAINAGE PLAN

PROJ. MGR.: TM

PROJ. ASSOC.: JP

DRAWN BY: NC

DATE: 03/22/2018

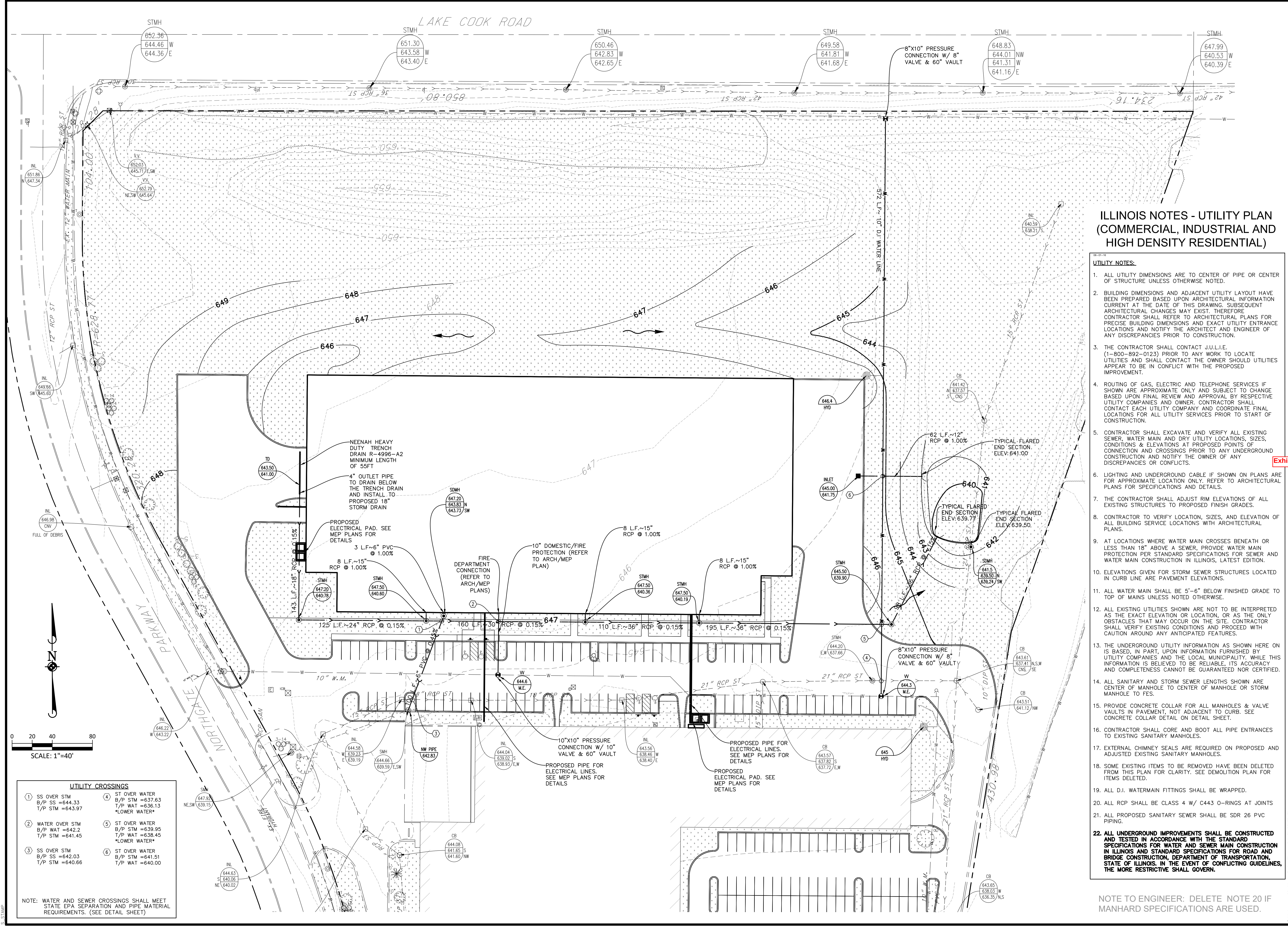
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SHEET 8 OF 12

WIMWHIL01

Exhibit received March 23, 2018

PENDING



ILLINOIS NOTES - UTILITY PLAN
(COMMERCIAL, INDUSTRIAL AND
HIGH DENSITY RESIDENTIAL)

- UTILITY NOTES:
1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
 2. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 3. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
 4. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
 5. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
 6. LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
 7. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
 8. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
 9. AT LOCATIONS WHERE WATER MAIN CROSSES BENEATH OR LESS THAN 18" ABOVE A SEWER, PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
 10. ELEVATIONS GIVEN FOR STORM SEWER STRUCTURES LOCATED IN CURB LINE ARE PAVEMENT ELEVATIONS.
 11. ALL WATER MAIN SHALL BE 5'-6" BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE.
 12. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
 13. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
 14. ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FES.
 15. PROVIDE CONCRETE COLLAR FOR ALL MANHOLES & VALVE VAULTS IN PAVEMENT, NOT ADJACENT TO CURB. SEE CONCRETE COLLAR DETAIL ON DETAIL SHEET.
 16. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
 17. EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
 18. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
 19. ALL D.I. WATERMAIN FITTINGS SHALL BE WRAPPED.
 20. ALL RCP SHALL BE CLASS 4 W/ C443 O-RINGS AT JOINTS
 21. ALL PROPOSED SANITARY SEWER SHALL BE SDR 26 PVC PIPING.
 22. ALL UNDERGROUND IMPROVEMENTS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS. IN THE EVENT OF CONFLICTING GUIDELINES, THE MORE RESTRICTIVE SHALL GOVERN.

NOTE TO ENGINEER: DELETE NOTE 20 IF
MANHARD SPECIFICATIONS ARE USED.

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WIELAND METALS

567 NORTHGATE PARKWAY, WHEELING IL. 60090

UTILITY PLAN

PROJ. MGR.: TM

PROJ. ASSOC.: JP

DRAWN BY: NC

DATE: 03/22/2018

SCALE: 1"=40'

SHEET 9 OF 12

WIMWHIL01

REVISIONS

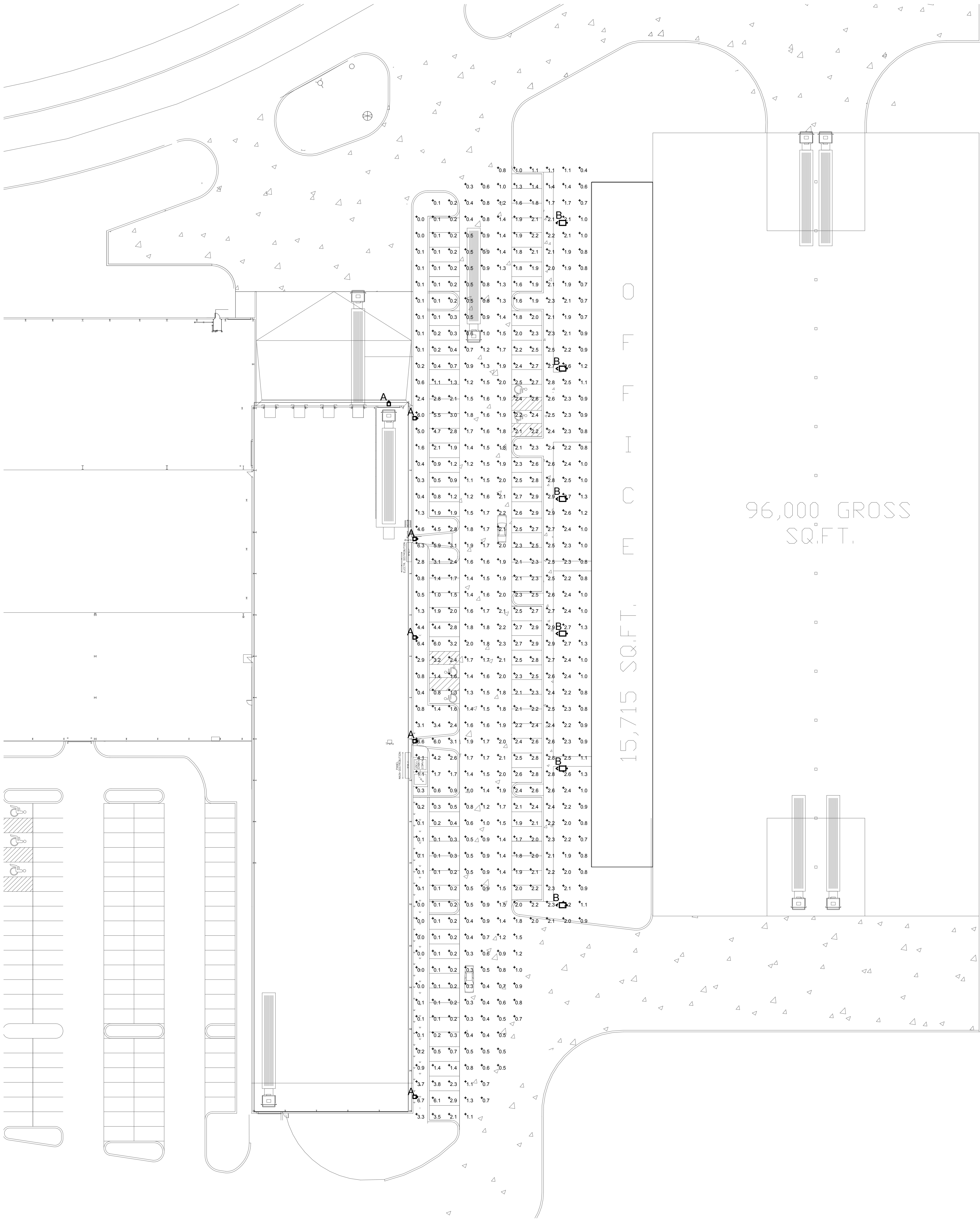
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	22	NC		22	NC

Exhibit received March 23, 2018

PENDING

Drawing Name & Location: M:\2017\W17413 - WTC Expansion\W17413 - X - Electrical.dwg Last Modified: 12/11/2017 7:57 AM Plotted On: 12/11/2017 9:53 AM Plotted By: ken meddings

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LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	6	TWR2 250M	DIE-CAST GENERAL PURPOSE WALLPACK WITH GLASS REFRACTOR	ONE 250-WATT ED28 PULSE START METAL HALIDES HORI-ONTALPOS.	TWR2_250M.s	22000	0.81	288
	B	6	DS-1 LED P5 40-12M MVOLT	DS-1 LED P5 40-12M MVOLT	LED	DS-1 LED P5 40-12M MVOLT.s	Absolute	0.81	138

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc: one #2	+	1.6 fc	6.7 fc	0.0 fc	N/A	N/A

GENERAL NOTES/MATERIALS KEYING

Exhibit received March 23, 2018



EXPIRES
11/30/17

SIGNED
02/21/17

W-T
THE W-T GROUP, LLC
Mechanical / Plumbing / Electrical Division
The W-T Group, LLC | Mechanical/Plumbing/Electrical Division
2875 Proton Avenue | Hoffman Estates, IL 60182
Main: 224-253-5333 | Fax: 224-253-6444
IL License No. 184.007870-0016
Exp: 04 / 30 / 2019
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3	JULY 31, 2017	CLIENT REVIEW
2	JULY 25, 2017	CLIENT REVIEW
1	JULY 11, 2017	CLIENT REVIEW
NO.	DATE	REASON FOR ISSUE
DRAWN BY:	GJC	CHECKED BY: CPR

CONSULTANTS

PROJECT TITLE

WIELAND FACTORY EXPANSION
567 NORTHGATE PARKWAY
WHEELING, IL 60090

G & R PROJECT NO: 1721.00

GRUND & RIESTERER
ARCHITECTS, INC.

EP101
PHOTOMETRIC PLAN

THE CIVIC OPERA BUILDING 20 NORTH WACKER DRIVE
SUITE 2416 CHICAGO, ILLINOIS 60606
T: 312-372-5353 F: 312-372-5367
E: GND@GRNDRIE.COM
W: WWW.GRNDRIE.COM



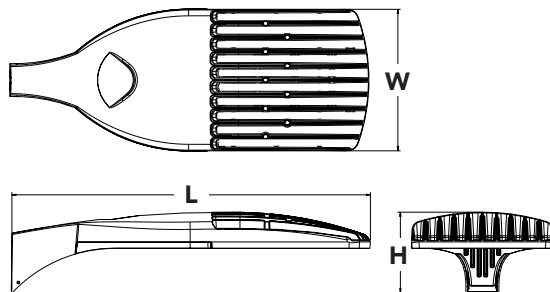
D-Series Size 1 LED Area Luminaire

d#series



Specifications

EPA:	1.01 ft ² (0.09 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7'-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



A+ Capable options indicated by this color background.

Catalog

Number

Notes

Type

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

A+ Capable Luminaire

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

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a **shaded background**. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**¹

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

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

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

DSX1LED					
Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics P1 P4 P7 P2 P5 P8 P3 P6 P9 Rotated optics P10 ¹ P12 ¹ P11 ¹ P13 ¹	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted ²	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium TSVS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control ^{2,3} LCCO Left corner cutoff ^{2,3} RCCO Right corner cutoff ^{2,3}	MVOLT ⁴ 120 ⁵ 208 ⁵ 240 ⁵ 277 ⁵ 347 ^{5,6} 480 ^{5,6}	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ⁷ RPUMBA Round pole universal mounting adaptor ⁷ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁸

Control options	Other options	Finish (required)
Shipped installed PER NEMA twist-lock receptacle only (controls ordered separate) ⁹ PER5 Five-wire receptacle only (controls ordered separate) ^{9,10} PER7 Seven-wire receptacle only (controls ordered separate) ^{9,10} DMG 0-10V dimming extend out back of housing for external control (leads exit fixture) DS Dual switching ^{11,12} PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{13,14} PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{13,14} PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{13,14}	PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{13,14} BL30 Bi-level switched dimming, 30% ^{12,15} BL50 Bi-level switched dimming, 50% ^{12,15} PNMTDD3 Part night, dim till dawn ¹⁶ PNMT5D3 Part night, dim 5 hrs ¹⁶ PNMT6D3 Part night, dim 6 hrs ¹⁶ PNMT7D3 Part night, dim 7 hrs ¹⁶ FA0 Field adjustable output ¹⁷	Shipped installed HS House-side shield ¹⁸ SF Single fuse (120, 277, 347V) ⁵ DF Double fuse (208, 240, 480V) ⁵ L90 Left rotated optics ¹ R90 Right rotated optics ¹ BS Bird spikes EGS External glare shield DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



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Exhibit received March 23, 2018

DSX1-LED
 Rev. 10/25/17
 Page 1 of 7



D-Series Size 2 LED Wall Luminaire



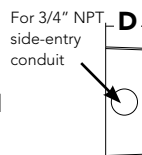
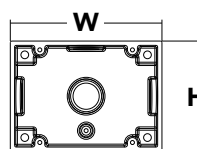
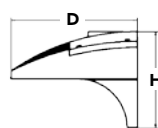
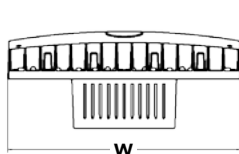
d^{series}

Specifications Luminaire

Width: 18-1/2" (47.0 cm)
Depth: 10" (25.4 cm)
Height: 7-5/8" (19.4 cm)

Back Box (BBW)

Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)
Height: 4" (10.2 cm)
BBW Weight: 1 lbs (0.5 kg)



A+ Capable options indicated by this color background.

Catalog
Number

Notes

Type

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

A+ Capable Luminaire

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

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL[®] controls marked by a **shaded background**. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM[®] or XPoint[™] Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**¹

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

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

Ordering Information

EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTXD

DSXW2 LED												
Series	LEDs	Drive Current		Color temperature		Distribution		Voltage	Mounting	Control Options		
DSXW2 LED	20C	20 LEDs (two engines)	350 350 mA	30K 3000 K	T2S	Type II Short	MVOLT ³	(blank)	Surface mounting bracket	Shipped installed		
	30C	30 LEDs (three engines)	530 530 mA	40K 4000 K	T2M	Type II Medium	120 ⁴			PE	Photoelectric cell, button type ⁷	
700 700 mA			50K 5000 K	T3S	Type III Short	208 ⁴	PER	NEMA twist-lock receptacle only (control ordered separate) ⁸				
			1000 1000 mA ¹ (1 A)	AMBPC Amber phosphor converted ²	T3M	Type III Medium	240 ⁴			PERS	Five-wire receptacle only (control ordered separate) ^{8,9}	
					T4M	Type IV Medium	277 ⁴			PER7	Seven-wire receptacle only (control ordered separate) ^{8,9}	
					TFTM	Forward Throw Medium	347 ^{4,5}	Shipped separately ⁶	BBW	Surface-mounted back box (for conduit entry)	DMG	0-10V dimming driver (control ordered separate)
					ASYDF	Asymmetric diffuse	480 ^{4,5}				PIR	180° motion/ambient light sensor, <15' mtg ht ^{10,11}
											PIRH	180° motion/ambient light sensor, 15-30' mtg ht ^{10,11}
											PIR1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{11,12}
											PIRH1FC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{11,12}

Other Options

Finish (required)

Shipped installed

SF Single fuse (120, 277, 347V)³
DF Double fuse (208, 240, 480V)³
HS House-side shield⁴
SPD Separate surge protection¹³

Shipped separately¹³

BSW Bird-deterrent spikes
WG Wire guard
VG Vandal guard

DDBXD Dark bronze
DBLXD Black
DNAXD Natural aluminum
DWHXD White

DSSXD Sandstone
DDBTXD Textured dark bronze
DBLBXD Textured black
DNATXD Textured natural aluminum

DWHGXD Textured white
DSSTXD Textured sandstone



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Exhibit received March 23, 2018

DSXW2-LED
Rev. 10/25/17
Page 1 of 4

LEGAL DESCRIPTION

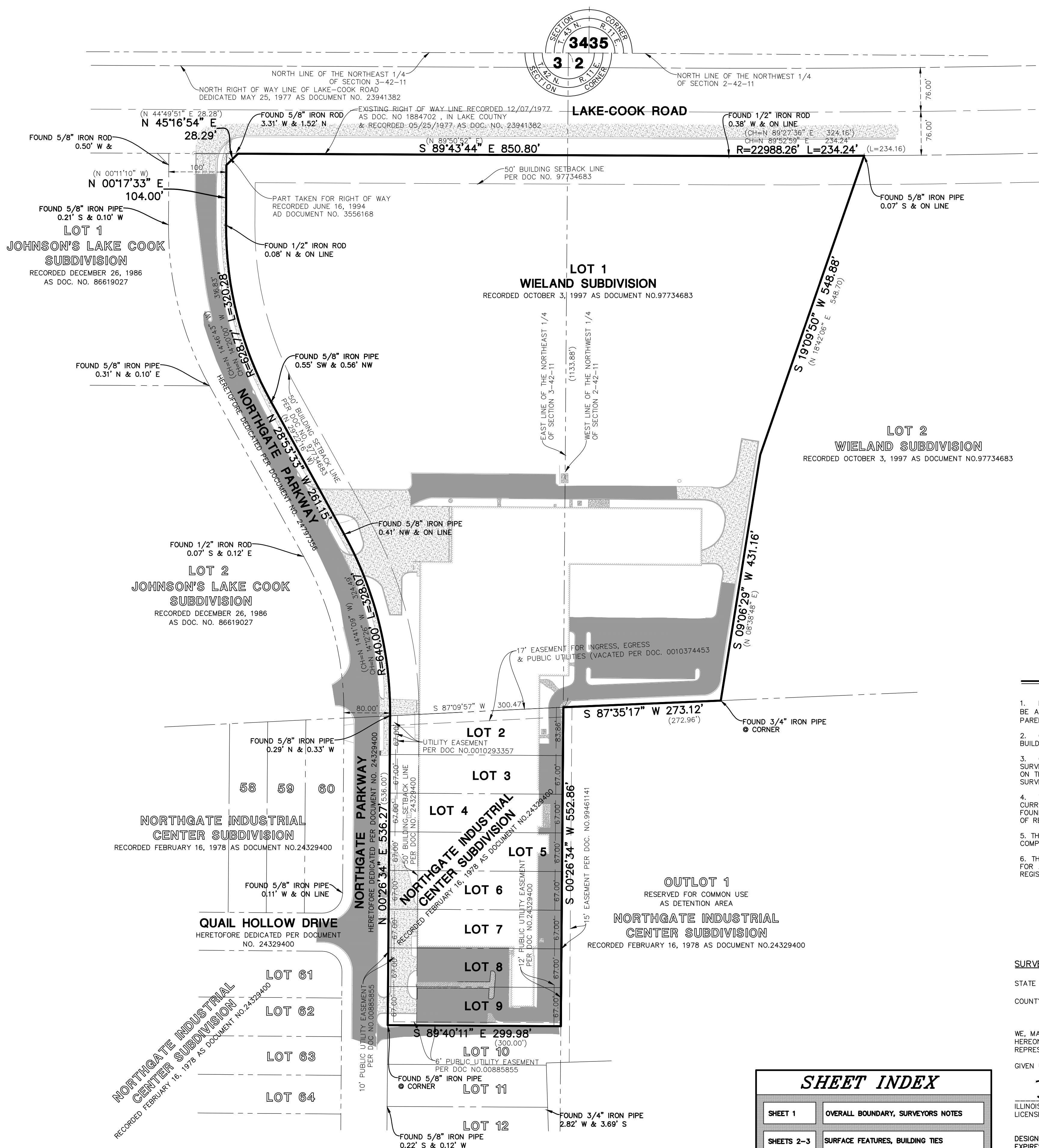
LOT 1 IN WELAND SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTIONS 2 AND 3 TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3, 1997 AS DOCUMENT 97734683, IN COOK COUNTY, ILLINOIS.

ALSO

LOTS 2 THROUGH 9 IN NORTHEAST INDUSTRIAL CENTER, BEING A SUBDIVISION IN PART OF SECTIONS 2 AND 3, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPLE MERIDIAN, RECORDED FEBRUARY 16TH, 1978 AS DOCUMENT NUMBER 24329400, ALL IN COOK COUNTY, ILLINOIS.



NOT TO SCALE



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

SURVEY PREPARED FOR

WIELAND METALS INC.
567 NORTHGATE PARKWAY
WHEELING, ILLINOIS 60090

PROPERTY AREA

963,610 SQUARE FEET (22.121 ACRES)

PROPERTY ADDRESS

567 NORTHGATE, PARKWAY, WHEELING ILLINOIS

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF, NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (.456.67) ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
4. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
5. THIS SURVEY WAS PREPARED FOR WIELAND METALS INC. BASED ON A FIELD SURVEY COMPLETED ON OCTOBER 23, 2017.
6. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANASSA CONSULTING, LTD., IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184000350, EXPIRES APRIL 30, 2019.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)) SS
COUNTY OF LAKE)

WE, MANHARD CONSULTING LTD., DO HEREBY DECLARE THAT WE HAVE SURVEYED THE HERE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 23TH DAY OF MARCH, A.D., 2018.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES: NOVEMBER 30, 2018

DESIGN FIRM PROFESSIONAL REGISTRATION NO. 184003350
EXPIRES APRIL 30, 2019



<i>SHEET INDEX</i>	
SHEET 1	OVERALL BOUNDARY, SURVEYORS NOTES
SHEETS 2-3	SURFACE FEATURES, BUILDING TIES

PLAT OF SURVEY



LEGEND

- | | |
|--|----------------------------------|
| | = EX. PROPERTY LINE |
| | = EX. EASEMENT LINE |
| | = EX. SIDEWALK |
| | = EX. CONCRETE CURB & GUTTER |
| | = EX. DEPRESSIONED CURB |
| | = EX. CHAIN-LINK FENCE |
| | = EX. WOOD FENCE |
| | = EX. OVERHEAD WIRES |
| | = EX. WATER LINE |
| | = EX. LANDSCAPE AREA |
| | = EX. DITCH/SWALE |
| | = EX. MISCELLANEOUS MANHOLE (MH) |
| | = EX. STORM MANHOLE (MH) |
| | = EX. STORM CATCH BASIN (CB) |
| | = EX. STORM INLET (INL) |
| | = EX. RIP-RAP |
| | = EX. DRAIN |
| | = EX. DOWN SPOUT |
| | = EX. STORM CLEANOUT |
| | = EX. SANITARY MANHOLE (SMH) |
| | = EX. SANITARY CLEANOUT |
| | = EX. FIRE HYDRANT/AUX. VALVE |
| | = EX. VALVE BOX |
| | = EX. VALVE VAULT (V.V.) |
| | = EX. WATER METER |
| | = EX. BUFFALO BOX |
| | = EX. GAS METER |
| | = EX. ELECTRICAL METER |
| | = EX. ELECTRICAL MANHOLE |
| | = EX. ELECTRIC PEDESTAL/BOX |
| | = EX. ELECTRICAL OUTLET |
| | = EX. HANDHOLE |
| | = EX. TELEPHONE PEDESTAL |
| | = EX. TELEVISION PEDESTAL |
| | = EX. UTILITY POLE |
| | = EX. UTILITY POLE WITH LIGHT |
| | = EX. GUY WIRE |
| | = EX. LIGHT STANDARD |
| | = EX. STREET LIGHT |
| | = EX. GROUND LIGHT |
| | = EX. BOLLARD LIGHT |
| | = EX. SIGN |
| | = EX. BOLLARD |
| | = EX. FIRE SIAMESE/ALARM BOX |
| | = EX. AIR CONDITIONING UNIT |
| | = EX. HANDICAPPED PARKING |
| | = EX. DUCTILE IRON PIPE |
| | = EX. CORRUGATED PLASTIC PIPE |
| | = EX. BITUMINOUS PAVEMENT |
| | = EX. CONCRETE |
| | = EX. AGGREGATE |
| | = EX. BRICK |

LOT 1
JOHNSON'S LAKE COOL
SUBDIVISION
RECORDED DECEMBER 26, 1986
AS DOC. NO. 86619027

LOT 2
JOHNSON'S LAKE COOL
SUBDIVISION
RECORDED DECEMBER 26, 1986
AC 200 NO. 26612227

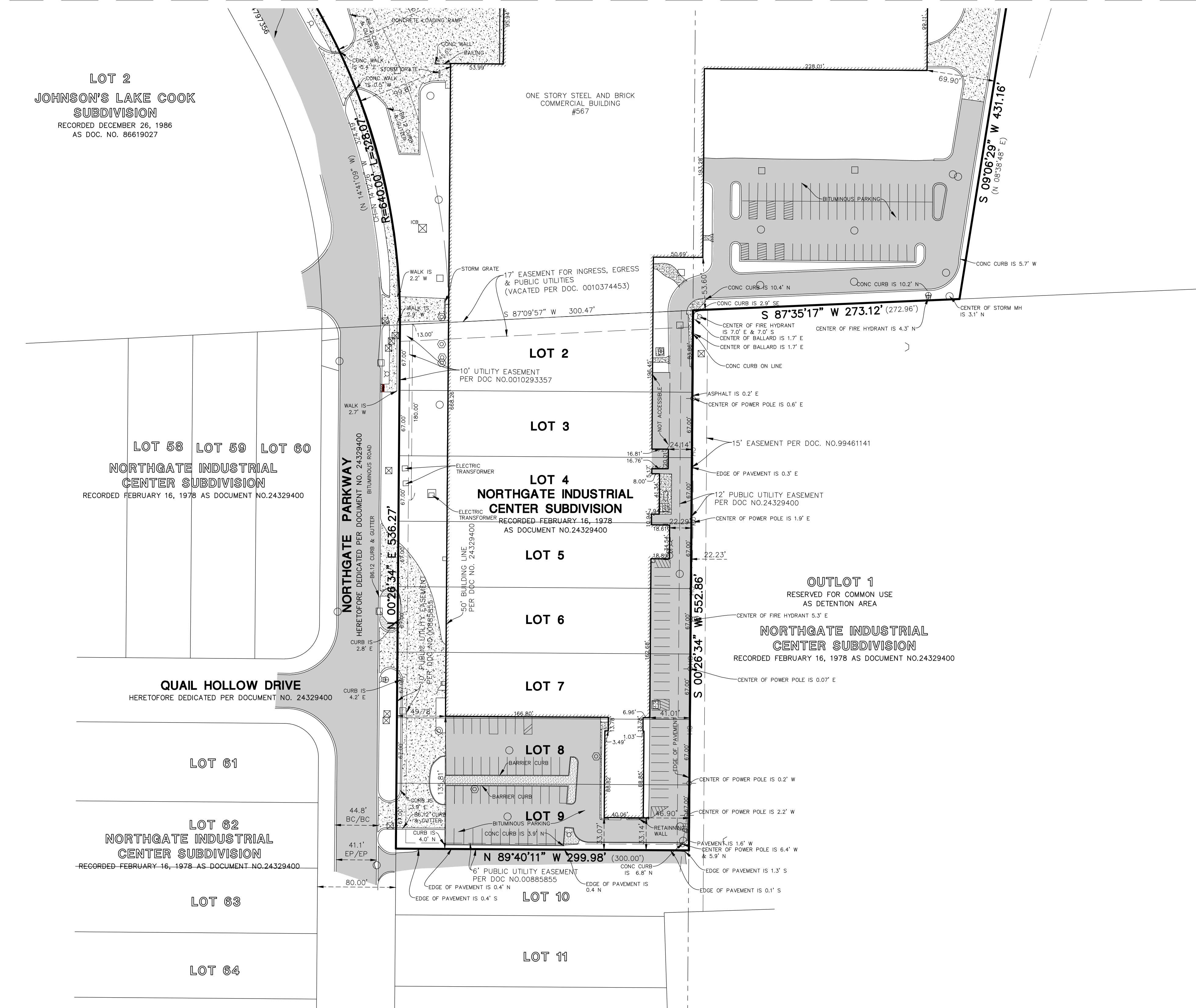
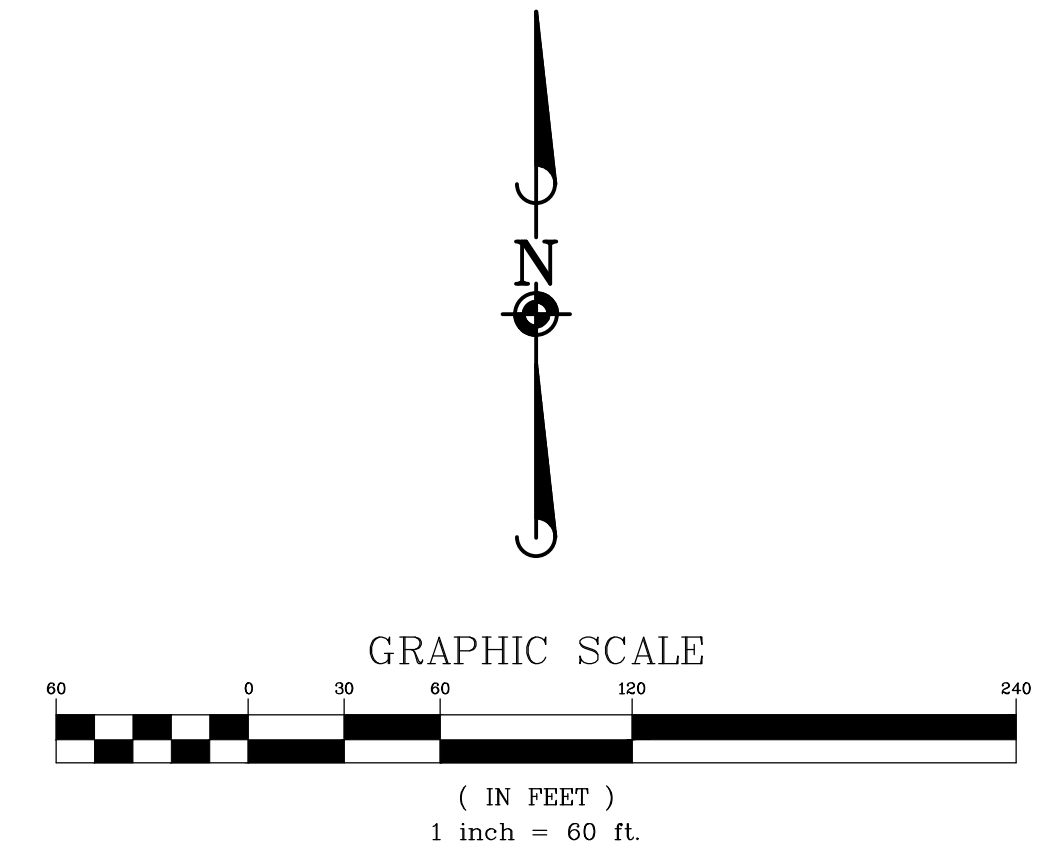
LOT 1
WIELAND SUBDIVISION
RECORDED OCTOBER 3, 1997 AS DOCUMENT NO. 9773468

LOT 2
WIELAND SUBDIVISION
RECORDED OCTOBER 3, 1997 AS DOCUMENT NO. 9773468

MATCHLINE - SEE SHEET 3

PLAT OF SURVEY

MATCHLINE - SEE SHEET 2



LEGEND

- | | |
|--|----------------------------------|
| | = EX. PROPERTY LINE |
| | = EX. EASEMENT LINE |
| | = EX. SIDEWALK |
| | = EX. CONCRETE CURB & GUTTER |
| | = EX. DEPRESSED CURB |
| | = EX. CHAIN-LINK FENCE |
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| | = EX. CORRUGATED PLASTIC PIPE |
| | = EX. BITUMINOUS PAVEMENT |
| | = EX. CONCRETE |
| | = EX. AGGREGATE |
| | = EX. BRICK |

[illegible]

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WIELAND FACTORY EXPANSION

567 NORTHGATE PARKWAY, WHEELING ILLINOIS

PLAT OF SURVEY

Exhibit received March 23, 2018

PROJ. MGR.: TM
 PROJ. ASSOC.: JDB
 DRAWN BY: PJD
 DATE: 3/23/18
 SCALE: 1"=60'

SHEET
3 OF 3
WIMWHILO1

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. Casolari, Senior Planner

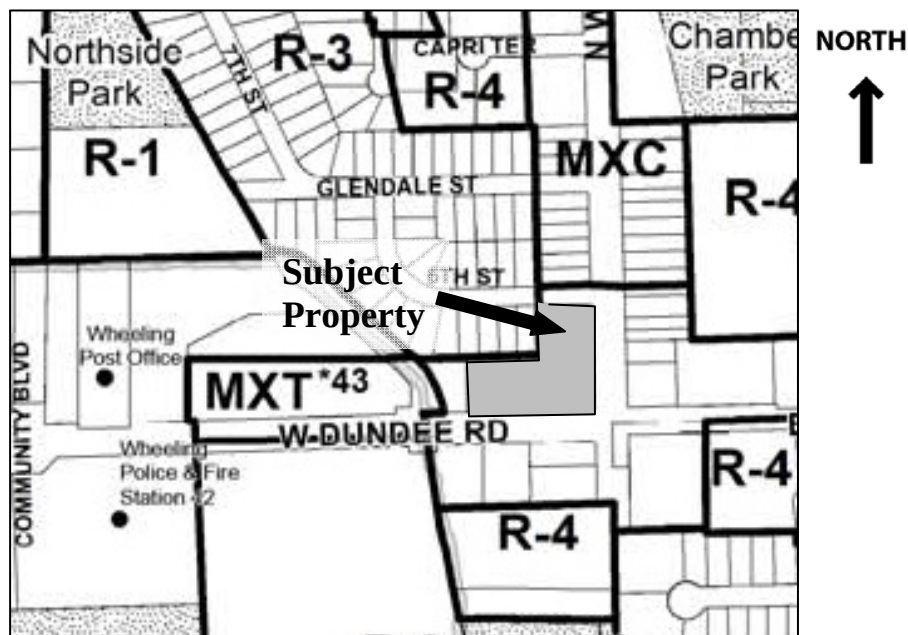
RE: **Docket No. 2018-8A&B**
Mexcal Mexican Grill
58 N. Wolf Road
(2018-8A) Variation from Title 19, Zoning, Regarding
Required Parking
(2018-8B) Special Use-Site Plan Approval of a Sit-Down
Restaurant

DATE OF REPORT: May 2, 2018

DATE OF MEETING: May 10, 2018

PROJECT OVERVIEW: The petitioner is seeking multiple zoning actions to establish a new restaurant in the existing former El Alamo restaurant space at 58 N. Wolf Road. The petitioner requests special use-site plan approval for a sit-down restaurant and is seeking a zoning variation to reduce the required amount of parking for a restaurant use.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant Name: Heriberto Gomez, restaurant owner

Property Owner Name: Gust Tourlis

Common Location: Located in Center Plaza.

<u>Neighboring Property Land Use(s):</u>	North: Multi-Family Residential West: Single-Family Residential South: Commercial East: Commercial
<u>Comprehensive Plan Designation:</u>	Commercial Residential Mixed Use
<u>Property size:</u>	81,420 sq ft (entire zoning lot) 6,000 sq ft (building) 2,156 sq ft (unit)
<u>Existing Use of Property:</u>	Sit-down restaurant
<u>Proposed Use of Unit:</u>	Sit-down restaurant
<u>Existing Property Zoning:</u>	B-3, General Commercial & Office District
<u>Previous Relevant Zoning Action on Property:</u>	
1990-13	Ordinance No. 2653, passed 11.05.1990, granted special use site-plan approval for a carry-out restaurant (58 N. Wolf).
2002-17	Ordinance No. 3644, passed 8.07.2000, granted special use-site plan approval for a sit-down restaurant (8 W. Dundee).
2004-24A	Ordinance No. 4965, passed 9.20.2004, granted a parking variation for a sit-down restaurant (12 W. Dundee).
2004-24B	Ordinance No. 4966, passed 9.20.2004, special use-site plan approval for a sit-down restaurant (12 W. Dundee).

DESCRIPTION OF PROPOSAL

The applicant, Mexcal Mexican Grill, has been currently operating under the previous special use ordinance. The special use limited the hours of operation from 10am to 8pm Sunday through Thursday and until 10pm on Friday and Saturday. The ordinance also limited seating to a maximum of 21.

At this time, the applicant is seeking the following zoning requests to establish a new restaurant:

1. Special use-site plan approval for a sit-down restaurant; and
2. A zoning variation to reduce the amount of required parking for a sit-down restaurant from 23 to 15 stalls.

According to the project description, the full service restaurant will include dine-in, carry-out, and delivery services. The proposed hours of operation are 10am to 10pm Sunday through Thursday and until 11pm on Friday and Saturday. There will be six employees during peak shifts.

No exterior changes are proposed to the building façade or site.

SITE PLAN REVIEW

Site plan: No changes are proposed to the existing site.

Floor plan: The floor plan indicates seating for a total of 49 customers (28 table chairs, 17 bar stools, and 4 gaming stations). The dining area and bar are located in the same room. The gaming area will be isolated from the restaurant space.

Total Number of Parking Spaces: There are 76 existing parking spaces for the zoning lot, which includes all the tenants in Center Plaza (8-20 W. Dundee and 50-58 N. Wolf). Based on the proposed floor plan with 49 seats (including tables, bar stools and gaming terminals) and 6 employees, the use requires 23 parking stalls. However, there are only 15 parking stalls allocated to this unit. Therefore this use also requires a parking variation of 8 stalls. The Plan Commission may wish to discuss the perceived parking needs of the restaurant with the applicant.

Trash enclosure: There is an existing trash enclosure for the restaurant. The petitioner provided a written statement regarding that the existing trash facilities is adequate for the proposed use.

Lighting: There are existing pole-mounted site lights and building-mounted fixtures. No changes are proposed.

Bicycle parking: The plans do not address bicycle parking. The Plan Commission may wish to discuss a suitable location for a bike rack with the petitioner. A condition has been added to the motion that a bicycle rack be added to the site.

STANDARDS FOR SPECIAL USE

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

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

“Remodeling the current business will help drive more customers from areas outside Wheeling and help increase foot traffic in the area. As well, our modern Mexican cuisine concept will allow locals to have an option of high quality Mexican cuisine.”

The applicant desires to make the proposed restaurant a destination for the community. The proposal will allow for an expanded dining space. The existing special use only allows 21 seats. The proposed restaurant will have 49 seats and expanded hours of operation.

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

“Our main goal as a business is to help our local community by bringing more people to the Wheeling area. Our business concept focuses on becoming a destination restaurant that allows locals and visitors to enjoy a nice quiet dinner.”

No changes will occur to the site or to the character of the area.

3. State how the location and size of the Special Use, the nature and intensity of the operation involved in or conducted in connection with it, the size of the site in relation to it, and the

location of the site with respect to streets giving access to it, will be in harmony with and will not impede the normal, appropriate, and orderly development of the district in which it is to be located and the development of surrounding properties. (Explain how the proposed use will allow the surrounding area to develop appropriately. Is the use too large for the site? Will it be in a location on the lot that will cause conflicts with adjacent properties? Does the use create noise, odor, smoke, or light that will affect other properties?)

“Our location is well situated between Wolf Road and Dundee Road which will allow locals and visitors to have access to the plaza from both streets. We believe being so close to such an important road as Dundee helps to bring vehicle traffic. Since our number of seats will remain almost the same as current that means that the traffic of the plaza won’t increase much.”

The proposed restaurant will require a parking variation. Provided the parking is deemed adequate to meet the proposed needs of the restaurant use, then the proposed special use will be in harmony with the district and surrounding properties.

4. State how the location, nature and height of buildings, walls and fences, and the nature and extent of the landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, or will not impair the value thereof. (Explain how the proposed use will not prevent development on adjacent properties. Will the proposed use have a negative impact on existing adjacent land uses?)

“The remodeling of the business won’t make any changes on the structure of the building. All changes will be done to the existing dining room in order to have more space in between tables.”

No exterior modifications are proposed.

5. State how the parking areas will be of adequate size for the particular use, properly located, and suitably screened from adjoining residential uses, entrance and exit drives shall be laid out so as to prevent traffic hazards and nuisances, and the development will not cause traffic congestion. (Is adequate parking provided? Is parking area visible from adjacent homes? Are the entrance and exit drives designed for safe access to the site? Will the special use generate so much traffic as to cause congestion? Will visitors to the special use access the site through residential streets?)

“With the remodeling, the business will continue having the same number of seats and won’t involve more parking stalls.”

The Director of Community Development allowed the business to convert its waiting area to dining space on a temporary basis while the applicant processes the special use application. No changes will occur to the site or to the character of the area.

6. State how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulation in that zone. (Other than the special use listed in this application, the proposal must meet all other requirements of the Zoning Code. Note any other exceptions.)

“The current restaurant is known or seen by customers as a tavern and the main goal of the remodeling is to improve that concept to a more modern restaurant, that might allow us to drive more customers with a better return for the business.”

In addition to the proposed special use, the petitioner is requesting a variation from the required amount of parking for a restaurant use.

STANDARDS FOR VARIATION

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

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

“The expansion of the current parking lot seems difficult because of the design of the plaza where the restaurant is located.

There is no additional space on the property to build additional parking.

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

“This particular request is difficult to fulfill since the restaurant has been operating since 1992 with the previous codes. We understand there are new codes in place and we want to respect them. But it would be difficult to add eight new parking stalls to the lot since the design of the plaza doesn’t allow for it.”

Due to the existing tenant mix at this shopping center, there is less available parking for a restaurant of this size.

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

“The difficulty wasn’t created by the new owners of the business when they bought the restaurant. They didn’t know that these difficulties were in place since the business has been operating since 1992 and the codes were different then.”

The hardship is created by the petitioner’s desire to have additional seats in the restaurant. The previous restaurant operated with more carry-out business, which had a lower parking requirement. The petitioner desires to have a more upscale sit-down restaurant, which requires more parking. However, there is no other feasible location on the property for additional parking.

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

“It is important to consider that when the business was acquired by the new ownership (January 2017) this business didn’t generate enough sales to continue operation. Nevertheless, the ownership saw the potential in the area to grow. However, the business

currently is on the stage of breaking even and the new ownership believes that the big break for the business will come when the remodeling gets done (if approved). If for some reason this request is denied, the ownership believes it will compromise operations for the future of the business.”

If the variation is not granted, the applicant indicates it will compromise the viability of the business.

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

“The remodeling is based on creating a better, bigger and nice atmosphere for all current clients and future clients with the main goal of not only increasing sales, but to help the neighborhood increase foot traffic and eventually create a destination restaurant.”

The applicant indicates a large part of its customer base is from foot traffic, which does not require parking. As such, the remaining parking on the property is adequate to accommodate the proposed restaurant use.

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

“The remodeling will not make changes to the light or air of the current structure. With regards to traffic circulation, the plaza is located on roads designed to drive a large number of cars. Additionally, we believe that the increase in foot traffic to the plaza will not affect traffic. On the other hand, the remodeling contemplates the demolition of a wall which will lower the risk of fire. Also, the remodeling will modernize the space and will raise the added value of the properties around it.”

Provided the parking is deemed adequate to meet the proposed needs of the restaurant use, then site and area will operate safely and will not impair the property values of adjacent properties.

STAFF REVIEW

Fire Department Review: The Fire Department has submitted a memo dated May 2, 2018. These comments will be addressed at permit.

Engineering Division Review: The Engineering Division has reviewed the plans and has indicated there are no comments at this time.

Health Division Review: The Health Officer has reviewed the plans and has indicated there are no comments at this time.

Impact on Adjacent Uses: Provided the parking variation is determined to be acceptable, no significant impact is anticipated on adjacent uses.

Staff Recommended Action: Prior to recommending approval of the proposed special use for a sit-down restaurant and parking variation, staff suggests the Plan Commission discuss the following with the petitioner:

1. Discussion of actual parking needs vs. required parking counts for the proposed use;
2. Location of the required bicycle rack.

PROPOSED MOTIONS

If the Plan Commission approves of the requested special use for a restaurant and a parking variation, appropriate motions would be to:

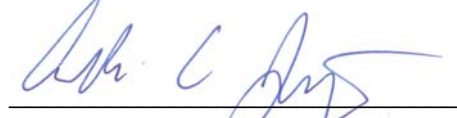
Recommend approval of Docket No. 2018-8A, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11 General Development Standards, Chapter 19.11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading, Section E Parking Standards, Subsection 1 Minimum Required Parking per Land Use Category, and associated sections, to reduce the required parking for the proposed sit-down restaurant, from twenty-three (23) to fifteen (15), for Mexcal Mexican Grill, to be located at 58 N. Wolf Road, Wheeling Illinois, which is within the Center Plaza Shopping Center.

And recommend approval of Docket No. 2018-8B 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 following exhibits submitted March 20, 2018 by Mexcal Mexican Grill, to be located at 58 N. Wolf Road, Wheeling Illinois:

- Cover letter,
- Demolition plan,
- Floor plan, and
- Statement regarding trash enclosure.

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.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Casolari
Senior Planner

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

 [Fire Department comments, 5.02.2018](#)

 [Project description](#)

 [Demolition plan](#)

 [Floor plan](#)

 [Statement regarding trash enclosure](#)

Mexcal Mexican Grill – 58 N. Wolf Road

Docket No. 2018-8A&B (Special Use-Site Plan Approval of a Sit-Down Restaurant & a Zoning Variation to Reduce the Amount of Required Parking)



Existing conditions of subject unit (looking west)



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: May 2, 2018
SUBJECT: Proposed Interior Remodeling of Existing Restaurant – 58 North Wolf Road – Mexcal Restaurant – Plans received for review by the Fire Department, April 19, 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 proposed plans show no changes to the existing Fire Department access to the site.

58 North Wolf Road – Remodeled Existing Restaurant

1. Based on the documents submitted for review, the petitioner's proposal is for the remodeling of an existing restaurant. The restaurant would be an (A-2) Assembly Use Group occupancy as defined in the 2012 Editions of the International Building (IBC) and Fire Prevention Codes (IFC).
2. The proposed occupancy load for the occupancy will be verified during the remodeling process.
3. The building is an existing sprinklered building. The sprinkler system shall be modified as required during remodeling in accordance with the 2012 Editions of the International Building and Fire Prevention Codes as amended by the Village of Wheeling.
4. The building is equipped with an existing fire alarm system and the system shall be modified as required in accordance with the 2012 Editions of the International Building and Fire Prevention Codes as amended by the Village of Wheeling.
5. Based on the items presented for review, there are no changes to the existing cooking equipment in the tenant space.
6. All construction related to the remodeling shall comply with the Village's Building and Fire Prevention Codes (2012 Editions of the International Building Code & International Fire Code – with amendments).
7. This review is not a review for issuance of a building permit and additional comments will be forthcoming in the permitting process.

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

Mexcal Mexican Grill – 58 N. Wolf Road

Docket No. 2018-8A&B (Special Use-Site Plan Approval of a Sit-Down Restaurant & a Zoning Variation to Reduce the Amount of Required Parking)



Existing conditions of subject unit (looking west)

Heriberto Gomez
Mexcal Mexican Grill
56 - 58 N Wolf Rd.
Wheeling IL 60090

Subject: *Business Operations*

To whom it concern:

This letter is intended to describe how our business plan to operate after the proposed remodeling, our business will operate as a full service Mexican restaurant providing dine in, to-go and delivery services our planed ours of operations are Sunday to Thursday from 10:00 a.m. until 10:00 p.m. and Fridays - Saturday from 10:00 a.m. until 11:00 p.m.

Expected rush hours based on previous years are during our lunch time from 12:00 p.m. to 2:00 p.m. and dinner time from 6:00 p.m. to 8:00 p.m. in which we are planning on having 4 to 6 employees depending on the day (this numbers include back and front of the house staff) the restaurant will be serving traditional Mexican food with a full bar option.

On terms of internal operation our staff will arrive at 9:00 a.m. for opening and leave the restaurant no later than 11:00 p.m. for closing as for our suppliers already have a schedule for deliveries which are Monday's, Wednaday's and Fridays from 9:00 a.m. to 10:00 a.m.

Our main goal is to grow our business and become eventually in a destination restaurant which drives not only business to our restaurant but to the entire community.

If you have any other questions or concerns please feel free to contact us at any time.

Heriberto Gomez
Business Owner
Phone: 847-456-5323
Mexcal Mexican Grill

Exhibit received March 20, 2018

EL ALAMO MEXICAN GRILL

58 N WOLF

WHEELING, ILLINOIS

CONSTRUCTION TYPE: 2B
GROUP CLASSIFICATION: ASSEMBLY, GROUP A-2
TOTAL AREA OF RENOVATION: 2,154 SF

THE EXISTING BUILDING IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM. SPRINKLER CONTRACTOR SHALL SUBMIT DRAWINGS FOR REVIEW AND APPROVAL.

THE EXISTING BUILDING IS PROTECTED BY A FIRE ALARM SYSTEM AND FIRE ALARM CONTRACTOR SHALL SUBMIT FOR REVIEW AND APPROVAL.

PORTABLE FIRE EXTINGUISHERS SHALL BE SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH SECTION 904.1 OF THE 2012 INTERNATIONAL FIRE CODE AND NFPA 10.

PORTABLE FIRE EXTINGUISHERS SHALL BE PLACED IN CONSPICUOUS LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND AVAILABLE FOR USE. THESE LOCATIONS SHALL BE ALONG NORMAL PATHS OF TRAVEL, ETC. 904.5.

PROVIDE A FIRE EXTINGUISHER IN THE ROOM LISTED AS A LABORATORY OR ANY OTHER SPECIAL HAZARD AREA.

ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES AND ORDINANCES OF THE VILLAGE OF WHEELING INCLUDING AMENDMENTS:

-2012 INTERNATIONAL BUILDING CODE WITH AMENDMENTS

-2012 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS

-2011 NATIONAL ELECTRICAL CODE WITH AMENDMENTS

-2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH AMENDMENTS

-ILLINOIS STATE PLUMBING CODE

-ILLINOIS ACCESSIBILITY STANDARDS

-2012 INTERNATIONAL FIRE CODE WITH AMENDMENTS

GENERAL NOTES:

SHOULD THE OWNER(S) OR CONTRACTOR(S) FIND DISCREPANCIES IN, OR OMISSIONS FROM THE DRAWINGS, SPECIFICATIONS OR ANY OTHER DOCUMENTS, HE OR SHE SHOULD NOTIFY THE ARCHITECT AT ONCE TO OBTAIN CLARIFICATION PRIOR OF BIDDING.

THE ARCHITECT SHALL NOT BE RESPONSIBLE OR HAVE CONTROL OVER THE MEANS AND METHODS OF CONSTRUCTION.

THE ARCHITECT WILL NOT PROVIDE SITE VISITS OR INSPECTIONS UNLESS SPECIFIED ON THE CONTRACT.

EXISTING UTILITIES SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION AND KEPT IN SERVICE UNLESS SPECIFIED.

THE CONTRACTORS ARE REQUIRED TO COORDINATE THE SCHEDULING OF EXISTING AND ALL NEW CONSTRUCTION WITH THE OWNERS AND ADJACENT PROPERTY OWNERS.

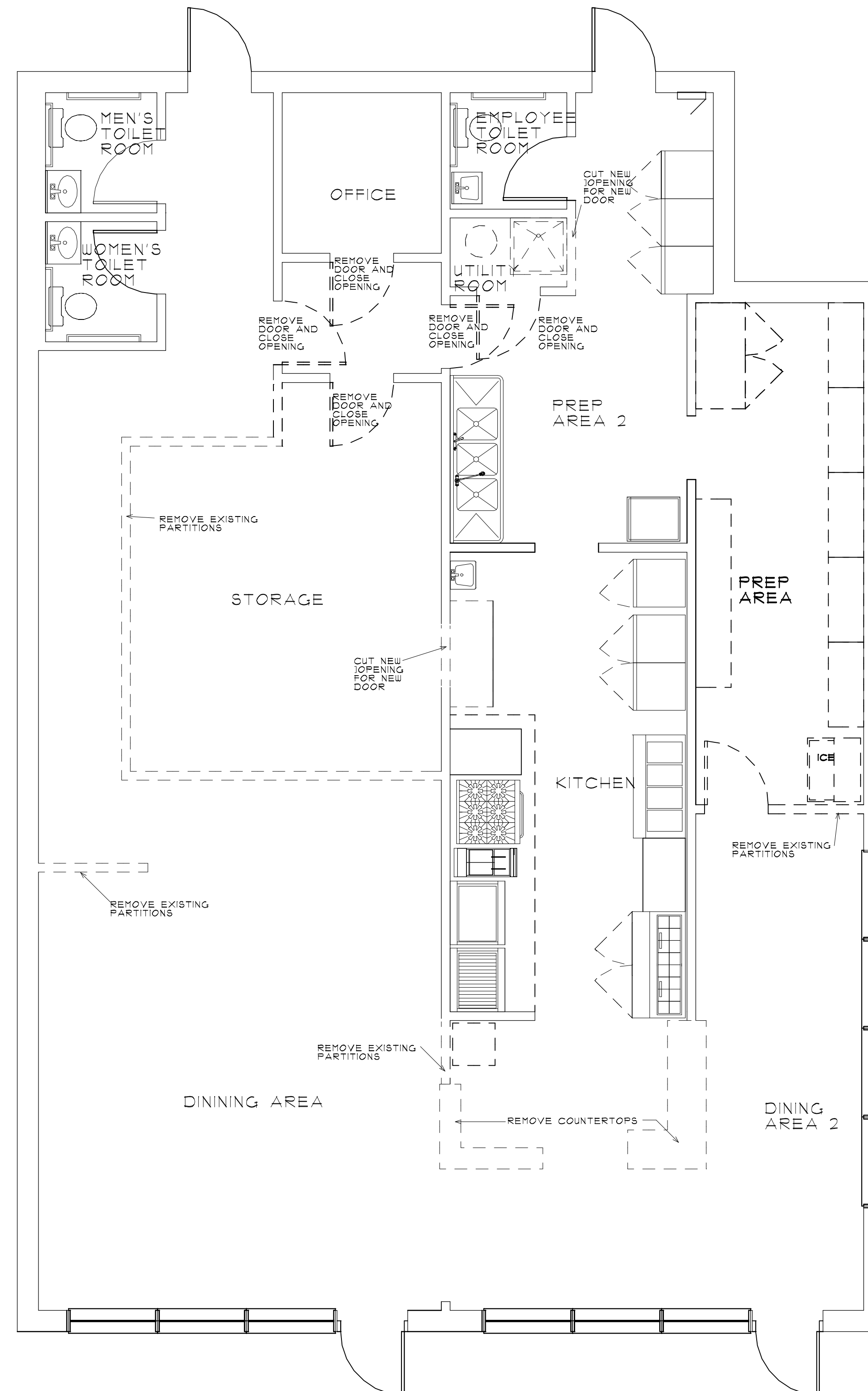
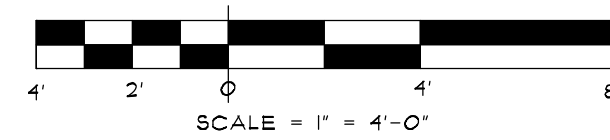
THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPERVISING AND DIRECTING THE WORK USING THEIR BEST SKILLS AND ATTENTION.

ON SITE VERIFICATION OF DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND EACH SUB-CONTRACTOR.

ALL PARTITION DIMENSIONS ON PLAN SHEET ARE FACE OF SHEATROCK AND FACE OF SHEATHING.

WALL LEGEND	
	MASONRY WALLS
	NEW PARTITIONS
	EXISTING WALLS TO BE REMOVED
	EXISTING WALLS TO REMAIN
	CONCRETE WALLS

INDEX OF DRAWINGS	
SHEET	DESCRIPTION
A-1	TITLE + DEMOLITION PLAN
A-2	FLOOR PLAN
E-1	ELECTRICAL
MP-1	MECHANICAL + PLUMBING



FIRST FLOOR
DEMOLITION PLAN

SCALE 1/4" = 1'-0"

Exhibit received March 20, 2018

ARCHITECTURE INSPIRATION. MOTIVATION. CREATION.

GS

ARCHITECTURE INSPIRATION. MOTIVATION. CREATION.

GRID STUDIO

ARCHITECT'S CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY AS OR UNDER MY DIRECTION AND THAT TO THE BEST OF MY KNOWLEDGE COMPLI WITH THE VILLAGE OF WHEELING BUILDING CODES AND AMENDMENTS.

Ramon Contreras

001-021888 9-16-2017

CERT. NO. DATE

EXP. DATE: 11-30-18

GRID STUDIO
RAMON CONTRERAS
ARCHITECT

5251 W MONTROSE
CHICAGO, IL 60641
TEL: 773-381-1051
FAX: 773-286-1084
gridstudio24@gmail.com

REVISIONS:

1

SCOPE:
INTERIOR REMODELING TO AN EXISTING RESTAURANT

LICENSED ARCHITECT

RAMON CONTRERAS
001-021888

EL ALAMO
MEXICAN BAR
& GRILL

56 N WOLF
WHEELING, ILLINOIS

2017-44
RC

9-16-2017

A-1
OF FOUR

LOAD OCCUPANCY CALCULATIONS

SPACE	AREA	PER/SF	OCCUPANTS
KITCHEN	280 SF	100 SF	3 OCCUPANTS
PREP AREA	121 SF	100 SF	1 OCCUPANTS
GAMING AREA	224 SF	11 SF	20 OCCUPANTS
OFFICE	56 SF	100 SF	1 OCCUPANTS
DINING AREAS			
DINING	425 SF	15 SF	28 OCCUPANTS
BAR	26 LFT	1.5 / OCC.	17 OCCUPANTS

TOTAL OCCUPANCY: 10 OCCUPANTS

CAPACITY MEANS OF EGRESS

10 OCCUPANTS
REQUIRED UNIT WIDTH 10 X .15 = 10.5"
PROVIDED 4 - 36" = 144"

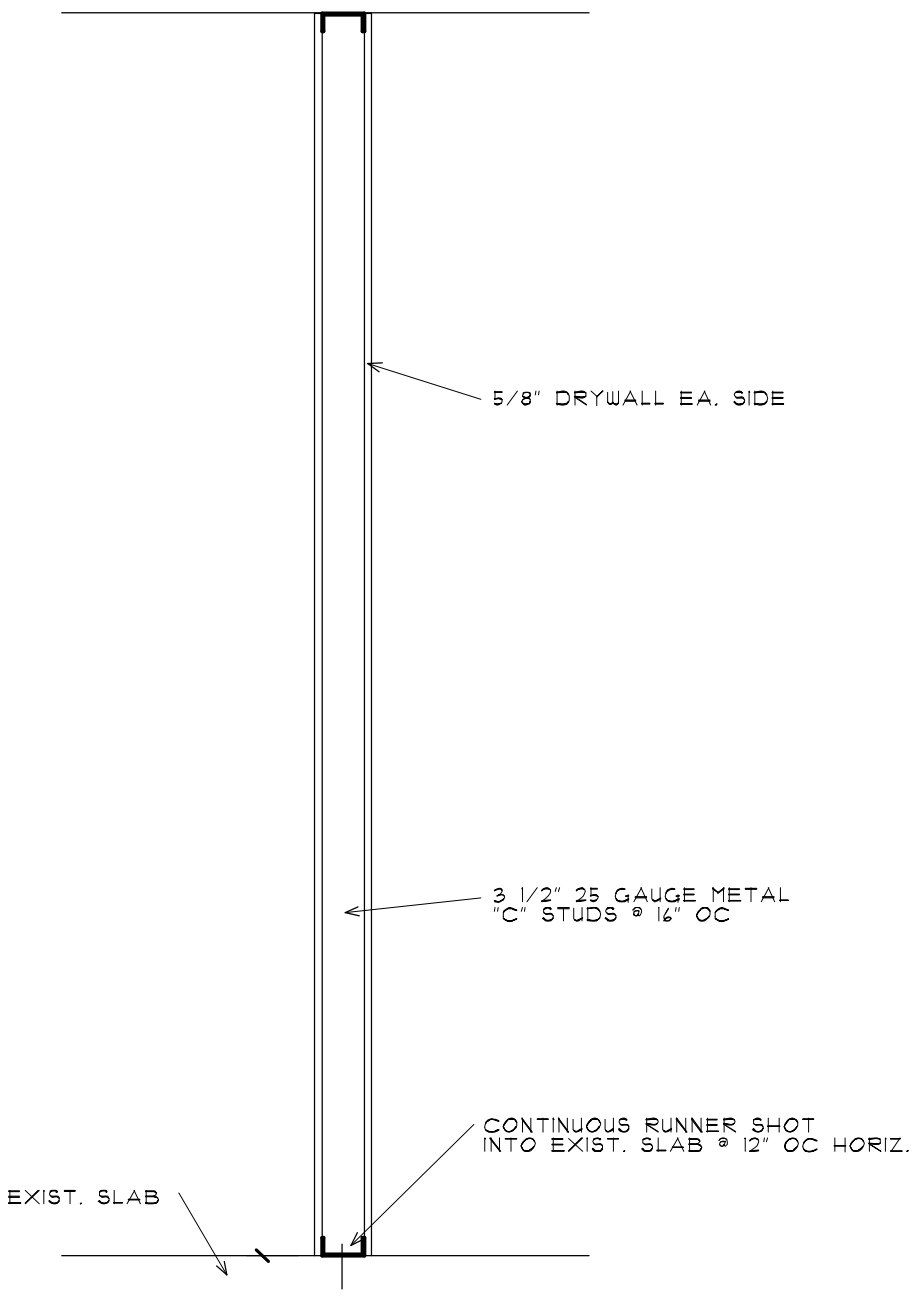
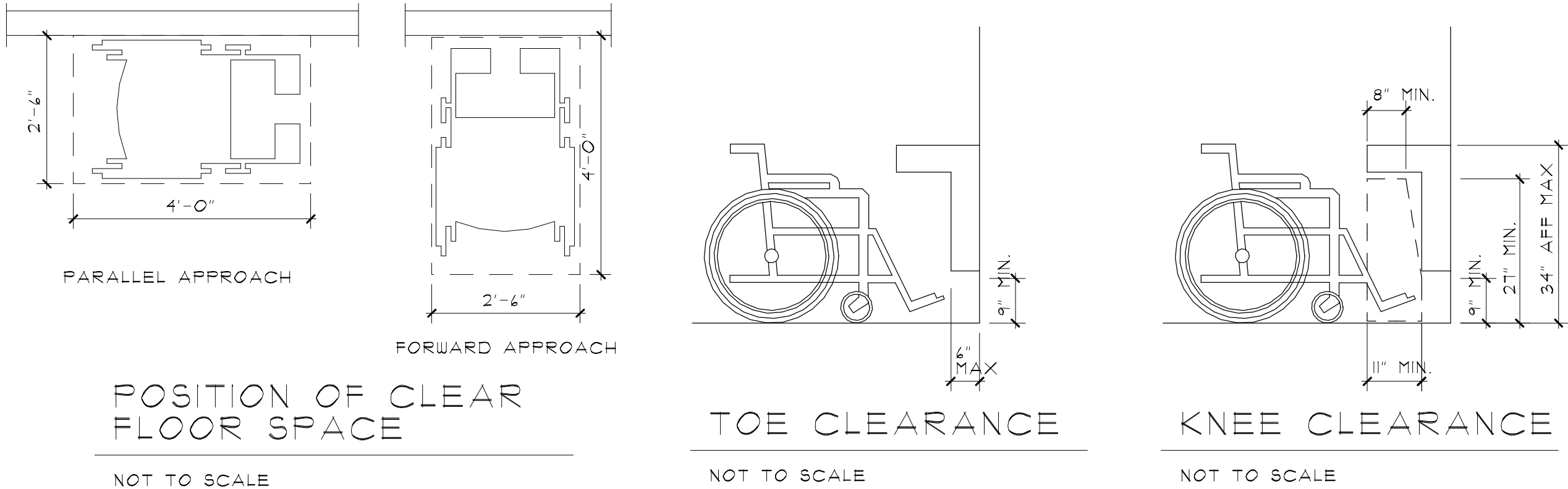
#	SIZE	MATL.	FRAME	LABEL	HARDWARE	REMARKS
1	3'-0"x4'-8"x1 3/4"	SC WD	WD		LOCKSET	LIQUOR STORAGE
2	3'-0"x4'-8"x1 3/4"	SC WD	WD		STANDARD C CLOSER	UTILITY ROOM
2	3'-0"x4'-8"x1 3/4"	SC WD	WD		STANDARD	

NOTE: -ALL DOOR HARDWARE TO PROVIDE FOR KEY LESS EGRESS
-ALL GLAZED DOORS TO HAVE TEMPERED GLASS
-DOOR FRAMES TO MATCH DOOR'S RATINGS
-ALL DOOR CLOSERS TO OPERATE AT A MAX 5 LBS PULL/PUSH FORCE. (8.5 LBS @ EXTERIOR DOORS)
-DOORS SHALL HAVE A LEVER OPERATED HARDWARE
-PROVIDE KNURVED HARDWARE TO ENTRY DOORS

TAG#/ UNIT #	DESCRIPTION	MODEL #	WATER HOT COLD	GAS	WASTE	ELECT.	QTY	REMARKS
A	HAND SINK	EAGLE GROUP	• •		•		1	
B	UNDERMOUNT DISHWASHER BAR	EAGLE GROUP	•		• •		1	OPEN SITE DRAIN
C	DISHWASHER	EAGLE GROUP	•		• •		1	OPEN SITE DRAIN

ROOM	FLOOR FINISH	WALL FINISH	CEILING FINISH	REMARKS
GAMING AREA	TILE	EGGSHELL PAINT	SUSPENDED ACOUSTIC TILE	
UTILITY ROOM	TILE	SEMI GLOSS-PAINT	SUSPENDED ACOUSTIC TILE	
ENLARGED DINING AREA AND BAR	TILE	SEMI GLOSS-PAINT	SUSPENDED ACOUSTIC TILE	

INTERIOR FLOOR FINISH CLASSIFICATION
SHALL BE CLASS II MATERIALS IN ACCORDANCE WITH NFPA 253
PROVIDE COVE BASE WHERE THE WALL MEETS THE FLOOR
FLAME SPREAD FOR WALL AND CEILING FINISHES
EXIT ACCESS AND OTHER EXITWAYS
CLASS B: FLAME SPREAD 24-75; SMOKE DEVELOPED 0-450
ROOMS AND ENCLOSED SPACES
CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450



PARTITION WALL
SCALE 1" = 1'-0" (NOT RATED)

ACCESSIBILITY GENERAL NOTES:
ALL CONTROLS AND OPERABLE MECHANISMS TO BE WITHIN REACH RANGE PER ICC/ANSI A117.1-2003 CHAPTER 3.308 AND 3.309 (BE BETWEEN 15" AND 48" AFF FOR SIDE APPROACH AND 44" FOR FRONT APPROACH.)

ALL SIGNAGE MUST COMPLY WITH ICC/ANSI A117.1-2003 CHAPTER 1.103 AND TO BE LOCATED ON THE DOOR HANDLE SIDE.

ALL MANUEVERING CLEARANCES AT DOORS SHALL COMPLY WITH ICC/ANSI A117.1-2003 CHAPTER 4.404.2.3.

ALL NEW OR ALTERED DOORS TO HAVE LEVER-OPERATED HARDWARE PER ICC/ANSI A117.1-2003 CHAPTER 4.404. ALL DOORS MUST HAVE A 32" CLEAR DOOR OPENING MEASURED FROM THE FACE OF THE DOOR WHEN IT IS OPENED AT 90 DEGREES TO THE DOOR STOP PER ICC/ANSI A117.1-2003 CHAPTER 4.404. ALL DOORS LEADING INTO HAZARDOUS ROOMS OR SPACES TO HAVE KNURLED HARDWARE. THESE DOORS SHALL BE IDENTIFY IN THE DOOR SCHEDULE.

ALL COMMON AREA INTERIOR DOORS TO HAVE 5# MAX FORCE TO OPEN PER IAC 400.310 (J-10). ALL PUBLIC AND COMMON AREA EXTERIOR DOORS TO HAVE 8.5# MAX FORCE OPEN PER IAC 400.310 (J-10).

FLOORS SURFACES SHALL BE FIRM AND SLIP RESISTANT PER ICC/ANSI-2003 CHAPTER 3.302

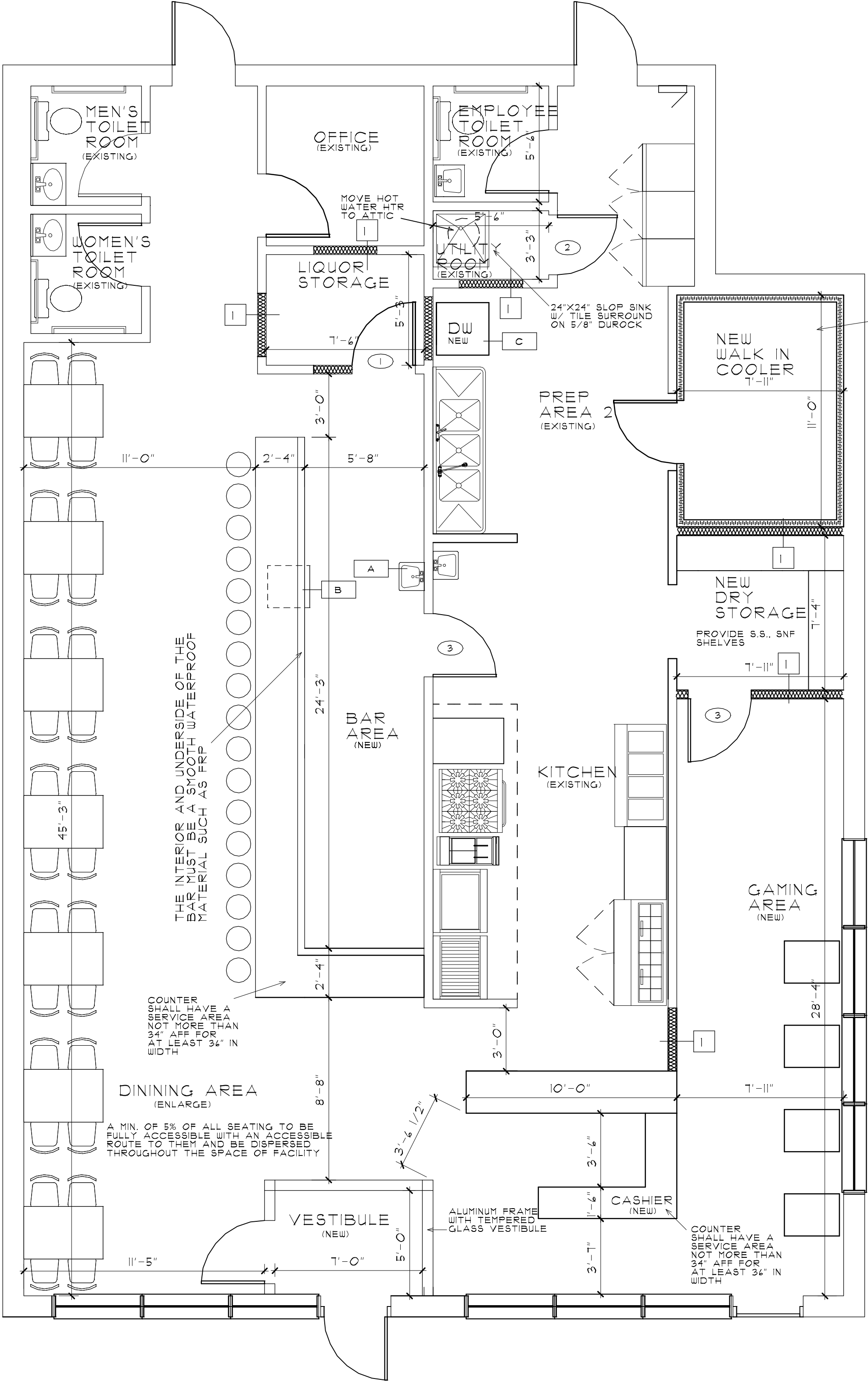
ALL NEW, ALTERED, RELOCATED OR REPLACED FIRE ALARM OR EMERGENCY WARNING SYSTEM SHALL COMPLY WITH ICC/ANSI A117.1-2003 SECTION 1.102.

ALL VISUAL ALARMS TO BE SYNCHRONIZED THROUGHOUT PER ICC/ANSI A117.1-2003 CHAPTER 1.02.

KNEE AND TOE CLEARANCES SHALL COMPLY WITH ICC/ANSI CHAPTER 3.302

ACCESSIBLE ROUTE WIDTH CLEARANCES MUST FULLY COMPLY TO ICC/ANSI 4.403.5.1

SALES AND SERVICE COUNTER MUST FULLY COMPLY WITH ICC/ANSI 9.904.



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

THE WALK IN COOLER UNIT MUST BE NSF APPROVED MADE WITH CORROSION RESISTANT MATERIAL FOR THE FLOOR, WALLS, AND CEILING, AND MUST HAVE INTERIOR AND EXTERIOR COVING. THE USE OF SCREENS, OR GROUT AS AN INTEGRAL PART OF THE FLOORING IS RECOMMENDED FOR WALK IN COVING. BECAUSE OF BREAKAGE OR SEPARATION PROBLEMS, AVOID TILE OR VINYL BASE COVING.

Exhibit received March 20, 2018

GRID STUDIO
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REVISIONS:



SCOPE
INTERIOR REMODELING TO
AN EXISTING RESTAURANT



EL ALAMO
MEXICAN BAR
& GRILL

56 N WOLF
WHEELING, ILLINOIS

2017-44
RC

A-2
OF FOUR

Heriberto Gomez
Mexcal Mexican Grill
56 - 58 N Wolf Rd.
Wheeling IL 60090

Subject: *WRITTEN STATEMENT OF ASSURANCES FOR TRASH ENCLOSURE*

To whom it concern:

This letter provides an assurance that our current trash enclosure will be sufficient to fulfill our future operations; we base this statement on the number of seats we will be having at the restaurant which will be the same as the current capacity of the business.

This statement as well is support by our goal of the remodeling of the restaurant since this is just to provide more space, a better and modern environment to our current and future customers.

If you have any other questions or concerns please feel free to contact us at any time.

Heriberto Gomez
Business Owner
Phone: 847-456-5323
Mexcal Mexican Grill

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, April 26, 2018.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

4. CHANGES TO THE AGENDA - none

5. CITIZEN CONCERNS AND COMMENTS – none

6. CONSENT ITEMS

- A) [Docket No. SCBA 18-8](#)
Whippletree Village
525 McHenry Road
Appearance Approval of a Freestanding Sign
- B) [Docket No. SCBA 18-10](#)
Bella's
25 Huntington Lane
Appearance Approval of a Wall Sign
- C) [Docket No. SCBA 18-11](#)
Ekta Grocers
845 W. Dundee Road
Appearance Approval of a Wall Sign
- D) [Docket No. SCBA 18-12](#)
FedEx
1430 S. Wolf Road
Appearance Approval of a Wall Sign

- E)** [Docket No. SCBA 18-13](#)
 9Round
 1540 Lake Cook Road
 Appearance Approval of a Wall Sign

- F)** [Docket No. SCBA 18-14](#)
 Northfield Presbyterian Church
 380 W. Palatine Road
 Appearance Approval of a Wall Sign

- G)** [Docket No. SCBA 18-15](#)
 Boston Fish Market
 412 N. Milwaukee Avenue
 Appearance Approval of a Wall Sign

- H)** [Docket No. SCBA 18-16](#)
 US Bank
 800 Wheeling Road
 Appearance Approval of Wall Signs

- I)** [Docket No. SCBA 18-19](#)
 One Wheeling Town Center
 375 W. Dundee Road
 Appearance Approval of a Wall Sign

Commissioner Johnson moved, seconded by Commissioner Blinova to approve the following consent items.

Approve Docket No. SCBA 18-8 to grant appearance approval for the freestanding sign in accordance with the sign and landscaping plans (4 sheets) submitted April 20, 2018 for Whippletree Village, located at 525 McHenry Road, Wheeling, Illinois.

Approve Docket No. SCBA 18-10 to grant appearance approval for the wall sign in accordance with the sign plan submitted April 17, 2018 by All American Sign, on behalf of Bella's, located at 25 Huntington Lane, Wheeling, Illinois.

Approve Docket No. SCBA 18-11 to grant appearance approval for the wall sign in accordance with the sign plan submitted April 11, 2018 by Rainbow Signs, on behalf of Ekta Grocers, located at 845 W. Dundee Road, Wheeling, Illinois.

Approve Docket No. SCBA 18-12 to grant appearance approval for the wall sign in accordance with the sign plan submitted April 13, 2018 by Integrity Sign, on behalf of FedEx, located at 1430 S. Wolf Road, Wheeling, Illinois.

Approve Docket No. SCBA 18-13 to grant appearance approval for the wall sign in accordance with the sign plan submitted April 16, 2018 by Landmark Visibility Solutions, on behalf of 9Round,

located at 1540 Lake Cook Road, Wheeling, Illinois.

Approve Docket No. SCBA 18-14 to grant appearance approval for the wall sign in accordance with the sign plans (2 sheets) submitted April 18, 2018 by TFA Signs, on behalf of Northfield Presbyterian Church, located at 380 W. Palatine Road, Wheeling, Illinois.

Approve Docket No. SCBA 18-15 to grant appearance approval for the wall sign in accordance with the sign plan submitted April 10, 2018 for Boston Fish Market, located at 412 N. Milwaukee Avenue, Wheeling, Illinois.

Approve Docket No. SCBA 18-16 to permit installation of the wall signs in accordance with the sign drawings submitted April 20, 2018 for US Bank, located at 800 S. Wheeling Road, Wheeling, Illinois;

Approve Docket No. SCBA 18-19 to grant appearance approval for the wall sign in accordance with the sign plan submitted April 20, 2018 by Brad Friedman, on behalf of ONE, located at 375 W. Dundee Road, Wheeling, Illinois.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Chairman Ruffatto expressed a concern regarding Ekta Grocers. He mentioned the picture provided in the packet showed Dundee Donuts was still not cleaned up. He expressed the same concern for Ekta Grocers. He stated if another business in the center came before the Commission, he will pull it off the Consent agenda and ask the owner to come in and fix it. Ms. Casolari confirmed Staff will research it and try to get the property owner to clean the entire façade.

7. ITEMS FOR REVIEW

- A)** [Docket Nos. PC 18-7 and SCBA 18-18](#)
Euro Tire Boutique
420 S. Milwaukee Avenue
(PC 18-7) Minor Site Plan & Appearance Approval of Façade Modifications
(SCBA 18-18) Appearance Approval of a Wall Sign

Ms. Debbie Lampros, Owner, 420 S. Milwaukee Avenue, Wheeling was present.

Ms. Lampros explained she wants to replace the shingles on the building. A sample of the shingle was provided at the meeting. She is using the same material as the existing but making a slight change to the color. She thinks the color will complement the sign.

Ms. Lampros explained the sign will be made of metal and will have the same design as the freestanding sign.

Ms. Lampros referred to the graphics in the windows of the garage. She believes it is within the Village Code since the lettering is less than 50%. She thinks it adds a nice design. The graphics are existing and were added without approval. Chairman Ruffatto explained it required Village approval.

Ms. Lampros stated she will add 3' tall flower planters at the entrance. She will also add flowers under the freestanding sign.

Ms. Lampros wants to add the flags back to the roof. She explained that she's had them for 14 years and her customers are questioning if the business is closed because the flags were removed.

Ms. Lampros wants to repaint the building when she has more money.

Commissioner Johnson has no problem with the garage graphics since you can see out but was unsure if someone could see into the garage. Ms. Lampros confirmed you could see inside but wants to add more interior lights.

Commissioner Johnson questioned if the flags had been up in the past. Ms. Lampros confirmed she's had the flags for 14 years. She confirmed she purchased new flags in a stronger material. She changes the flags 3-4 times a year to ensure they look new. She promised to keep them clean. Commissioner Johnson questioned why the flags weren't currently flying. Ms. Casolari confirmed the flags were not approved unless the Plan Commission found them acceptable in terms of appearance. The flags had been up for 14 years without approval. Commissioner Johnson preferred that the flags be incorporated into the sign. Ms. Lampros explained her logo was used on the sign and didn't include flags.

Commissioner Creech felt it was great that the petitioner was taking the initiative to make improvements. He thought it would look great and had no problems with it.

Commissioner Blinova didn't have problems with the proposal. She questioned if the petitioner had plans to fix the pavement. Ms. Lampros has discussed the pavement with the property owner but he was unwilling to make any improvements. She agreed it needed to be repaired. She will save some money and then try and fix it.

Commissioner Blinova wanted some flowers added under the freestanding sign. Ms. Lampros explained she has tried planting seeds and flowers but nothing grows. She will try to remove the existing plastic in the ground and add new soil in hopes that something will grow.

Commissioner Dorband appreciates the improvements to the property.

Commissioner Powers questioned if the window graphics were up to Code. Ms. Casolari explained because the entire windows were covered, it would not fall under the Sign Code but would be under appearance approval required by the Plan Commission. Signs can be no more than 50% of a single window. The windows are currently covered 100% and some of the windows just have graphics without any text. Staff finds it to be an appearance issue rather than a sign.

Commissioner Powers was not in favor of using the flags. Ms. Lampros expressed the importance of the flags to her business. She works on race cars, sports cars, family cars and European cars. Her business was previously in Niles and her customers identify the business with the flags.

Commissioner Dorband requested a business card from the petitioner.

Chairman Ruffatto had an issue with the flags. He felt if the flags were permitted, it would set a precedent to other businesses. He was OK with the graphics on the garage door.

Chairman Ruffatto mentioned the flags, sign and graphics had been enforcement issues for many years. The petitioner should have been in front of the Plan Commission in the past. He did not think the flags were very attractive and didn't think the petitioner could maintain them.

Chairman Ruffatto personally had an issue with the flags since it would open the door for others. Ms. Lampros felt smaller flags were the problem. She explained her flags were out of the way and she kept them clean. She has received no complaints about the flags. Chairman Ruffatto questioned if the Village had visited the site about the flags. Ms. Casolari confirmed the Village visited the business and that was the reason they were removed.

Commissioner Johnson is unsure about the flags since they appeared very large in the picture. Ms. Lampros explained the size and location were not accurately depicted in the picture. She confirmed the actual flags (2) were smaller and located lower on the roof. Commissioner Johnson preferred a smaller size (3' x 5') and having them installed lower on the roof. Ms. Lampros stated the original flags were either 3' x 5' or 4' x 6'. She noted the previous location on the picture. Both flags went up and not out from the roof. Commissioner Johnson was OK with the size and location of the flags.

Commissioner Blinova was not in favor of the flags because it would set a precedent for other businesses.

Commissioner Powers was not in favor of the flags.

Commissioner Dorband expressed a concern that the flags would be taking away from the new sign. She also expressed concern that it would set a precedent. Ms. Lampros reiterated that no one has complained about the flags. Commissioner Dorband questioned if Staff felt the flags would set a precedent. Village Attorney Milluzzi explained that it was part of the appearance approval and people could point to other examples to support why you should approve their request. She did not think it was a binding precedent.

Commissioner Dorband questioned if the petitioner had grandfather rights since the flags had been up for so long. Village Attorney Milluzzi explained that the flags were in violation of the Code so the petitioner did not have any legal right to continue doing it.

Commissioner Dorband noticed the flags were not included on the petitioner's business card. Ms. Lampros confirmed the flags were not part of her logo.

Commissioner Dorband questioned the reason the flags were so important to the petitioner. Ms. Lampros explained it was part of the image for her business. Commissioner Dorband questioned if the petitioner thought customers would not come to the business if the flags were not used. Ms. Lampros explained it was just for aesthetic reasons and part of her theme.

Chairman Ruffatto noted there were other tire companies in the Village that did not use flags. Ms. Lampros noted they were not a small individual business.

Commissioner Dorband was not in favor of the flags since they were not permitted in the Code and it would set a precedent for other businesses.

Commissioner Creech was not in favor of the flags.

Commissioner Blinova felt the petitioner was trying to attract customers with racing cars. She suggested using something different that represented racing.

Commissioner Dorband suggested putting the flags on the pole of the freestanding sign. Ms. Casolari felt it would be a modification to the freestanding sign.

Commissioner Powers suggested using a flagpole. Ms. Casolari confirmed flagpoles were permitted in the Code subject to the Plan Commission's review and approval. Village Attorney Milluzzi stated that a flagpole could not be taller than 35' in height.

Chairman Ruffatto stated the majority of the Commission did not want the flags. He questioned how it should be voted on. Ms. Casolari explained there would be a condition that the flags were not approved as proposed (minor site plan approval).

Ms. Lampros questioned if anything could be done to change the vote. Ms. Casolari explained that the petitioner could come back with another proposal with a different location or idea for the flags. Chairman Ruffatto suggested working with Staff for another option. Ms. Casolari explained it could not be decided at tonight's meeting.

Commissioner Dorband suggested looking at options for attaching smaller flags to the existing freestanding flag pole.

Ms. Lampros questioned if she could place the flags on the exterior wall. Ms. Casolari explained they could be added if they were very low and projected out. It would be similar to a flagpole used at a residential house.

Ms. Lampros didn't understand why the flags were being taken away after being up for 14 years. Chairman Ruffatto explained they were in violation of the Village Code and the Plan Commission was not in favor of the flags.

Commissioner Johnson questioned if there was anything the Village could do to make the property owner repair the pavement. Village Attorney Milluzzi agreed to look at Code enforcement. Ms. Lampros confirmed the maintenance was part of the lease agreement and her responsibility. She confirmed she could not make the pavement improvements at this time.

In reply to Chairman Ruffatto's question, Ms. Casolari felt it was best to take a vote and if the petitioner changes her plan for the racing flags she could return.

Commissioner Johnson questioned if the façade improvement grant could be used to assist. Chairman Ruffatto explained she would need to do the paperwork before starting on the shingles. If the Village Board approved the grant, the petitioner would do the work and then get reimbursed for up to 50% of the amount.

Commissioner Johnson moved, seconded by Commissioner Blinova to approve Docket No. PC 18-7 granting minor site plan and appearance approval of the façade changes, as shown on the following exhibits submitted April 20, 2018 for Euro Tire Boutique, which is located at 420 S. Milwaukee Avenue, Wheeling, Illinois:

- Cover letter,
- Photographs of window coverings (2 sheets),
- Flag exhibit,
- Sign plan (indicating the location of the proposed checkered flags), and
- Roof shingle sample.

With the following condition:

1. That the racing flags as shown are not approved.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Creech to Approve Docket No. SCBA 18-18 granting appearance approval of a wall sign as shown on the sign plan submitted April 20, 2018 for Euro Tire Boutique, which is located at 420 S. Milwaukee Avenue, Wheeling, Illinois.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES – [March 22, 2018 \(including findings for Docket No. 2018-3A&B, 2018-5A&B and 2018-6.\)](#)

Commissioner Johnson moved, seconded by Commissioner Creech to approve the minutes dated March 22, 2018 as presented. The motion was approved by a voice vote. Commissioner Powers abstained.

9. OTHER BUSINESS

10. ADJOURNMENT

Commissioner Kalis moved, seconded by Commissioner Creech to adjourn the meeting at 7:18 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 05.04.2018
FOR APPROVAL ON 05.10.2018**