

**WHEELING PLAN COMMISSION
THURSDAY, MAY 24, 2018 6:30 P.M.**

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

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

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. CHANGES TO THE AGENDA**
- 5. CITIZEN CONCERNS AND COMMENTS**
- 6. CONSENT ITEMS**
 - A) [Docket No. SCBA 18-21](#)
Virgo's Productions
262 McHenry Road
Appearance Approval of a Wall Sign
- 7. ITEMS FOR REVIEW**
 - A) [Docket No. PC 18-8](#)
Taco Bell/KFC
150 E. Dundee Road
Minor Site Plan and Appearance Approval of Façade and Site Modifications
 - B) [Docket Nos. PC 18-9, 18-10, and 18-11](#)
Site Plan and Appearance Approval for Three Commercial Buildings within the
Wheeling Town Center development
(PC 18-9) Building B, 335-337 W. Dundee Road
(PC 18-10) Building F, 403-419 W. Dundee Road
(PC 18-11) Building H, 371-373 W. Dundee Road
 - C) [Docket No. 2018-9](#)
May's Wheeling
280 E. Dundee Road
Special Use-Site Plan Approval of a Sit-Down Restaurant
 - D) [Docket No. 2018-10 and SCBA 18-22](#)
Copart
100 E. Palatine Road
(2018-10) Variation from Title 21, Signs, Related to an Off-Premises Sign
(SCBA 18-22) Appearance Approval for a Freestanding Sign

- E) [Docket No. 2018-11](#) (to be continued to June 28, 2018 without discussion)
Holy Spirit Life Learning Center
111 N. Wolf Road
Special Use-Site Plan Approval of a Social Service Facility
8. **APPROVAL OF MINUTES** – [May 10, 2018 \(Including Findings of Fact for Docket Nos. 2018-7 and 2018-8\)](#)
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 24, 2018
(Attachment to Agenda)**

2018-9 May's Wheeling LLC, tenant, is seeking Special Use-Site Plan Approval as required under Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, and associated sections, to establish a Sit-Down Restaurant at 280 E. Dundee Road, Wheeling, Illinois, which is zoned B-3 General Commercial and Office District.

2018-10 Copart, applicant, on behalf of Allstate, owner, is seeking a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21-06 Signs in Commercial and Industrial Districts, Section 21.06.800 Prohibited Signs, and associated sections, to allow for an off-premises sign located at 100 E. Palatine Road, Wheeling, Illinois, which is zoned I-2 Limited Industrial District.

2018-11 Missionary Sisters of the Holy Spirit, is seeking Special Use-Site Plan Approval as required under Chapter 19-05 Mixed Use and Overlay Districts, Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, and associated sections, to establish a Social Service Facility at 111 N. Wolf Road, Wheeling, Illinois, which is zoned MXC Commercial-Residential Mixed Use District.

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

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

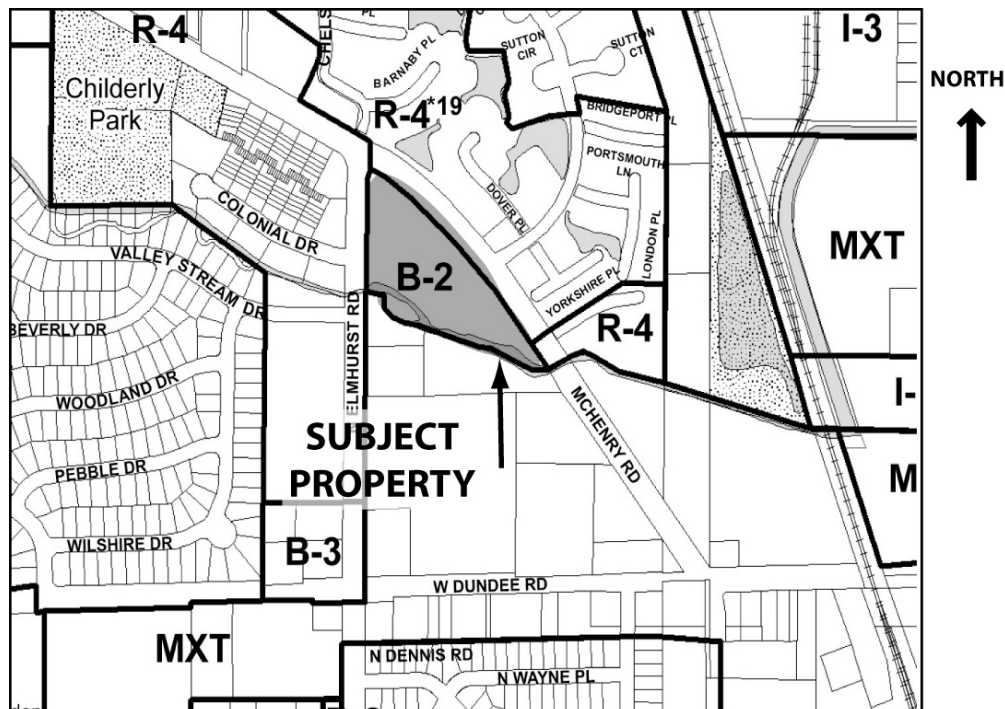
RE: **Docket No. SCBA 18-21**
Virgo's Productions
262 McHenry Road
Appearance Approval of a Wall Sign

DATE OF REPORT: May 17, 2018

DATE OF MEETING: May 24, 2018

PROJECT OVERVIEW: The petitioner is seeking appearance approval of a wall sign for an existing photography and videography studio.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Signs of Distinction
<u>Property Owner:</u>	Creekside Partnership LLC
<u>Common Property Address:</u>	Creekside Plaza

Existing Use of Property:

Restaurant

Existing Property Zoning:

B-2 Neighborhood Commercial District

PROJECT DESCRIPTION

The petitioner is requesting appearance approval to install a business identification wall sign for an existing photography and videography studio.

SIGNAGE PLAN REVIEW

Sign Location: The proposed sign will be located on the wall above the overhang that covers the walkway in front of the stores at the shopping center.

Sign Type and Size: The applicant is proposing to install an internally illuminated channel letter sign with a graphic (camera) around the letter Y (the word “and” in Spanish). The proposed sign is 11.5 feet by 1.333 feet (15.33 sq. ft.).

The proposed sign meets the requirements of the Sign Code.

STAFF REVIEW

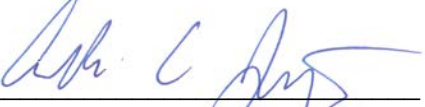
Impact on Adjacent Uses: No impact on adjacent uses is expected.

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 18-21 to permit installation of the wall sign in accordance with the sign drawings dated May 2, 2018, and submitted May 17, 2018, by Signs of Distinction, Inc., on behalf of Virgo’s Productions, located at 262 McHenry Road, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Casolari
Senior Planner

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

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

Virgo's Productions – 262 McHenry Road
Docket No. SCBA 18-21 (Appearance Approval of a Wall Sign)



Existing conditions of subject property (looking southwest)

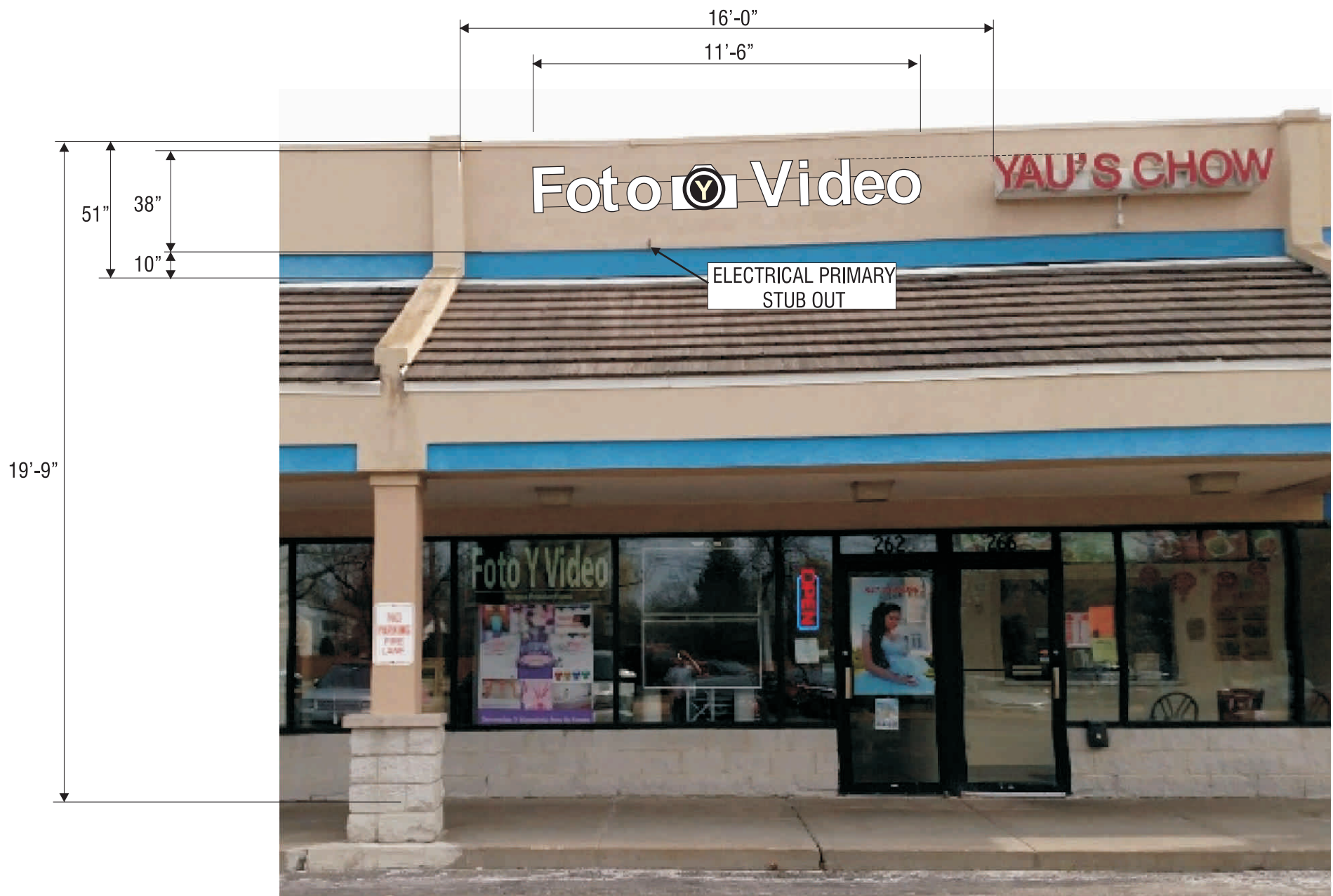
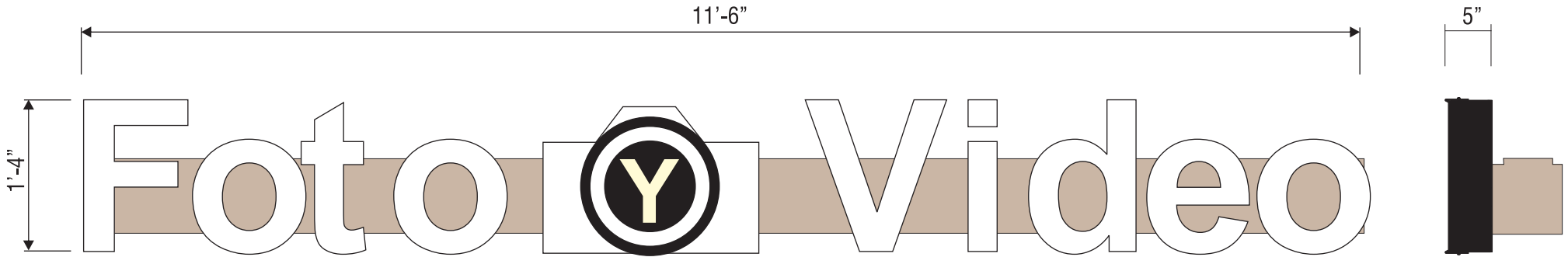


PHOTO ELEVATION WITH LETTERS SUPERIMPOSED

SCALE: 1/4" = 1'-0"

<i>Signs of Distinction, Inc.</i> Exterior and Interior Signage	165 Wheeling Rd. Wheeling, IL 60090 847-520-0787	Display Discription	Customer and Address VIRGOS PRODUCTIONS 262 McHenry Road Wheeling, IL 60090	Revision Notes R-1 R-1 R-1 R-1 Date: 5-2-18 Page Number: 1 of 2
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LETTER ELEVATION

SCALE: 3/4" = 1'-0"

TOTAL SQUARE FOOTAGE = 15.3

SCOPE OF WORK:

"Foto Video" AND "Camera" ARE ALUMINUM CONSTRUCTION CHANNELD.

ILLUMINATION IS BY CLASS 2 LED'S AND POWER SUPPLIES.

"Foto Video" TO HAVE WHITE #7328 PLASTIC FACES, 3/4" BLACK TRIMCAP WITH EXTERIOR PAINTED WHITE.

"Camera" TO HAVE #7328 WHITE PLASTIC FACE WITH 3M BLACK VINYL APPLIED FIRST SURFACE.
EXTERIOR PAINTED BLACK WITH BLACK TRIMCAP.

"RACEWAY" TO BE PAINTED TO MATCH BUILDING.

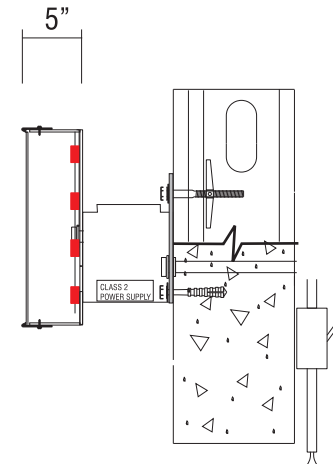
POWER SUPPLIES TO BE INSTALLED BEHIND THE WALL WITH-IN THE BUILDING.

ONE (1) 120 VOLT 20 AMP CIRCUIT REQUIRED AND TO BE PROVIDED BY THE CUSTOMER.

INSTALL HARDWARE TO BE APPROPRIATE FOR WALL AND PER LOCAL JURISDICTION.

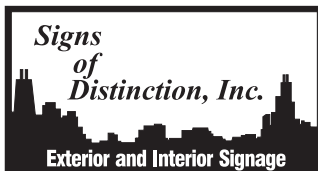
END VIEW

SCALE: 3/4" = 1'-0"



END SECTION VIEW

SCALE: 3/4" = 1'-0"

 Exterior and Interior Signage		Display Description	Customer and Address	Revision Notes
			VIRGOS PRODUCTIONS 262 McHenry Road Wheeling, IL 60090	R-1 R-1 R-1 R-1 Date: 5-2-18 Page Number: 2 of 2

165 Wheeling Rd.
Wheeling, IL 60090
847-520-0787

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

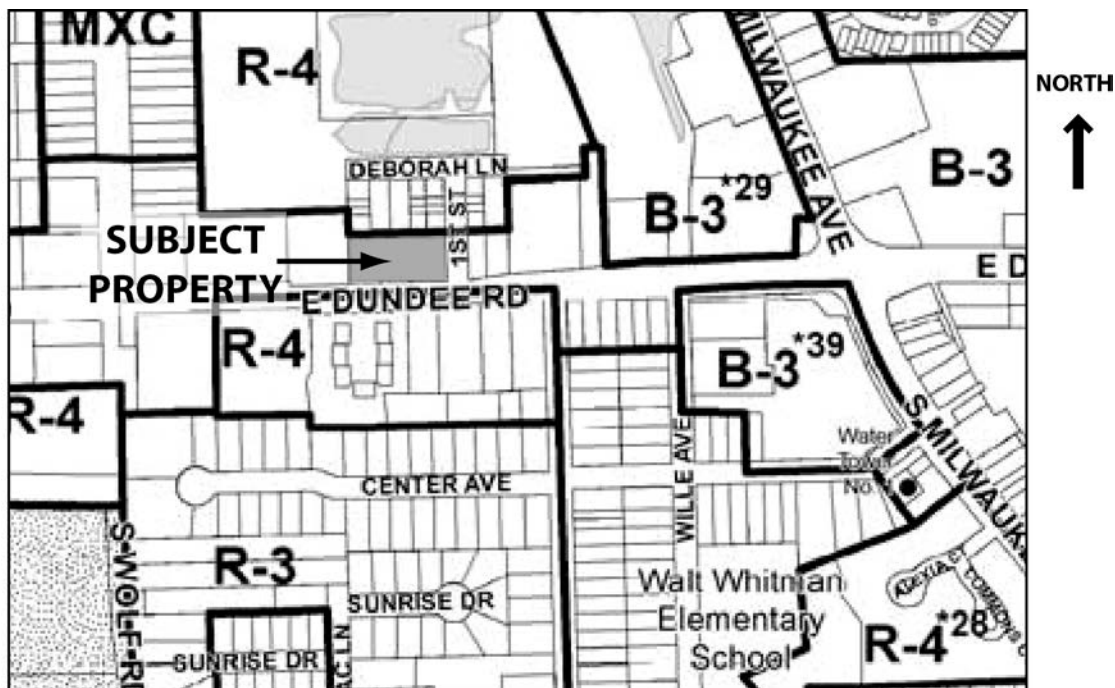
RE: **Docket No. PC 18-8**
KFC / Taco Bell
150 E. Dundee Road
Minor Site Plan & Appearance Approval of Façade and Site
Modifications

DATE OF REPORT: May 17, 2018

DATE OF MEETING: May 24, 2018

PROJECT OVERVIEW: The petitioner is seeking minor site plan and appearance approval for modifications to the façade and site plan at the existing restaurant.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Development Name:</u>	KFC / Taco Bell
<u>Applicant/Owner Name:</u>	Mario Valentini, architect, on behalf of Flynn Restaurant Group
<u>Common Location:</u>	North side of Dundee Road, west of First St.
<u>Neighboring Property Land Use(s):</u>	North: Multi-Family Residential West: Commercial South: Multi-family Residential East: Commercial/Multi-Family Residential
<u>Comprehensive Plan Designation:</u>	Commercial
<u>Property Size:</u>	0.92 acres (39,977.26 sq ft)
<u>Existing Use of Property:</u>	Restaurant / fast food with drive-through
<u>Proposed Use of Property:</u>	No change.
<u>Existing Property Zoning:</u>	B-3, General Commercial District
<u>Previous Zoning Action on Property:</u>	
1999-15	Special Use/Site Plan to operate a restaurant with carry-out with drive-thru facility (Taco Bell/KFC), Ord. 3409, passed 9.07.99
PC-477	Building & landscape approval, 8.5.99

DESCRIPTION OF PROPOSAL

The petitioner, Flynn Restaurant Group, is proposing to complete interior and exterior renovations to the existing KFC / Taco Bell restaurant. While significant interior remodeling is proposed, the primary purpose of the petition is to seek appearance approval for the façade modifications. The restaurant owner intends to upgrade the appearance to match the current brand image for KFC (see attached “American Showman” design manual, and photographs of sample buildings).

In addition, the site will be upgraded with new LED light fixtures. The monument signs and wall signage will be updated (under a future application) as the work on the project progresses. The signage shown in the plans has been provided to illustrate the current brand standards, and has not yet been reviewed by a sign company with respect to the Village’s sign code.

SITE PLAN REVIEW

Scale of site plan: 3/8” = 1.0’

General site layout: No changes are proposed to the configuration of the site. The site plan includes notes (see sheet C1.0, Site Plan and Details) indicating the most existing features will remain, but that the light fixtures will be replaced and the drive-through clearance bar will be refreshed with a new sleeve and finish.

Landscaping Plans: No changes have been proposed to the landscape plan. Staff has observed that the landscaping at the property is generally well-maintained. The Plan Commission may wish to discuss whether the red mulch should be replaced due to the significant use of red on the proposed building façade.

Light Fixtures / Photometric Plan: The seven existing pole-mounted light fixtures would be replaced with new LED fixtures (see C2.0, Photometric Plan). The two shorter 16' poles, which are closer to the Dundee Road sidewalk, would have a lower output fixture. The elevation plans also call for architectural lighting that is angled toward the building and not included in the site photometric plan.

BUILDING APPEARANCE REVIEW

Elevation Plan Review: Elevations plans are provided on three sheets: Sheet A4.0 and A4.1 (black and white), and on Sheet A4.0 (color). The color elevations on Sheet A4.0 provide the best illustration of the proposed building material. The photographs of a sample building constructed with the new brand image are helpful in terms of demonstrating the appearance of the various design elements, but are not a perfect match due to the entrance location and unique footprint of the building in Wheeling.

Exterior Building Materials/Colors: The building elevations will be split between a KFC side (west) and a Taco Bell side (east) with elements of both restaurant brands visible on the south side. The west elevation would include the new signature entry feature of the KFC brand (a tower with a partially open "lid"), as well as a paint scheme that resembles the company's packaging.

Staff was originally concerned that the paint scheme would appear cartoonish in the context of Dundee Road, but then determined that there would be limited visibility for the striped portion of the façade. The north end of the west elevation (left side, drawing A4.0) is substantially screened from Dundee Road traffic by landscaping and the position of the commercial building to the west.

The east side of the building would feature the current color scheme for Taco Bell (gray with black accents), and the south elevation is a combination of the two. The proposed building appearance also includes new louvered awnings, red on the west and south elevations, and black on the east elevation.

The Plan Commission may wish to confirm whether the downspouts and utility screen will be painted to contrast with the adjacent wall color, as is depicted in the elevation plan.

Building mounted lights: The petitioner is proposing new building mounted lights along the roof line, with the lighting concentrated beneath the lid feature on the entry tower. While there are specifications provided with the application materials, the impact of the lighting is not apparent. The Plan Commission may wish to discuss whether the particular light fixture can be adjusted if needed.

Material Samples Provided: The appearance is achieved primarily with paint. Samples can be provided on request.

HVAC/Mechanical Components Screened: The Plan Commission may wish to confirm that the exterior mechanical units will continue to be screened adequately.

STAFF REVIEW

Fire Department Review: The Fire Department has submitted a memo, dated May 16, 2018, that states that the Fire Department has no significant concerns with the proposed project.

Health Officer Review: The floor plans submitted with the application materials illustrate significant changes in the customer dining area and customer restrooms. According to the project description letter and the flood plans, there are no changes illustrated in the kitchen itself. The Health Officer has advised that the restaurant group should be informed that some modifications in the kitchen will likely be required for code compliance due to the scope of the work associated with the remodeling project. A condition of approval has been added to the recommended motion.

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

Staff Recommended Action: Prior to making a motion for approval of the proposed, Staff recommends that the Plan Commission discuss the following:

1. The replacement of red mulch in the landscape beds due to the introduction of red paint on the façade;
2. The paint color for the utility cover near the drive-through and the downspouts;
3. Whether the extent of the striped paint scheme is acceptable given the visibility of the location on the façade; and
4. Whether the building mounted LED lights can be adjusted if it is determined that they are excessively bright.

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 18-8 to grant minor site plan and appearance approval for modifications to the site plan and building elevations shown on the following exhibits submitted May 17, 2018, by MRV Architects, Inc., on behalf of Flynn Restaurant Group, for the KFC/Taco Bell located at 150 E. Dundee Road, Wheeling, Illinois:

- Project description letter, dated 5.10.2018
- Sheet C1.0, Site Plan and Details
- Sheet A4.0, Exterior Elevation (west, black and white)
- Sheet 4.1, Exterior Elevations (east, south, north)
- Sheet A4.0, Exterior Elevations (color)

Wheeling Plan Commission

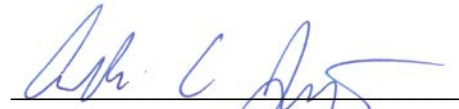
Meeting date: May 24, 2018

RE: Docket No. PC 18-8

- Sheet D1.0, Demolition Floor Plan
- Sheet A2.0, Seating and Equipment Plan
- Sheet C2.0, Photometric Plan
- Building mounted light details (Varieta, by amerlux, 4 sheets)
- Parking lot light fixture details (Viper L, by Beacon, 4 sheets)

And with the following condition of approval:

1. That modifications to the kitchen shall be completed in conjunction with the remodeling project as required during the permit review.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Casolari
Senior Planner

Attachments:

[Fire Department comments, 5.16.2018](#)

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

[Project description letter](#)

[Sheet C1.0, Site Plan and Details](#)

[Sheet A4.0, Exterior Elevation \(west, black and white\)](#)

[Sheet 4.1, Exterior Elevations \(east, south, north\)](#)

[Sheet A4.0, Exterior Elevations \(color\)](#)

[Photos and renderings of similar buildings \(4 total\)](#)

[Sheet D1.0, Demolition Floor Plan](#)

[Sheet A2.0, Seating and Equipment Plan](#)

[Sheet C2.0, Photometric Plan](#)

[Building mounted light details \(Varieta, by amerlux, 4 sheets\)](#)

[Parking lot light fixture details \(Viper L, by Beacon, 4 sheets\)](#)

[KFC American Showman Design Guide \(12 pages\)](#)



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 16, 2018
SUBJECT: Proposed Interior Remodeling and Site Improvements for an Existing Restaurant – 150 East Dundee Road – Taco Bell/KFC – Plans received for review by the Fire Department, May 6, 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.

150 East Dundee 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 remain 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 majority of the Scope of Work for this project are appearance related improvements for both the exterior and interior of the building. The dining room seating will also be reconfigured.
3. The proposed occupancy load for the occupancy will be verified during the remodeling process.
4. 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. (Ceiling configurations)
5. 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.
6. Based on the items presented for review, there are no changes to the existing cooking equipment in the tenant space.
7. 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).

Ms. Brooke Casolari

SUBJECT: Proposed Interior Remodeling and Site Improvements for an Existing Restaurant –
150 East Dundee Road – Taco Bell/KFC – Plans received for review by the Fire
Department, May 6, 2018.

May 16, 2018

Page 2

8. 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.

Taco Bell / KFC – 150 E. Dundee Road

Docket No. PC 18-8 (Site Plan and Appearance Approval for façade and site modifications)



Existing conditions west elevation from southwest



Existing conditions south elevation from southwest

Taco Bell / KFC – 150 E. Dundee Road

Docket No. PC 18-8 (Site Plan and Appearance Approval for façade and site modifications)



**Existing conditions
View of west elevation (from northwest)**



**Existing conditions
View of west elevation**

Taco Bell / KFC – 150 E. Dundee Road

Docket No. PC 18-8 (Site Plan and Appearance Approval for façade and site modifications)



**Existing conditions
View of west elevation (from northwest)**



**Existing conditions
View of west elevation**

MRV ARCHITECTS, INC.

5105 Tollview Dr., Suite 209, Rolling Meadows, IL 60008

Ph. (224) 318-2140 – Email: mariov@mrvarch.com

May 10, 2018

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

Applicant Background

The applicant, Flynn Restaurant Group, intend to remodel the existing KFC/Taco Bell building at 150 East Dundee Road. The Flynn Restaurant Group's owns and operates many drive-thru locations throughout the United States. Furthermore, their upper management team consists of many multi-unit managers who have well over 15 years of Quick Service Restaurant experience each.

As part of the process, we are required to request a review by the Plan Commission for this property. We believe that a fresh, new look for the restaurant will greatly enhance the current property and its surroundings as a whole.

The Brand

Since the Great Depression, KFC have been many people's go-to for complete, family meals at affordable prices. Most known for their unique Original Recipe Chicken, home-style sides and buttermilk biscuits, KFC has been serving these and many more freshly prepared foods worldwide. With additional options provided by Taco Bell, this location already provides a plethora of options for its patrons.

Project Description

This location will be receiving a much-needed update by adapting the current building to fit KFC's new "American Showman" design. While the current building looks and seems uninspired, the new look represents a new direction for the brand; one that is authentic, and innovative. Since 2015, KFC have been slowly but surely updating locations all across the country. Wheeling could be next.

We understand the sensitivity to create a building with an architecturally pleasing exterior appearance; but at the same time offering a comfortable and functional experience in the interior. The introduction of more modern elements to the building exterior work in conjunction with interior elements such as soft seating produces a very wholesome, and complete experience. To reach this end, the remodel work can be broken down into the following Site, Façade, and Interior work:

MRV ARCHITECTS, INC.

5105 Tollview Dr., Suite 209, Rolling Meadows, IL 60008

Ph. (224) 318-2140 – Email: mariov@mrvarch.com

Site Work - All sidewalks, asphalt and concrete pavement, and curbs are to remain protected for the duration of the remodel. Existing monument signage image will be updated to display current KFC and Taco Bell logos. Existing clearance bar and footings will remain but will be receiving a new sleeve and finish. Additionally, existing site light heads will be replaced with new LED fixtures.

Façade Alterations - Existing combined KFC / Taco Bell sign on the southern façade will be removed and replaced with two new signage elements; one for KFC, and one for Taco Bell. Additional signage elements include. 1) All new Taco Bell Logo with channel letters (above the drive-thru window), 2) New tower panel with KFC imagery (tower panel to be attached and held off tower), and 3) 12" Letters displaying "World Famous Chicken".

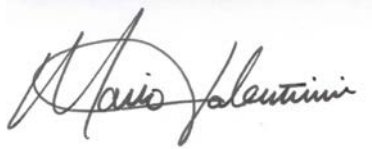
On the roof, a new tower lid canopy will replace the existing striped pyramid roof. In addition, new exterior light fixtures will be added and attached to the roof.

Interior Work - Existing seating and décor will be replaced with new ones befitting the brand's standards. Interior finishes in the dining room, bathrooms, and service areas will be replaced with new finishes. This includes new floor tile, ceiling grid and tiles, and new wall paint. New light fixtures will be installed. Bathrooms will be made ADA compliant with new fixtures. No work will be done in the back of house.

The store will retain its current hours of operation at 7 days a week; from 9:00am to 11:00pm. The number of parking spaces will remain untouched at 34.

We look forward to presenting this project to you and hearing your feedback. Please feel free to contact me with any further questions regarding the request for review.

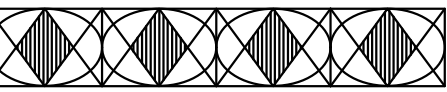
Sincerely,

A handwritten signature in dark ink, reading "Mario Valentini". The signature is fluid and cursive, with the first name "Mario" and last name "Valentini" clearly legible.

Mario Valentini
Principal,
MRV Architects, Inc.

MRV

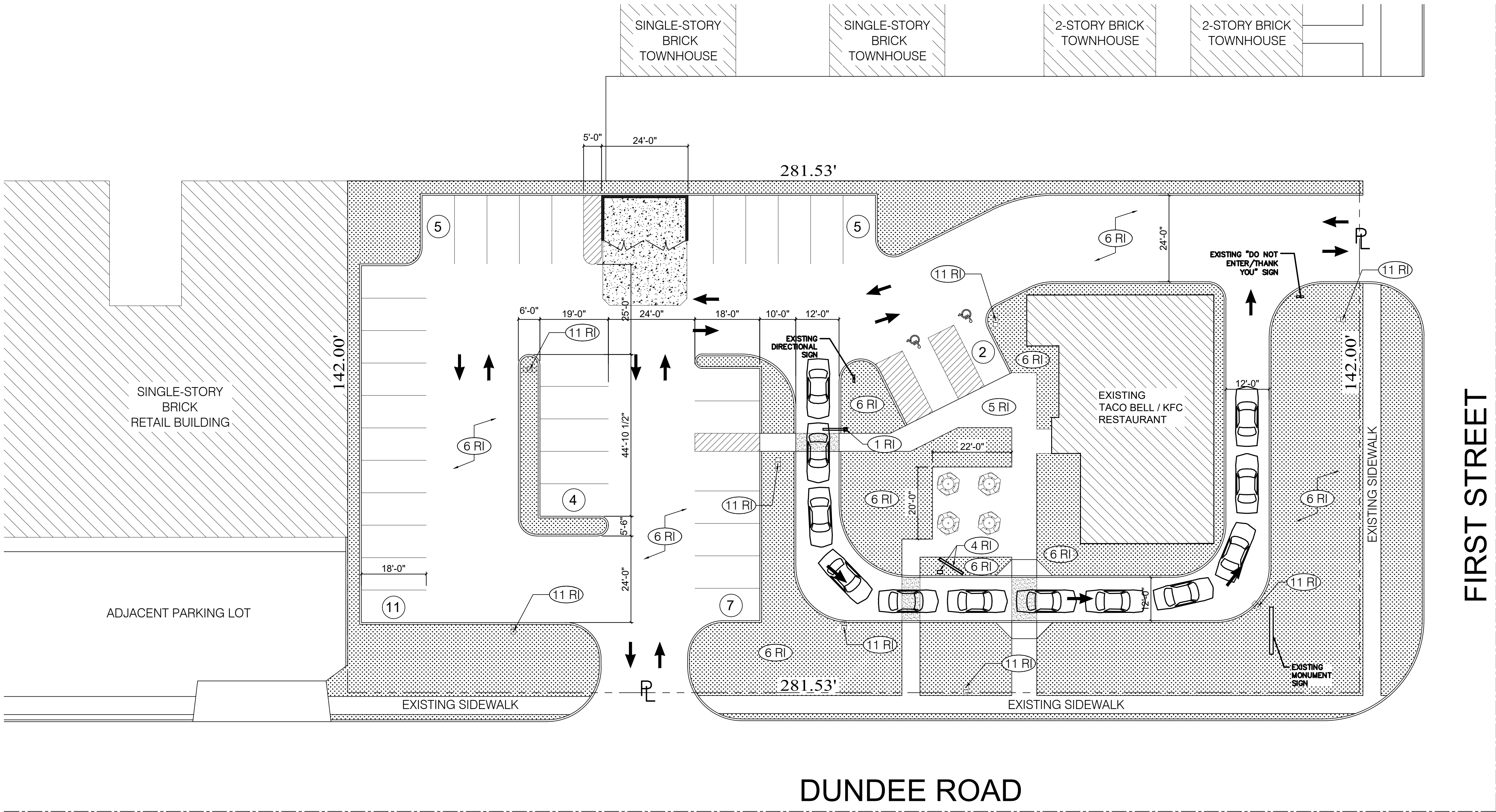
ARCHITECTS, INC.



5105 TOLLVIEW DR., SUITE 209
ROLLING MEADOWS, IL 60008
TEL: 224-318-2140
MRV ARCHITECTS, INC. 2015

ALL DRAWINGS, SPECIFICATIONS, PLANS
AND CONCEPTS ARE INSTRUMENTS OF
SERVICE AND THEREFORE ARE PROPERTY
OF MRV ARCHITECTS, INC. THEY MAY NOT
BE REUSED, COPIED OR REPRODUCED
WITHOUT PERMISSION AND EXPRESS
WRITTEN CONSENT FROM MRV
ARCHITECTS, INC.

KFC



SITE PLAN 3/8"=1'-0" 1

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CONTRACT DATE:
BUILDING TYPE:
PLAN VERSION:
SITE NUMBER:
STORE NUMBER: XX

KFC / TACO BELL
150 E. DUNDEE RD.
WHEELING, IL



RECEIVED 5-17-18
DOCKET PC 18-8
150 E. DUNDEE RD.

SITE PLAN
AND DETAILS

C1.0

PLOT DATE:

NOT USED NTS F

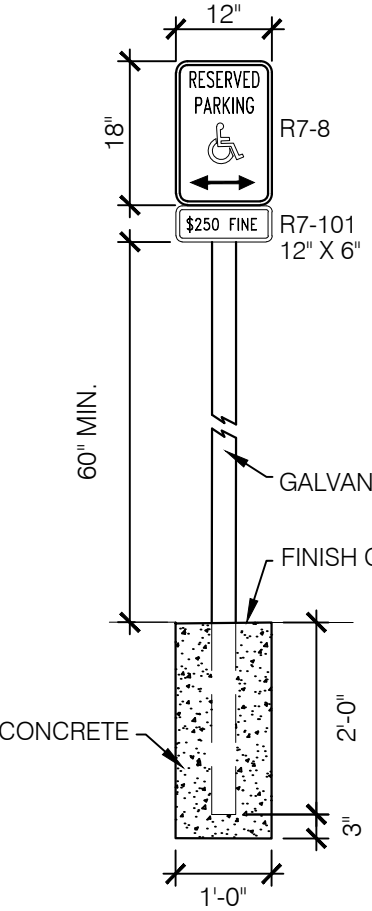
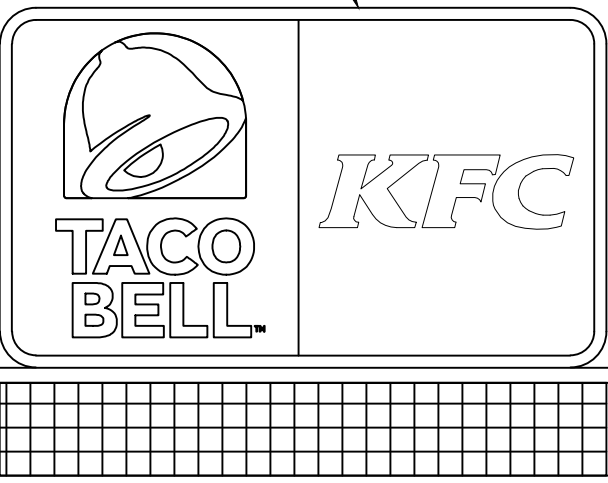
MONUMENT SIGNAGE NTS E

ACCESSABLE PARKING SIGN N.T.S. C

NOT USED 3/4"= 1'-0" B

SITE NOTES NTS A

REFACE MONUMENT SIGN WITH NEW LOGO
AND RETROFIT WITH LED LIGHTING. VENDOR
TO VERIFY SIZE AND OBTAIN PERMITS PRIOR
TO FABRICATION.



NOTE:
DETAIL IS MEANT AS A GENERAL GUIDELINE. REFER TO
LOCAL MUNICIPALITY FOR SIGN TYPE, VERBAGE AND
DIMENSIONS.
NOTE:
SIGNS SHALL BE LOCATED CENTERED ON THE
STALL AND SO THAT THEY CANNOT BE
OBSCURED BY A VEHICLE PARKED IN THE SPACE.



EXTERIOR FINISH SCHEDULE		H
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GENERAL NOTES	F
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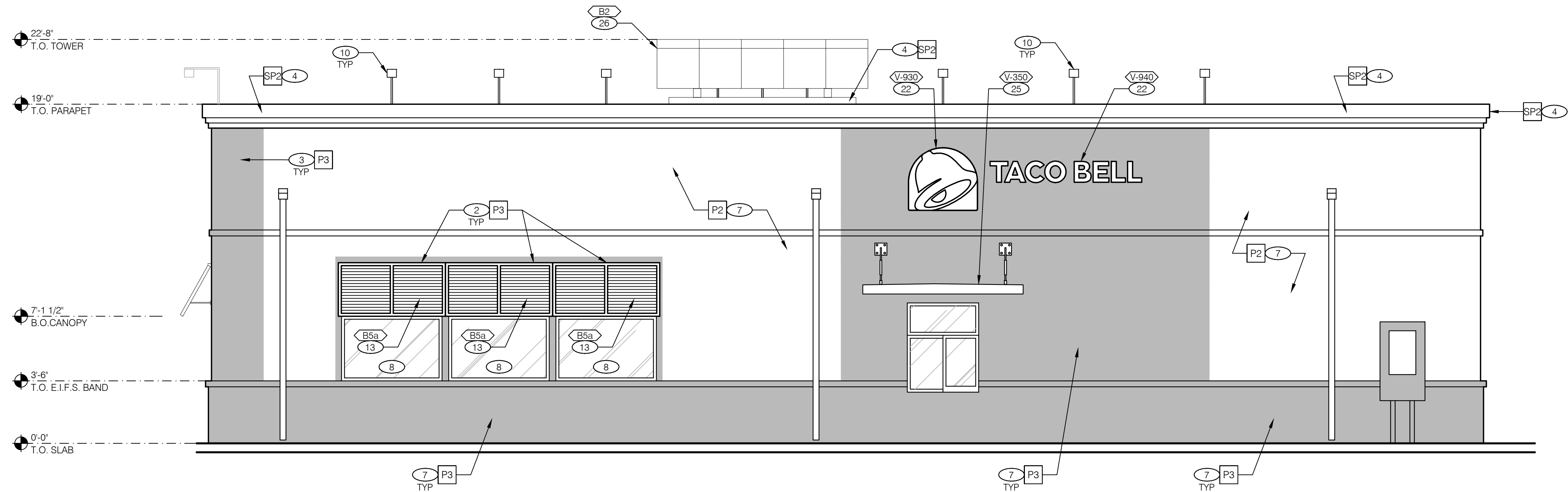
SIGN SCHEDULE	N.T.S.	D
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BUILDING EXTERIOR ELEMENTS	N.T.S.	D1
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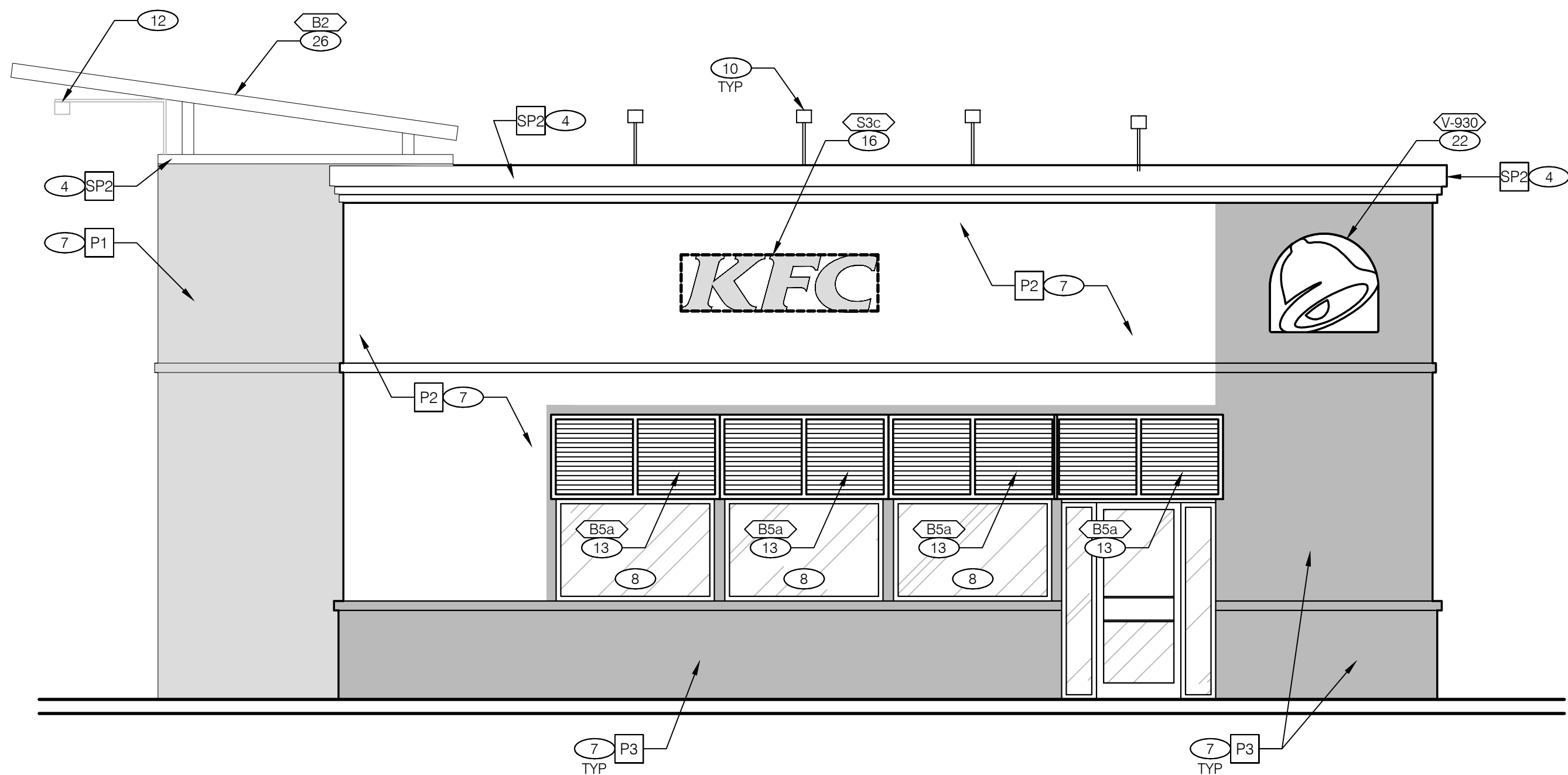
E.I.F.S. THICKNESS		B
N.T.S.		

	E.I.F.S. NOTES	N.T.S.	B1
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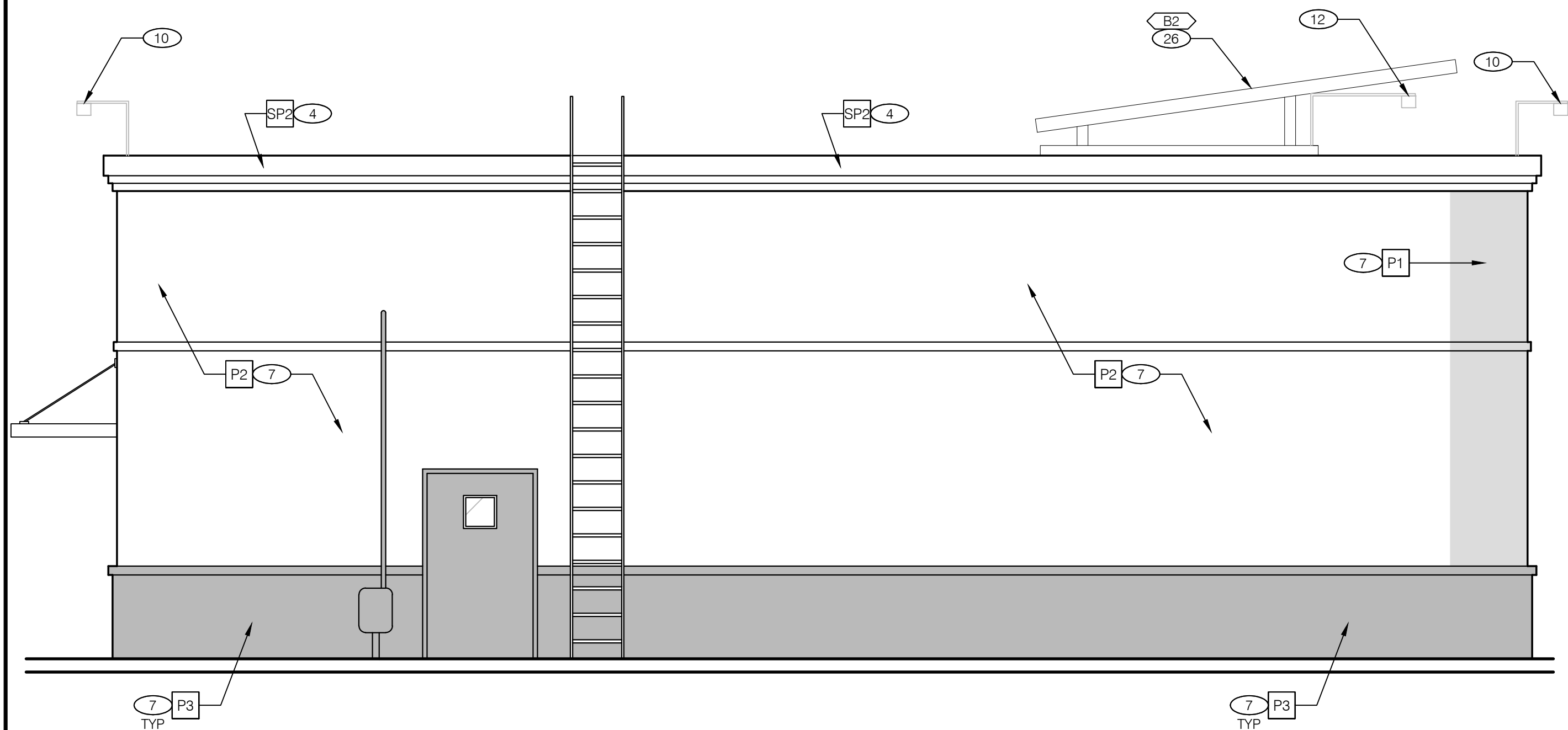
KEY NOTES C



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



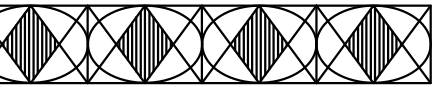
SOUTH ELEVATION 1/4" = 1'-0" C



NORTH ELEVATION 1/4" = 1'-0" B

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KFC

RECEIVED 5-17-18
DOCKET PC 18-8
150 E. DUNDEE RD.

CONTRACT DATE:
BUILDING TYPE:
PLAN VERSION:
SITE NUMBER:
STORE NUMBER: XX

KFC / TACO BELL
150 E. DUNDEE RD.
WHEELING, IL



EXTERIOR
ELEVATIONS

A4.1

PLOT DATE:



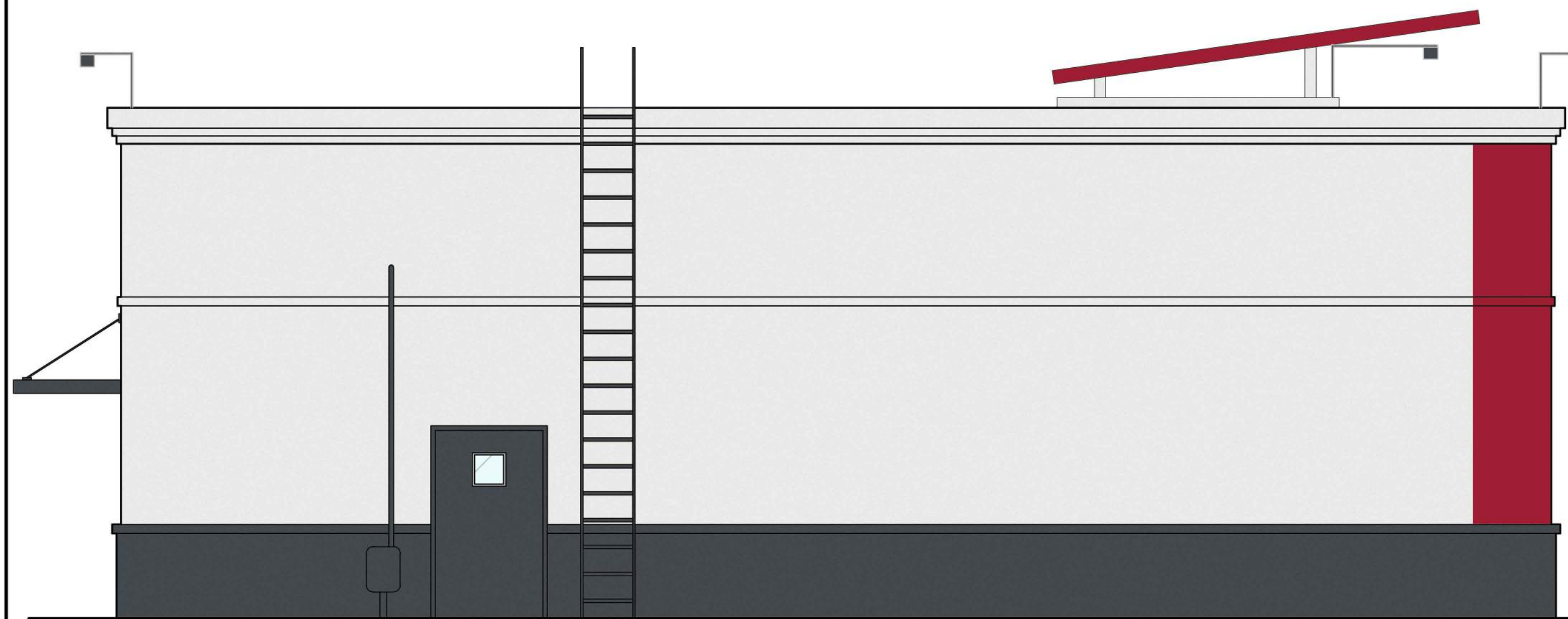
WEST ELEVATION 1/4" = 1'-0"



EAST ELEVATION 1/4" = 1'-0"



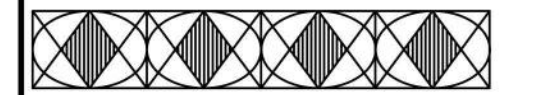
SOUTH ELEVATION 1/4" = 1'-0"



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

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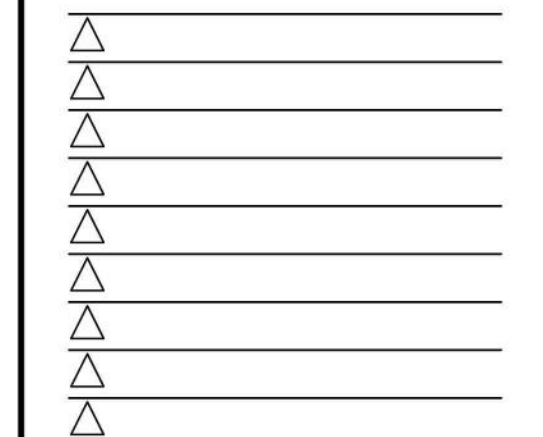


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CONTRACT DATE:

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KFC / TACO BELL

150 E. DUNDEE RD.
WHEELING, IL



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EXTERIOR
ELEVATIONS

A4.0

PLOT DATE:

RECEIVED 5-17-18
DOCKET PC 18-8
150 E. DUNDEE RD.





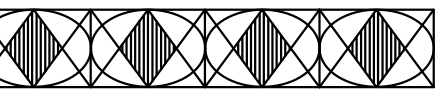
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150 E. DUNDEE RD.





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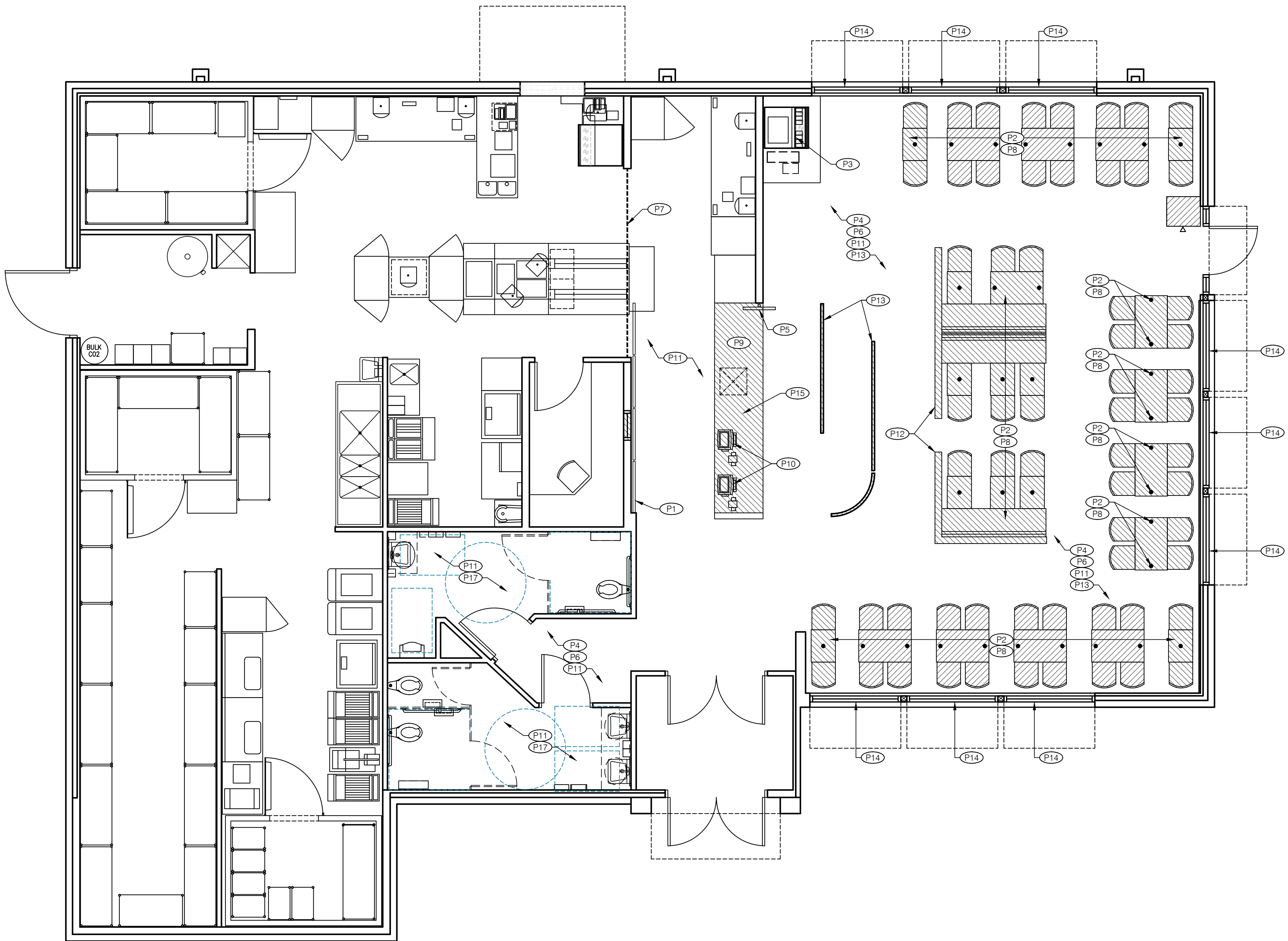
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DEMOLITION FLOOR PLAN 1/4"=1'-0" A

- △
- △
- △
- △
- △
- △
- △
- △

CONTRACT DATE:
BUILDING TYPE:
PLAN VERSION:
SITE NUMBER:
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KFC / TACO BELL
150 E. DUNDEE RD.
WHEELING, IL



RECEIVED 5-17-18
DOCKET PC 18-8
150 E. DUNDEE RD.

DEMOLITION
FLOOR PLAN

D1.0

PLOT DATE:

- TYPICAL EXISTING EXTERIOR WALL:
2x6 WOOD STUDS @16" O.C. w/ 1/2"
PLYWOOD (EXP 1) SHEATHING.
- TYPICAL EXISTING INTERIOR WALL TO
REMAIN: 2x4 WOOD STUDS @16" O.C.
(U.N.O.)
- DEMO ITEMS AS INDICATED (SEE KEY NOTES)

- A. INSPECT INTERIOR AND EXTERIOR WALLS. REPLACE ANY DAMAGED SUBSTRATE WALLS ETC. INSPECT DINING ROOM WINDOWS & WALLS BELOW WINDOWS FOR EVIDENCE OF MOISTURE DAMAGE & IMPROPERLY INSTALLED FLASHING. VERIFY WITH OWNER.
- B. ROOF RECOMMENDATIONS: INSPECTION OF EXISTING ROOF BY QUALIFIED ROOFER IS RECOMMENDED. REPLACE ROOF IF WARRANTED. VERIFY ALL ACTIONS WITH OWNER.
- C. SEE SITE PLAN FOR ANY SITE DEMO WORK.
- D. POS, SECURITY, SAFE, DRINK SYSTEM AND FRUTISTA MACHINE SHALL BE TEMPORARILY RELOCATED PER STORE MANAGERS DIRECTION. BY AUTHORIZED TECHNICIANS. OWNER SHALL COORDINATE. SEE 3RD PARTY SCOPE OF WORK.

SCOPE NOTES

- P1 REMOVE EXISTING MENUBOARD & SAVE FOR REUSE
- P2 REMOVE ALL EXISTING FIXTURES, BOOTHS, TABLETOPS & CHAIRS IN DINING ROOM - EXISTING TABLE STEEL POST TO REMAIN UNLESS NOTED OTHERWISE
- P3 EXISTING BEVERAGE DISPENSER TO BE REMOVED BY VENDORS AND STORED FOR REUSE. GENERAL CONTRACTOR TO PUMP DOWN, REMOVE AND SAVE ICE MACHINE FOR REUSE.
- P4 REMOVE ALL APPLIED WALL FINISHES - CHAIR RAIL, WALL COVERING, E, WAINSCOTING AND TILE BASE, UNLESS NOTED OTHERWISE.
- P5 EXISTING SECURITY MONITOR TO REMAIN. PROTECT AS NECESSARY
- P6 REMOVE ALL INTERIOR WALL SIGNS, DECOR ELEMENTS & ARTWORK AND DISPOSE OF IN A RESPONSIBLE MANNER, KFC FOUNDATION ARTWORK TO BE SAVED AND RE-INSTALLED AFTER PAINTING.
- P7 TEMPORARY VISQUEEN DUST PARTITION. COORDINATE EXACT LOCATION IN FIELD WITH FRANCHISEE AND PROVIDE A TIGHT SEAL
- P8 EXISTING TABLE STEEL POST TO BE REMOVED. PATCH & REPAIR SLAB TO RECEIVE NEW FINISH
- P9 EXISTING UNDER-COUNTER SAFE TO REMAIN PROTECT FROM DUST
- P10 EXISTING POS, CASH DRAWER, CUP DISPENSER AND ALL HARDWARE TO BE REMOVED, SAVED AND SEALED IN A DUST FREE ENVIRONMENT
- P11 EXISTING FLOORING AND COVE BASE TILE TO BE REMOVED, PREP/LEVEL FLOORING FOR NEW TILE.
- P12 REMOVE EXISTING HALF HEIGHT WALL - PATCH FLOOR AS NEEDED.
- P13 REMOVE ALL QUEUING RAILS AND POSTS. PATCH FLOOR AS NEEDED.
- P14 REMOVE EXISTING WINDOW SILL IF NOT WHITE.
- P15 EXISTING SERVICE COUNTER TO BE REMOVED (KNEE WALL TO REMAIN).
- P16 HALF HEIGHT WALL TO REMAIN. REMOVE EXISTING WALL CAP ONLY, EXISTING WALL PANELING TO REMAIN.
- P17 REMOVE ALL PLUMBING FIXTURES AND ACCESSORIES, PREP EXISTING WALLS FOR NEW FINISHES.
- P18 NOT USED.

DEMOLITION LEGEND

D

DEMOLITION NOTES

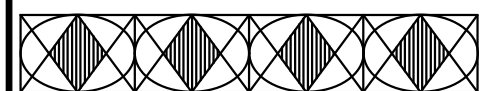
C

DEMOLITION KEY NOTES

B

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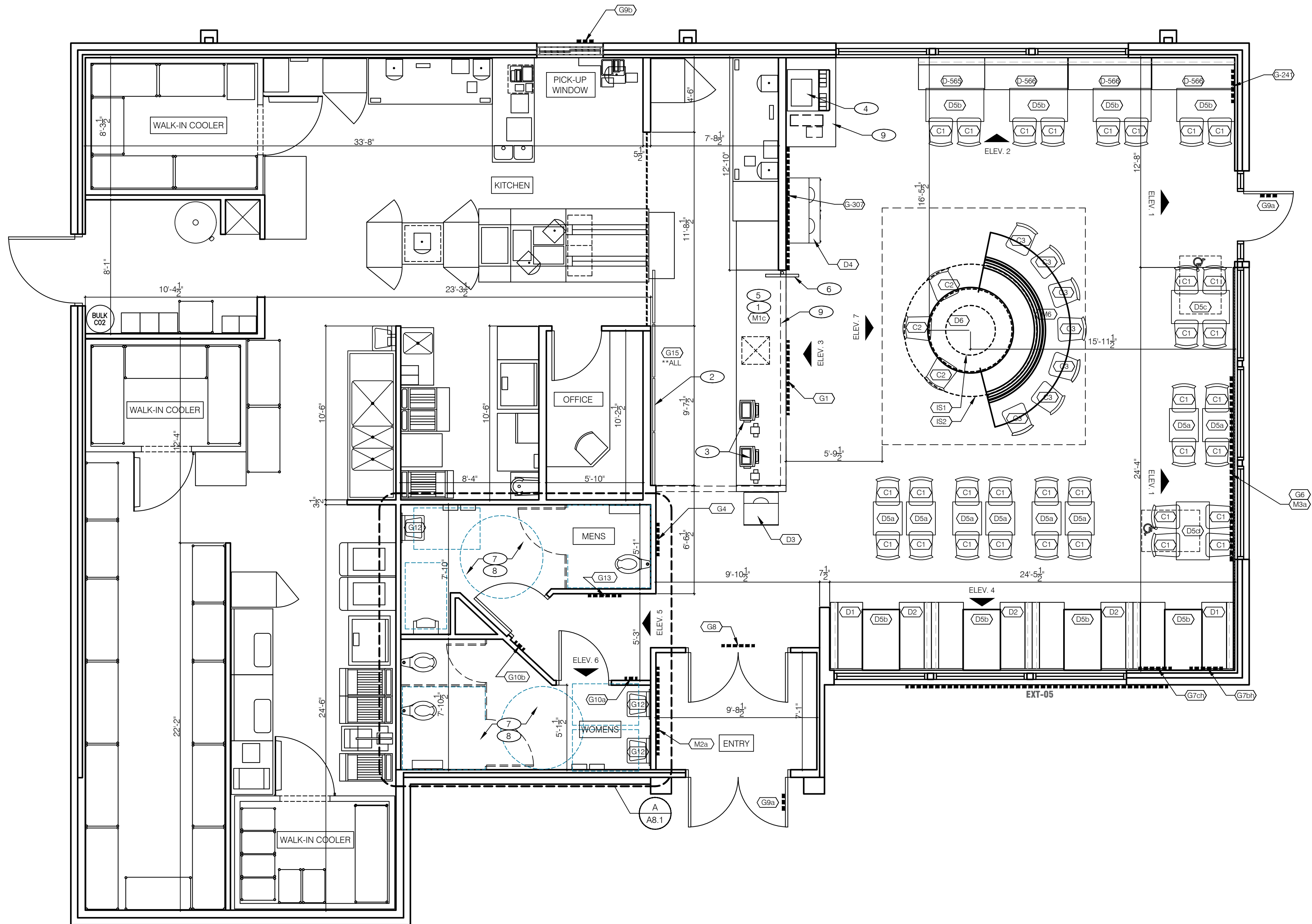
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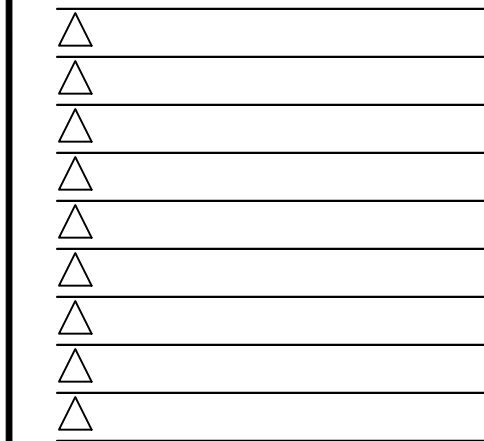
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KFC



GENERAL NOTES:
G.C. SHALL PROVIDE A CLEAR SILICONE SEAL JOINT
AT ALL PERMANENTLY MOUNTED EQUIPMENT,
COUNTERS AND CEILING GRID THROUGHOUT THE
ENTIRE STORE. MASKING TAPE SHALL BE USED ON
JOINTS EXCEEDING 1/4" TO PROVIDE A COVERED
CORNER.



CONTRACT DATE:
BUILDING TYPE:
PLAN VERSION:
SITE NUMBER:
STORE NUMBER: XX

SEATING AND EQUIPMENT PLAN 1/4"=1'-0" A

KFC DECOR PACKAGE			TACO BELL DECOR		
SYM.	QTY.	ITEM	SYM.	QTY.	ITEM
	32	CAFE DINING CHAIRS		1	PINE PLANK SETTEE BOOTHS - 48"
	3	CAFE DINING CHAIRS - KFC RED SEAT		3	PINE PLANK SETTEE BOOTHS - 60"
	7	CAFE BAR CHAIRS - KFC RED SEAT			
	2	SANDERS BOOTH - SINGLE 43"			
	3	SANDERS BOOTH - DOUBLE 43"			
	1	TRASH UNIT - SINGLE			
	1	TRASH UNIT - DOUBLE			
	8	TABLE TOP - 21" X 24"			
	8	TABLE TOP - 24" X 42"			
	2	TABLE TOP - 24" X 42" HC W/ SYMBOL			
	1	FOCAL TABLE 60" ROUND WITH CUSTOM BASE			
	1	BUCKET			
	1	RING CEILING ELEMENT			
	1	K38 FRONT COUNTER SYSTEM - FRONT COUNTER / DIVIDER WALL / BEAM SYSTEM			

* CONSULTANT TO PROVIDE LINEAR FOOTAGE FOR SILLS, CHAIR RAILS AND SHROUDS.

KFC DECOR PACKAGE (TOTAL SEATS = 88 INT.)

KFC ARTWORK				TACO BELL ARTWORK			
	QTY.	ITEM	REMARKS		QTY.	ITEM	REMARKS
	1	KITCHEN SIGN	SEE A8.0 FOR LOCATION		1	BOH ART - FAMILY PRIDE BOARD	
	1	SECRET PROCESS ART	SEE A8.0 FOR LOCATION		1	BOH ART - COLONEL PROUD BANNER	
	1	FOCAL WALL ART	SEE A8.0 FOR LOCATION		1	BOH ART - COLONEL TIE MIRROR	
	1	POSTER ARTWORK - 2 SIDED - "SANDERS FOR SENATOR"/"4000 STATUES"	SEE A8.0 FOR LOCATION		1	BOH ART - GREATEST CHICKEN COLLAGE	
	1	POSTER ARTWORK - 2 SIDED - "COLONEL 101"/"SECRET RECIPE"	SEE A8.0 FOR LOCATION		1	BOH ART - SERVICE PROMISE SIGN	
	1	POSTER ARTWORK - 2 SIDED - "No1 CHICKEN SALESMAN"/"PRESSURE COOKER"	SEE A8.0 FOR LOCATION		1	ENTRY FOCAL WALL WITH REAL MEALS QUOTE - STANDARD	
	1	"THANKS" MESSAGE	SEE A8.0 FOR LOCATION		1	FOCAL WALL PANELS - CELEBRITY RED WALL INCLUDING WINDOW AND TOP TRIM - ALL REMODELS EXCEPT K50	
	1	STORE HOURS - ENTRY DOOR	SEE A8.0 FOR LOCATION	TACO BELL ARTWORK			
	1	STORE HOURS - DT WINDOW	SEE A8.0 FOR LOCATION		QTY.	ITEM	
	1	RESTROOM SIGNS - LADIES	SEE A8.0 FOR LOCATION		1	CONCRETE GRAFFITI: EXPLORER ARTWORK - FULL WALL MURAL	
	1	RESTROOM SIGNS - GENTS	SEE A8.0 FOR LOCATION		1	FRAMED ART - MASH UP 1 AT SEATING	
	3	RESTROOM MIRROR MESSAGE	SEE A8.0 FOR LOCATION				
	1	COMMUNITY BOARD	SEE A8.0 FOR LOCATION				
	1	BOH ART - COMMUNICATION BOARD	SEE A8.0 FOR LOCATION				

ARTWORK SCHEDULE

- "HOLD" DIMENSIONS ARE FROM FACE OF FINISH.
- G.C. TO CONFIRM "HOLD" DIMENSIONS WITH EQUIPMENT MFR / VENDOR.
- TILE CHIPPING AROUND CORE DRILL HOLES FOR SEATING WILL NOT BE ACCEPTED.
- ALL DIMENSIONS FOR SEATING / CORE DRILL PLAN SHALL BE FROM FACE OF GYP BD.
- VERIFY ALL DIMENSIONS WITH SEATING VENDOR PRIOR TO INSTALLATION.
- REFER TO SC SHEETS FOR SCOPE OF WORK RESPONSIBILITIES.
- SEE INTERIOR ELEVATIONS A8.0-A8.1 FOR LOCATION OF OWNER SUPPLIED ARTWORK
- PROVIDE THE FOLLOWING HARDWARE FOR EACH CABINET DOOR:
KNOB: STANLEY 4482 (1 EA)
CATCH: STANLEY SP35 (1 EA)
HINGE: STANLEY 1588 (2 EA)
- (H) - SYMBOL DENOTES A HIGH TABLE OR DINING COUNTER WITH STOOLS
- ALL SOLID SURFACES TO BE PROPERLY SEAMED PER MFRS SPECIFICATIONS

SYMBOL DENOTES A HANDICAP ACCESSIBLE TABLE.

SEATING PLAN NOTES

- REMODEL IMAGE (RI)
- NEW SERVICE COUNTER (OVER EXISTING KNEE WALL).
 - EXISTING MENUBOARD.
 - EXISTING POS EQUIPMENT INCLUDING UNDER COUNTER CASH DRAWER BRACKETS.
 - EXISTING PEPSI DISPENSER/ICE MACHINE.
 - EXISTING SAFE.
 - EXISTING SECURITY MONITOR, RELOCATE AS NECESSARY FOR NEW SERVICE COUNTER LAYOUT.
 - GO TO REPLACE TOILETS WITH NEW ADA COMPLIANT TOILETS. SEE SHEET SCHD-1. INSTALL TO FULL ADA ACCORDANCE.
 - GRAB BARS - HORIZONTAL TO BE MOUNTED @ 36" TO TOP OF GRAB BAR, BOTTOM OF 18" LONG VERTICAL BAR TO BE MOUNTED AT 39"-41".
 - CUSTOM MILLWORK PROVIDED BY VENDOR.

ADA NOTES (AD)

CUSTOMER TOUCH POINT (CT)

KEY NOTES

KFC / TACO BELL

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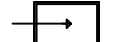
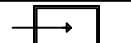
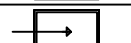
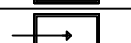
SEATING AND
EQUIPMENT
PLAN

A2.0

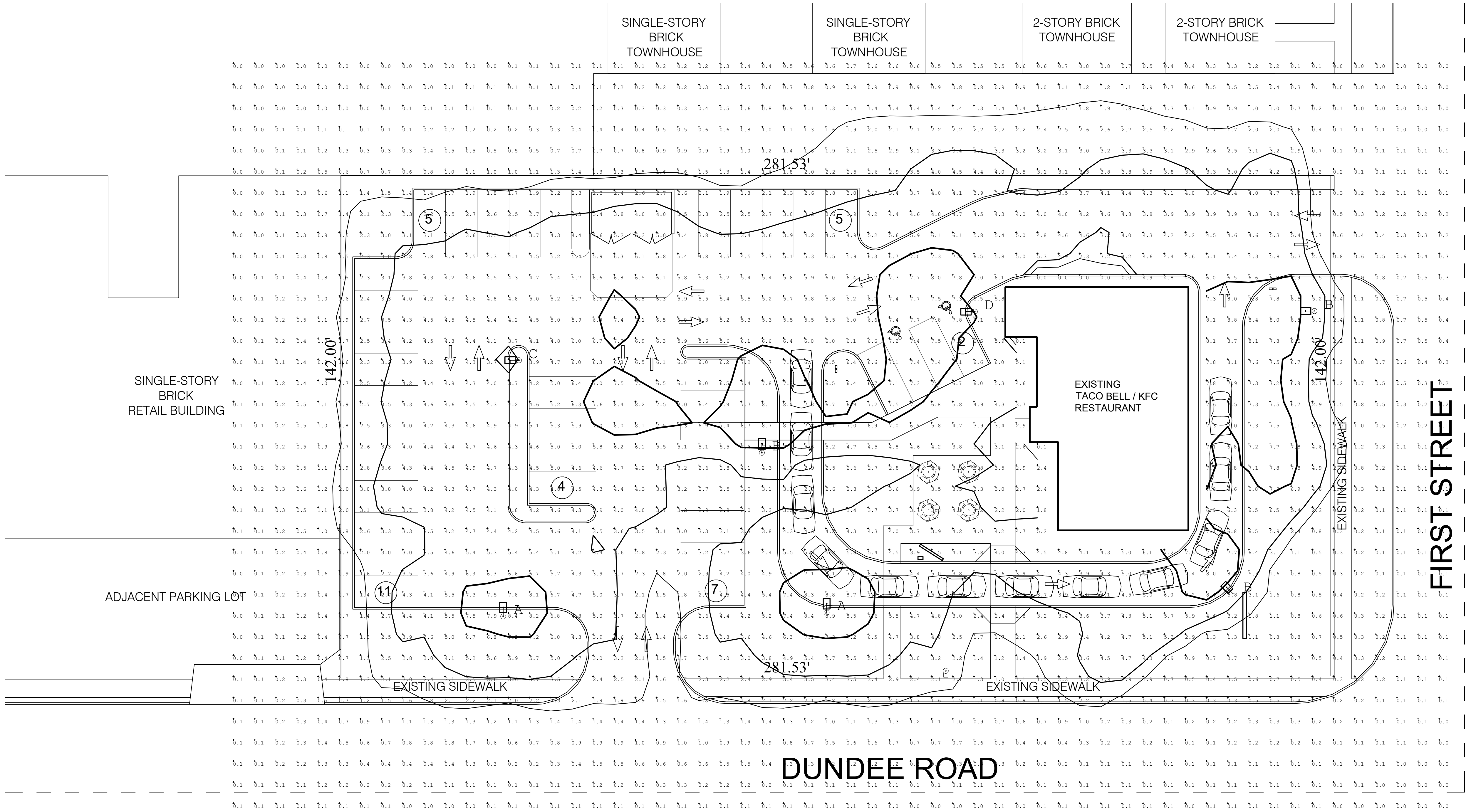
PLOT DATE:

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
EXTENDED	2.64	8.9	0.0	N.A.	N.A.
PARKING LOT & DRIVE-THRU SURFACE	4.89	8.9	1.4	3.49	6.36

LIGHT LEVELS ARE MAINTAINED FOOT-CANDLES, INITIAL LEVELS ARE SLIGHTLY HIGHER

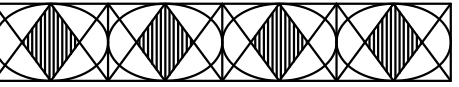
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Lum. Watts	Description
	2	A	SINGLE	22884	0.900	180	VPL-80L-180-4K7-5R-UNV-A-DBT / VP-AD-ACC-DB / EXISTING 16' SQUARE POLE
	3	B	SINGLE	39921	0.900	395	VPL-96L-395-4K7-4-UNV-A-DBT / VP-AD-ACC-DB / EXISTING 25' SQUARE POLE
	1	C	SINGLE	40848	0.900	395	VPL-96L-395-4K7-5QM-UNV-A-DBT / VP-AD-ACC-DB / EXISTING 25' SQUARE POLE
	1	D	SINGLE	41205	0.900	395	VPL-96L-395-4K7-5R-UNV-A-DBT / VP-AD-ACC-DB / EXISTING 25' SQUARE POLE

NOTE: REDUCED FIXTURE WATTAGE AND POLE HEIGHT ON TYPE A
ALL FIXTURES ARE NEW
ALL POLES ARE EXISTING



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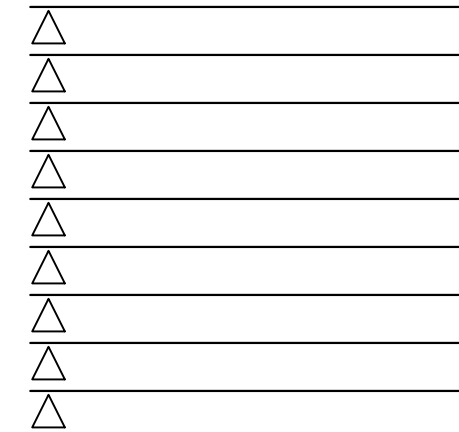
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KFC / TACO BELL

150 E. DUNDEE RD.
WHEELING, IL



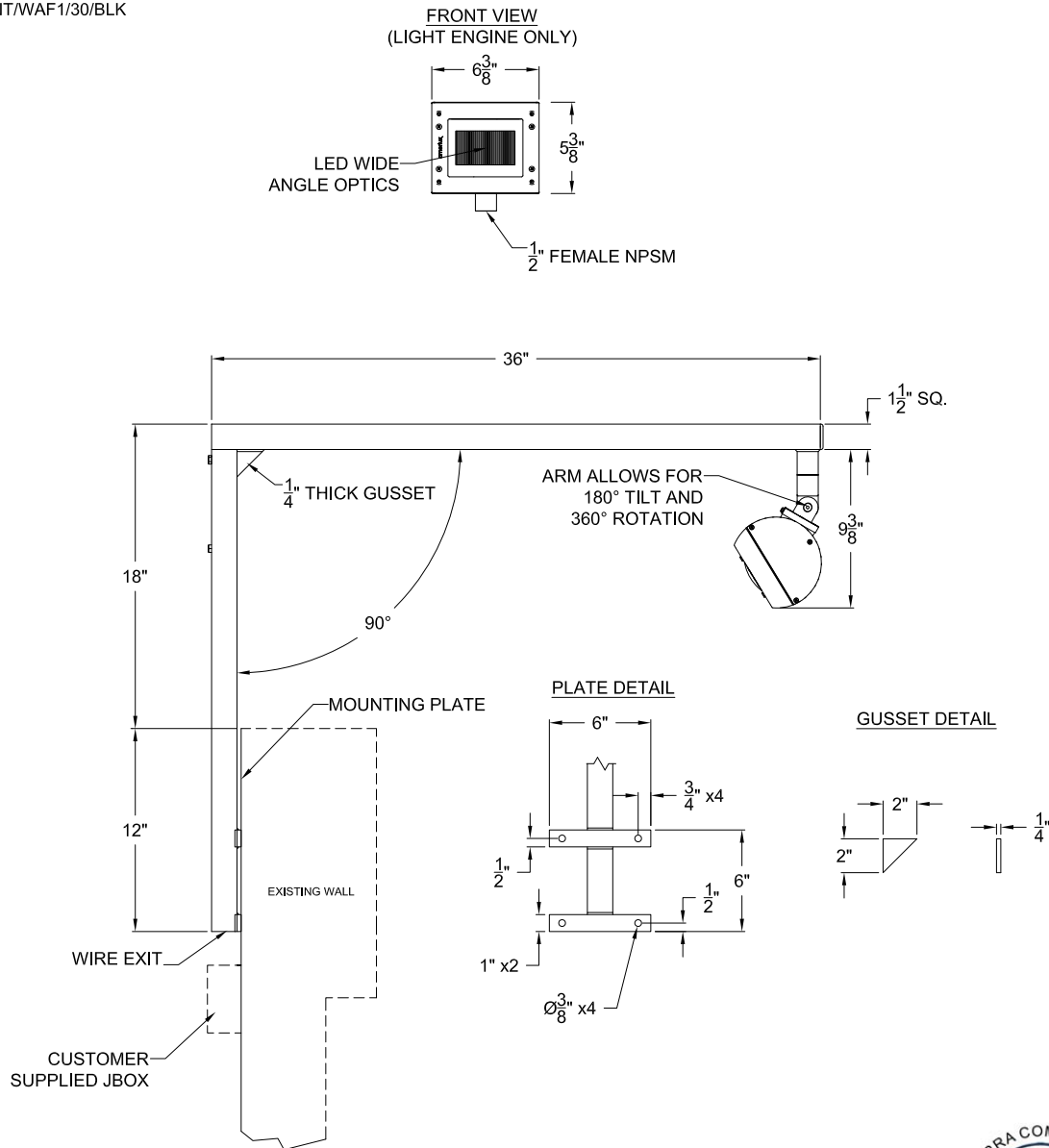
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PHOTOMETRIC
PLAN

C2.0

PLOT DATE:

WAF1.5/BLDG MNT/WAF1/30/BLK



Approved By _____ Date _____

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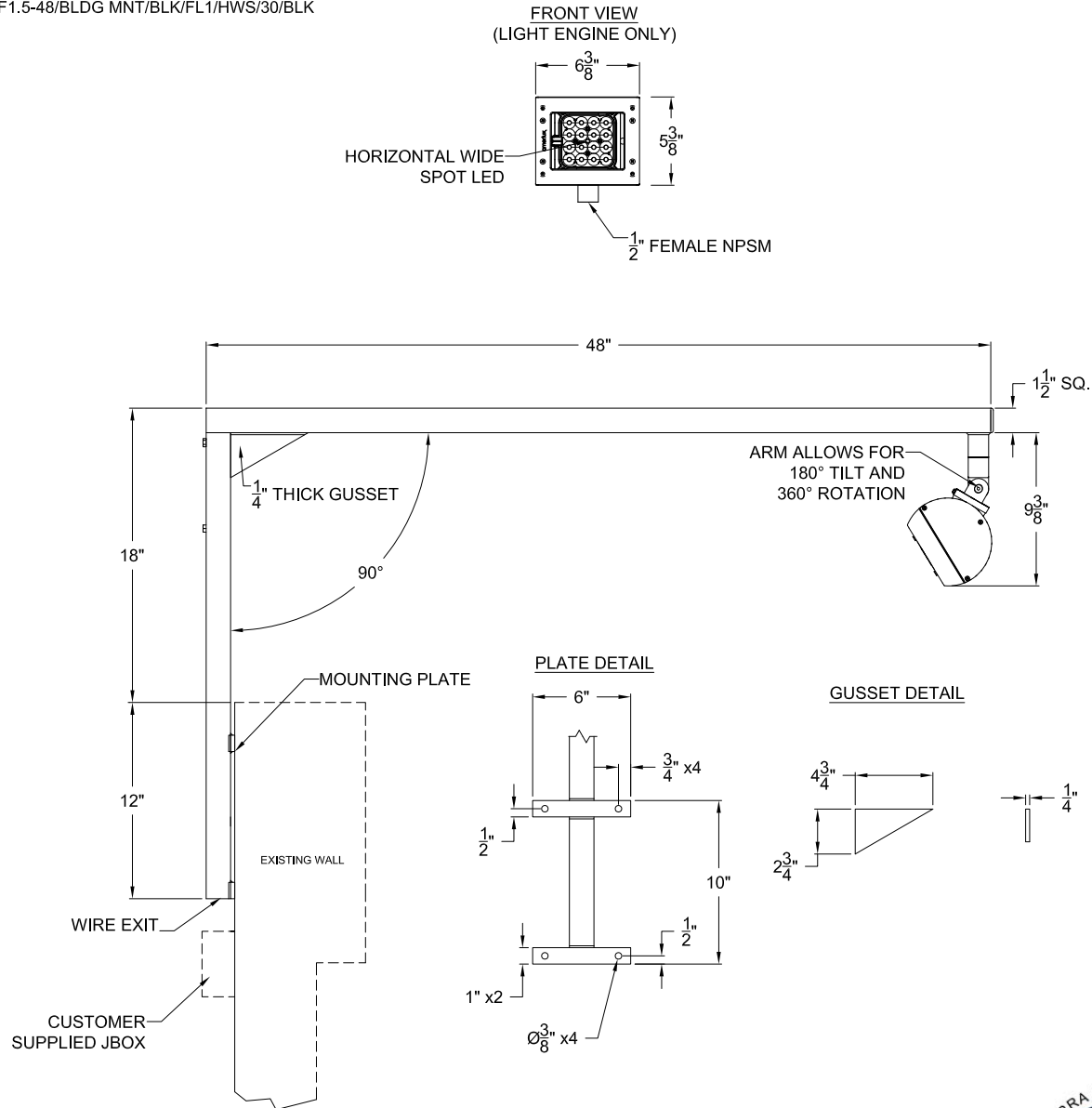


<u>DATE</u> 11/19/2015	<u>PART STRING</u> WAF1.5/BLDG MNT/WAF1/30/BLK		<u>FILE NAME</u> KFC_35083.dwg	
<u>QUOTE #/ SO #</u> 35083			<u>NOTES</u>	
<u>JOB NAME:</u> KFC				
<u>www.amerluxexterior.com</u> 5220 SHANK ROAD PEARLAND, TX. 77581 PHONE: (281) 997-5400 FAX: (281) 997-5441 TOLL FREE: (800) 364-0098	<u>LIGHT SOURCE</u> ● LED	<u>VOLTAGE</u> ● 120-277V	<u>DRAWN BY</u> HT	<u>REVISION</u> 2
 EXTERIOR LIGHTING GROUP	<u>FINISH</u> ● BLK SMOOTH SATIN BLACK		<u>GENERAL:</u> EXTERIOR HARDWARE WILL BE STAINLESS STEEL. ELECTRICAL COMPONENTS WILL BE ETL LISTED "SUITABLE FOR WET LOCATIONS."	



Client:		Type E1 BRACKET
Fixture Manufacturer:	AMERLUX	
Lamp Manufacturer:	N/A	
Cat#: WAF1.5-BLD MNT-BLK-36 (BRACKET) RSCS # E45180178	Cat#: N/A	
Capitol Light is not responsible for inaccuracies in manufacturers published specifications		

WAF1.5-48/BLDG MNT/BLK/FL1/HWS/30/BLK



Approved By _____ Date _____

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<u>DATE</u> 2/24/2016	<u>PART STRING</u> WAF1.5-48/BLDG MNT/BLK/FL1/HWS/30/BLK		<u>FILE NAME</u> KFC_35083.dwg	
<u>QUOTE #/ SO #</u> 35083			<u>NOTES</u>	
<u>JOB NAME:</u> KFC				
<u>www.amerluxexterior.com</u> 5220 SHANK ROAD PEARLAND, TX. 77581 PHONE: (281) 997-5400 FAX: (281) 997-5441 TOLL FREE: (800) 364-0098	<u>LIGHT SOURCE</u> ● LED	<u>VOLTAGE</u> ● 120-277V	<u>DRAWN BY</u> JM	
 EXTERIOR LIGHTING GROUP	● <u>FINISH</u> BLK SMOOTH SATIN BLACK		<u>REVISION</u>	
			<u>GENERAL:</u> EXTERIOR HARDWARE WILL BE STAINLESS STEEL. ELECTRICAL COMPONENTS WILL BE ETL LISTED "SUITABLE FOR WET LOCATIONS."	



Client:		
Fixture Manufacturer: AMERLUX	Lamp Manufacturer: N/A	
Cat #: WAF1.5-BLD MNT-BLK-48"	RSCS # E45180180	Cat #: N/A
Capitol Light is not responsible for inaccuracies in manufacturers published specifications		

Type:
E2 BRACKET

VARIETA

SINGLE ARRAY LED FLOOD LIGHT

U.11.2.15

APPLICATION:

Accent lighting for exterior retail, commercial and hospitality environments

CONSTRUCTION:

- Die-Cast aluminum faceplate
- Extruded aluminum enclosure
- IP67 sealed optical modules

MOUNTING:

- Cast aluminum pivot
- 180° tilt
- 360° rotation

ELECTRICAL:

Integral drivers
Input voltage 120v-277v auto-sensing
Power consumption 31W
1/2" NPT wire entry
Standard product is shipped as non-dimming unless specified

OPTICS:

- Lumen maintenance: 70% @ 50,000 hours
- 1 lens module containing 16 LEDs available in a number of symmetric or asymmetric axial beam spread patterns

AMBIENT OPERATING RANGE:

-30°C to 40°C

WEIGHT:

5 lbs

EPA:

0.25

FINISH:

Premium quality thermoset polyester powdercoat for a durable finish in the following:

BLK -Satin Black
CLB -Classic Bronze
GRN -Green

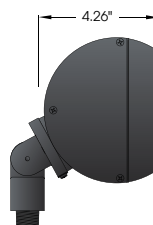
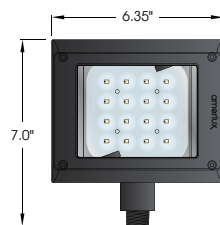
TBK -Textured Black
WHT -White

FL1
LED

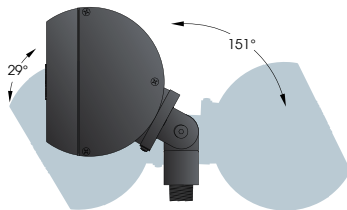


PROJECT:

TYPE:



MOUNTING:



EXTERNAL GLARE SHIELD



ORDERING INFORMATION:

Model	Light Distribution	CCT	CRI	Approx. Lumens	Total Efficacy	Finish	Accessories	Dimming Option
FL1	NSP	30 (3,000K)	80	2,580	83 Lm/W	BLK CLB GRN TBK WHT	EGS (Ext Glare Shield) GSP17 (Ground Stake) PMBS-2-18 (Pole Mount) WMS14 (Wall Mount)	DM 0-10 volt
		40 (4,000K)	80	2,940	94 Lm/W			
		50 (5,000K)	70	3,020	97 Lm/W			
	HMS VMS	30 (3,000K)	80	2,340	75 Lm/W			
		40 (4,000K)	80	2,670	86 Lm/W			
		50 (5,000K)	70	2,740	88 Lm/W			
	HWS VWS	30 (3,000K)	80	2,260	72 Lm/W			
		40 (4,000K)	80	2,580	83 Lm/W			
		50 (5,000K)	70	2,640	85 Lm/W			
	SQS	30 (3,000K)	80	2,270	73 Lm/W			
		40 (4,000K)	80	2,580	82 Lm/W			
		50 (5,000K)	70	2,650	85 Lm/W			
	MFL	30 (3,000K)	80	2,710	87 Lm/W			
		40 (4,000K)	80	3,090	99 Lm/W			
		50 (5,000K)	70	3,170	102 Lm/W			
	HMF VMF	30 (3,000K)	80	2,490	80 Lm/W			
		40 (4,000K)	80	2,840	91 Lm/W			
		50 (5,000K)	70	2,920	94 Lm/W			
	HWF VWF	30 (3,000K)	80	2,420	78 Lm/W			
		40 (4,000K)	80	2,760	89 Lm/W			
		50 (5,000K)	70	2,830	91 Lm/W			
	SQF	30 (3,000K)	80	2,460	79 Lm/W			
		40 (4,000K)	80	2,800	90 Lm/W			
		50 (5,000K)	70	2,870	92 Lm/W			

Ordering options in **BOLD**

Amerlux reserves the right to change details that do not affect overall function and performance.

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Electrostatic sensitive device.
observe precautions for handling

5 year limited
warranty
AMERLUX LED



Part String

Example: FL1/NSP/30/BLK/EGS/DM

amerlux



Client:

Fixture Manufacturer: AMERLUX

Lamp Manufacturer: N/A

Cat #: WMS-14/BLK

RSCS # E45180219

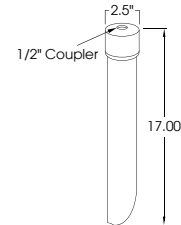
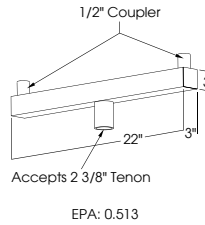
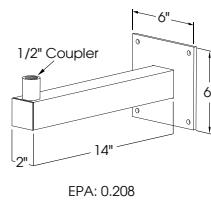
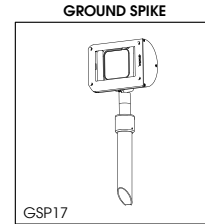
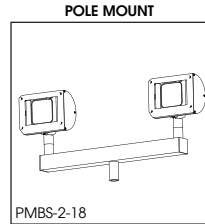
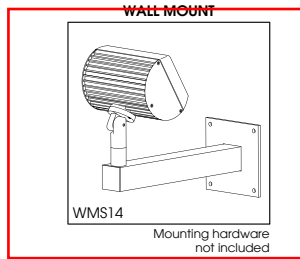
Cat #: N/A

Capitol Light is not responsible for inaccuracies in manufacturers published specifications

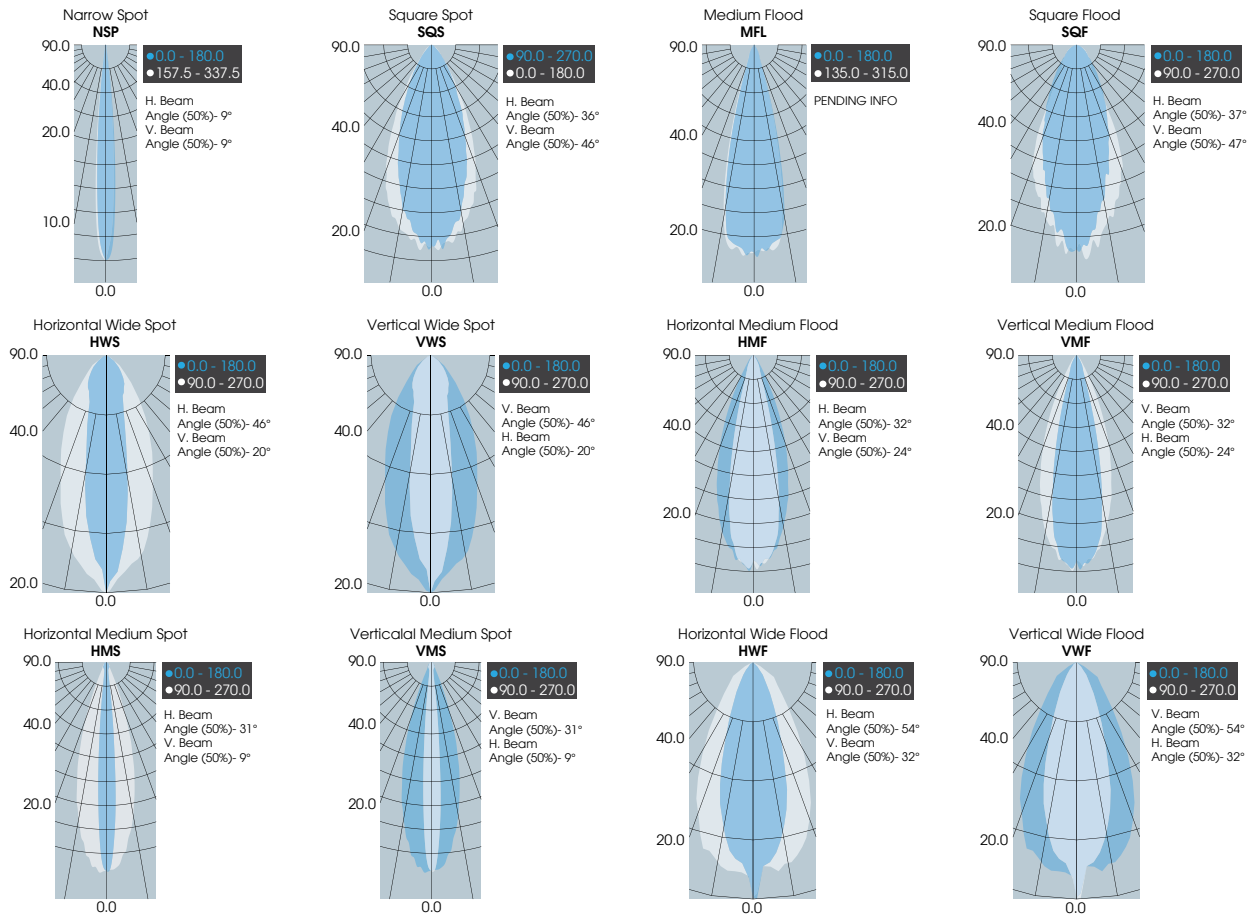
Type:

E3

MOUNTING ACCESSORIES:



OPTICAL PERFORMANCE:



VIPER L

OPTICS

STRIKE

LARGE VIPER LUMINAIRE

Cat.#

Job

Type



BEACON
design · performance · technology

Approvals

SPECIFICATIONS

Intended Use:

The Beacon Viper luminaire is available in two sizes with a wide choice of different LED wattage configurations and optical distributions designed to replace HID lighting up to 1000W MH or HPS. Luminaires are suitable for wet locations.

Construction:

- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and microcellular polyurethane foam gasket ensures a weather-proof seal around each individual optic.

Electrical:

- Luminaire accepts 100V through 277V, 50 Hz to 60 Hz (UNV), 347V, or 480V input.
- Power factor is $\geq .90$ at full load.
- All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL- 217F Notice 2.
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher.
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Surge protection - 20kA.
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the motion response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see www.beaconproducts.com/products/energeni).
- In addition, Viper can be specified with **SiteSync™** wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7. For more details, see ordering information or visit: www.hubbelllighting.com/sitesync

Installation:

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.

Finish:

- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

Certifications/Ratings:

- Listed to UL 1598 and CSA22.2#250.0 for wet locations
- 3G rated for ANSI C136.31 high vibration applications with MAF mounting
- IDA approved

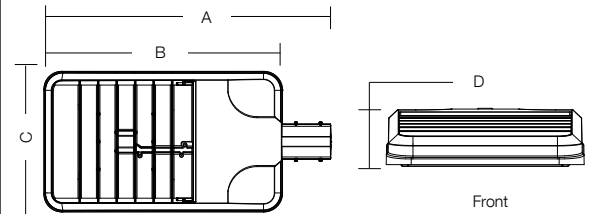
Warranty:

Five year limited warranty for more information visit: www.hubbelllighting.com/resources/warranty

PRODUCT IMAGE(S)

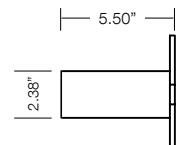
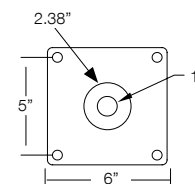
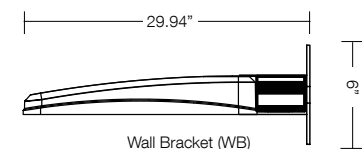
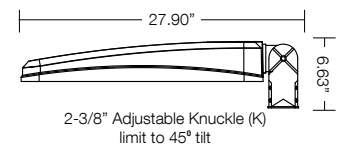
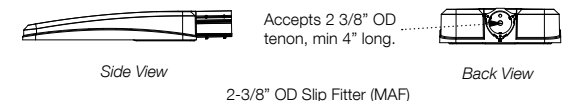


DIMENSIONS



A	B	C	D	Weight:	EPA
29.12"	24.19"	14.25"	4.13"	25.0 lbs	1.2 ft ²
(740 mm)	(614 mm)	(362 mm)	(105 mm)	(11.3 kg)	

MOUNTING OPTIONS



CERTIFICATIONS/LISTINGS



*3000K and warmer CCTs only

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HUBBELL
Lighting

ORDERING INFORMATION ORDERING EXAMPLE: VPL/96L-280/4K7/4W/UNV/A/DBT/7PR-TL/GENI-04/BC

VPL								
SERIES	LED ENGINE	CCT/CRI	ROTATION	VOLTAGE	COLOR	OPTIONS		
VPL Viper	64L-135 135W LED array	3K7 3000K, 70 CRI	Leave blank for no rotation	UNV 120-277V	DBT Dark Bronze Textured	F Fusing		
	80L-180 180W LED array	4K7 4000K, 70 CRI	L ⁵ Optic rotation left	120 120V	BMT Black Matte Textured	BSP Bird Spikes		
	80L-235 235W LED array	5K7 5000K, 70 CRI	R ⁵ Optic rotation right	208 208V	PS Platinum Silver Smooth	BC Backlight control (limited to Type 4W only)		
	96L-220 220W LED array			240 240V	WHT White Textured			
	96L-280 280W LED array			277 277V	CC Custom Color (RAL#)			
	96L-315 315W LED array			347 347V				
	96L-395 395W LED array			480 480V				

DISTRIBUTION

FR Type 1/Front Row
2 Type 2
3 Type 3
4 Type 4
4W Type 4 Wide
5QM Type 5QM
5QN Type 5QN
5R Type 5R (rectangular)
5W Type 5W (round wide)

MOUNTING

A Rectangular Arm (formerly RA)
MAF Mast Arm Fitter (formerly SF2)
K Knuckle (formerly PK2) limit to 45° tilt
WB Wall Bracket

CONTROL OPTIONS

7PR 7-Pin Receptacle only (shorting cap, photo control, or wireless control provided by others)
7PR-SC 7-Pin Receptacle w/Shorting Cap
7PR-TL 7-Pin Receptacle w/Twist Lock photo control
SCP^{1,2,6} Programmable Occupancy Sensor w/ daylight control (120-277 volts only)
WSP^{1,2} WASP Occupancy Sensor w/ daylight control (347 or 480 volts only)
GENI-XX³ ENERGENI
SWP^{1,4} SiteSync Pre-Commission
SWPM^{1,2,4} SiteSync Pre-Comm w/ Sensor

Accessories and Services (Ordered Separately)

Catalog Number	Description
SWUSB*	SiteSync loaded on USB flash drive (Windows based only)
SWTAB*	SiteSync Windows Tablet
SWBRG*	SiteSync Wireless Bridge Node

*When ordering with SiteSync, one of the interface options must be chosen and ordered separately. Each option contains the SiteSync License, GUI and Bridge Node.
 + If needed, an additional Bridge Node can be ordered.

PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.HubbellLighting.com/sitesync or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: VP-L/80L-235/4K7/3/UNV/A/DBT/SWP/ SiteSync only
 VP-L/80L-235/4K7/3/UNV/A/DBT/SWPM-20F/ SiteSync with Motion Control

¹ Not available with other sensor, control, or photo control receptacle options

² Specify mounting height

³ Specify routine setting code (example GENI-04). See ENERGENI brochure and instructions for setting table and options. Not available with sensor or SiteSync options.

⁴ Specify group and zone at time of order. See www.hubbelllighting.com/sitesync for further details. Order at least one SiteSync interface Accessory SWUSB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node

⁵ Only available with 1A, 2, 3, 4, 4W and 5R distributions

⁶ Order at least one SCP-REMOTE per project location to program and control

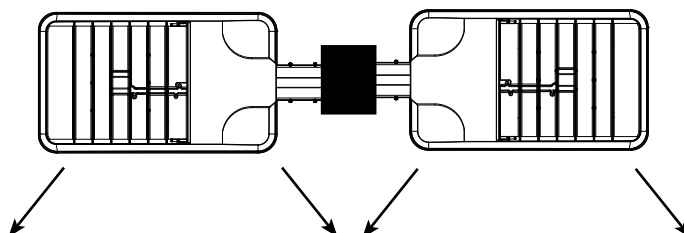
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SiteSync Lighting Control is available from our most popular brands in a broad range of award-winning product families.

LEFT ROTATED OPTIC

RIGHT ROTATED OPTIC



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PERFORMANCE DATA				5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 70 CRI)				
# LED'S	DRIVE CURRENT (MILLIAMPS)	SYSTEM WATTS	DISTRIBUTION TYPE	LUMENS	LPW ¹	B	U	G	LUMENS	LPW ¹	B	U	G	LUMENS	LPW ¹	B	U	G
64	625 mA	135W	FR	18220	132	2	0	2	18783	137	2	0	2	16341	119	2	0	2
			2	17228	125	2	0	2	17761	129	2	0	2	15452	112	2	0	2
			3	17257	125	2	0	3	17791	129	2	0	3	15478	112	2	0	3
			4	16864	123	1	0	4	17386	126	1	0	4	15125	110	1	0	3
			4W	16797	122	2	0	3	17317	126	2	0	3	15066	109	2	0	3
			5QM	17259	125	4	0	2	17792	129	4	0	2	15479	112	4	0	2
			5QN	18023	131	4	0	0	18580	135	4	0	0	16165	117	4	0	0
			5R	17410	127	4	0	4	17948	130	4	0	4	15615	113	4	0	4
			5W	16498	120	4	0	2	17009	124	4	0	3	14797	108	4	0	2
			5W	23230	128	2	0	2	23948	132	2	0	2	20835	115	2	0	2
80	700 mA	180W	FR	21965	121	3	0	3	22645	125	3	0	3	19701	109	2	0	3
			2	22003	121	2	0	4	22683	125	3	0	4	19734	109	2	0	4
			3	21502	119	2	0	4	22167	122	2	0	4	19285	106	2	0	4
			4	21416	118	2	0	4	22079	122	2	0	4	19209	106	2	0	4
			4W	22005	121	4	0	2	22686	125	4	0	2	19736	109	4	0	2
			5QM	22979	127	4	0	1	23689	131	4	0	1	20610	114	4	0	0
			5QN	22197	122	4	0	4	22884	126	4	0	4	19909	110	4	0	4
			5R	21035	116	5	0	3	21686	120	5	0	3	18867	104	4	0	3
			5W	27849	121	2	0	2	28711	125	2	0	2	24978	108	2	0	2
			5W	26334	114	3	0	3	27148	118	3	0	4	23619	102	3	0	3
80	875 mA	235W	FR	26378	114	3	0	4	27194	118	3	0	4	23659	103	3	0	4
			2	25777	112	2	0	4	26575	115	2	0	5	23120	100	2	0	4
			3	25675	111	3	0	4	26469	115	3	0	4	23028	100	3	0	4
			4	26381	114	4	0	2	27196	118	4	0	2	23661	103	4	0	2
			4W	27548	119	5	0	1	28400	123	5	0	1	24708	107	5	0	1
			5QM	26611	115	5	0	5	27434	119	5	0	5	23868	104	4	0	4
			5QN	25218	109	5	0	3	25998	113	5	0	3	22618	98	5	0	3
			5R	27876	128	2	0	2	28738	132	2	0	2	25002	115	2	0	2
			5W	26359	121	3	0	3	27174	125	3	0	4	23641	109	3	0	3
			5W	26403	121	3	0	4	27220	125	3	0	4	23681	109	3	0	4
96	700 mA	220W	FR	25802	119	2	0	4	26600	122	2	0	5	23142	106	2	0	4
			2	25700	118	3	0	4	26494	122	3	0	4	23050	106	3	0	4
			3	26406	121	4	0	2	27222	125	4	0	2	23683	109	4	0	2
			4	27575	127	5	0	1	28427	131	5	0	1	24732	114	5	0	1
			4W	26637	122	5	0	5	27460	126	5	0	5	23890	110	4	0	4
			5QM	25242	116	5	0	3	26023	120	5	0	3	22640	104	5	0	3
			5QN	33419	121	3	0	2	34453	125	3	0	2	29974	108	2	0	2
			5R	31600	114	3	0	4	32577	118	3	0	4	28342	102	3	0	4
			5W	31654	114	3	0	5	32633	118	3	0	5	28390	103	3	0	4
			5W	30933	112	2	0	5	31889	115	2	0	5	27744	100	2	0	5
96	875 mA	280W	FR	30810	111	3	0	5	31763	115	3	0	5	27634	100	3	0	4
			2	31657	114	5	0	3	32636	118	5	0	3	28393	103	4	0	2
			3	33058	119	5	0	1	34080	123	5	0	1	29650	101	5	0	1
			4	31933	115	5	0	5	32921	119	5	0	5	28641	104	5	0	5
			4W	30262	109	5	0	4	31198	113	5	0	4	27142	98	5	0	3
			5QM	35666	113	3	0	2	36769	117	3	0	2	31989	101	2	0	2
			5QN	33725	107	3	0	4	34768	110	3	0	4	30248	96	3	0	4
			5R	33782	107	3	0	5	34827	110	3	0	5	30299	96	3	0	4
			5W	33012	105	2	0	5	34033	108	2	0	5	29609	94	2	0	5
			5W	32882	104	3	0	5	33899	107	3	0	5	29492	93	3	0	5
96	1000mA	315W ²	FR	33785	107	5	0	3	34830	110	5	0	3	30302	96	5	0	2
			2	35280	112	5	0	1	36371	115	5	0	1	31643	100	5	0	1
			3	34080	108	5	0	5	35134	111	5	0	5	30567	97	5	0	5
			4	32302	102	5	0	4	33301	106	5	0	4	28972	92	5	0	4
			4W	39569	101	3	0	4	43125	110	3	0	3	37518	96	3	0	2
			5QM	39569	101	3	0	4	40793	104	3	0	4	35490	91	3	0	4
			5QN	39619	101	3	0	5	40845	104	3	0	5	35535	91	3	0	5
			5R	38723	98	3	0	5	39921	101	3	0	5	34731	88	2	0	5
			5W	38570	98	3	0	5	39763	101	3	0	5	34594	88	3	0	5
			5W	39623	101	5	0	3	40848	104	5	0	3	35538	90	5	0	3
96	1225mA	395W ²	FR	41394	105	5	0	1	42675	109	5	0	1	37127	95	5	0	1
			2	39969	102	5	0	5	41205	105	5	0	5	35848	91	5	0	5
			3	37877	97	5	0	4	39048	100	5	0	4	33986	87	5	0	4
			4															
			4W															
			5QM															

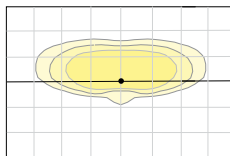
¹ Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.
² 315W and 395W 3000K versions are not DLC QPL listed. Reference highlighted cells in table.

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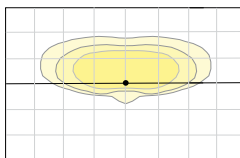


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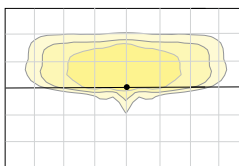
Type FR - Front Row/Auto Optic



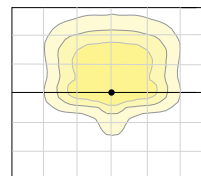
Type 2



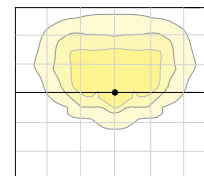
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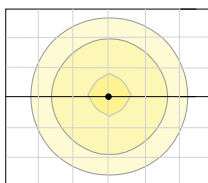
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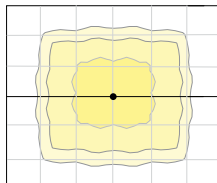
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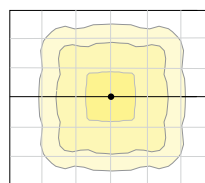
Type 5W



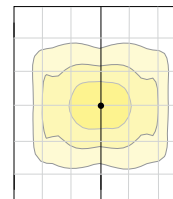
Type 5QN



Type 5QM



Type 5R



ELECTRICAL DATA

# OF LEDS	NUMBER OF DRIVERS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	SYSTEM POWER (w)	CURRENT (Amps)
64	1	625 mA	120	135	1.4
			277		0.6
			347		0.5
			480		0.3
80	2	700 mA	120	180	1.8
			277		0.8
			347		0.6
			480		0.5
80	2	875 mA	120	235	2.4
			277		1.0
			347		0.8
			480		0.6
96	2	700 mA	120	220	2.2
			277		1.0
			347		0.8
			480		0.6
96	2	875 mA	120	280	2.8
			277		1.2
			347		1.0
			480		0.7
96	2	1000 mA	120	315	3.2
			277		1.4
			347		1.1
			480		0.8
96	2	1225 mA	120	395	4.0
			277		1.7
			347		1.4
			480		1.0

PROJECTED LUMEN MAINTENANCE

AMBIENT TEMP.	0	25,000	50,000	TM-21-11 60,000	100,000	Calculated L70 (HOURS)
25°C / 77°F	1	0.98	0.97	0.97	0.96	>377,000

¹ Projected per IESNA TM-21-11

Data references the extrapolated performance projections for the 700mA base model in a 25°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

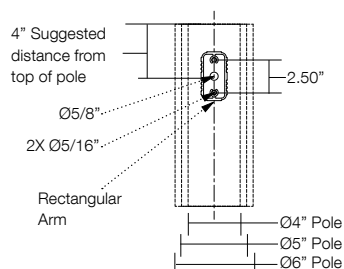
AMBIENT TEMPERATURE	LUMEN MULTIPLIER
0°C	1.03
10°C	1.02
20°C	1.00
25°C	1.00
30°C	0.97
40°C	0.92

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

RECEIVED 5-17-18
DOCKET PC 18-8
150 E. DUNDEE RD.

DRILL PATTERN

Compatible with Pole drill pattern B3



EPA

Config.	EPA	Config.	EPA
1	1.2	3 @ 120°	3.0
2 @ 90°	1.9	3 @ 90°	3.1
2 @ 180°	2.4	4 @ 90°	3.8



American Showman

EXTERIOR DESIGN GUIDE

AMERICAN SHOWMAN ★★ ★ ALWAYS ORIGINAL

RECEIVED 5-17-18
DOCKET PC 18-8
150 E. DUNDEE RD.



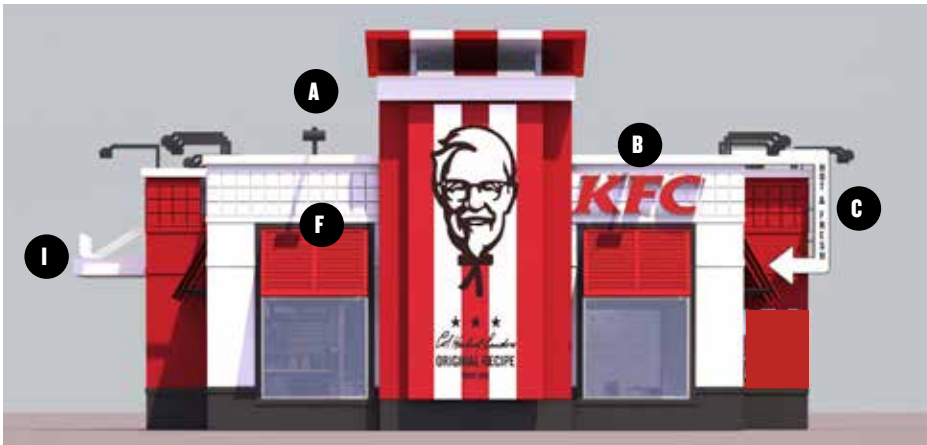
EXTERIOR ELEMENTS:



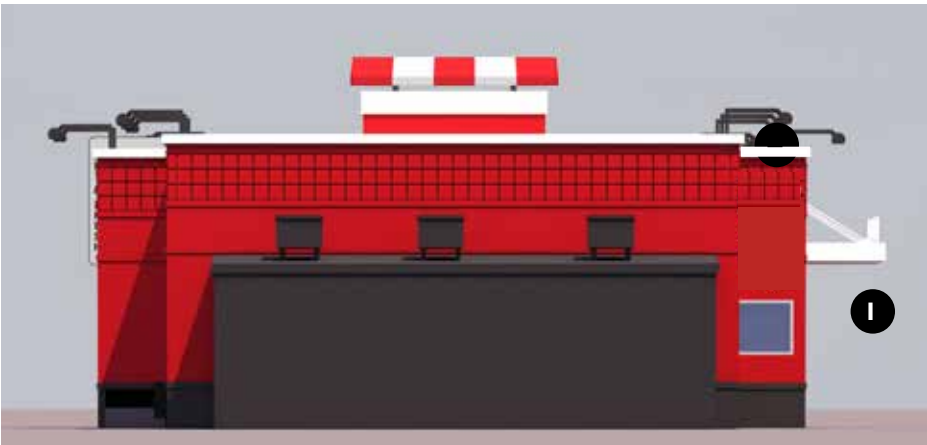
- (A) FOCAL TOWER
- (B) BRAND I.D.
- (C) WORLD FAMOUS CHICKEN
- (D) AWNINGS
- (E) HARD WAY FEATURES
- (F) STRIPES
- (G) ENTRY
- (H) DRIVE-THRU WINDOW



LOCATION OF ELEMENTS VARY.
SPECIFIED IN THE DRAWING SET FOR THE
SPECIFIC OBJECT.



ELEVATION – FRONT
SCALE: NTS



ELEVATION – BACK
SCALE: NTS



ELEVATION – SIDE (ENTRY)
SCALE: NTS



ELEVATION – SIDE (DRIVE-THRU)
SCALE: NTS

METHODOLOGY & OVERALL COMPONENTS

CHAPTER 2
EXTERIOR DESIGN

- Exterior “The Colonel”
 - Enable quick read at 40mph
 - Colonel Sanders/KFC
 - Craveable taste
 - Real Meals made the hard way

- A Focal Tower
- B Primary Brand I.D.
- C Arrow
- D
- E World Famous Chicken
- F Awnings
- G Hard Way Feature
- H Stripes
- I Drive-Thru Canopy
- J Entry

EXTERIOR ELEMENTS:

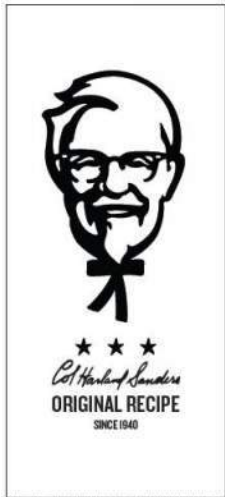
FOCAL TOWER



DESIGN NOTE:

- ORIGINAL TOWER LOCATION IS FRONT AND CENTER BUT TOWER LOCATION CAN WORK IN VARIOUS LOCATIONS AS ILLUSTRATED LATER IN THIS DOCUMENT

- 1 RAISED APPLIED COLOR GRAPHIC PANEL
- 2 NEW TOWER BUMP OUT TO COVER EXISTING WINDOW, WHEN APPLICABLE



2 GRAPHIC DETAIL
SCALE: NTS

PRIMARY BRAND I.D.



DESIGN NOTE:

- TYPICALLY PRIMARY BRAND I.D. TO BE LOCATED TO THE RIGHT OF THE TOWER AND CENTERED OVER WINDOW
- SECONDARY I.D. TO BE LOCATED ON THE LEFT FRONT CORNER OF THE BUILDING ON THE DRIVE-THRU SIDE OPTIMALLY CENTERED OVER WINDOW
 - Bold Primary and Secondary I.D.'s to be visible from any approach
 - Internally illuminated can letters with returns to match brand red



1 GRAPHIC DETAIL
SCALE: NTS



EXTERIOR ELEMENTS:

WORLD FAMOUS CHICKEN



WORLD FAMOUS CHICKEN ★ ★ ★

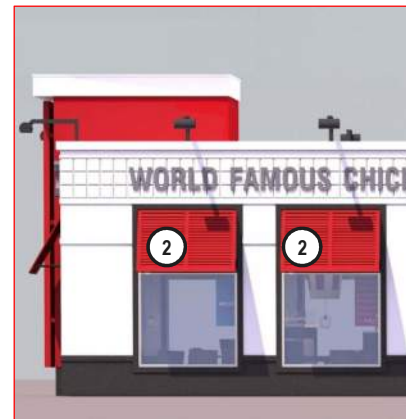
1 GRAPHIC DETAIL
SCALE: NTS



DESIGN NOTE:

- LOCATED ON THE PRIMARY ENTRY SIDE OF THE BUILDING TOWARD THE FRONT OF BUILDING. SHOULD ALWAYS BE SEEN IN CONJUNCTION WITH THE KFC PRIMARY I.D.
- POWDERCOATED DIMENSIONAL LETTERS FLUSH MOUNTED AT BUILDING

AWNINGS



DESIGN NOTE:

- AWNINGS TO MATCH BRAND RED PMS 187 AND ARE LOCATED ABOVE ALL WINDOWS AND DOORS



BUILDING ENTRY



HOURS

★ ★ ★

DINING ROOM

10:30 a.m. - 10:00 p.m.

DRIVE THRU

10:30 a.m. - 11:00 p.m.

MON - SUN

★ ★ ★

3 GRAPHIC DETAIL - HOURS
SCALE: NTS



EXTERIOR ELEMENTS:

HARD WAY FEATURE



1 DETAIL – OPTION 1
SCALE: NTS



1 DETAIL – OPTION 2
SCALE: NTS

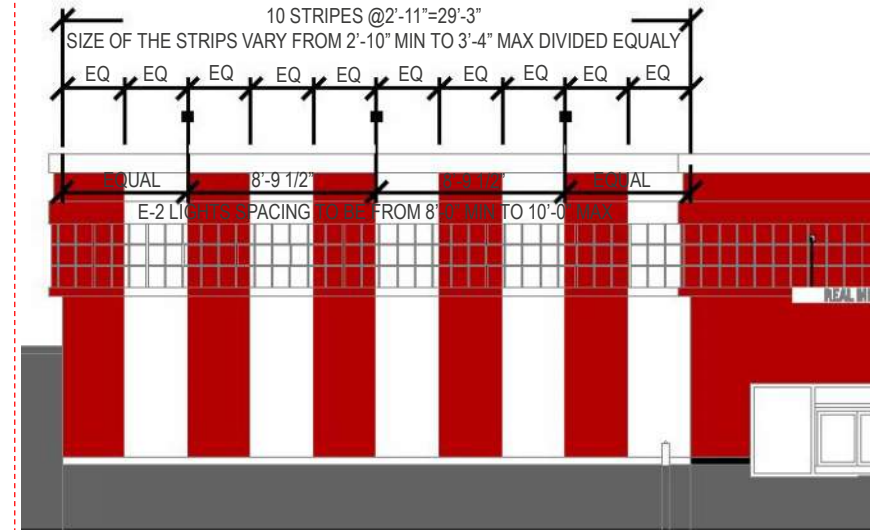
DESIGN NOTE:

- HARD WAY GRAPHIC STENCIL IS LOCATED TO THE RIGHT OF THE ENTRY DOOR AND ACTS AS A BEACON FROM NATURALLY DIVIDE THE FRONT TO THE BACK OF THE BUILDING

1 HARD WAY GRAPHIC STENCIL

2 RED BUILDING DIVIDE

STRIPES



ELEVATION – SIDE (DT)
SCALE: NTS

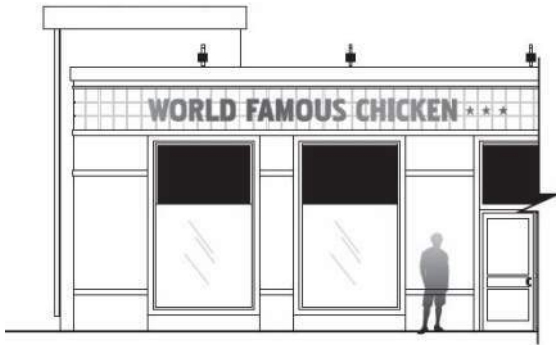
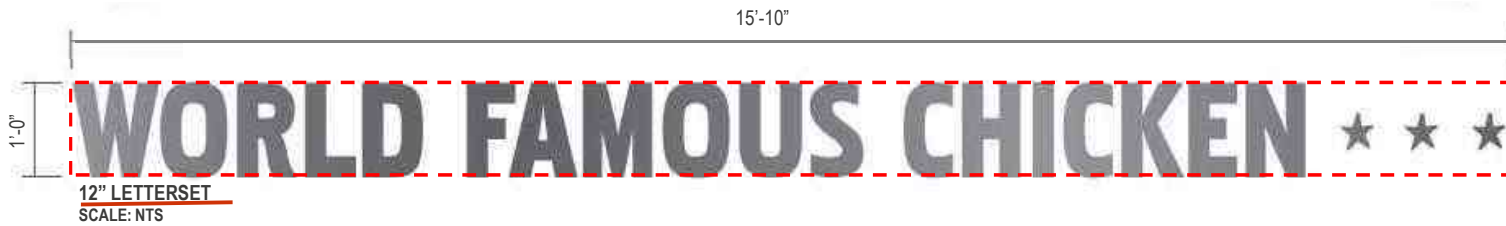
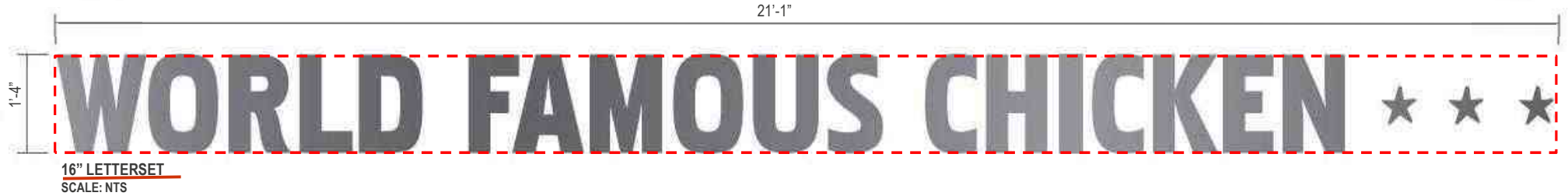
DESIGN NOTE:

- PAINTED 2'-10" MIN. UP TO 3'-4" MAX. STRIPES START AT BACK OF BUILDING AND ALTERNATE BETWEEN RED AND WHITE TOWARDS FRONT OF THE BUILDING
- THE NUMBER OF STRIPES ARE NOT TO BE LESS THAN 3

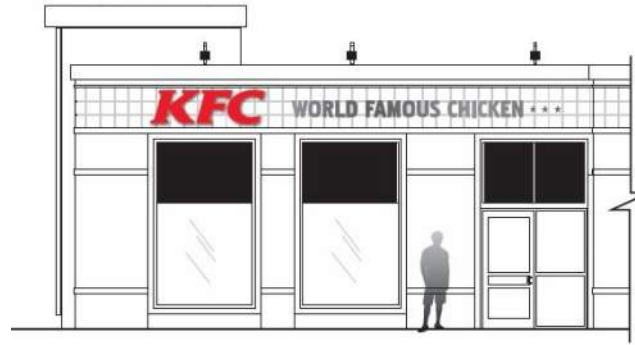




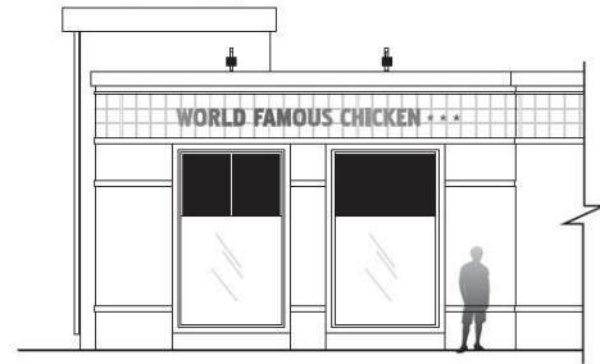
EXTERIOR GRAPHICS: World Famous Chicken



ELEVATION – LETTERSET
SCALE: NTS



ELEVATION – LETTERSET
SCALE: NTS

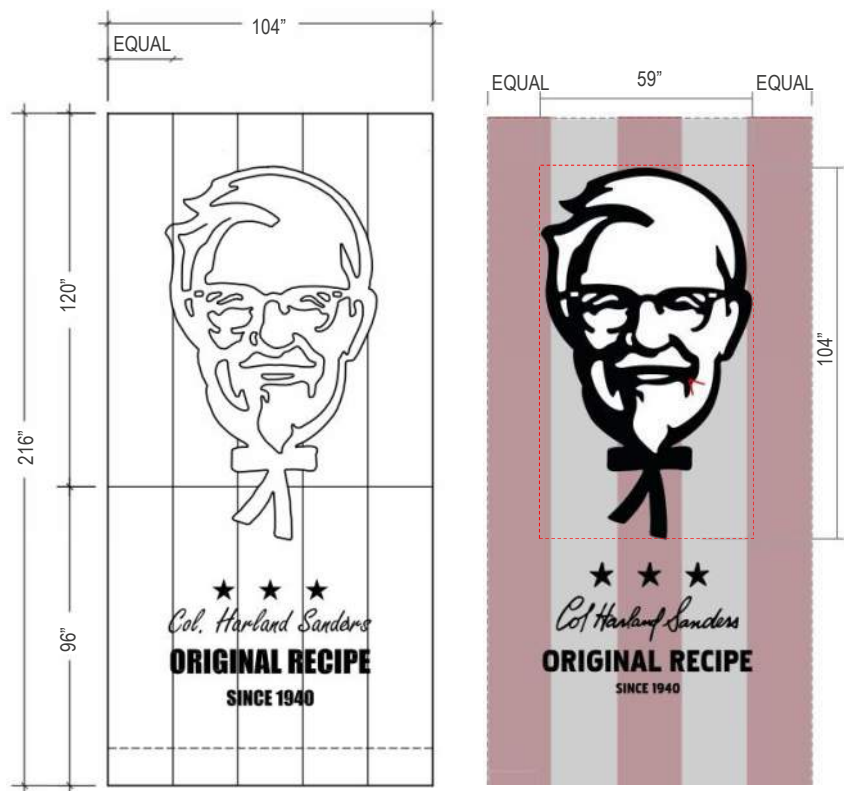


ELEVATION – LETTERSET
SCALE: NTS



EXTERIOR GRAPHICS: Aluminum Panels

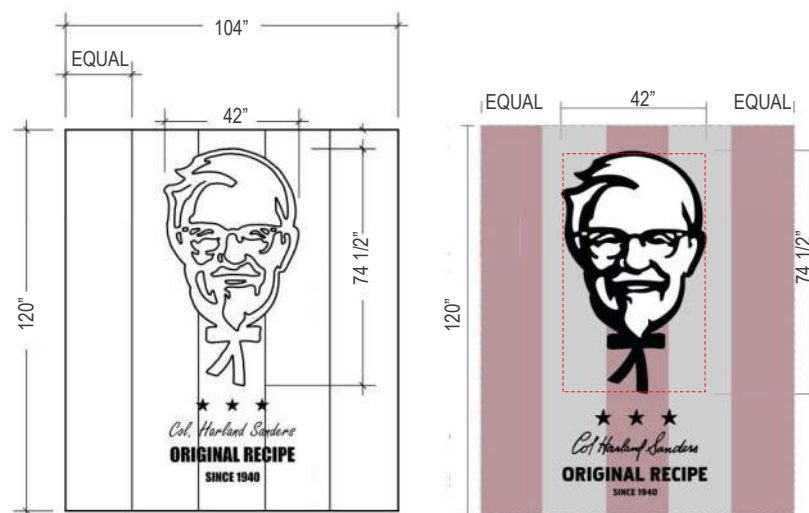
FULL ALUM. PANEL



DESIGN NOTE:

- 8'-8" (104") WIDTH IS THE ONLY OPTION FOR PANEL WIDTH

HALF ALUM. PANEL



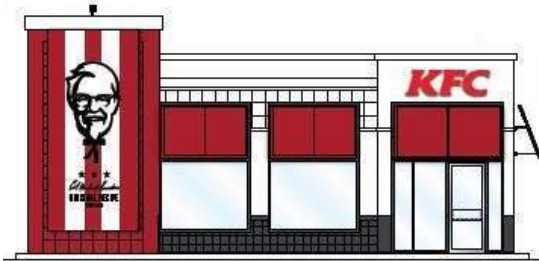
DESIGN NOTE:

- 8'-8" (104") WIDTH IS THE ONLY OPTION FOR PANEL WIDTH

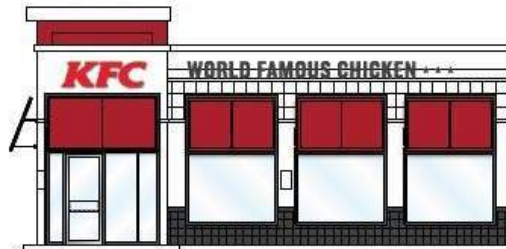


EXTERIOR GRAPHICS: Focal Tower - Position

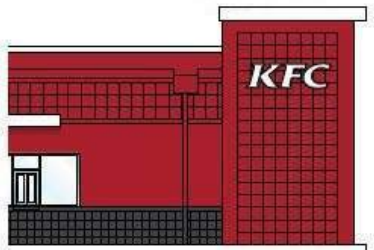
FOOTPRINT: K32/ LEFT CORNER



FRONT ELEVATION
SCALE: NTS

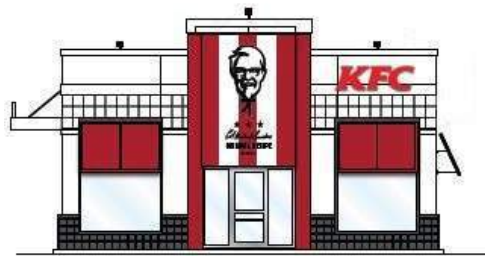


SIDE ELEVATION (ENTRY)
SCALE: NTS

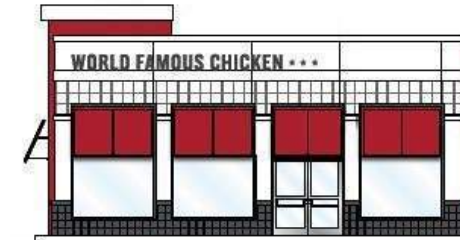


SIDE ELEVATION (DRIVE-THRU)
SCALE: NTS

FOOTPRINT: K50 / CENTER



FRONT ELEVATION
SCALE: NTS

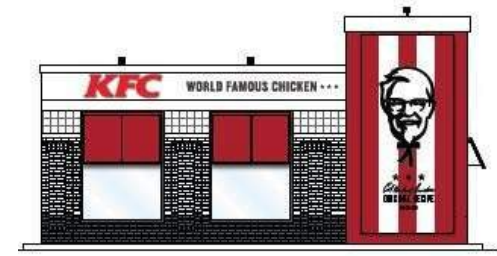


SIDE ELEVATION (ENTRY)
SCALE: NTS



SIDE ELEVATION (DRIVE-THRU)
SCALE: NTS

FOOTPRINT: K90 / RIGHT CORNER



FRONT ELEVATION
SCALE: NTS



SIDE ELEVATION (ENTRY)
SCALE: NTS

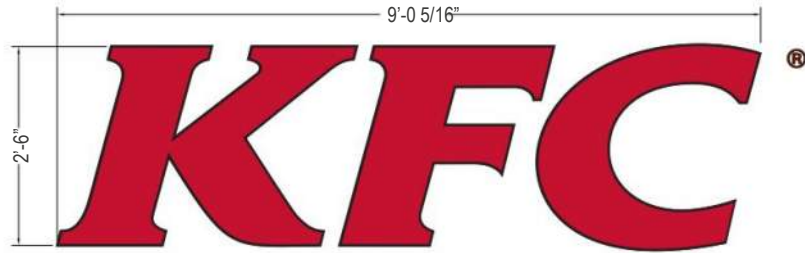


SIDE ELEVATION (DRIVE-THRU)
SCALE: NTS

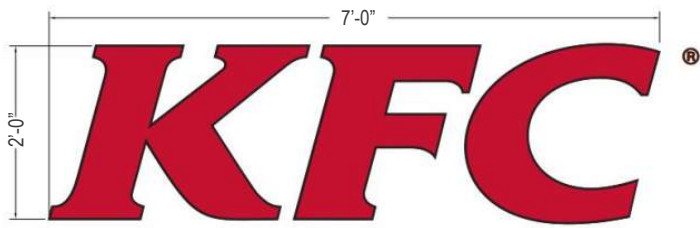


EXTERIOR GRAPHICS:

CHANNEL LETTERS (RED) – 22SF & 14SF



FRONT ELEVATION – 22SF
SCALE: NTS



FRONT ELEVATION – 14SF
SCALE: NTS

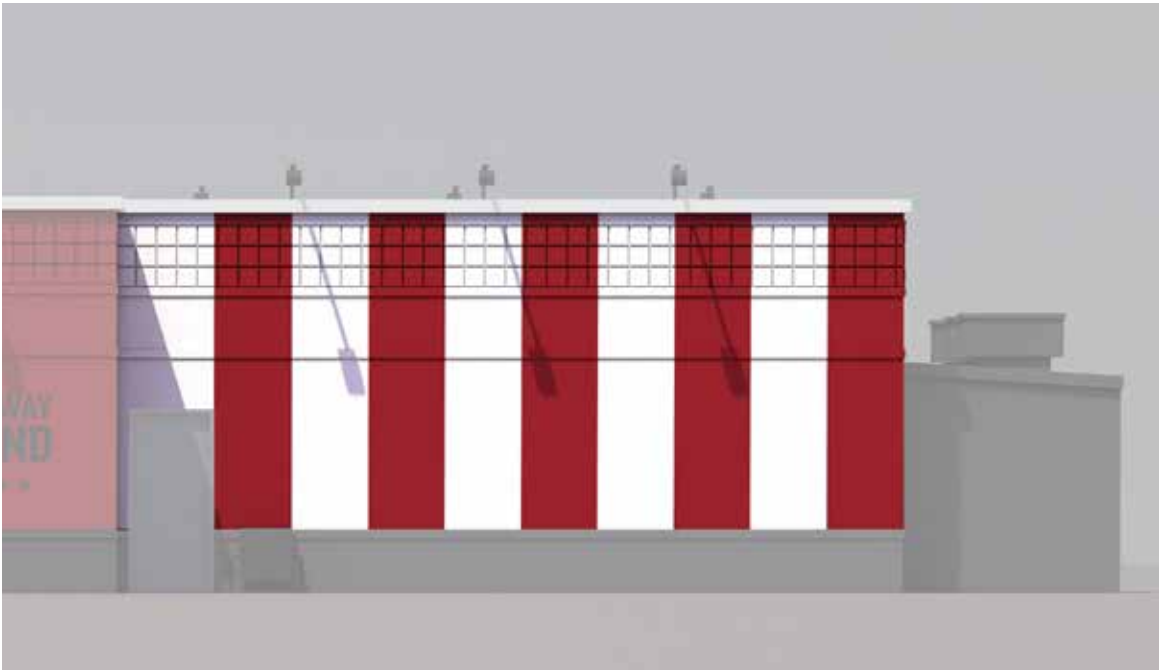


REAL MEALS TO GO

CANOPY

7" **REAL MEALS TO GO**





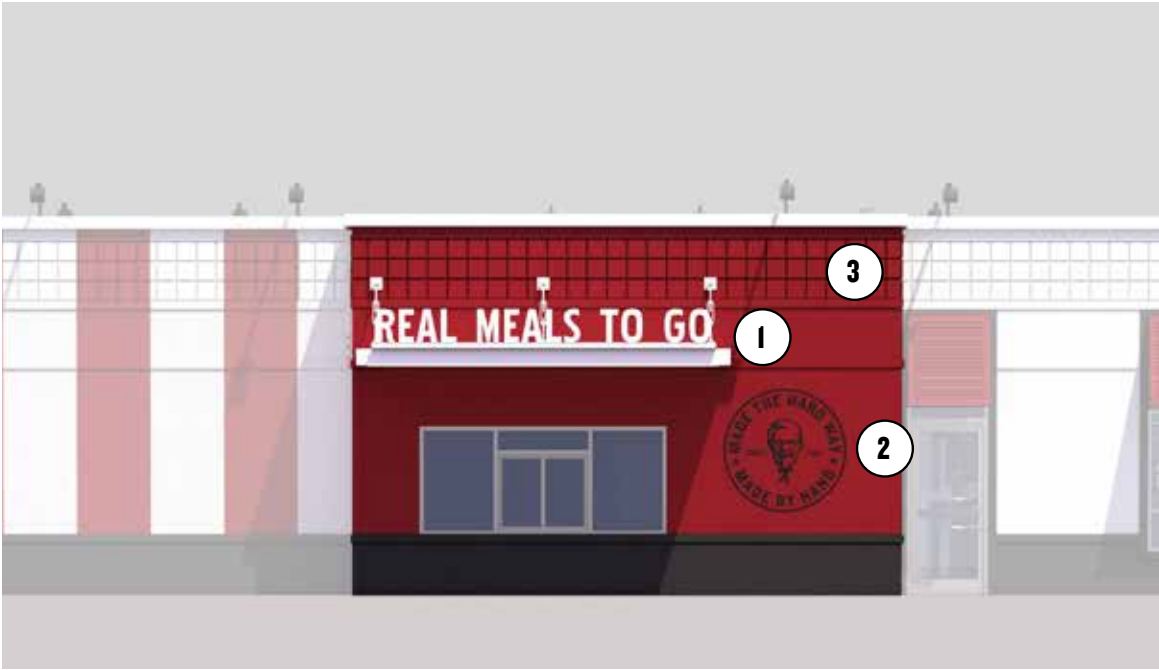
H STRIPES

NOTES

The stripes brand the back half of the building in an iconic tribute to how the Colonel would do it

Painted 3’ stripes start at back of building and alternate between red and white towards the front of the building.

The odd number of stripes are not to exceed 7 or be less than 3.



I DRIVE-THRU CANOPY

- 1 Real Meals To Go canopy
- 2 Hard Way graphic stencil
- 3 Red building divide

NOTES

Drive-thru focal I.D. announces the brand proposition and market differentiator as the family meal alternative to go

Neutral red divide acts as a focal and neutral backdrop for additional graphics

Hard Way stencil identifies Colonel’s Hard Way message on drive-thru side

HOURS

DINING ROOM
10:30 a.m. - 10:00 p.m.

DRIVE THRU
10:30 a.m. - 11:00 p.m.



J ENTRY

NOTES

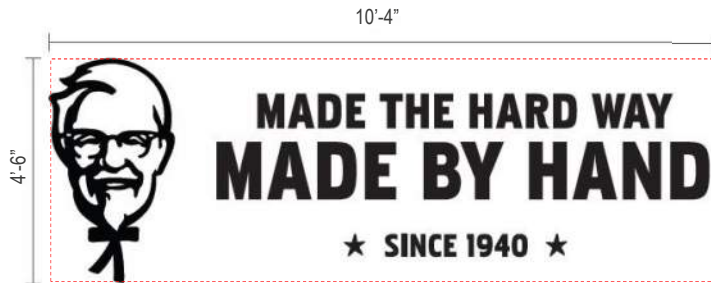
Vinyl applied to second surface of glass



EXTERIOR GRAPHICS: Made by Hand



FULL SIZED STAMP (PREFERRED)
SCALE: NTS



MEDIUM STAMP (FULL)
SCALE: NTS



CIRCULAR DRIVE-THRU STAMP
SCALE: NTS



ELEVATION - FULL SIZED STAMP (PREFERRED)
SCALE: NTS



ELEVATION - MEDIUM STAMP (FULL)
SCALE: NTS



ELEVATION - CIRCULAR DT STAMP
SCALE: NTS

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

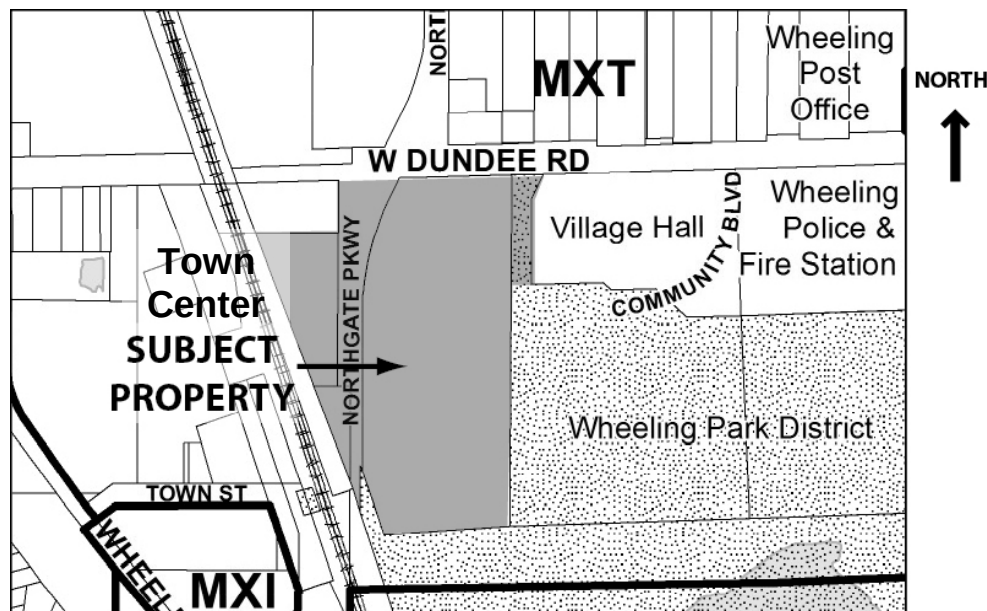
FROM: Andrew C. Jennings, Director of Community Development
Brooke A. Jones, Senior Planner

RE: Docket Nos. PC 18-9, 18-10, and 18-11
Wheeling Town Center
Various Lots within the Wheeling Town Center Subdivision
Appearance Approval for New Commercial Buildings
(PC 18-9) Building B, 335-337 W. Dundee Road
(PC 18-10) Building F, 403-419 W. Dundee Road
(PC 18-11) Building H, 371-373 W. Dundee Road

DATE OF REPORT: May 17, 2018

DATE OF MEETING: May 24, 2018

PROJECT OVERVIEW: The petitioner is requesting appearance approval for three buildings within the Wheeling Town Center development.



GENERAL PROPERTY INFORMATION

Applicant Name: Brad Friedman, The Lynmark Group

Property Owner Name: Village of Wheeling (Building F)
WTC LLC (Building B, Building H2)

Common Property Address: Building B, 335-337 W. Dundee Road

	Building F, 403-419 W. Dundee Road Building H2, 371-373 W. Dundee Road
<u>Common Location:</u>	Wheeling Town Center Subdivision
<u>Neighboring Property Land Use(s):</u>	North: vacant across Dundee Road & commercial adjacent to Metra lot (Burger King) West: Transportation (Railroad) South: Open Space (Heritage Park) East: Public (Village Hall and Recreation Center)
<u>Comprehensive Plan Designation:</u>	Transit-oriented mixed use
<u>Property size:</u>	Approximately 16 acres
<u>Existing Use of Property:</u>	Vacant – Under construction
<u>Proposed Use of Property:</u>	As approved by the Final PUD for the Town Center
<u>Existing Property Zoning:</u>	MXT – Transit-Oriented Mixed Use District
<u>Previous Zoning Action on Property:</u>	
2016-20	Wheeling Town Center Final PUD, Ordinance No. 5033, passed October 17, 2016.
PC 17-19	Amendments to the Wheeling Town Center PUD, Ordinance No. 5151, passed 2.5.2018

DESCRIPTION OF PROPOSAL

The developer of the Wheeling Town Center has negotiated leases with tenants to occupy a majority of the space in Building B, Building F, and Building H2. The appearance of the buildings was not included in the original approval of the Wheeling Town Center PUD. Per the lease agreements, the developer is responsible for obtaining approvals necessary to construct the shell of each building. The developer has prepared an elevation plan for each building that is consistent with the tenants' plans (in terms of entry locations, windows, etc.). The tenants will be responsible for obtaining special use approval and completing the final interior buildout.

This report is intended to introduce the building appearance packages for Building B (335-337 W. Dundee Road, east of Starbucks), Building F (403-419 W. Dundee Road, south of Burger King), and Building H2 (371-373 W. Dundee Road, south of CityWorks and east of CMX). As the developer is the applicant on all three petitions, the items will be discussed as one agenda item. Three separate motions have been prepared so that the recommendation on each building is clearly documented.

Note: The master landscape plan, as updated in February 2018, is included for reference as the first attachment to this report.

BUILDING APPEARANCE REVIEW (Building B, 335-337 W. Dundee Road)

Building Overview: Building B is located at the northeast corner of the development, to the east of the recently approved Starbucks building. The building is a 4,500 sq ft structure designed to accommodate a bank (2,000 sq ft) and an additional unleased retail space. Visual interest is achieved through articulation in the façade (entry area), reveals in the brick, canopies, and a contrasting base material.

Exterior Building Materials/Colors: Elevations plans for Building B are provided on Sheet P6-P9. Additional perspective views are provided on Sheet P10-P13. The primary materials proposed for Building B (brick veneers in a red tone and grey tone) have been utilized on other buildings within the town center development. The dark red brick, Brandywine, is used on the residential building and the gray brick, Ash Blend, will be used on the Starbucks. The design of the bank unit, which includes a drive-through, uses the gray brick with red accents. The speculative unit would be constructed with the red brick with black accents. A decorative cylindrical sconce would be used on both units.

Material Samples Provided: Material and color samples will be provided at the meeting. A material sheet is included in the application (Building B, sheet P5)

HVAC/Mechanical Components Screened: The rooftop mechanical units appear to be screened by a metal panel system (red on the bank unit, and dark bronze on the east unit).

BUILDING APPEARANCE REVIEW (Building F, 403-419 W. Dundee Road)

Building Overview: Building F is located to the south of the existing Burger King restaurant, and north of the CMX Theater. The building is a 13,026 sq ft structure designed to accommodate four tenants. The developer has leased three of the four spaces. From north to south, the tenants are a breakfast/lunch eatery (419 W. Dundee Road, 4,000 sq ft); a nail salon (407 W. Dundee Road, 2,500 sq ft); a speculative unit (405 W. Dundee Road, 2,526 sq ft); and a fast casual eatery with outdoor dining (403 W. Dundee Road, 4,000 sq ft). The known tenants have approved the building layout, including the locations of windows and doors.

Exterior Building Materials/Colors: Elevations plans for Building F are provided on Sheet P5-P8. The primary materials proposed for Building F (brick veneers in a red tone, off-white, and dark grey) have been utilized on the residential building. Building F will feature a dark red fabric awning on the unit at 403 W. Dundee (southern unit) and will have the same cylindrical wall sconce as the other retail buildings.

The trash room will be located on the west side of the building, and has been designed in coordination with Waste Management. The Plan Commission may wish to confirm the design of the exterior door to the trash room (appears to be a roll up overhead door, in a dark bronze color). The Plan Commission may also wish to confirm whether the west elevation glazing will be transparent, and if public entry to the each of the units is anticipated.

Material Samples Provided: Material and color samples will be provided at the meeting. A material sheet is included in the application (Building F, sheet P4)

HVAC/Mechanical Components Screened: The rooftop mechanical units will be screened by a dark bronze metal panel system.

BUILDING APPEARANCE REVIEW (Building H2, 371-373 W. Dundee Road)

Building Overview: Building H2 is located to the south of the recently approved CityWorks restaurant, and is east of the CMX Theater building on the plaza. The building is a 6,315 sq ft structure designed to accommodate two tenants. The developer has leased 373 W. Dundee Road to a full service Mexican restaurant. The unit at 371 W. Dundee Road is a 1,765 sq ft speculative unit.

Exterior Building Materials/Colors: Elevations plans are provided on Sheet P5-P13. The red brick proposed for the exterior elevation has not been used elsewhere in the development, but the dark gray brick was approved for the Starbucks building. As with Building F, the trash room has been designed in coordination with Waste Management. The exterior access door, which is on the east elevation, appears to be a solid service door in a dark gray color.

The Plan Commission may wish to confirm that the design of the north and south elevations will enhance the pedestrian environment in the area around the plaza. The north elevation would be on the walkway shared with CityWorks. The south elevation is visible from the residential building. The petitioner has included a rendering of the south elevation that includes the landscaping in the area to show how the plant material, joint lines, and sconces will break up the façade.

The large “garage door” style windows on the west elevation are subject to review and approval in conjunction with the final floor plan for the tenant space. A condition of approval has been added to the recommended motion.

Material Samples Provided: Material and color samples will be provided at the meeting. A material sheet is provided in the attached set of drawings (Building H2, sheet P5).

HVAC/Mechanical Components Screened: The rooftop mechanical units will be screened by the parapet. The Plan Commission may wish to confirm the height of the parapet with the petitioner.

STAFF REVIEW

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

Staff Recommended Action: Prior to making a motion for approval, staff suggests that the Plan Commission discuss the following with the petitioner:

1. Whether the units are intended to be entered from both sides, and if the glazing will be transparent on all elevations;
2. The design of the trash room door on Building F;
3. The height of the parapet (for rooftop unit screening) on Building H2; and
4. The design of the north and south elevations on Building H2 (visible from the residential building, and in the walkway off of the plaza).

PROPOSED MOTION – (Building B, 335-337 W. Dundee Road)

If the Plan Commission approves of the requested building appearance, an appropriate motion would be to:

Recommend approval Docket No. PC 18-9 granting Appearance Approval in accordance with the following exhibits submitted May 17, 2018, for the new commercial building to be located at 335-337 W. Dundee Road (Building B) within the Wheeling Town Center Development, located in Wheeling, Illinois:

- Project Narrative (2 sheets)
- Building B – Finish Palette (P5)
- Building B – Elevations (4 pages)
- Building B – Perspective views (4 pages)

PROPOSED MOTION – (Building F, 403-419 W. Dundee Road)

If the Plan Commission approves of the requested building appearance, an appropriate motion would be to:

Recommend approval Docket No. PC 18-10 granting Appearance Approval in accordance with the following exhibits submitted May 17, 2018, for the new commercial building to be located at 403-419 W. Dundee Road (Building F) within the Wheeling Town Center Development, located in Wheeling, Illinois:

- Project Narrative (2 sheets)
- Building F – Finish Palette (P5)
- Building F – Elevations (4 pages)
- Building F – Perspective views (4 pages)

PROPOSED MOTION – (Building H2, 371-373 W. Dundee Road)

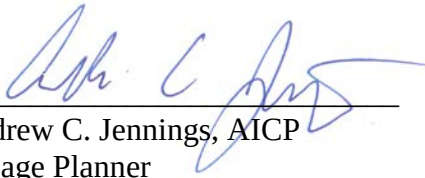
If the Plan Commission approves of the requested building appearance, an appropriate motion would be to:

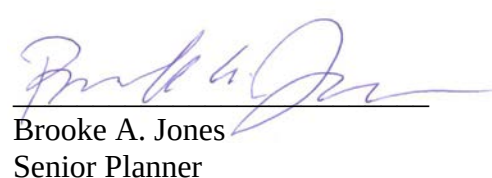
Recommend approval Docket No. PC 18-11 granting Appearance Approval in accordance with the following exhibits submitted May 17, 2018, for the new commercial building to be located at 371-373 W. Dundee Road (Building H2) within the Wheeling Town Center Development, located in Wheeling, Illinois:

- Project Narrative (2 sheets)
- Building H2 – Finish Palette (P5)
- Building H2 – Elevations (6 pages)
- Building H2 – Perspective views (4 pages)

And subject to the following condition of approval:

1. The large “garage door” style windows on the west elevation are subject to review and approval in conjunction with the final floor plan for the tenant space.


Andrew C. Jennings, AICP
Village Planner


Brooke A. Jones
Senior Planner

Attachments:

[Project Narrative](#)

[Master Landscape Plan for Wheeling Town Center \(3 sheets\)](#)

[Staff photo – Building B](#)

[Building B – Site plan and roof plan](#)

[Building B – Floor plan \(2 sheets\)](#)

[Building B – Finish Palette \(P5\)](#)

[Building B – Elevations \(4 pages\)](#)

[Building B – Perspective views \(4 pages\)](#)

[Staff photo – Building F](#)

[Building F – Site plan and roof plan](#)

[Building F – Floor plan](#)

[Building F – Finish Palette \(P4\)](#)

[Building F – Elevations \(4 pages\)](#)

[Building F – Perspective views \(4 pages\)](#)

[Staff photo – Building H2](#)

[Building H2 – Site plan and roof plan](#)

[Building H2 – Floor plan \(2 sheets\)](#)

[Building H2 – Finish Palette \(P5\)](#)

[Building H2 – Elevations \(6 pages\)](#)

[Building H2 – Perspective views \(4 pages\)](#)



Wheeling Town Center: Building Appearance Review

Project Narrative

The Lynmark Group is proceeding with the design and construction of the next few retail buildings based on updated leases with several retail and restaurant tenants for the Town Center project.

Building B: 335-337 W Dundee Rd

Building B is a 4,500 SF Outlot structure that will have 2 tenants:

- Unit 337 will be a 2,000 SF space occupied by Inland Bank and will feature a drive-thru. Interior floor plans have been provided by the tenant and have been submitted with the building drawings. Per the tenant's request, we have added a red parapet at the top of the building. Inland Bank has reviewed and approved the comprehensive set of drawings.
- Unit 335 will provide 2,500 SF of rentable space, but has not yet been leased. The design is functional for almost any retail tenant.

All of the exterior building materials (with the exception of the sconce light fixture) have been approved for previous buildings within the Town Center project. No changes have been made to the previously approved Site Plan per Docket PC 17-19.

Building F: 403-419 W Dundee Rd

Building F will have 4 tenants and a total of 13,026 SF of leasable space.

- Unit 403 will be a 4,000 SF space occupied by a fast-casual eatery with outdoor seating. A Special Use permit will be applied for separately once the tenant has provided their final interior floor plans for this space. The tenant has already approved the exterior façade, along with the interior geometry and layout of the overall space, including window and door locations.
- Unit 405 will provide 2,526 SF of rentable space, but has not yet been leased. The design is functional for almost any retail tenant.
- Unit 407 is a 2,500 SF space that has been leased to a nail salon. The tenant has already approved the exterior façade, along with the interior geometry and layout of the overall space, including window and door locations.
- Unit 419 is a 4,000 SF space that will be occupied by a breakfast and lunch full-service, sit-down restaurant. A Special Use permit will be applied for separately once the tenant has provided their final interior floor plans for this space. The tenant has already approved the exterior façade, along with the interior geometry and layout of the overall space, including window and door locations.

The trash area for Building F was designed by Waste Management and coordinated with the architect of record.



Building H.2: 371-373 W Dundee Rd

Building H.2 will have 2 tenants and a total of 6,315 SF of leasable space. No changes have been made to the previously approved Site Plan per Docket PC 17-19.

- Unit 371 will provide 1,765 SF of rentable space, but has not yet been leased. The design is functional for almost any retail tenant.
- Unit 373 is a 4,550 SF space that will be occupied by a full-service, sit-down Mexican-style restaurant with outdoor seating. Interior floor plans have been provided by the tenant and have been submitted with the building drawings. A Special Use permit will be applied for separately.

This space will feature overhead doors that open up to the pedestrian plaza.

The trash area for Building H.2 was designed by Waste Management and coordinated with the architect of record. The Ash Blend Brick, Cast Stone, and Aluminum Storefront have all been approved on previous buildings within the Town Center.

All of these buildings utilize similar materials and color palettes that work synergistically with the rest of the Town Center structures. We have introduced a few new materials and colors to provide some variety and create visual interest on each building.

Sincerely,

Brad Friedman

Director of Midwest Operations

The Lynmark Group

Four Executive Blvd, Suite 200 | Suffern, NY 10901

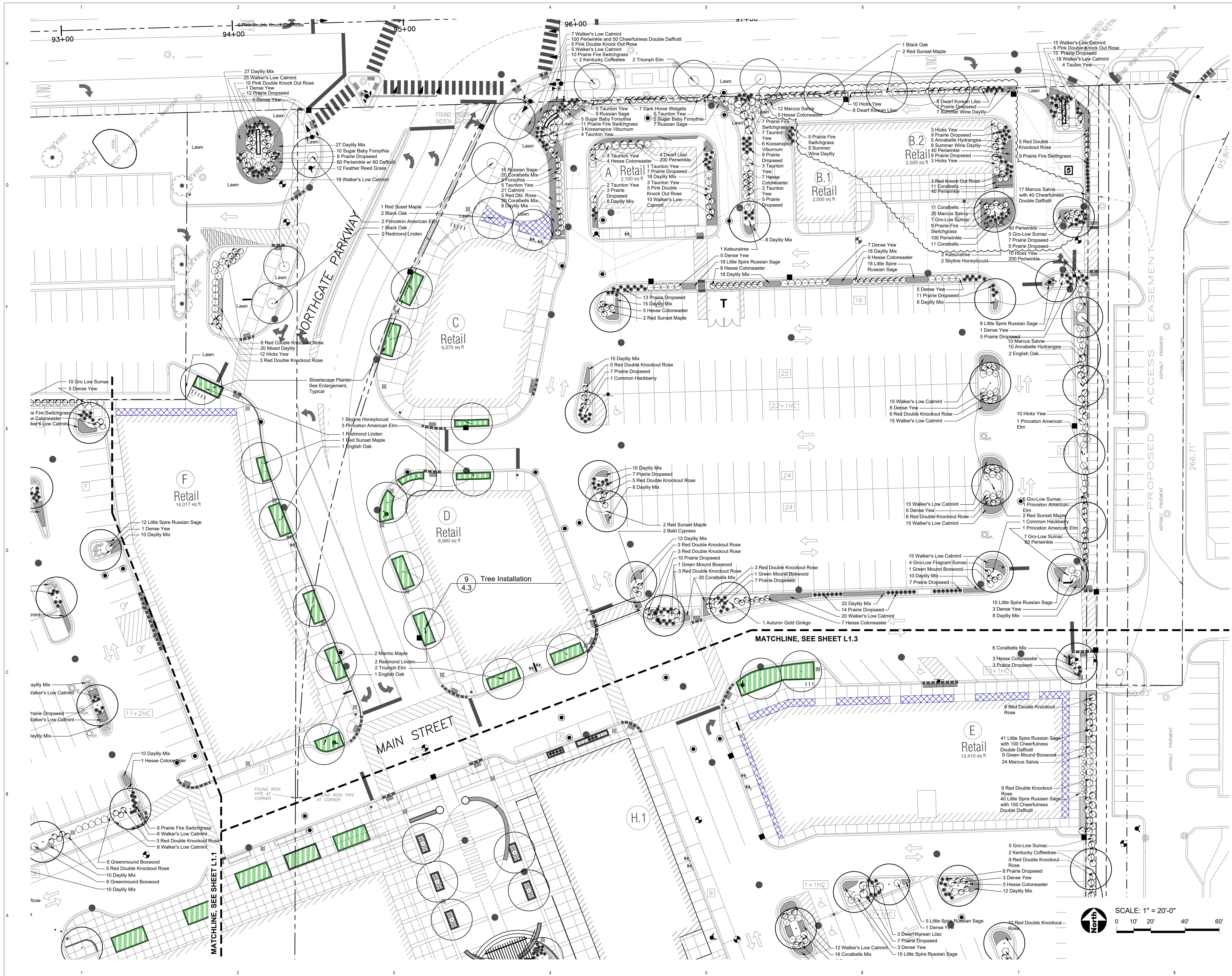
Local Office: 1363 Shermer Rd, Suite 310 | Northbrook, IL 60062

Direct: 847-239-7205

Mobile: 773-934-8954

B.Friedman@Lynmark.net

TheWheelingTownCenter.com



RTKL

AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
200 S. MICHIGAN AVENUE
CHICAGO, IL 60604
312-542-5800 MAIN
312-542-5801 FAX
WWW.RTKL.COM
PROJECT NUMBER 030-120019.01

CONSULTANT

uplandDesign Ltd

Landscape Architecture & Park Planning
564 W Randolph St., Chicago, Illinois 60606
312-542-5800 ST. PIERCE, ILLINOIS 60544
815-254-0091 www.uplandDesign.com
UPLAND PROJECT NUMBER 486

PROJECT

WHEELING TOWN CENTER

WHEELING TOWN CENTER

CLIENT

WTC, LLC
500 LAKE COOK RD
SUITE 4270
DEERFIELD, IL 60015

ISSUE DRAWING LOG

9/1/16	Final PUD Submittal
9/20/16	Final PUD Submittal
10/3/16	Issued for Revised Bid
11/18/16	Issued for Construction/Permit Rev
12/16/16	Issued for Permit Rev
04/21/17	PUD Submittal Rev
04/28/17	HUD-Final Plans & Specs
05/05/17	Issued for Construction Revised
10/02/17	Village Green Revision
11/13/17	SU Submittal
12/11/17	Bulletin 02
12/28/17	Pylon Sign Landscape
03/02/18	Issue for Permit
03/16/18	Site Landscape Design
05/17/18	PUD Review

SEAL

MICHELLE A. KELLY

REGISTERED LANDSCAPE ARCHITECT
ILLINOIS
03-11-17
137-001002

Michele Kelly

SHEET IDENTIFICATION

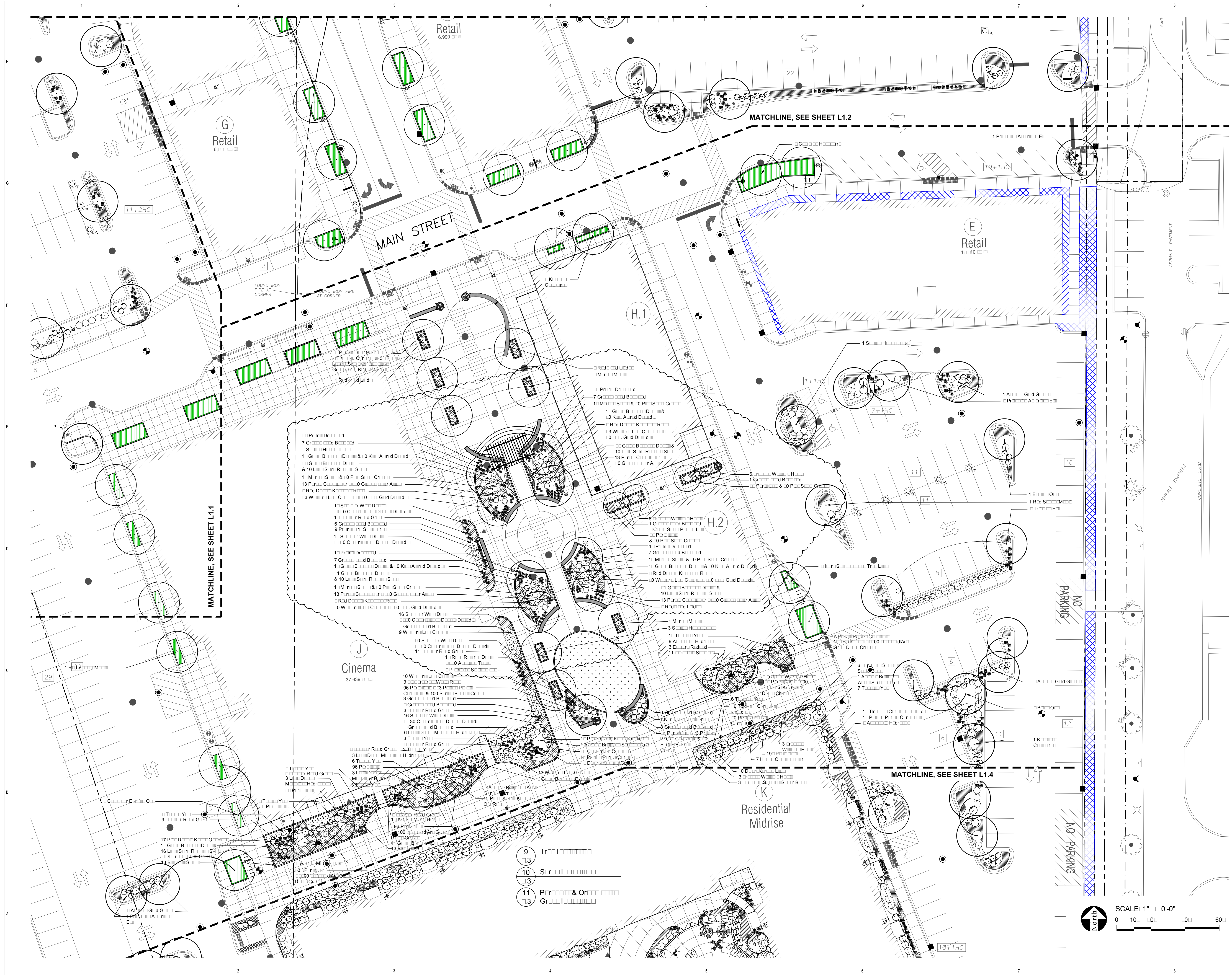
TITLE

LANDSCAPE PLAN

NUMBER

L1.2

2015 RTKL ASSOCIATES INC.



RTKL

AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
100 S. MICHIGAN AVE. SUITE 1000
CHICAGO, IL 60601
312.551.9000
WWW.RTKL.COM
PROJECT NUMBER 030-1-0019101

CONSULTANT

uplandDesign
Landscape Architecture & Park Planning
544 W Randolph St., Chicago, Illinois 60606
312.551.9000
WWW.UPLANDDESIGN.COM
UPLAND PROJECT NUMBER 486

PROJECT

WHEELING TOWN CENTER

WHEELING TOWN CENTER

CLIENT
WTC, LLC
100 LAKE COOK RD
SUITE 700
DEERFIELD, IL 60015

ISSUE DRAWING LOG	
9/1/16	Final PUD Submittal
9/23/16	Final PUD Submittal
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05/05/17	Issued for Construction Revised
10/02/17	Village Green Revision
11/13/17	SU Submittal
12/11/17	Bulletin 02

SEAL

MICHAEL A. KELLY
REGISTERED
LANDSCAPE
ARCHITECT
OF ILLINOIS
137-001002

Project Engineer

SHEET IDENTIFICATION
TITLE

LANDSCAPE PLAN

NUMBER

L1.3

01: RTKL ASSOCIATES INC.

VILLAGE OF WHEELING TOWN LANDSCAPE ORDINANCE REQUIREMENTS

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

PLANT LIST - REMAINING PLANTS FOR RETAIL BUILDINGS E

Shade Trees - Balled and Burlap			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
4	3" cal.	Acer rubrum 'Franksred'	Red Sunset Red Maple
1	3" cal.	Quercus robur	English Oak
1	3" cal.	Quercus velutina	Black Oak
6	Total		
Evergreen Shrubs - Balled and Burlap or Pot			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
5	24" Ht. x 24" Spr.	Buxus x 'Green Mound'	Green Mound Boxwood
39	24" Ht. x 24" Spr.	Taxus x media 'Hicksii'	Hicks Yew
44	Total		
Deciduous Shrubs - Balled and Burlap or Pot			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
3	#5 cont., 18" ht.	Cotoneaster 'Hesse'	Hesse Cotoneaster
15	#5 cont., 24" Ht.	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea
21	#5 cont., 18" Ht.	Hydrangea macrophylla 'Robert'	Let's Dance 'Moonlight' Hydrangea
33	#5 cont., 24" Ht.	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
17	#5 cont., 18" ht.	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
60	#5 cont., 18" ht.	Rosa 'Radtko'	Red Double Knock Out Rose
12	#5 cont., 18" ht.	Rosa 'Radtkopink'	Pink Double Knock Out Rose
161	Total		
Perennials - Pots			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
9	#1 cont.	Salvia nemorosa 'Haeumanarc'	Marcus Salvia
9	Total		
Ornamental Grasses - Pots			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
34	#1 cont.	Panicum virgatum 'Prairie Fire'	Prairie Fire Switchgrass
3	#1 cont.	Sporobolus heterolepis	Prairie Dropseed
37	Total		
Groundcovers, Vines and Bulbs - Pot, Flat or Bulb			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
565	14 cm	Narcissus 'Cheerfulness'	Cheerfulness Double Daffodil
183	17 cm	Narcissus 'King Alfred'	King Alfred Daffodil
504	3" cell	Vinca minor 'Dart's Blue'	Periwinkle
1252	Total		

PLANT LIST - BUILDING B1 AND B2

Evergreen Shrubs - Balled and Burlap or Pot			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
16	24" Ht. x 24" Spr.	Taxus x media 'Hicksii'	Hicks Yew
16	Total		
Deciduous Shrubs - Balled and Burlap or Pot			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
5	#5 cont., 18" ht.	Cotoneaster 'Hesse'	Hesse Cotoneaster
5	#5 cont., 24" Ht.	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea
16	#5 cont., 18" ht.	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
12	#5 cont., 18" ht.	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
3	#5 cont., 18" ht.	Rosa 'Radtko'	Red Double Knock Out Rose
41	Total		
Perennials - Pots			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
20	#1 cont.	Hemerocallis 'Summer Wine'	Summer Wine Daylily
33	#1 cont.	Heuchera micrantha 'Palace Purple'	Palace Purple Coralbells
37	#1 cont.	Salvia nemorosa 'Haeumanarc'	Marcus Salvia
90	Total		
Ornamental Grasses - Pots			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
14	#1 cont.	Panicum virgatum 'Prairie Fire'	Prairie Fire Switchgrass
32	#1 cont.	Sporobolus heterolepis	Prairie Dropseed
46	Total		
Groundcovers, Vines and Bulbs - Pot, Flat or Bulb			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
220	3" cell	Vinca minor 'Dart's Blue'	Periwinkle
220	Total		

PLANT LIST - BUILDING H1

Perennials - Pots			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
6	#1 cont.	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint
6	Total		
Ornamental Grasses - Pots			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
7	#1 cont.	Sporobolus heterolepis	Prairie Dropseed
7	Total		
Groundcovers, Vines and Bulbs - Pot, Flat or Bulb			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
12	14 cm	Narcissus 'Cheerfulness'	Cheerfulness Double Daffodil
12	Total		

PLANT LIST - SITE LANDSCAPE: WEST SIDE AT METRA & EAST SIDE BUFFER

Shade Trees - Balled and Burlap			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
1	3" cal.	Acer rubrum 'Franksred'	Red Sunset Red Maple
2	3" cal.	Gymnocladus dioicus 'Espresso'	Kentucky Coffeetree (seedless)
4	3" cal.	Quercus robur	English Oak
4	3" cal.	Quercus velutina	Black Oak
2	3" cal.	Ulmus americana 'Princeton'	Princeton American Elm
2	3" cal.	Ulmus Morton Glory	Triumph Elm
14	Total		
Evergreen Shrubs - Balled and Burlap or Pot			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
60	24" Ht. x 24" Spr.	Buxus x 'Green Mound'	Green Mound Boxwood
10	24" Ht. x 24" Spr.	Taxus x media 'Hicksii'	Hicks Yew
14	24" Ht. x 24" Spr.	Taxus x media 'Tauntonii'	Taunton Yew
84	Total		
Deciduous Shrubs - Balled and Burlap or Pot			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
46	#5 cont., 18" ht.	Cotoneaster 'Hesse'	Hesse Cotoneaster
10	#5 cont., 24" Ht.	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea
15	#5 cont., 18" Ht.	Hydrangea macrophylla 'Robert'	Let's Dance 'Moonlight' Hydrangea
30	#5 cont., 30" Ht.	Forsythia NIMBUS'	Forsythia Showoff Sugar Baby
12	#5 cont., 24" ht.	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
105	#5 cont., 18" ht.	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
0	#5 cont., 18" ht.	Rosa var. 'Noaschnee'	Flower Carpet White Rose
54	#5 cont., 18" ht.	Rosa 'Radtko'	Red Double Knock Out Rose
27	#5 cont., 18" ht.	Rosa 'Radtkopink'	Pink Double Knock Out Rose
0	#5 cont., 18" ht.	Viburnum carlesii 'Compactum'	Koreanspice Viburnum
299	Total		

Perennials - Pots			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
49	#1 cont.	Hemerocallis 'Going Bananas'	Going Bananas Daylily
29	#1 cont.	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily
0	#1 cont.	Heuchera micrantha 'Palace Purple'	Palace Purple Coralbells
0	#1 cont.	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint
93	#1 cont.	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage
51	#1 cont.	Salvia nemorosa 'Haeumanarc'	Marcus Salvia
222	Total		

Ornamental Grasses - Pots			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
9	#1 cont.	Panicum virgatum 'Prairie Fire'	Prairie Fire Switchgrass
5	#1 cont.	Sporobolus heterolepis	Prairie Dropseed
14	Total		

Groundcovers, Vines and Bulbs - Pot, Flat or Bulb			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
240	14 cm	Narcissus 'Cheerfulness'	Cheerfulness Double Daffodil
146	17 cm	Narcissus 'February Gold'	February Gold Daffodil
0	17 cm	Narcissus 'King Alfred'	King Alfred Daffodil
440	3" cell	Vinca minor 'Dart's Blue'	Periwinkle
1104	Total		

PLANT LIST - PARKING LOT ISLANDS

Shade Trees - Balled and Burlap			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
1	3" cal.	Acer x freemanii 'Marmo'	Marmo Maple
10	3" cal.	Acer rubrum 'Franksred'	Red Sunset Red Maple
2	3" cal.	Celtis occidentalis	Common Hackberry
5	3" cal.	Cercidiphyllum japonicum	Katsuraltree
7	3" cal.	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo (male)
3	3" cal.	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust
5	3" cal.	Gymnocladus dioicus 'Espresso'	Kentucky Coffeetree (seedless)
1	3" cal.	Quercus bicolor	Swamp White Oak
1	3" cal.	Quercus robur	English Oak
2	3" cal.	Quercus velutina	Black Oak
5	3" cal.	Taxodium distichum	Bald Cypress
5	3" cal.	Tilia americana 'Redmond'	Redmond Linden
6	3" cal.	Ulmus americana 'Princeton'	Princeton American Elm
5	3" cal.	Ulmus 'Morton Glory'	Triumph Elm
55	Total		
Deciduous Shrubs - Balled and Burlap or Pot			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
250	#5 cont., 18" ht.	Cotoneaster 'Hesse'	Hesse Cotoneaster
250	#5 cont., 30" Ht.	Forsythia NIMBUS'	Forsythia Showoff Sugar Baby
285	#5 cont., 18" ht.	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
785	Total		
Perennials - Pots			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
600	#1 cont.	Hemerocallis 'Going Bananas'	Going Bananas Daylily
600	#1 cont.	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily
103	#1 cont.	Nepeta racemosa 'Kit Cat'	Kit Cat Catmint
600	#1 cont.	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint
600	#1 cont.	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage
2503	Total		
Ornamental Grasses - Pots			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
640	#1 cont.	Sporobolus heterolepis	Prairie Dropseed
640	Total		

PLANT LIST - BUILDING A

Evergreen Shrubs - Balled and Burlap or Pot			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
41	24" Ht. x 24" Spr.	Taxus x media 'Tauntonii'	Taunton Yew
41	Total		
Deciduous Shrubs - Balled and Burlap or Pot			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
11	#5 cont., 18" ht.	Cotoneaster 'Hesse'	Hesse Cotoneaster
15	#5 cont., 30" Ht.	Forsythia NIMBUS'	Forsythia Showoff Sugar Baby
5	#5 cont., 18" ht.	Rosa 'Radtko'	Red Double Knock Out Rose
10	#5 cont., 18" ht.	Rosa 'Radtkopink'	Pink Double Knock Out Rose
4	#5 cont., 24" ht.	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
9	#5 cont., 18" ht.	Viburnum carlesii 'Compactum'	Koreanspice Viburnum
7	#5 cont., 18" ht.	Weigela 'Dark Horse'	Dark Horse Weigela
61	Total		
Perennials - Pots			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
21	#1 cont. - 50% Mx	Hemerocallis 'Going Bananas'	Going Bananas Daylily
21	#1 cont. - 50% Mx	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily
20	#1 cont. - 50% Mx	Heuchera micrantha 'Palace Purple'	Palace Purple Coralbells
20	#1 cont. - 50% Mx	Heuchera sanguinea 'Chatterbox'	Chatterbox Coral Bells
43	#1 cont.	Walker's Low Catmint	Walker's Low Catmint
31	#1 cont.	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage
156	Total		
Ornamental Grasses - Pots			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
28	#1 cont.	Panicum virgatum 'Prairie Fire'	Prairie Fire Switchgrass
24	#1 cont.	Sporobolus heterolepis	Prairie Dropseed
52	Total		
Groundcovers, Vines and Bulbs - Pot, Flat or Bulb			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
50	14 cm	Narcissus 'Cheerfulness'	Cheerfulness Double Daffodil
300	3" cell	Vinca minor 'Dart's Blue'	Periwinkle
350	Total		

PLANT LIST - STREETScape PLANTERS

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

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

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

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

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

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

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

PLANT LIST - VILLAGE GREEN

Shade Trees - Balled and Burlap			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
3	3" cal.	Acer x freemanii 'Marmo'	Marmo Maple
7	3" cal.	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust
7	3" cal.	Tilia americana 'Redmond'	Redmond Linden
17	Total		

Ornamental Trees - Balled and Burlap			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
5	6" Clump(3-5 stem)	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry
3	6" Clump(3-5 stem)	Cercis canadensis	Eastern Redbud
4	2" cal.	Syringa pekinensis 'Morton'	China Snow Peking Lilac
12	Total		

Evergreen Shrubs - Balled and Burlap or Pot			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
60	24" Ht. x 24" Spr.	Buxus x 'Green Mound'	Green Mound Boxwood
38	24" Ht. x 24" Spr.	Taxus x media 'Tauntonii'	Taunton Yew
98	Total		

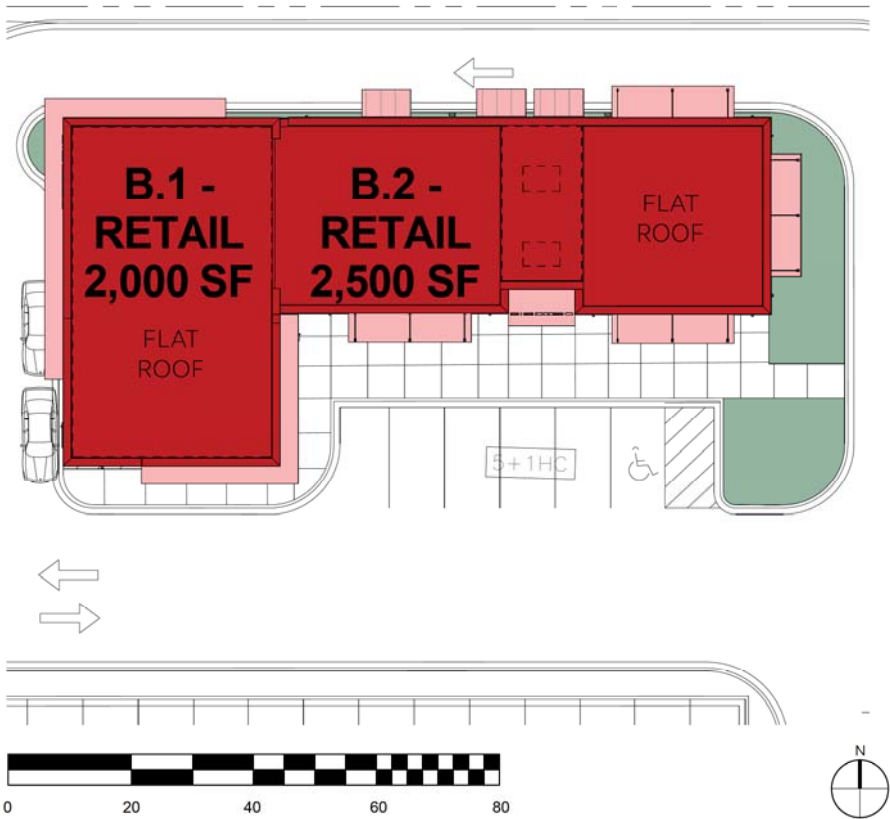
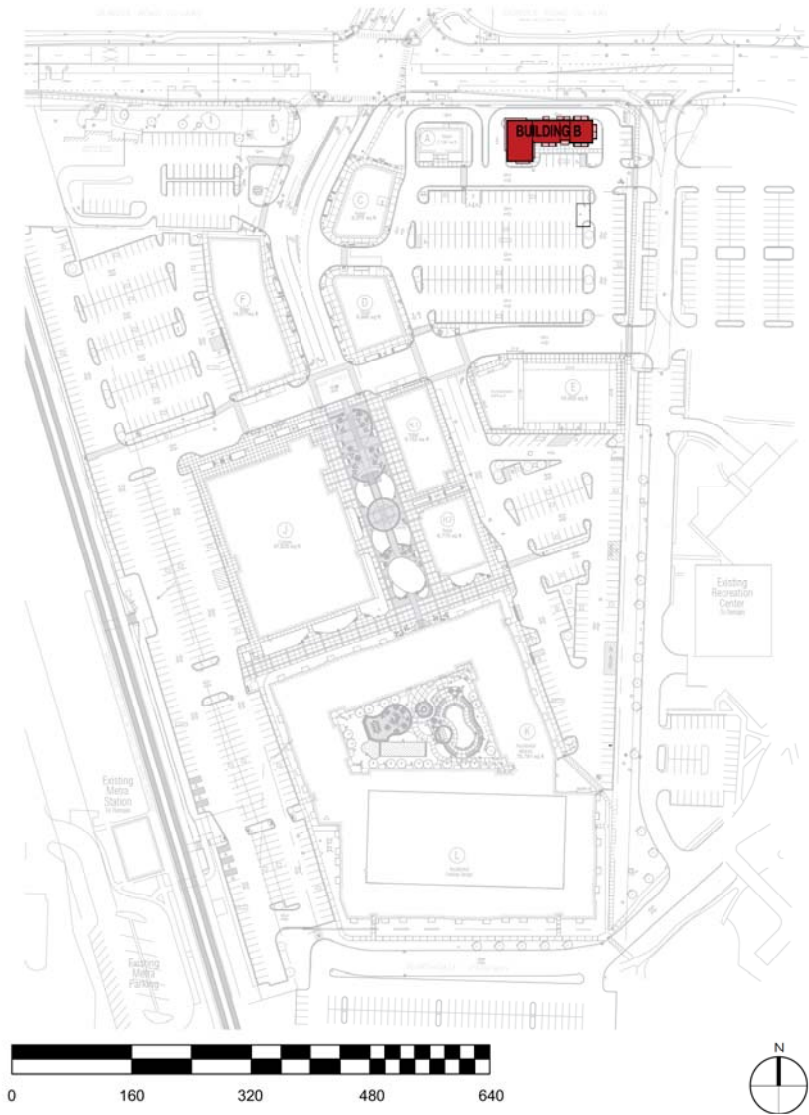
Deciduous Shrubs - Balled and Burlap or Pot			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
9	#5 cont., 24" Ht.	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea
15	#5 cont., 18" Ht.	Hydrangea macrophylla 'Robert'	Let's Dance 'Moonlight' Hydrangea
11	#5 cont., 30" Ht.	Forsythia NIMBUS'	Forsythia Showoff Sugar Baby
3	#5 cont., 18" ht.	Rosa var. 'Noaschnee'	Flower Carpet White Rose
20	#5 cont., 18" ht.	Rosa 'Radtko'	Red Double Knock Out Rose
41	#5 cont., 18" ht.	Rosa 'Radtkopink'	Pink Double Knock Out Rose
1	#5 cont., 18" ht.	Viburnum carlesii 'Compactum'	Koreanspike Viburnum
100	Total		

Wheeling Town Center (Building B) – 335-337 W. Dundee Road
Docket No. PC 18-9 (Appearance Approval for a new building)

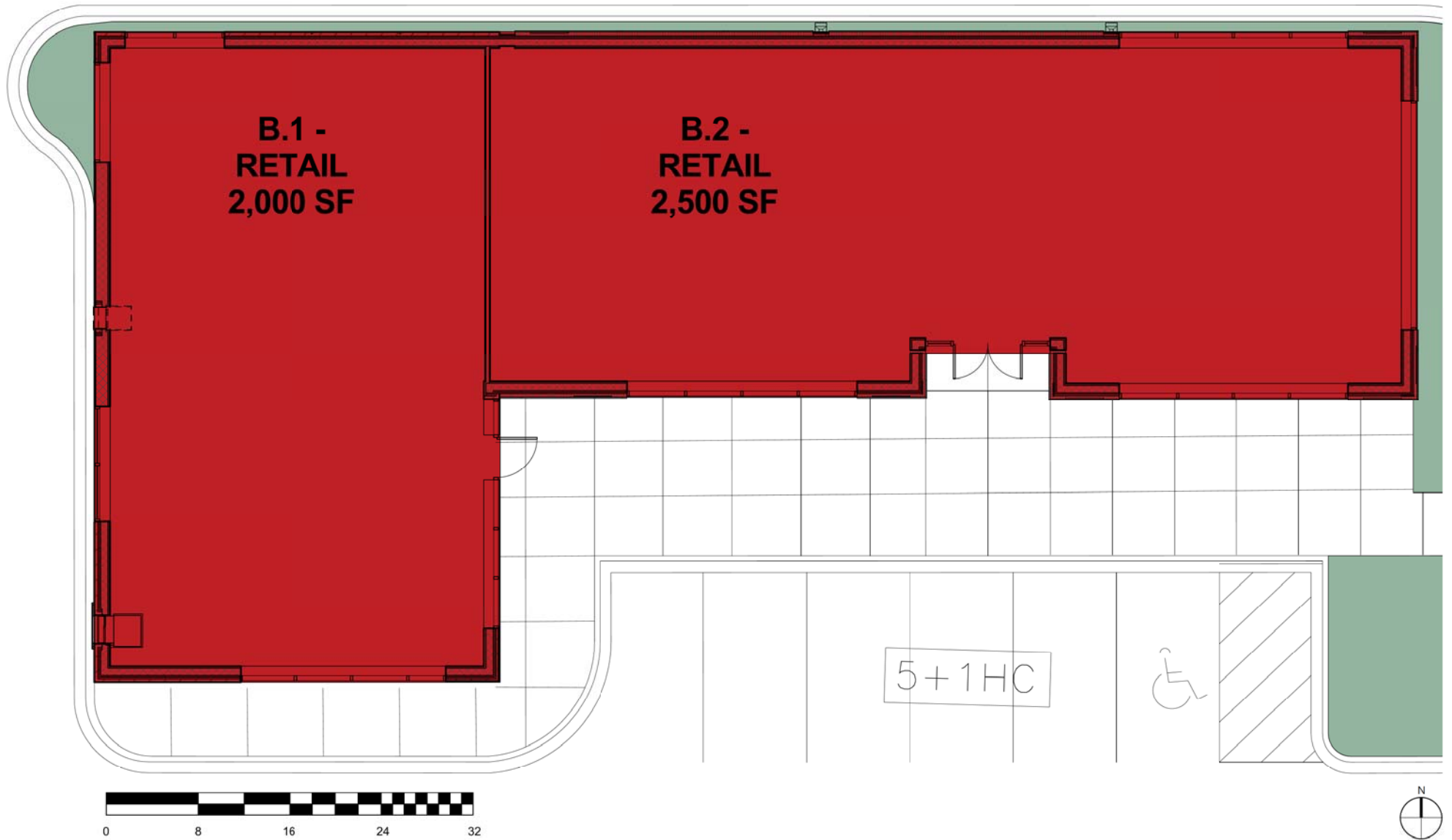


Existing conditions – location of Building B

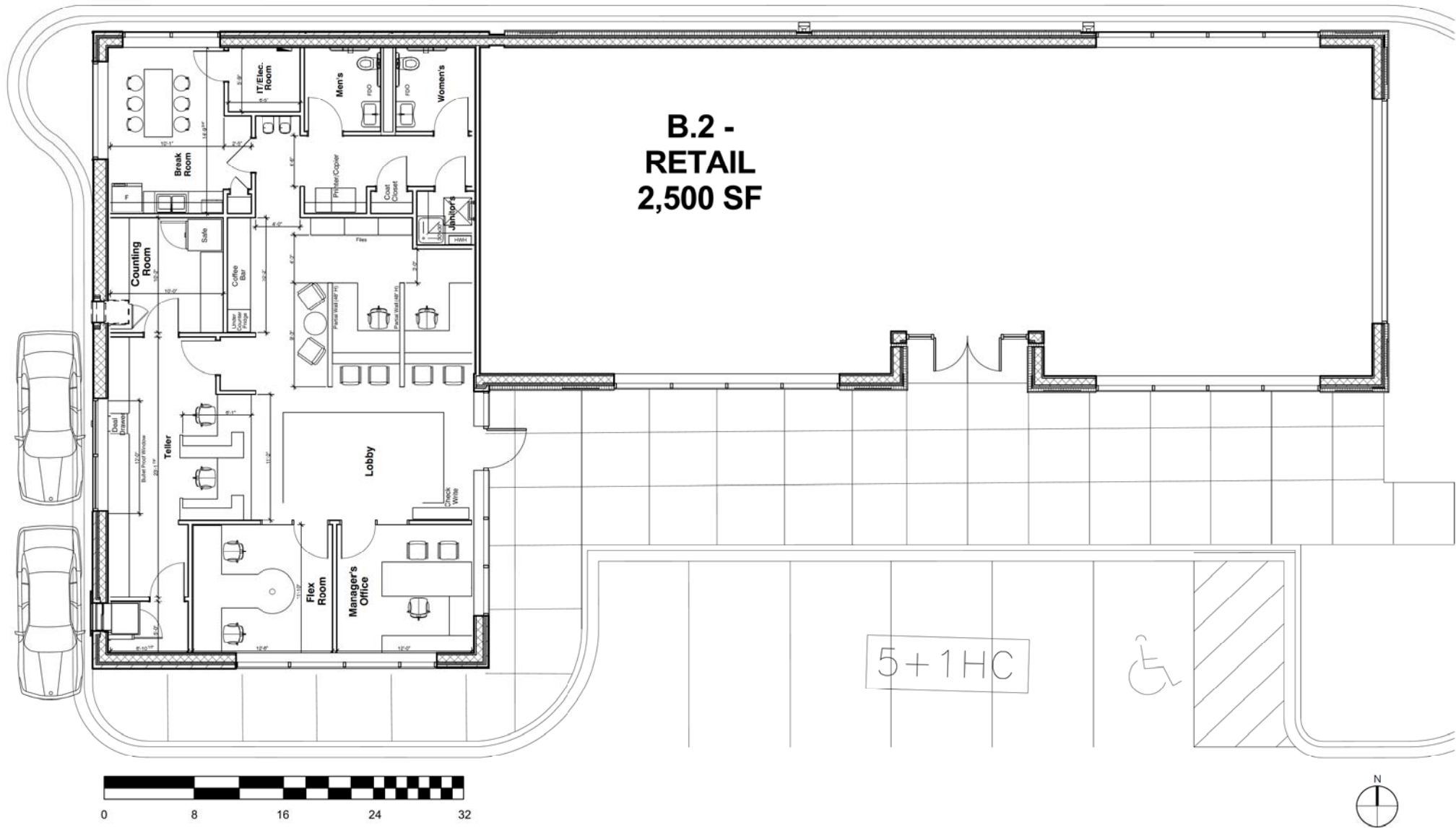
SITE PLAN & ROOF PLAN



Floor Plan



Floor Plan



FINISH PALETTE



FB-1 - BRICK VENEER - 1
MANUFACTURER: ECHELON
COLOR: BRANDYWINE
*PREVIOUSLY APPROVED MATERIAL - RESIDENTIAL



FB-2 - BRICK VENEER - 2
MANUFACTURER: ECHELON
COLOR: ASH BLEND
*PREVIOUSLY APPROVED MATERIAL - STARBUCKS



MTL-2 - ALUMINUM BREAK METAL
MANUFACTURER: CENTRIA
COLOR: DARK BRONZE / RED



CST-1B - STONE VENEER
MANUFACTURER: CUSTOM STONE WORKS
COLOR: GREY
*PREVIOUSLY APPROVED MATERIAL - STARBUCKS



MTL-3 - ANODIZED ALUMINUM STOREFRONT
MANUFACTURER: VARIES
COLOR: DARK BRONZE
*PREVIOUSLY APPROVED MATERIAL - STARBUCKS



MTL-3 - CORRUGATED METAL SIDING
MANUFACTURER: AEP SPAN
FINISH: BLACK
*PREVIOUSLY APPROVED MATERIAL - CITYWORKS



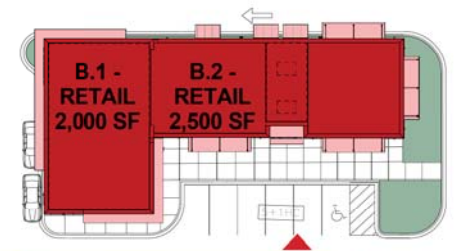
SC-1 - SCONCE
MANUFACTURER: BEGA
FINISH: BLACK



CMU-1 - BURNISHED CMU
MANUFACTURER: GRAND BLANC CEMENT PRODUCTS
COLOR: DARK GREY
*PREVIOUSLY APPROVED MATERIAL - CITYWORKS

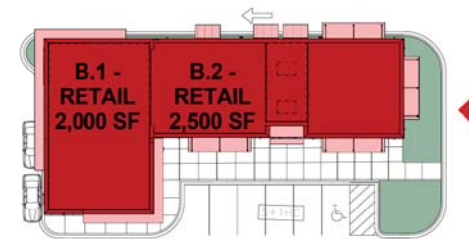
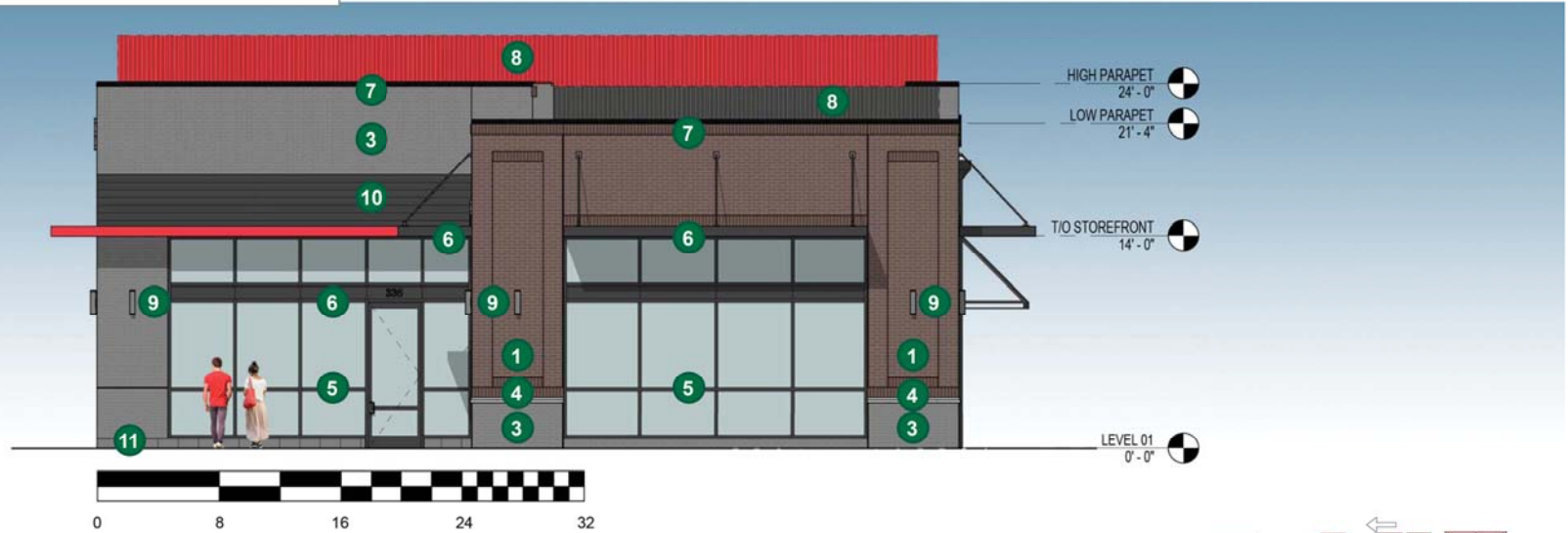
South Elevation

MATERIAL SCHEDULE	
1	BRICK VENEER 1 - STANDARD
2	BRICK VENEER 1 - UTILITY
3	BRICK VENEER 2 - STANDARD
4	CAST STONE
5	STOREFRONT
6	METAL CANOPY
7	METAL ROOF COPING
8	CORRUGATED METAL PANEL
9	SCONCE
10	METAL LOUVER
11	CMU-1



East Elevation

MATERIAL SCHEDULE	
1	BRICK VENEER 1 - STANDARD
2	BRICK VENEER 1 - UTILITY
3	BRICK VENEER 2 - STANDARD
4	CAST STONE
5	STOREFRONT
6	METAL CANOPY
7	METAL ROOF COPING
8	CORRUGATED METAL PANEL
9	SCONCE
10	METAL LOUVER
11	CMU-1



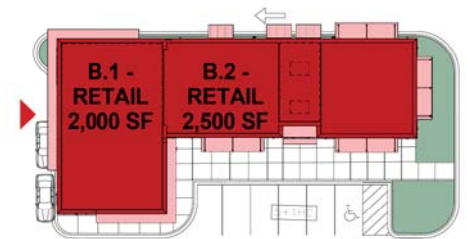
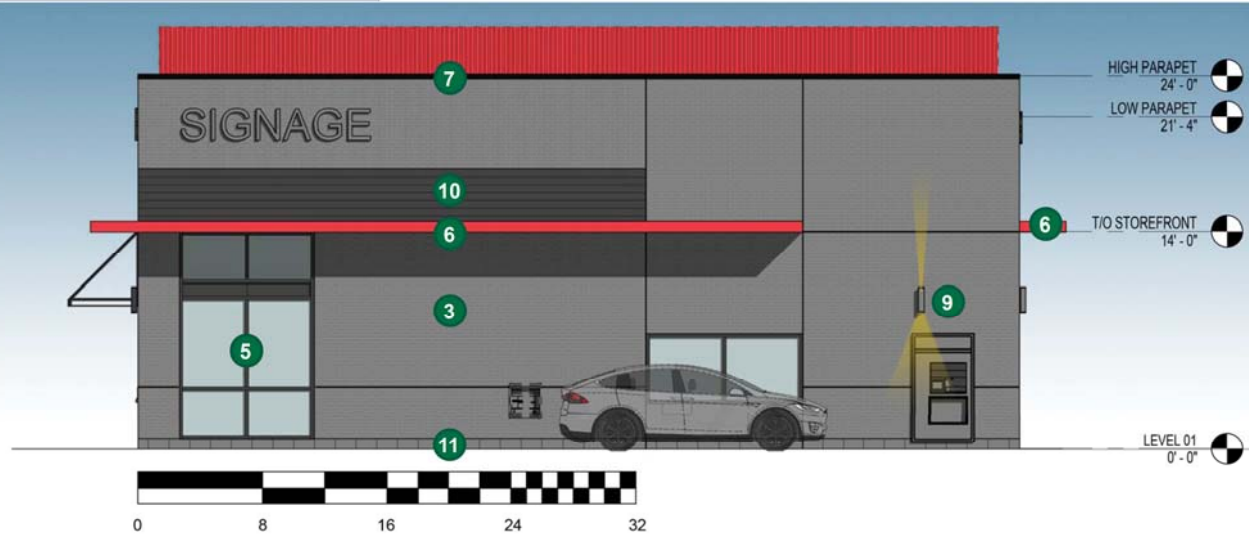
North Elevation

MATERIAL SCHEDULE	
1	BRICK VENEER 1 - STANDARD
2	BRICK VENEER 1 - UTILITY
3	BRICK VENEER 2 - STANDARD
4	CAST STONE
5	STOREFRONT
6	METAL CANOPY
7	METAL ROOF COPING
8	CORRUGATED METAL PANEL
9	SCONCE
10	METAL LOUVER
11	CMU-1

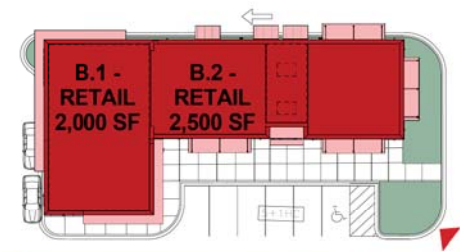


West Elevation

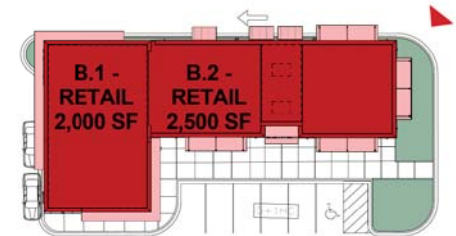
MATERIAL SCHEDULE	
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2	BRICK VENEER 1 - UTILITY
3	BRICK VENEER 2 - STANDARD
4	CAST STONE
5	STOREFRONT
6	METAL CANOPY
7	METAL ROOF COPING
8	CORRUGATED METAL PANEL
9	SCONCE
10	METAL LOUVER
11	CMU-1



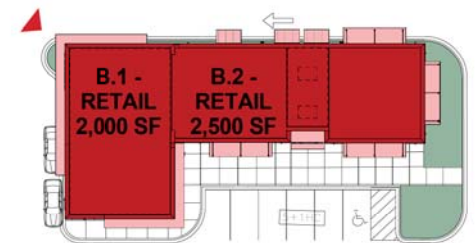
Southeast Corner View



Northeast Corner View



Northwest Corner View



Southwest Corner View



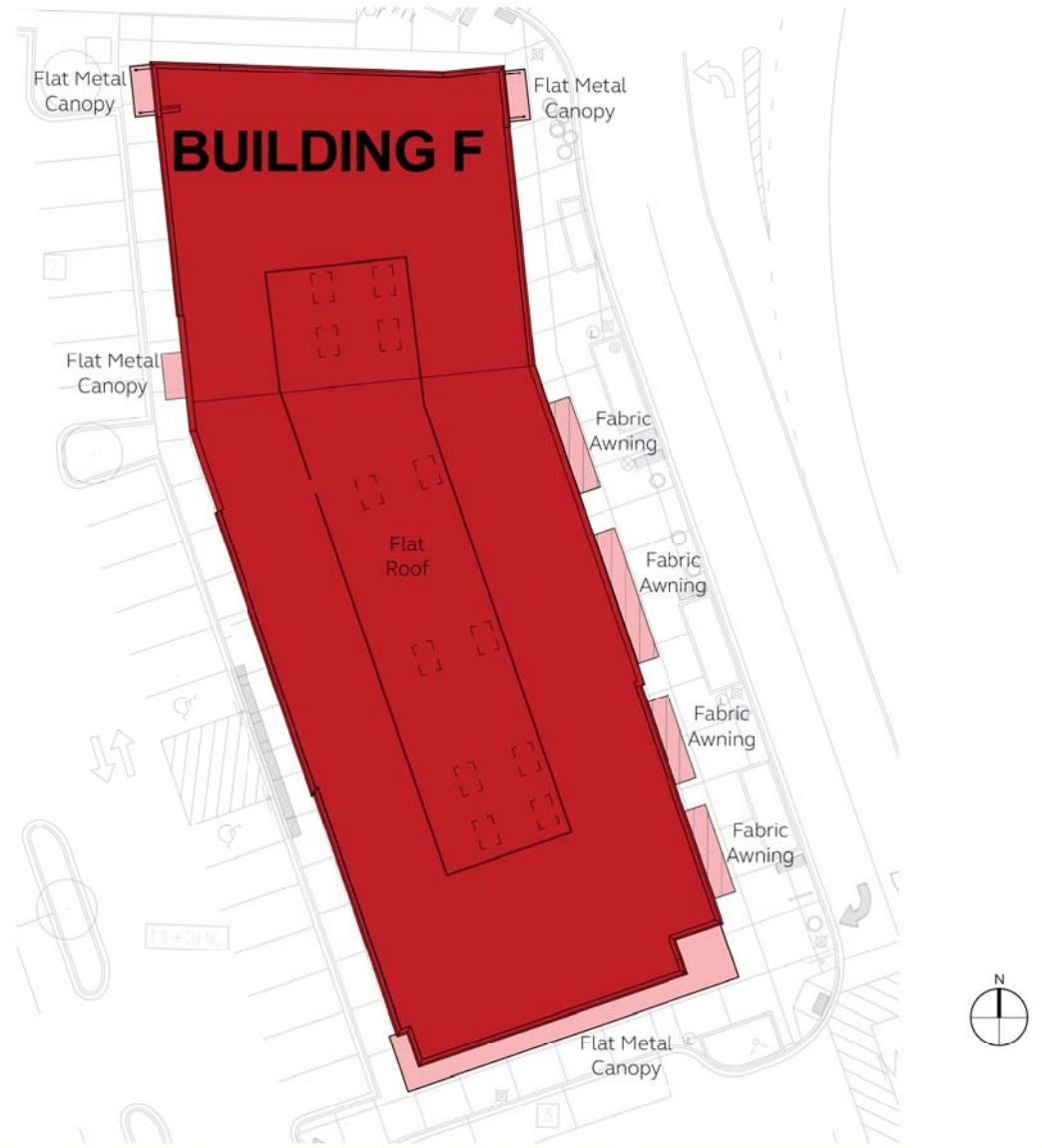
Wheeling Town Center (Building F) – 403-419 W. Dundee Road

Docket No. PC 18-10 (Appearance Approval for a new building)

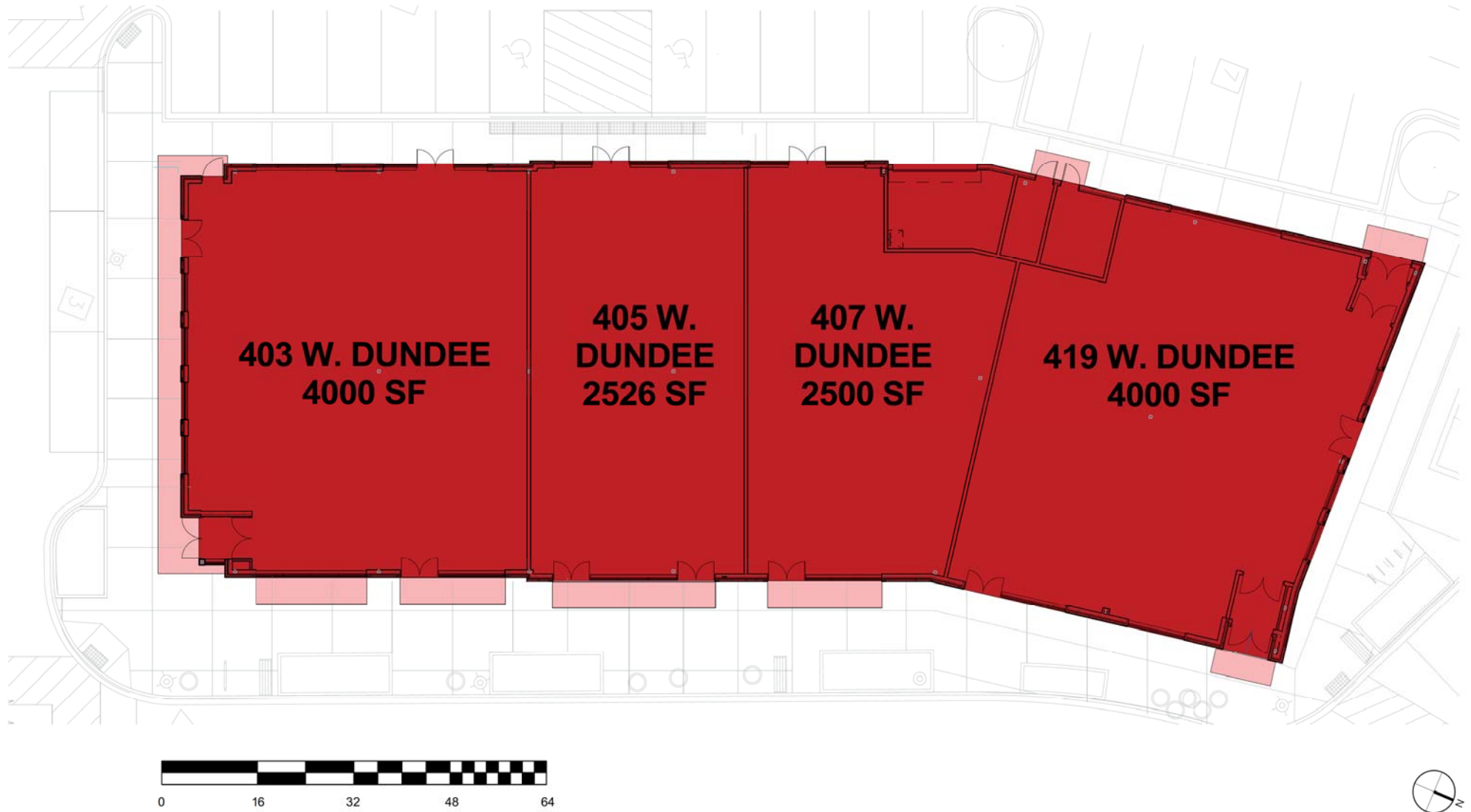


Existing conditions – location of Building F

SITE PLAN & ROOF PLAN



Floor Plan



FINISH PALETTE



FB-1 - BRICK VENEER - 1
MANUFACTURER: ECHELON
COLOR: BRANDYWINE
*PREVIOUSLY APPROVED MATERIAL - RESIDENTIAL



FB-2 - BRICK VENEER
MANUFACTURER: ECHELON
COLOR: MONUMENT WHITE
*PREVIOUSLY APPROVED MATERIAL - RESIDENTIAL



FB-3 - BRICK VENEER
MANUFACTURER: ECHELON
COLOR: QT BLACK
*PREVIOUSLY APPROVED MATERIAL - RESIDENTIAL



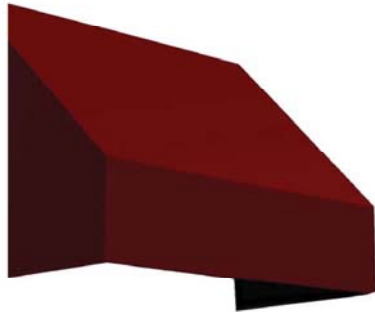
CST-1 - PRECAST VENEER
MANUFACTURER: CUSTOM STONE WORKS
COLOR: MONUMENT WHITE
*PREVIOUSLY APPROVED MATERIAL - RESIDENTIAL



MTL-3 - CORRUGATED METAL SIDING
MANUFACTURER: AEP SPAN
FINISH: BLACK
*PREVIOUSLY APPROVED MATERIAL



SC-1 - SCONCE
MANUFACTURER: BEGA
FINISH: BLACK



FA-1 - FABRIC AWNING
MANUFACTURER: TBD
COLORS: RED



MT1-2 - ALUMINUM BREAK METAL
MANUFACTURER: CENTRIA
COLOR: DARK BRONZE

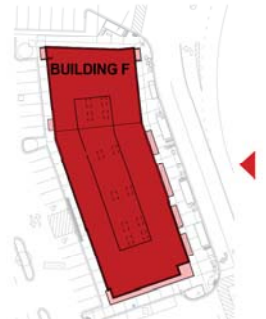


MTL-2 - ANODIZED ALUMINUM STOREFRONT
MANUFACTURER: VARIES
COLOR: DARK BRONZE
*PREVIOUSLY APPROVED MATERIAL

East Elevation

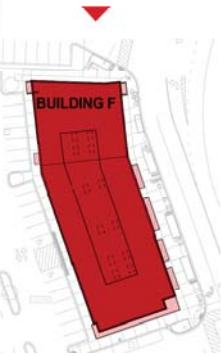
MATERIAL SCHEDULE

1	BRICK VENEER 1 - STANDARD
2	BRICK VENEER 2 - STANDARD
3	BRICK VENEER 3 - STANDARD
4	FABRIC AWNING
5	STOREFRONT
6	METAL CANOPY
7	METAL ROOF COPING
8	CORRUGATED METAL PANEL
9	SCONCE
10	PRECAST VENEER



North Elevation

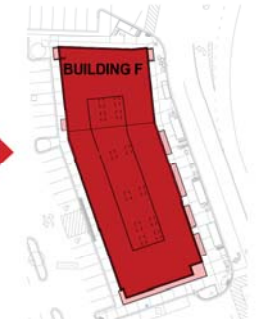
MATERIAL SCHEDULE	
1	BRICK VENEER 1 - STANDARD
2	BRICK VENEER 2 - STANDARD
3	BRICK VENEER 3 - STANDARD
4	FABRIC AWNING
5	STOREFRONT
6	METAL CANOPY
7	METAL ROOF COPING
8	CORRUGATED METAL PANEL
9	SCONCE
10	PRECAST VENEER



West Elevation

MATERIAL SCHEDULE

1	BRICK VENEER 1 - STANDARD
2	BRICK VENEER 2 - STANDARD
3	BRICK VENEER 3 - STANDARD
4	FABRIC AWNING
5	STOREFRONT
6	METAL CANOPY
7	METAL ROOF COPING
8	CORRUGATED METAL PANEL
9	SCONCE
10	PRECAST VENEER



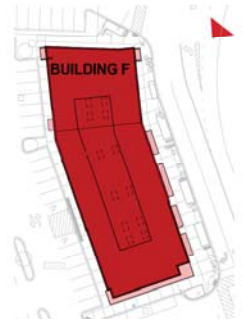
South Elevation

MATERIAL SCHEDULE

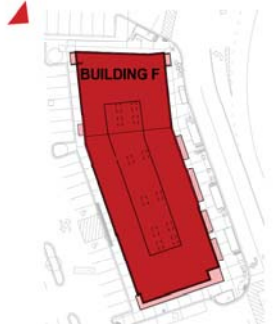
1	BRICK VENEER 1 - STANDARD
2	BRICK VENEER 2 - STANDARD
3	BRICK VENEER 3 - STANDARD
4	FABRIC AWNING
5	STOREFRONT
6	METAL CANOPY
7	METAL ROOF COPING
8	CORRUGATED METAL PANEL
9	SCONCE
10	PRECAST VENEER



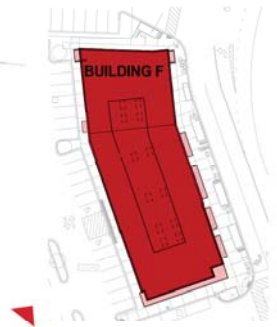
Northeast Corner View



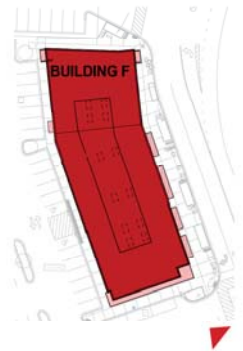
Northwest Corner View



Southwest Corner View



Southeast Corner View



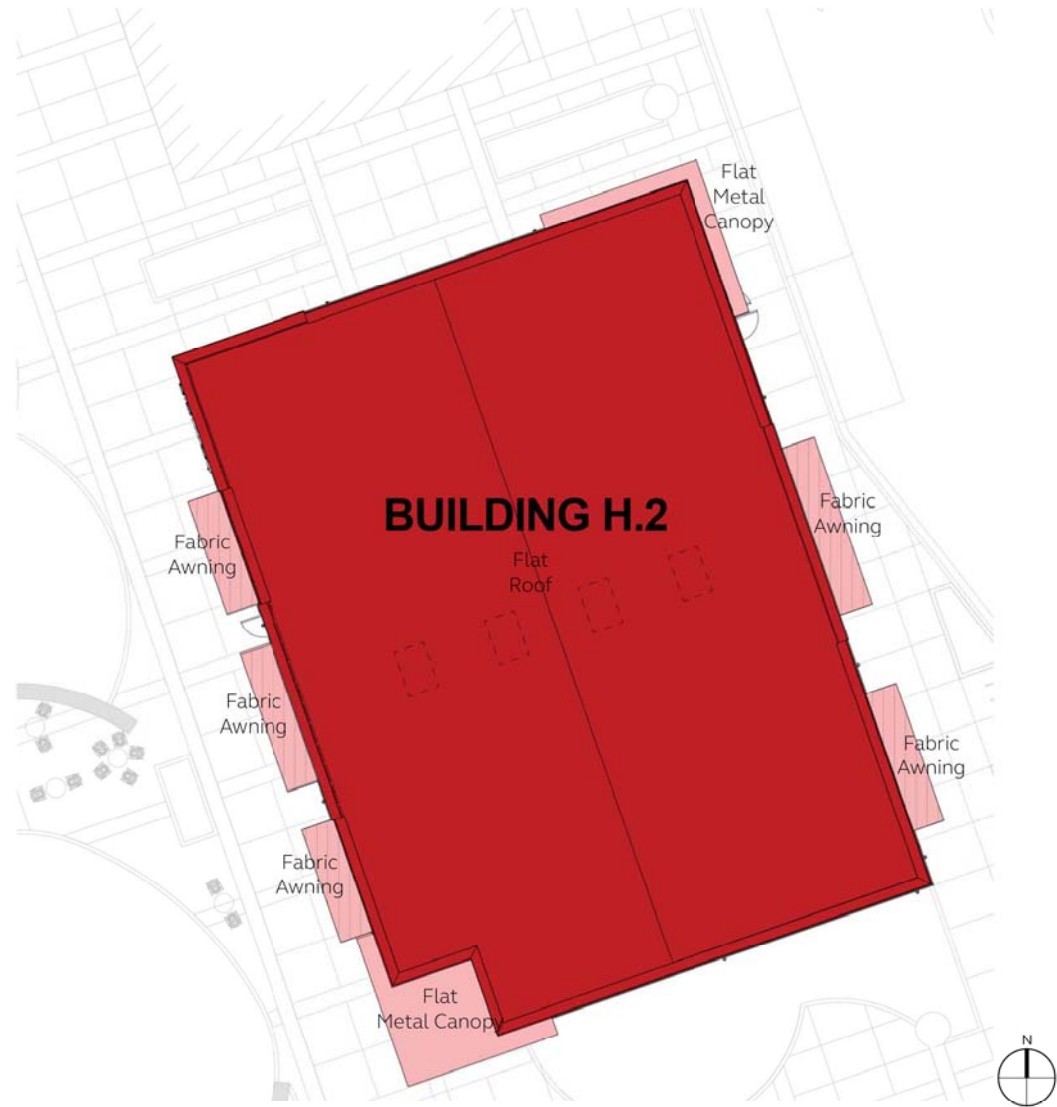
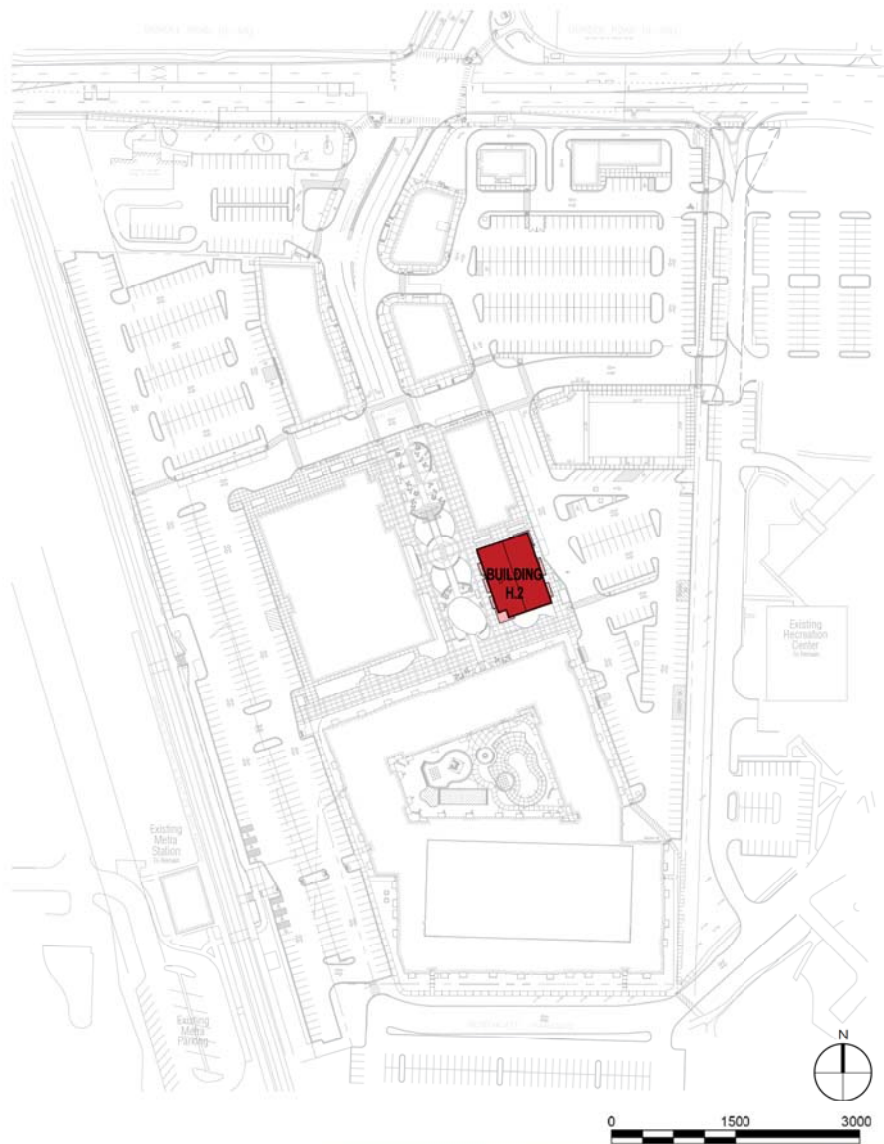
Wheeling Town Center (Building H2) – 371-373 W. Dundee Road

Docket No. PC 18-11 (Appearance Approval for a new building)

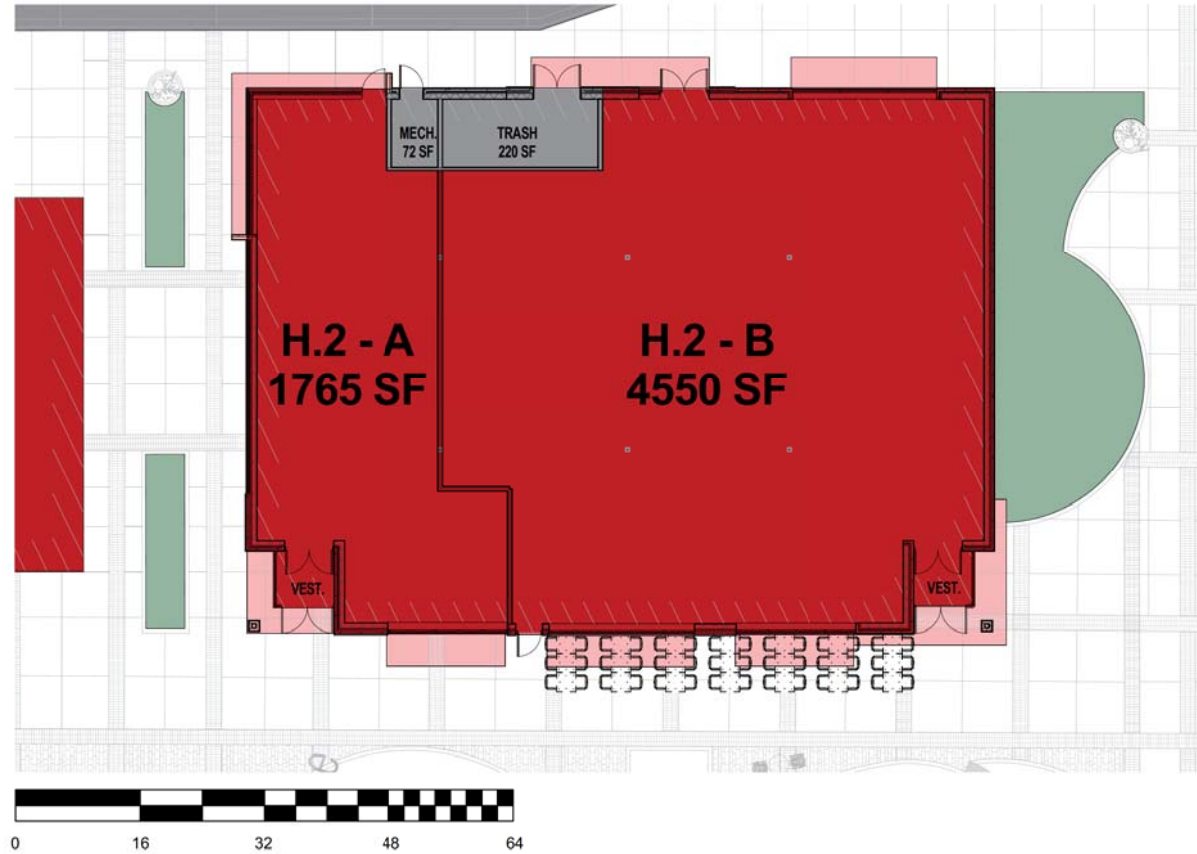


Existing conditions – location of Building H2

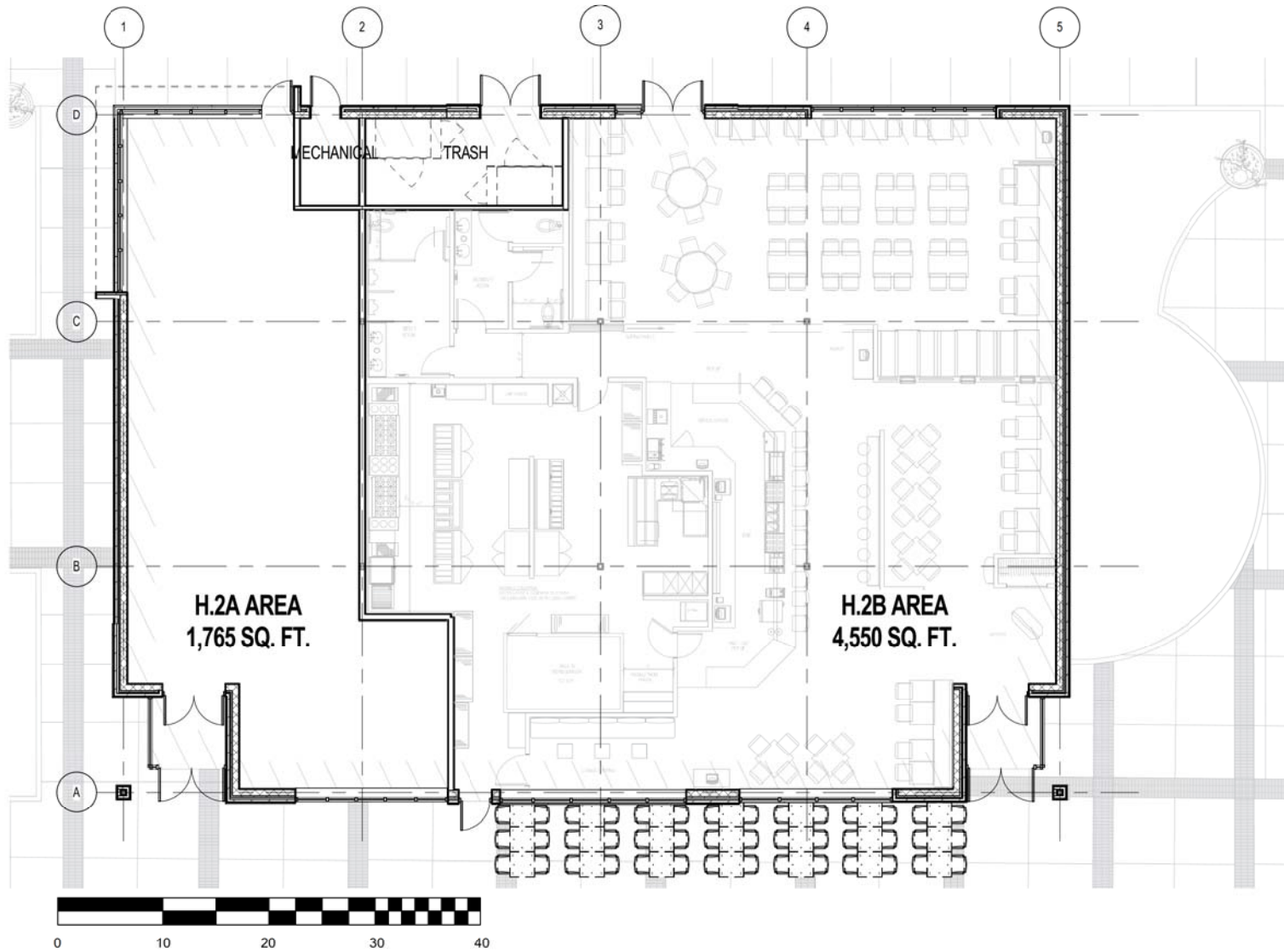
SITE PLAN & ROOF PLAN



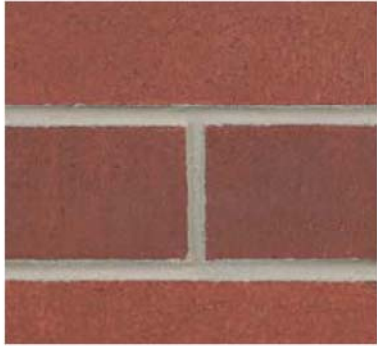
Floor Plan



Floor Plan



FINISH PALETTE



BR-1 - BRICK VENEER - 1
MANUFACTURER: QUIK-BRIK TRADITIONAL
COLOR: RICHFIELD FLASHED



BR-2 - BRICK VENEER - 1
MANUFACTURER: ECHELON
COLOR: ASH BLEND
*PREVIOUSLY APPROVED MATERIAL - STARBUCKS



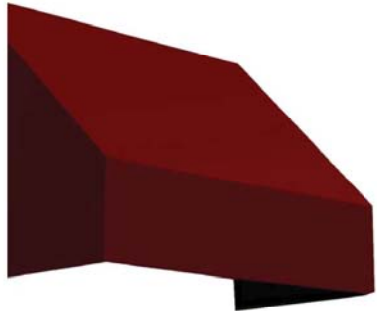
ST-01 - CAST STONE
MANUFACTURER: CUSTOM STONE WORKS
COLOR: GREY
*PREVIOUSLY APPROVED MATERIAL - STARBUCKS



MTL-1 - ANODIZED ALUMINUM STOREFRONT FINISH
MANUFACTURER: TBD
COLOR: DARK BRONZE
*PREVIOUSLY APPROVED MATERIAL - STARBUCKS



SC-1 - SCONCE
MANUFACTURER: BEGA
FINISH: BLACK



FA-1 - FABRIC AWNING
MANUFACTURER: TBD
COLORS: RED & BLACK



EIFS-1 - STUCCO
MANUFACTURER: QUIKRETE
COLOR: GRAY



MTL-2 - ALUMINUM BREAK METAL
MANUFACTURER: CENTRIA
COLOR: LIGHT GRAY

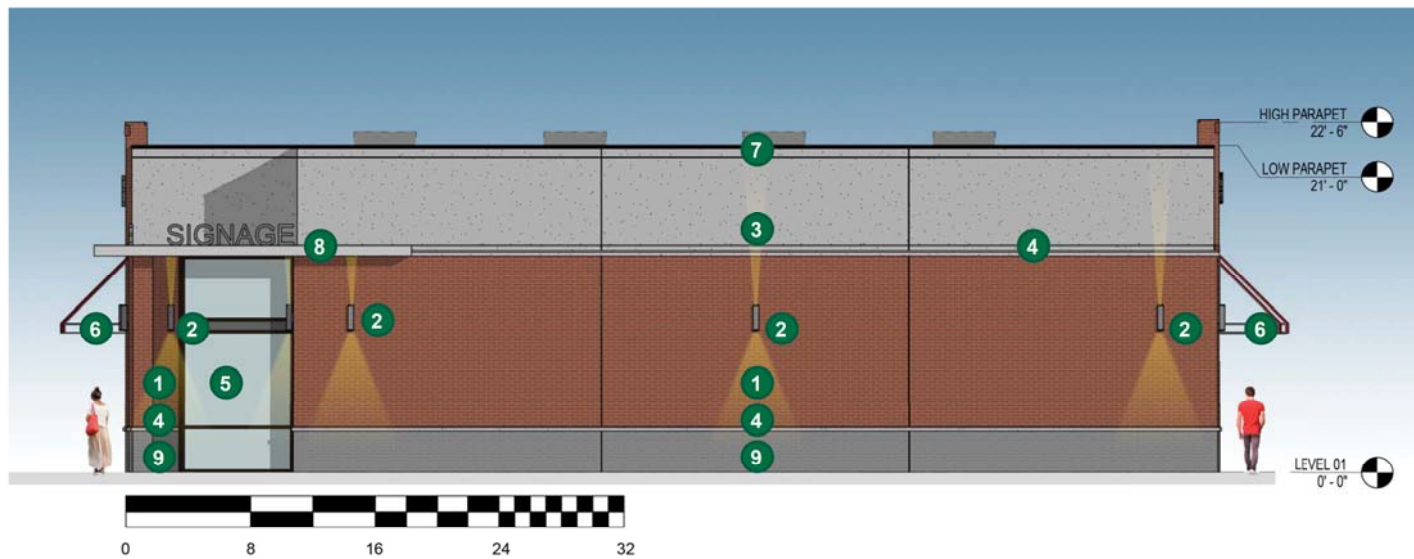
West Elevation

MATERIAL SCHEDULE	
1	BRICK VENEER - 1
2	SCONCE
3	EIFS - GREY
4	CAST STONE
5	STOREFRONT / GARAGE DOORS ON WEST ELEVATION AS SHOWN
6	FABRIC AWNING
7	METAL ROOF COPING
8	BREAK METAL
9	BRICK VENEER - 2



South Elevation

MATERIAL SCHEDULE	
1	BRICK VENEER - 1
2	SCONCE
3	EIFS - GREY
4	CAST STONE
5	STOREFRONT / GARAGE DOORS ON WEST ELEVATION AS SHOWN
6	FABRIC AWNING
7	METAL ROOF COPING
8	BREAK METAL
9	BRICK VENEER - 2



South Elevation - Landscape



East Elevation

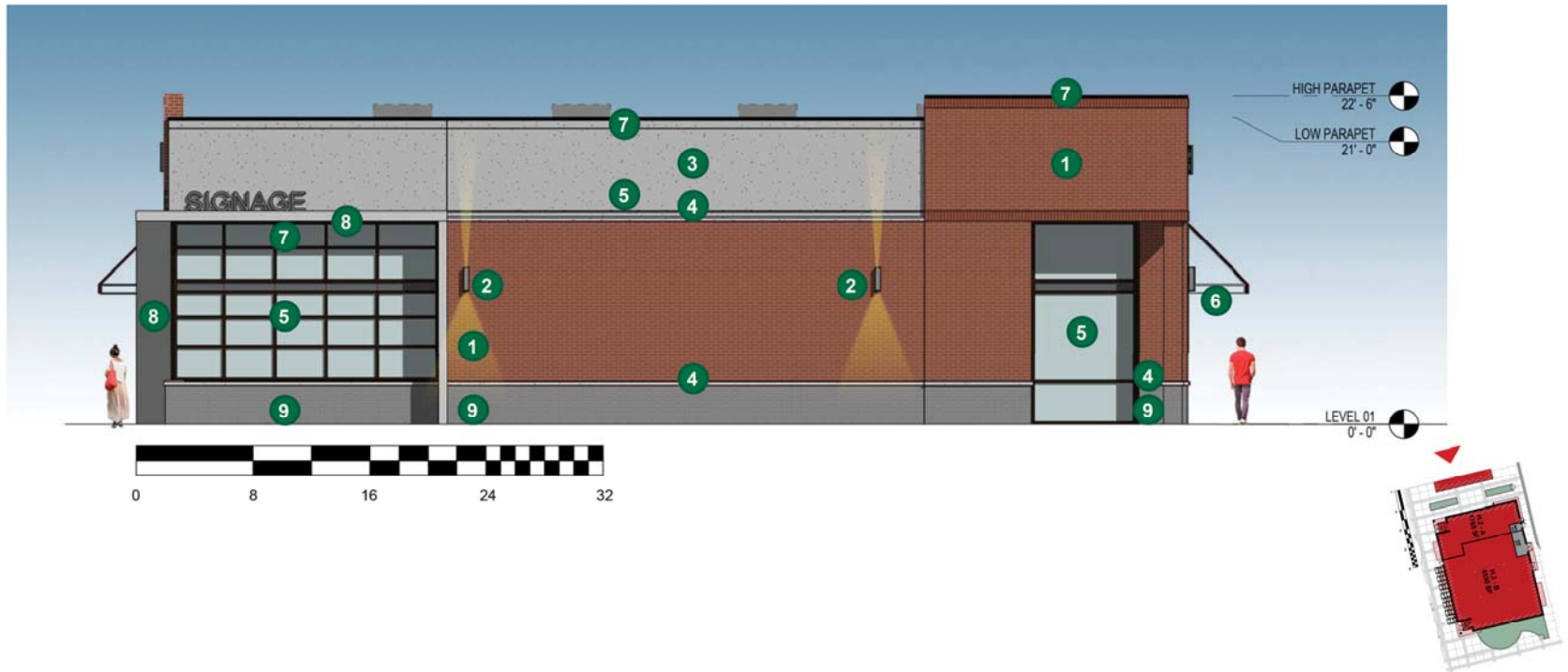
MATERIAL SCHEDULE	
1	BRICK VENEER - 1
2	SCONCE
3	EIFS - GREY
4	CAST STONE
5	STOREFRONT
6	FABRIC AWNING
7	METAL ROOF COPING
8	BREAK METAL
9	BRICK VENEER - 2



North Elevation

MATERIAL SCHEDULE

1	BRICK VENEER - 1
2	SCONCE
3	EIFS - GREY
4	CAST STONE
5	STOREFRONT / GARAGE DOORS ON WEST ELEVATION AS SHOWN
6	FABRIC AWNING
7	METAL ROOF COPING
8	BREAK METAL
9	BRICK VENEER - 2



North Elevation - Landscape



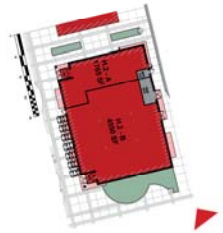
Southwest Corner View



Southeast Corner View



Northeast Corner View



Northwest Corner View



REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

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

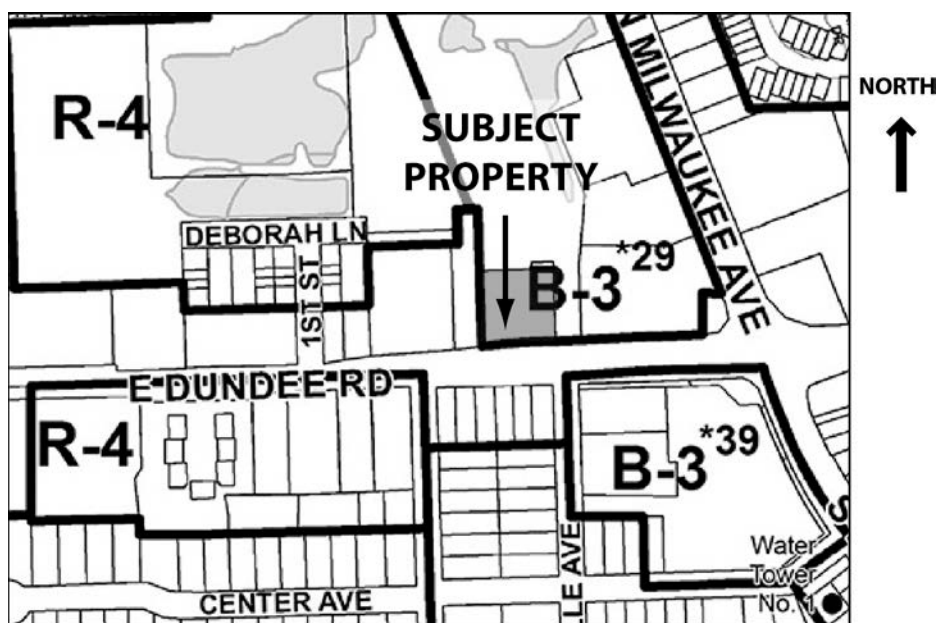
RE: **Docket No. 2018-9**
May's Wheeling
280 E. Dundee Road
Special Use-Site Plan Approval of a Sit-Down Restaurant

DATE OF REPORT: May 18, 2018

DATE OF MEETING: May 24, 2018

PROJECT OVERVIEW: The petitioner is seeking a special use permit to establish a gaming lounge in an existing shopping center. The unit was previously a restaurant (Wing Stop), but the special use has expired due to the period of vacancy exceeding six months.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	May's Wheeling LLC, restaurant owner
<u>Property Owner Name:</u>	RRK-US LP, by Roza Kuramshin
<u>Common Property Address:</u>	Located on the north side of Dundee Road, between Milwaukee Avenue and 1 st Street.
<u>Neighboring Property Land Use(s):</u>	North: Multi-Family Residential

West: Commercial
South: Commercial
East: Commercial

Comprehensive Plan Designation:

Commercial

Property size:

6,800 sq. ft. (building)
1,950 sq. ft. (subject unit)

Existing Use of Property:

Vacant commercial

Proposed Use of Property:

Sit-down restaurant (gaming lounge)

Existing Property Zoning:

B-3, General Commercial and Office District

Previous Zoning Action on Property:

PC 407	Ordinance No. 3356 granted final approval for the PUD of One Milwaukee Place 12.7.1998
1999-29	Ordinance No. 3411 amended Ordinance No. 3356 grant Special Use approval for two restaurants (Quiznos and Qdoba), 9.20.1999
2014-9	Ordinance No. 4873, special use approval for a restaurant (Wing Stop), 7.8.2014

DESCRIPTION OF PROPOSAL

The applicant, May's Wheeling LLC, operates several small gaming cafés in the area, and is proposing a gaming lounge in the unit previously occupied by Wing Stop. The proposal includes a sample floor plan with a lounge seating and tables (13 total seats), and five seats at gaming terminals. The maximum occupancy would be 20 customers, and there would be one employee at a given time.

According to the project description, the proposed hours of operation are 8:00 AM to 2:00 AM. 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 18 customers (13 in the front lounge area and 5 in the rear gaming area). The project description states that the space can also serve as a event space for small group gatherings.

Total Number of Parking Spaces: The previous restaurant was allocated 19 parking stalls between the 47 stall lot directly in front of the building and the other 142 shared parking stalls in the development. The current proposal would require eight (8) parking stalls.

Trash enclosure: There is an existing trash enclosure for the property.

Lighting: There are existing pole-mounted site lights.

Bicycle parking: A bicycle rack was added during the previous special use review.

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.)

"May's is an upscale lounge serving a hand-crafted tapas menu, craft beer, and wine. Space will also serve as entertaining space for small group gatherings and private parties."

No additional Staff comments.

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.)

"The beer and wine consumption portion of May's business is secondary to the food and entertainment provided by May's. There is no foreseeable negative impact on the character of the surrounding area."

The subject location was previously a fast-casual restaurant with additional seating. The current proposal introduces gaming and extended hours of operation as compared to the previous business. Staff is not aware of any negative impacts reported at the locations of similar gaming cafés in Wheeling.

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?)

"Mays will not be doing any additional building or conduct any outdoor usage. There is no foreseeable effect on the neighboring units or adjacent properties. May's other locations have a very quiet crowd and no record of nuisance."

As noted in the response to Standard #2 (above), Staff is not aware of any negative impacts reported at the locations of similar gaming cafés in Wheeling.

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?)

"May's will not be altering the exterior of the existing building in any way."

No additional Staff comments.

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?)

“Existing parking lot and drives in/out of lot have been used in the past for a prior restaurant in the unit less than 12 months ago.”

The previous business at the subject location was allocated a greater number of parking stalls than will be required for the new business.

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.)

“May’s requires ability to sell alcohol under the N-V license in order to also place video gaming terminals as entertainment.”

The petitioner’s response refers to the method in which the State permits gaming terminals, along with the specific license glass for a gaming café in Wheeling.

STAFF REVIEW

Fire Department Review: The Fire Department has submitted a memo dated May 16, 2018, which does not raise any significant concerns with the proposed business plan.

Health Division Review: The Health Officer has noted that there is an existing grease basin for the unit. Requirements relating to food preparation will be addressed during permit review.

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

Staff Recommended Action: Prior to recommending approval of the proposed special use, Staff suggests that the Plan Commission review the details of the operation with the petitioner. The Commission may wish to determine if cash payouts are typical. The combination of cash payouts, a very small number of customers and employees, and late hours of operation may be a concern. With experience in similar businesses, the petitioner may be able to provide details regarding security for customers.

PROPOSED MOTIONS

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

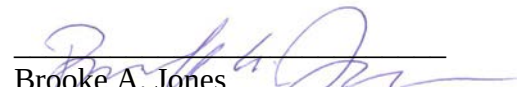
Wheeling Plan Commission

Meeting date: May 24, 2018

RE: Docket No. 2018-9

Recommend approval of Docket No. 2018-9 to grant Special Use-Site Plan Approval as required under Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit a Sit-Down Restaurant in accordance with the project description and floor plan submitted April 27, 2018 by May's Wheeling, to be located at 288 E. Dundee Road, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development

Brooke A. Jones
Senior Planner

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

[Fire Department comments, 5.16.2018](#)

[Project description](#)

[Floor plan](#)



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 16, 2018
SUBJECT: Proposed Interior Remodeling of an Existing Restaurant – 280 East Dundee Road – May's Lounge – Plans received for review by the Fire Department, May 1, 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.

280 East Dundee Road – Remodeled Existing Restaurant for New Tenant

1. Based on the documents submitted for review, the petitioner's proposal is for the remodeling of an existing tenant space previously used as a restaurant that was classified as a (B) Business Use Group occupancy as defined in the 2012 Editions of the International Building Code (IBC) and Fire Prevention Codes (IFC). The proposed occupancy would retain this Use Group.
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. 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).
6. 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.

May's Wheeling – 280 E. Dundee Road
Docket No. 2018-9 (Special Use and Site Approval for a Restaurant)



Existing conditions – south elevation

May's Wheeling, LLC
April 27, 2018

Village of Wheeling
Community Development
2 Community Boulevard
Wheeling, IL 60090

Dear Village of Wheeling
Community Development:

Per the requirements set forth in Planning and Zoning Application A2 and the basic plan review submittal:

May's Lounge is applying to open as an upscale small plate, hand-crafted tapas restaurant with luxurious comfortable seating serving craft beer and organic wine. Our business model embraces hosting our guests in a very high-class and dignified manner providing a very personalized experience for everyone. Our space will also have the ability to serve as an event space for small group gatherings and private parties. In addition to the food and beverage sales, we will also look to include video gaming terminals for guest entertainment.

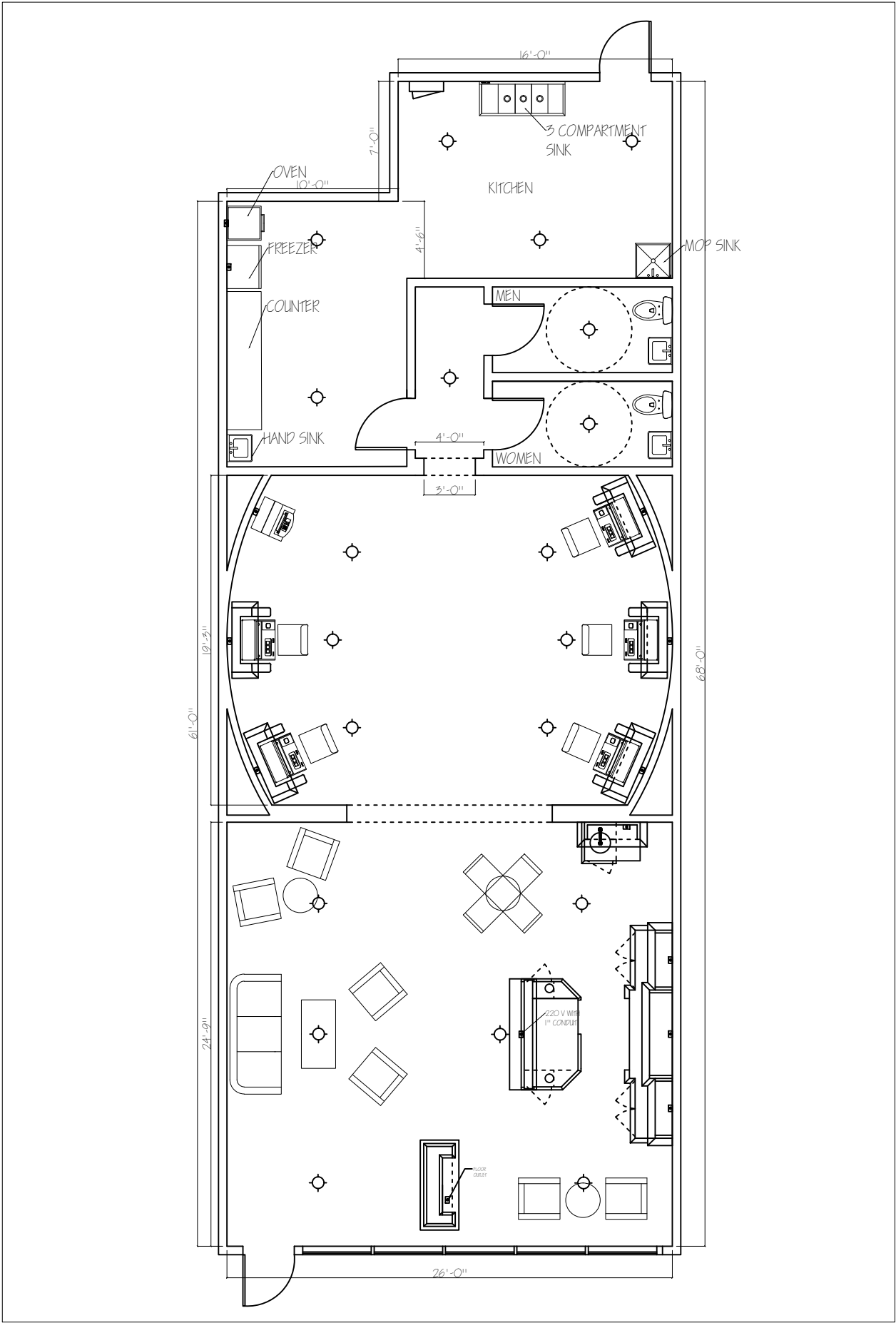
There are locations that have opened prior to Wheeling with overwhelming reception to the communities they serve. The owner of the restaurants has decades of experience in luxury space and custom furniture design as well as prior restaurant ownership experience with Prairie Rock Brewing Co.

May's Wheeling will have flexible floor plan but as demonstrated in the current sample it will have thirteen front of house seats in a combination of dining and lounge seating available as well as five game seats. Max occupancy will be 20 persons.

Operating hours will be 8:00 AM and 2:00 AM the following day in accordance with wheeling liquor code. May's will employ 4-6 hosts working on a rotating schedule with one host at any given time. Employee vehicle plus required parking on average for May's is approximately 5-6 spaces.

Please don't hesitate to reach out for further information.

Sincerely,
Angela Atamian



NOTES/COMMENT

MAY'S LOUNGE
280 E. DUNDEE RD. WHEELING, IL 60090



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DSE LLC NICOLA
812.338.4433 11.15.13

DATE
4/13/2018

SHEET NO.
1

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

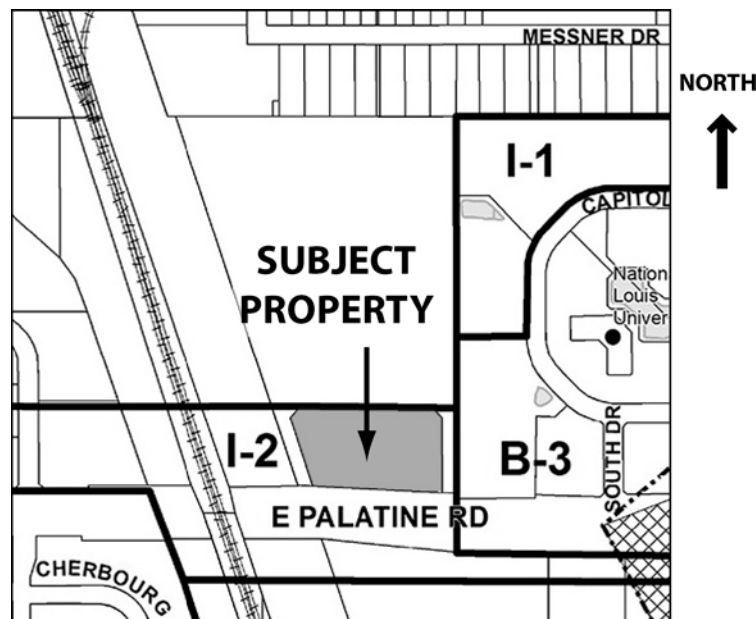
RE: **Docket No. 2018-10 and SCBA 18-22**
Copart
100 E. Palatine Road
(2018-10) Variation from Title 21, Signs, Relating to an
Off-Premises Sign
(SCBA 18-22) Appearance Approval of a Freestanding Sign

DATE OF REPORT: May 18, 2018

DATE OF MEETING: May 24, 2018

PROJECT OVERVIEW: The petitioner is seeking approval of a variation from the sign code to facilitate the installation of a freestanding sign to mark the main entrance to the property. The business, Copart, has a license agreement with Allstate to allow the installation of the proposed sign on its property.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant Name: Bright Light Sign Co., on behalf of Copart

Property Owner Name: Allstate

Common Property Address: 100 E. Palatine Road

Common Location: Located on the north side of Palatine Road, just east of the CN Railroad tracks.

Neighboring Property Land Use(s): North: Industrial
West: Industrial
South: Industrial
East: Industrial

Comprehensive Plan Designation: Industrial

Property size: Approximately 3.3 acres for the entire site

Existing Use of Property: Office

Existing Property Zoning: I-2 Limited Industrial District

Previous Relevant Zoning Action on Property:
None

DESCRIPTION OF PROPOSAL

The applicant, Copart, operates a business on a parcel with an unusual configuration. While there are two driveways providing access from the Palatine Road frontage road, the neighboring property (100 E. Palatine Road, Allstate) occupies all of the space between the two driveways. In order to direct the public to its building, Copart has obtained a license agreement from Allstate that will permit the installation of a sign at the westernmost driveway. The installation of an off-premise sign is not permitted by the regulations of the sign code, and a variation is therefore required. The business is also seeking appearance approval for the sign.

SIGN REVIEW

Sign Location: A freestanding sign is proposed to the east of the westernmost access drive for 110 E. Palatine Road. The location is on the adjacent property, 100 E. Palatine Road, and requires a variation from the requirements of the sign code. The sign will be located ten feet (10') from the property line (roughly 24' from the curb) and five feet (5.0') to the east of the driveway.

Sign Type, Materials and Size: The sign is a monument sign, with a sign area of 8.0' by 6.0' (48.0 sq ft) on a small base that is one foot (1.0') in height. The sign is a non-illuminated aluminum cabinet sign, with a vinyl face.

Landscaping: A landscape plan is proposed for the freestanding sign. The proposed landscaped area is approximately 60 square feet. The proposed landscape plan meets the species mix requirements of the Sign Code. It includes evergreens (old gold juniper), winter interest (purple leaf wintercreeper), deciduous shrubs (dwarf chokeberry), and perennial plants and flowers (Stella Doro daylilies).

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 business does not have frontage on Palatine Rd., the closes major thoroughfare. The lack of signage on Palatine Rd. results in a practical difficulty of allowing the public to locate the business. This also impacts their business' financial health and creates a hardship for the occupant."

It is not possible to see the existing sign for the business from the nearest public street. The sign is approximately 350' north of the Palatine Road frontage road.
2. Indicate how the hardship is due to unique circumstances that do not generally apply to the other properties or uses.

"This business needs to be visible to the general public as they hold auctions on site. Other properties may not have a need to give direction to public (warehouse, etc.)."

The property is behind another parcel and does not have the opportunity to display basic directional signage without a variation.
3. Describe how the alleged difficulty or hardship has not been created by any person presently having an interest in the property.

"This hardship has not been created by any actions of the applicant. This hardship exists based on location of the building in relation to the main road."

To Staff's knowledge, the properties have existed in this configuration for many years. The need to direct the public to the site seems to be caused by the petitioner, but the hardship is based on the lack of land area available to display signage.
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 variation is not granted, potential income loss for the company is expected. Inability of general public as well as vendors to locate the business could cause the company to reduce staff to cut costs or perhaps investigate new locations."

No additional Staff comments.
5. State how the granting of the variation will not alter the essential character of the locality.

“The variation merely allows for a ground sign and does not alter the essential character of the locality. This is a business-centered area and signage that allows people to locate local businesses is common.”

The location of the property line is not intuitively obvious. If the sign is allowed, the general public would view it as any other small sign identifying the location of a business.

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.

“This variation should have no negative impact on other properties. This variation will not create traffic, noise, odor, light or smoke. This variation will not diminish property value or have any negative impact on surrounding areas.”

As noted above, the sign would look to the general public like any other small directional sign that identifies the access drive for a business.

STAFF REVIEW

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

Staff Recommended Action: Staff recommends approval of the proposed variation and sign appearance, but suggests that the Plan Commission confirm whether the west-facing sign is necessary. Traffic in this location is one way, westbound.

PROPOSED MOTIONS

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

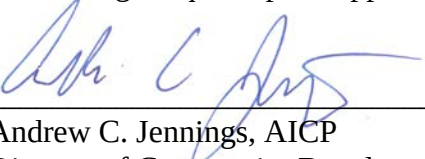
Recommend approval of Docket No. 2018-10, granting a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21-06 Signs in Commercial and Industrial Districts, Section 21.06.800 Prohibited Signs, and associated sections, to allow for an off-premises sign, as illustrated on the plat of survey date November 20, 2017, with sign location notes received February 27, 2018, to be located at 100 E. Palatine Road, Wheeling Illinois.

And approval of Docket No. SCBA 18-22 to permit installation of the freestanding sign in accordance with the following sign drawings submitted February 27, 2018, Copart (business location 110 E. Palatine Road), for the sign to be located at 100 E. Palatine Road, Wheeling, Illinois:

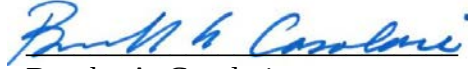
- Site Plan
- Survey with sign location details
- Monument sign plan
- Monument sign engineering details
- Landscaping details
- Elevation views (2 pages, west and east)

And with the following conditions of approval:

1. The sign requires prior approval of the variation petition described in Docket No. 2018-10.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Casolari
Senior Planner

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

 [Site Plan](#)

 [Survey with sign location details](#)

 [Monument sign plan](#)

 [Monument sign engineering details](#)

 [Landscaping details](#)

 [Elevation views \(2 pages, west and east\)](#)

Copart – 100 E. Palatine Road

**Docket Nos. 2018-10 (Variation from Title 21, Signs, Related to an Off-Premises Sign) and
SCBA 18-22 (Appearance Approval for a Freestanding Sign)**



**Existing conditions – view from westbound
frontage road (one way street, west)**

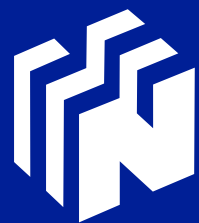


**Existing conditions – view from eastbound
frontage road (one way street, west)**

PRESENTED TO



Yard #156 - 110 E. Palatine Road, Wheeling, IL 60090



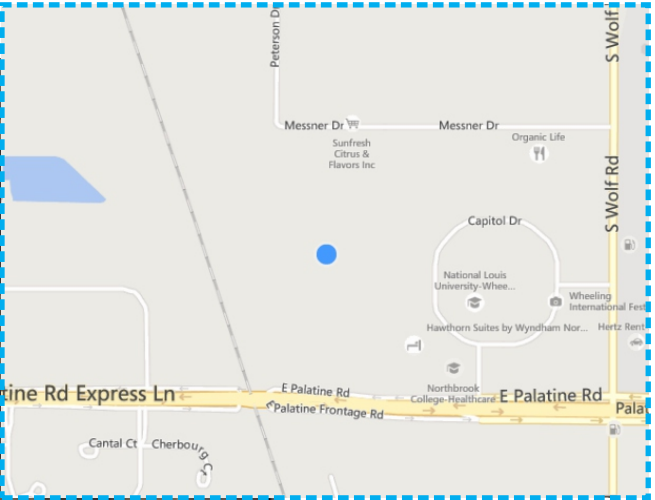
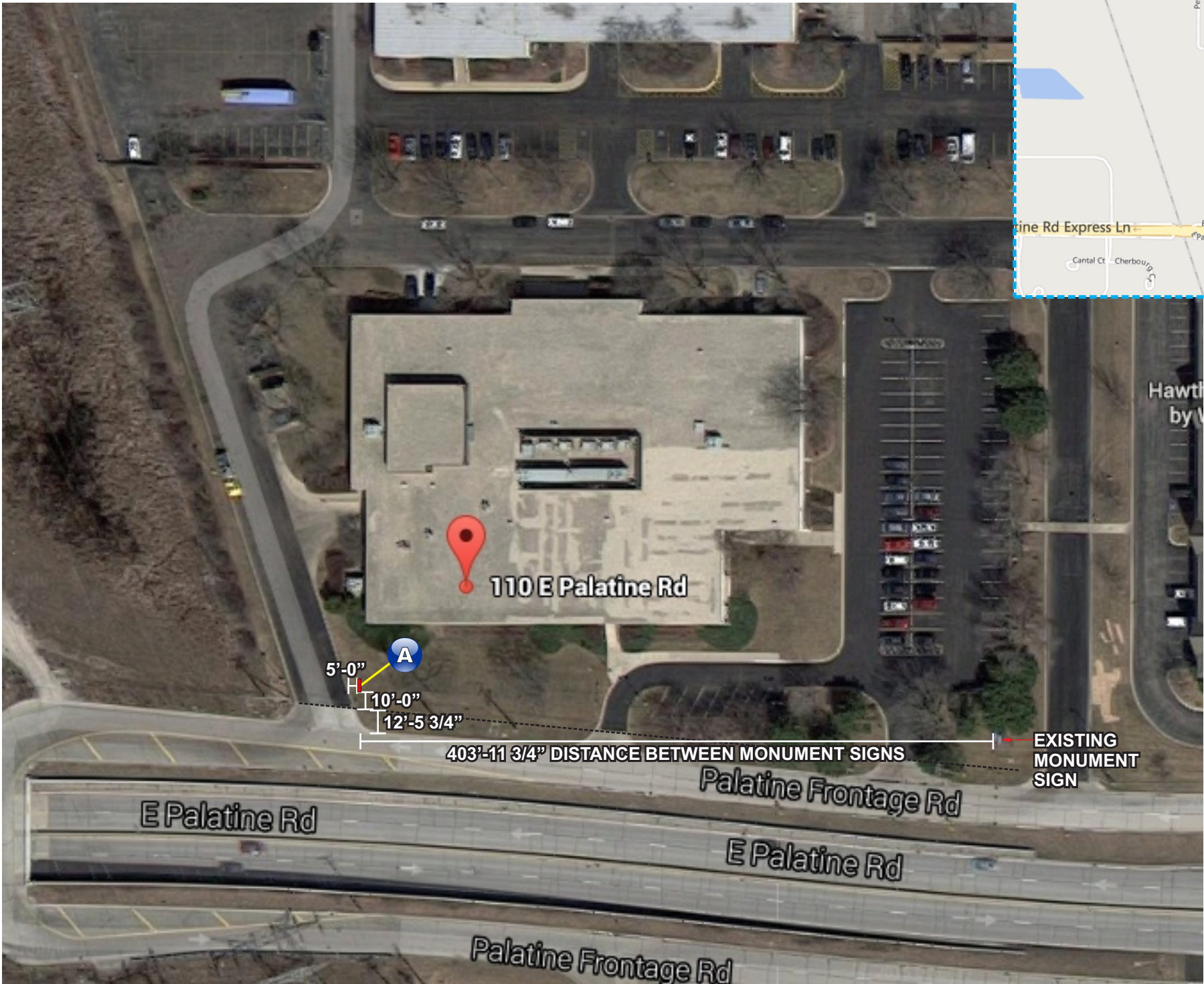
National Sign & Marketing Corporation



13580 5th Street • Chino, CA 91710 • Tel: 909.591.4742 • FAX: 909.591.9792 • Toll Free: 877.877.NSMC

Scope of Work

A NEW D/F NON-ILLUM. MONUMENT SIGN



VICINITY MAP

Copart - Wheeling, IL. - Site Plan

SCALE: NTS

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Tel 909.591.4742 Fax 909.591.9792
e-mail : sales@nsmc.com
Lic# 745030 - Exp. 01/31/16

Project: Copart Yard #156
Address: 110 E. Palatine Road, Wheeling, IL 60090
Phone: _____ **Account Mgr.** S. Rosenbloom
Designer: Duffy, S. **Scale:** Noted **Date:** 03/25/2015

Client Approval: _____
Date: _____

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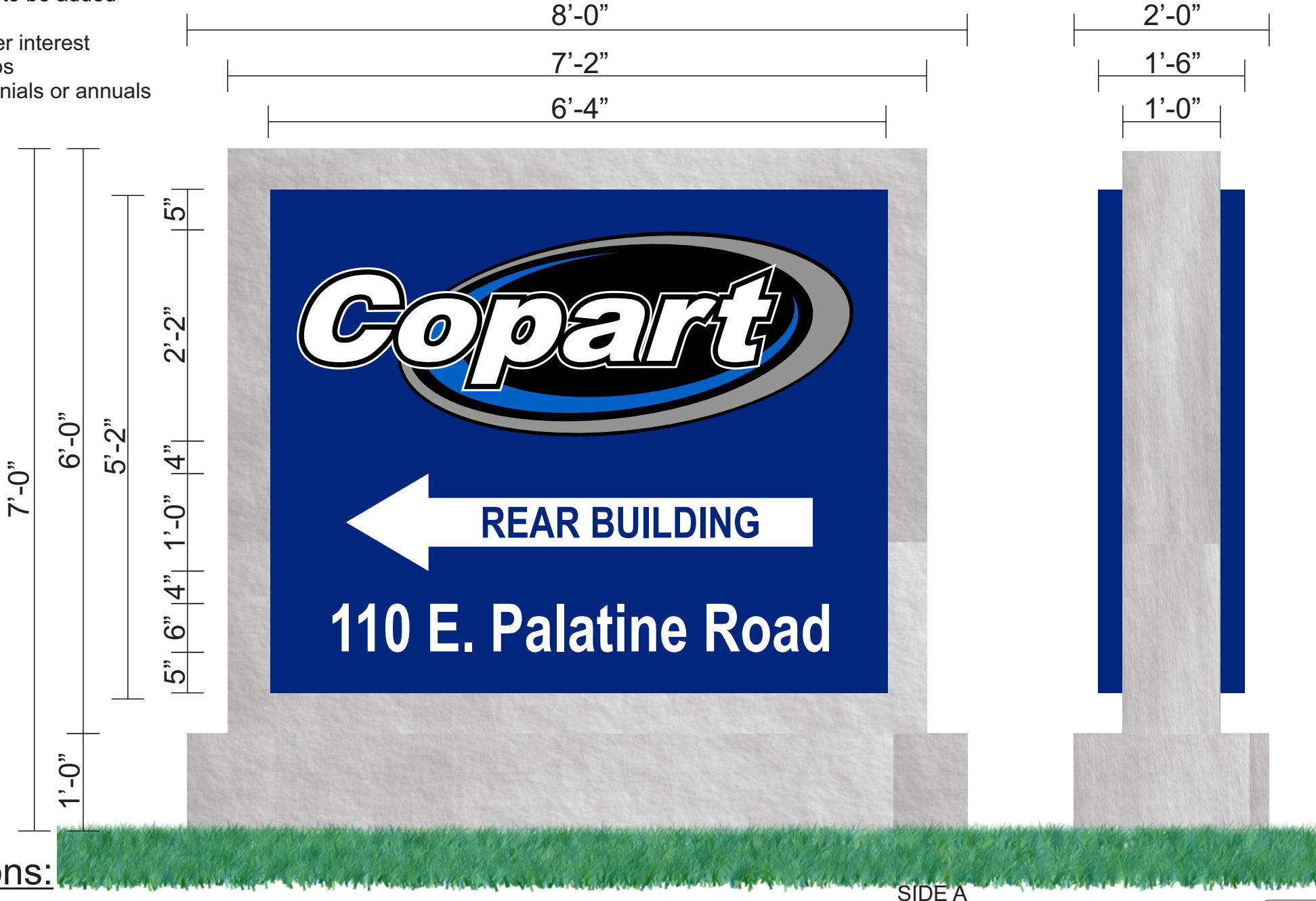


Revisions:
09/25/15 SD: Add copy
07/11/17 SD: Add landscaping info, measurement to center or right of way
07/26/17 LP: Add engineering detail
12/07/17 LP: Added architect site map

Drawing Number
26518
R4



33sq ft of landscape to be added
30% evergreen/winter interest
10% dedicious shrubs
40% flowering perennials or annuals
20% ground cover



Specifications:

MONUMENT: FABRICATED ALUMINUM CABINET WITH MEDIUM TEXCOTE AND PAINTED TO MATCH PMS WARM GRAY 1.

CABINET: 18" DEEP PAINTED TO MATCH PMS 280 C

LOGO: OVERLAY VINYL APPLIED FIRST SURFACE.

ADDRESS: WHITE VINYL 3M 7725-10

NEW D/F NON-ILLUMINATED MONUMENT SIGN (MON-1)

SCALE: 3/4" = 1'

BLACK	BLACK
3M VINYL WHITE 7725-10 / WHITE MATTHEWS SV202SP SATIN	TO MATCH BLUE PMS 280C
TO MATCH PMS 2935C	TO MATCH PMS 423C
TO MATCH PMS 423C	GRAY PMS WARM GRAY 1

32.72 SQ. FT.

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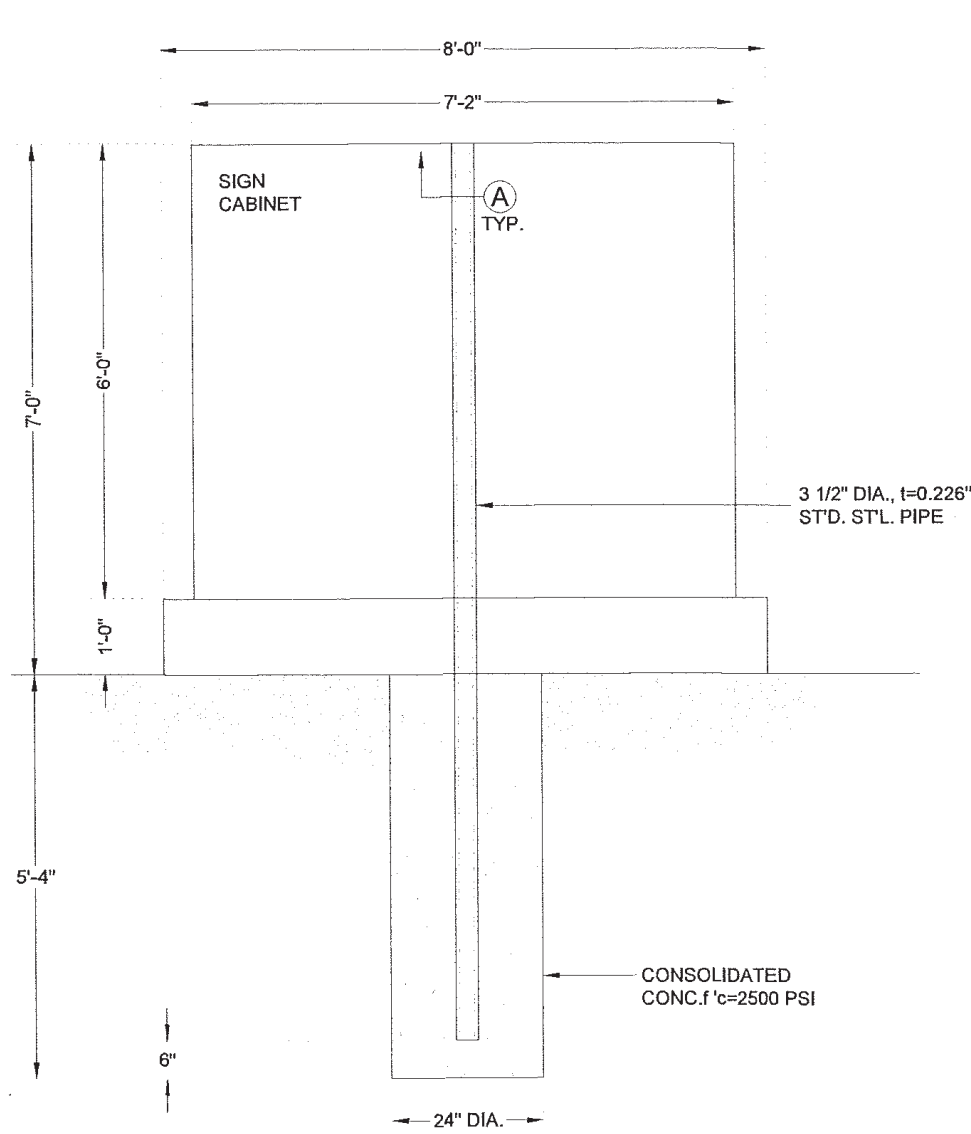
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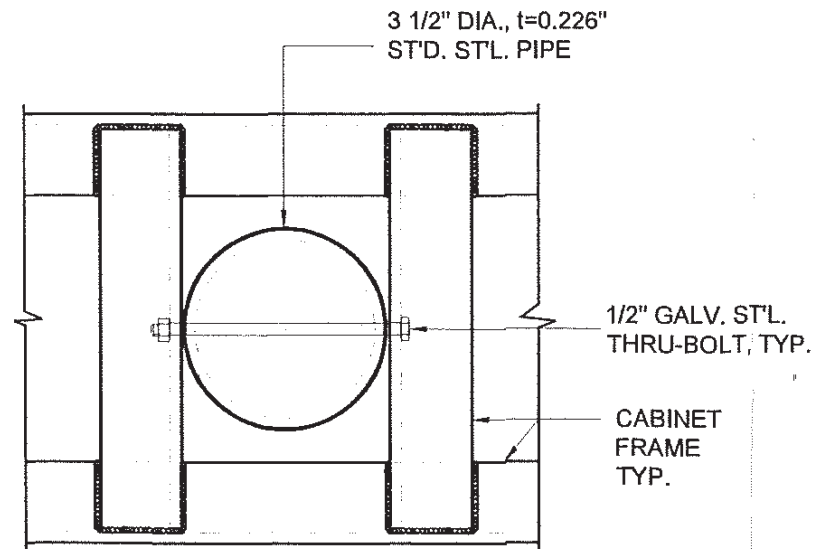
R4



VSCO
ELECTRONIC SIGNS



ELEVATION
(OPTION 2) N.T.S.



A CONNECTION
(2 PLACES) N.T.S.

Sign Design Based on 2015 IBC

Job # JTS_117217
Project Copart Yard #156 - Monument
Job Location 110 E. Palatine Rd.
Wheeling, IL

INPUT DATA

Exposure category (B, C or D) = C
Risk Category = II
Basic wind speed (3 sec. gust wind) V = 115 mph
Topographic factor K_{zt} = 1 Flat
Height of the sign h = 7 ft
Vertical dimension (for wall, s = h) s = 7 ft
Horizontal dimension B = 7.29 ft
Dimension of return corner L_r = 2 ft

ANALYSIS

Velocity pressure

$$q_h = 0.00256 K_h K_{zt} K_d V^2 = 24.46 \text{ psf}$$

where:

q_h = velocity pressure at height h. (Eq. 29.3-1, page 249)

K_h = velocity pressure exposure coefficient = 0.85
evaluated at height above ground level, h (Tab. 29.3-1, pg 251)

K_d = wind directionality factor. (Tab. 26.6-1, page 194) = 0.85

Wind Force Case A: resultant force through the geometric center (Sec. 29.4.1 & Fig. 29.4-1)

Max horizontal wind pressure = p = q_h G C_f = 30.11 psf

where: G = gust effect factor. (Sec. 26.9, page 198) = 0.85

C_f = net force coefficient. (Fig. 29.4-1, page 252) = 1.45

A_s = B s = the gross area = 51.0 ft²

Estimated sign weight = 306.2 Lbs

(Option 2) Footing Design (Nonconstrained)

Diameter = 2.00 FT

Soil Pressure = 100.00 PSF/FT

S₁ = 352.00 PSF

A = 3.06 FT

EMBED. = 5.28 FT

24 in. Dia. Depth = 5' - 4"

Pole Design

Std. Steel Pipe

Sec. Mod. Req'd. USE A53 Grade B

S = 1.84 3 1/2" Dia., t=0.226 S=2.26

NEW D/F NON-ILLUMINATED MONUMENT SIGN (MON-1) - ENGINEERING DETAILS

NOT TO SCALE

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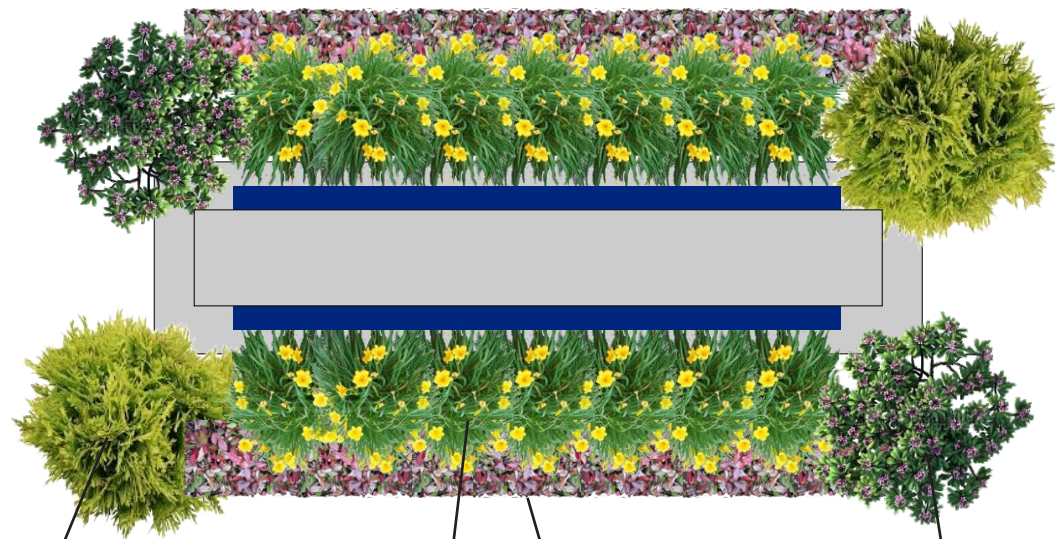
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Drawing Number

26518
R4





'Old Gold' Juniper
Juniperus chinensis
'Old Gold'

Size
Low Groundcover shrub

Landscape Value
Evergreen cover, low profile

Culture & Care
Full sun
Prefer open, sandy, moderately moist locations
Will grow in about any situation
Tolerant of dry, clay soils
Good pollution/city tolerance
Some show good salt tolerance

Species Specifications
Old Gold is a low growing, brightly colored evergreen that provides year round color and hardness in a dry, difficult area.

Daylily 'Stella de Oro'
Hemerocallis

Size
18-24"

Habit
Clump forming

Season of Bloom
Early summer to frost

Landscape Value
Colorful, trumpet shaped flowers carried on erect stalks
Long, arching, grass-like leaves
Multiplies freely

Culture & Care
Full sun to partial shade
Rich, evenly moist, well drained soil
Tolerates poor soil and drought but will not bloom as abundantly
Blooms best when the soil remains evenly moist, benefits from supplemental water during dry weather
Remove faded blooms so as to not interfere with new blooms that are opening
Divide plants in early spring or early fall when the clumps become crowded, begin to bloom less, or outgrow their space

***Euonymus fortunei* var. coloratus**
Purpleleaf Wintercreeper

Size: 6 - 12" groundcover

Habit: Spreading groundcover

Season of Bloom:
Early summer on mature species

Ornamental Features:
Foliage is deep glossy green, turning plum-purple in winter

Culture and Care:
Full sun to full shade
Extremely easy to grow
Tolerant of most soils
pH adaptable

Dwarf Chokeberry
Aronia melanocarpa
'Lowscape'

Size
Small shrub

Landscape Value
Stays low and compact
Orange to wine red fall color
Showy, blackish, purple berries persist through winter
Excellent when massed

Culture & Care
Full sun or shade
Well adapted to many soils
Prefers adequate drainage
Tends to sucker from base
Very adaptable; can be used for wet areas

Growth Rate
Slow; in better soil suckers from roots can grow 2-3' in a season



Landscaping Details

SCALE: 1/2" = 1'

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R4



EXISTING ELEV.



PROPOSED ELEV.



Elevation

SCALE: NTS

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Elevation
SCALE: NTS

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R4



1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, May 10, 2018.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Powers and Ruffatto. Also present were Andrew Jennings, Director of Community Development, Mallory Milluzzi, Village Attorney and Ron Antor, Fire Inspector.

4. CHANGES TO THE AGENDA - none

5. CITIZEN CONCERNS AND COMMENTS - none

6. CONSENT ITEMS

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

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

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.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) [Docket No. PC 18-5](#)
Heritage Park
100 Community Boulevard
Minor Site Plan and Appearance Approval of a Playground

Mr. Jennings referred to a memo that had been placed on the dais prior to the meeting. The Fire Department completed a review of the updated plan. There were conditions of approval in the Staff recommendation related to the Fire Department memo.

Mr. Larry Raffel, Superintendent of Planning, Wheeling Park District, 100 Community Blvd. was present.

Mr. Raffel referred to the 2009 master plan of Heritage Park. Prior to the redevelopment of Heritage Park in 2012, the existing playground was removed and placed in Meadowbrook Park. The park was under construction for 3 years and has been open for 3 years without a playground. They are ready and comfortable to move forward.

The playground is going in the planting area. Staff did a very detailed analysis in the summer of 2016 and again in the summer of 2017 to find the best location for the playground. The master plan had it further north and west but based on what was going on with the CRC and needing the open space it was pushed further south and east. They believe it was the best location because it gives visibility from Dundee Road and ties in with the family aquatic center, sport complex and the CRC. It also allows them to do programming with both the sports complex and the family aquatic center. The restrooms, parking and a drinking fountain are located close by. The design and location are not impacting any utilities and it is out of the easements and most of the floodplain. They are aware they need to provide some type of comp storage.

The area east of the family aquatic slopes a little and is used to provide a change in the topography within the playground and is part of the play element. There is an 8,200 square foot playground that is separated by age group. There is a 2-5 year old play area and 5-12 year old play area with swings. The required safety zones are included. The 2-5 year old structure is in the southwest area and is farthest from the parking lot. The playground itself is about 150' from the parking area and adjacent to the shade shelter.

The pathway on the east side of the site was modified to provide the emergency access. It is now a lot wider. The 2-5 year old structure is located on the southern end and the 5-12 year old is in the northeast section. There are belt swings, tot swings and friendship swings. The center area is a peninsula that separates the age groups and has the change in elevation. It is about 6' higher than the play surface and it slopes down as you move further south. A portion of the playground is in the floodplain. The area out of the flood plain is primarily where the hill is located. The comp storage is provided southeast of the playground.

The bike rack is located up in elevation near the path. It is a 5% slope and provides the accessibility to the hill piece in the playground. They will meet and replace the existing asphalt path piece on the south that leads into the CRC.

The amenities include benches (same as used in all the parks), bike rack, trash/recycle receptacles and seat walls. Part of the goal was to bring public art into the space. The seat walls were an opportunity to bring art into the park. They are in communication with the Chicago Art Group.

The proposed shelter is 20'x30' in size. The intention is to use the structure to tie into Heritage Park with the colors. It is small but will include lighting as well as the playground. The existing light poles will be relocated.

The playgrounds are completely inclusive. The same synthetic surface that is used at the other playgrounds will be used. The hill area will also have a safety surface with the same characteristics but a different material that identifies that it is a slope. There is a 16' long roller slide built into the hill. It is double the size of the roller slides in the other parks. There is a wave rail between the roller slide and climber. There is a hill scape climber on the far end of the hill. It is three bridge pieces made from recycled wood that kids can climb under or run over. It is a new innovative piece. There are a variety of musical play pieces included by the shelter. The largest piece is a global motion spinner that kids can spin around on.

The tops of the playgrounds provide an opportunity to bring a lot more color and theming into the playground. The renderings show the color as green, but Mr. Raffel explained their intention was to make the colors like the sky. There is a net climber located under the 5-12 year old structure.

Mr. Raffel stated another intention is to bring in the Heritage Park brand into the playground. They are doing it through the surface coloring and putting the Heritage Park logo on the panels on both play structures and on the welcome sign. The logo will also be on the roof of the 2-5 year old play structure.

Mr. Raffel referred to the landscape plan. Their intention is to keep it simple. They want the playground to be open and visible. The theme of the landscaping is open and natural. There are transitions from the path going around, lawn areas and perennials/shrub areas. They are working with heights, textures and colors throughout the landscaping. There is a lot of color in the landscape pallet. There are nine shade trees (Maple, Japanese Elm, Honey Locust, White Oak). The ornamental trees include Surface Berry and Pekin Lilac. All the shrubs are low and flowering with most of them have fall colors. They are providing a nice mix of perennials that will provide colors throughout the season. Pictures of the plant materials was provided.

Commissioner Johnson thanked the petitioner for the presentation. In reply to Commissioner Johnson's question, Mr. Raffel confirmed the pathways around the playground were concrete.

Commissioner Creech thanked the petitioner for the presentation. He is excited to see it finished.

Commissioner Blinova thought the plan was beautiful.

Commissioner Kalis is excited about the plan. He questioned the location of the nearest restroom. Mr. Raffel stated it would be in the sports complex, recreation center or aquatic center. Commissioner Kalis expressed concern that the children would need to cross the parking lot. Mr. Raffel noted the bathrooms on the outside of the aquatic center could be used.

In reply to Commissioner Kalis' question, Mr. Raffel confirmed there would be no grills.

Commissioner Powers felt it was a wonderful plan. He questioned if the lighting was pole lighting. Mr. Raffel confirmed the pole lighting would be used and relocated.

Commissioner Powers questioned how the landscaping was watered. Mr. Raffel explained they use water trucks or meters from the hydrants.

Commissioner Dorband thought it was a wonderful design. She like the proposed landscaping. She thanked the petitioner for providing a complete packet.

Chairman Ruffatto questioned the definition of a roller slide. Mr. Raffel explained it was similar to a conveyor belt. He mentioned it was the most popular play element at every playground.

Chairman Ruffatto questioned the material for the pathways. Mr. Raffel confirmed the material was concrete. When the plans were originally submitted, they included potential deducts to reduce the cost.

Chairman Ruffatto questioned if there was an area for a dog station. Mr. Raffel confirmed they were located in areas throughout the park. He will look at the location closest to the park and add another one.

In reply to Chairman Ruffatto's question, Mr. Raffel confirmed there were 4 or 5 benches along with the sitting wall.

Commissioner Johnson moved, seconded by Commissioner Kalis 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),
- Playground equipment plan (5.04.2018), and
- Landscaping plans (5 sheets).

And with the following conditions of approval:

1. That the trees, light poles and similar objects should not project over the pathway unless a clear height of 13' can be maintained; and

2. That boulders or similar obstruction should not be installed on the east pathway where they may impact emergency vehicle movement.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- B)** [Docket 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

See Findings of Fact and Recommendation for Docket No. 2018-7 and PC 18-6.

Commissioner Powers moved, seconded by Commissioner Dorband 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.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Johnson moved, seconded by Commissioner Kalis to 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

**Wheeling Plan Commission
Regular Meeting**

May 10, 2018

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,
- 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;
2. A loop water main is proposed, a plat of easement shall be provided prior to permit issuance;
3. Masonry material will extend north along the west elevation of the new building but may end at the northernmost window to facilitate the construction of additional bays; and
4. Landscaping plan may be adjusted to reduce landscaping within the footprint of the future phases while meeting the intent of screening the north elevation.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Powers to close Docket No. 2018-7. The motion was approved by a voice vote.

- 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

See Findings of Fact and Recommendation for Docket No. 2018-8A&B.

Commissioner Johnson moved, seconded by Commissioner Kalis 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.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Johnson to 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.

On the roll call, the vote was as follows:

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

ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Johnson to close Docket No. 2018-8. The motion was approved by a voice vote.

8. APPROVAL OF MINUTES – [April 26, 2018](#)

Commissioner Creech moved, seconded by Commissioner Powers to approve the minutes dated April 26, 2018 as corrected. The motion was approved by a voice vote.

9. OTHER BUSINESS

Mr. Jennings reported that the Village of Wheeling's strategic plan calls for a project called the neighborhood open space project. The concept behind the program was to locate areas under Village control that were within locations off the major streets and further into the neighborhoods to provide access to open space and locations that were not so close to existing parks. The Village started the process by trying to locate the neighborhoods that weren't well served by parks. They did an overlay of it with properties that were either controlled by the Village or could be controlled by the Village. One of the properties is located along Valley Stream, west of Elmhurst Road. The Village has been maintaining the parcel for several years. The Village has worked with the Cook County Economic Development Department on the No Cash Bid Program. Municipalities can jump in line in the tax lean sale of a property by filling out an application with the County and then going through steps. The Village has been at it for some time. The County had made modifications to the program while the Village was in the middle of it, so it took significantly longer. The program is in the capital budget and the Village is pursuing it and were on the verge of owning a property. They want to confirm prior to ordering or installing anything for this location. Colonial is on the right and Valley Stream Drive is on the left. The concept is to have a location a little farther in from Elmhurst Road that is a little quieter and would be where someone could sit down, rest and speak with neighbors. The model Staff is looking at is a bench that is easily accessible from the sidewalk but would provide the best view of the area. It would include a concrete bench off the sidewalk with easy access to a natural area and away from the busy street.

In reply to Commissioner Kalis' question, Mr. Jennings confirmed the property was privately owned by an owner who had given it up by not paying taxes. Rather than paying all the back taxes, a municipality can apply to take over the ownership and assume responsibility of the property.

Commissioner Dorband mentioned including maintenance free plantings. Mr. Jennings explained they went through several different concepts. Staff is concerned about making sure the bench and concrete pad was low maintenance and easily accessible. If there is a desire to pursue landscaping around it, Staff will look at opportunities to landscape it.

From the audience, Mr. Steilen suggested including a dog station.

Commissioner Kalis questioned who would randomly want to sit next to Elmhurst Road. Mr. Jennings explained the idea was to move it from Elmhurst Road and further in. Commissioner Kalis liked the idea but questioned who would use it. He questioned if there was a requirement for fencing off the creek for safety reasons. Mr. Jennings explained it was not necessary at this distance. Commissioner Kalis suggested including a duck feeding station to attract children.

Mr. Jennings will speak with Public Works.

Commissioner Johnson questioned the rules about flags. He referred to the flags at Dundee Dogs. Mr. Jennings explained a flag was similar to a temporary sign and needed a permit. It has a duration associated with it and related to a special event. Flags are limited to 32 square feet and a total height of 10'.

Commissioner Johnson mentioned there were drop boxes showing up. Mr. Jennings explained there was a continuous effort to enforce them. Commissioner Creech mentioned there was one at the old Garden Fresh site. Mr. Jennings suggested calling the Code Hotline at 847.459.CODE.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Powers to adjourn the meeting at 8:15 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

Steve Powers, Secretary
Wheeling Plan Commission

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: [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

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.

Chairman Ruffatto called Docket No. 2018-7 on May 10, 2018. Present were Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Powers and Ruffatto. Also present were Brooke Jones, Senior Planner, Mallory Milluzzi, Village Attorney and Ron Antor, Fire Inspector.

Commissioner Powers read the following statement.

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

Mr. Jennings reported that Staff had no objection to the parking variation and land bank parking covenant. Prior to the meeting, Staff had discussed with the petitioner one of the items in the Staff Report relating to a note regarding the labeling for the exterior building materials on the elevation drawings. There is a label that is incorrect. Staff's interpretation with the label being correct is that the metal siding along the west elevation would arguably not meet the design standards. It has been discussed with the petitioner.

Mr. Charles Riesterer, Grund & Riesterer Architects, 20 N. Wacker Drive, Suite 2418, Chicago, IL and Mr. Frank Billmayer, Wieland Metals were present and sworn in.

Mr. Riesterer reported that the proposed 111,204 square foot building is located at 567 Northgate Parkway at the southeast corner of Lake Cook Road and Northgate Parkway. The project consists of a new construction of phase 1, first bay (47,450 square foot) production building, phase 2 south (47,450 square foot) production building and phase 3, 16,304 square foot office and MBPFP building along the site that includes but is not limited to driveways, loading dock driveways and parking spaces. Phases 1, 2 and 3 are scheduled to be completed in 2019. Phases 4 and 5 (third and fourth production bays) are both 46,440 square feet and scheduled to be completed in the future depending on the Wieland Metal business plan. They are proposing to apply for a parking variation for the future phases. They are also proposing to install the Lake Cook sidewalk during phase 5.

The new building is situated in the middle of the property and north of the existing facility. Two traffic flow into the parking lot occurs on the west side of the property off of Northgate Parkway. Parking is located between the existing building and the new building on the west side of the existing building. Loading docks and driveways will be located on the east and west sides of the new production building. The existing facility has a parking requirement of 249 parking spaces. The proposed requires an additional 129 parking stalls for a new requirement of 378 parking stalls. The proposed parking total is 257 parking stalls which requires a parking variation of 125 parking stalls. Sheet A, 001-P illustrates during peak shifts, only 204 parking stalls were required which is 53 parking stalls less than the provided 257 parking stalls. The proposed parking will accommodate the employees, guests and some future employee growth.

The proposed landscape will address the company's goals and objectives by providing an attractive environment and will meet the Village's landscape requirements and provide a consistent landscape and hardscape treatment throughout the site and will be coordinated with the materials and adjacent streetscape. An irrigation system will also be incorporated into the project. The wall signage depicted in the company name and will be displayed in the northwest corner of the building similar to the sign on the existing building. The exterior lighting consists of a parking lot, wall sign and wall light fixtures and will follow the Village's photometric standards.

The office bay consists of offices, storage rooms, break room, women and men's restrooms/locker rooms, tool room, maintenance room, mechanical room and a quality control lab. Each elevation has been carefully designed to complement the look and feel of the existing facility to incorporate matching brick windows and metal siding. Work will consist but not limited to reinforced concrete foundations, steel structure, exterior wall, masonry and metal siding façade, roofing, doors, windows, interior finishes, loading dock doors and equipment and MPBFP work. Samples of the masonry and metal siding were provided.

Mr. Riesterer confirmed they would comply with the engineering and fire protection memos.

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

Commissioner Powers requested the locations of the 13' band of masonry on some of the elevations. Mr. Riesterer stated the south façade of the office building would be masonry on the east, west and south sides. Masonry would also be on the two ends of the production buildings. They would use metal siding on the north elevations so when they add on the fourth and fifth bays it could easily be done.

Mr. Jennings referred to Staff's question during review regarding the incorrect label. When the label was determined to be incorrect, Staff felt the elevation along the side would be called into question under the design standards of the zoning code. Mr. Riesterer explained it was because of budget concerns that they wrapped the masonry around the south portion of the production buildings and stopped it at the first loading dock door. If the Plan Commission is not in agreement they are willing to add it on the west façade. They are willing to work with the Commission.

Commissioner Powers questioned if they indicated the irrigation on the landscape plan. Mr. Riesterer confirmed all the landscaping would be irrigated.

Commissioner Powers questioned if they were planning to save any of the trees along the existing facility. Mr. Riesterer confirmed they would try and incorporate the trees along the existing facility but could not save the trees on the other side of the drive.

Commissioner Powers questioned the location of the exterior mechanical equipment on the new structure. He questioned if they would be screened. Mr. Riesterer confirmed there will be 5 office units and they would be located on the roof of the east end of the office wing away from Northgate Parkway.

Commissioner Powers questioned the reason for the different shading on the west aisle. Mr. Riesterer explained the shading related to different concrete paving and parking asphalt paving and driveway paving. The shading indicates the different materials being used.

Commissioner Powers questioned if they had plans for lighting in the bays facing east. Mr. Riesterer confirmed there was lighting above the doors.

Commissioner Dorband addressed Staff and questioned if anything needed to be done for the future projects. Mr. Jennings explained the petitioner was confident that this configuration would be constructed with flexibility of modifying future bays. They are requesting some consideration during this review to set up the expansion relating to the consideration for the sidewalk to be constructed in conjunction with phases 4 and 5 as well as the consideration for the north elevation to be semi-permanent. Mr. Jennings felt there were a few things that set up the future review that should be considered during this review.

Commissioner Dorband missed the sunflowers.

Commissioner Blinova had no questions.

Commissioner Kalis had no questions.

In reply to Commissioner Johnson's question, Mr. Riesterer confirmed phases 1, 2 and 3 were one building.

Commissioner Johnson questioned if they had a construction date for phases 4 and 5. Mr. Riesterer explained it was based on their business plan. Commissioner Johnson didn't want to see the landscaping on the north side removed in a couple of years, so he suggested planting something closer to Lake Cook Road. Mr. Riesterer agreed to work with the Village to maybe move them or postpone them. He confirmed they would meet the landscape code.

Commissioner Creech had no questions.

In reply to Chairman Ruffatto's question, Mr. Riesterer confirmed the proposed brick matches the existing brick. Chairman Ruffatto suggested extending the brick north to match the existing building. Mr. Riesterer confirmed there was a band around the facility at 13'. Chairman Ruffatto wanted it on the north of the west elevation.

Chairman Ruffatto took a poll in favor of extending the brick all the way to the north on the west elevation.

Commissioner Johnson: in favor
Commissioner Blinova: in favor
Commissioner Powers: in favor
Commissioner Dorband: in favor
Commissioner Kalis: in favor
Commissioner Creech: in favor

The vote was 7:0 in favor of extending it to the north. Mr. Riesterer wanted to stop it at the windows (a couple feet from the end). Chairman Ruffatto agreed.

Chairman Ruffatto questioned the purpose of the buildings. Mr. Riesterer explained their major product was copper. This facility will have a lot of tubing. They will bring in the material on the east side and do the tubing and then the finished product will leave on the west end.

Chairman Ruffatto questioned if it was a 24/7 operation. Mr. Billmayer confirmed it was 24/6.

Chairman Ruffatto referred to previously land banked parking. He questioned if there was an opportunity for any additional parking to be added if needed. Mr. Riesterer stated there were 53 extra spaces. They planned for 1 car per employee. Chairman Ruffatto asked for an explanation on the parking calculation. Mr. Riesterer explained there were three different calculations: manufacturing, storage and office. There would be 378 parking spaces required for all of the square footage on the facility per the uses. The Code for a different industrial use is for 1 parking stall per employee which is what they want to do which would require 204 parking spaces which leaves 53 extra parking spaces for guests and future growth.

In response to Chairman Ruffatto's question, Mr. Billmayer confirmed the addition would generate more jobs.

Commissioner Powers referred to a question from the Fire Department's memo regarding 2 proposed parking stalls adjacent to the building that must be removed. He questioned if it was reflected in the proposed plan. Mr. Riesterer confirmed it was recent and not included. He agreed to incorporate it. Mr. Antor explained the existing structure has a Fire Department connection on that side of the building. They are now adding parking spaces on that side of the building and the plan does not reflect where the FDC is in relation to the walkways and some of the planting areas, so they may have to remove a space or two so that you would not need to go between the cars to get the fire hose up to the building to connect into it. Mr. Jennings agreed to add a note to doublecheck the final amount of the parking variation to make sure the calculation reflects the loss of two spaces.

Chairman Ruffatto referred to Commissioner Johnson's comment regarding the extensive landscaping on the north end. His concern is that the addition may not be built for another 10 years. He questioned what could be done. Mr. Jennings referred to the height of the berm and existing berm along Lake Cook Road. The petitioner intends to keep the berm throughout the construction. If the desire of the Plan Commission is to reduce the landscaping to avoid tearing it out, Staff could work with the petitioner on moving it north to be clear and have the greatest chance to surviving the future addition.

Chairman Ruffatto took a poll if the petitioner should be given latitude on the landscaping on the north side of the addition and working with Village Staff.

Commissioner Johnson: in favor
Commissioner Blinova: in favor
Commissioner Powers: in favor
Commissioner Dorband: in favor
Commissioner Kalis: in favor
Commissioner Creech: in favor

The vote was 7:0 in favor of given latitude to the petitioner regarding the landscaping on the north side.

Commissioner Powers referred to the comment that all the landscaping would be irrigated. He questioned if it needed to be documented on the plan. Mr. Jennings confirmed it did not need to be indicated.

Commissioner Powers moved, seconded by Commissioner Dorband 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.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Johnson moved, seconded by Commissioner Kalis to 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,
- 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;
2. If a looped water main is proposed, then a plat of easement shall be provided prior to permit issuance;
3. The masonry material will extend north along the west elevation of the new building, but may end at the northernmost window to facilitate the construction of additional bays; and
4. The landscaping plan may be adjusted to reduce landscaping within the footprint of the future phases while meeting the intent of screening the north elevation.

**Findings of Fact and
Recommendation**

DOCKET NO. 2018-7 & PC 18-6

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Powers to close Docket No. 2018-7.
The motion was approved by a voice vote.

Respectfully submitted,

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

**DISTRIBUTED TO THE COMMISSION 5.18.2018
FOR APPROVAL ON 05.24.2018**

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: [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

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.

Chairman Ruffatto called Docket No. 2018-8A&B on May 10, 2018. Present were Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Powers and Ruffatto. Also present were Brooke Jones, Senior Planner, Mallory Milluzzi, Village Attorney and Ron Antor, Fire Inspector.

Commissioner Powers read the following statement.

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

Mr. Jennings wanted to explain an interpretation that is referenced in the Staff Report. There was a

brief mention under the discussions of the standards for the variation of a determination that the Village made relative to the number of seats that this particular business was able to have. Staff has been working with the ownership group for several years. When they first purchased the business they approached the Village with the concept of the current proposal. Staff discussed with them the approach for the application and at the same time there was an item due to a required inspection related to the business license with the change of owner. The Fire Prevention bureau had brought to Staff's attention that there were additional seats located in the restaurant. Staff worked with the business and went through their records and determined that the prior owners had been adding seats into an area that had previously been a standing counter/lobby area. This particular ownership group worked with Staff to reduce the number of seats to a level Staff felt was consistent with the prior approvals combined with changing in the Zoning Code. They recalculate the parking from the original approval using the current standards in the Zoning Code and set a cap for them. They reduced the seats for the cap and as it turned out in the end, they've only proposed in this application to increase the seating by 1 from 48 to 49. He explained that the parking variation seems like quite a jump from the original approval that did not factor in any of the modifications that were made without approval since the original 1990 Special Use. He further explained the parking variation was less of a variation than it might appear since they have been operating with a very similar number of seats for some time.

Mr. Victor Rangel, 58 North Wolf Road, Wheeling, IL was present and sworn in.

Mr. Rangel reported they are proposing to remodel the restaurant. The restaurant has been open for 25 years. He believes a remodeling needs to be done in order to increase foot traffic to the restaurant. They have different restaurants and they believe a combination of good food and ambience make a successful business. They have a small storage room that was not being utilized and was previously used for chairs and tables. They are working with Staff to have the correct number of chairs. They are trying to increase the number of seats by one, from 48 to 49. They also want a small bar area in the restaurant along with a couple of tables. They are proposing to demolish the storage room to have more space between tables. He does not want the patrons to have to sit so close to one another. He also wants the servers to have more space.

Chairman Ruffatto asked the petitioner to describe the changes. Mr. Rangel explained the right side of the restaurant would remain the same. The kitchen and existing counter area will not be changed. The left side of the restaurant will be remodeled. The storage room will be demolished to make the space larger for the staff and customers. They are also adding a bar to the restaurant.

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

Commissioner Kalis questioned if they had a lot of foot traffic. Mr. Rangel explained they believe they could increase the sales of the restaurant and that was the reason they purchased the business. They have talked with the neighboring businesses (doctor and insurance company) and they were OK with the changes. The other parking spaces were not utilized after 5:00 p.m. since those businesses were not open in the evening. Lunch time has full capacity and is mostly for take outs. They have also spoken with the liquor store and they are OK as well.

Commissioner Kalis questioned if they provided live entertainment. Mr. Rangel confirmed they currently did not have live entertainment. They are not planning to add a stage or bring in large groups due to the space. They may bring a solo singer with a guitar in the future.

Commissioner Johnson questioned their busiest time of day. Mr. Rangel stated the busiest time was between noon and 1:30 p.m.

Commissioner Johnson questioned how long the business was Mexcal. Mr. Rangel stated they had purchased the business about 2 years ago. Mexcal started last year. They have not been able to change the name on the building so the customers have been confused. Commissioner Johnson saw the business at the Taste of Wheeling and received a card but was unable to find the business until they put up a sign. Commissioner Johnson noticed the building drawings still included the old name. He didn't understand why it was taken so long to change the name. Mr. Rangel explained there was a misunderstanding with the landlord.

Commissioner Powers questioned if the gambling machines were existing. Mr. Rangel confirmed they were existing and they had applied for them a year ago. They are thinking about adding double doors to keep children away from them.

Commissioner Powers questioned how long they had operated with the current seating arrangement and asked if it was full during their peak time. He also asked about the parking. Mr. Rangel stated they did not see a problem with the parking lot since they have a good relationship with the other tenants. Most of their lunchtime customers stayed about 30 minutes.

Commissioner Powers questioned if they had satisfied their dry storage requirements. Mr. Jennings confirmed the storage area referred to at the meeting was not for dry storage. They met the dry storage requirements.

Commissioner Dorband had no questions.

Commissioner Creech had no questions.

Commissioner Blinova had no questions.

Chairman Ruffatto questioned the locations of their other restaurants. Mr. Rangel stated they had stated the restaurant group over a year ago. They have locations in Elgin, Roselle, Palatine and Goodrich. They have different brands and were not under the same name. The Palatine location is at Dundee Road and Baldwin.

Chairman Ruffatto reminded the petitioner that he will need to return for signage.

Chairman Ruffatto questioned if there needed to be a condition for entertainment. He asked the Commission if the size of the entertainment should be limited.

Commissioner Johnson: no concern

**Findings of Fact and
Recommendation**

DOCKET NO. 2018-8A&B

Commissioner Blinova: no concern
Commissioner Powers: no concern
Commissioner Dorband: no concern
Commissioner Kalis: no concern
Commissioner Creech: no concern

No one from the Commission had a concern regarding entertainment.

Chairman Ruffatto noticed there were seven tables of four. He questioned how they would accommodate a group of 10. Mr. Rangel will think about it but explained they have had to decline large reservations in the past.

Commissioner Kalis suggested using a round table (8 top) or putting two tables together in the corner.

Commissioner Powers questioned if there was a bike rack on the Wolf Road side. Mr. Jennings explained that it was up to the Commissioner's discretion. Chairman Ruffatto questioned if the petitioner would be willing to put a bike rack to the north of the building. Mr. Rangel agreed.

Commissioner Johnson questioned if the sidewalk was large enough for outside tables. Chairman Ruffatto confirmed it was not big enough but would have been a good idea.

Commissioner Johnson moved, seconded by Commissioner Kalis 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.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Johnson to 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

**Findings of Fact and
Recommendation**

DOCKET NO. 2018-8A&B

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.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Johnson to close Docket No. 2018-8. The motion was approved by a voice vote.

Respectfully submitted,

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

**DISTRIBUTED TO THE COMMISSION 5.18.2018
FOR APPROVAL ON 05.24.2018**