



**WHEELING PLAN COMMISSION
THURSDAY, JUNE 28, 2018 6:30 P.M.**

Revised June 22, 2018

**AGENDA FOR A REGULAR MEETING OF THE PLAN COMMISSION
Board Room - 2 Community Boulevard, Wheeling, Illinois**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. CHANGES TO THE AGENDA**
- 5. CITIZEN CONCERNS AND COMMENTS**

*Municipal Code 2.03.060 Subjects of Orders of Business:

Citizen Concerns and Comments. Members of the public may address the committee with comments regarding only those items that are relevant to village business. Issues relevant to Village business are defined to mean information about Village events; issues that the public body has the authority to address; items listed on the agenda; and items or issues previously voted on by the Village Board or that the Village Board has the authority to consider or vote on in the future. No citizen shall speak for more than five minutes without consent of the committee. The village president shall strictly restrain comments and questions to matters that are relevant to village business and shall not permit repetitious comments or arguments. Members of the general public who wish to address the board must sign the request to speak form prior to the commencement of the public meeting.

6. CONSENT ITEMS

- A) [Docket No. SCBA 18-9](#)
The Whitley
156 W. Dundee Road
Appearance Approval of a Freestanding Sign**
- B) [Docket No. SCBA 18-23](#)
ONE
375 W. Dundee Road
Appearance Approval of a Freestanding Sign**
- C) [Docket No. SCBA 18-24](#)
Optimum Health Clinic
300 N. Wolf Road
Appearance Approval of Awnings and Wall Signs**
- D) [Docket No. SCBA 18-25](#)
Wheeling Town Center
351 W. Dundee Road
Appearance Approval of Freestanding Signs**

- E) [Docket No. SCBA 18-26](#)
Mexcal
58 N. Wolf Road
Appearance Approval of a Wall Sign
- F) [Docket No. SCBA 18-29](#)
Brittany Court
307 S. Milwaukee Avenue
Appearance Approval of a Freestanding Sign

7. ITEMS FOR REVIEW

- A) [Docket No. PC 18-12 and SCBA 18-27](#)
McDonald's
1355 Lake Cook Road
(PC 18-12) Minor Site Plan and Appearance Approval of Façade and Site Modifications
(SCBA 18-27) Appearance Approval of Drive-Thru Signage
- B) [Docket No. 2018-11](#) (continued from May 24, 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 24, 2018 \(Including Findings of Fact for Docket Nos. 2018-9 and 2018-10\)](#)

9. OTHER BUSINESS

10. ADJOURNMENT

THIS MEETING WILL STREAM LIVE AND TELEVISED ON WHEELING'S CABLE CHANNELS 17 & 99.
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 June 28, 2018 (Attachment to Agenda)

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

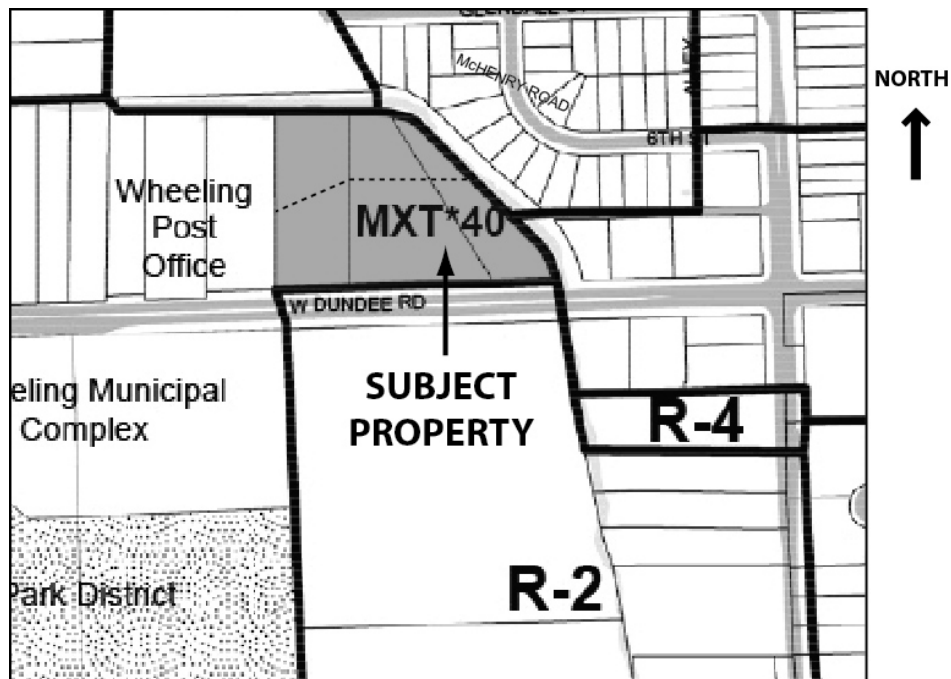
RE: **Docket No. SCBA 18-9**
The Whitley of Wheeling
156 W. Dundee Road
Appearance Approval of a Freestanding Sign

DATE OF REPORT: June 5, 2018

DATE OF MEETING: June 28, 2018

PROJECT OVERVIEW: The petitioner is requesting appearance approval of a freestanding sign for a new assisted living facility.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	The Lasalle Group
<u>Property Owner Name:</u>	Whitley Memory Care, LLC
<u>Common Property Address:</u>	156 W. Dundee Road
<u>Common Location:</u>	Located on the north side of Dundee Road, east of Shir Hadash Synagogue and west of Buffalo Creek

Neighboring Property Land Use(s):

North: Single-Family Residential & Institutional (Hawthorne School)
West: Institutional (Shir Hadash)
South: Institutional (St. Joseph the Worker Church)
East: Buffalo Creek

Existing Use of Property:

Assisted living facility

Existing Property Zoning:

MXT, Transit Oriented Mixed Use

Previous Zoning Action on Property:

2014-15 Ord. No. 4905, approved Final PUD for assisted living facility, passed 12.08.2014

DESCRIPTION OF PROPOSAL

The petitioner is requesting appearance approval to install a freestanding sign for an assisted living facility that is under construction. The proposed sign was shown during the PUD hearing, but was not approved because it lacked a landscape plan.

SIGN REVIEW

Sign Location: The petitioner is proposing to install a freestanding sign near the access drive along Dundee Road. Final PUD Ordinance No. 4905 granted code relief to allow a freestanding (monument) sign to be five feet from the front property line, whereas ten feet is required.

Sign Type, Materials and Size: The petitioner is proposing to install a monument-style freestanding sign. The sign will be double-sided and will include the name of the facility, a description of the facility and the address. The sign has a base and two pillars made of natural stone, which matches the stone base of the building. The material of the sign area is aluminum composite with printed and laminated graphics. There are stone caps for the sign base, pillars, and sign area. Each sign face is approximately 83 sq. ft. in area. The overall height of the sign is 10'4". The sign will be externally illuminated by ground mounted fixtures.

The proposed sign meets the size requirements of the Sign Code.

Landscaping: A landscape plan is proposed for the freestanding sign. The proposed landscaped area is approximately 265 square feet, which is one and half times the size of the required landscaped area. The proposed landscape plan meets the species mix requirements of the Sign Code. It includes dwarf evergreens (Broadmoor Juniper), winter interest (Evergold Japanese Sedge), deciduous shrubs (Annabelle Hydrangea), and flowering annual flowers. The landscape plan also notes that it will be irrigated.

STAFF REVIEW

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

Staff Recommended Action: Staff recommends approval of the freestanding sign.

PROPOSED MOTION

If the Plan Commission approves of the requested freestanding sign, an appropriate motion would be to:

Approve Docket No. SCBA 18-9 to grant appearance approval for the freestanding sign in accordance with the sign, landscaping, and lighting plans (8 sheets) submitted May 30, 2018 by SAS Architects, on behalf of The Whitley, located at 156 W. Dundee Road, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development



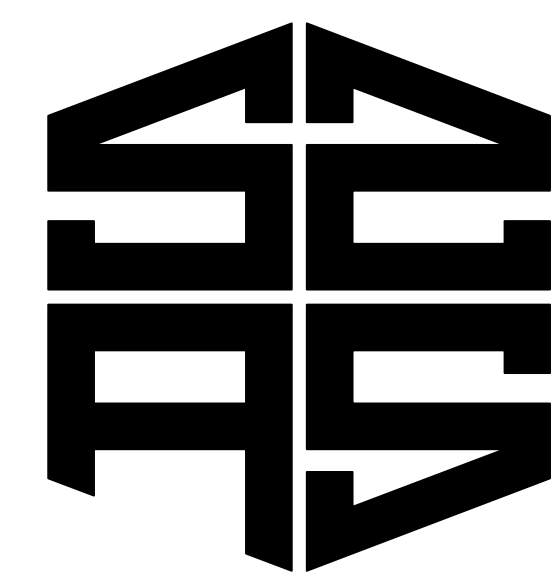
Brooke A. Casolari
Senior Planner

Attachments: [Sign plans \(8 sheets\)](#)



OWNER'S PROPOSE 83
SQ.FT PLAQUE PER SIDE

OWNER'S PROPOSE 147
SQ.FT TOTAL AREA PER SIDE



SAS
**ARCHITECTS &
PLANNERS LLC.**

630 DUNDEE ROAD
NORTHBROOK, ILLINOIS 60062
847-564-9333 • FAX 847-564-9989

ARCHITECTS

WHEELING, IL-60090

**THE WHITLEY OF WHEELING
AN ASSISTED LIVING FACILITY**

SITE PLAN

156 WEST DUNDEE ROAD

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12-19-14
2	PERMIT COMMENTS	04-15-15
3	ISSUED FOR CONSTRUCTION	09-18-15
4	PERMIT REV #1	04-15-16
5	ARCH & STRUCT. PACKAGE	04-15-16
6	PERMIT REV #2	05-27-16
7	ARCH & MEP PACKAGE	05-27-16
8	REVIEWS	03-23-16
9	ISSUED SIGNAGE PERMIT	05-02-16

KEY PLAN

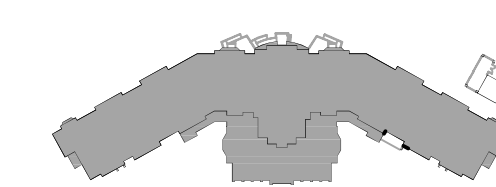
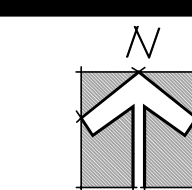


Exhibit received May 30, 2018

SIGNATURE



STATE OF ILLINOIS LICENSE
EXPIRES NOVEMBER 30, 2018
PROFESSIONAL DESIGN FIRM
REGISTRATION NO. 184.007190

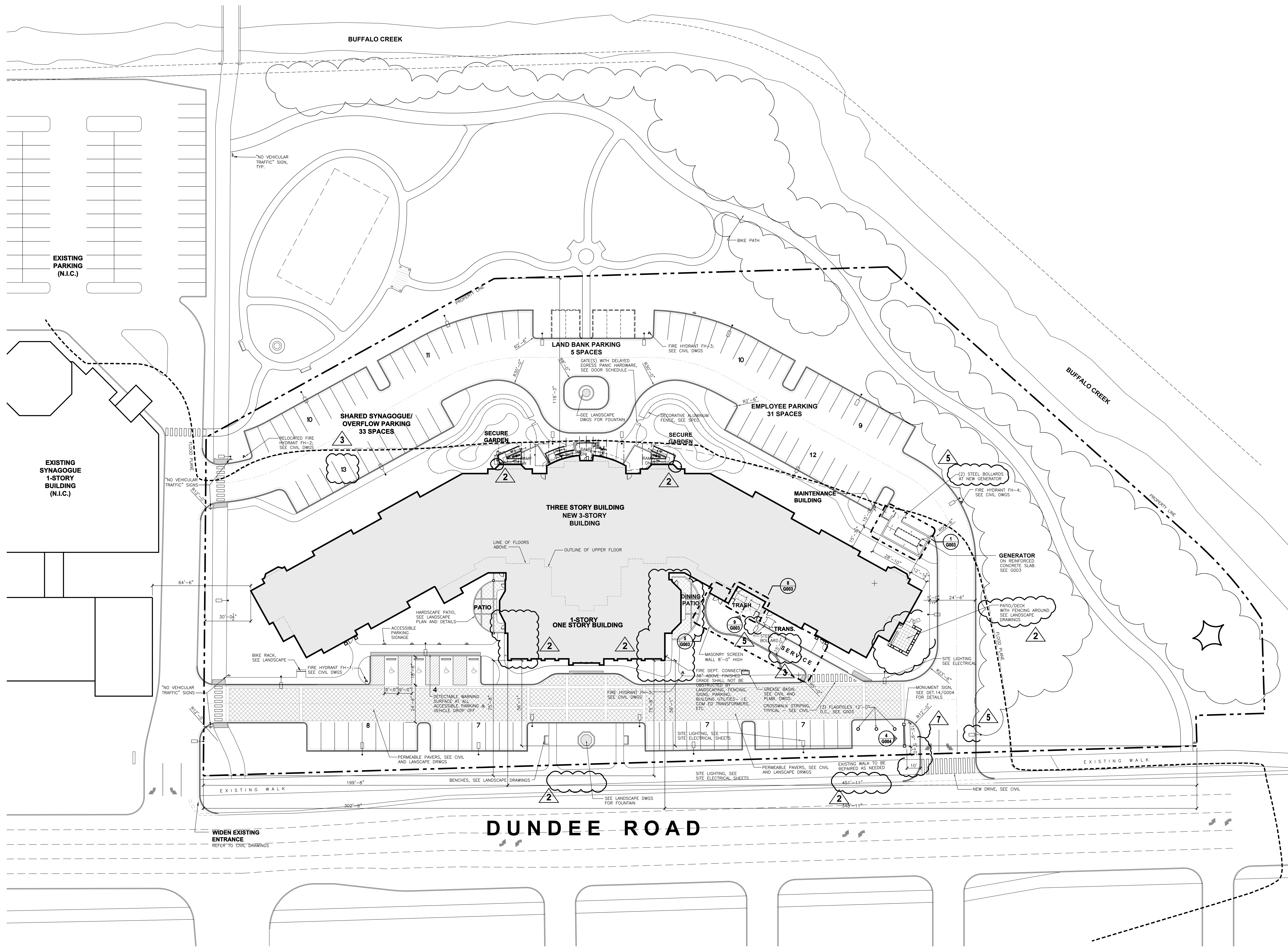
DRAWN BY MD, AW, IM, BL APPROVED BY JTM

JOB NO. 14070 DATE 02-03-2016

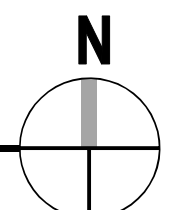
SHEET NO.

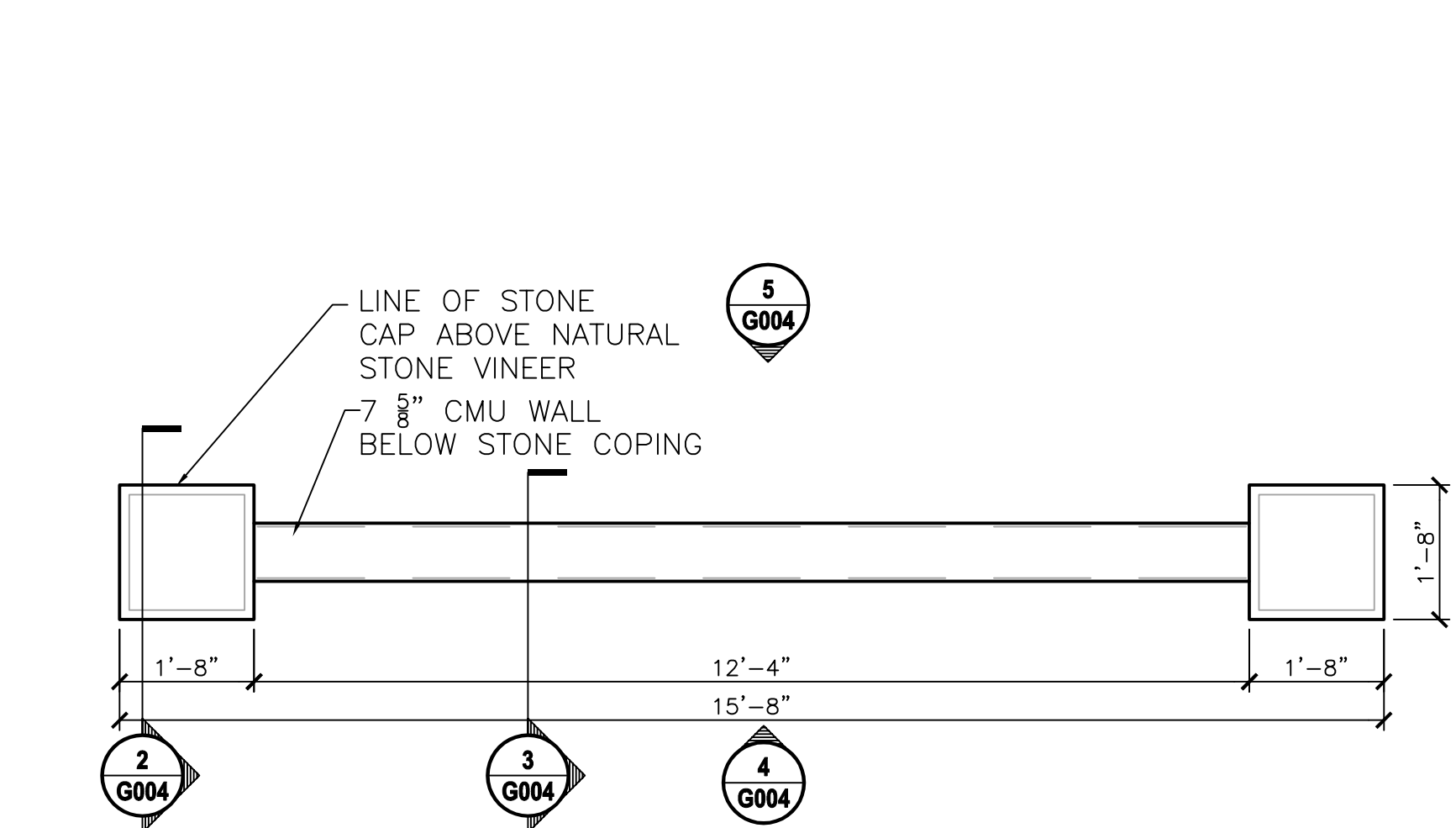
G002

© 2016 SAS ARCHITECTS AND PLANNERS

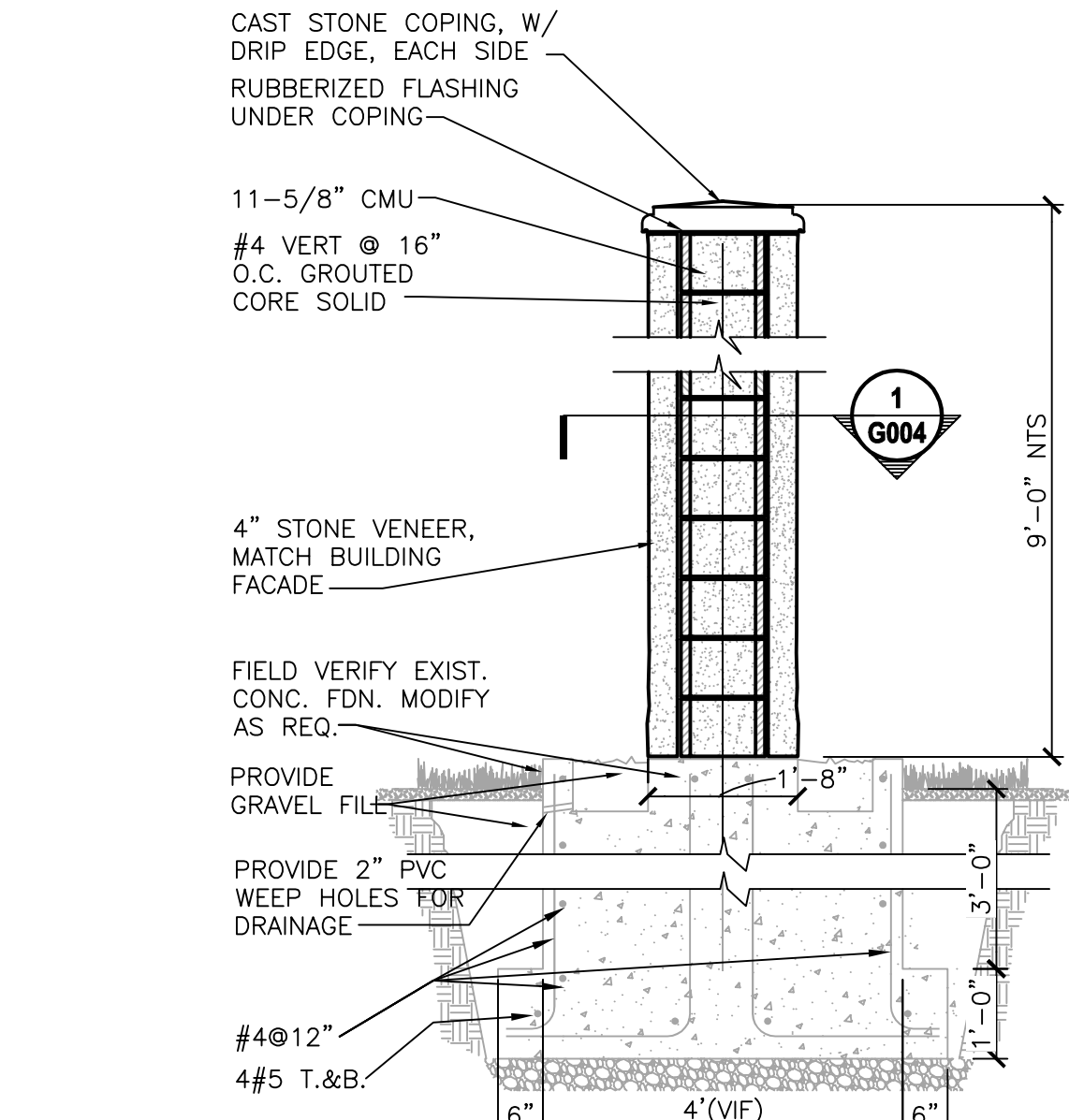


1 SITE PLAN
SCALE: 1"=20'-0"

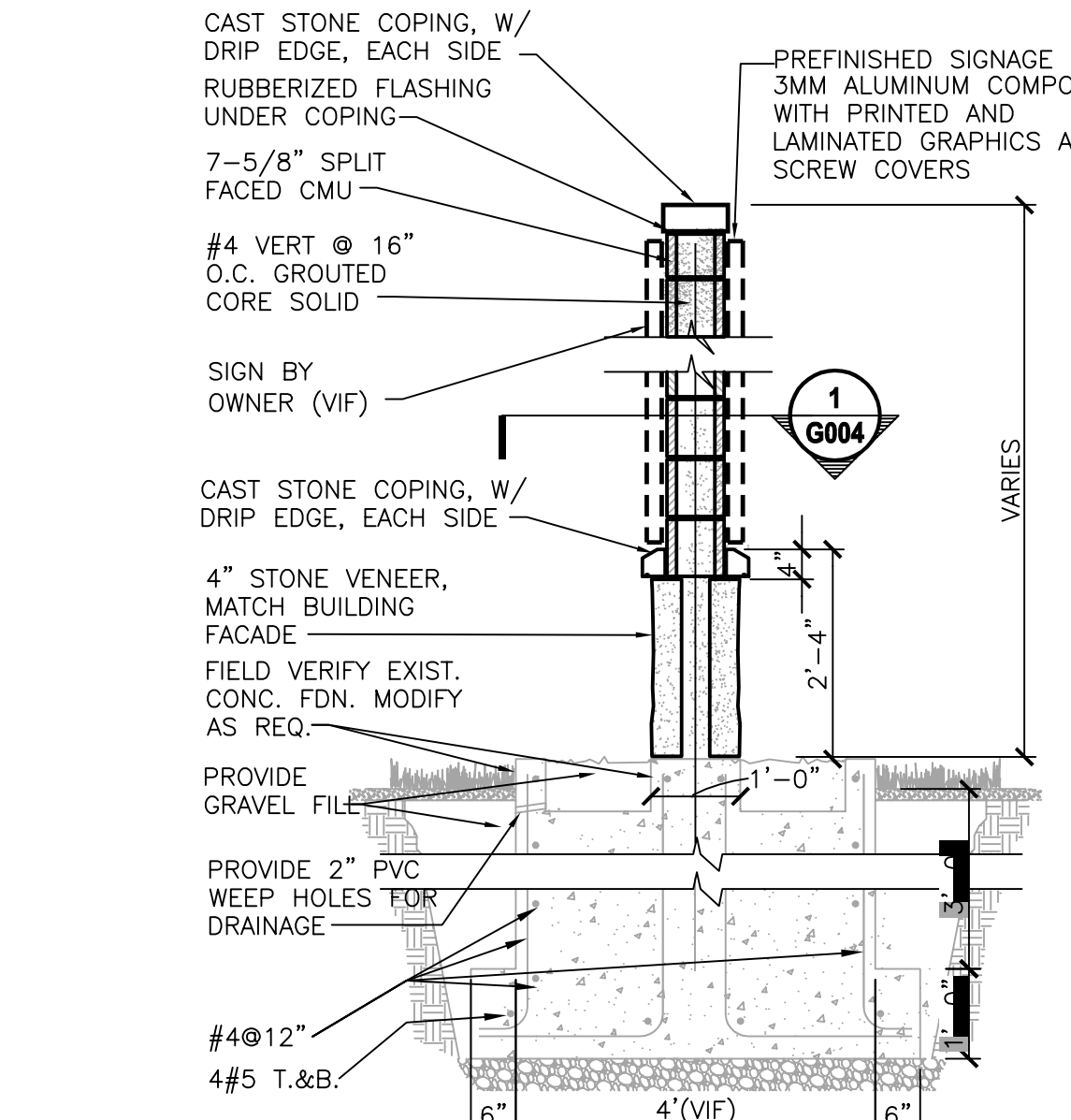




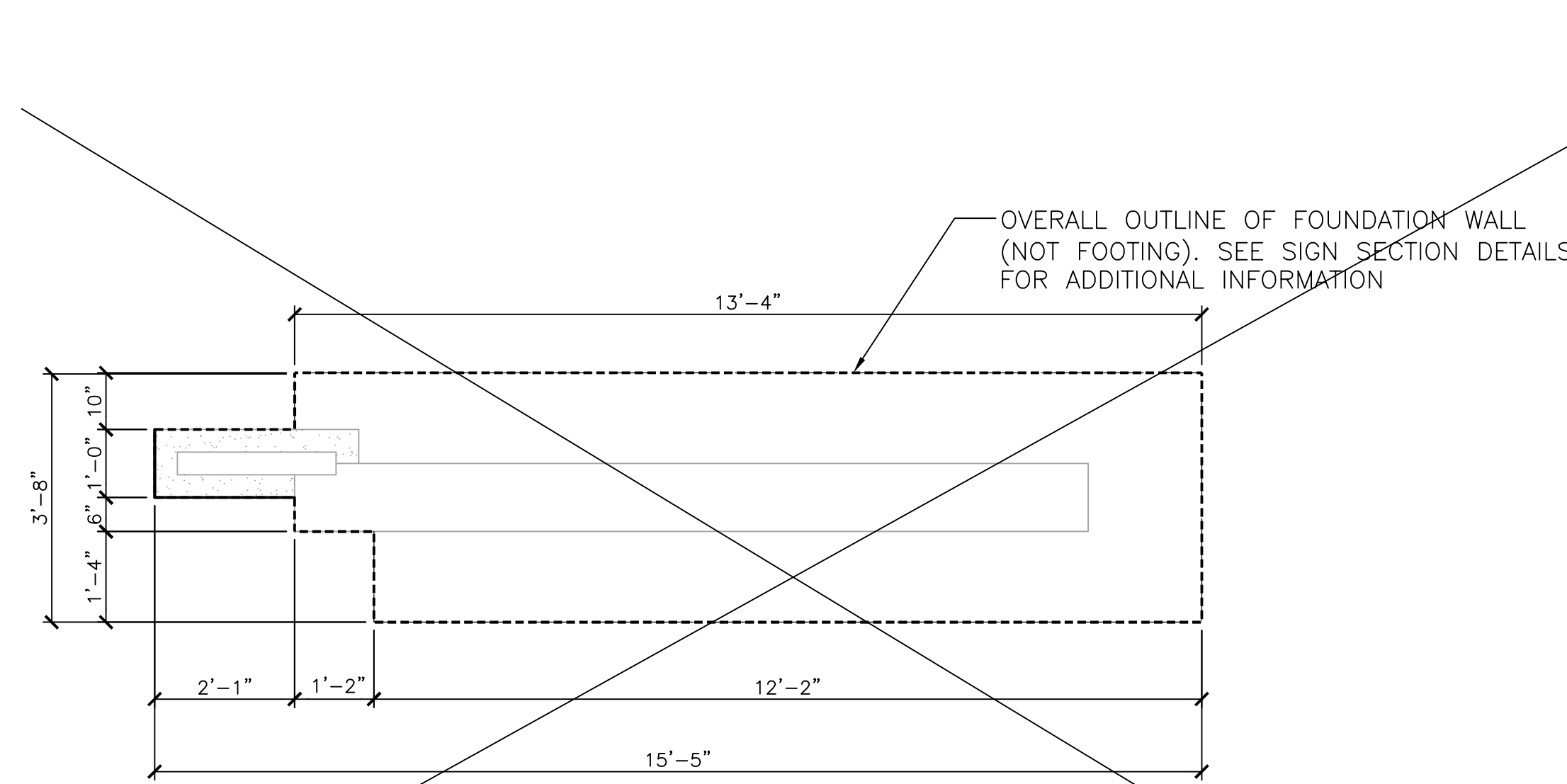
1 MONUMENT SIGN PLAN
SCALE: 1/2"=1'-0" REFER TO PARTIAL PLAN 14 FOR LOCATION



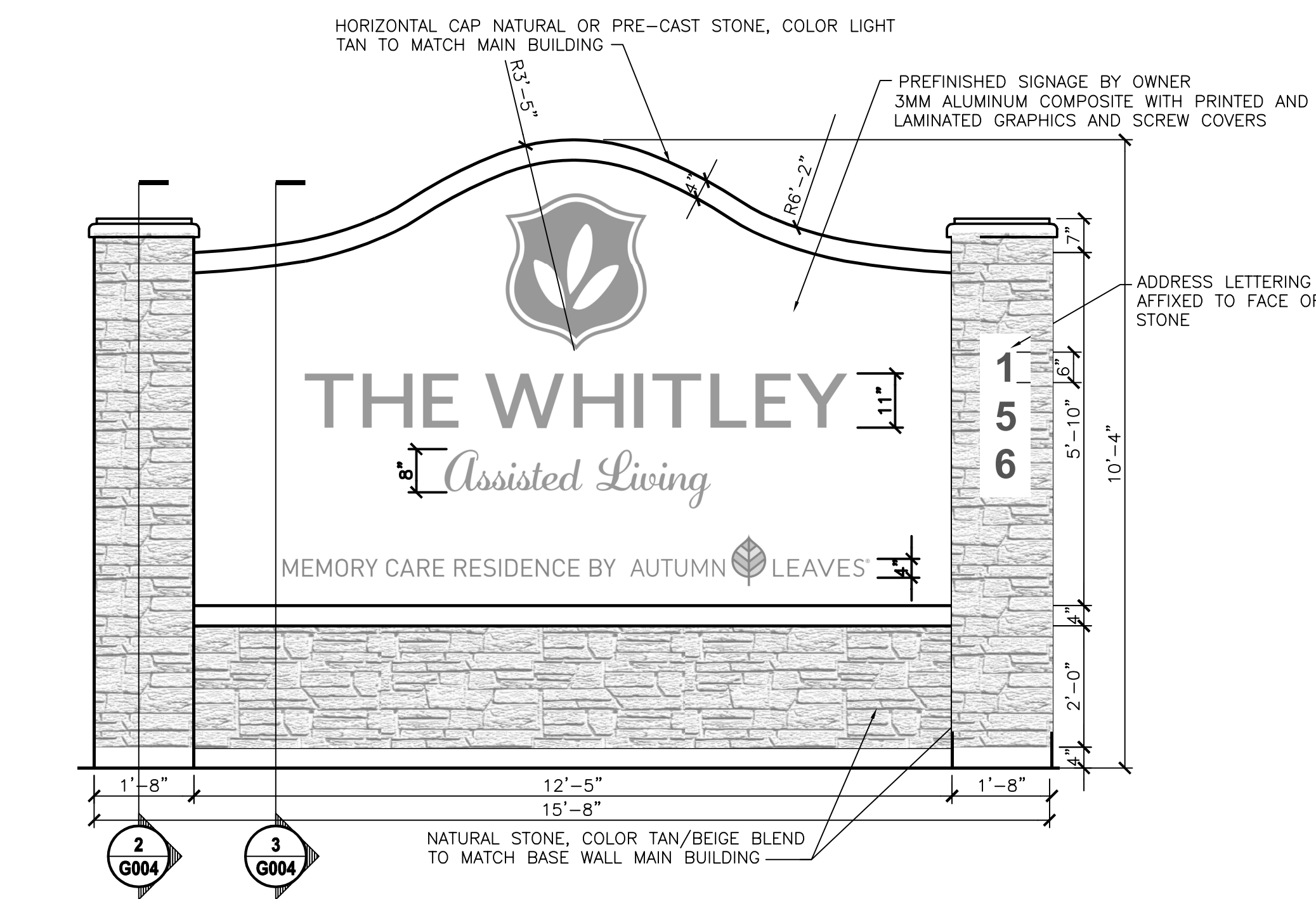
2 MONUMENT SIGN SECTION
SCALE: 1/2"=1'-0"



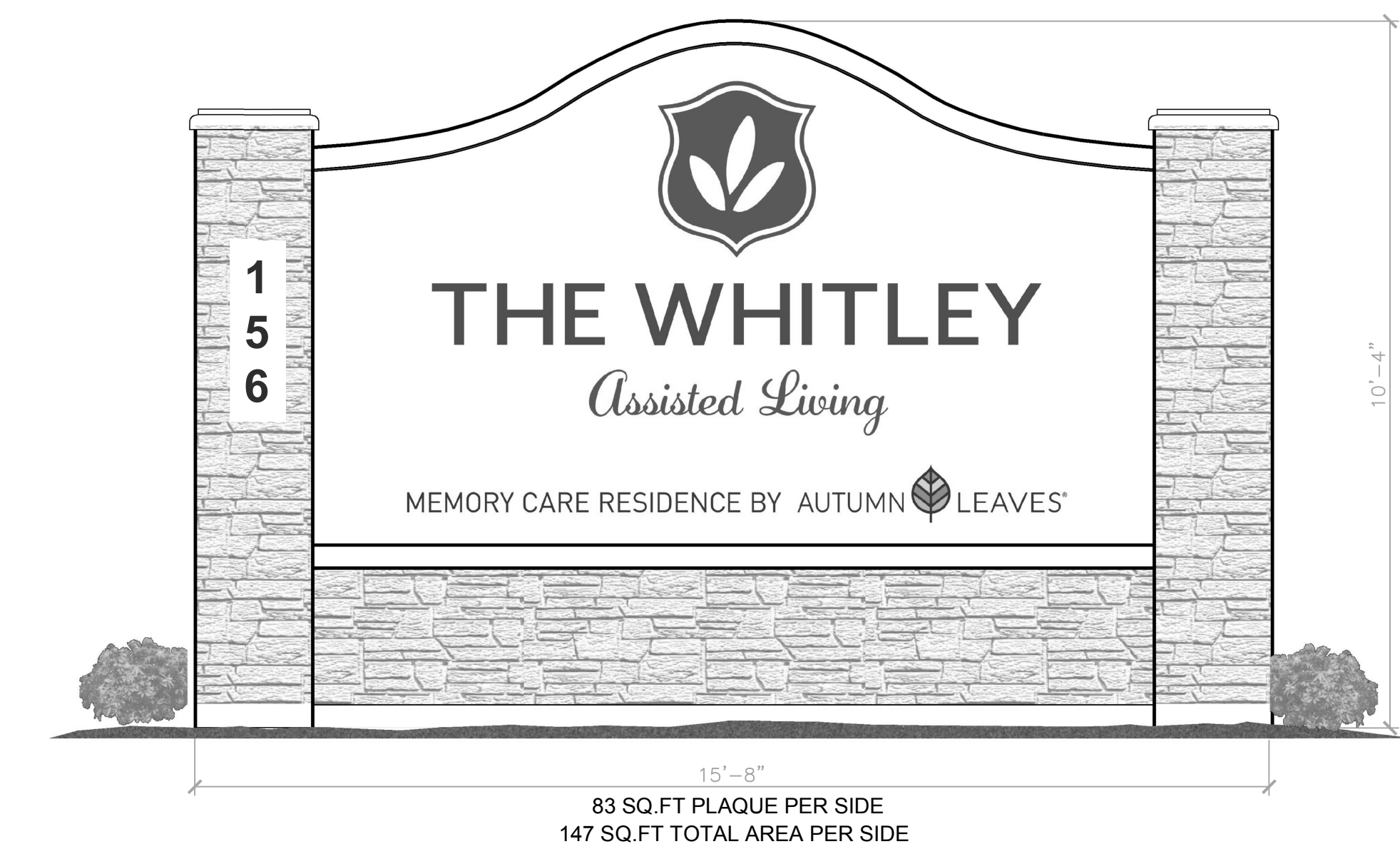
3 MONUMENT SIGN SECTION
SCALE: 1/2"=1'-0"



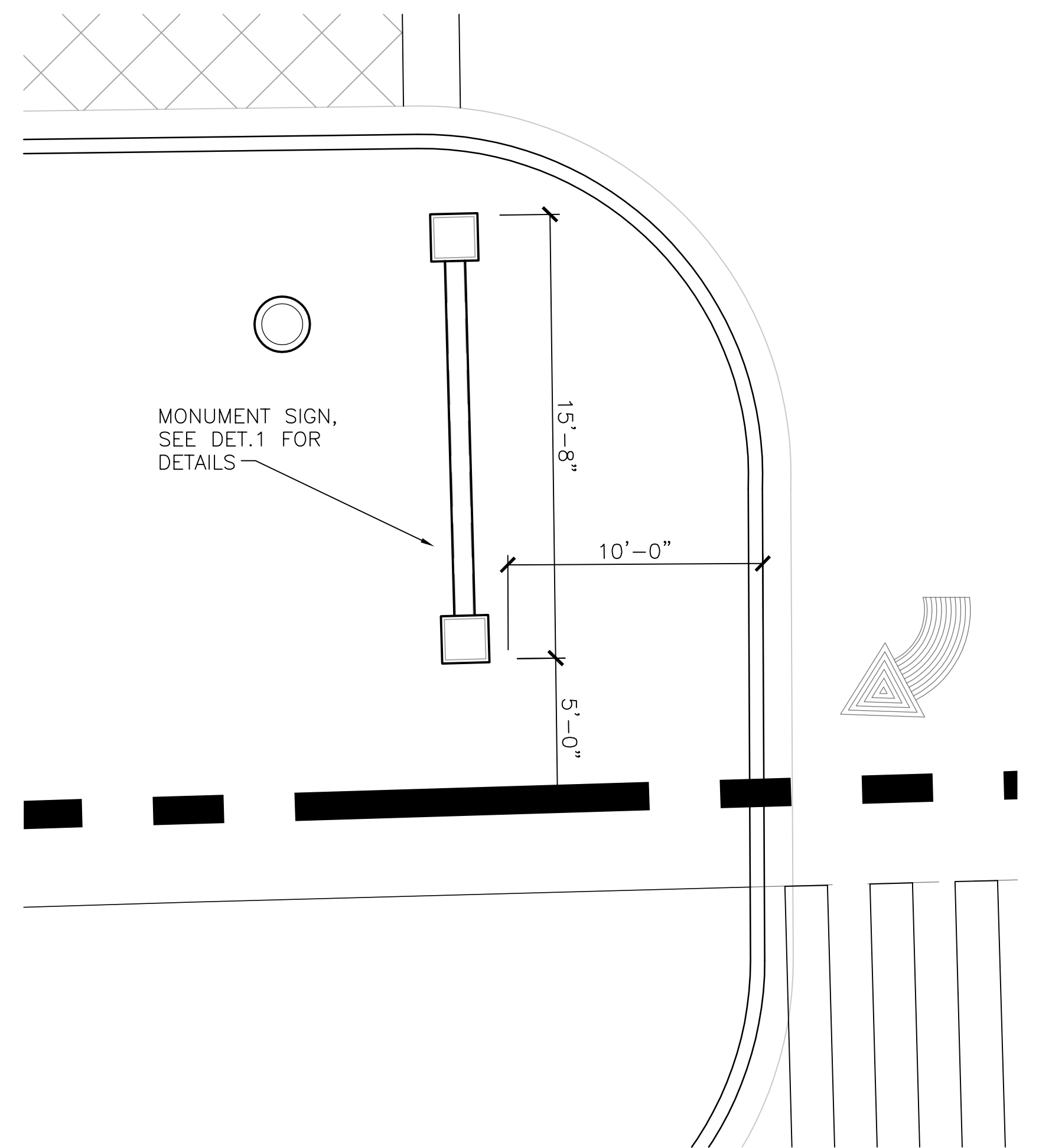
1A MONUMENT SIGN OVERALL FNDN PLAN
SCALE: 1/2"=1'-0"



4 MONUMENT SIGN WEST ELEVATION
SCALE: 1/2"=1'-0"



5 MONUMENT SIGN COLOR EAST ELEVATION
SCALE: 1/2"=1'-0"



14 PARTIAL MONUMENT SIGNAGE PLAN
SCALE: 1/4"=1'-0" REFER TO SHT. G002 FOR SITE PLAN



SAS
ARCHITECTS & PLANNERS LLC.

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ARCHITECTS

**THE WHITLEY OF WHEELING
AN ASSISTED LIVING FACILITY**

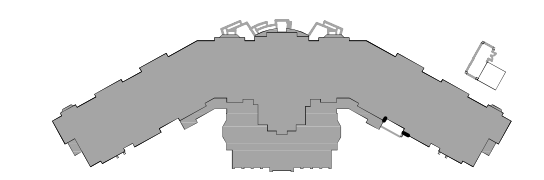
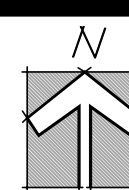
WHEELING, IL-60090

SITE DETAILS

156 WEST DUNDEE ROAD

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12-19-14
2	PERMIT COMMENTS	04-15-15
3	ISSUED FOR CONSTRUCTION	09-18-15
4	PERMIT REV #1	04-15-16
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7	ARCH. & MEP PACKAGE	03-23-16
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9	ISSUED SIGNAGE PERMIT	05-02-16

KEY PLAN



[Exhibit received May 30, 2018]

SIGNATURE



STATE OF ILLINOIS LICENSE
EXPIRES NOVEMBER 30, 2018
PROFESSIONAL DESIGN FIRM
REGISTRATION NO. 184-007190

DRAWN BY: MD, AW, IM, BL APPROVED BY: JTM

JOB NO. 14070 DATE 02-03-2016

SHEET NO.

G004

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**SAS
ARCHITECTS
& PLANNERS**

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ARCHITECTS

WHEELING, IL 60090

**THE WHITLEY OF WHEELING
AN ASSISTED LIVING FACILITY**

156 WEST DUNDEE ROAD

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12-19-14
2	PERMIT COMMENTS	04-15-15
3	ISSUED FOR CONSTRUCTION	09-18-15
4	REVISED	10-09-15
5	ISSUED FOR SIGNAGE PERMIT	05-01-16
6	ISSUED FOR SIGNAGE PERMIT	05-29-16

KEY PLAN

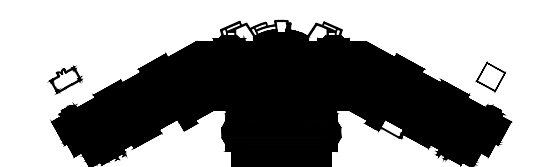


Exhibit received May 30, 2018

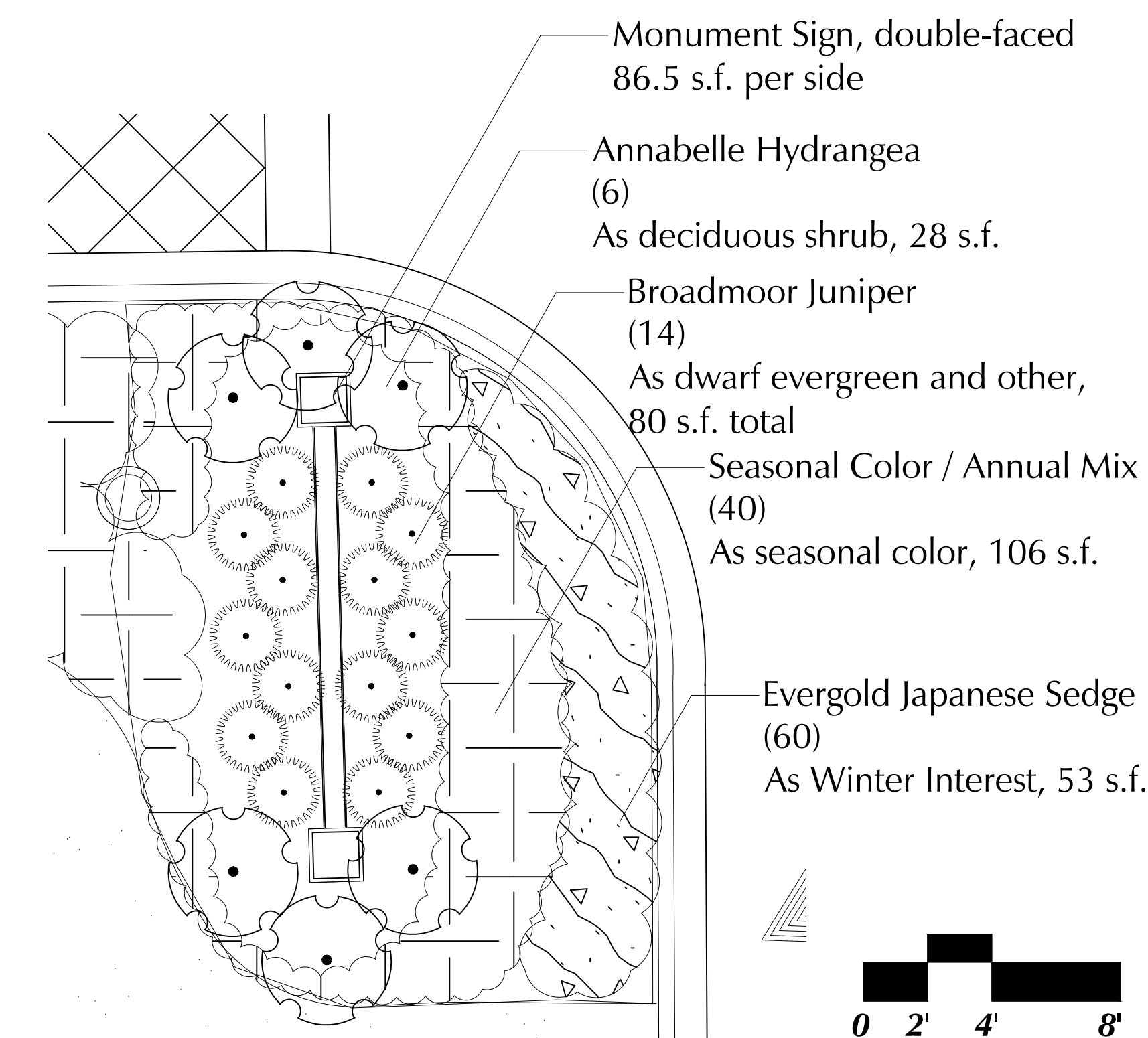
SIGNATURE

STATE OF ILLINOIS LICENSE EXPIRES: NOVEMBER 30, 2018 PROFESSIONAL DESIGN FIRM REGISTRATION NO. 184-000238	
DRAWN BY DF	APPROVED BY NP
JOB NO. 14070	DATE 12-19-2014
SHEET NO.	

LS-1

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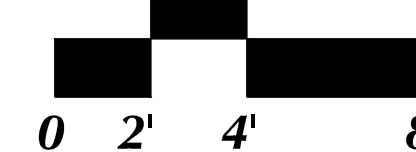
Sign Face Area		83 s.f. (one side) (2-sided sign proposed)	
Total Sign Planting Area Provided		265 s.f.	
		Required (s.f.)	Proposed (s.f.)
Dwarf evergreen	10%	26.5	80 (D. Evergreen + Other)
Deciduous Shrub	10%	26.5	28
Seasonal	40%	106	106
Winter Interest	20%	53	53
Others	20%	53	Counted in dwarf evergreen



SIGN LANDSCAPE ENLARGEMENT

1"=4'-0"

- Monument Sign, double-faced
86.5 s.f. per side
- Annabelle Hydrangea
(6)
As deciduous shrub, 28 s.f.
- Broadmoor Juniper
(14)
As dwarf evergreen and other,
80 s.f. total
- Seasonal Color / Annual Mix
(40)
As seasonal color, 106 s.f.
- Evergold Japanese Sedge
(60)
As Winter Interest, 53 s.f.



- VILLAGE BIKE PATH, 8' WIDTH;
STANDARD ASPHALT SURFACE
- (RESTORE ALL DISTURBED GRASS
AREAS WITHIN 5' ALONG PATH
ON EACH SIDE AFTER
CONSTRUCTION OF NEW
PATH IS COMPLETE)

**EXISTING
TREE
GROVE**

10
L3
11
L3

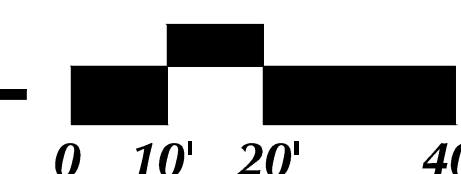
8' HT. ORNAMENTAL METAL FENCE
WITH 3" WIDE LOCKABLE GATE
(TO MATCH WEST PATIO FENCE)

RAISED WOOD PLANTERS:
7 SQUARE & 6 RECTANGLE
WITH 4" DECORATIVE
GRAVEL BASE BELOW

EXISTING WOODS TO REMAIN
(SEE EXISTING TREE NOTES ON SHEET L-3)

EXISTING FLOODWAY BOUNDARY:
ALL BUILT STRUCTURES & EVERGREEN TREES
IN FLOODPLAIN SUBJECT TO MWRD APPROVAL

**Sign Landscape
See Enlargement**



LANDSCAPE PLAN:

SCALE: 1' = 20'-0"

EXISTING WOODS TO REMAIN
(SEE EXISTING TREE NOTES ON SHEET L-3)

9 TREE APPLE ORCHARD

**SHIR HADASH TILLED
GARDEN PLOTS**
(10' x 10' EACH)

15' x 15' GENIZAH;
OPEN-TO-SKY, APPROX.
LOCATION BASED OFF
EXISTING TREES TO REMAIN

BUFFALO CREEK

OPEN LAWN FOR GATHERINGS
FACING EAST TO TRELLIS;
EVERGREEN TREES AT
PATH ENTRIES

**MULTI-USE
OPEN SPACE**
(40' X 80' TENT)

WOOD TRELLIS
10' L x 8' W WOOD TRELLIS WITH
EVERGREEN TREES, FRAMES
OF COMPOSITE GRANITE PATH,
WITHIN TRELLIS AREA

DECORATIVE WOOD
BENCH (TYP.)

DECOMPOSED GRANITE
PATHWAYS (TYP.)

SECURE GARDEN AREAS
(SEE ENLARGEMENT
ON SHEET L-2)

SIDE PATIO AREA
(SEE ENLARGEMENT
ON SHEET L-2)

DINING PATIO
(SEE ENLARGEMENT
ON SHEET L-2)

DECORATIVE WOOD BENCH (TYP.)

IRRIGATION ZONE BOUNDARY
(SEE IRRIGATION NOTES
1-14 ON SHEET L-3)

FRONT ENTRY DRIVE
AS PERMEABLE
PAVERS (TYP.)
SEE CIVIL PLANS

BIKE
RACK

WATER
FOUNTAIN

10
L3

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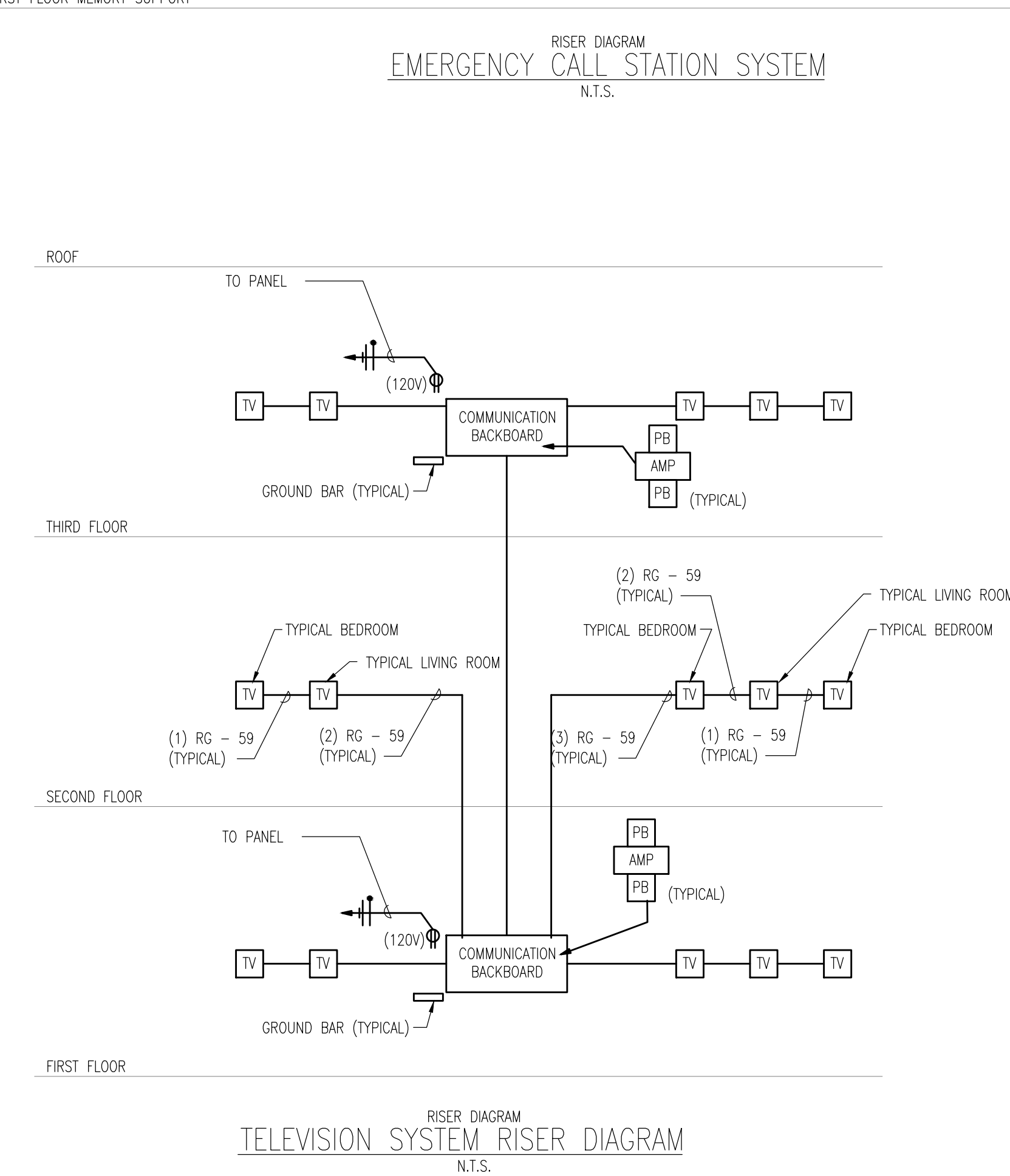
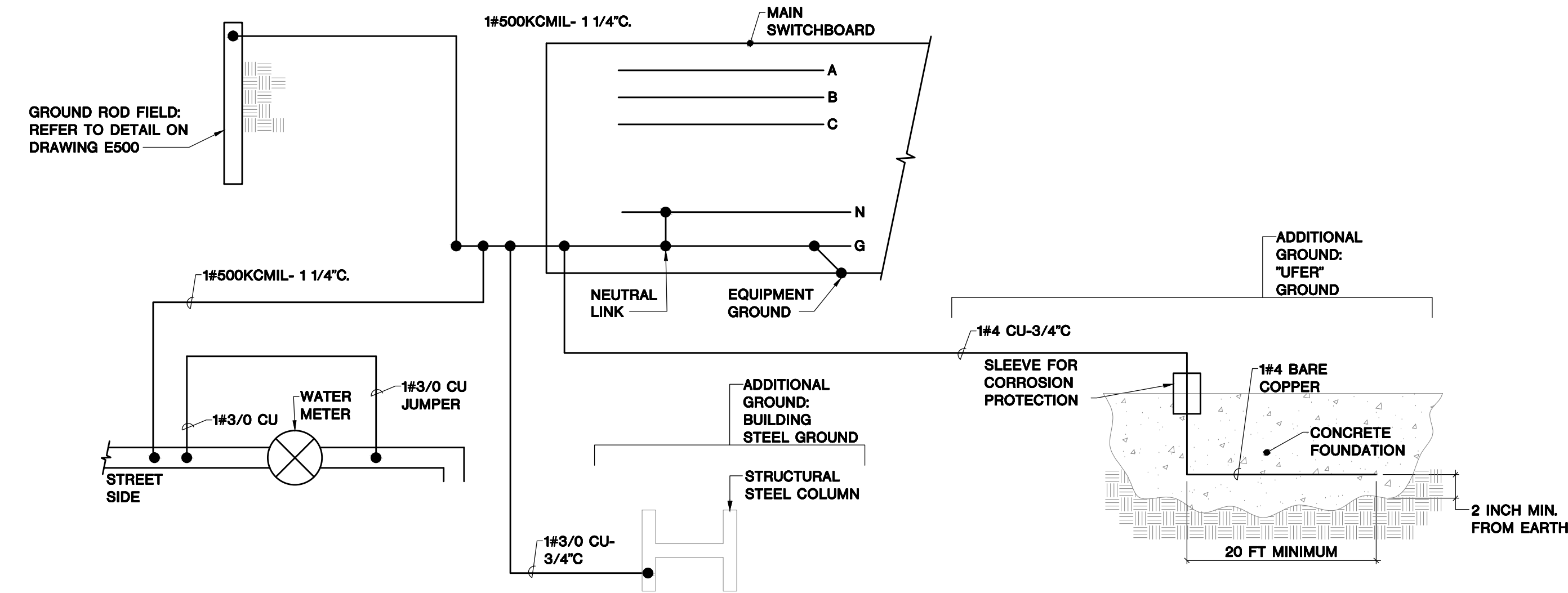
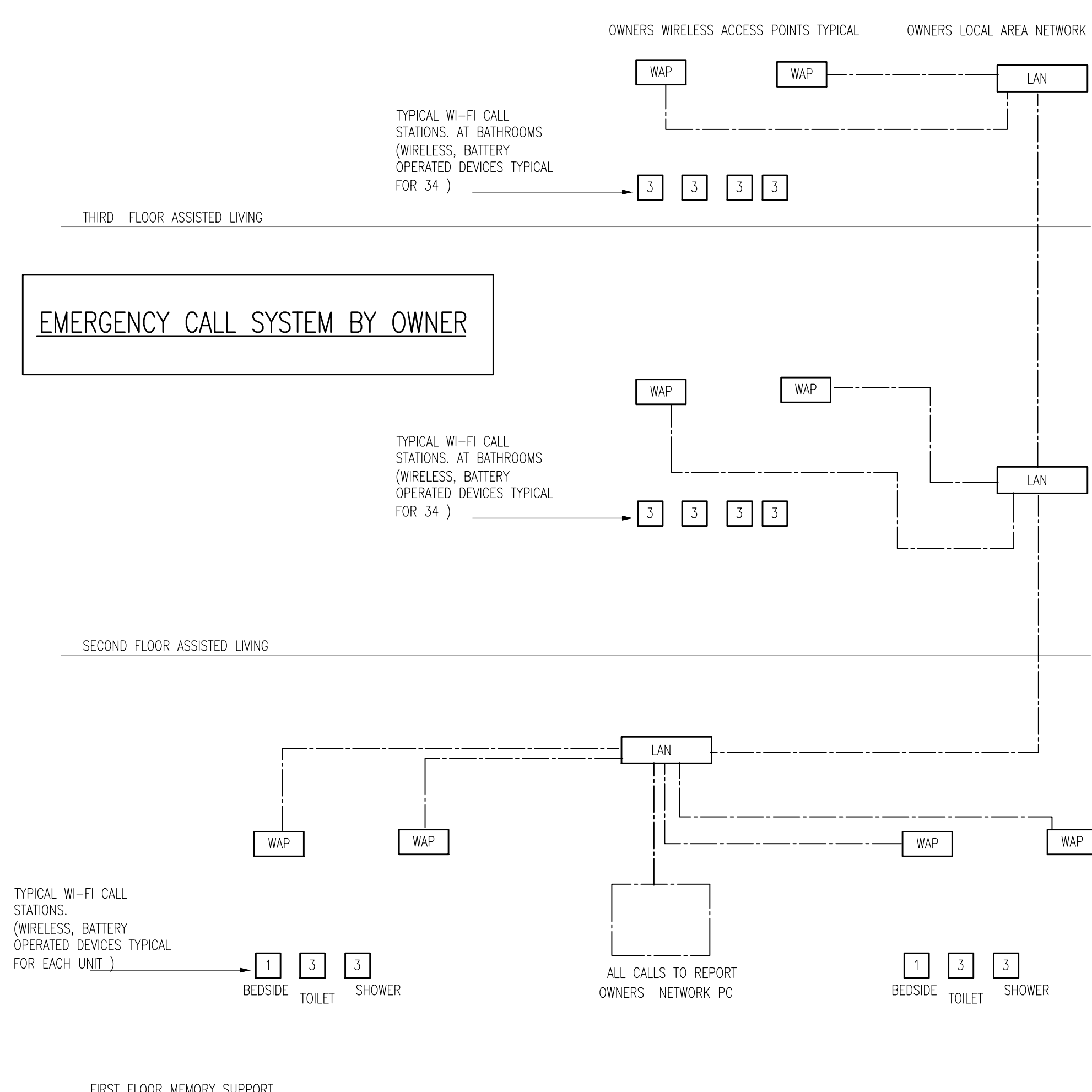
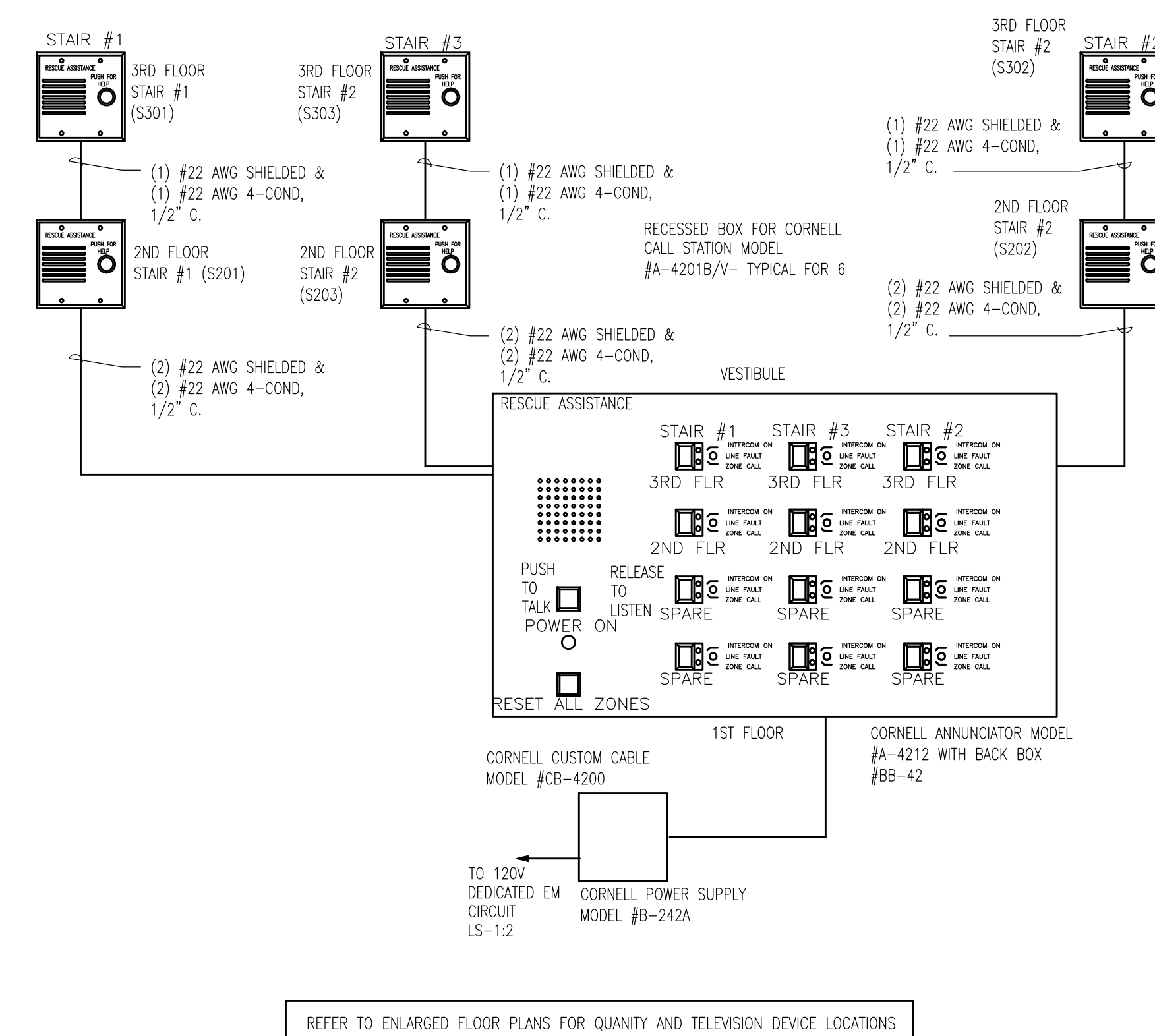
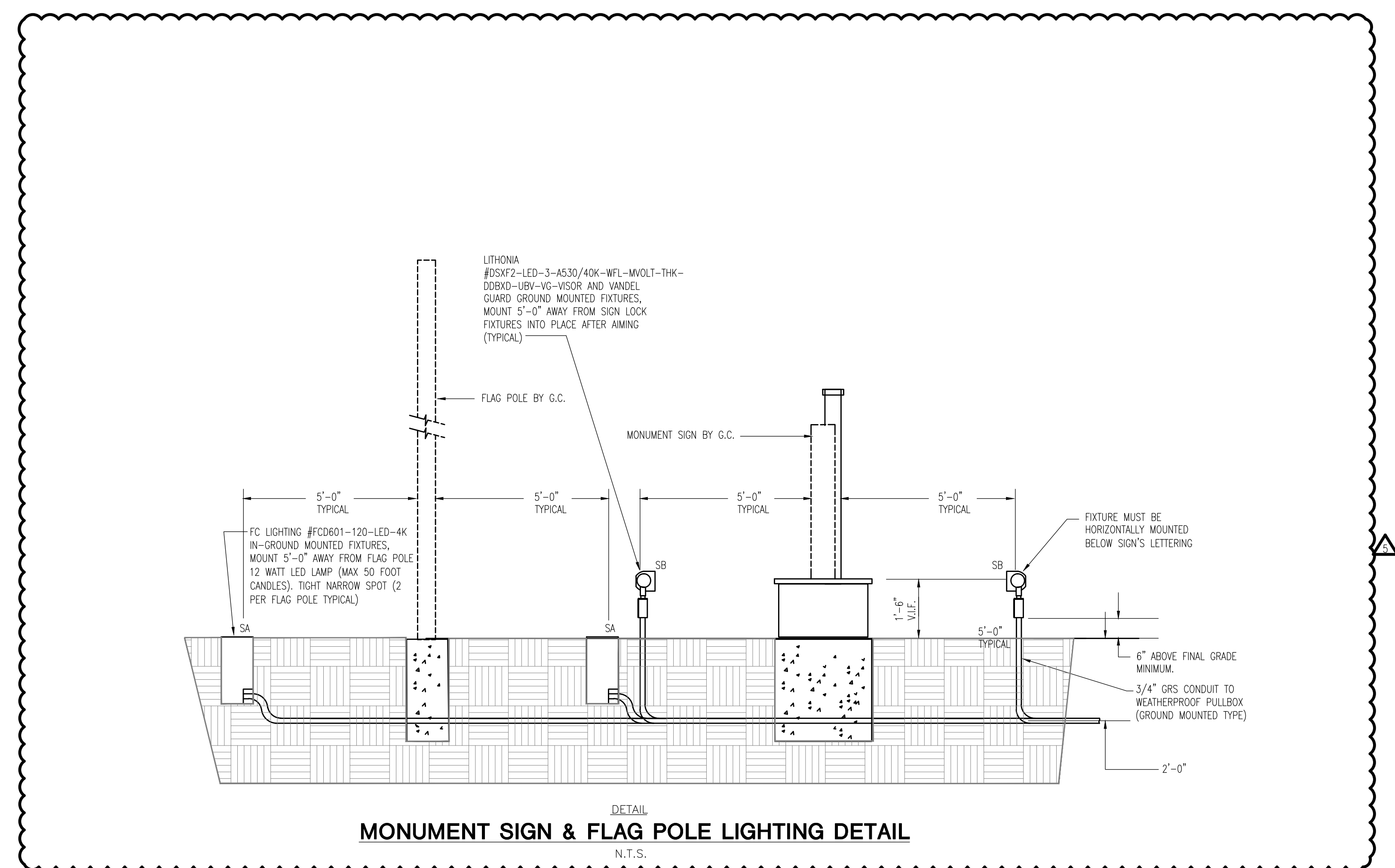
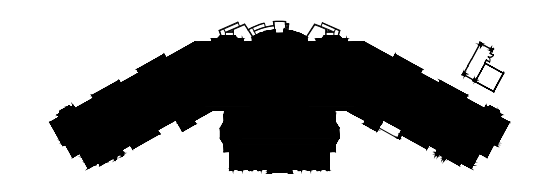
10
L3

WATER
FOUNTAIN

10
L3

WATER
FOUNTAIN

10
L3



MAIN GROUND DETAIL
N.T.S.

THIRD FLOOR				
ROOM	NUMBER	SMOKE DETECTOR	SOUNDER	BASE
		QUANTITY		
315		1 LIVING RM	1 BED RM	1 BED RM
331		1 LIVING RM	1 BED RM	1 BED RM
300 THRU 314		1 LIVING RM	1 BED RM	TYP. FOR EACH
316 THRU 330		1 LIVING RM	1 BED RM	TYP. FOR EACH

THIRD FLOOR ROOM NUMBER	SMOKE DETECTOR, QUANTITY	HOLD OPENS QUANTITY
351	5	
344	2	
347	1	
CROSS DOORS	2	2
350	6	
337	1	
335	1	
340	1	
343	1	

THIRD FLOOR			
ROOM NUMBER	SMOKE DETECTOR	SOUNDER	BASE
QUANTITY			
215	1 LIVING RM	1 BED RM	1 BED RM
231	1 LIVING RM	1 BED RM	1 BED RM
200 THRU 214	1 LIVING RM	1 BED RM	TYP. FOR EACH
216 THRU 230	1 LIVING RM	1 BED RM	TYP. FOR EACH

337	1
335	1
340	1
341	1

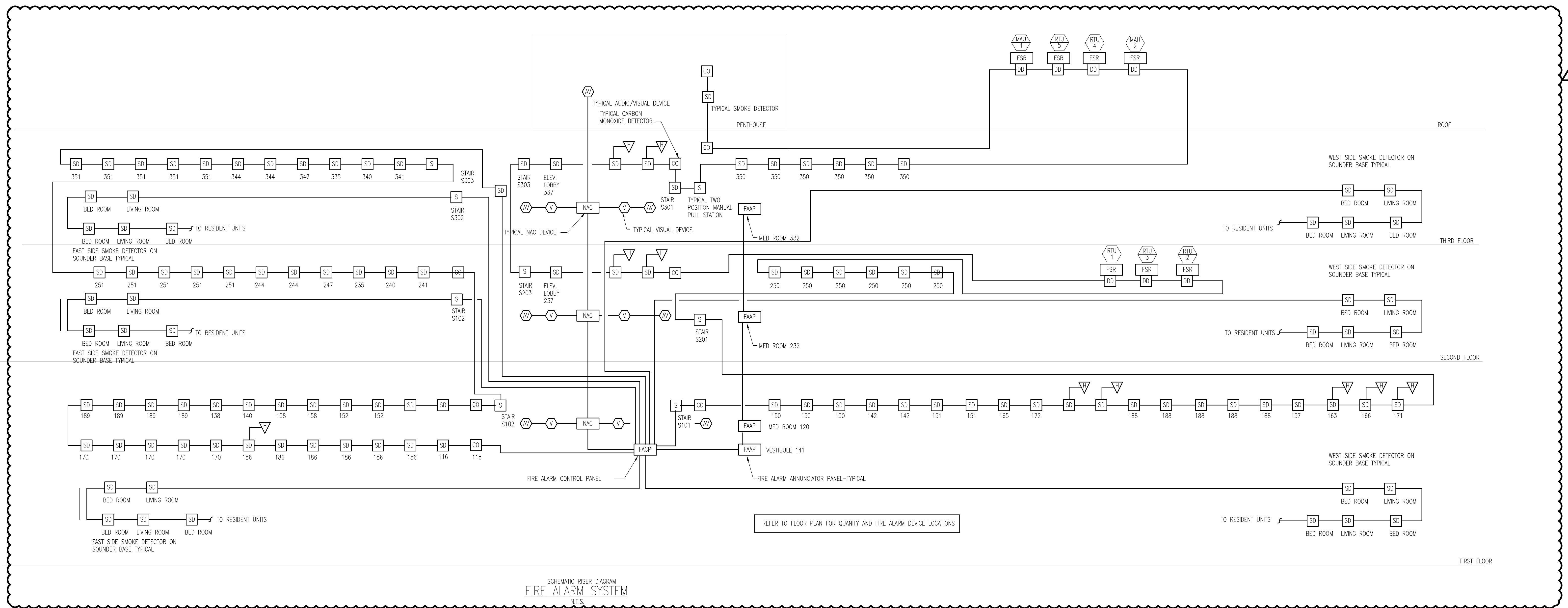
SECOND FLOOR

FIRST FLOOR				
ROOM NUMBER	SMOKE DETECTOR	SOUNDER	BASE	
	QUANTITY			
114	1 HALL	1 BED RM	1 BED RM	
125	1 HALL	1 BED RM	1 BED RM	
136	1 HALL	1 BED RM	1 BED RM	
101 THRU 113 1 BED RM TYP. FOR EACH				
115 THRU 116 1 BED RM TYP. FOR EACH				
126 THRU 135 1 BED RM TYP. FOR EACH				

	QUANTITY	QUANTITY
251	5	
244	2	
247	1	
CROSS DOORS	2	2
250	6	
237	1	
235	1	
240	1	
241	1	

FIRST FLOOR	
ROOM NUMBER	SMOKE DETECTOR, HOLD OPENS
	QUANTITY QUANTITY
118	1
116	1

170	5	
189	4	
138	1	
140	1	
158	2	
152	2	
150	3	
142	2	
151	2	
165	1	
172	1	
CROSS CORR.		
DOORS	2	2
188	5	
157	1	
163	1	2
166	1	1





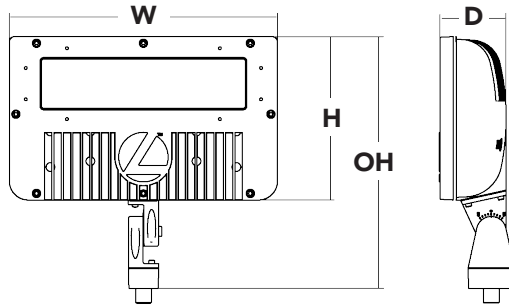
d²series

D-Series Size 2 LED Flood Luminaire



Specifications

EPA:	0.8 ft ² (0.05 m ²)
Depth:	3-1/8" (8.0 cm)
Width:	12-7/8" (32.6 cm)
Height:	7-3/4" (19.8 cm)
Overall Height	12" (30.5 cm)
Weight:	10.5 lbs (4.8 kg)



Introduction

The D-Series Size 2 Flood features precision optics to beautifully illuminate a variety of applications as its sleek, compact styling blends seamlessly with its environment.

The D-Series Flood reflector systems and cutting-edge chip-on-board LED technology produce low field-to-beam ratios for minimal spill light and incredible photometric performance. It's the ideal long-life replacement for 150 - 250W metal halide floods, with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSXF2 LED 4 A530/40K MSP MVOLT THK DDBXD

DSXF2 LED							
Series	Light Engines	Performance Package	Distribution	Voltage	Mounting	Options	Finish (required)
DSXF2 LED	3 Three COB engines ¹ 4 Four COB engines ²	530 mA options: A530/30K 3000K A530/40K 4000K A530/50K 5000K	NSP Narrow spot MSP Medium spot MFL Medium flood FL Flood WFL Wide flood WFR Wide flood, rectangular HMF Horizontal flood	MVOLT ² 120 ² 208 ² 240 ² 277 ² 347 480	Shipped included THK Knuckle with 1/2"NPS threaded pipe YKC62 Yoke with 16-3 SO cord IS Integral slipfitter (fits 2-3/8" O.D. tenon) Shipped separately³ DSXF1/2TS Tenon slipfitter (2-3/8" O.D. THK required) FTS CG6 Tenon slipfitter (2-7/8" O.D. YKC62 required)	Shipped installed PE Photocontrol, button style ⁴ DMG 0-10V dimming driver (no controls) ^{1,5} SF Single fuse (120, 277, 347V) ⁶ DF Double fuse (208, 240, 480V) ⁶ Shipped separately³ UBV Upper/bottom visor (universal) FV Full visor VG Vandal guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White

Stock configurations are offered for shorter lead times:

Standard Part Number	Stock Part Number
DSXF2 LED 3 A530/40K WFL MVOLT THK DDBXD	DSXF2 LED 3 40K
DSXF2 LED 3 A530/50K WFL MVOLT THK DDBXD	DSXF2 LED 3 50K
DSXF2 LED 4 A530/40K WFL MVOLT THK DDBXD	DSXF2 LED 4 40K
DSXF2 LED 4 A530/50K WFL MVOLT THK DDBXD	DSXF2 LED 4 50K

Accessories

Ordered and shipped separately.

DSXF1/2TS DDBXD U	Slipfitter for 1-1/4" to 2-3/8" OD tenons; mates with 1/2" threaded knuckle (specify finish)
FTS CG6 DDBXD U	Slipfitter for 2-3/8" to 2-7/8" OD tenons; mates with yoke mount (specify finish)
FRWB DDBXD U	Radius wall bracket, 2-3/8" OD tenon (specify finish)
FSPB DDBXD U	Steel square pole bracket, 2-3/8" OD tenon (specify finish)
DSXF2UBV DDBXD U	Upper/bottom visor accessory (specify finish)
DSXF2FV DDBXD U	Full visor accessory (specify finish)
DSXF2VG U	Vandal guard accessory

For more mounting options, visit our [Floodlighting Accessories](#) pages.

NOTES

- Not available with 347 or 480V.
- MVOLT driver operates on any line voltage from 120-277V. Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options) or photocontrol (PE).
- Also available as separate accessories; see Accessories information at left.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option.
- Not available with three-engine product (DSXF2 LED 3).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

Light Engines	Drive Current (mA)	Performance Package	System Watts	Dist. Type	Field Angle		Beam Angle		30K (3000K, 70 CRI)			40K (4000K, 70 CRI)			50K (5000K, 70 CRI)		
					°H	°V	°H	°V	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW
3	530	A530/-K	54W	NSP	48	49	19	19	19,398	3868	72	20,166	4648	86	20,103	4670	86
				MSP	50	48	24	23	18,631	4234	78	18,619	5087	94	18,561	5111	95
				MFL	60	60	47	46	6177	3614	67	7751	4342	80	7726	4363	81
				FL	85	84	63	62	5069	4813	89	5124	5783	107	5108	5810	108
				WFL	106	106	71	72	3573	4776	88	3842	6108	113	3830	5766	107
				WFR	107	88	85	64	3513	4845	90	3828	5821	108	3816	5849	108
				HMF	100	62	80	13	3969	2119	39	3479	2546	47	3468	2558	47
4	530	A530/-K	74W	NSP	48	49	19	19	25,870	5159	70	26,893	6198	84	26,809	6228	84
				MSP	50	48	24	23	25,415	5775	78	24,830	6933	94	24,752	6966	94
				MFL	60	60	47	46	8237	4820	65	10,336	5791	78	10,304	5818	79
				FL	85	84	63	62	6760	6419	87	6833	7712	104	6811	7749	105
				WFL	106	106	71	72	4758	6359	86	5124	7633	103	5108	7670	104
				WFR	107	88	85	64	4684	6462	87	5105	7764	105	5089	7801	105
				HMF	100	62	80	13	5293	2826	38	4639	3396	46	4625	3412	46

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.07
10°C	50°F	1.04
20°C	68°F	1.02
25°C	77°F	1.00
30°C	86°F	0.98
40°C	104°F	0.95

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the DSXF LED 4 A530 platform based on 8400 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.90	0.80

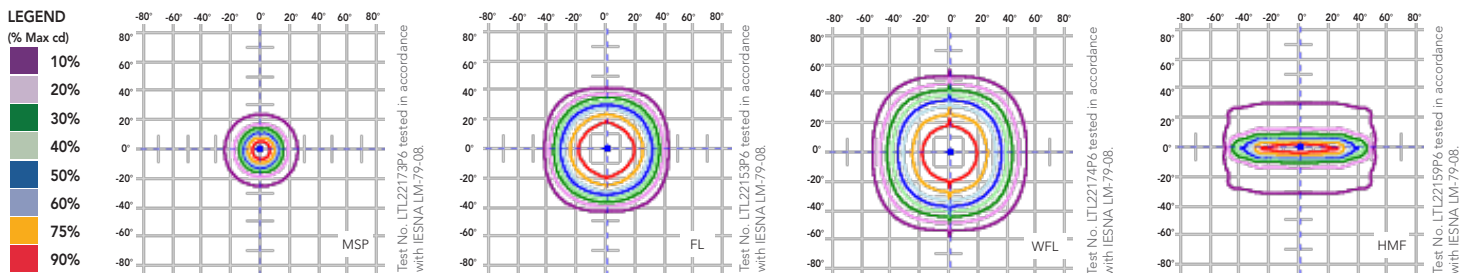
Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
3	530	54W	0.47	0.28	0.22	0.2	0.17	0.12
4	530	74W	0.63	0.37	0.33	0.3	0.22	0.16

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Flood Size 2 homepage](#).

Iscandela plots for the DSXF2 LED 4 A530/40K.



Mounting, Options and Accessories



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 2 Flood reflects the embedded high performance LED technology. It is ideal for larger signage, facade and flagpole lighting in many commercial and residential applications.

CONSTRUCTION

Die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.8 ft²) for optimized wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

A variety of precision-molded vacuum-metallized specular reflectors are engineered for superior field-to-beam ratios, uniformity and spacing. Light engines are available in 3000K (70 CRI min.), 4000K (70 CRI min.) or 5000K (70 CRI min.) configurations. Optional visors offer additional versatility.

ELECTRICAL

Light engine(s) consist of chip-on-board (COB) LEDs directly coupled to the housing to maximize heat dissipation and promote long life (100,000 hrs, L80). Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Surge protection meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Integral adjustable knuckle with 1/2-14 NPS threaded pipe, tenon slipfitter, or yoke mounting, facilitates quick and easy installation to a variety of mounting accessories. This secure connection enables the D-Series Size 2 to withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.

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

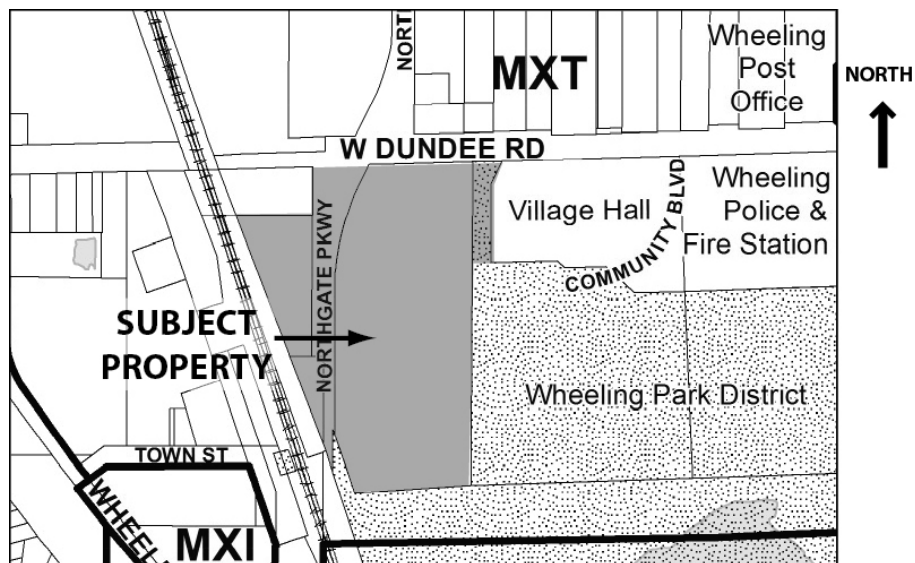
RE: **Docket No. SCBA 18-23**
ONE Wheeling Town Center
375 W. Dundee Road
Appearance Approval of a Freestanding Sign

DATE OF REPORT: June 18, 2018

DATE OF MEETING: June 28, 2018

PROJECT OVERVIEW: The petitioner is requesting appearance approval of a freestanding sign for the new residential building within the Wheeling Town Center development.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Brad Friedman, The Lynmark Group
<u>Property Owner Name:</u>	WTC LLC
<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 Relevant Zoning Action on Property:</u>	
2016-20A	Wheeling Town Center Final PUD, Ordinance No. 5033, passed October 17, 2016.

DESCRIPTION OF PROPOSAL

The petitioner is requesting appearance approval of a freestanding sign for the new apartment building of the Wheeling Town Center. The Final Planned Unit Development Ordinance noted the location of the proposed freestanding sign, near Dundee Road and Northgate Parkway. However, the sign appearance was not granted at the time of the PUD review.

SIGN REVIEW

Sign Location: The proposed business identification sign will be located at the southeast corner of Dundee Road and Northgate Parkway, near the Starbucks parcel. Per Code, a ten-foot minimum setback is required.

Sign Type, Material and Size: The proposed monument-style sign is one sided and faces northwest. The overall sign height is 6’10.5”. There is a 4” aluminum cabinet that is internally lit with white LED lighting and has routed lettering that states “Wheeling Town Center” and the tagline “the only way to live.” Larger (23”) letters stating the building name (ONE) project 2” from the cabinet. These white-faced letters are backlit, meaning they will appear halo-lit at night. The entire sign area is 40 sq. ft. (10’ x 4’). Above the cabinet are 1.5” square aluminum black posts that frame the cabinet asymmetrically. The sign cabinet is mounted into a base that appears like light gray blocks. The base material is a Texture Plus product, which is a high-density composite polymer. A spec sheet for the Texture Plus product is provided. As an example, the red brick base of the Kolssak Funeral Home sign is made of the same type of composite product. The proposed sign meets the size requirements of the Sign Code.

Sign Landscaping: The landscape plan includes an appropriate mix of dwarf evergreens (Taunton Yew), other winter interest (Sugar Baby Forsythia), deciduous shrubs (Pink Double Knock Out Rose, Koreanspice Viburnum), flowering perennials (Russian Sage, Walker’s Low Catmint, Cheerfulness Double Daffodil), and ornamental grasses (Prairie Fire Switchgrass). The area of landscaping is about three times the size of the required landscape area. The landscape plan meets the requirements of the Sign Code.

STAFF REVIEW

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

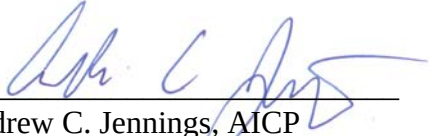
Staff Recommended Action: Staff recommends approval of the freestanding sign.

PROPOSED MOTION

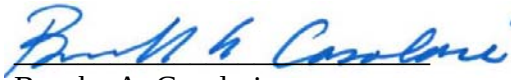
If the Plan Commission approves of the requested freestanding sign, an appropriate motion would be to:

Approve Docket No. SCBA 18-23 to grant appearance approval for the wall sign in accordance with the following plans submitted June 8, 2018 by Brad Friedman, on behalf of ONE, located at 375 W. Dundee Road, Wheeling, Illinois:

- Freestanding sign plan,
- Landscape plan, and
- Texture Plus spec sheet.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Casolari
Senior Planner

Attachments: [Freestanding sign plan](#)

 [Landscape plan](#)

 [Texture Plus spec sheet](#)



505 LAWRENCE DR, DE PERE, WI 54115
920.336.8900 GREENBAYSIGNS.COM

CLIENT: WHEELING TOWN CENTER

LOCATION: 351 WEST DUNDEE ROAD, WHEELING, IL

DRAWN BY: NICOLE P

SALESPERSON: MARK M

DATE: 11/28/2017

DESIGN #: D12212

PAGE: 6

REVISION LOG:	INTL	DATE	DESCRIPTION
	NP	03/28/2018	COLOR
	NP	04/24/2018	STONE MATCH

MONUMENT

QUANTITY: 1

SIDES: S/F

CABINET: FABRICATED ALUM (4")

LIGHTING: ILLUMINATED LED (WHITE)

FACE: .125" ALUM ROUTED & BACKED
WITH LEXAN

"ONE": 2" BACKLIT ALUM LETTERS

LIGHTING: LED (WHITE)

SUPPORTS: 1.5" SQ ALUM

BASE: TEXTURE PLUS FAUX CINDER BLOC
INTERLOCK LIGHT GREY

PHOTO EYE: YES

MOUNTING: DIRECT EMBEDMENT

INSTRUCTION: PRODUCE & INSTALL. FOUNDATION
BY OTHERS.

Exhibit received June 8, 2018

COLORS:

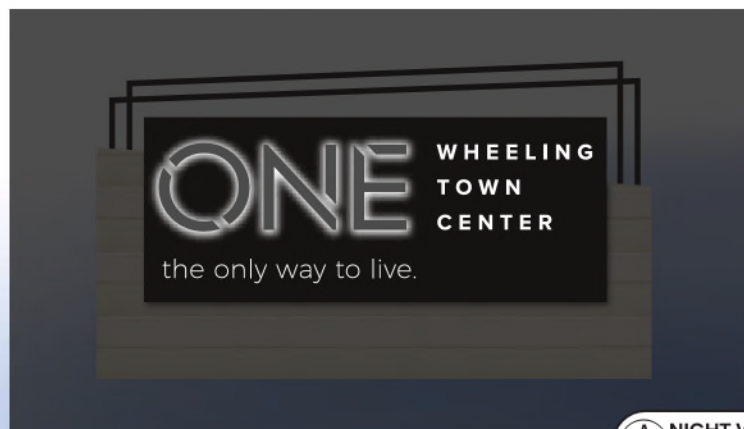
■ P-1 BLACK

□ P-2/C-2 WHITE

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

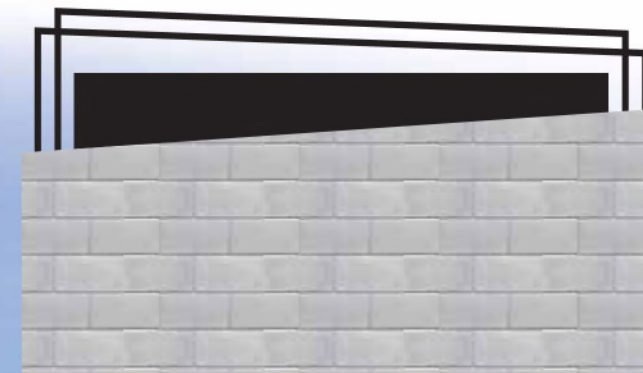
DATE

SIGN TYPE 2: MONUMENT

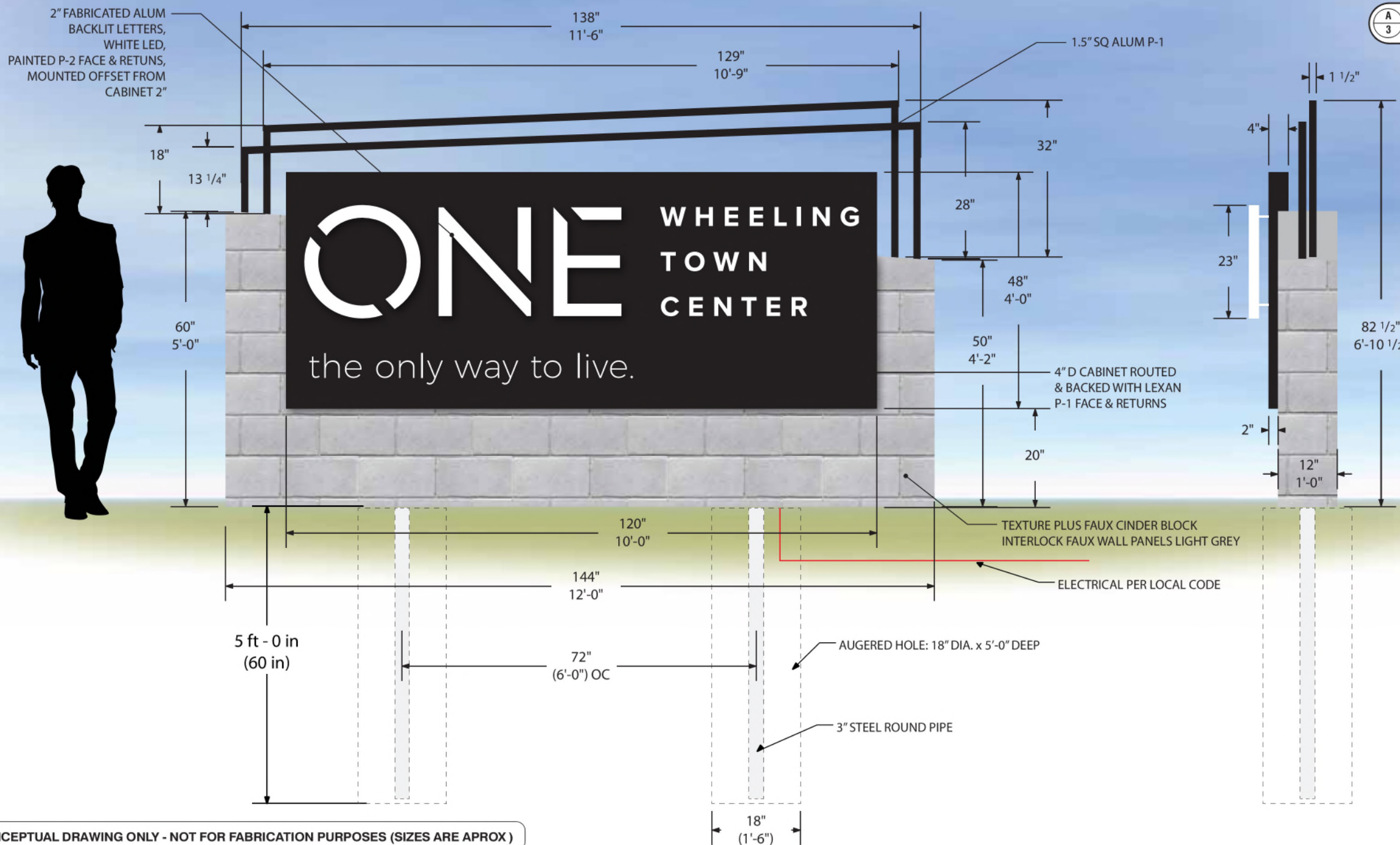


A NIGHT VIEWS
2 N.T.S.

A DETAIL VIEW
1 SCALE: 1/2" = 1'

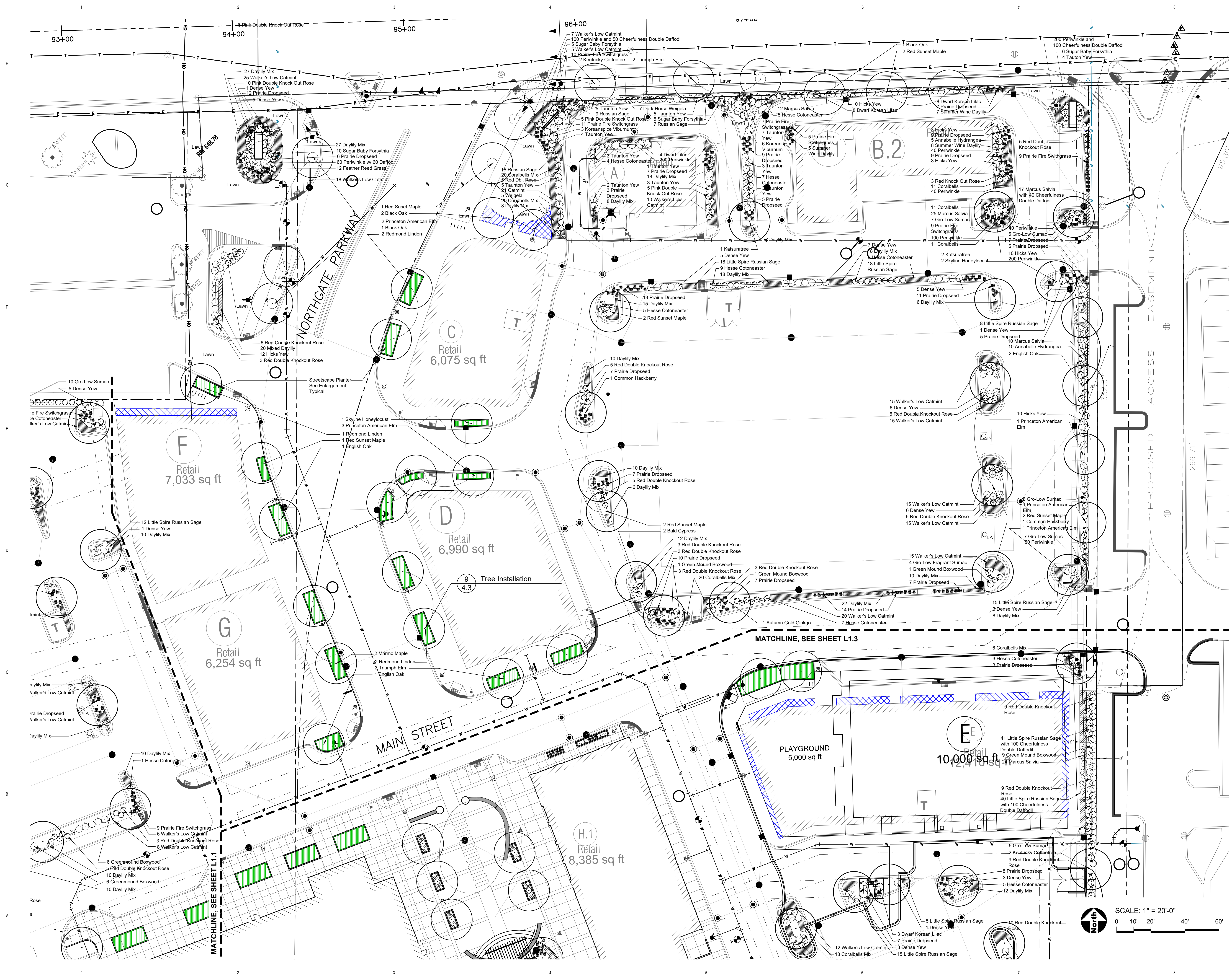


A BACK SIDE
3 N.T.S.



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

This is an original, unpublished drawing by Creative Sign Co, Inc. It is for your personal use, in conjunction with a project being planned for you by Creative Sign Co, Inc. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the expressed written permission of Creative Sign Co, Inc., is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. Creative Sign will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for clients conception of the project and are not to be understood as being exact size or exact scale.



RTKL

AN ARCADIS COMPANY

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

CONSULTANT

uplandDesign Ltd

Landscape Architecture & Park Planning
564 W Randolph St., Chicago, Illinois 60606
312-542-5800
312-542-5901
WWW.UPLANDDESIGN.COM
UPLAND PROJECT NUMBER 486

PROJECT

WHEELING TOWN CENTER

WHEELING TOWN CENTER

WHEELING TOWN CENTER

Exhibit received June 8, 2018

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

ISSUE DRAWING LOG

DATE	DESCRIPTION
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
12/18/16	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
06/08/18	Pylon / Monument Sign Landscape Rev

SEAL

MICHELLE A. KELLY

REGISTERED LANDSCAPE ARCHITECT
ILLINOIS
03-11-17
107-001002

Project Engineer

SHEET IDENTIFICATION

TITLE
LANDSCAPE PLAN

NUMBER

L1.2

2015 RTKL ASSOCIATES INC.

PRODUCT SPECIFICATIONS

Cinder Block Light Gray - Interlock



Optional Features

ASTM E-84 Class A Fire Rating Available for a surcharge per panel.
Custom colors available for orders of 50 panels
or more for an additional one time color match charge.
See website for details.

ITEM #

CIBA-1006

EXTERIOR USE

Weather proof, UV stable

INTERIOR USE

Highly durable, provides good R value (5)

SIZE

25 1/4" Tall x 40" Wide x 1 1/2" Thick

COVERAGE/PANEL

Approximately 5.4 sq ft

COLOR

Light Gray

WEIGHT

Approximately 5lbs each

SUMMARY TEST RESULTS FOR *Texture Plus Panels*

(complete test results available online)

SOLVENT RESISTANCE

This test procedure is used to evaluate the solvent resistance of the coating/polymer system, particularly when over-reduced solvent based top coats are used over the Texture Plus® system. The parts tested passed. There was no loss of coating on the Texture Plus® samples tested.

WATER RUB

This test procedure is used to determine the resistance of the coating/polymer system. The parts tested passed. There was no loss of coating on the Texture Plus® samples tested.

SUNLIGHT EXPOSURE

This test procedure is used to determine the weathering characteristics of the coating/polymer system, used in the Texture Plus® system. The parts tested passed. There was no change in CE*a*b* or Gloss values on the Texture Plus® samples tested.

ADHESION (ROOM TEMPERATURE)

This test procedure is used to evaluate the ability of the coating/polymer system to the substrate used for the Texture Plus® system. The parts tested received a Grade 5. The edges of the cuts are completely smooth; none of the squares of the lattice are detached.

FREEZE THAW

This test procedure is used to determine the resistance of the coating/polymer system used for the Texture Plus® system against cold checking. The parts tested passed. There were no checks or cracks in the Texture Plus® samples tested.

SALT SPRAY RESISTANCE

This test procedure is used to determine the resistance of the coating/polymer system used for the Texture Plus® system in resisting degradation when subject to salt spray. The parts tested passed. There were no blisters or imperfections on the Texture Plus® samples tested.

HUMIDITY

This test procedure is used to evaluate the ability of the coating/polymer system used for the Texture Plus® system in resisting degradation when exposed to 100% relative humidity. The parts tested passed. There were no blisters or imperfections on the Texture Plus® samples tested. No color shift noted.

WATER IMMERSION

This test procedure is used to evaluate the ability of the coating/polymer system used for the Texture Plus® system in resisting degradation when immersed in tap water. The parts tested passed. There were no blisters or imperfections on the Texture Plus® samples tested. No color shift noted.

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

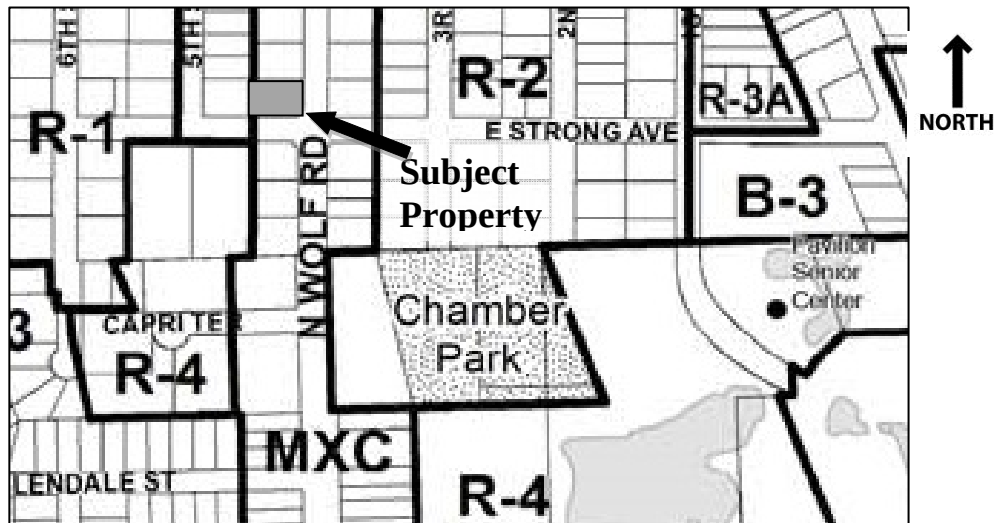
RE: **Docket No. SCBA 18-24**
Optimum Health Clinic
300 N. Wolf Road
Appearance Approval of Awnings and Wall Signs

DATE OF REPORT: June 12, 2018

DATE OF MEETING: June 28, 2018

PROJECT OVERVIEW: The petitioner is requesting appearance approval of a wall sign and two awnings for a new medical office.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	All American Sign Co.
<u>Property Owner Name:</u>	Alex Federov
<u>Common Location:</u>	At the northwest corner of Wolf Rd. & Strong Ave.
<u>Neighboring Property Land Use(s):</u>	North: Commercial West: Single-family residential South: Commercial East: Single-family residential

Existing Use of Property: Medical office

Existing Property Zoning: MXC Commercial Residential Mixed Use District

Previous Relevant Zoning Action for Property:
None.

DESCRIPTION OF PROPOSAL

The petitioner, a new medical office, is requesting appearance approval to install a wall sign and two awnings. One awning will also include business identification signage. The other awning will only include the building address.

SIGN REVIEW

Sign Locations: The primary business identification sign will be an awning sign above the storefront windows and doors on the east façade of the building, facing Wolf Road. A second sign, a wall sign, will be placed on the south façade, facing Strong Avenue. An additional awning will be placed above the storefront windows and doors of the south façade of the building, facing Strong Avenue.

Proposed Signage Size, Type and Materials:

The petitioner is proposing to install two “Pacific Blue” Sunbrella awnings. The awnings will have white lettering. The awning on the south façade will only include the business address. The primary business signage will be printed onto the awning on the east façade. It will include the business name, phone number, and a description of the business. The total area of the primary signage on the east façade awning is 23.58 sq. ft. A second sign is also proposed. The petitioner plans to install a wall sign on the south façade, facing Strong Avenue. The sign will state the word, “chiropractor”, which is a description of the business. The sign is comprised of individual channel letters on a raceway. The face of the wall sign is white, while the trimcaps and returns are black. The total size of the wall sign is 19.5 sq. ft. Each building frontage along Wolf Road and Strong Avenue is over 50 feet in length.

The proposed signs meet the requirements of the Sign Code.

STAFF REVIEW

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

Staff Recommended Action: Staff recommends approval of the awning signs.

PROPOSED MOTION

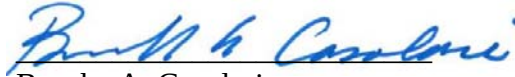
If the Plan Commission approves of the requested awnings and wall sign, an appropriate motion would be to:

Approve Docket No. SCBA 18-24 to grant appearance approval for two awning signs and one wall sign in accordance with the awning plans (4 sheets) submitted June 11, 2018 and the wall

sign plans (3 sheets) submitted June 7, 2018 for Optimum Health Clinic, located at 300 N. Wolf Road, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Casolari
Senior Planner

Attachments:

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

[Awning sign plans \(4 sheets\)](#)

[Wall sign plans \(3 sheets\)](#)

Optimum Health Clinic 300 Wolf Road
Docket No. SCBA 18-24 (Appearance Approval of Awnings and Wall Signs)



Existing conditions of east facade of subject property (looking west)

Optimum Health Clinic 300 Wolf Road
Docket No. SCBA 18-24 (Appearance Approval of Awnings and Wall Signs)



Existing conditions of south facade of subject property (looking north)

Awnings Size Detail

Awnings Sizes

- Front Entrance Awning
4' High x 24' wide x 4' Projection
- Side Entrance Awning
4' High x 16' wide x 4' Projection

Fabric:

Sunbrella
Pacific Blue # 4601 Color

Frame:

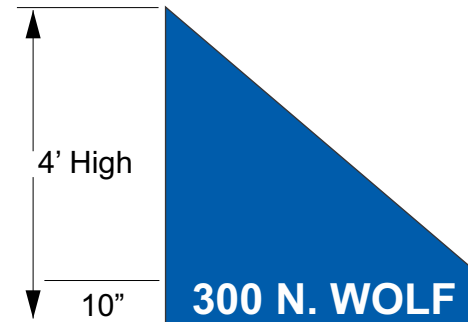
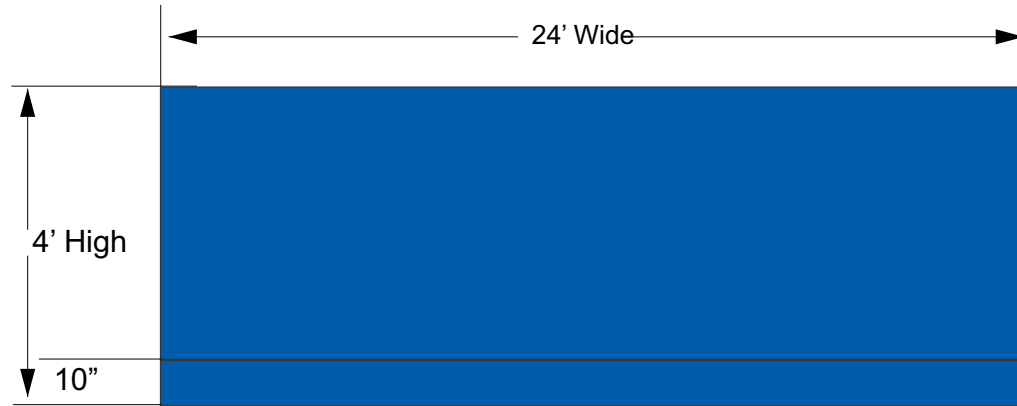
Galvanized Weld
Lifetime Warranty

Arts Works:

- White Painted Letters



Pacific Blue
4601-0000



Universal Awnings

834 N. Cicero Ave Chicago, IL 60651

P 773 887-3935

Email: universalawnings@ymail.com

JOB NAME

OPTIMUM HEALTH CLINIC

LOCATION

300 N. WOLF RD
Wheeling, IL

CUSTOMER CONTACT

Alex Fedorov

SALESMAN / PM

Dave Bou

DESIGNER

Dave Bou

DWG. DATE

5-4-2018

REV DATE / REVISION

5-21-2018

6-11-2018

JOB TYPE

New Awnings

FILE

300 N. WOLF RD
Wheeling, IL

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

SLS/PM: LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

Exhibit received June 11, 2018

Page # 1

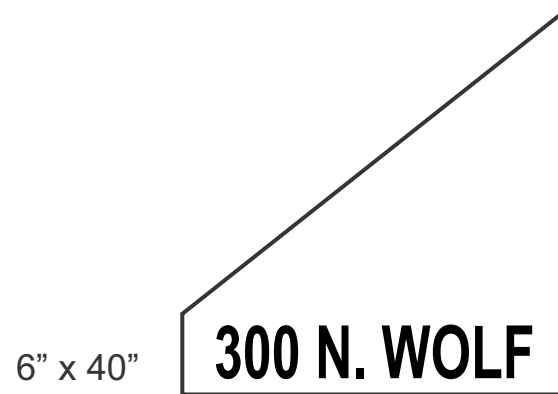
Awnings Lettering Size Detail

Universal Awnings

834 N. Cicero Ave Chicago, IL 60651

P 773 887-3935

Email: universalawnings@gmail.com



Awning Side View

Awning for Main Entrance



27 Square Fts total

Awning for Parking Side



Awning for Main Entrance





847.222.0505

CLIENT

CHIROPRACTOR

300 N. WOLF RD.
WHEELING, IL 60090

PROJECT

DATE: 06/04/2018

Chiropractor 300 N Wolf Wheeling 06042018.ai

ACCOUNT REP: JD

DESIGNER: NP

DESIGN TIME: N/A

R1:00/00/00

R2:00/00/00

R3:00/00/00

R4:00/00/00

R5:00/00/00

DESIGN STATUS:
☐ REVISE & RESUBMIT
☐ APPROVED AS NOTED
☐ APPROVED

SIGN:

DATE:

MUNICIPALITY: COMPLETED

PERMIT STATUS:
☐ REVISE & RESUBMIT
☐ APPROVED AS NOTED
☐ APPROVED

PRINT SIZE: ☒ 11"x17" ☐ 8.5"x11"

SACALE: N.T.S.


CHANNEL LETTERS

Exhibit received June 7, 2018

RENDERING

SHEET
1 OF 3

your image is our priority.

847.222.0505

CLIENT

CHIROPRACTOR

300 N. WOLF RD.
WHEELING, IL 60090

PROJECT

DATE: 06/04/2018

Chiropractor 300 N Wolf Wheeling 06042018.ai

ACCOUNT REP: JD

DESIGNER: NP

DESIGN TIME: N/A

R1: 00/00/00

R2: 00/00/00

R3: 00/00/00

R4: 00/00/00

R5: 00/00/00

DESIGN STATUS:

- ☐ REVISE & RESUBMIT
- ☐ APPROVED AS NOTED
- ☐ APPROVED

SIGN:

DATE:

MUNICIPALITY: COMPLETED

PERMIT STATUS:

- ☐ REVISE & RESUBMIT
- ☐ APPROVED AS NOTED
- ☐ APPROVED

PRINT SIZE: ☒ 11"x17" ☐ 8.5"x11"

SACALE: N.T.S.

CHANNEL LETTERS

Exhibit received June 7, 2018

DETAIL

SHEET
2 OF 3

CHIROPRACTOR

COLOR SCHEDULE

FACE:

☐ WHITE

RETURN:

☒ BLACK

RACEWAY:

☒ BLACK

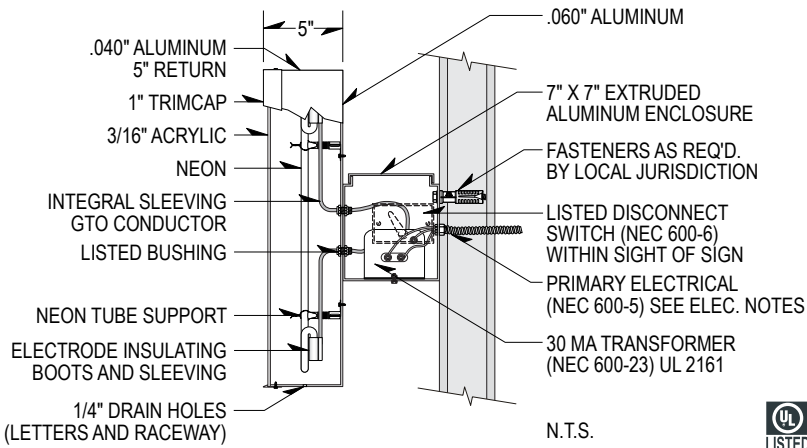
TRIMCAP:

☒ BLACK

SPECIFICATIONS

- QUANTITY: (1) SET OF FRONT LIT CHANNEL LETTERS
- ILLUMINATION: WHITE NEON
- FACES: WHITE PLEX
- CANS: BLACK
- TRIMCAP: BLACK
- MOUNTING: RACEWAY MOUNT TO BRICK FASCIA
- RACEWAY: YES, PAINTED BLACK
- DIMENSIONS: 18"x156"
- TOTAL SQUARE FEET: 19.5 SF
- PRIMARY ELECTRICAL REQUIREMENT: CONNECT TO EXISTING POWER
- UL LISTED: YES

CHANNEL LETTER - TYPICAL SECTION - FRONT-LIT NEON



ELECTRICAL NOTES



Sign Company DOES NOT provide primary electrical to sign.
Power to the sign must be done by a licensed electrical contractor or licensed electrician.
Each sign must have: 1. A minimum of one dedicated 120V 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral



ATTENTION



- RELOCATE EXISTING CHANNEL LETTER SIGN W/ RACEWAY
- SIGN FABRICATED BY OTHERS



your image is our priority.



847.222.0505

CLIENT

CHIROPRACTOR

300 N. WOLF RD.
WHEELING, IL 60090

PROJECT

DATE: 06/04/2018
 Chiropractor 300 N Wolf Wheeling 06042018.ai
ACCOUNT REP: JD
DESIGNER: NP
DESIGN TIME: N/A
R1:00/00/00
R2:00/00/00
R3:00/00/00
R4:00/00/00
R5:00/00/00
DESIGN STATUS:
☐ REVISE & RESUBMIT
☐ APPROVED AS NOTED
☐ APPROVED
SIGN:
DATE:
MUNICIPALITY: COMPLETED
PERMIT STATUS:
☐ REVISE & RESUBMIT
☐ APPROVED AS NOTED
☐ APPROVED
PRINT SIZE: ☒ 11"x17" ☐ 8.5"x11"
SACALE: N.T.S.

CHANNEL LETTERS

Exhibit received June 7, 2018

SITE PLAN

SHEET
3 OF 3

your image is our priority.

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

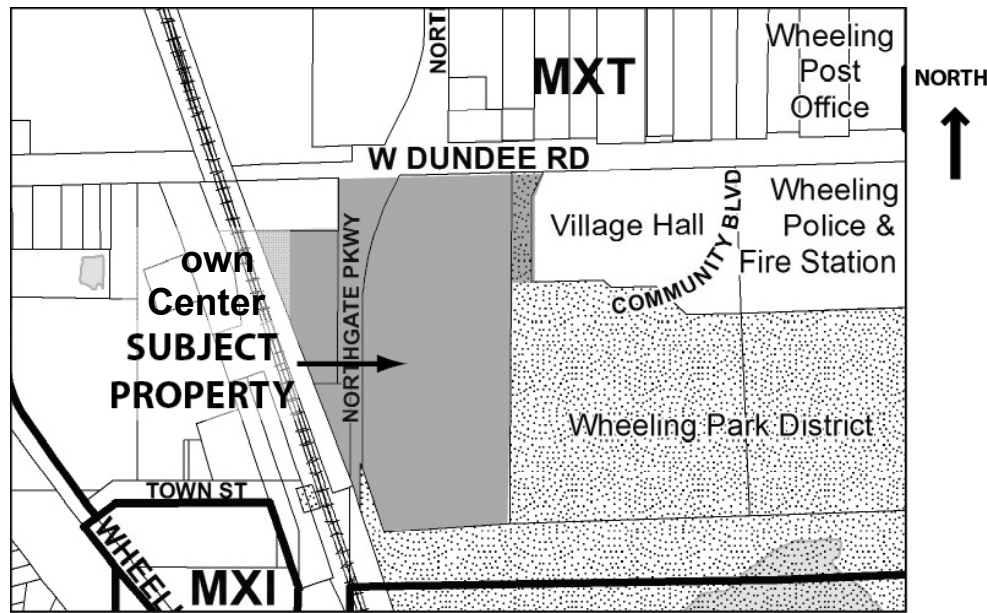
FROM: Andrew C. Jennings, Director of Community Development
Brooke A. Casolari, Senior Planner

RE: Docket No. SCBA 18-25
Wheeling Town Center
351 W. Dundee Road
Appearance Approval of Freestanding Signs

DATE OF REPORT: June 21, 2018

DATE OF MEETING: June 28, 2018

PROJECT OVERVIEW: The petitioner is requesting appearance approval modifications to the recently approved freestanding shopping center signs within the Wheeling Town Center development and for various directional signage.



GENERAL PROPERTY INFORMATION

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

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

Comprehensive Plan Designation:

Transit-oriented mixed use

Property size:

Approximately 16 acres

Existing Use of Property:

Vacant – Under construction

Proposed Use of Property:

As approved by the Final PUD for the Town Center

Existing Property Zoning:

MXT – Transit-Oriented Mixed Use District

Previous Relevant Zoning Action on Property:

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

SCBA 18-2 Wheeling Town Center Directory Signs, approved January 11, 2018

DESCRIPTION OF PROPOSAL

The appearance of two multi-tenant shopping center signs for the Town Center development was approved earlier this year by the Plan Commission. The developer wishes to amend the sign plan and to include additional tenant signage for One, the apartment building, on the freestanding signs. The applicant is seeking appearance approval for the amended multi-tenant sign plan.

In addition, directional signs for the Town Center and for Metra parking are included in this application. Appearance approval for the directional signs are required because they are greater than three square feet in area.

SIGN REVIEW

Sign Locations: Two multi-tenant directory signs are proposed along Dundee Road. One is located at the southwest corner of Dundee and Northgate Parkway. The other is located at the southwest corner of Dundee and the right-in, right-out access drive east of building B. Each sign is perpendicular to Dundee Road. Per Code, a ten-foot minimum setback is required. No change is proposed to the sign locations since they were reviewed earlier this year. The locations of the proposed directional signs are shown on the overall site plan.

Sign Type, Materials and Size: The proposed multi-tenant signs are identical in size and appearance. Each has an overall height of 30 feet. There are three black aluminum sign cabinets on each pylon sign that are supported by bronze-color 4" steel square tubing. The top cabinet includes the development name and logo and has a measured sign area of approximately 46 feet. It includes channel letters with black returns and white faces. The middle cabinet is 128 square feet in size and includes tenant panels of various sizes. The bottom cabinet is for One, the apartment building, and is 26 square feet in area. It appears that all tenant panels have black backgrounds and white lettering and/or logos. Each vertical tubing element is standing on 5'4" high pillar base covered in a Texture Plus product, which is a high-density composite polymer.

The product appears like stone and is the same product proposed for the One apartment building freestanding sign (SCBA 18-23).

Two types of directional signs are also proposed for inside the Town Center development. First, is the Wheeling Town Center directional signs. Five such signs are proposed. The site plan illustrates the exact locations in the development. The signs are 6'8" high and include 13.3 sq. ft. of sign area. The signs are double-sided and appear of similar design to the multi-tenant signs, which include black aluminum cabinets with white lettering. The signs are non-illuminated. The second type of sign is the Metra parking directional sign. There are four such signs. The site plan illustrates the exact locations in the Metra parking lot. These double-sided non-illuminated pole signs are similar to other Metra parking signs in the region. They have a blue cabinet with white lettering. The signs are 12.7 square feet in size

The proposed signs are within the regulations of the Sign Code and the sign variations allowed by the PUD.

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

STAFF REVIEW

Engineering Division Review: The Engineering Division has reviewed the location of the two multi-tenant signs and has the following comments, which have been added as conditions to the motion for approval:

1. The foundation for the signs shall maintain minimum horizontal separation from watermain of 10-feet.
2. Complete utility locates are required prior to excavation.

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

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

PROPOSED MOTION

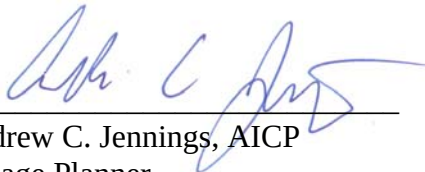
If the Plan Commission approves of the appearance of the requested two shopping center freestanding signs for the Town Center Development, an appropriate motion would be to:

Recommend approval Docket No. SCBA 18-25 granting appearance approval of two freestanding multi-tenant development signs and nine directional signs in accordance with the following exhibits submitted June 8, 2018, for the Wheeling Town Center Development, at 351 W. Dundee Road, Wheeling, Illinois:

- Sign plans (4 sheets),
- Site plan, and
- Landscape plan and plant list (2 sheets).

And with the following conditions of approval:

1. The foundation for the two multi-tenant signs shall maintain minimum horizontal separation from watermain of 10-feet.
2. Complete utility locates are required prior to excavation for the two multi-tenant signs.



Andrew C. Jennings, AICP
Village Planner



Brooke A. Casolari
Senior Planner

Attachments:

[Sign plans \(4 sheets\)](#)

[Site plan](#)

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

CLIENT: WHEELING TOWN CENTER

LOCATION: 351 WEST DUNDEE ROAD, WHEELING, IL

DRAWN BY: NICOLE P

SALESPERSON: MARK M

DATE: 11/28/2017

DESIGN #: D12212

PAGE: 1.4

REVISION LOG:	INTL	DATE	DESCRIPTION
	NP	05/10/2018	NO STARBUCKS LOGO
	NP	05/15/2018	2" T-BAR
	NP	05/17/2018	DIFFERENT CMX LOGO
	NP	05/17/2018	TENANT SPACES
	NP	06/05/2018	LOWER CABINET

PYLON

QUANTITY: 1

SIDES: D/F

LIGHTING: LED (WHIE)

TOP CABINET: FABRICATED ALUM (32")

MAIN LOGO: OPEN FACED CHANNEL LETTERS

RETURNS 3" BLACK

COPY: FACELIT CHANNEL LETTERS

TRIM-CAP: WHITE JEWELITE

RETURNS: 3" BLACK

TENANT CAB: 2 FABRICATED ALUM CABINETS (8")

LIGHTING: LED ILLUMINTED (WHITE)

RETAINER: 2" STANDARD

T-BARS: 2" METAL

FACES: LEXAN

GRAPHICS: CUT BLACK VINYL, 1ST SURFACE

FONT: SUPPLIED ART, FRUTIGER LT STD BLACK

CAP: 4"

POLES: 4" SQ STEEL

BASE: TEXTURE PLUS DECONSTRUCTED
PALLET INTERLOCK PANELS WEATHERED

PHOTO EYE: YES

MOUNTING: DIRECT EMBEDMENT

INSTRUCTION: PRODUCE & INSTALL. FOUNDATION
BY OTHERS.

COLORS:

P-1 MP07458 CAST BRONZE MATTE FINISH

P-2/C-2 WHITE

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

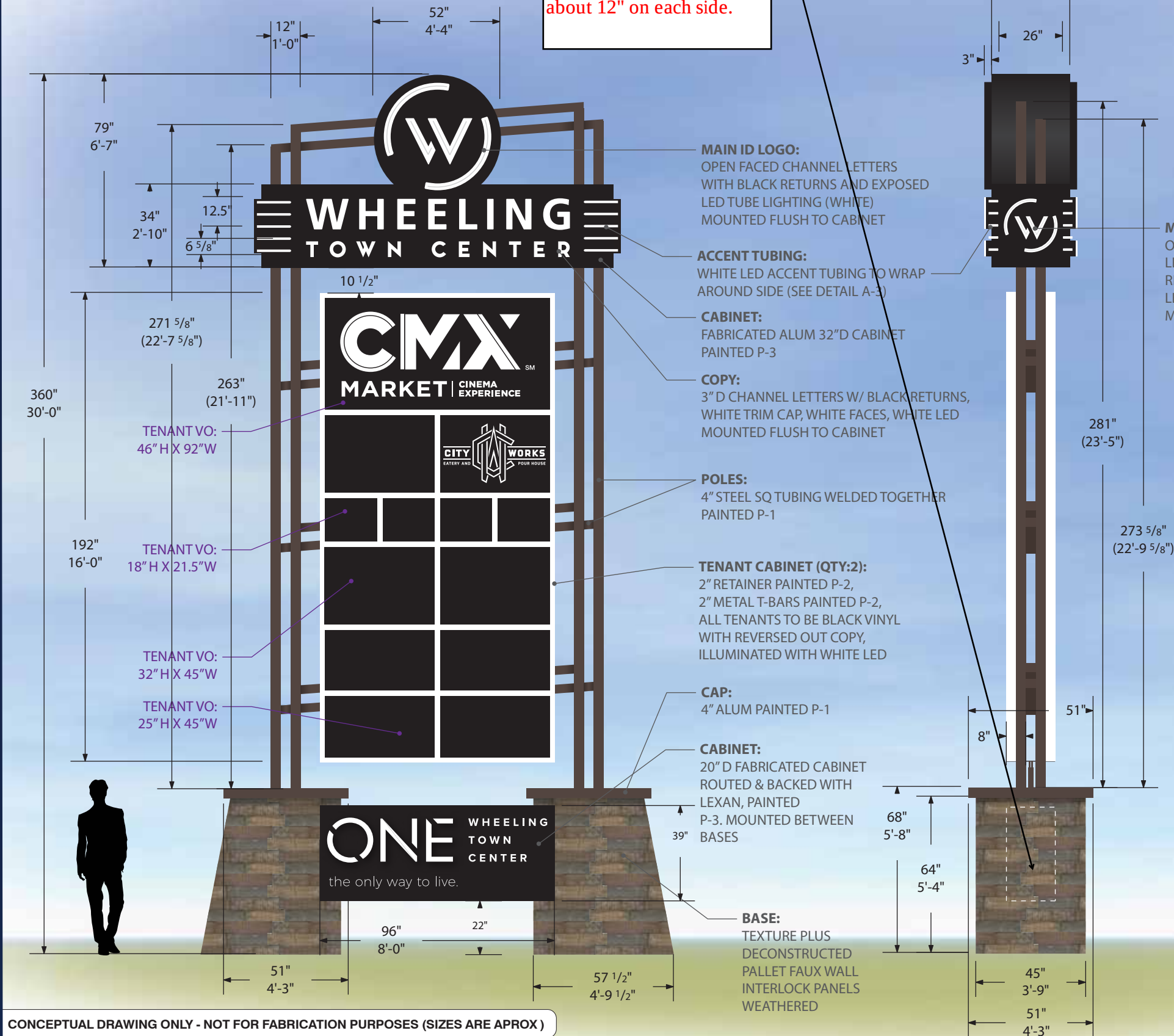
P-5 MP10441 CAPILANO BRIDGE MATTE FINISH

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

Exhibit received June 8, 2018

DATE

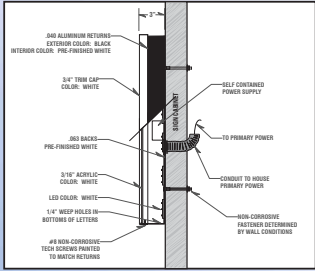
A DETAIL VIEW
1 SCALE: 1/4" = 1'



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SIGN TYPE 1: PYLON



FACE-ILLUMINATED CH. LTBS. (SELF CONT. PS.)
LETTER WITH SELF CONTAINED POWER SUPPLY LOCATED INSIDE LETTER



DETAIL A-3
N.T.S.

A NIGHT VIEW
2 N.T.S.



CLIENT: WHEELING TOWN CENTER

LOCATION: 351 WEST DUNDEE ROAD, WHEELING, IL

DRAWN BY: NICOLE P

SALESPERSON: MARK M

DATE: 11/28/2017

DESIGN #: D12212

PAGE: 3

REVISION LOG:	INTL	DATE	DESCRIPTION
	NP	03/28/2018	PAINT COLORS
	NP	04/30/2018	POLE DESIGN
	NP	05/02/2018	FONT

DIRECTIONALS

QUANTITY: 5

SIDES: D/F

LIGHTING: NON-LIT

CABINET: FABRICATED ALUM (8")

GRAPHICS: CUT WHITE REFLECTIVE VINYL

FONT: FRUTIGER LT STD CONDENSED

SIGN B ONLY: WALL PLANTER HOOK SCREWED TO SOUTH SIDE FACE

POLES: 2" STEEL TUBES

MOUNTING: DIRECT EMBEDMENT

INSTRUCTION: PRODUCE & INSTALL.

COLORS:

■ P-1 MP07458 CAST BRONZE MATTE FINISH

□ V-2 WHITE REFLECTIVE VINYL

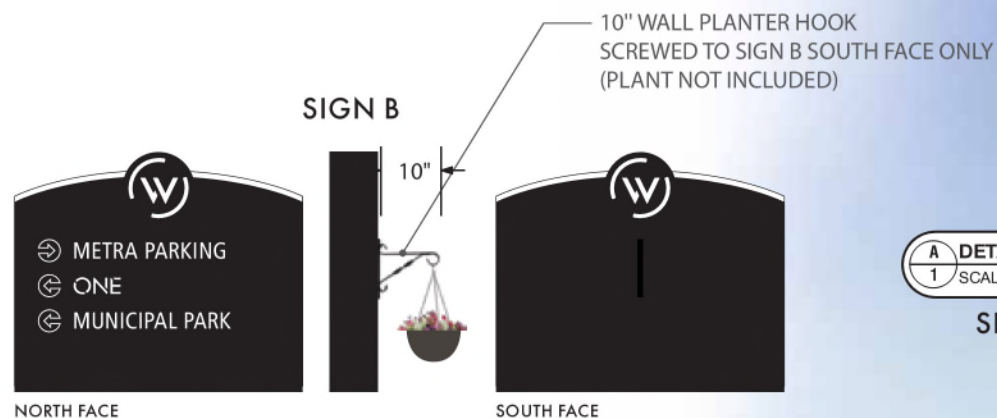
■ P-3 BLACK

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

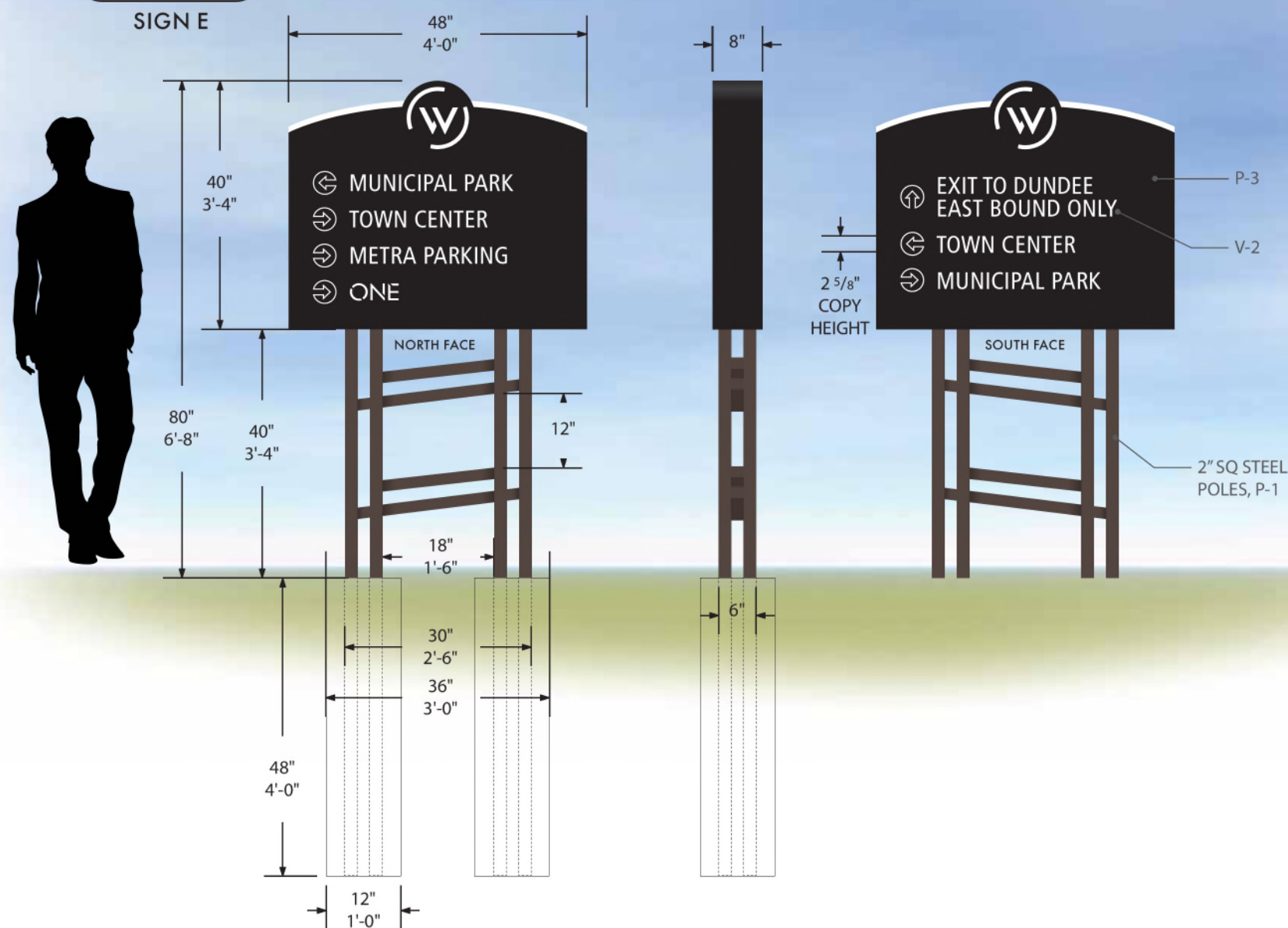
Exhibit received June 8, 2018

DATE

A DETAIL VIEW
2 SCALE: 3/8" = 1"



A DETAIL VIEW
1 SCALE: 1/2" = 1"



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SIGN TYPE 3: DIRECTIONAL



505 LAWRENCE DR, DE PERE, WI 54115
920.336.8900 GREENBAYSIGNS.COM

CLIENT: WHEELING TOWN CENTER

LOCATION: 351 WEST DUNDEE ROAD, WHEELING, IL

DRAWN BY: NICOLE P

SALESPERSON: MARK M

DATE: 11/28/2017

DESIGN #: D12212

PAGE: 4

REVISION LOG:	INTL	DATE	DESCRIPTION
	NP	05/02/2018	FONT

METRA PARKING SIGNS

QUANTITY: 2

SIDES: D/F

LIGHTING: NON-LIT

FACES: 1/8" ALUM

GRAPHICS: CUT WHITE REFLECTIVE VINYL

FONT: FRUTIGER LT STD BOLD

POLES: 3.25" SQ

MOUNTING: DIRECT EMBEDMENT

INSTRUCTION: PRODUCE & INSTALL.

COLORS:

☐ V-2/P-2 WHITE REFLECTIVE VINYL/WHITE

☒ P-3 BLACK

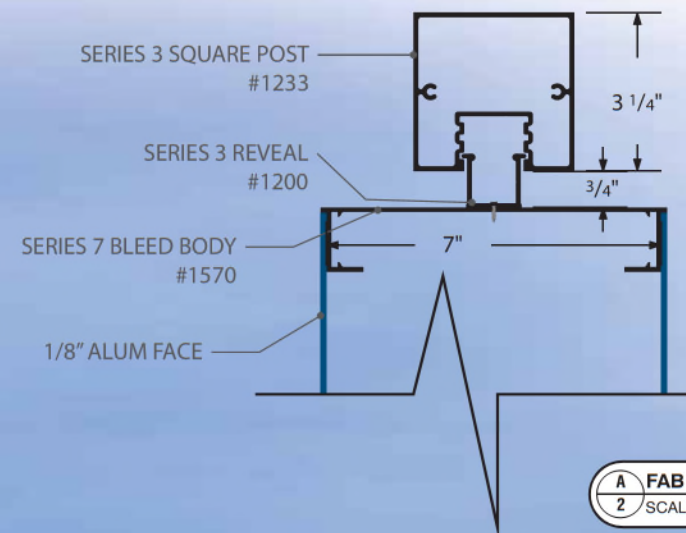
☒ P-4 PMS 301 C

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

Exhibit received June 8, 2018

DATE

SIGN TYPE 4: METRA PARKING SIGNS



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505 LAWRENCE DR, DE PERE, WI 54115
920.336.8900 GREENBAYSIGNS.COM

CLIENT: WHEELING TOWN CENTER

LOCATION: 351 WEST DUNDEE ROAD, WHEELING, IL
DRAWN BY: NICOLE P
SALESPERSON: MARK M
DATE: 11/28/2017
DESIGN #: D12212
PAGE: 5

REVISION LOG:	INTL	DATE	DESCRIPTION
	NP	05/02/2018	FONT

METRA PARKING SIGNS

QUANTITY: 3
SIDES: S/F
LIGHTING: NON-LIT
FACES: 1/8" ALUM
GRAPHICS: CUT WHITE REFLECTIVE VINYL
FONT: FRUTIGER LT STD BOLD

POLE MOUNTING: TO LIGHT POLE WITH ANGLES AND/OR METAL STRAPS AS NEEDED

ELECTRICAL BOX
MOUNTING: FLUSH TO BOX WITH D/S & SILICONE

INSTRUCTION: PRODUCE & INSTALL.

COLORS:

☐ V-2/P-2 WHITE REFLECTIVE VINYL/WHITE

☒ P-4 PMS 301 C

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

Exhibit received June 8, 2018

DATE



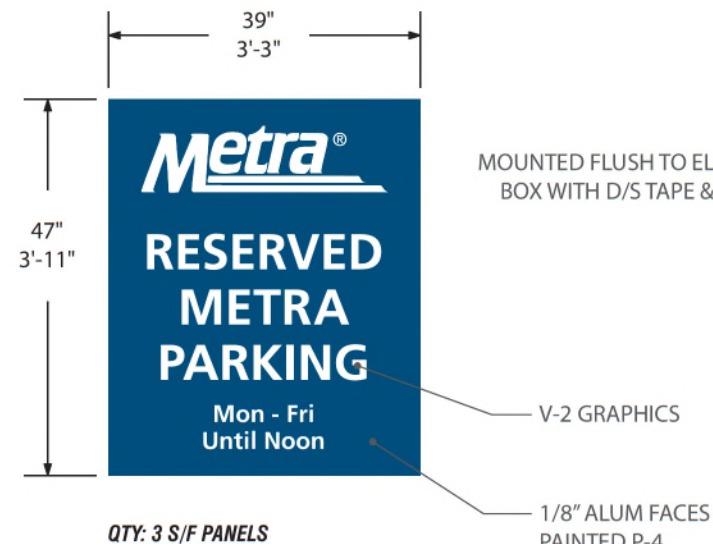
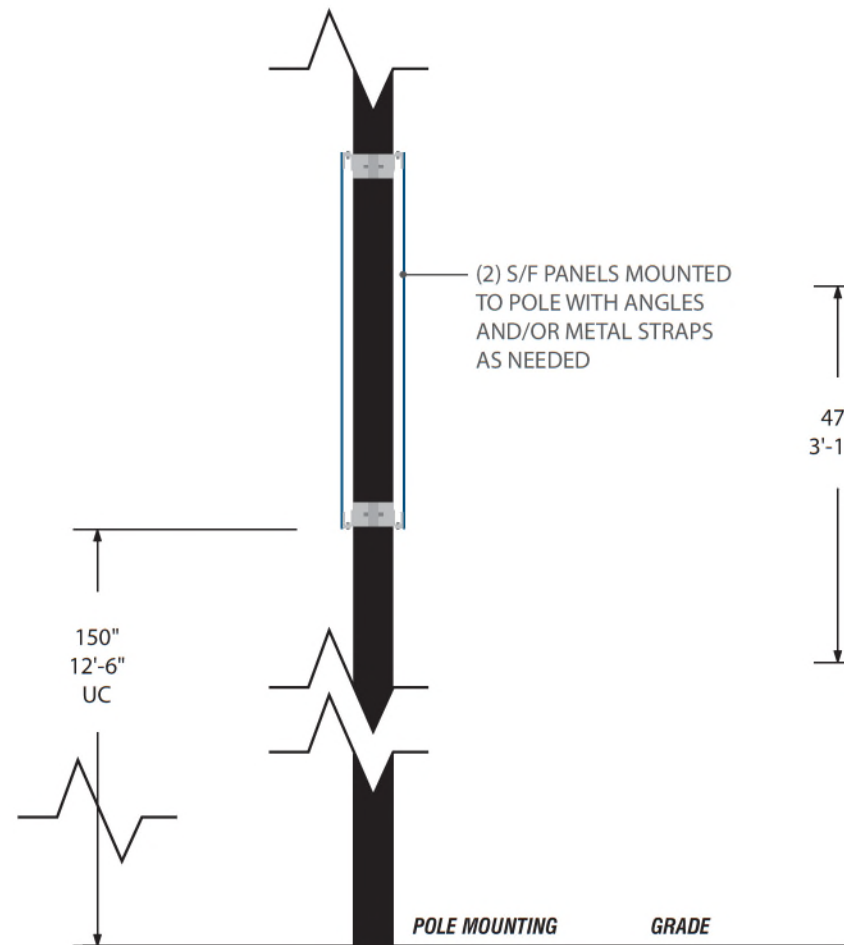
A LOCATION VIEW (AFTER)
1 SCALE: 3/32" = 1'

(2) S/F PANELS MOUNTED TO POLE



A LOCATION VIEW (AFTER)
2 SCALE: 1/4" = 1'

(1) S/F PANEL MOUNTED TO ELECTRICAL BOX

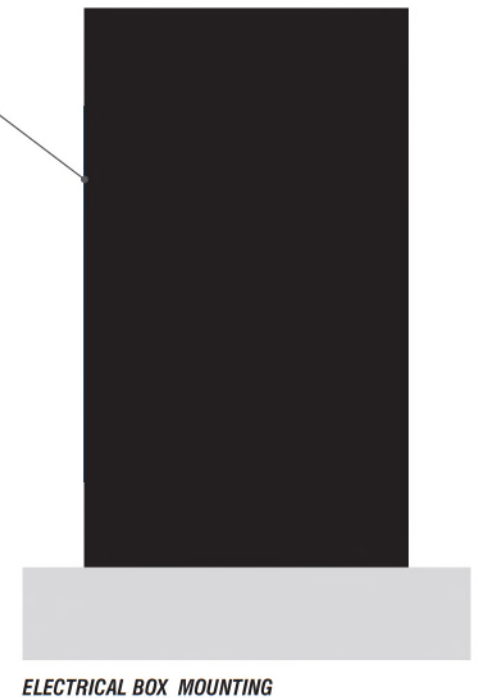


A DETAIL VIEW
3 SCALE: 1/2" = 1'

MOUNTED FLUSH TO ELECTRICAL BOX WITH D/S TAPE & SILICONE

V-2 GRAPHICS

1/8" ALUM FACES PAINTED P-4



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505 LAWRENCE DR, DE PERE, WI 54115
920.336.8900 GREENBAYSIGNS.COM

CLIENT: WHEELING TOWN CENTER

LOCATION: 351 WEST DUNDEE ROAD, WHEELING, IL
DRAWN BY: NICOLE P
SALESPERSON: MARK M
DATE: 11/28/2017
DESIGN #: D12212
PAGE: 9

REVISION LOG:	INTL	DATE	DESCRIPTION
	NP	03/28/2018	EDITS

SITE PLAN

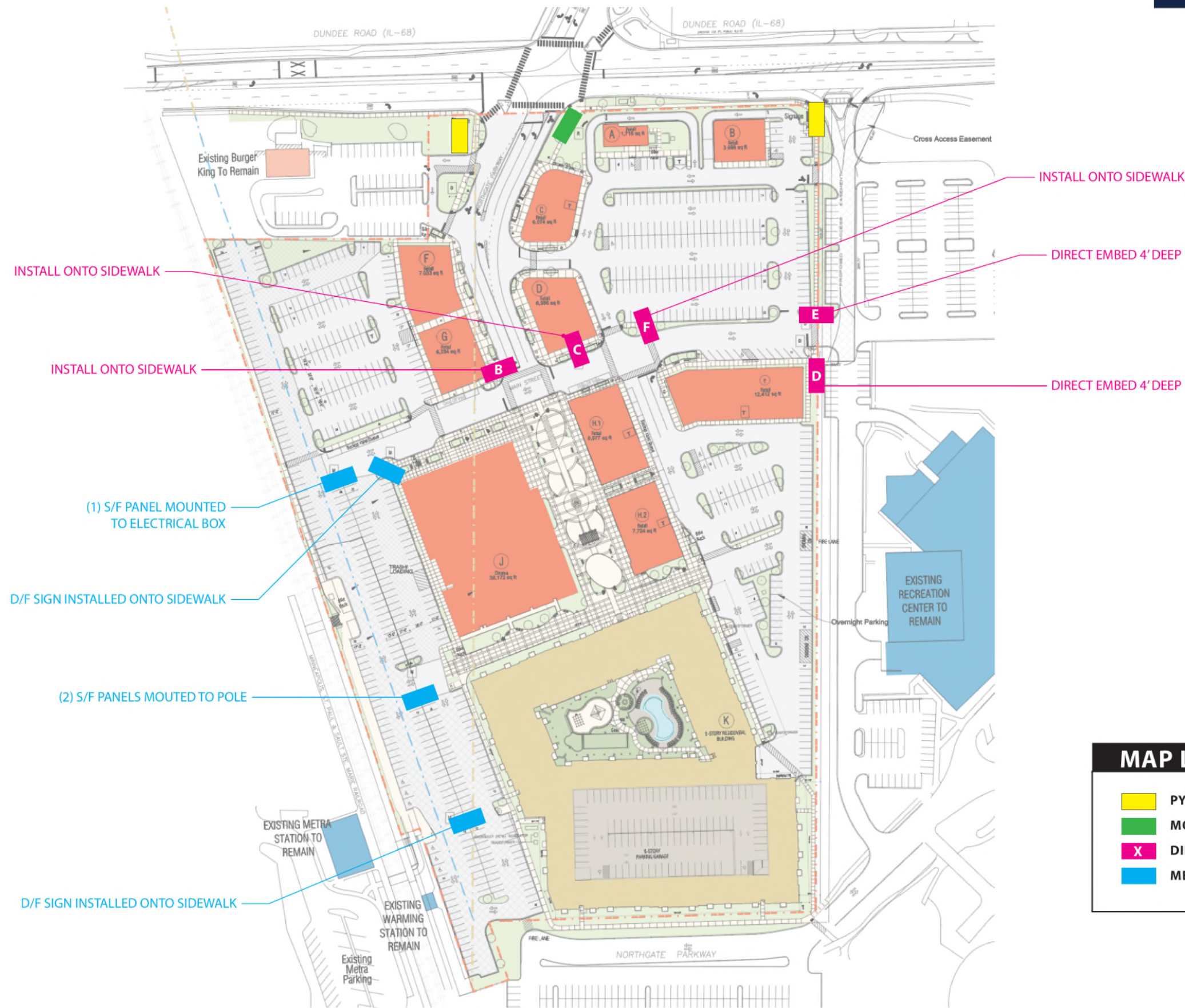
COLORS:

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

Exhibit received June 8, 2018

DATE

SITE PLAN

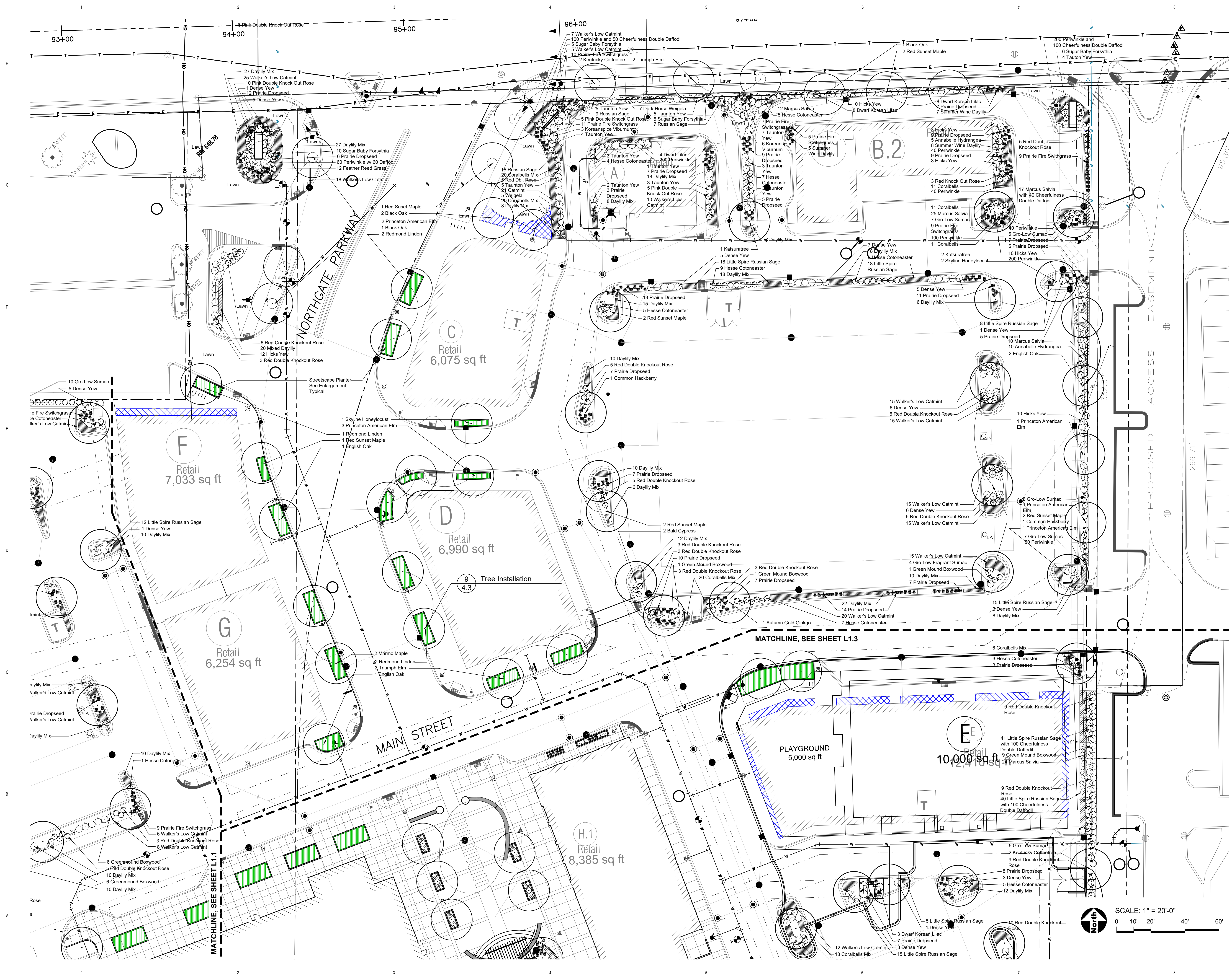


MAP LEGEND

- PYLON
- MONUMENT
- X DIRECTIONAL
- METRA PARKING

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RTKL

AN ARCADIS COMPANY

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

CONSULTANT

uplandDesign Ltd
Landscape Architecture & Park Planning
564 W Randolph St., Chicago, Illinois 60606
312-542-5900
815-254-0091 www.uplandDesign.com
UPLAND PROJECT NUMBER 486

WHEELING TOWN CENTER

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

Exhibit received June 8, 2018

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
12/18/16	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
06/08/18	Pylon / Monument Sign Landscape Rev

SEAL

SHEET IDENTIFICATION

TITLE

LANDSCAPE PLAN

NUMBER

L1.2

2015 RTKL ASSOCIATES INC.

VILLAGE OF WHEELING LANDSCAPE ORDINANCE REQUIREMENTS			
		Landscape Required	Landscape Proposed
Tree Preservation and Enhancement			
Replacement Trees			
	1.5 times the tree trunk diameter of the removed tree	1,065 caliper inches = 354 trees	17 site trees 55 parking lot trees 29 streetscape planter trees 29 village green trees 22 residential midrise trees = 152 shade trees total
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			
	Isreet 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			
	110-19: 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 'Hessei'	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 'Radtkopink'	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 'Haeumanarnc'	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 'Hessei'	Hesse Cotoneaster
5	#5 cont., 24" Ht.	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea
16	#5 cont., 24" 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 'Haeumanarnc'	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)
3	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 'Summer Wine'	Summer Wine 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	Katsuratree
7	3" cal.	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo (male)
3	3" cal.	Gleditsia nacinthos 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
2	3" cal.	Taxodium distichum	Bald Cypress
5	3" cal.	Tilia americana 'Redmond'	Redmond Linden
6	3" cal.	Ulmus americana 'Princeton'	Princeton American Elm
5	3" cal.	Ulmus 'Morton Glory'	Triumph Elm
55	Total		
Deciduous Shrubs - Balled and Burlap or Pot			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
250	#5 cont., 18" ht.	Cotoneaster 'Hesse'	Hesse Cotoneaster
250	#5 cont., 30" Ht.	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
10	#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
12	#5 cont., 18" ht.	Weigela 'Dark Horse'	Dark Horse Weigela
61	Total		
Perennials - Pots			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
21	#1 cont. - 50% Mix	Hemerocallis 'Going Bananas'	Going Bananas Daylily
21	#1 cont. - 50% Mix	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily
20	#1 cont. - 50% Mix	Heuchera micrantha 'Palace Purple'	Palace Purple Coralbells
20	#1 cont. - 50% Mix	Heuchera sanguinea 'Chatterbox'	Chatterbox Coral Bells
43	#1 cont.	Nepeta racemosa 'Walker's Low'	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		

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

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

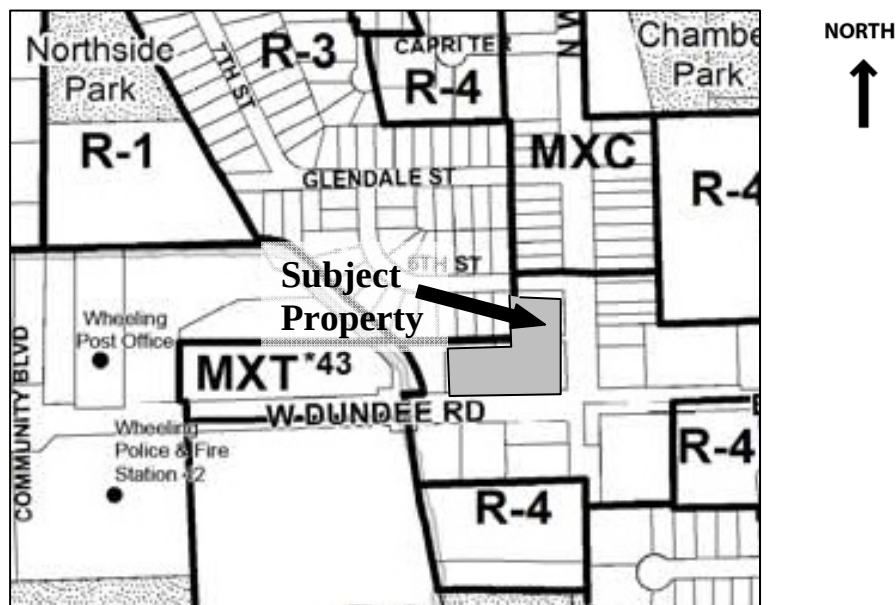
RE: **Docket No. SCBA 18-26**
Mexcal
58 N. Wolf Road
Appearance Approval of a Wall Sign

DATE OF REPORT: June 11, 2018

DATE OF MEETING: June 28, 2018

PROJECT OVERVIEW: The petitioner is seeking appearance approval of a wall sign for a new restaurant.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant Name: Heriberto Gomez, restaurant owner

Property Owner Name: Gust Tourlis

Common Location: Located in Center Plaza.

Neighboring Property Land Use(s): North: Multi-Family Residential
West: Single-Family Residential
South: Commercial
East: Commercial

Comprehensive Plan Designation: Commercial Residential Mixed Use

Existing Use of Property:

Sit-down restaurant

Existing Property Zoning:

B-3, General Commercial & Office District

Previous Relevant Zoning Action on Subject Unit:

2018-8A Ordinance No. 5180, passed 5.21.2018, granted a parking variation for a sit-down restaurant.
2018-8B Ordinance No. 5181, passed 5.21.2018, granted special use-site plan approval for a sit-down restaurant.

PROJECT DESCRIPTION

The petitioner is requesting appearance approval to install a business identification wall sign for a recently approved sit-down restaurant.

SIGNAGE PLAN REVIEW

Sign Location: The proposed sign will be located in the sign band above the storefront windows of the east façade, facing the parking area and visible to Wolf Road.

Sign Type, Material and Size: The sign includes internally illuminated channel letters displaying the business name, a logo, and a cabinet with the tagline. The sign is raceway mounted. The channel letters have black faces with white trims and white returns. The cabinet has a white background with black lettering. There is also a logo and is less than 40% of the total sign area. The proposed sign is a total of 33.29 sq. ft. in size. The unit has a width of nearly 60 feet. The proposed sign meets the requirements of the Sign Code.

STAFF REVIEW

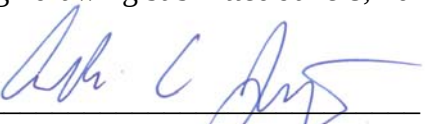
Impact on Adjacent Uses: No impact on adjacent uses is expected.

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 18-26 to permit installation of the wall sign in accordance with the sign drawing submitted June 8, 2018 for Mexcal, located at 58 N. Wolf Road, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Casolari
Senior Planner

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

[Wall sign plan](#)

excal exican rill 8 Wolf oad
Docket No. SCBA 18- 26 (Appearance Approval of a Wall Sign)



Existing conditions of subject unit (looking west)



Typical U.L. Channel Letters with LEDs Mounted on Raceway
Not to scale

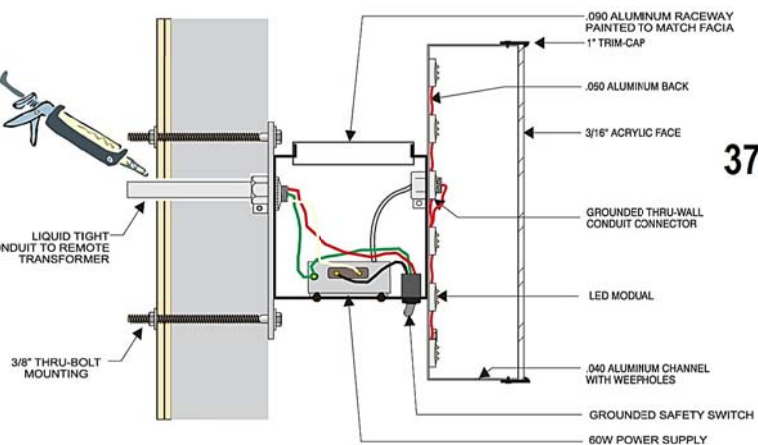


Exhibit received June 8, 2018

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

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

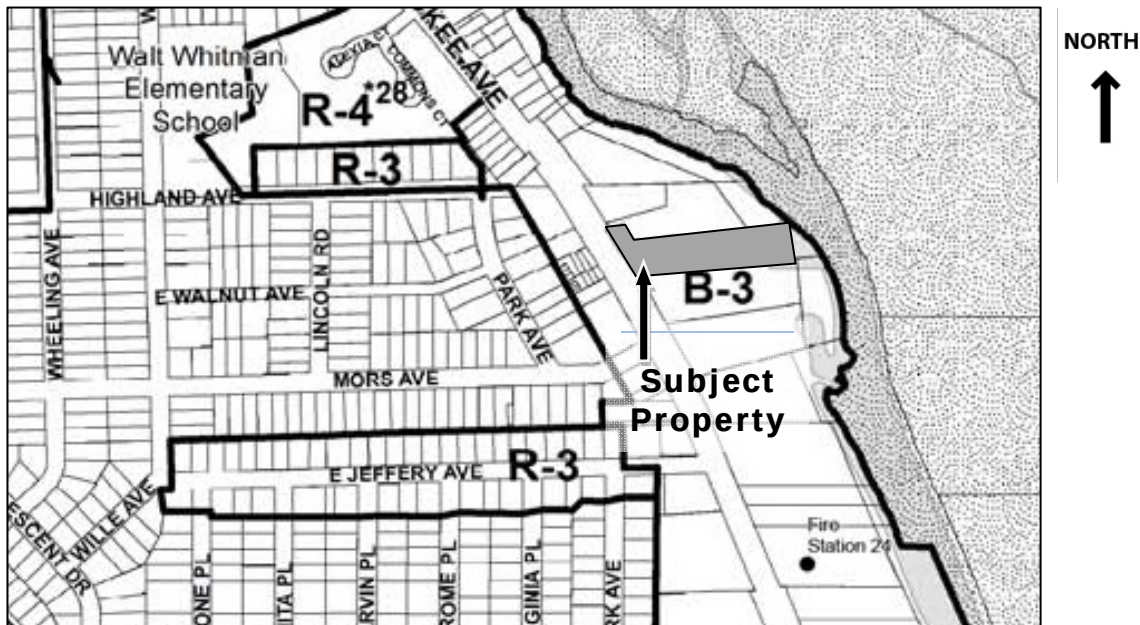
RE: **Docket No. SCBA 18-29**
Brittany Court Office Suites
307 S. Milwaukee Avenue
Appearance Approval of a Freestanding Sign

DATE OF REPORT: June 19, 2018

DATE OF MEETING: June 28, 2018

PROJECT OVERVIEW: The petitioner is requesting appearance approval of a freestanding sign for an existing office complex.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	The Holland Design Group
<u>Property Owner Name:</u>	Brittany Court, LLC
<u>Common Location:</u>	Located on east side of Milwaukee Avenue, just north of Mors Avenue.
<u>Neighboring Property Land Use(s):</u>	North: Commercial West: Commercial South: Commercial East: Open Space (Forest Preserve)
<u>Existing Use of Property:</u>	Office

Existing Property Zoning:

B-3 General Commercial and Office District

Previous Relevant Zoning Action on Property:

None.

DESCRIPTION OF PROPOSAL

The petitioner is requesting appearance approval to install a freestanding sign for an existing office complex. The previous sign was recently destroyed in an automobile accident. The new sign will appear similar to the previous sign.

SIGN REVIEW

Sign Location: The sign will be located at the landscaped area at the southwest corner of the site. The sign will be setback 10 feet from the front property line.

Sign Type, Materials and Size: The petitioner is proposing to install a double-sided freestanding sign that consists of an internally illuminated aluminum bronze-colored cabinet. The sign will feature the name of the facility on both sides. On the north-facing side, the sign will include a directory of tenants and addresses. The directory signage will be at a scale for motorists and pedestrians on the subject property. The building address will also be prominently featured on the sign pillar. The copy comprising the name of the facility and the address will be white and illuminated. The directory signage will be surrounded on by integral perimeter lighting on the north elevation of the sign. The sign has an overall height of 8 feet. The structure will have 40 square feet of signage on the north elevation and 16 square feet of signage on the south elevation.

The proposed sign meets the size requirements of the Sign Code.

Landscaping: A landscape plan is proposed for the freestanding sign. The proposed landscaped area is approximately 250 square feet, which is nearly four times the size of the required landscaped area. The proposed landscape plan meets the species mix requirements of the Sign Code. It includes dwarf evergreens (Girard's Crimson), winter interest (Winterberry), deciduous shrubs (Girard's Crimson), flowering perennials (Russian Sage, Hosta, Mountain Hydrangea), and groundcover (Mother of Thyme, Waldsteinia ternate).

STAFF REVIEW

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

Staff Recommended Action: Staff recommends approval of the freestanding sign.

PROPOSED MOTION

If the Plan Commission approves of the requested freestanding sign, an appropriate motion would be to:

Approve Docket No. SCBA 18-29 to grant appearance approval for the freestanding sign in accordance with the sign and landscape plans (28 sheets) submitted June 19, 2018 by The Holland Design Group, on behalf of Brittany Court, located at 307 S. Milwaukee Avenue, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Casolari
Senior Planner

Attachments: [Existing conditions photo \(staff\)](#)

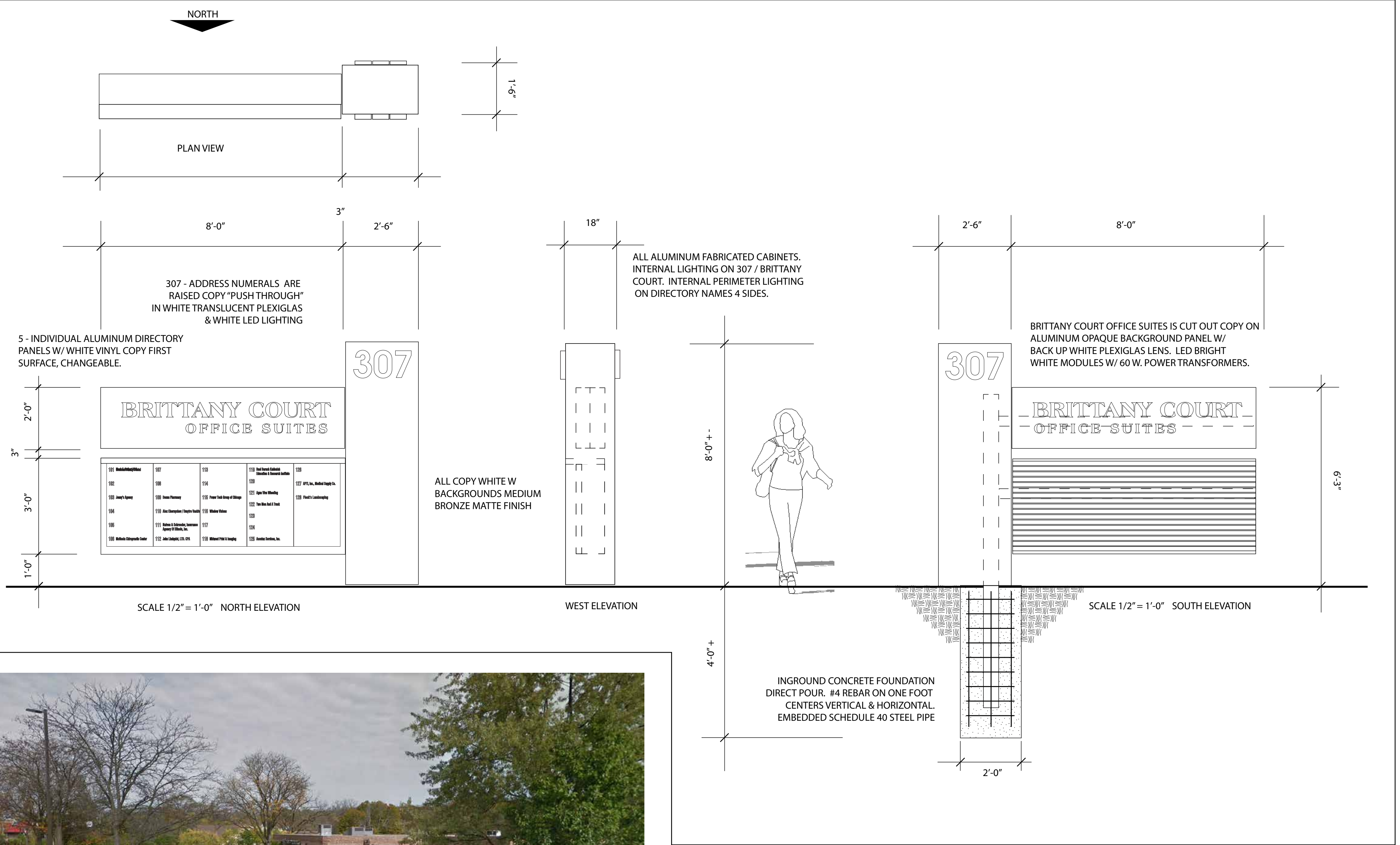
 [Sign plan](#)

 [Landscape plan](#)

Brittan Court Office Suites 30 S Milwaukee Avenue
Docket No. SCBA 18- 29 (Appearance Approval of a Freestanding Sign)



Existing conditions of sign area (looking south)





S-2

SHEET NUMBER

SIGN TYPE: GROUND SIGN DOUBLE FACE / ILLUMINATED

LOCATION: 307 S. MILWAUKEE AVENUE

JOB NO. 04172018

THESE DRAWINGS ARE THE PROPERTY OF THE HOLLAND DESIGN GROUP, INC. AND ANY USE OR DUPLICATION OF THE DESIGNS OR ARTWORK ARE SUBJECT TO THE REGULATION AND CONTROL OF THE ORIGINATOR, THE HOLLAND DESIGN GROUP, INC.

BRITTANY COURT
307 S. MILWAUKEE AVENUE
WHEELING, IL.

DATE : 04-17-2018
DRAWN BY: ATH
SCALE : AS NOTED

CUSTOMERS APPROVAL OF DRAWING

DATE: _____

SIGNATURE: _____

ALL DIMENSIONS, RENDERED EFFECTS, COLORS SHOWN ARE DIGITALLY PRODUCED AND ARE NOT FINAL PRODUCT DEFINITION OF ACTUAL PRODUCT. SIZES ARE SCALED AND WILL BE FINALIZED WITH FINAL FIELD DIMENSIONS TO FULL SIZE.

☐ COLORS
☐ SIZES
☐ PLACEMENT



The Holland Design Group

1090 BROWN STREET
WAUCONDA, ILLINOIS 60084-1106
PHONE 847 526-8848
FAX 847 526-8945
email: artsign5@aol.com



Waldsteinia ternata
Extremely low growing evergreen ground cover
Flowers in Spring.
Green all year
Zone 4



Quantity 13 - 2.5" pots.



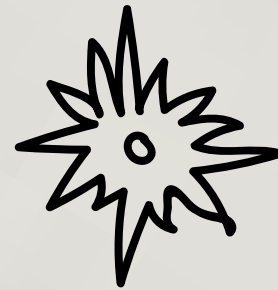
Perovskia Rocketman (Russian Sage)



Quantity 4 - 2 gal. plantings



Hosta Vulcan
White leaf



Quantity 4 - 1 gal. plantings



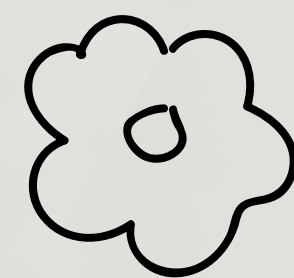
Mother of Thyme
Thymus praecox ssp. arcticus Coccineus
Pink Creeping thyme



Quantity 30 plantings
2.5" pots.



Mountain Hydrangea Serrata



Quantity 4 - 2 gal. plantings



Flagstone pavers 20" x 21" irregular
Concrete Blue
Variegated Stepping Stones.
Set in setting sand as shown.



Western Cedar Mulch
2" - 2.5" fill with barrier blanket.



'Girard's Crimson' is one of the hardy, evergreen, Girard's hybrids. It produces a spectacular display of rosy red blooms 2 1/2" in diameter in early May. Glossy green foliage with a dense compact growth, and nice maroon winter color. It will grow well in part sun to part shade, preferring well drained soil. This compact plant reaches 3 feet high and 2 feet wide. Hardy in zones 5-8.



Winterberry or Deciduous Holly

Winterberry or deciduous holly punctuates winter with its showy berry display that draws the eye, no matter where it sits in the landscape. Unlike the evergreen holly that boasts the glossy green foliage and bright red berries, winterberry sheds its leaves each autumn.

Qt. 4 / 1 gal.

Name: *Ilex verticillata*

OBJECTIVE
Develope an island landscape plan to add color with positive and negative areas to compliment the new monument sign.
Install all low height plantings in the first ten feet from the street property line to keep traffic sight lines clear. Add color at sign base with ground cover plantings with minimum care and watering. Use existing mature tree and surrounding bushes as a back drop.
Place flagstone separations between plantings.
Cover ground with a moisture retaining mulch and ground barrier.
Two year for maturity.

LANDSCAPE PLAN SCALE 1/2" = 1'-0"
16'-0" X 18'-0" = 288 S.F. + LAWN AREA

CUSTOMERS APPROVAL OF DRAWING
DATE: _____
SIGNATURE: _____
ALL DIMENSIONS, RENDERED EFFECTS, COLORS SHOWN ARE DIGITALLY PRODUCED AND ARE NOT FINAL PRODUCT DEFINITION OF ACTUAL PRODUCT. SIZES ARE SCALED AND WILL BE FINALIZED WITH FINAL FIELD DIMENSIONS TO FULL SIZE.



SIGN TYPE: LANDSCAPE PLAN FRONT ISLAND, SOUTH END
LOCATION: 307 S. MILWAUKEE AVENUE WHEELING, IL.
JOB NO. 06072018

1090 BROWN STREET
WAUCONDA, ILLINOIS 60084-1106
PHONE 847 526-8848
FAX 847 526-8945
email: artsign5@aol.com



BRITTANY COURT OFFICE CENTER
307 S. MILWAUKEE AVE.
WHEELING, IL.
DATE : 06-07-2018
DRAWN BY: ATH
SCALE : AS NOTED

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P-1



SHEET NUMBER

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

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

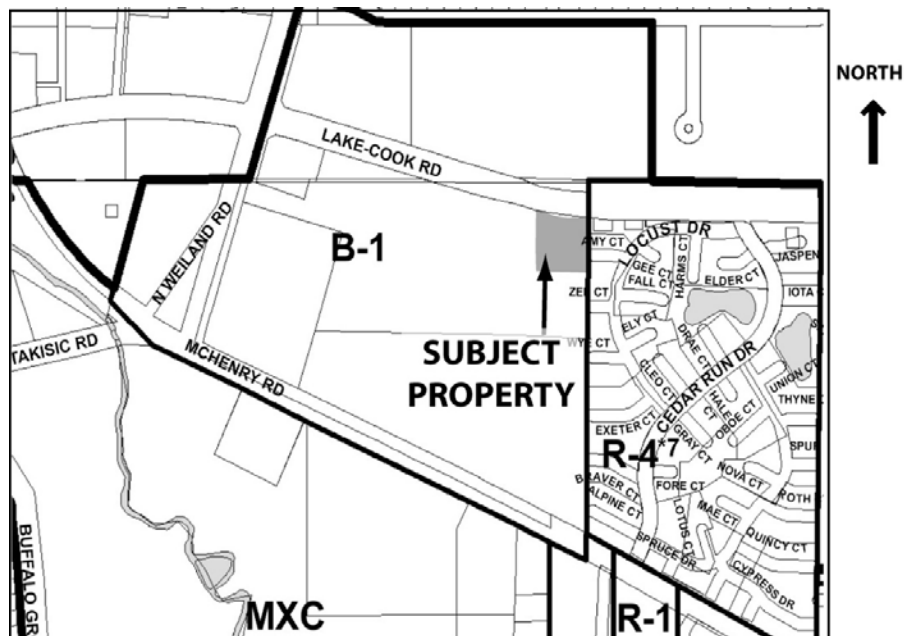
RE: **Docket Nos. PC 18-12 & SCBA 18-27**
McDonald's
1355 Lake Cook Road
(PC 18-12) Minor Site Plan & Appearance Approval of
Façade and Site Modifications
(SCBA 18-27) Appearance Approval of Drive-Thru Signage

DATE OF REPORT: June 20, 2018

DATE OF MEETING: June 28, 2018

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

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Development Name:</u>	McDonald's
<u>Applicant:</u>	Lisa Donmeyer, Lingle Design Group
<u>Property Owner Name:</u>	Walmart

Common Location: At the northeast corner of the Walmart site

Neighboring Property Land Use(s): North: Commercial (Target)
West: Commercial (Walmart)
South: Commercial (Vacant)
East: Multi-Family Residential (Cedar Run).

Comprehensive Plan Designation: Commercial

Existing Use of Property: Drive-through restaurant

Existing Property Zoning: B-1 Planned Shopping Center District

Previous Zoning Action on Property:

862 Ord. No. 3129: Variation for number of buildings on a lot, passed 5/6/1996
1996-13 Ord. No. 3130: Special Use and site plan approval for McDonalds, passed 5/6/1996
PC 12-11 Minor site plan and appearance approval of site modifications

DESCRIPTION OF PROPOSAL

The petitioner, Lingle Design Group, is proposing to interior and exterior renovations to the existing McDonald's drive-thru restaurant. While significant interior remodeling is proposed, the primary purpose of the petition is to seek appearance approval for the façade modifications. Minor site changes are also proposed related to pedestrian access. The drive-through signage will also be replaced. Not enough detail is provided at this time to review the wall-mounted signs. 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).

SITE PLAN REVIEW

Scale of site plan: 1" = 10'

General site layout: No changes are proposed to the configuration of the site. The site plan, Sheet A0.1, indicates minor work is planned to improve pedestrian access. A new concrete sidewalk is proposed east of the parking lot, providing access to Lake Cook Road. The end of the new sidewalk will be striped for safe access across the driveway. New handrails will be installed near the entries. A railing detail is provided on Sheet A0.2. The existing drive-through signage will also be replaced. The new signs are located in generally the same locations at the existing.

BUILDING APPEARANCE REVIEW

Elevation Plan Review: Existing elevations plans with demolition notes are provided on Sheets D2.0 and D2.1. Proposed elevations plans are provided on Sheets A2.0 and A2.1.

Exterior Building Design, Materials and Colors: The existing projecting mansard roofline will be removed so that the entire building will have a flat roof appearance. The existing flat roofline of the playplace will remain. The existing walls, which were covered in EIFS or a mansard roof, will now be sided in horizontal fiber cement panels (Nichiha brand). There will be two types of horizontal panels: one will be painted “fairview taupe” and “iron mountain” and the other will appear as a vintage cedar. A new metal canopy and trellis system will be added throughout the appearance.

Material Samples Provided: Paint samples for the siding and a material sample of the vintage cedar panel should be provided.

HVAC/Mechanical Components Screened: It appears that the rooftop mechanical units will continue to be screened adequately because the building wall height is increased to 18 feet.

SIGNAGE PLAN REVIEW

Sign Type and Locations: Several replacement signs are proposed in the area of the existing drive-through lanes. The plans are provided on Sheets A0.3, A0.4, and A0.5. A new double-armed gateway point for the drive-through and “order here” canopy are proposed. The existing menu-boards and pre-browse boards will be replaced with digital boards. The menu boards are less than the 60 sq. ft. size allowed by the Sign Code.

STAFF REVIEW

Fire Department Review: The Fire Department has submitted a memo, dated June 21, 2018, which states that the Fire Department has no significant concerns with the proposed project.

Engineering Division Review: The Engineering Division provided a memo dated June 21, 2018. These comments will be addressed at permit.

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

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 minor site plan and appearance modifications, Staff recommends that the Plan Commission review the building materials/colors.

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 18-12 to grant minor site plan and appearance approval for modifications to the site plan and building elevations shown on the following exhibits submitted

Wheeling Plan Commission

Meeting date: June 28, 2018

RE: Docket Nos. PC 18-12 & SCBA 18-27

May 11, 2018 (except as noted), by Lingle Design Group., for McDonald's located at 1355 Lake Cook Road, Wheeling, Illinois:

- Project description letter, dated 5.22.2018
- Sheet D1.0, Demolition Floor Plan
- Sheet D1.3, Demolition Roof Plan
- Sheet D2.0, Demolition Exterior Elevations
- Sheet D2.1, Demolition Exterior Elevations
- Sheet A0.0, Existing Survey & Grades
- Sheet A0.1, Architectural Site Plan & Details
- Sheet A0.2, Architectural Site Details & Notes
- Sheet A0.3 Architectural Site Details
- Sheet A0.4 Architectural Site Details & Notes
- Sheet A0.5 D/T Reference Details
- Sheet A1.0, Construction Plan, Notes & Details (Floor Plan)
- Sheet A1.3, Roof Plan
- Sheet A2.0, Exterior Elevations
- Sheet A2.1, Exterior Elevations
- Sheet A5.0, Wall Sections & Details
- Sheet A5.1, Wall Sections & Details
- Sheet A5.2, Wall Sections & Details
- Sheet A6.0, Door Schedules

And approve Docket No. SCBA 18-27 to grant appearance approval of the drive-through signage, as shown on the following exhibits submitted May 11, 2018 by Lingle Design Group, for McDonald's located at 1355 Lake Cook Road, Wheeling, Illinois:

- Sheet A0.3 Architectural Site Details
- Sheet A0.4 Architectural Site Details & Notes
- Sheet A0.5 D/T Reference Details



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Casolari
Senior Planner

Attachments: [Fire Department comments, 6.21.2018](#)

[Engineering Division comments, 6.20.2018](#)

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

[Project description letter](#)

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

[Sheet D1.3, Demolition Roof Plan](#)

[Sheet D2.0, Demolition Exterior Elevations](#)

[Sheet D2.1, Demolition Exterior Elevations](#)

[Sheet A0.0, Existing Survey & Grades](#)

[Sheet A0.1, Architectural Site Plan & Details](#)

[Sheet A0.2, Architectural Site Details & Notes](#)

[Sheet A0.3 Architectural Site Details](#)

[Sheet A0.4 Architectural Site Details & Notes](#)

[Sheet A0.5 D/T Reference Details](#)

[Sheet A1.0, Construction Plan, Notes & Details \(Floor Plan\)](#)

[Sheet A1.3, Roof Plan](#)

[Sheet A2.0, Exterior Elevations](#)

[Sheet A2.1, Exterior Elevations](#)

[Sheet A5.0, Wall Sections & Details](#)

[Sheet A5.1, Wall Sections & Details](#)

[Sheet A5.2, Wall Sections & Details](#)

[Sheet A6.0, Door Schedules](#)



E – Fire Prevention Bureau

Brooke Casolari, Village Planner
F Ronald S. Antor, Fire Inspector
CC Andrew Jennings, Director of Community Development
Keith MacIsaac, Fire Chief
FPB File
A E June 21, 2018
S EC Proposed Interior Remodeling and Site Improvements for an Existing Restaurant – 1355 Lake Cook Road – McDonald's – Plans received for review by the Fire Department, May 25, 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.

13 Lake Cook 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 slightly as well. There is also other various remodeling within the restaurant for select areas.
3. The proposed occupancy load for the occupancy will be verified during the remodeling process.
4. All installed life safety systems 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. This will be reviewed during the building permit process.
5. Based on the items presented for review, there are no changes to the existing cooking equipment in the restaurant.
6. All construction related to the remodeling shall comply with the Village's Building and Fire Prevention Codes (2012 Editions of the International Building Code & International Fire Code – with amendments).
7. This review is not a review for issuance of a building permit and additional comments will be forthcoming in the permitting process.

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



MEMORANDUM

TO: Brooke Casolari, Senior Planner

FROM: Kyle Goetzelmann, Civil Engineer I

COPY: Jon Tack, Village Engineer

DATE: June 21st, 2018

SUBJECT: McDonald's Minor Site Plan and Appearance Approval
1355 Lake Cook Rd. - Review Comments

The Engineering Division received a Project Description and Preliminary Site Plan for the subject project on May 25th, 2018. The Engineering Division has completed a review of the above referenced submittal and offers the following comments at this time:

1. Engineering permit is going to be required for all exterior flatwork. This includes asphalt removal and replacement, sidewalk installation, and concrete driveway/apron installation. Drawings will need to be submitted for review with the engineering permit application.

Donald's 13 Lake Cook Road
ocket os PC 18 12 & SC A 18 2 (Minor Site Plan and Appearance Approval of Façade and Site
Modifications and Appearance Approval of Drive-Through Signage)



Existing conditions of property looking north

Donald's 13 Lake Cook Road
ocket os PC 18 12 & SC A 18 2 (Minor Site Plan and Appearance Approval of Façade and Site
Modifications and Appearance Approval of Drive-Through Signage)



Existing conditions of property looking west

McDonald's 13 Lake Cook Road
ocket os PC 18 12 & SC A 18 2 (Minor Site Plan and Appearance Approval of Façade and Site Modifications and Appearance Approval of Drive-Through Signage)



Existing conditions of property looking south

McDonald's 13 Lake Cook Road
Project Nos PC 18 12 & SC A 18 2 (Minor Site Plan and Appearance Approval of Façade and Site Modifications and Appearance Approval of Drive-Through Signage)



Existing conditions of property looking east



LingleDESIGNGroupINC

www.lingledesign.com

158 West Main Street_Lena, IL 61048
1860 West Evans_Englewood, CO 80110

Phone:815.369.9155

Fax: 815.369.4495

May 22, 2018

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

Re: McDonalds Remodel Project – 1355 Lake Cook Road, Wheeling

Dear Committee

The purpose of this submittal is to request an amendment to the Special Use Permit for the existing McDonalds located at 1355 Lake Cook Road. The following is a brief bullet point list outlining the proposed changes:

- **Building Façade**
 - Remove/modify existing mansard roof and extend the parapet walls to 18'
 - New Nichiha on the parapet extension
 - New Nichiha brand walls and entry design elements
 - New canopy and trellis around building
 - New building signage (under separate permit)
 - Modified storefront and paint scheme
- **Site**
 - Sidewalk and ADA parking stalls to be repaired or replaced as necessary to maintain ADA code compliance.
- **Building Interior**
 - Full dining area and playplace remodel to include floor and wall finishes, ceiling finishes, light fixtures and new seating layout
 - Full restroom remodel to meet ADA requirements as well as cosmetic changes to floor wall and ceiling finishes, light fixtures and new plumbing fixtures
 - New front order counter
 - Crew Room Remodel to include new finishes and light fixtures

We look forward to working with the Village on this project and welcome any questions or thoughts.

Sincerely,

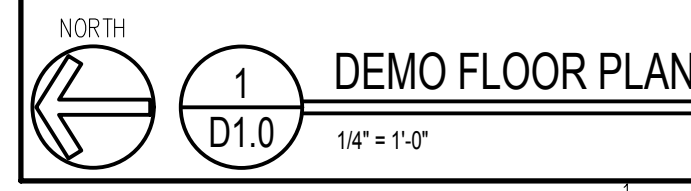
Lisa Donmeyer

Lingle Design Group

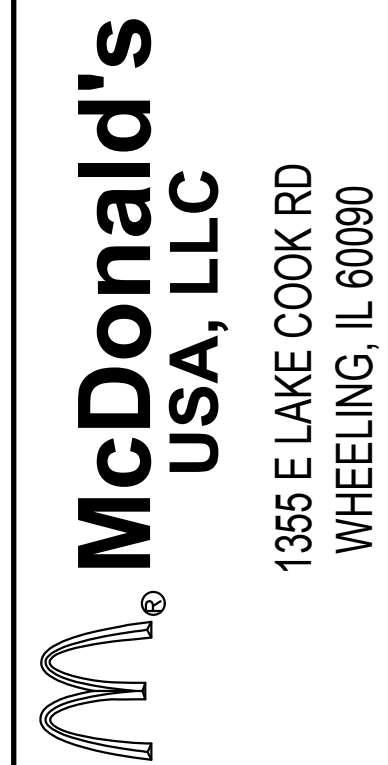
GENERAL DEMOLITION NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO DEMOLITION & NOTIFY THE ARCHITECT IN CASE OF DISCREPANCIES. DEMOLITION IS TO BE EXECUTED SO AS NOT TO DISTURB EXISTING STRUCTURAL & ROOFING SYSTEMS, AND OTHER AREAS THAT ARE INTENDED TO REMAIN INTACT. VERIFY ALL CONSTRUCTION TO BE REMOVED THAT IS NOT INTEGRAL TO STRUCTURAL SYSTEM PRIOR TO DEMOLITION. 2. ALL DIMENSIONS SHOWN AS EXISTING SHOULD BE FIELD VERIFIED BY CONTRACTOR PRIOR TO DEMOLITION. VERIFY ALL DEMOLITION WORK W/ NEW CONSTRUCTION & INSTALLATION DRAWINGS PRIOR TO BEGINNING DEMOLITION. 3. DEMOLITION CONTRACTOR TO COORDINATE & REVIEW ALL CONSTRUCTION DOCUMENTS & DETERMINE THE EXTENT OF DEMOLITION WORK & BECOME FAMILIAR WITH THEM THOROUGHLY BEFORE PERFORMING ANY DEMOLITION WORK. BY THE ACT OF STARTING DEMOLITION, THE CONTRACTOR WILL BE DEEMED TO HAVE COMPLIED WITH THE FOREGOING, TO HAVE ACCEPTED SUCH CONDITIONS, AND TO HAVE MADE THE NECESSARY ALLOWANCES IN PREPARING HIS BID. 4. ELECTRICAL DEMOLITION NOTE: REFER TO ELECTRICAL DRAWINGS FOR DETAILED ELECTRICAL DEMOLITION NOTES. 5. VERIFY ALL FURNISHINGS, MILLWORK, LIGHTING FIXTURES, ETC. TO BE REMOVED W/ OWNER. ALL ITEMS TO BE DISPOSED SHALL BE DISPOSED OF OFF-SITE AND IN AN EXPEDITIOUS MANNER. 6. ROOFING CONTRACTOR TO FIELD INSPECT EXISTING ROOF FOR WEATHER TIGHTNESS & PROPER DRAINAGE PRIOR TO BID. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING ROOF CONDITION AND FOR INCLUDING ANY NECESSARY REPAIR COSTS IN BID. 7. SAWCUT & REMOVE EXISTING SLABS AS REQUIRED FOR UNDERGROUND ELECTRICAL & PLUMBING LINES. REFER TO PLUMBING, ELECTRICAL & KITCHEN DRAWINGS FOR ALL SAWCUTS & TRENCING WORK REQUIRED. ALL CONCRETE FLOOR WORK TO BE FINISHED FLUSH WITH EXISTING FLOOR. DOWEL NEW SLABS TO EXISTING W/ #4 REBAR @ 24" O.C. EACH SIDE (STAGGERED). REBAR TO EXTEND 6" INTO EXISTING SLAB & ACROSS CUT OPENING. SECURE REBAR INTO EXISTING SLAB W/ EPOXY GROUT. REPLACE OR REPAIR ANY VAPOR BARRIERS DISTURBED DURING EXCAVATIONS. 8. CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AS REQUIRED TO MAINTAIN STRUCTURAL STABILITY OF THE EXISTING STRUCTURE DURING ALL PHASES OF CONSTRUCTION.	9. PROTECT FROM DAMAGE DURING CONSTRUCTION ALL EXISTING WALLS, FLOORS, CEILINGS, ETC. THAT ARE TO REMAIN. CONTRACTOR TO PATCH & REPAIR ANY DAMAGED PORTIONS OF THE EXISTING BUILDING AS REQUIRED TO MATCH THE EXISTING ADJACENT CONSTRUCTION & FINISHES. 10. THIS PLAN INDICATES A GENERAL SCOPE OF WORK TO BE PERFORMED AND DOES NOT RELIEVE THE CONTRACTOR TO COMPLETE THE BUILDING MODIFICATIONS AS SHOWN AND REQUIRED BY THE CONTRACT DOCUMENTS, INCLUDING BUT NOT LIMITED TO PLUMBING, ELECTRICAL & HVAC WORK. 11. IF CONTRACTOR ENCOUNTERS ANY HAZARDOUS MATERIALS DURING DEMOLITION OR CONSTRUCTION, HE SHALL IMMEDIATELY SUSPEND WORK & NOTIFY THE MCDONALD'S AREA CONSTRUCTION MANAGER BEFORE PROCEEDING. 12. ALL DEMOLITION SHALL BE CARRIED OUT IN A SAFE MANNER & IN STRICT ACCORDANCE WITH OSHA REGULATIONS. 13. THE SUB-CONTRACTOR SHALL FIELD VERIFY THE EXTENT OF DEMOLITION. THE WORK INCLUDES, BUT IS NOT LIMITED TO THE DEMOLITION AND REMOVAL OF ANY WALLS, COUNTERS, FURNITURE, BULKHEADS, DOORS, PLUMBING, MECHANICAL AND ELECTRICAL ITEMS INCLUDING CONDUITS AND DUCTWORK AS SHOWN ON THE DRAWINGS OR AS REQUIRED TO COMPLETE THE INSTALLATION OF THE NEW WORK FOR A COMPLETE JOB. 14. REMOVE ANY SINKS, WATER CLOSETS, URINALS, LAVATORIES, FLOOR DRAINS, NOTED ON DRAWINGS AS WELL AS ALL ASSOCIATED PLUMBING ACCESSORIES. CAP, PLUG ALL ABANDONED SUMPY & WASTE LINES. PATCH & SEAL ALL FLOOR PENETRATIONS. SEE MECHANICAL & PLUMBING DRAWINGS FOR DETAILED DEMOLITION NOTES. 15. WHEN UTILITIES ARE REMOVED, CAP & SEAL A MINIMUM OF 8" BELOW FINISH FLOOR OR A MINIMUM OF 6" ABOVE FINISH CEILING. 16. REMOVE ANY EXISTING TABLE AND CHAIRS AS NECESSARY ON PROJECT. 17. REMOVE EXISTING CONCRETE CURBS AS NECESSARY TO ACCOMMODATE NEW WORK. 18. REMOVE EXISTING EXTERIOR DECORATIVE WOOD TRIM AS NECESSARY ON PROJECT. 19. REMOVE EXISTING ASPHALT PARKING LOT, GUARDRAILS AND BOLLARDS AS NECESSARY ON PROJECT TO ACCOMMODATE NEW WORK.
---	---

LEGEND	
 	EXISTING WALL CONSTRUCTION TO REMAIN INCLUDING GLAZING, DOORS, ETC. EXISTING ITEMS TO BE REMOVED. INTERIOR WALLS: REMOVED FROM BOTTOM OF STRUCTURE TO TOP OF SLAB UNLESS NOTED OTHERWISE.
KEY NOTES	
TAG	DESCRIPTION
D1	REMOVE EXISTING FRONT COUNTER AND EQUIPMENT, SEE SHEET A4.2 FOR NEW FRONT COUNTER
D2	REMOVE EXISTING RESTROOM WALLS, DOORS, FIXTURES, AND FLOORING AS REQUIRED TO ACCOMMODATE NEW LAYOUT AND FINISHES.
D3	REMOVE EXISTING DOORS & FRAMES & PREPARE OPENING FOR NEW DOOR & FRAME.
D4	REMOVE EXISTING WINDOWS. PREPARE OPENING FOR NEW BUILDING MATERIALS.
D5	REMOVE EXISTING CROWN ROOM FINISHES, DECOR AND FURNITURE TO ACCOMMODATE NEW FINISHES, DECOR AND FURNITURE.
D6	DISASSEMBLE EXISTING SELF SERVE BEVERAGE STATION (SSBB) AS REQUIRED TO ACCOMMODATE NEW LAYOUT. SSBB BE BROUGHT TO LIKE NEW CONDITION BEFORE REINSTALLING.
D7	PORTION OF EXISTING WALL TO BE REMOVED. PREPARE OPENING FOR NEW BUILDING MATERIALS.
D8	NO PROPOSED WORK IN THIS AREA



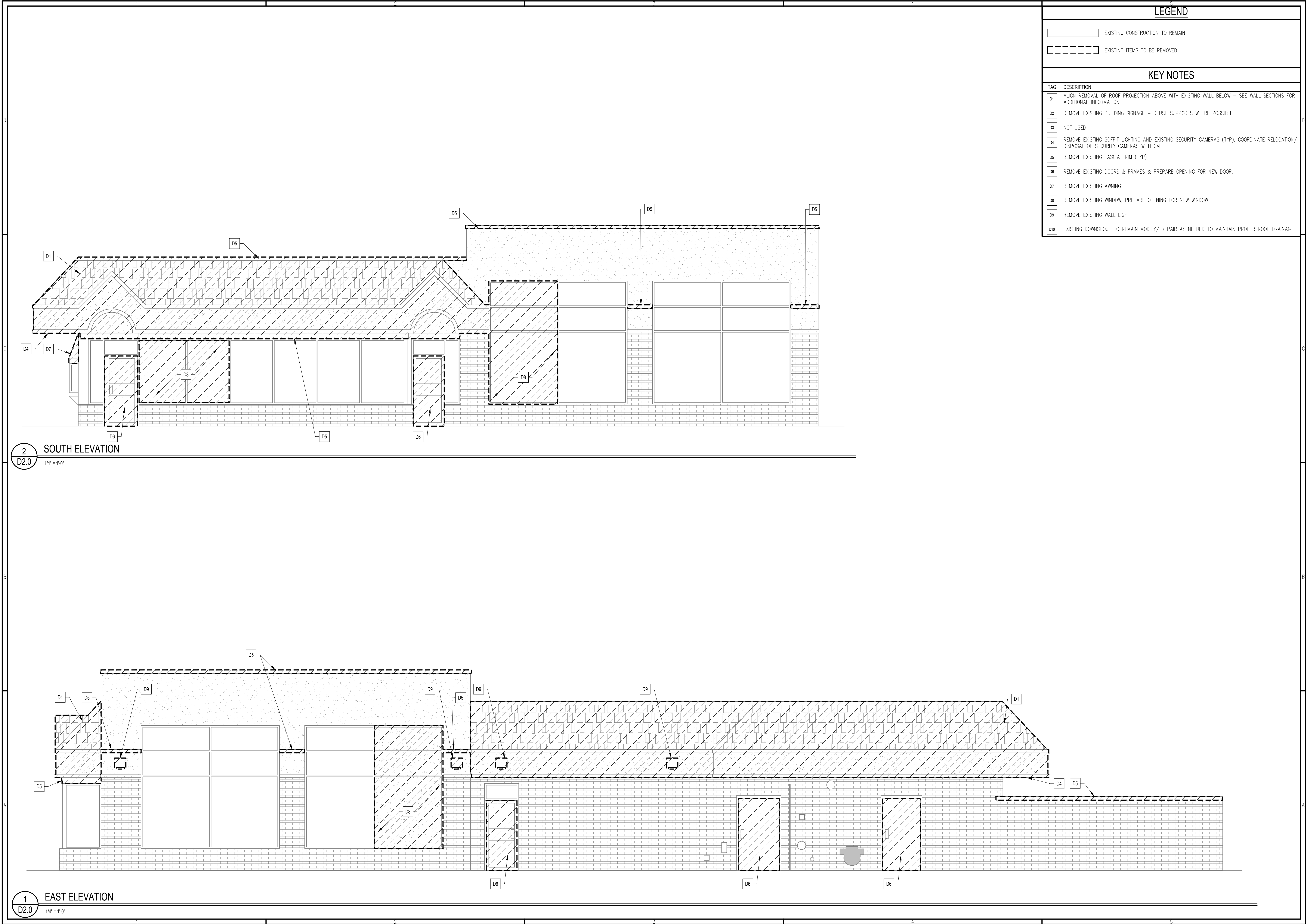
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STATE ID:	121701
NATIONAL #:	17893
PROJECT NUMBER:	18-065
DRAWN BY:	MM
CHECKED BY:	CLL

SHEET NUMBER:

D1.0



LEGEND

EXISTING CONSTRUCTION TO REMAIN

EXISTING ITEMS TO BE REMOVED

KEY NOTES

TAG	DESCRIPTION
D1	ALIGN REMOVAL OF ROOF PROJECTION ABOVE WITH EXISTING WALL BELOW – SEE WALL SECTIONS FOR ADDITIONAL INFORMATION
D2	REMOVE EXISTING BUILDING SIGNAGE – REUSE SUPPORTS WHERE POSSIBLE
D3	NOT USED
D4	REMOVE EXISTING SOFFIT LIGHTING AND EXISTING SECURITY CAMERAS (TYP), COORDINATE RELOCATION/ DISPOSAL OF SECURITY CAMERAS WITH CM
D5	REMOVE EXISTING FASCIA TRIM (TYP)
D6	REMOVE EXISTING DOORS & FRAMES & PREPARE OPENING FOR NEW DOOR.
D7	REMOVE EXISTING AWNING
D8	REMOVE EXISTING WINDOW, PREPARE OPENING FOR NEW WINDOW
D9	REMOVE EXISTING WALL LIGHT
D10	EXISTING DOWNSPOUT TO REMAIN MODIFY/ REPAIR AS NEEDED TO MAINTAIN PROPER ROOF DRAINAGE.

LINGLEDESIGNGROUP,INC
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Exhibit received May 11, 2018

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ISSUED DATE: 04/25/18

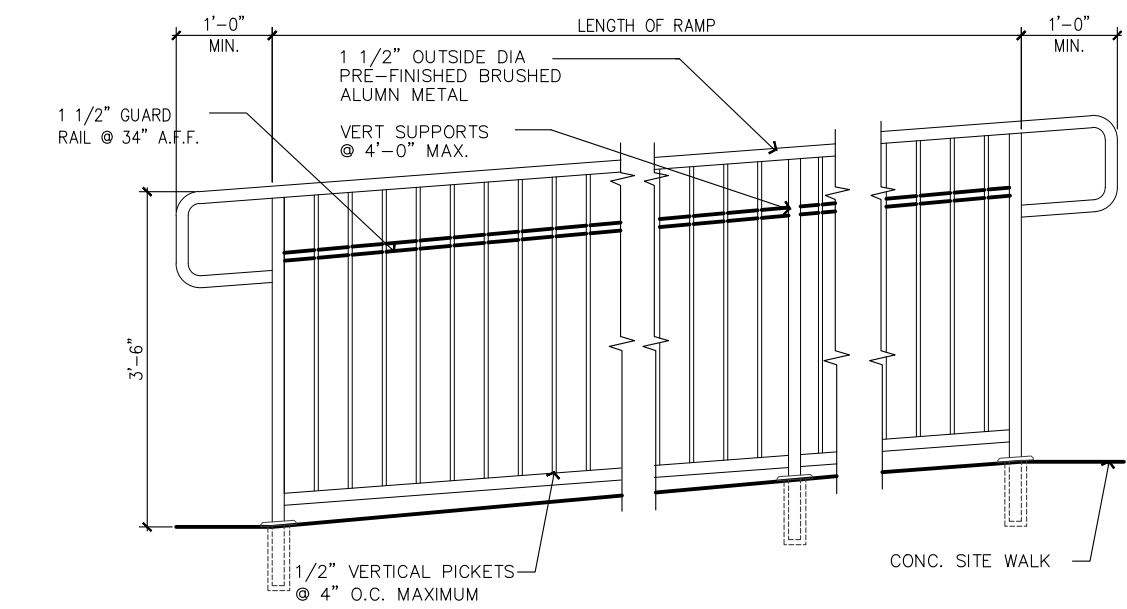
McDonald's
USA, LLC
1355 E LAKE COOK RD
WHEELING, IL 60090

REVISIONS:	DATE:	DESCRIPTION:
#	04/23/18	PERMIT REVIEW BID SET

STATE ID: 121701
NATIONAL #: 17893
PROJECT NUMBER: 18-065
DRAWN BY: MM
CHECKED BY: CLL

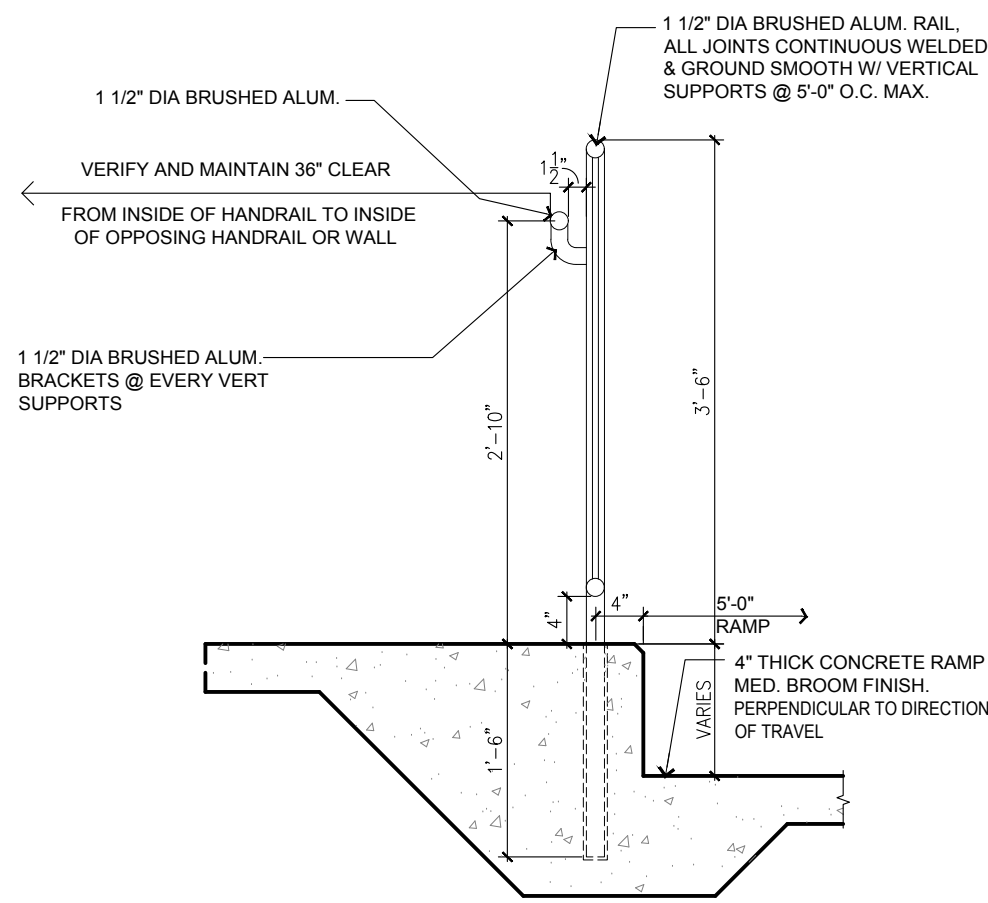
SHEET TITLE:
DEMOLITION
EXTERIOR
ELEVATIONS

SHEET NUMBER:
D2.0



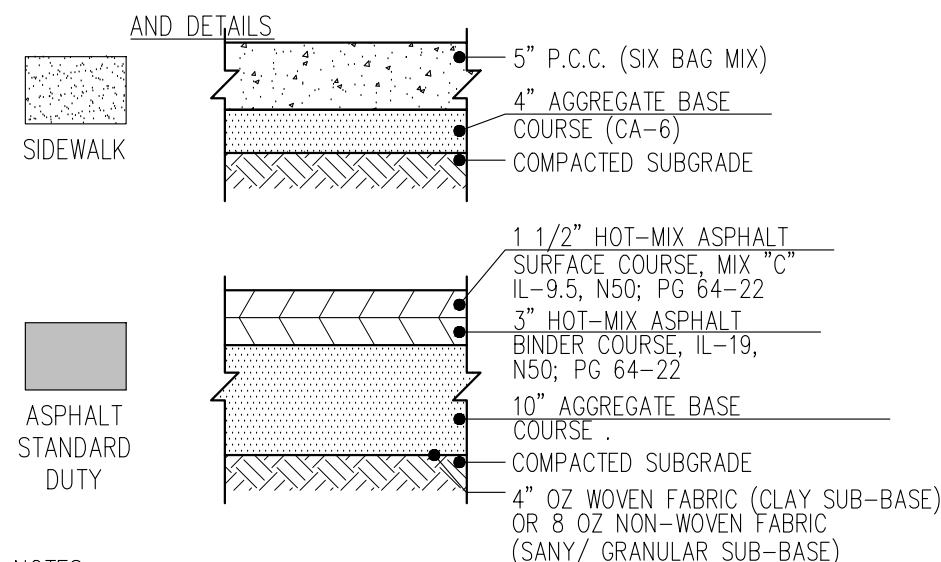
NOTE: HANDRAIL
EXTENSIONS NOT TO
PROJECT INTO A VEHICULAR
DRIVE (TYP.)

1 HANDRAIL DETAIL
N.T.S.

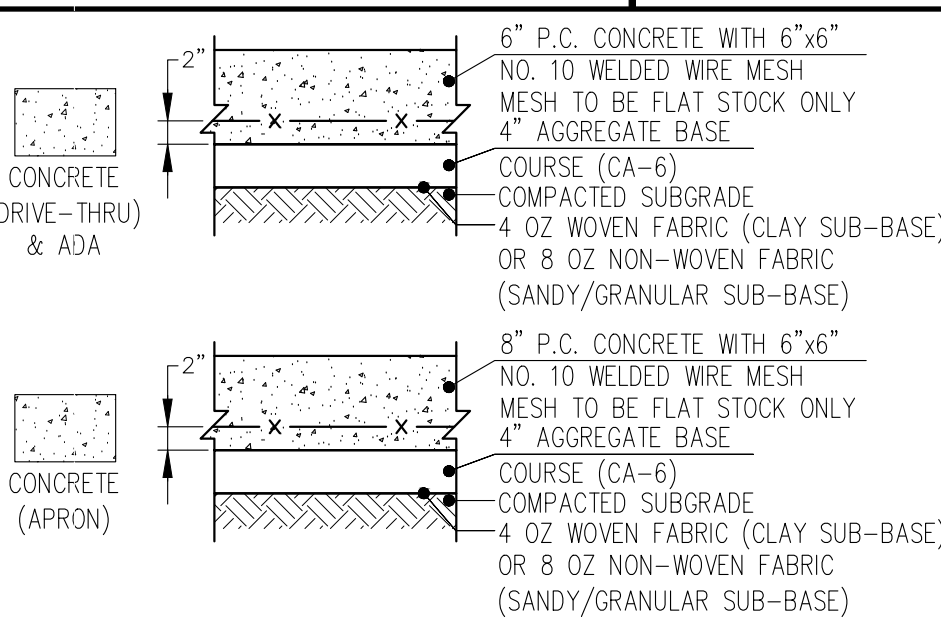


2 HANDRAIL SECTION
N.T.S.

PAVEMENT LEGEND — SEE A0.2 FOR PROJECT SPECIFICATIONS



- NOTES:
- REFERENCE I.D.O.T. STANDARD SPECIFICATIONS (LATEST EDITION) SECTION 406 FOR BINDER & SURFACE COURSES AND SECTION 351 FOR AGGREGATE BASE COURSE.
 - THE APPLICATION RATES FOR THE PRIME COAT AND TACK COAT ARE TO BE 0.30 AND 0.10 GALLONS PER SQUARE YARD, RESPECTIVELY.
 - THE ENTIRE SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 95% OF THE STANDARD LABORATORY DENSITY PER SECTION 301.
 - PROVIDE CONTRACTION JOINTS ON CONCRETE PAVEMENT AT 18' O.C. FOR SIDEWALKS, PROVIDE CONTROL JOINT AT 5' O.C. EXPANSION JOINTS AT 50' O.C.



----- DASHED LINE INDICATES EXISTING SITE WORK TO BE REMOVED

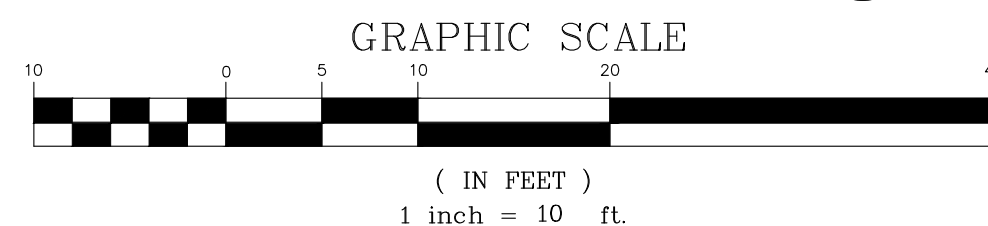
ABBREVIATIONS

EP = EDGE OF PAVEMENT
TW = TOP OF WALK
TC = TOP OF CURB
G = GUTTER

KEY NOTES

TAG	DESCRIPTION
1	NEW CONCRETE LEVEL LANDING. ENSURE CROSS SLOPE & RUNNING SLOPE DOES NOT EXCEED 2% —
2	NEW CONCRETE CURB TO MATCH EXISTING
3	REMOVE EXISTING CONCRETE RAMP AND REPLACE WITH DIRTWORK
4	NEW CONCRETE CROSSWALK WITH 4" YELLOW STRIPS. ENSURE CROSS SLOPE DOES NOT EXCEED 2% AND RUNNING SLOPE DOES NOT EXCEED 5%
5	NEW CONCRETE SIDEWALK. ENSURE CROSS SLOPE DOES NOT EXCEED 2% AND RUNNING SLOPE DOES NOT EXCEED 5%
6	REMOVE EXISTING PARKING STRIPING. RE-STRIP PARKING BAY NEW AS SHOWN. PATCH, REPAIR, AND RESEAL ASPHALT AS REQUIRED
7	NEW RAILING — REFER TO DETAIL 10/A0.2

8	GRIND AND RESURFACE (1" MIN) PORTION OF EXISTING ASPHALT AND SLOPE TO ALIGN WITH TOP OF NEW CONCRETE CROSS WALK, ACCESSIBLE PARKING STALLS AND GUTTER PANS. ALIGN WITH TOP OF EXISTING ASPHALT. MAINTAIN POSITIVE WATER SHED DRAINAGE
9	NEW RAILING WITH HANDRAIL. SEE DETAILS 1/A0.1 AND 2/A0.1. ENSURE 36" CLEAR BETWEEN HANDRAILS AND HANDRAIL/WALL. RETROFIT CONCRETE STEM WALLS AS REQUIRED. COORDINATE WITH ARCHITECT AS NEEDED.
10	PROPERTY LINE SHOWN FOR REFERENCE
11	CONTRACTOR TO FIELD ADJUST AROUND LIGHTING POLE AS REQUIRED



CONTRACTOR TO ENSURE PROPER PARKING
LOT DRAINAGE & ADVISE ARCHITECT IF PROPER
SITE DRAINAGE CANNOT BE ACHIEVED.

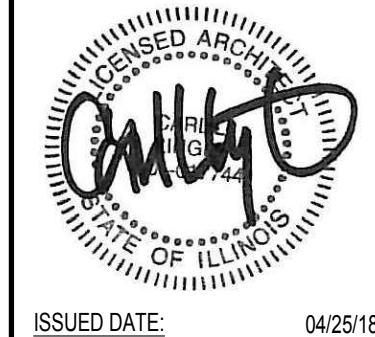
EXISTING MCDONALD'S
1 STORY BUILDING
121701
F.F.E 681.74

LINGLEDESIGNGROUP, INC
159 WEST MAIN STREET
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Exhibit received May 11, 2018

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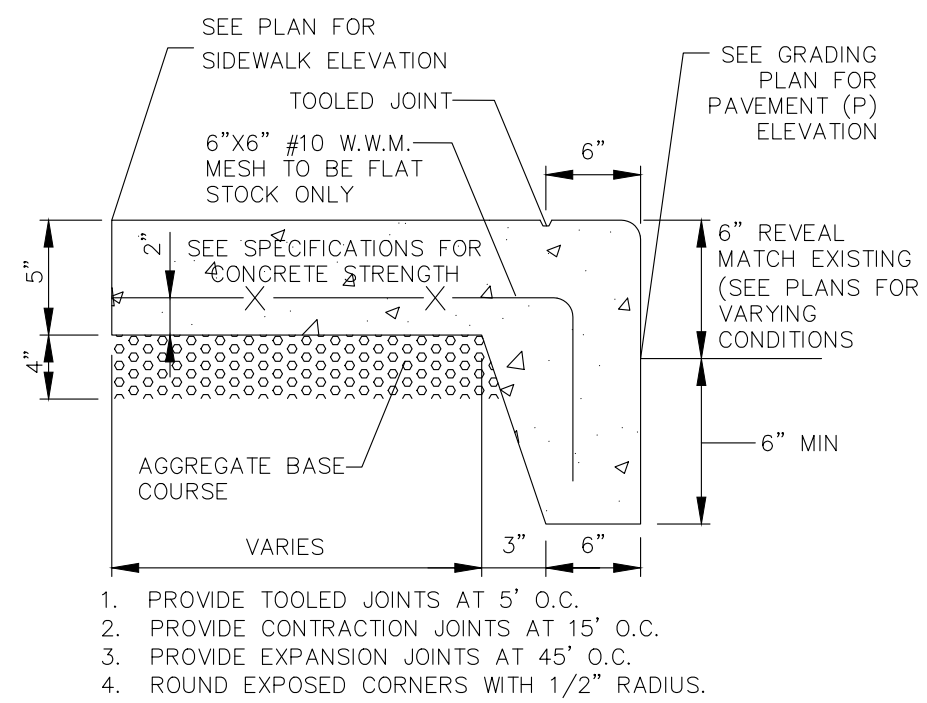
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#	04/23/18	PERMIT REVIEW BID SET

STATE ID: 121701
NATIONAL #: 17893
PROJECT NUMBER: 18-065
DRAWN BY: MM
CHECKED BY: CLL

SHEET TITLE:
ARCHITECTURAL
SITE PLAN
& DETAILS

SHEET NUMBER:
A0.1

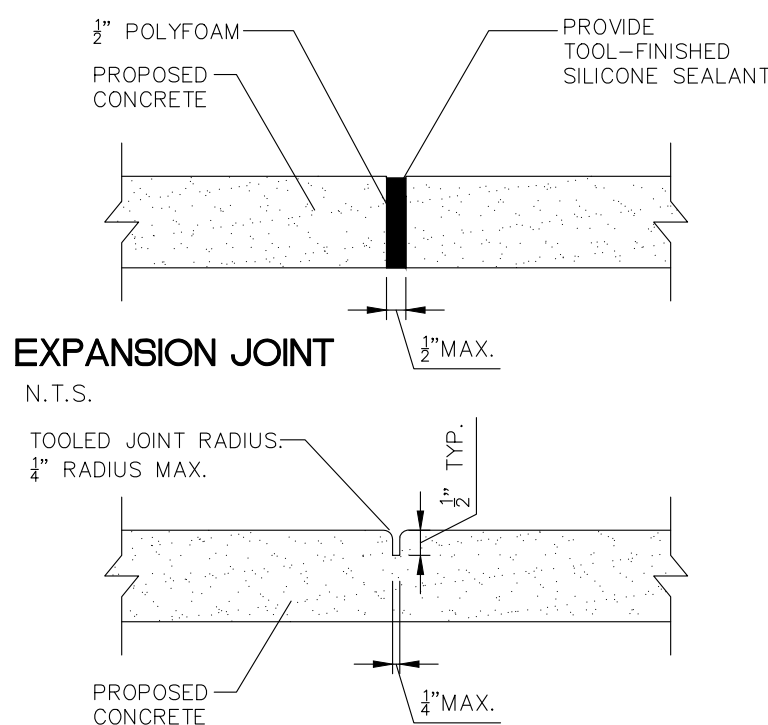


3 A0.2 TYPICAL ACCESSIBLE LANDING AREA DETAILS

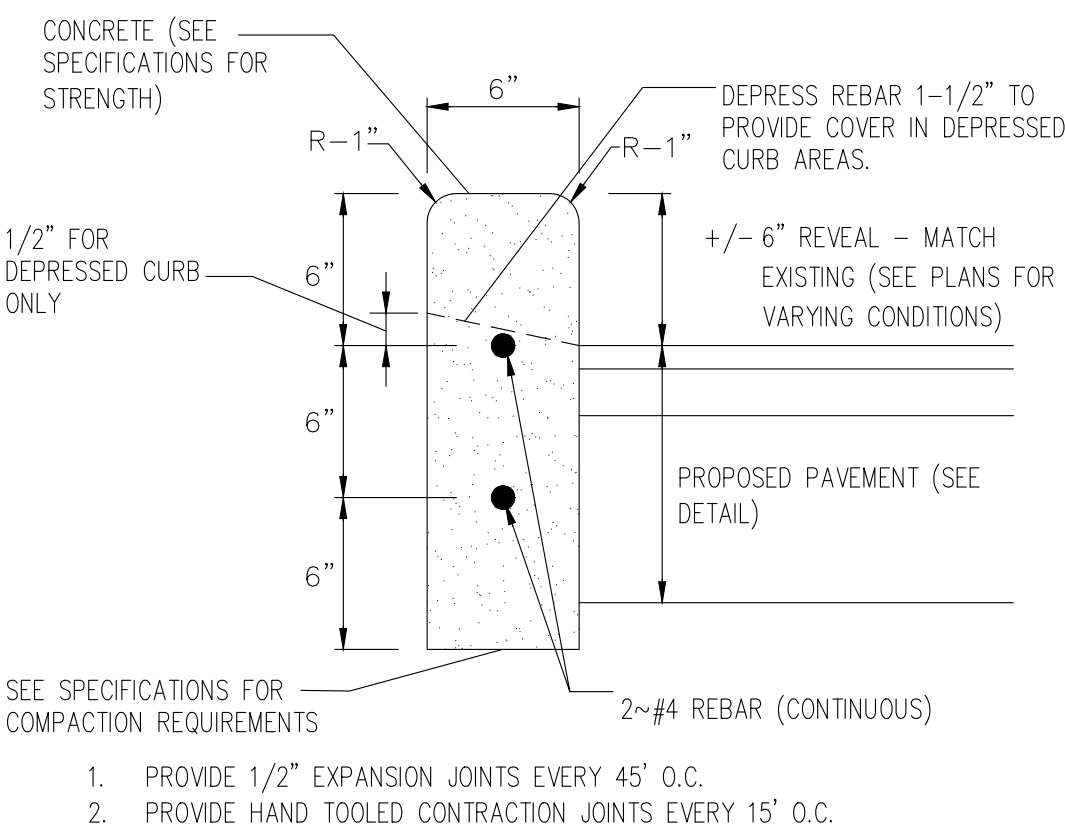
4
A0.2

TYPICAL SIDEWALK DETAIL

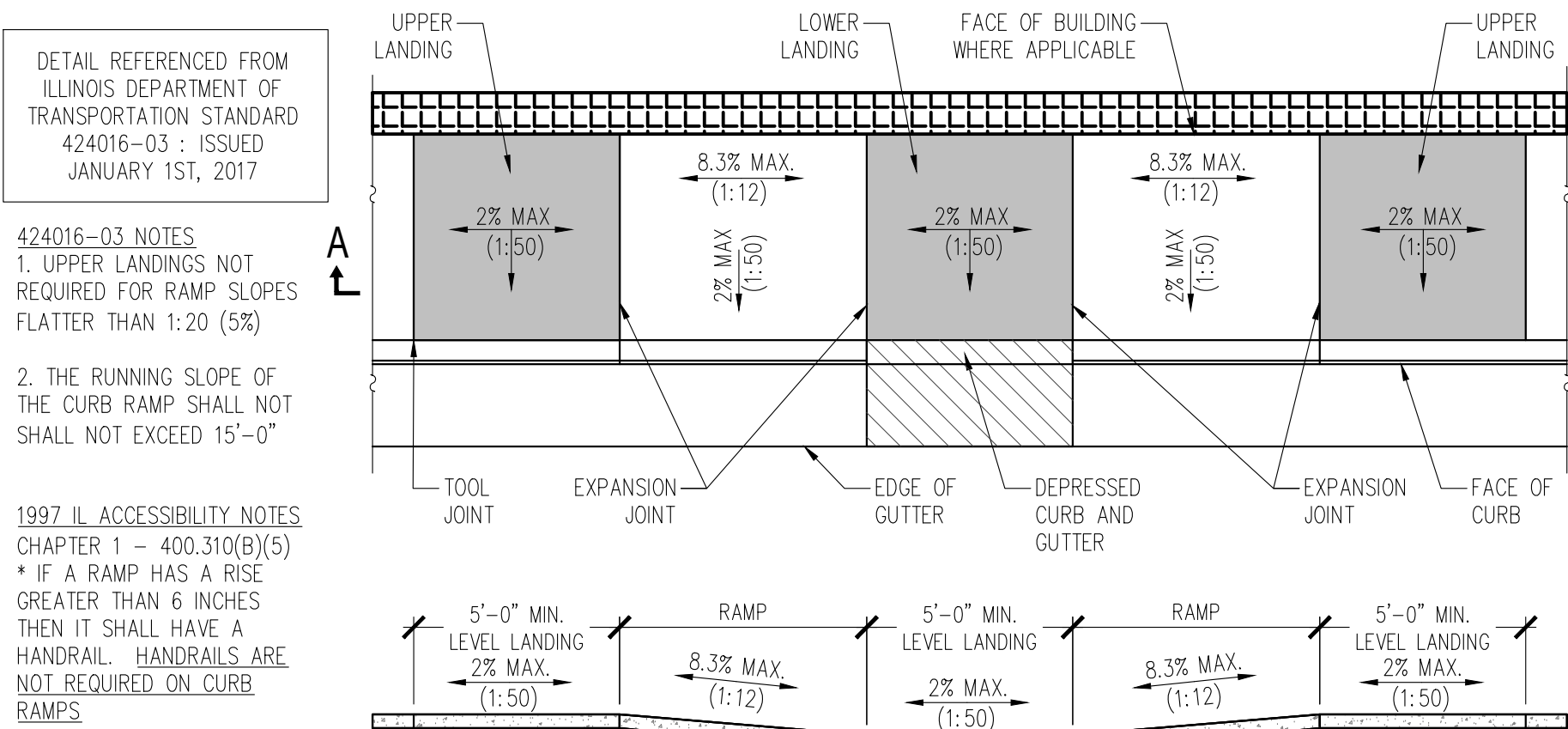
1/4" = 1'-0"



6 TYPICAL CONCRETE JOINTS
A0.2 1/4" = 1'-0"



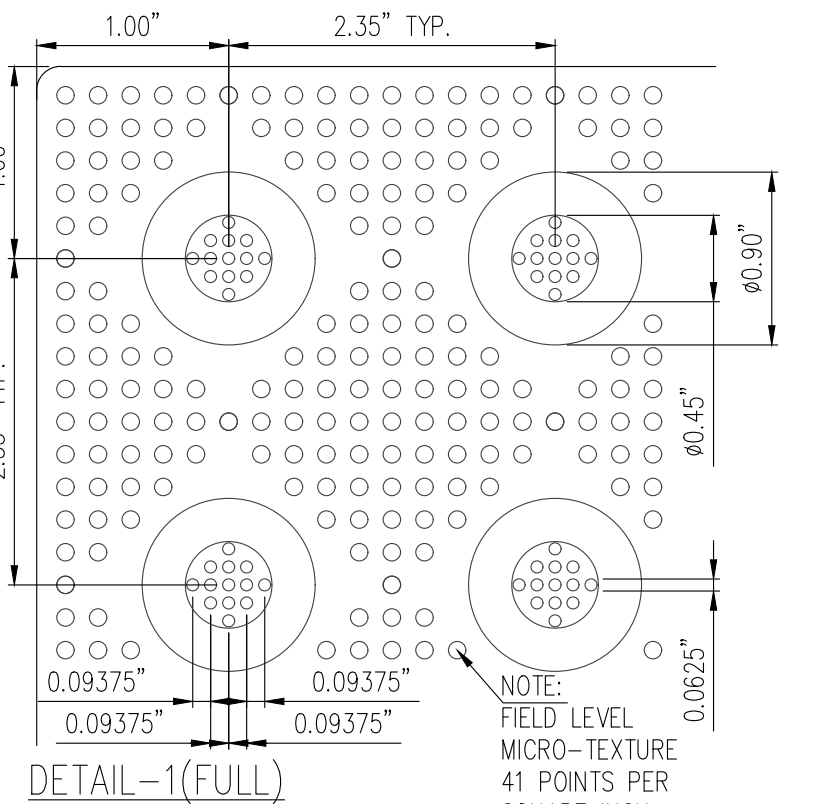
7 TYPICAL CURB DETAIL
A0.2 1/4" = 1'-0"



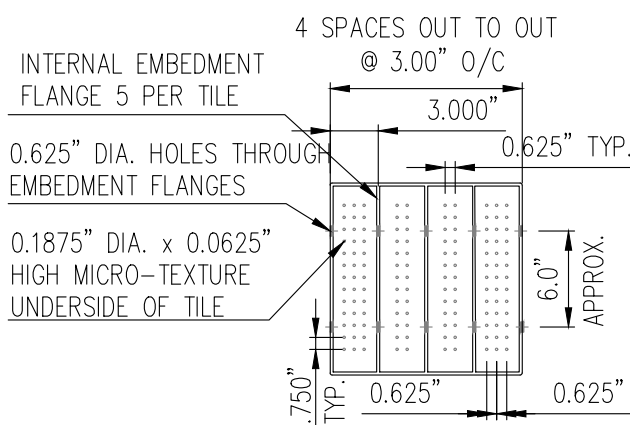
SECTION A-A

GENERAL NOTES:

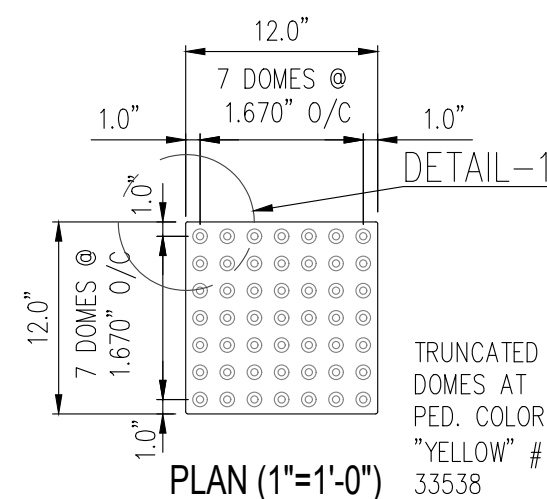
1. ALL CONCRETE FLATWORK AND RAMPS TO BE LIGHT BROOM FINISH
2. 4" COMPACTED SUB-GRADE AGGREGATE TO 95% MAX. DENSITY WHERE REQUIRED
3. SEE DETAIL 6/A0.3 FOR REQUIREMENTS ON EXPANSION JOINTS AND CONTROL JOINTS
4. MINIMUM 4" CONCRETE SLAB FOR WALKS/RAMPS



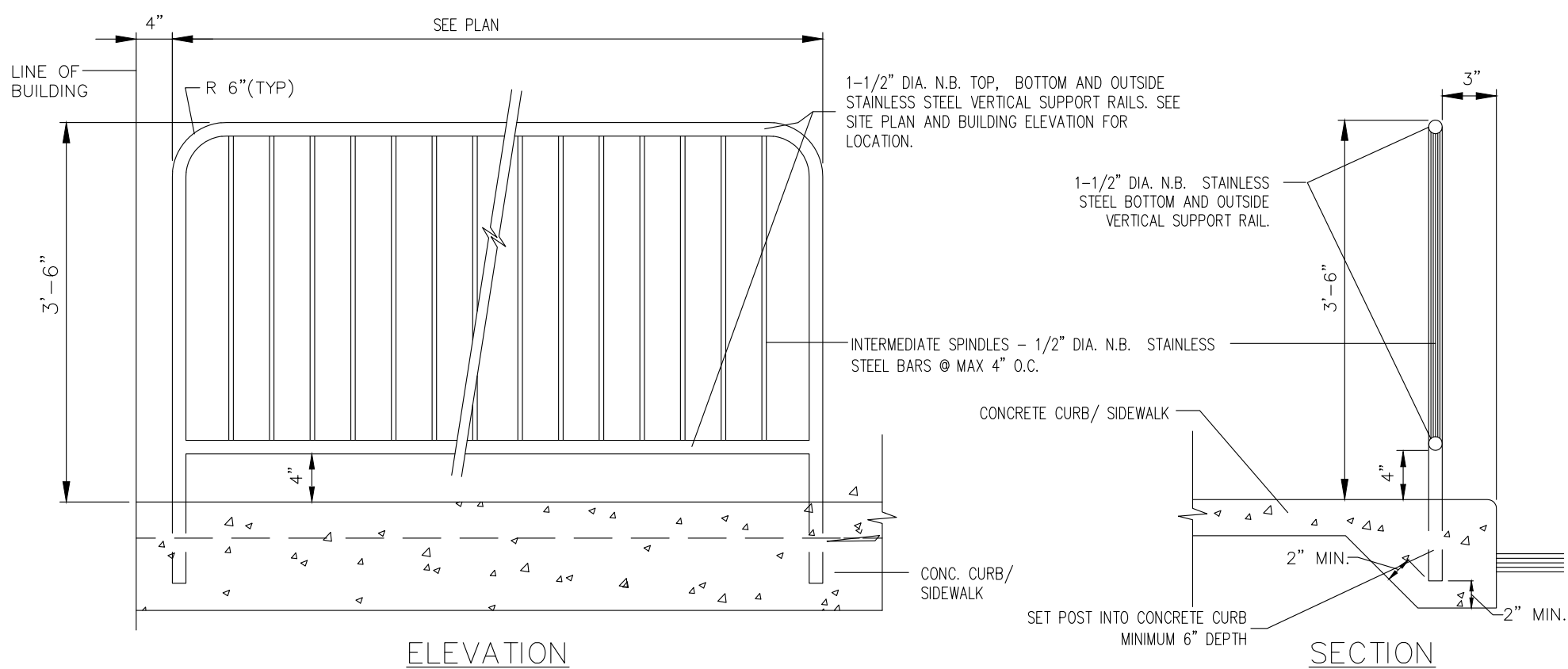
DETAIL-1(FULL)



REFLECTED PLAN (1"=1'-0")



PLAN (1"=1'-0")

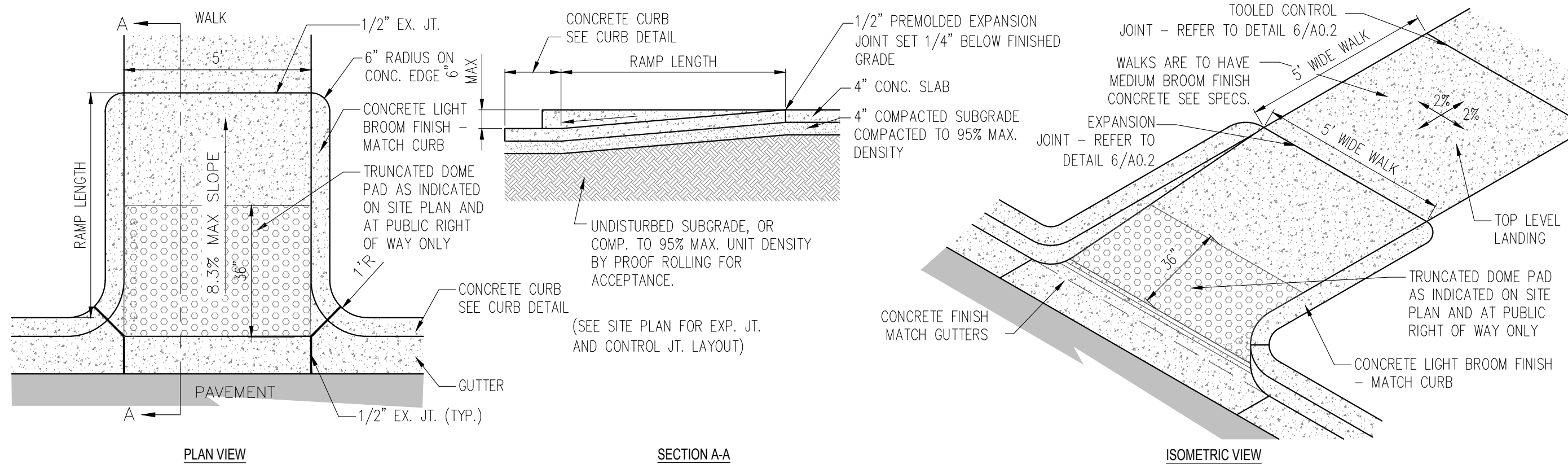
ELEVATION

SECTION

1. LOCATION SUBJECT TO ADA MANEUVERING CLEARANCE REQUIREMENTS.
2. THE GUARD RAIL IS INTENDED TO PROVIDE A PHYSICAL BARRIER WHERE INDICATED ON THE PLANS AND IS NOT INTENDED FOR USE AS A HANDRAIL.
3. POSTS TO BE PROVIDED EVERY 5'.
4. ALTERNATE GUARD RAIL MATERIALS AND COLORS TO BE APPROVED BY MCDONALD'S CONSTRUCTION MANAGER.
5. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO MCDONALD'S CONSTRUCTION MANAGER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OF GUARDRAILS.

10 RAILING DETAIL
A0.2 1:4" = 1'-0"

8 TYPICAL MID-BLOCK ACCESSIBLE RAMP
A0.2 N.T.S.



ADA RAMP DETAIL

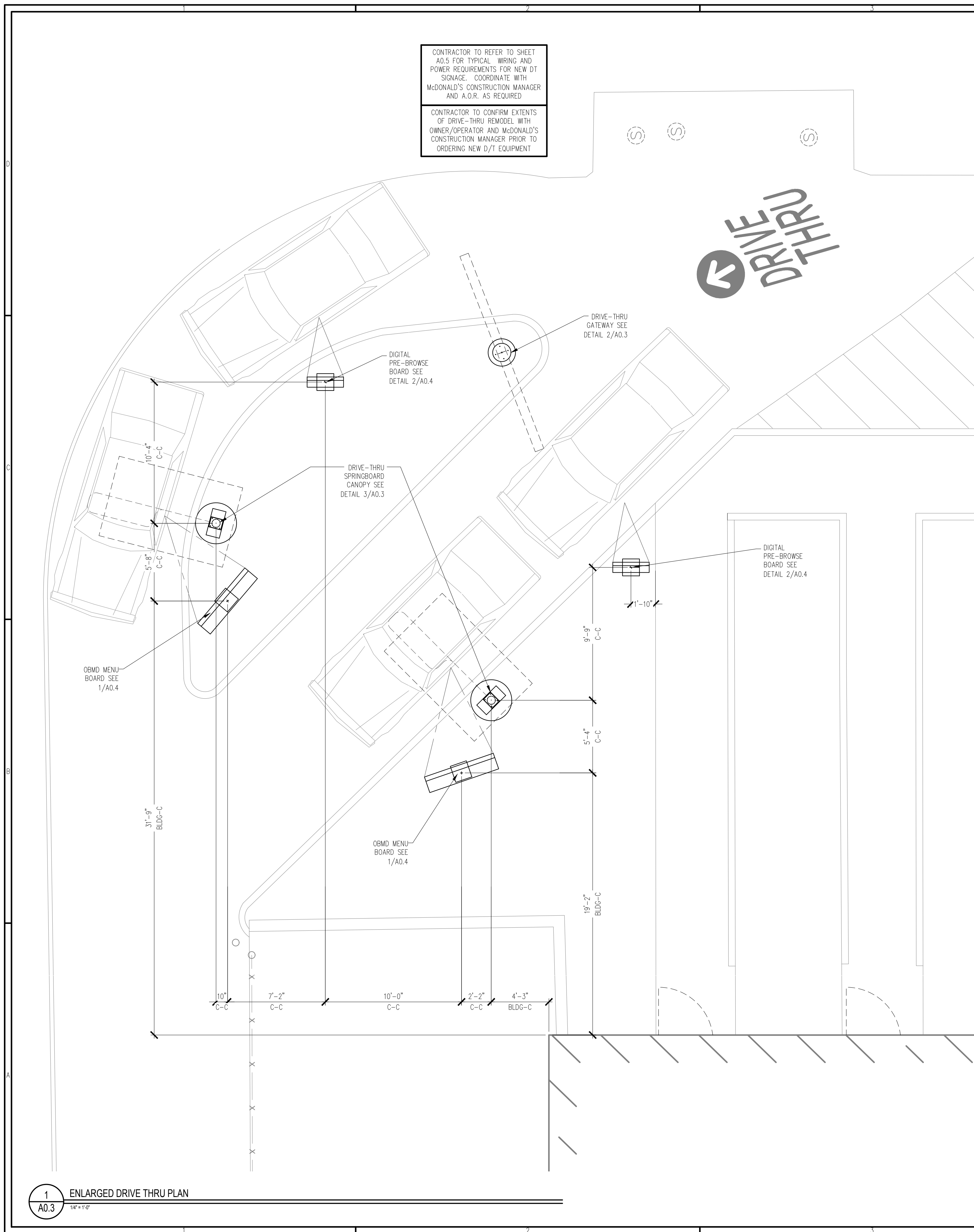
11 TYPICAL ACCESSIBLE RAMP @ PUBLIC RIGHT OF WAY ENTRANCE
A0.2 N.T.S.

PROJECT SPECIFICATIONS:

1. CONTRACTOR IS TO FOLLOW ALL ORDINANCES AND REQUIREMENTS OF THE STATE, COMMUNITY, LOCAL DISTRICTS AND THE ILLINOIS ACCESSIBILITY CODE (IAC). ALL PROPOSED IMPROVEMENTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS WELL AS THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS" CURRENT EDITIONS.
2. THE CONTRACTOR SHALL INDEMNIFY ARCHITECT AND OWNER, THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONDUCTING WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, SPECIFICATIONS, AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THIS DEVELOPMENT.
3. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS FROM ALL LOCAL AGENCIES.
4. PRIOR TO BID AND PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THE PLANS AND THE ACTUAL CONDITIONS AT THE SITE. IF ANY DISCREPANCIES ARE FOUND, AT ANY TIME BEFORE OR DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY (BEFORE ANY ADDITIONAL IMPROVEMENTS ARE INSTALLED) IN ORDER TO OBTAIN WRITTEN CONFIRMATION BY THE ARCHITECT AS TO ANY REVISIONS THAT MAY NEED TO BE MADE TO THE PLANS.
5. PRIOR TO CONSTRUCTION, CONTRACTOR IS TO CONTACT THE ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.
6. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION, AND ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION 2 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE APPROPRIATE CONSTRUCTION INSPECTIONS.
7. THE MUNICIPALITY SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE IMPROVEMENTS.
8. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS, THE CONTRACTOR MUST CALL J.U.I.L.F.E. FOR THE LOCATION AND STAKING OF EXISTING UNDERGROUND UTILITIES (GAS, ELECTRIC, TELEPHONE) AT 1-800-892-0123, 48 HOURS PRIOR TO DIGGING.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING RECORD DRAWINGS PER THE MUNICIPALITY AND/OR ANY OTHER AGENCY REQUIREMENTS. ANY CHANGES TO THE DRAWINGS MUST BE REPORTED TO THE ARCHITECT BEFORE WORK PROGRESSES.
10. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL PLANS AS APPROVED BY THE MUNICIPALITY.
11. ALL QUANTITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE VERIFIED PRIOR TO CONSTRUCTION. IF DISCREPANCIES OCCUR, THE CONTRACTOR IS TO CONTACT THE ARCHITECT IMMEDIATELY AND NO WORK IS TO BE DONE UNTIL APPROVED BY THE ARCHITECT.
12. ANY RESTORATION NEEDED BECAUSE OF CONSTRUCTION SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST.
13. TRENCH BACKFILL MATERIAL (CA-6) IS REQUIRED UNDER AND WITHIN TWO FEET (2') OF SIDEWALKS AND PAVED AREAS. THIS BACKFILL SHALL BE IN SIX INCH (6") LIFTS AND COMPACTED TO 95% STANDARD PROCTOR.
14. CONTRACTOR IS TO PROVIDE ALL TEMPORARY SIGNAGE AS REQUIRED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND LOCAL MUNICIPALITIES.
15. ALL EXISTING DRAIN TILES THAT ARE ENCOUNTERED ARE TO BE RESTORED TO THEIR ORIGINAL CONDITION OR REROUTED TO THE PROPOSED STORM SEWER SYSTEM.
16. RESTORATION OF EXISTING RIGHT-OF-WAY IS TO BE COMPLETED WITH FOUR INCH (4") MINIMUM TOPSOIL AND SALT TOLERANT SOIL UNLESS OTHERWISE NOTED.
17. THE WATER SYSTEM MAY BE SHUT DOWN WITHOUT CONSENT BY THE OWNER OF THE SYSTEM.
18. GENERAL CONTRACTOR TO BECOME FAMILIAR WITH AND APPLY THE ADA MINIMAL REQUIREMENTS AND REPORT TO ARCHITECT ANY DISCREPANCIES BEFORE CONSTRUCTION. THIS INCLUDES, BUT NOT LIMITED TO, TRANSITIONS TO EXISTING CONDITIONS.
19. CONSTRUCTION MEANS, METHODS AND JOB SITE SAFETY IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR.
20. PAVING, SIDEWALK, AND CURBING IS NOT TO BE INSTALLED IN SUCH A WAY THAT IT WILL BLOCK THE FLOW OF WATER AWAY FROM THE BUILDING INCLUDING BUT NOT LIMITED TO WEEP HOLES, WICKS, DRAINAGE SOUPERS OR PIPES, AND LANDSCAPE.

PAVEMENT

1. ALL PAVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING REFERENCES AS THEY APPLY: STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION; MANUAL FOR STRUCTURAL DESIGN OF PORTLAND CEMENT CONCRETE PAVEMENT, ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION; AND MANUAL FOR DESIGN OF FLEXIBLE PAVEMENTS, ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
2. ALL PAVED AREAS SHALL BE COMPACTED TO 95% STANDARD LABORATORY DENSITY, PER (D.O.T.) SECTION 301. BEFORE THE BASE COURSE MATERIALS ARE INSTALLED, THE SUB-GRADE SHALL BE PROOF-ROLLED TO THE SATISFACTION OF THE ENGINEER, HIS AGENT, AND/OR THE SOILS ENGINEER. COMPACTION AND DENSITY TESTS SHALL BE TAKEN AT THE OWNER'S OPTION.
3. ALL CONCRETE TO BE MINIMUM 3500 PSI, SALT TOLERANT, 6 BAG MIX WITH A SPRAY ON SEALER.
4. EXPANSION AND CONTRACTION JOINTS SHALL BE TOOL FINISHED.
5. BINDER COURSE TO BE PLACED WHEN TEMPERATURE IS AT LEAST 40° AND RISING. SURFACE COURSE TO BE PLACED WHEN TEMPERATURE IS AT LEAST 45° AND RISING.
6. ALL PROPOSED PAVEMENT AND CURBS ARE TO BE CONSTRUCTED TO WITHIN A TOLERANCE OF 0.005' OF THE PROPOSED ELEVATIONS EXCEPT IN THE ACCESSIBLE STALLS OR ACCESSIBLE ROUTES.
7. ALL PROPOSED PAVEMENT, CURBS, SIDEWALKS, RAMPS, ETC. WITHIN THE ACCESSIBLE STALLS AND ACCESSIBLE ROUTES SHALL BE CONSTRUCTED PER THE ILLINOIS ACCESSIBILITY CODE (LATEST EDITION) WITH ZERO CONSTRUCTED TOLERANCE. MAXIMUM SLOPES AS DEFINED IN THE CODE SHALL NOT BE EXCEEDED. THESE MAXIMUM SLOPES INCLUDE, BUT ARE NOT LIMITED TO:
 - A. SIDEWALKS, RAMPS, AND ACCESSIBLE SPACES AND ACCESSIBLE ROUTES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2.00%) IN ALL DIRECTIONS.
 - B. AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 1:20 (5.00%) IS A "RAMP" AND SHALL COMPLY WITH THE "RAMP" REQUIREMENTS WHICH INCLUDE, BUT ARE NOT LIMITED TO, HAND RAILS.
 - C. NOWHERE SHALL THE CROSS SLOPE OF AN ACCESSIBLE ROUTE EXCEED 1:50 (2.00%).
 - D. THE MAXIMUM SLOPE OF A "RAMP" IN NEW CONSTRUCTION SHALL BE 1:12 (8.33%). THE MAXIMUM RISE FOR ANY RUN SHALL BE 30 INCHES.

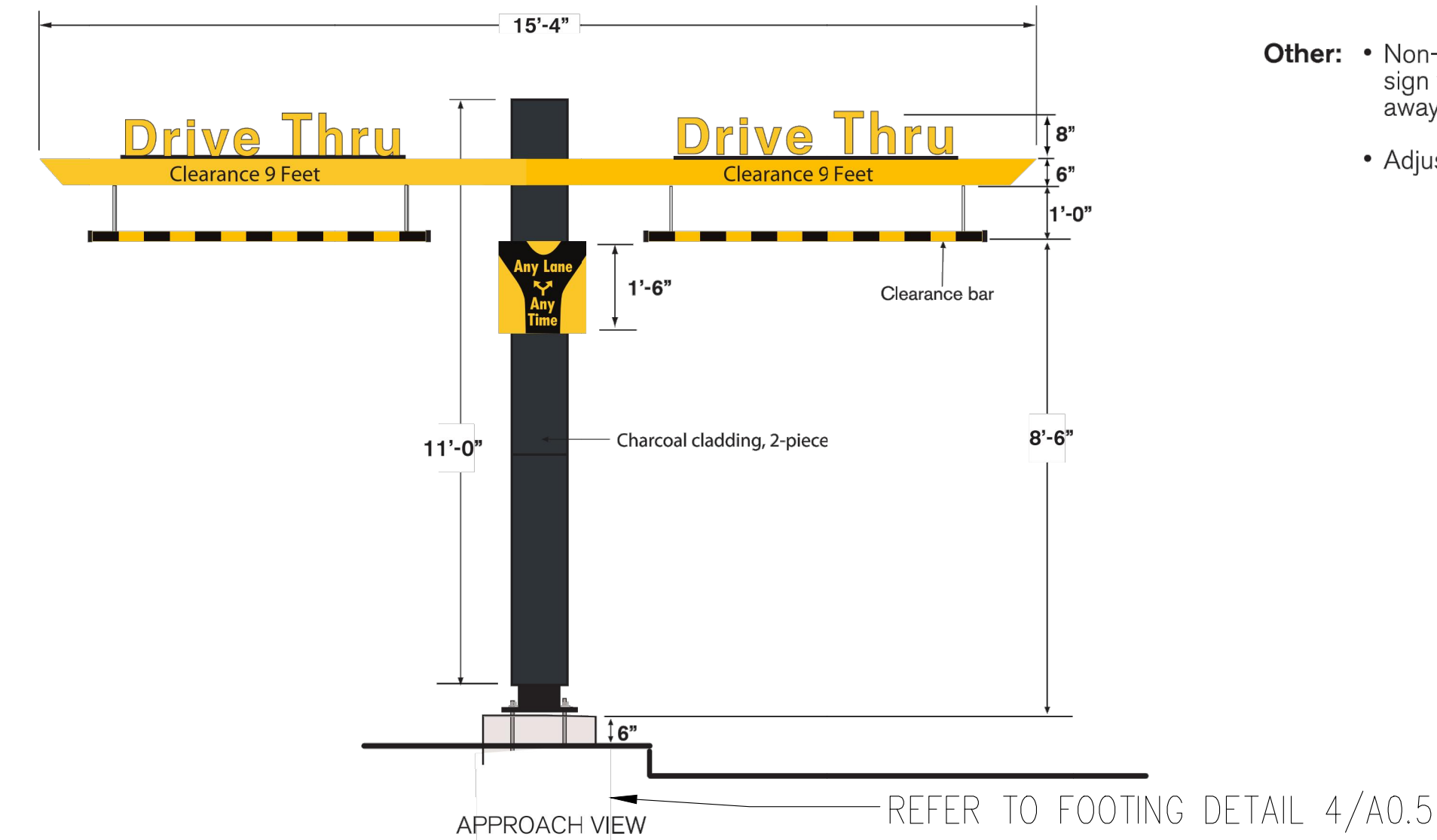


Double Welcome Point Gateway



Illumination: N/A

- Other:
- Non-Illuminated clearance sign with spring loaded break away clearance arm.
 - Adjustable bang bar.



Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7363 www.everbrite.com

2

A0.3

DRIVE-THRU CLEARBAR

N.T.S.

Slim Springboard Canopy w/Audio Only - Yellow

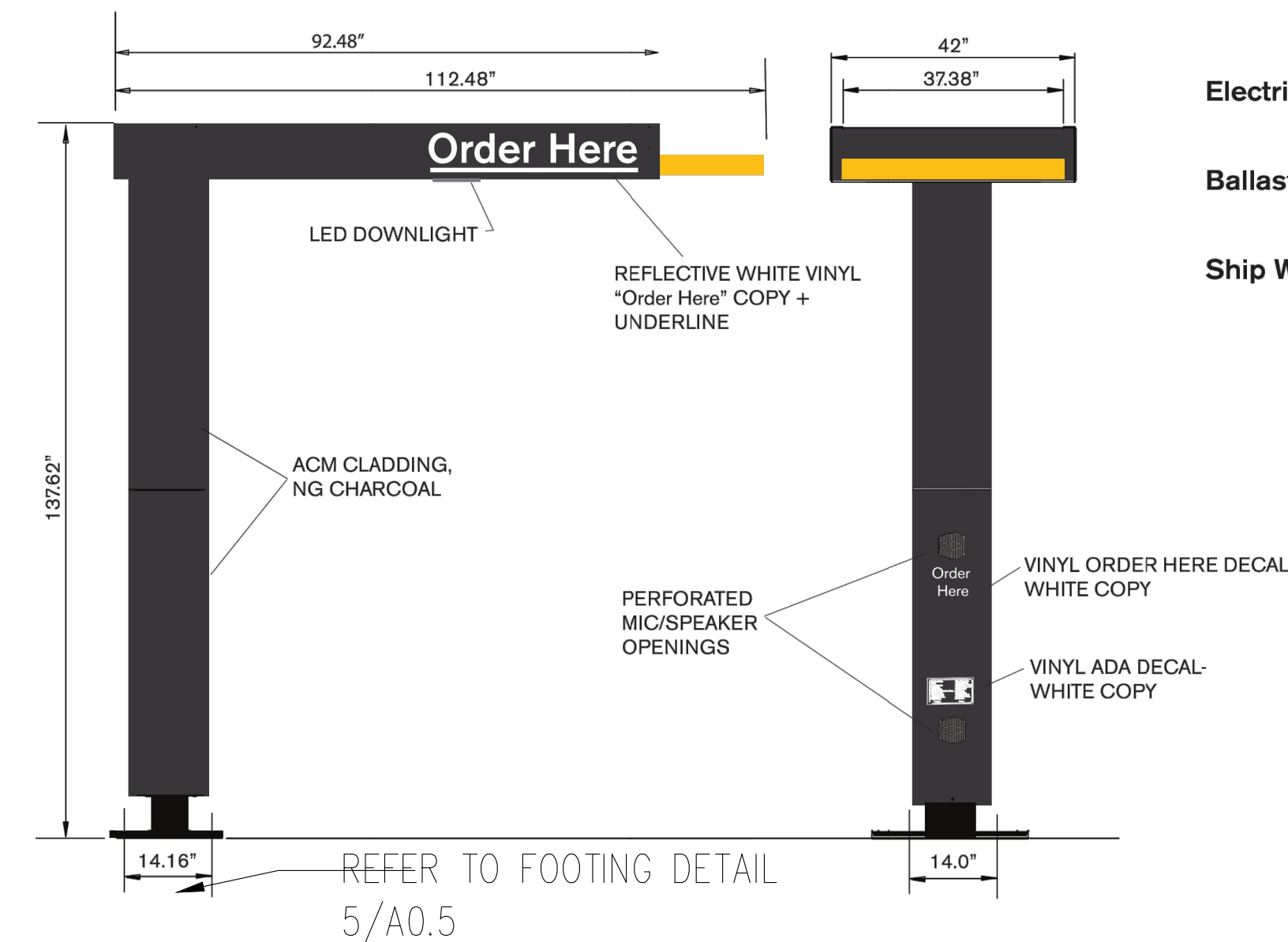


Illumination: LED Downlighting

Electrical: 1.5 Amps 120 volt, 60 Hz

Ballast:

Ship Weight:



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3

A0.3

DRIVE-THRU SPRINGBOARD CANOPY

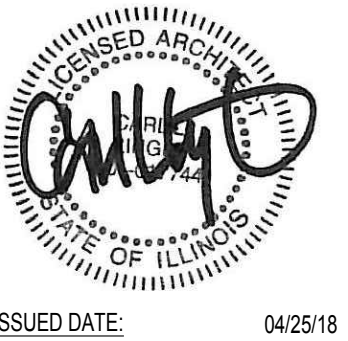
N.T.S.

LINGLEDDESIGNGROUP, INC
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1860 W. EVANS AVE.
ENGLEWOOD, CO 80110
PHONE: 815-369-9155
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WWW.LINGLEDDESIGN.COM



Exhibit received May 11, 2018

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McDonald's
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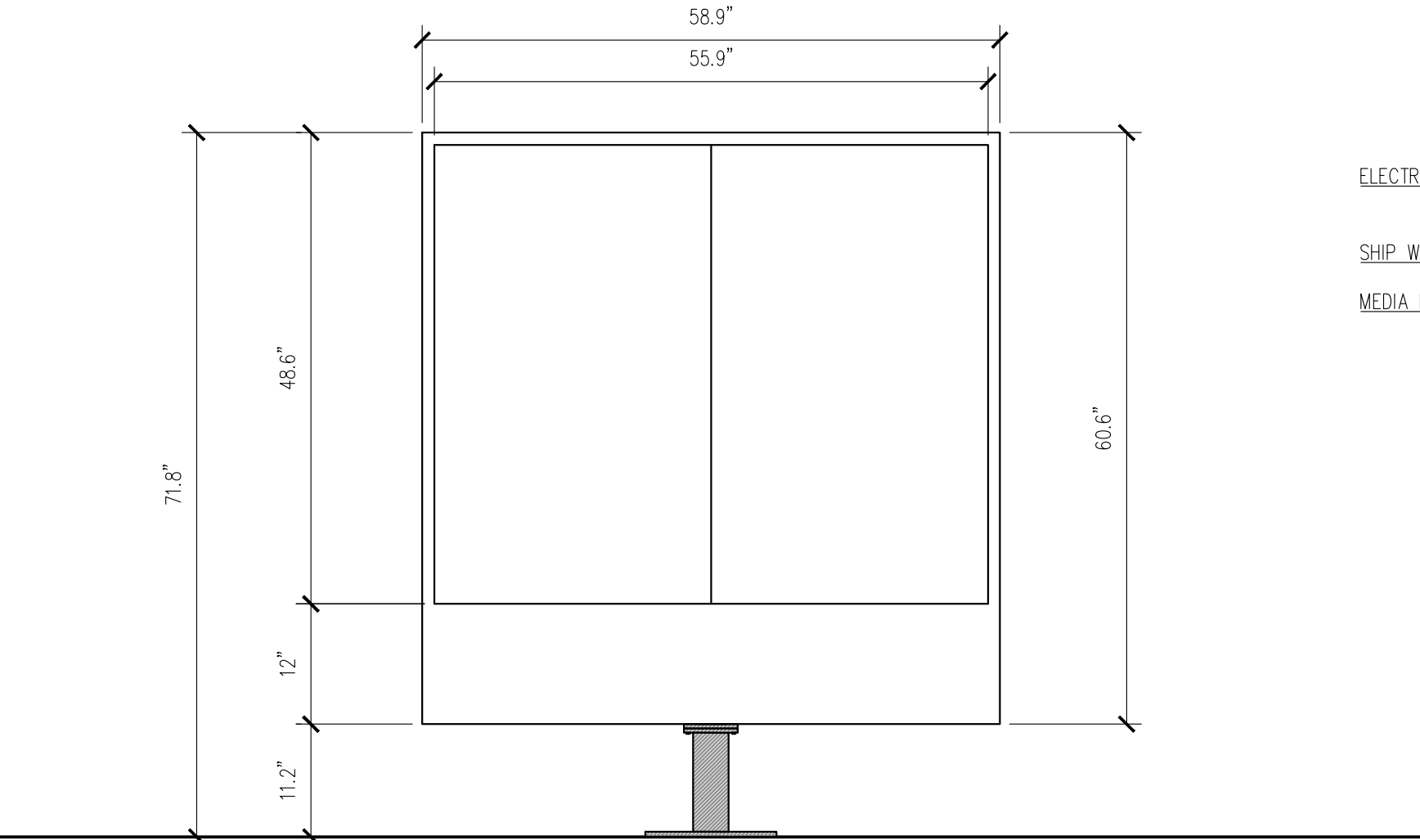
REVISIONS:	DATE:	DESCRIPTION:
#	04/23/18	PERMIT REVIEW BID SET

STATE ID: 121701
NATIONAL #: 17893
PROJECT NUMBER: 18-065
DRAWN BY: MM
CHECKED BY: CLL

SHEET TITLE:
ARCHITECTURAL
SITE DETAILS

SHEET NUMBER:

A0.3



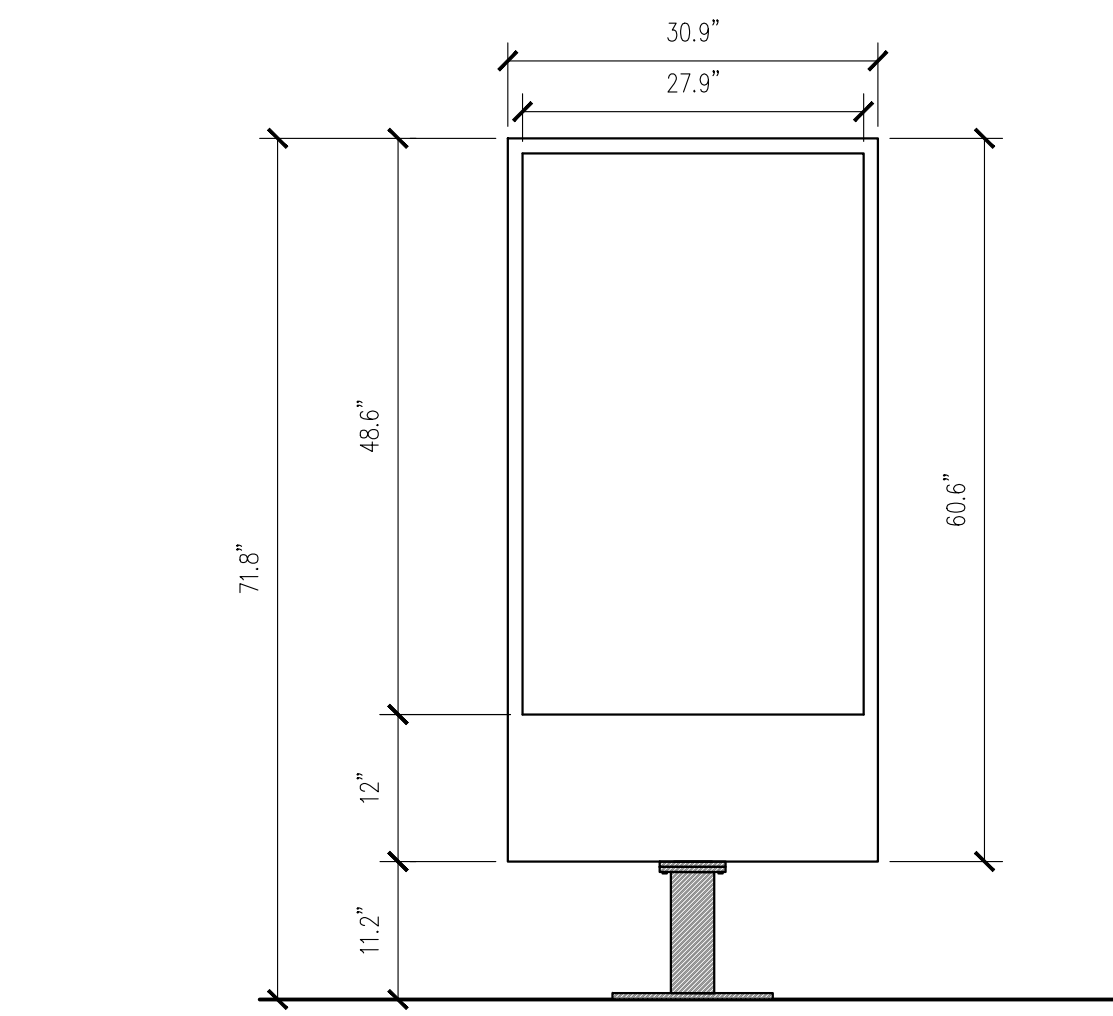
GENERAL NOTES:
-THE FOLLOWING CODES WERE USED IN DESIGN:
-IBC 2012
-ASCE 7-10
-ACI 318-11
-AISC 360-10 & AISC 341-10
-AWS D1.1
-WIND SPEED 105 MPH (ULTIMATE WIND SPEED)
-EXPOSURE C
-DESIGN LOADS DERIVED FROM THESE CODES AND FORCES
-AXIAL- XXX #
-SHEAR- XXX #
-MOMENT- XXX #
-ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE
-MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100 PSF/FT (X2)
-SITE SOIL CONDITIONS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER, IF ASSUMED SOIL CONDITIONS ARE NOT PRESENT, FOUNDATION SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER TAKING IN TO ACCOUNT ACTUAL SITE SOIL CONDITIONS
-TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE)
-ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS

PER ASTM D 698-70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE
-ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION
-TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE
-MINIMUM CONCRETE STRENGTH (F'C=3,000 PSI) SHALL CONFORM WITH MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A
-USE OF ADMIXTURES SHALL CONFORM TO MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 2.6
-AIR ENTERTAINMENT SHALL CONFORM WITH MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS 2.6-A AND 2.13-A
-WATER CONTENT RATIO SHALL CONFORM TO MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A
-FOUNDATION CONCRETE TO BE TESTED PER MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 3.14
-PROVIDE A MINIMUM 3" OF CONCRETE COVER OVER ALL EMBEDDED STEEL
-REINFORCEMENT PLACEMENT SHALL CONFORM TO MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTIONS 3.2 & 3.5 PERFORMED BY GENERAL CONTRACTOR
-ANCHOR RODS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE
-DO NOT PLACE POLES ON CONCRETE UNTIL CONCRETE HAS CURED PER MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 3.11-E STEEL
-STEEL PIPE SECTION: ASTM A53 OR A252 TYPE E GRADE B (F_y=35 KSI)
-HSS ROUND SECTION: ASTM A500 GRADE B (F_y= 42 KSI)
-HSS SQUARE/RECTANGULAR SECTIONS: ASTM A500 GRADE B (F_y= 46 KSI)
-HEADED ANCHOR RODS ASTM F1554 GR 55, AN ACCEPTABLE ALTERNATIVE IS ASTM F1554 GR 55, S1 WHEN THE EMBEDDED END OF THE ROD IS THREADED AND THE NUT TACK WELDED PRIOR TO GALVANIZATION
-STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES AND PLATES: ASTM A36
-REINFORCEMENT: ASTM A615 GRADE 60- BY GENERAL CONTRACTOR

-NUTS: ASTM A563A, HEAVY HEX
-WASHERS: ASTM F844 A36
-USE ASTM A153 CLASS C OT DIPPED GALVANIZED BOLTS AND FASTENERS.
-ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
-NO FIELD HEATING TO BEND STEEL SHALL BE ALLOWED WITHOUT ENGINEER'S APPROVAL
-DO NOT CUT ANCHOR RODS AFTER INSTALLATION OF POLE
-AFTER INSTALLATION, ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION
-ANY FIELD WELDING SHALL FIRST BE VERIFIED BY ENGINEER AND PERFORMED IN ACCORDANCE WITH AWS D1.1
-REFER TO SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION

CONCRETE:
-ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS

1
A0.4 **DIGITAL MENU BOARD**
SCALE: NONE



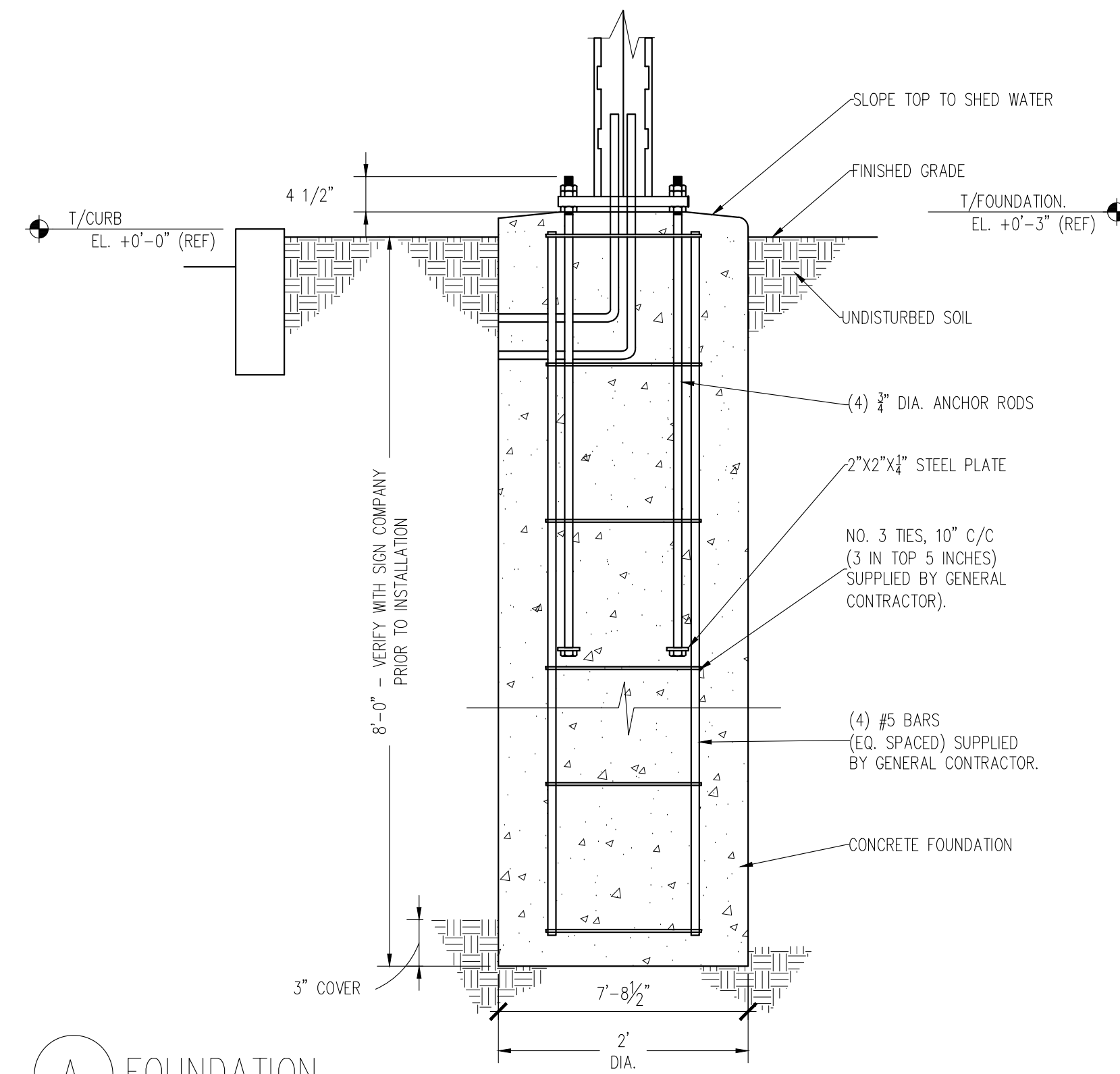
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-ASCE 7-10
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-AISC 360-10 & AISC 341-10
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-WIND SPEED 105 MPH (ULTIMATE WIND SPEED)
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-DESIGN LOADS DERIVED FROM THESE CODES AND FORCES
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-TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE)
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CONCRETE:
-ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698-70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE
-ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION
-TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE
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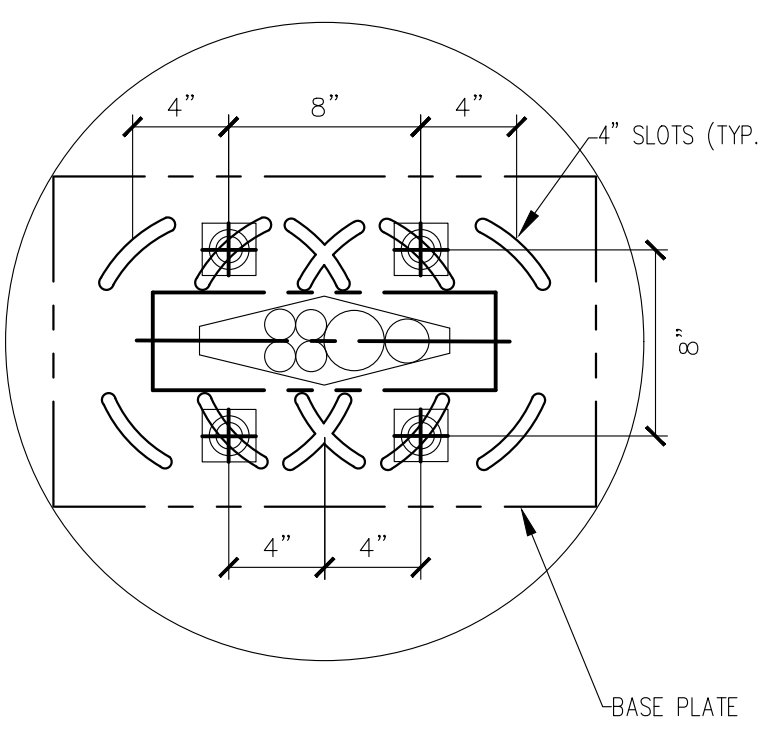
2
A0.4 **DIGITAL PRE-BROWSE BOARD**
SCALE: NONE

NOTES:
• PIER DEPTHS REQUIRED ARE MINIMUMS. ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
• TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
• MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE 100 PSF/FT OF DEPTH (X2)
• ALL REINFORCING STEEL BY GENERAL CONTRACTOR.



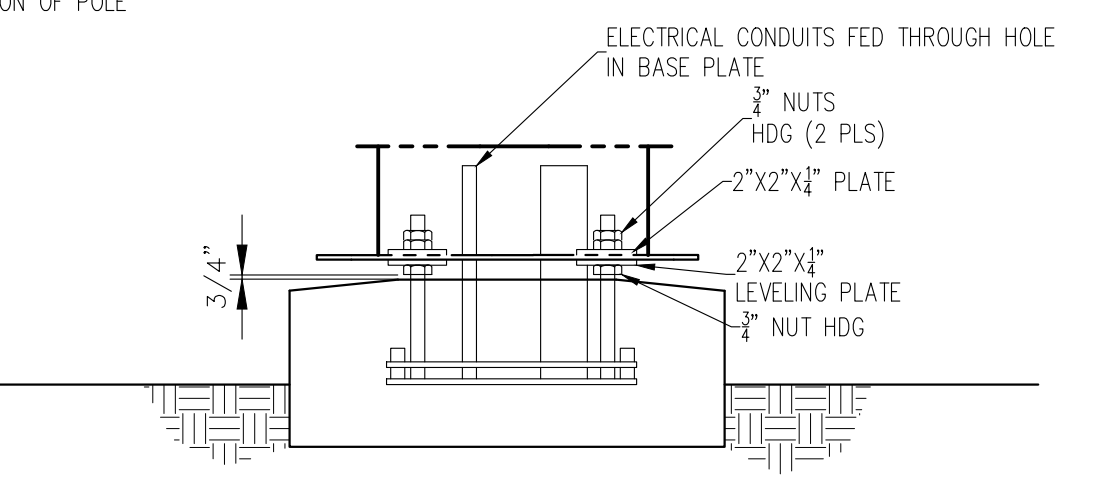
A **FOUNDATION**

NOTES:
• TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE
• ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE ENCLOSURE MANUFACTURER



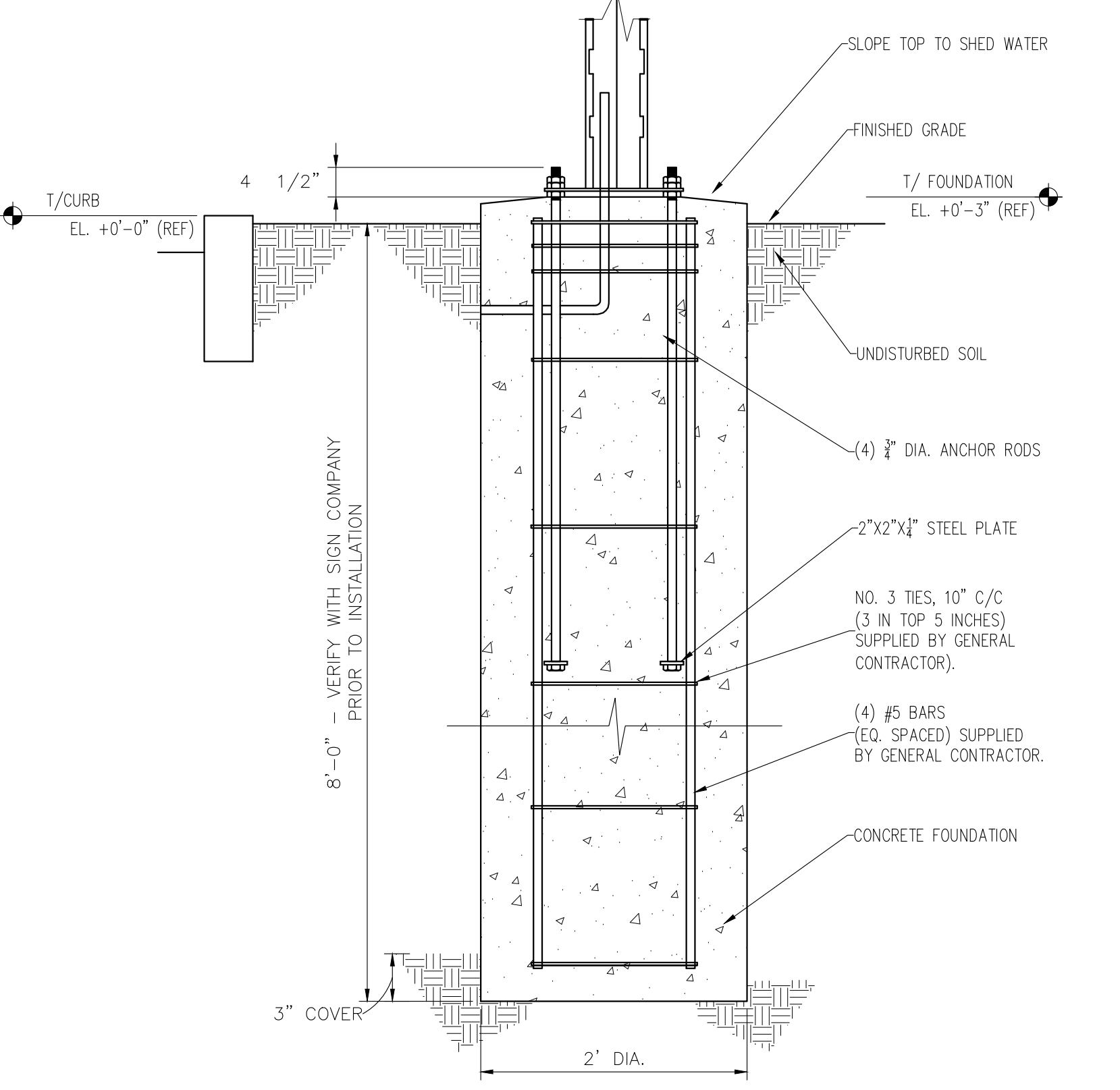
B **ANCHOR BOLT PATTERN**

NOTES:
• TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE
• ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE ENCLOSURE MANUFACTURER
• DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE



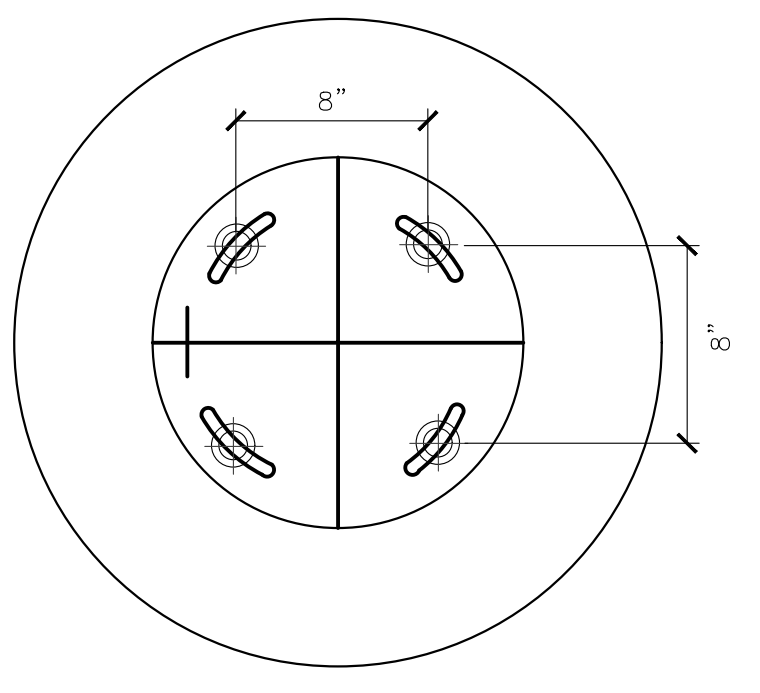
C **CONNECTION DETAILS**

NOTES:
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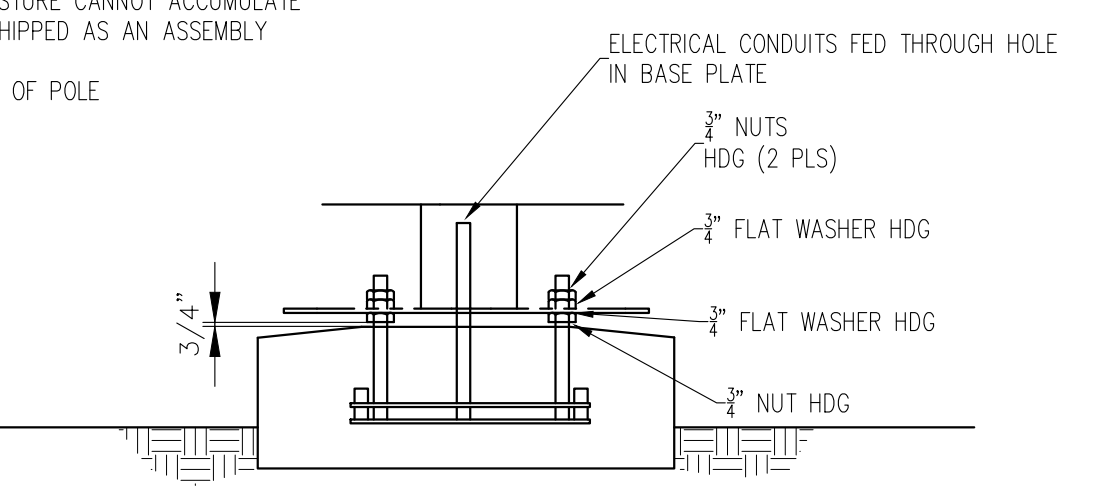
A **FOUNDATION**

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B **ANCHOR BOLT PATTERN**

NOTES:
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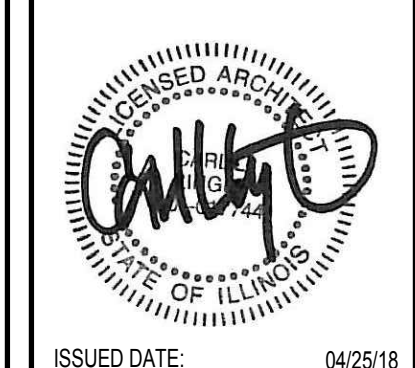
C **CONNECTION DETAILS**

LINGLEDESIGNGROUP, INC
159 WEST MAIN STREET
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PHONE: 815-369-9155
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Exhibit received May 11, 2018

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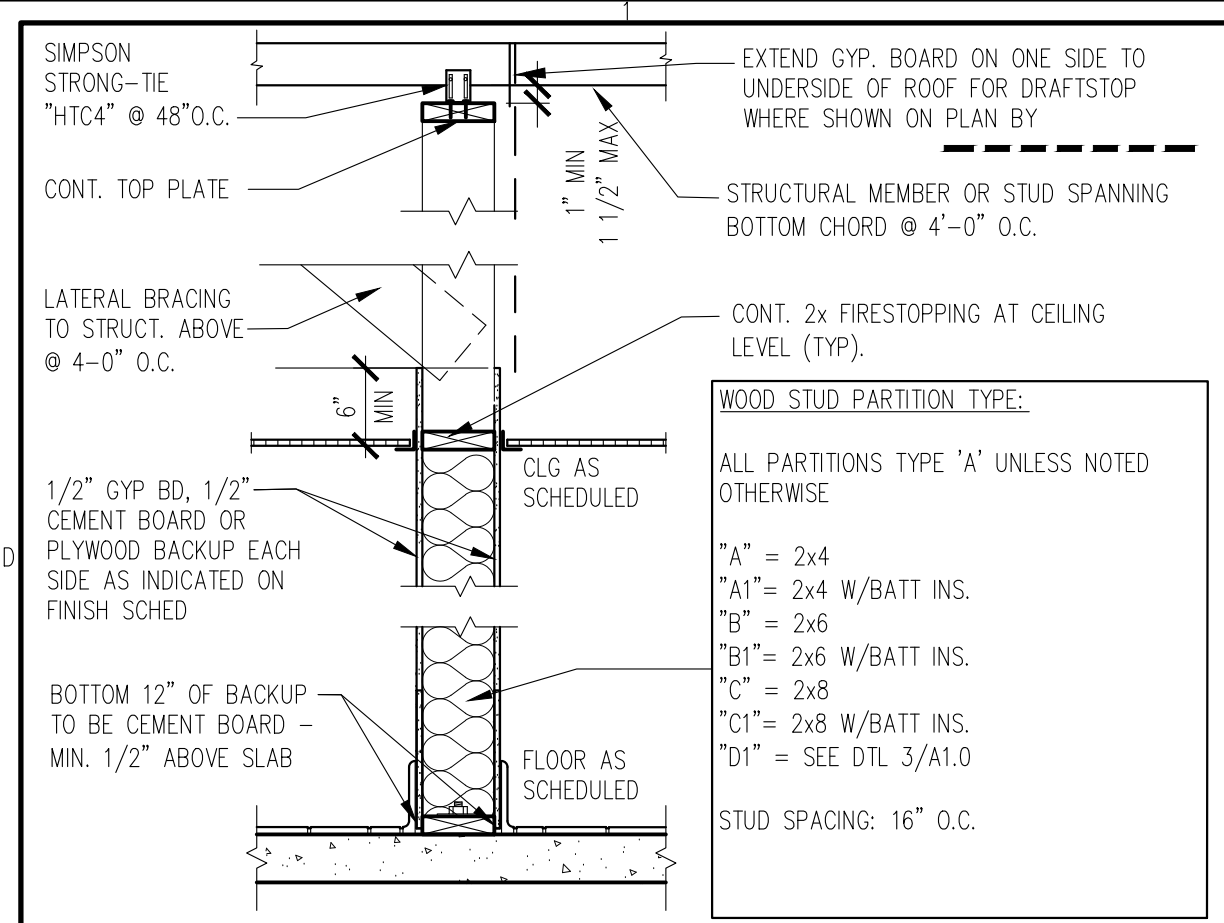
McDonald's
USA, LLC
1355 E LAKE COOK RD
WHEELING, IL 60090

REVISIONS:	DESCRIPTION:	DATE:	BY:
1	PERMIT REVIEW BD SET	04/23/18	

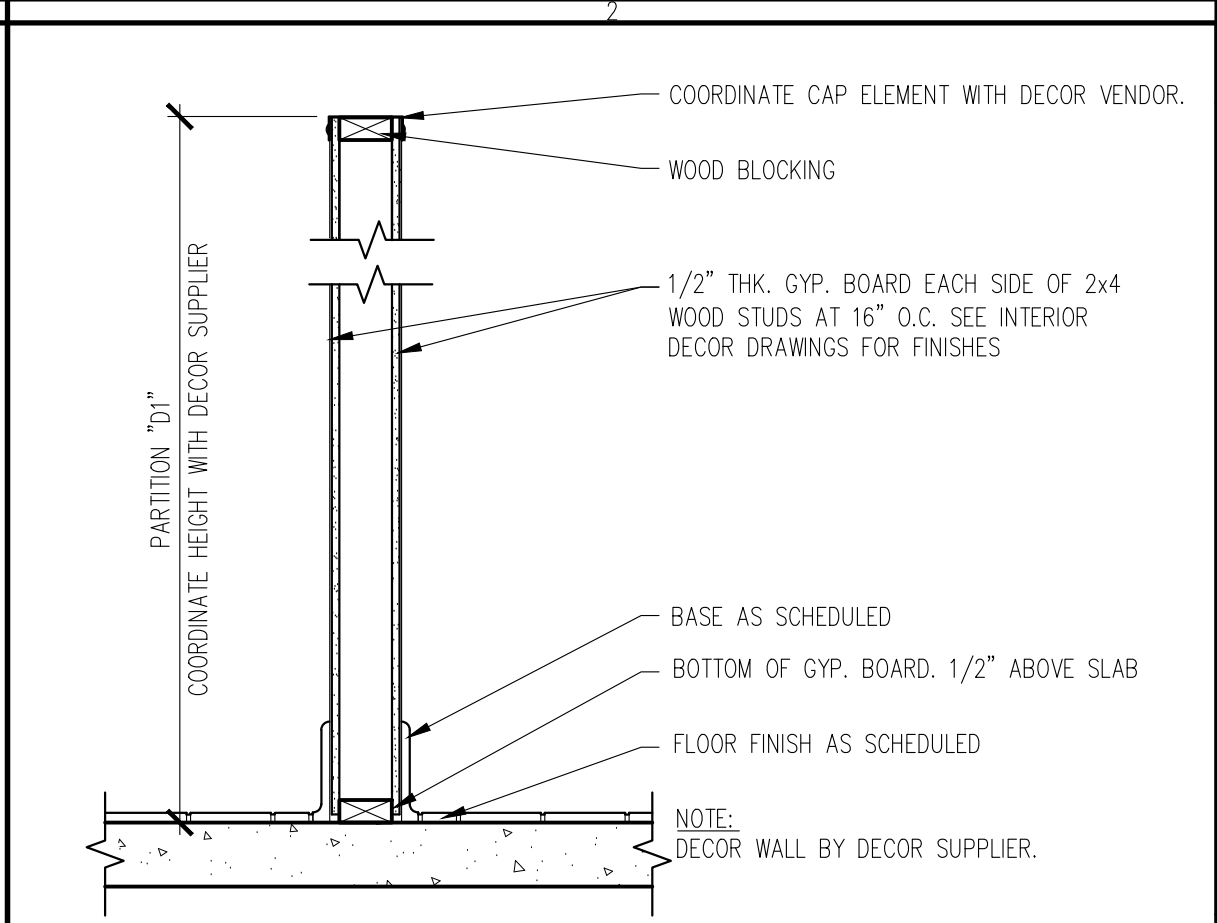
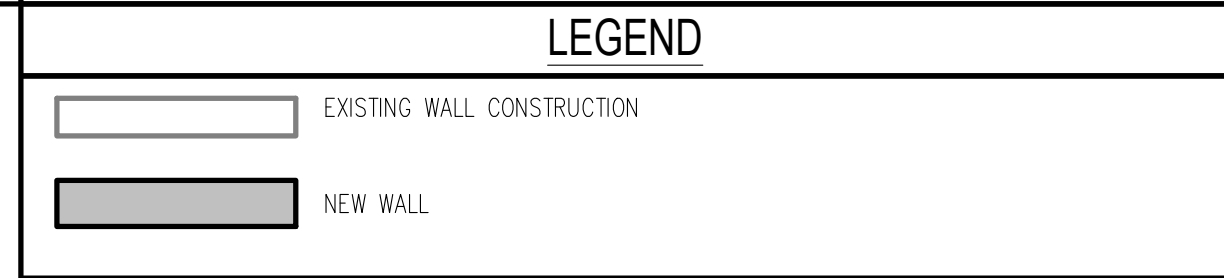
STATE ID: 121701
NATIONAL #: 17893
PROJECT NUMBER: 18-065
DRAWN BY: MM
CHECKED BY: CLL

SHEET TITLE:
ARCHITECTURAL
SITE DETAILS
& NOTES

SHEET NUMBER:
A0.4

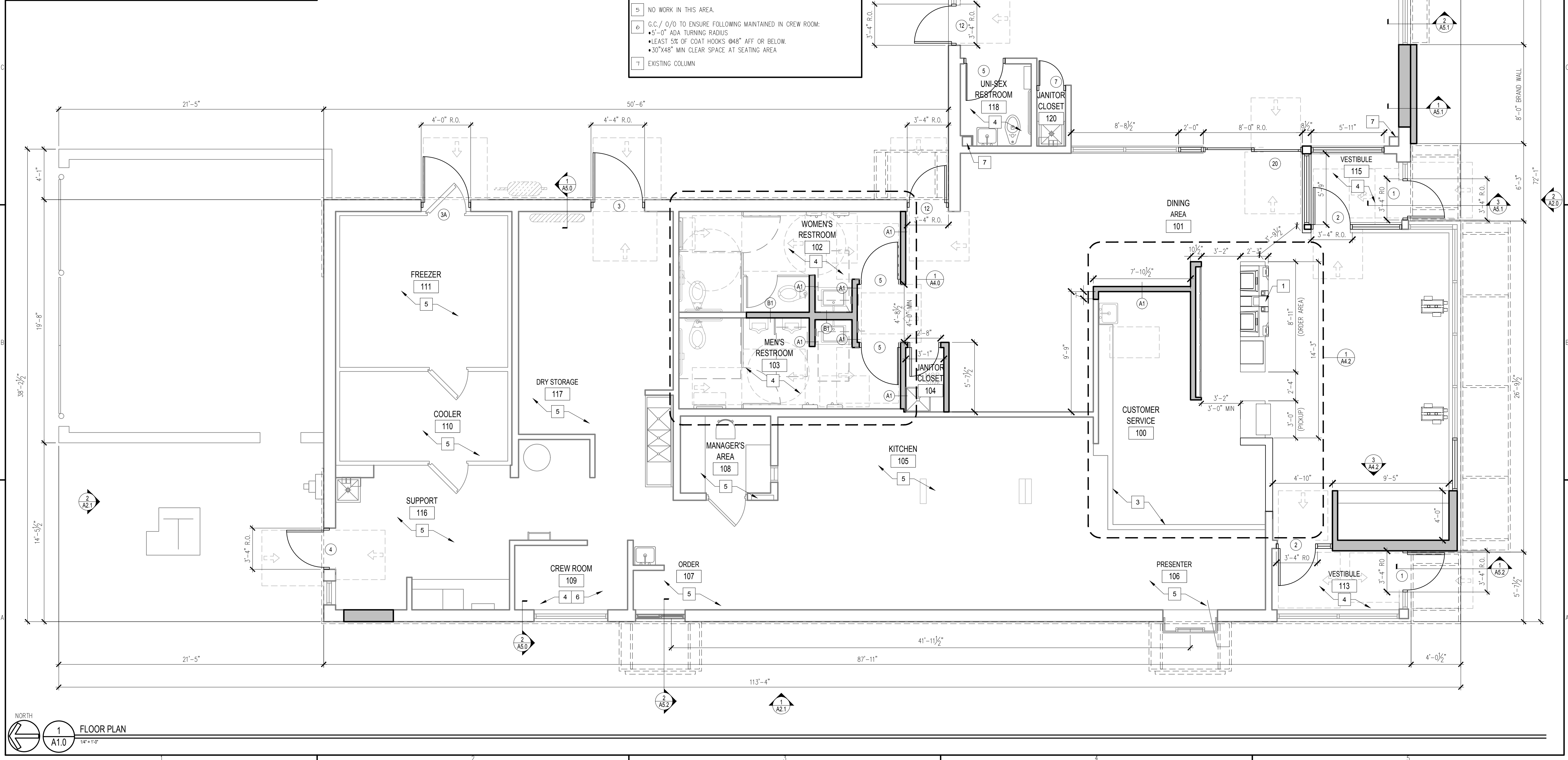


2 INTERIOR PARTITION
3/4" = 1'-0"



3 PARTIAL HT. PARTITION DETAIL
3/4" = 1'-0"

- ### GENERAL NOTES
- INTERIOR DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
 - SEE 2/A1.0 FOR INTERIOR PARTITION TYPES. INTERIOR PARTITIONS ARE TYPE 'A' UNLESS NOTED OTHERWISE.
 - SEE SHEET A6.0 FOR DOOR SCHEDULE & DOOR TYPES
 - SEE FINISH PLAN ON SHEET A1.4 FOR ROOM FINISHES
 - G.C. TO PROVIDE ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. SIGNAGE PACKAGE SUPPLIED BY: FORREST PERMA-SIGN 1-800-214-8765 9292 1ST ST., BOX 588, NEW ROCHELLE, NY 10802 www.forrestpermasigns.com
 - MAXIMUM OCCUPANCY SIGN TO BE POSTED PER LOCAL CODE. SIGN FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
 - GENERAL CONTRACTOR SHALL COORDINATE WITH THE FIRE INSPECTOR ON ANY UPGRADES OR FURTHER REQUIREMENTS FOR FIRE EXTINGUISHERS.
 - SEE SHEET A5.0 FOR EXTERIOR WALL ASSEMBLY TYPES
 - PROVIDE TACTILE EXIT SIGNS AT EXIT DOORS AT 60" A.F.F. TO CENTER OF SIGN.
- ### KEY NOTES
- | TAG | DESCRIPTION |
|-----|---|
| 1 | SEE SHEET A4.2 FOR NEW FRONT COUNTER DETAILS. |
| 2 | NOT USED |
| 3 | EXISTING MENU BOARD VALANCE - SEE SHEET A1.2 |
| 4 | NEW FLOORING & WALL MATERIAL THROUGHOUT. SEE SHEET A1.4 FOR LIMITS AND TYPE. |
| 5 | NO WORK IN THIS AREA. |
| 6 | G.C./ O/O TO ENSURE FOLLOWING MAINTAINED IN CREW ROOM: <ul style="list-style-type: none">5'-0" ADA TURNING RADIUSLEAST 5% OF COAT HOOKS @48" AFF OR BELOW.30"x48" MIN CLEAR SPACE AT SEATING AREA |
| 7 | EXISTING COLUMN |



1 FLOOR PLAN
1/8" = 1'-0"

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FAX: 815-369-4495
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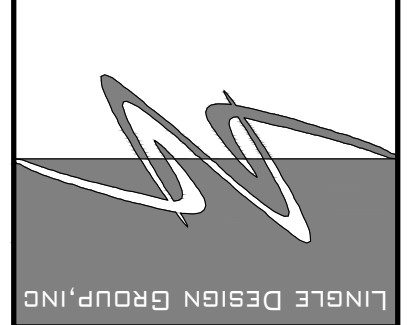
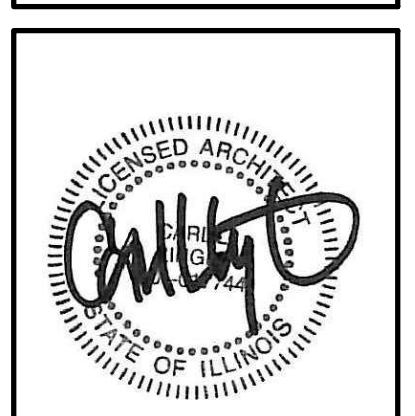


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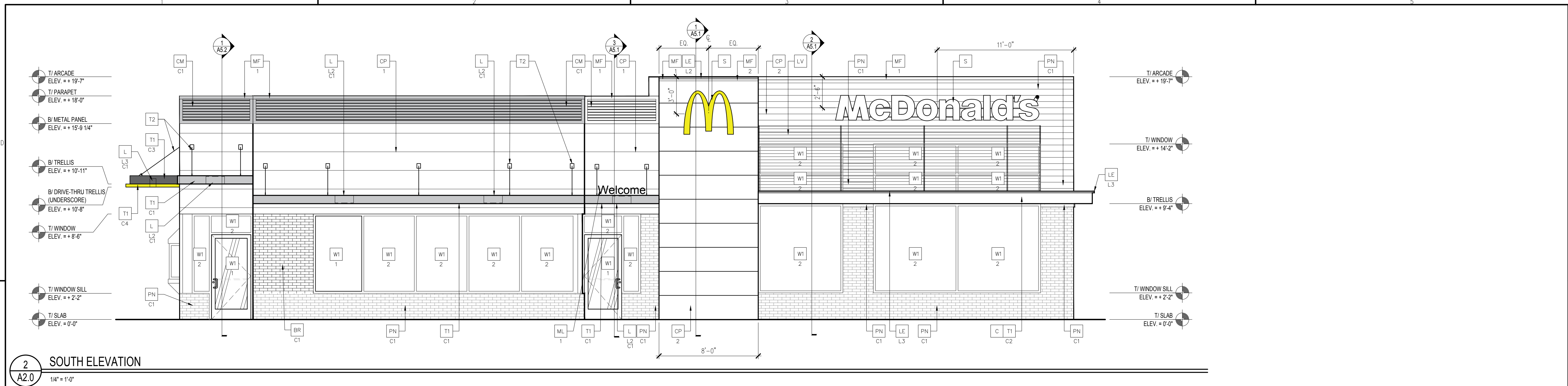
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REVISIONS	DATE	DESCRIPTION
#	04/23/18	PERMIT REVIEW BID SET

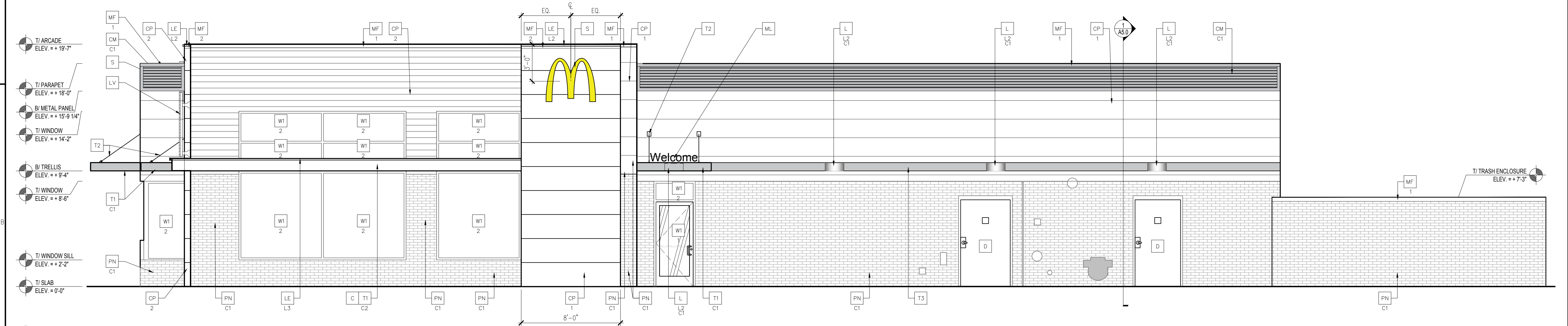
STATE ID: 121701
NATIONAL #: 17893
PROJECT NUMBER: 18-065
DRAWN BY: MM
CHECKED BY: CLL

SHEET TITLE:
CONSTRUCTION
PLAN, NOTES
& DETAILS

SHEET NUMBER:
A1.0



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



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

NOTE:
1. NICHHA PRODUCT TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
2. PAINT TRASH CORRAL INCLUDING DOORS, BOLLARDS ETC. TO MATCH MAIN BUILDING COLOR.

ELEVATION KEY NOTES:

COLOR SCHEME: CRAFTSMEN SCHEME

- C** ALUMINUM CANOPY FASCIA SYSTEM
COLOR: WHITE
- CJ** CONTROL JOINT
X—TYPE:
1 = MATCHING SPACING OF EXISTING EIFS BELOW OR SPACE PER MFR'S RECOMMENDATIONS
- CM** CORRUGATED METAL PANEL — SEE ASSEMBLY NOTES ON A5.0 FOR ADDITIONAL SPECIFICATIONS
XX—COLOR:
C1 = "CITYSCAPE"
- D** HOLLOW METAL DOOR — PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- CP** FIBER CEMENT PANEL BY NICHHA (CRAFTSMEN)
CONTACT: MATT STEPHENSON (770) 805-9466
X = TYPE:
1 = ILLUMINATION SERIES
2 = PAINT FAIRVIEW TAUPE HC-85 BY BENJAMIN MOORE
3 = VINTAGE WOOD — CEDAR
JOINT CAULK: OSI QUAD COLOR OS266

- L** LIGHT FIXTURE — SEE ELECTRICAL
XX—TYPE:
L2 = DOWN ONLY SCONCE
L3 = RECESSED DOWN FIXTURE
COLOR:
C1 = SILVER
C2 = WHITE
- LE** ACCENT LIGHTING — SEE ELECTRICAL
XX—LED LIGHT:
L1 = UP AND DOWN FIXTURE
L2 = DOWN ONLY FIXTURE
L3 = INTEGRAL CANOPY FIXTURE
L4 = FLOOD LIGHT
- LV** METAL LOUVER PANEL BY TRELLIS VENDOR
COLOR: CITYSCAPE
- BR** FACE BRICK — MODERN
C1—NEW MASONRY PAINTED—COLOR: CHELSEA GRAY HC-168

- MF** METAL FASCIA (COLOR: CITYSCAPE) SEE 4/A3.2
X—TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = PRE-FAB CUSTOM ARCADE FASCIA
- ML** METAL LETTERING — BY OTHERS
X—TYPE:
1 = "WELCOME" — COLOR: SILVER
- PB** PIPE BOLLARD — PAINTED YELLOW
X—TYPE:
1 = EXISTING — REPLACE IF NECESSARY
2 = NEW
- PN** PAINT BUILDING
XX—COLOR:
1 = FAIRVIEW TAUPE HC-85 BY BENJAMIN MOORE
2 = IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE
- S** McDONALD'S SIGNAGE BY OTHERS — UNDER SEPARATE PERMIT.
- RO** ROOF DRAIN/ OVERFLOW PIPE (EXISTING)
PAINT TO MATCH SURROUNDING MATERIAL

- T1** ALUMINUM TRELLIS SYSTEM
XX—COLOR:
C1 = CITYSCAPE
C2 = WHITE
C3 = CHARCOAL
C4 = GOLD
- T2** ALUMINUM TRELLIS TIE-BACK SYSTEM
COLOR: C3 = CHARCOAL
- T3** ALUMINUM TRELLIS 2" x 8" WALL FASCIA SYSTEM COLOR: CITYSCAPE
- W1** NEW STOREFRONT AND GLAZING
X—1 = NEW STOREFRONT AND GLAZING — SEE ASSEMBLY NOTES
2 = EXISTING WINDOW TO REMAIN

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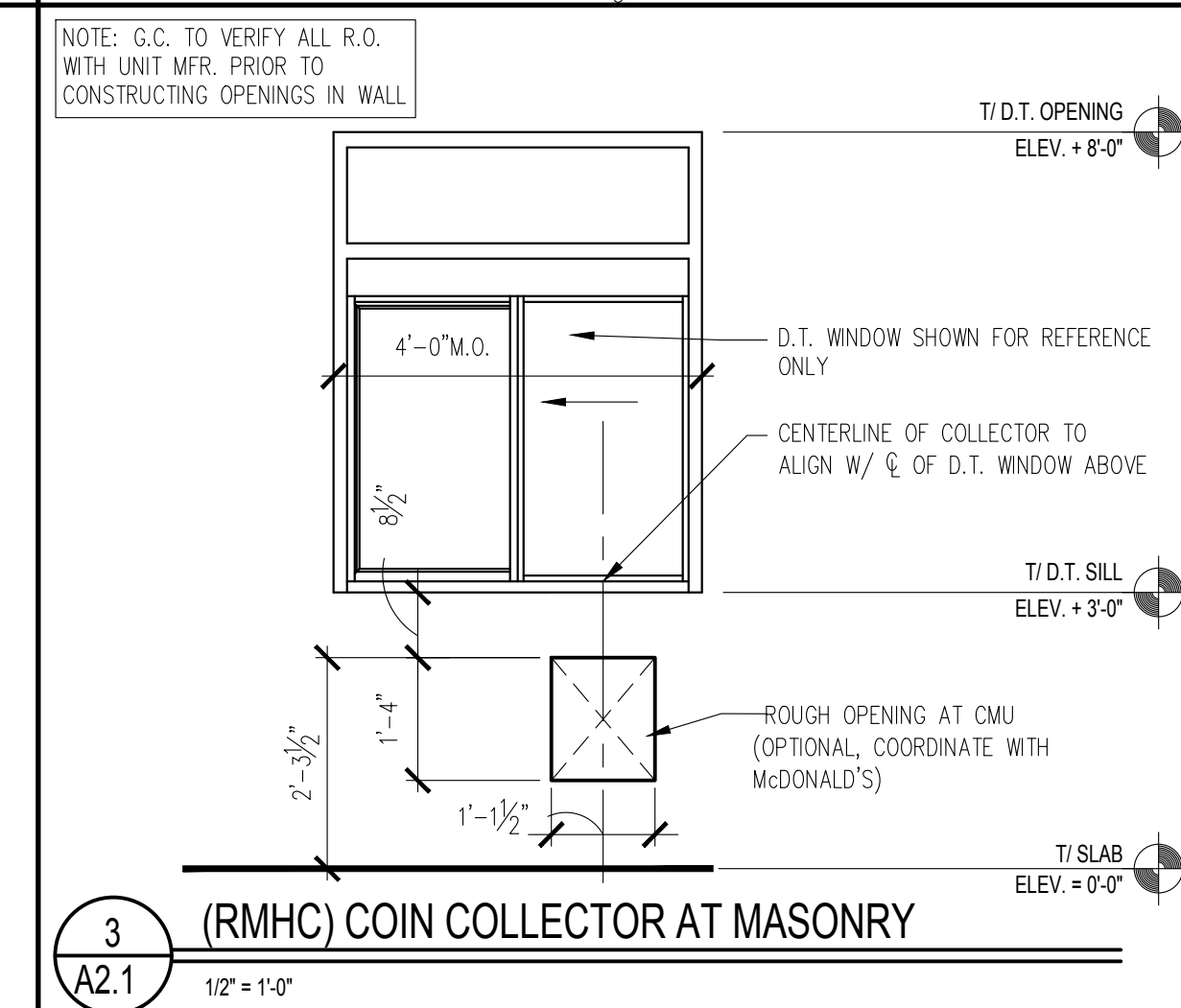
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REVISIONS	DATE	DESCRIPTION	PERMIT REVIEW BID SET
#			

STATE ID: 121701
NATIONAL #: 17893
PROJECT NUMBER: 18-065
DRAWN BY: MM
CHECKED BY: CLL

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A2.0



This architectural section drawing illustrates a building facade with various components and elevations. The drawing includes labels for different parts of the facade, such as windows (W1, W2), doors (D1, D2), and structural elements (T1, T2, T3, T4, T5, T6, T7, T8, T9, T10, T11, T12, T13, T14, T15, T16, T17, T18, T19, T20, T21, T22, T23, T24, T25, T26, T27, T28, T29, T30, T31, T32, T33, T34, T35, T36, T37, T38, T39, T40, T41, T42, T43, T44, T45, T46, T47, T48, T49, T50, T51, T52, T53, T54, T55, T56, T57, T58, T59, T60, T61, T62, T63, T64, T65, T66, T67, T68, T69, T70, T71, T72, T73, T74, T75, T76, T77, T78, T79, T80, T81, T82, T83, T84, T85, T86, T87, T88, T89, T90, T91, T92, T93, T94, T95, T96, T97, T98, T99, T100, T101, T102, T103, T104, T105, T106, T107, T108, T109, T110, T111, T112, T113, T114, T115, T116, T117, T118, T119, T120, T121, T122, T123, T124, T125, T126, T127, T128, T129, T130, T131, T132, T133, T134, T135, T136, T137, T138, T139, T140, T141, T142, T143, T144, T145, T146, T147, T148, T149, T150, T151, T152, T153, T154, T155, T156, T157, T158, T159, T160, T161, T162, T163, T164, T165, T166, T167, T168, T169, T170, T171, T172, T173, T174, T175, T176, T177, T178, T179, T180, T181, T182, T183, T184, T185, T186, T187, T188, T189, T190, T191, T192, T193, T194, T195, T196, T197, T198, T199, T200, T201, T202, T203, T204, T205, T206, T207, T208, T209, T210, T211, T212, T213, T214, T215, T216, T217, T218, T219, T220, T221, T222, T223, T224, T225, T226, T227, T228, T229, T230, T231, T232, T233, T234, T235, T236, T237, T238, T239, T240, T241, T242, T243, T244, T245, T246, T247, T248, T249, T250, T251, T252, T253, T254, T255, T256, T257, T258, T259, T260, T261, T262, T263, T264, T265, T266, T267, T268, T269, T270, T271, T272, T273, T274, T275, T276, T277, T278, T279, T280, T281, T282, T283, T284, T285, T286, T287, T288, T289, T290, T291, T292, T293, T294, T295, T296, T297, T298, T299, T300, T301, T302, T303, T304, T305, T306, T307, T308, T309, T310, T311, T312, T313, T314, T315, T316, T317, T318, T319, T320, T321, T322, T323, T324, T325, T326, T327, T328, T329, T330, T331, T332, T333, T334, T335, T336, T337, T338, T339, T340, T341, T342, T343, T344, T345, T346, T347, T348, T349, T350, T351, T352, T353, T354, T355, T356, T357, T358, T359, T360, T361, T362, T363, T364, T365, T366, T367, T368, T369, T370, T371, T372, T373, T374, T375, T376, T377, T378, T379, T380, T381, T382, T383, T384, T385, T386, T387, T388, T389, T390, T391, T392, T393, T394, T395, T396, T397, T398, T399, T400, T401, T402, T403, T404, T405, T406, T407, T408, T409, T410, T411, T412, T413, T414, T415, T416, T417, T418, T419, T420, T421, T422, T423, T424, T425, T426, T427, T428, T429, T430, T431, T432, T433, T434, T435, T436, T437, T438, T439, T440, T441, T442, T443, T444, T445, T446, T447, T448, T449, T450, T451, T452, T453, T454, T455, T456, T457, T458, T459, T460, T461, T462, T463, T464, T465, T466, T467, T468, T469, T470, T471, T472, T473, T474, T475, T476, T477, T478, T479, T480, T481, T482, T483, T484, T485, T486, T487, T488, T489, T490, T491, T492, T493, T494, T495, T496, T497, T498, T499, T500, T501, T502, T503, T504, T505, T506, T507, T508, T509, T510, T511, T512, T513, T514, T515, T516, T517, T518, T519, T520, T521, T522, T523, T524, T525, T526, T527, T528, T529, T530, T531, T532, T533, T534, T535, T536, T537, T538, T539, T540, T541, T542, T543, T544, T545, T546, T547, T548, T549, T550, T551, T552, T553, T554, T555, T556, T557, T558, T559, T560, T561, T562, T563, T564, T565, T566, T567, T568, T569, T570, T571, T572, T573, T574, T575, T576, T577, T578, T579, T580, T581, T582, T583, T584, T585, T586, T587, T588, T589, T590, T591, T592, T593, T594, T595, T596, T597, T598, T599, T600, T601, T602, T603, T604, T605, T606, T607, T608, T609, T610, T611, T612, T613, T614, T615, T616, T617, T618, T619, T620, T621, T622, T623, T624, T625, T626, T627, T628, T629, T630, T631, T632, T633, T634, T635, T636, T637, T638, T639, T640, T641, T642, T643, T644, T645, T646, T647, T648, T649, T650, T651, T652, T653, T654, T655, T656, T657, T658, T659, T660, T661, T662, T663, T664, T665, T666, T667, T668, T669, T670, T671, T672, T673, T674, T675, T676, T677, T678, T679, T680, T681, T682, T683, T684, T685, T686, T687, T688, T689, T690, T691, T692, T693, T694, T695, T696, T697, T698, T699, T700, T701, T702, T703, T704, T705, T706, T707, T708, T709, T710, T711, T712, T713, T714, T715, T716, T717, T718, T719, T720, T721, T722, T723, T724, T725, T726, T727, T728, T729, T730, T731, T732, T733, T734, T735, T736, T737, T738, T739, T740, T741, T742, T743, T744, T745, T746, T747, T748, T749, T750, T751, T752, T753, T754, T755, T756, T757, T758, T759, T760, T761, T762, T763, T764, T765, T766, T767, T768, T769, T770, T771, T772, T773, T774, T775, T776, T777, T778, T779, T780, T781, T782, T783, T784, T785, T786, T787, T788, T789, T790, T791, T792, T793, T794, T795, T796, T797, T798, T799, T800, T801, T802, T803, T804, T805, T806, T807, T808, T809, T810, T811, T812, T813, T814, T815, T816, T817, T818, T819, T820, T821, T822, T823, T824, T825

NOTE:	
1.	NICHIHA PRODUCT TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
2.	PAINT TRASH CORRAL INCLUDING DOORS, BOLLARDS ETC. TO MATCH MAIN BUILDING COLOR.

COLOR SCHEME: 'CRAFTSMEN' SCHEME

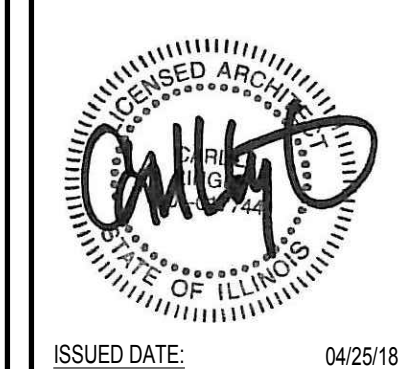
C ALUMINUM CANOPY FASCIA SYSTEM COLOR: WHITE CJ CONTROL JOINT X - TYPE: 1 = MATCHING SPACING OF EXISTING EIFS BELOW OR SPACE PER MFR'S RECOMMENDATIONS	L LIGHT FIXTURE - SEE ELECTRICAL XX - TYPE: L2 = DOWN ONLY SCONCE L3 = RECESSED DOWN FIXTURE COLOR: C1 = SILVER C2 = WHITE	MF METAL FASCIA (COLOR: CITYSCAPE) SEE 4/A3.2 X - TYPE: 1 = PRE-FAB ANCHOR-TITE FASCIA 2 = PRE-FAB CUSTOM ARCADE FASCIA	T1 ALUMINUM TRELLIS SYSTEM XX - COLOR: C1 = CITYSCAPE C2 = WHITE C3 = CHARCOAL C4 = GOLD
CM CORRUGATED METAL PANEL - SEE ASSEMBLY NOTES ON A5.0 FOR ADDITIONAL SPECIFICATIONS XX - COLOR: C1 = "CITYSCAPE"	LE ACCENT LIGHTING - SEE ELECTRICAL XX - LED LIGHT: L1 = UP AND DOWN FIXTURE L2 = DOWN ONLY FIXTURE L3 = INTEGRAL CANOPY FIXTURE L4 = FLOOD LIGHT	ML METAL LETTERING - BY OTHERS X - TYPE: 1 = "WELCOME" - COLOR: SILVER	T2 ALUMINUM TRELLIS TIE-BACK SYSTEM COLOR: C3 = CHARCOAL
D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL	LV METAL LOUVER PANEL BY TRELLIS VENDOR COLOR: CITYSCAPE	PB PIPE BOLLARD - PAINTED YELLOW X - TYPE: 1 = EXISTING - REPLACE IF NECESSARY 2 = NEW	T3 ALUMINUM TRELLIS 2" x 8" WALL FASCIA SYSTEM COLOR: CITYSCAPE
CP FIBER CEMENT PANEL BY NICHHA (CRAFTSMEN) CONTACT: MATT STEPHENSON (770) 805-9466 X - TYPE: 1 = ILLUMINATION SERIES PAINT FAIRVIEW TAUPE HC-85 BY BENJAMIN MOORE 2 = VINTAGE WOOD - CEDAR JOINT CAULK: OSI QUAD COLOR 091266	BR FACE BRICK - MODERN C1 - NEW MASONRY PAINTED-COLOR: CHELSEA GRAY HC-168	PN PAINT BUILDING XX - COLOR: C1 = FAIRVIEW TAUPE HC-85 BY BENJAMIN MOORE C2 = IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE	W1 NEW STOREFRONT AND GLAZING X - 1 = NEW STOREFRONT AND GLAZING - SEE ASSEMBLY NOTES 2 = EXISTING WINDOW TO REMAIN
		S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.	
		RO ROOF DRAIN/ OVERFLOW PIPE (EXISTING) PAINT TO MATCH SURROUNDING MATERIAL	

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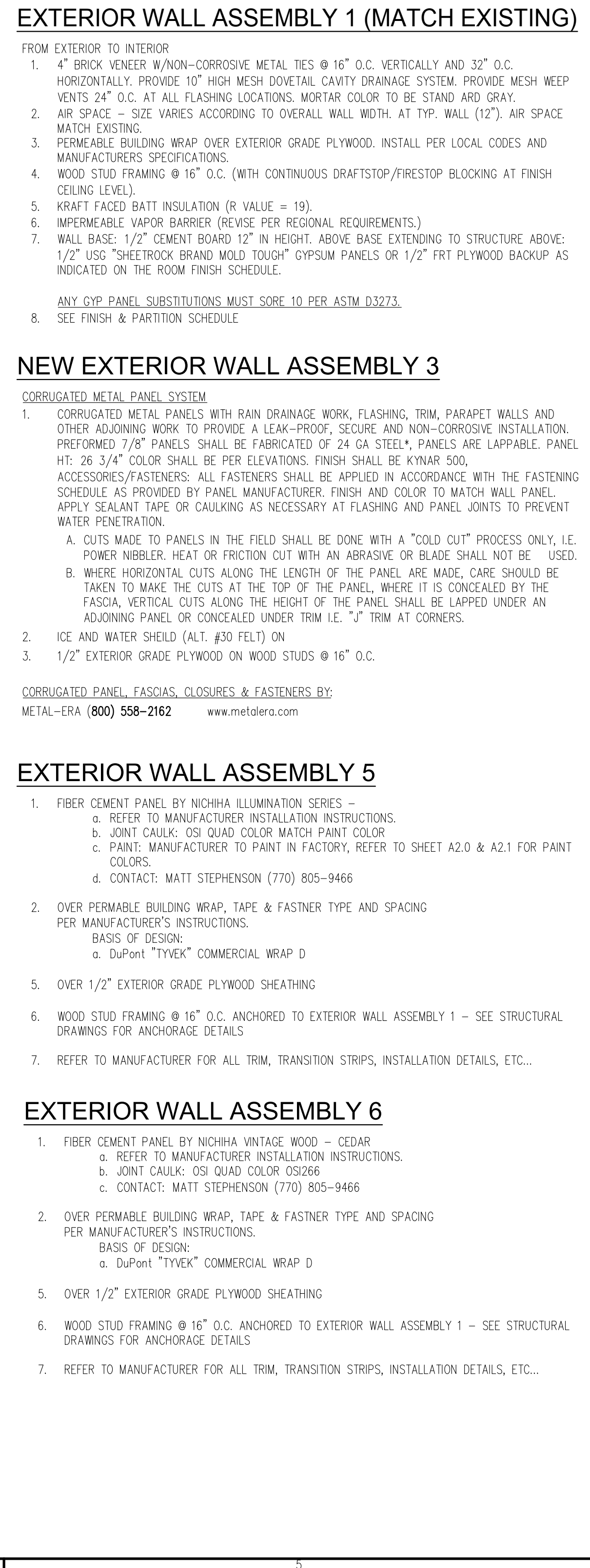
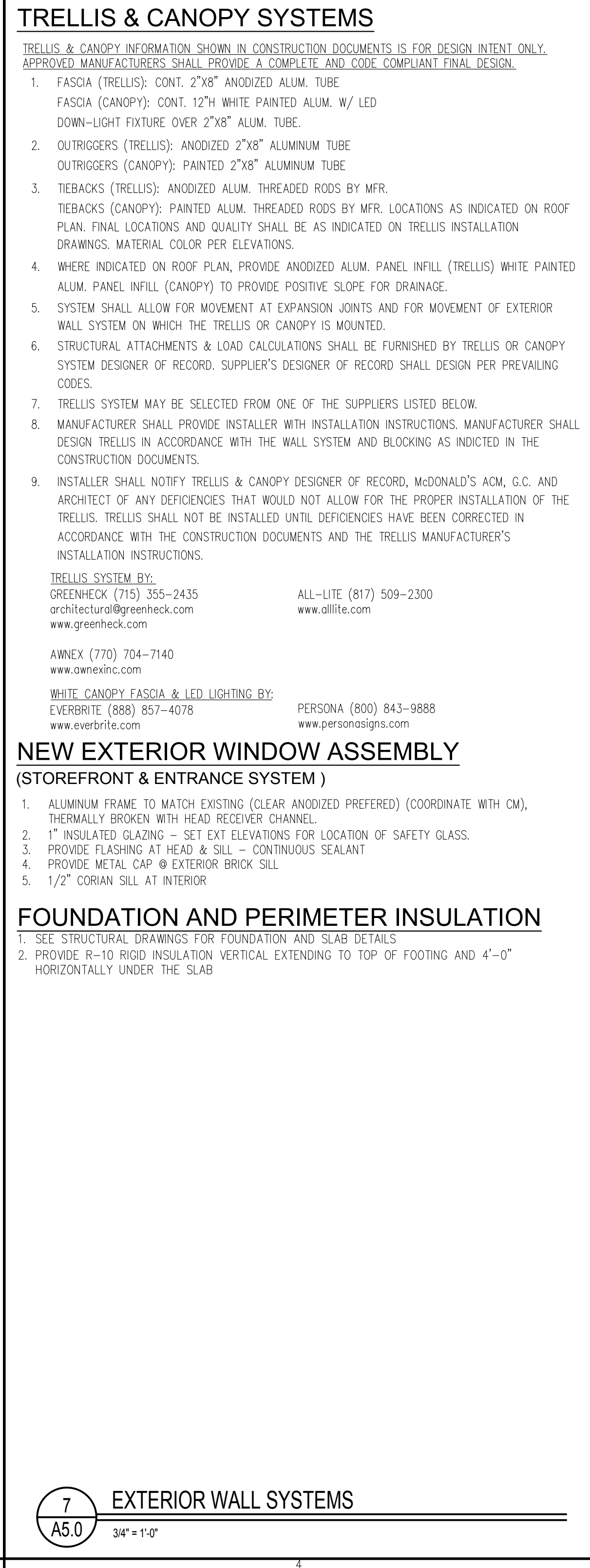
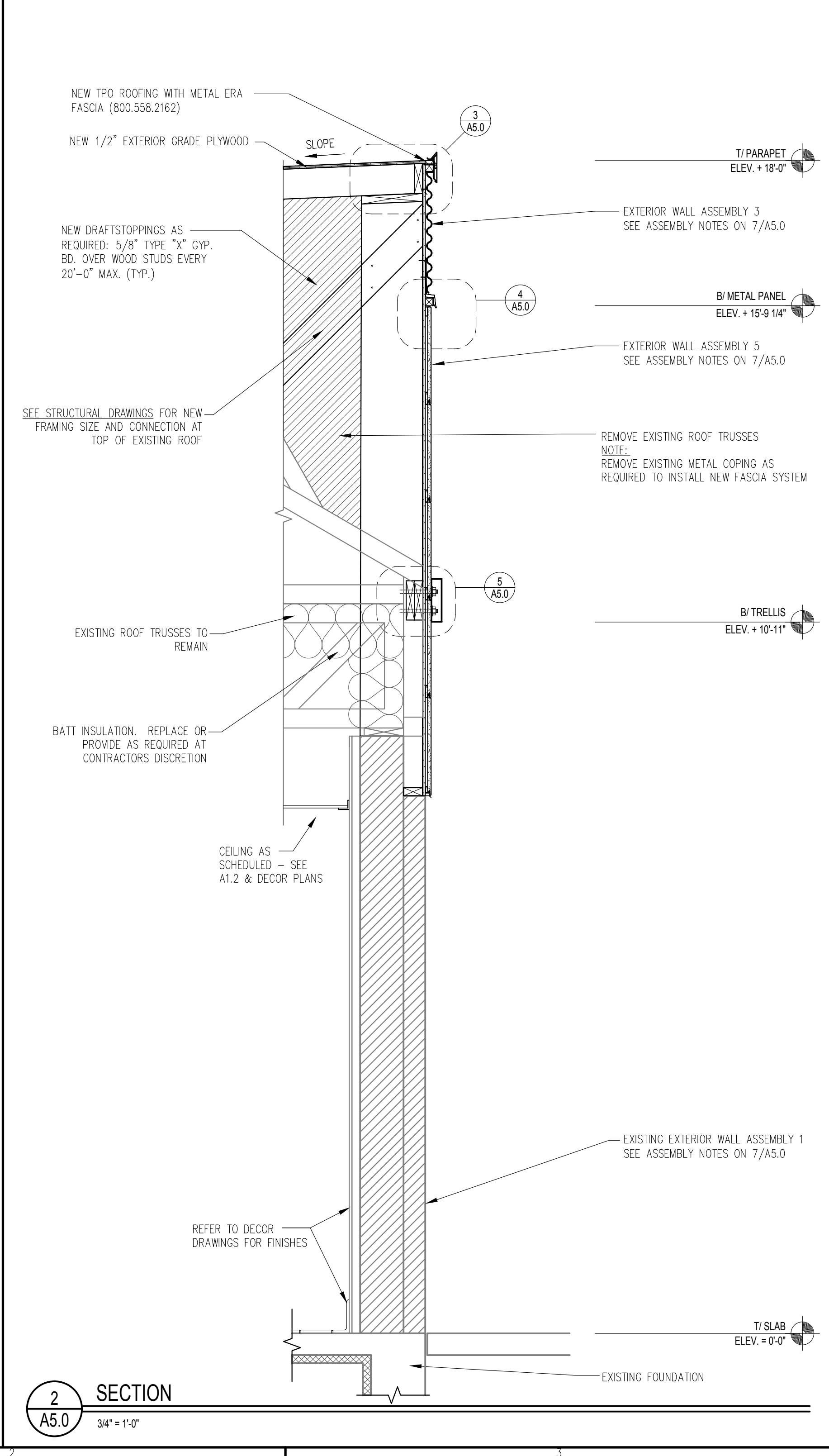
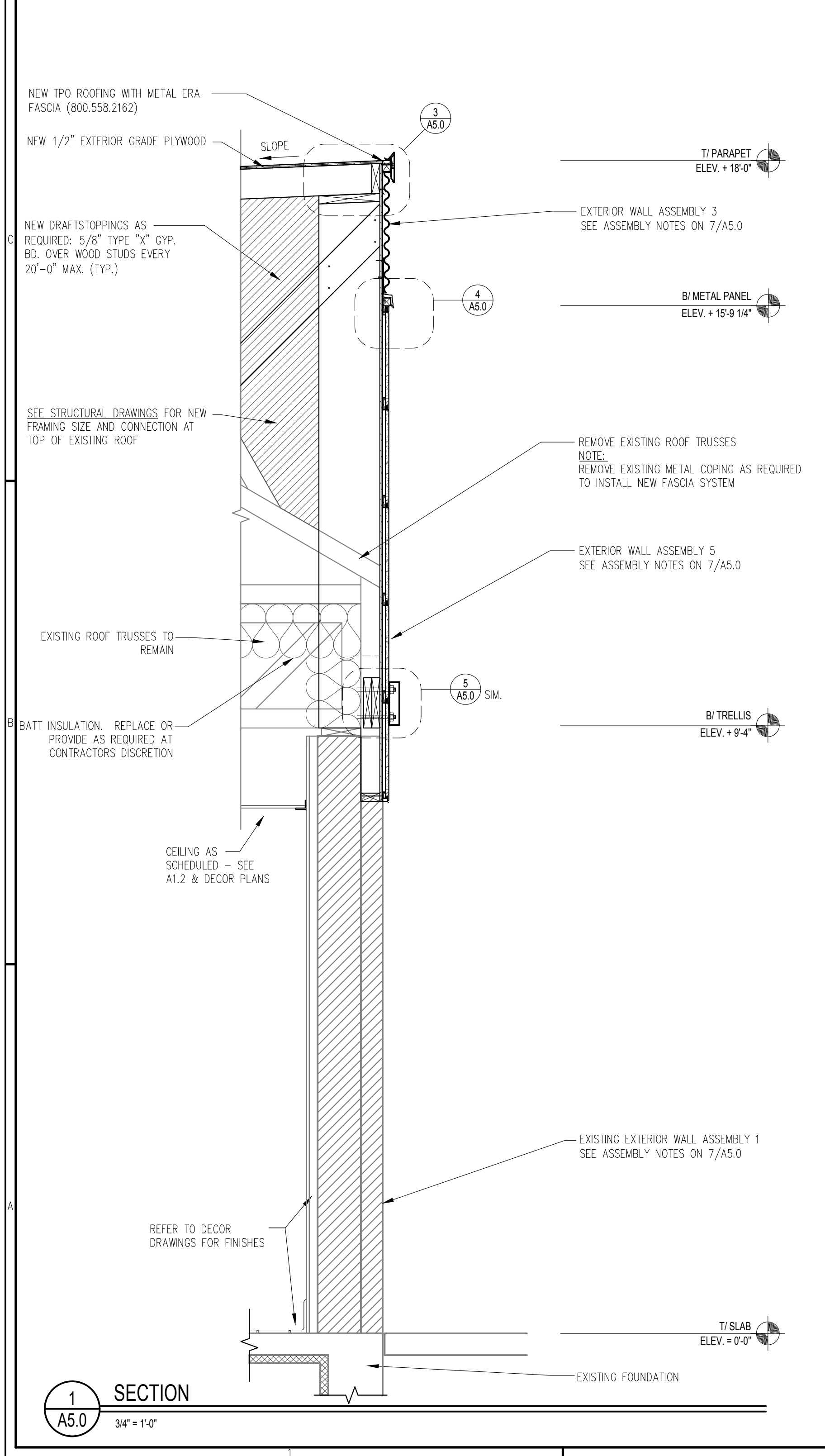
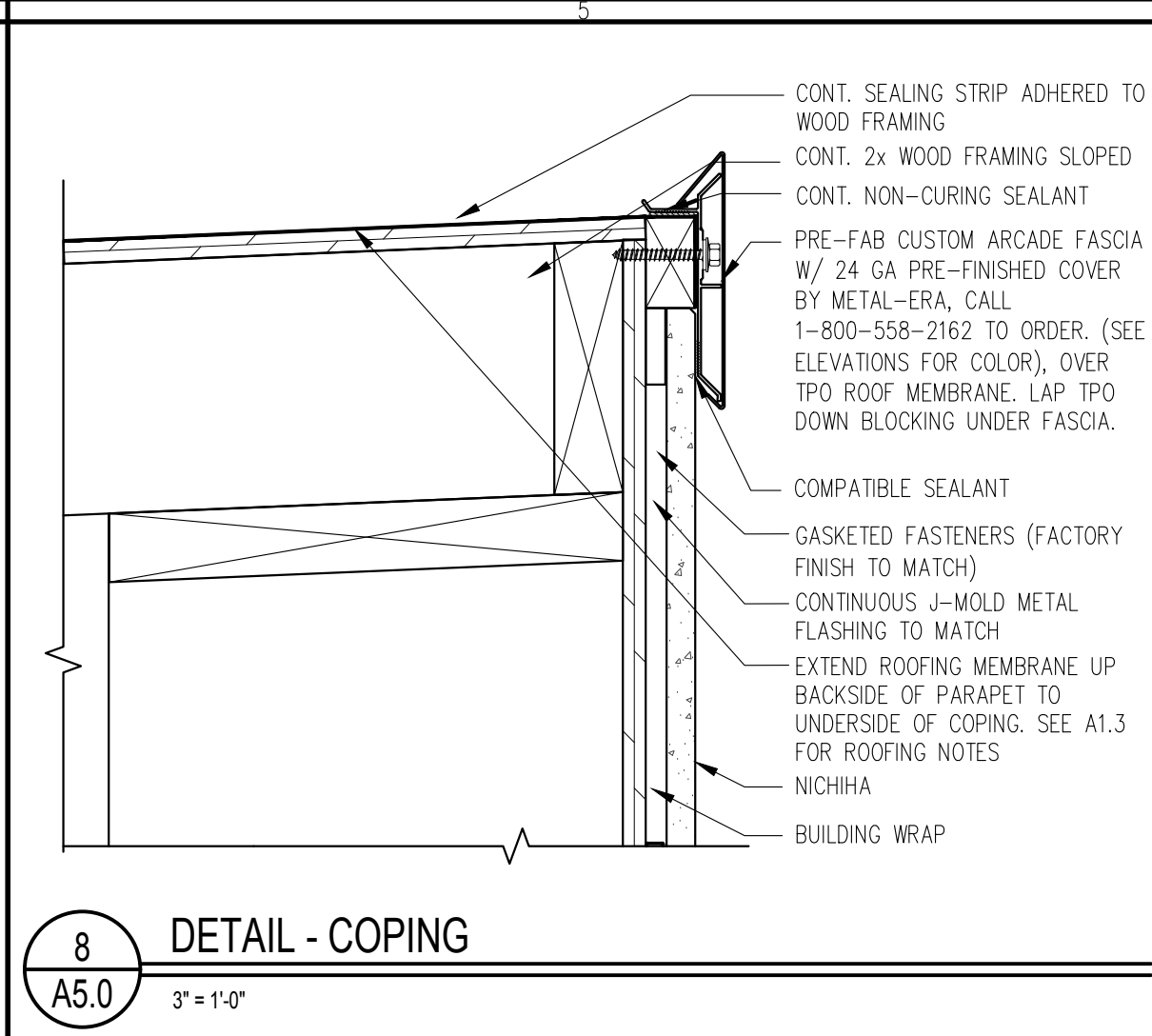
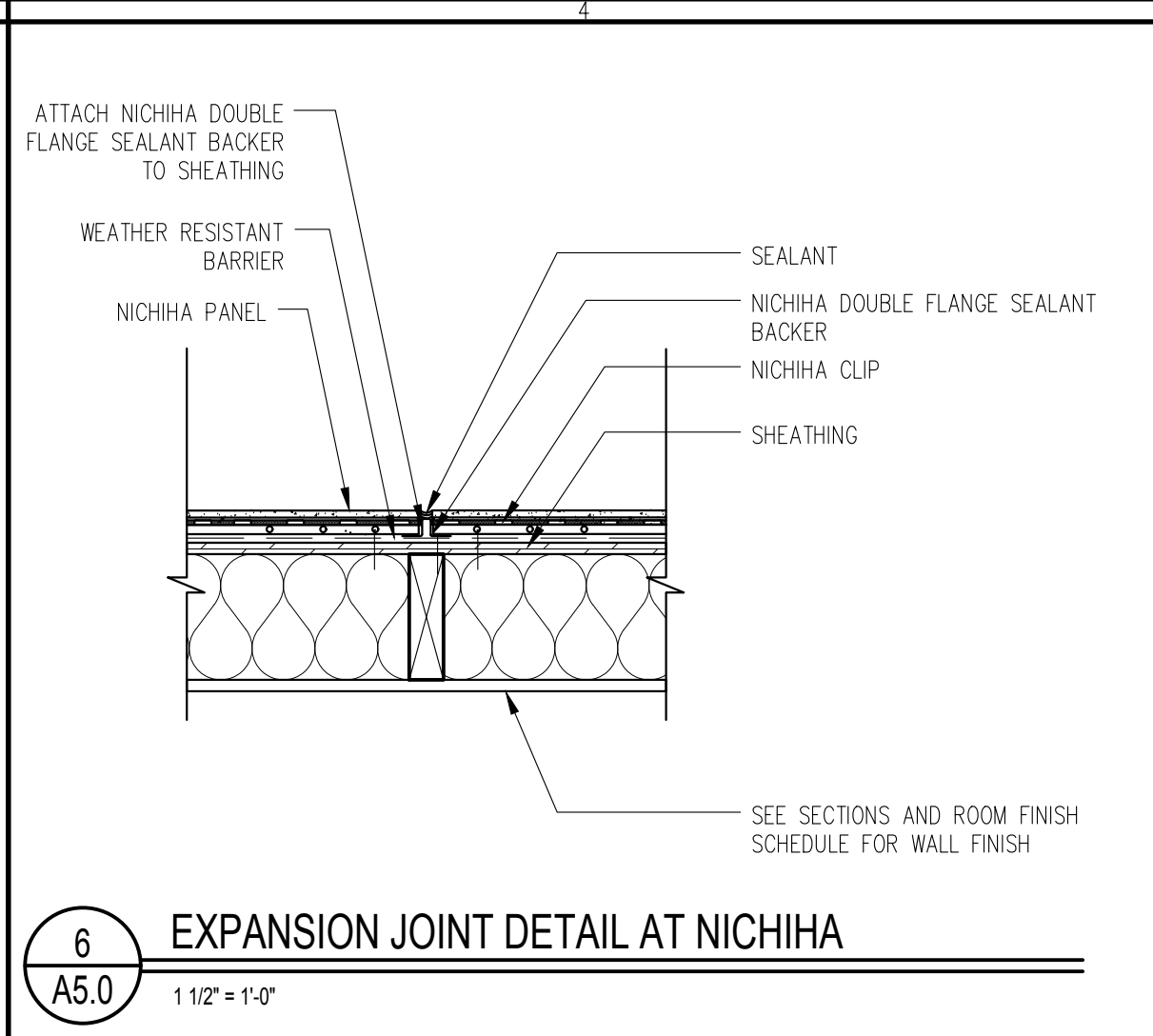
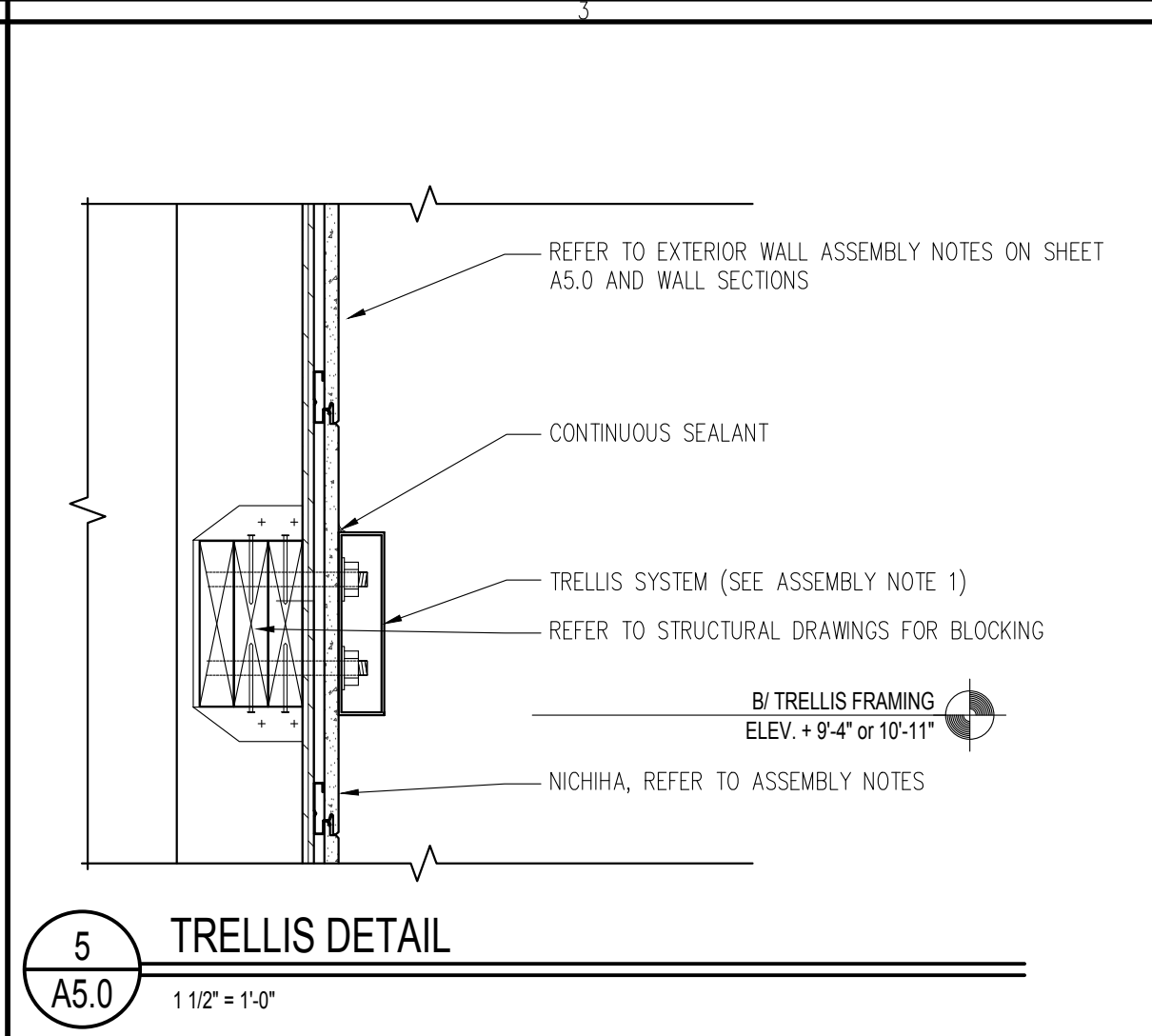
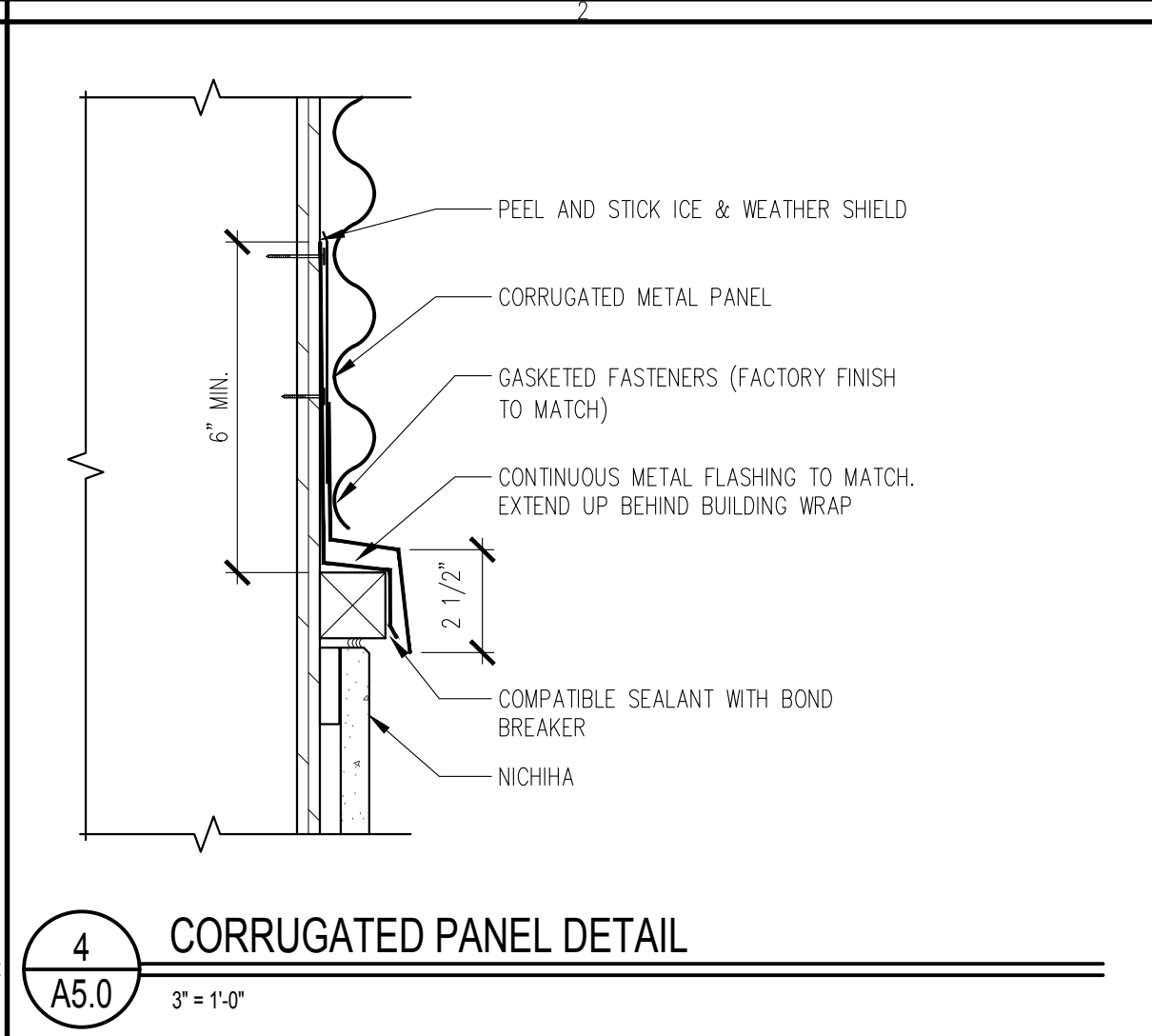
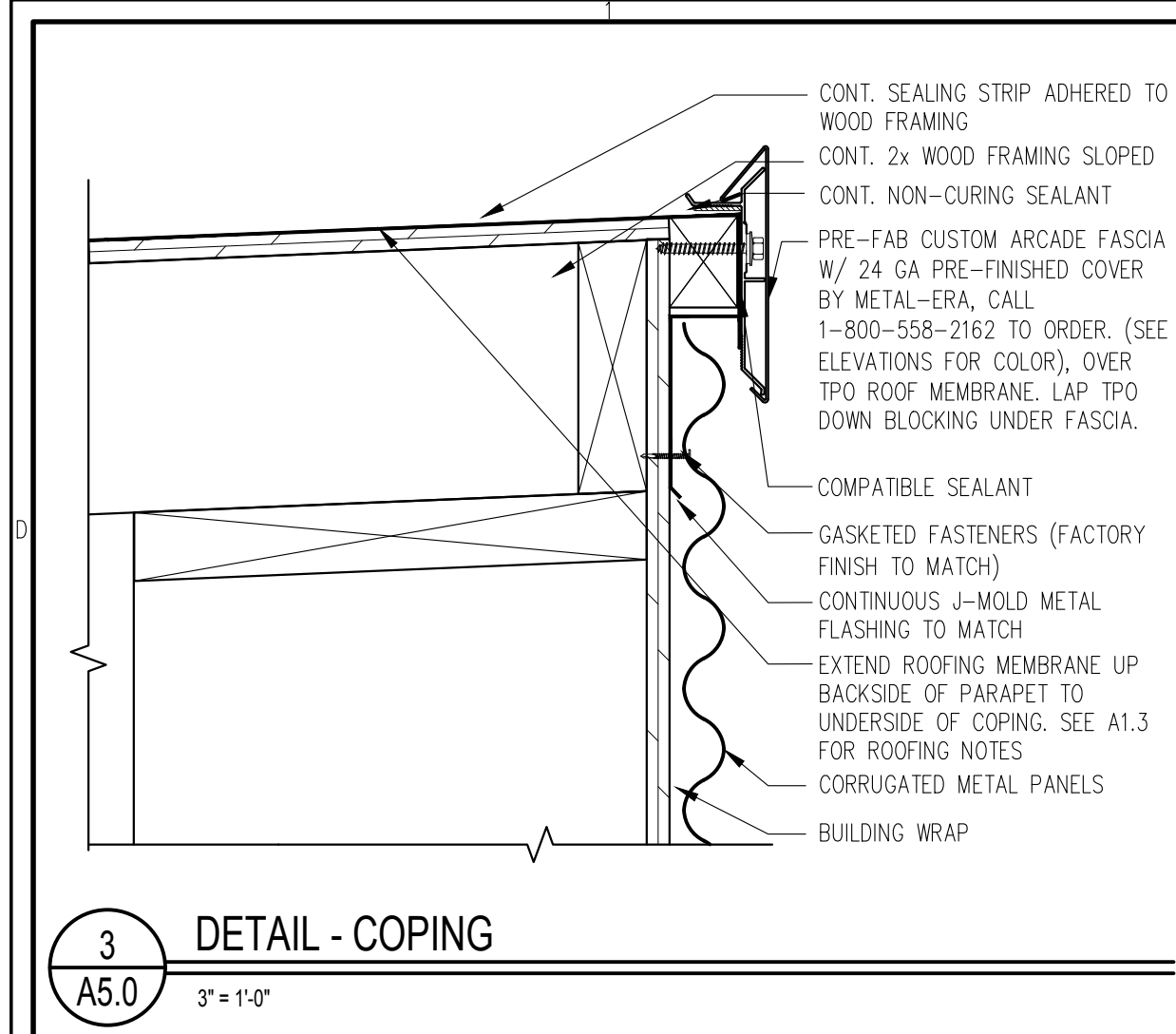
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NATIONAL #:	17893
PROJECT NUMBER:	18-065
DRAWN BY:	MM
CHECKED BY:	CLL

SHEET TITLE:

EXTERIOR
ELEVATIONS

SHEET NUMBER:

A2.1



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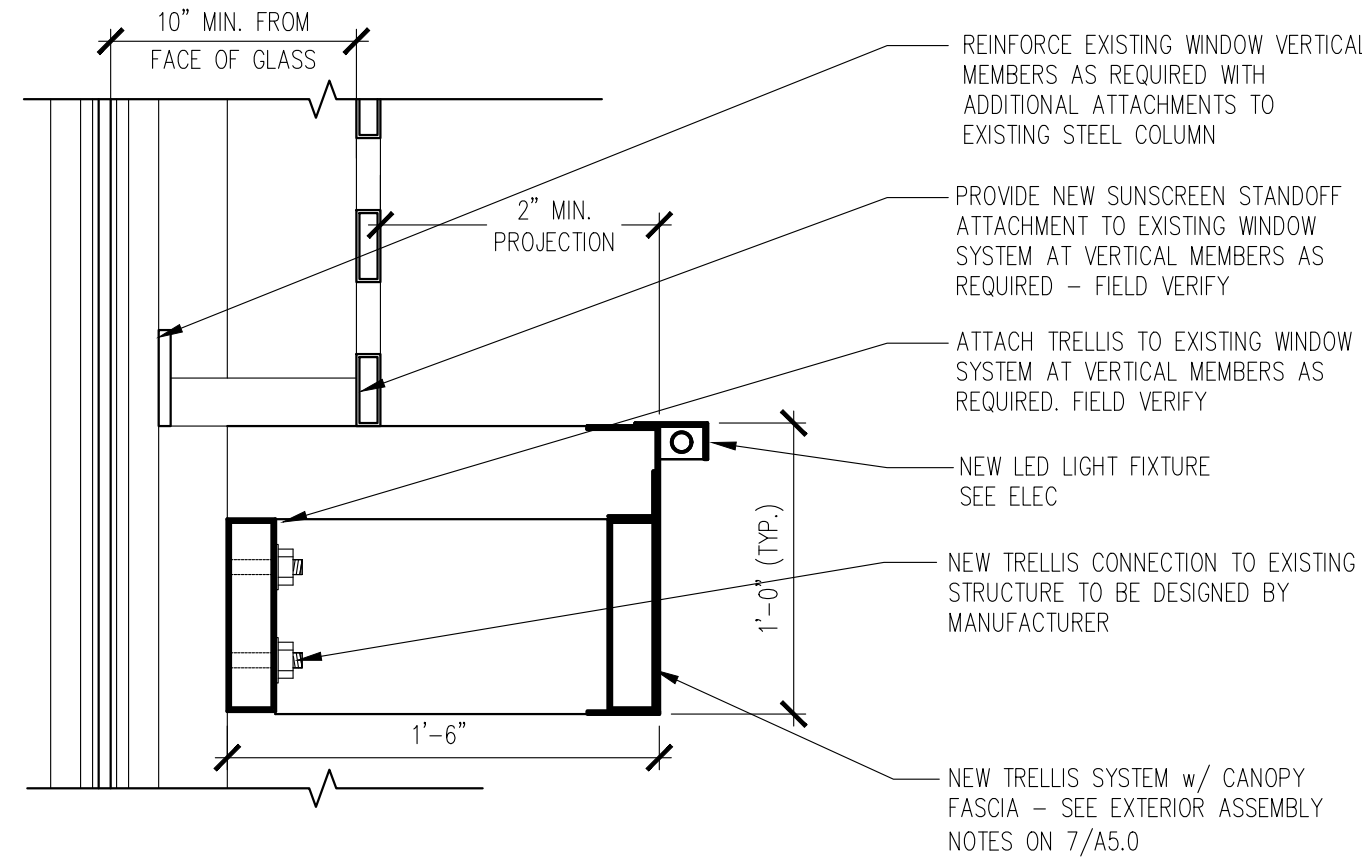
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WHEELING, IL 60090

REVISIONS	DATE	DESCRIPTION	PERMIT REVIEW BID SET
#	04/23/18		

STATE ID: 121701
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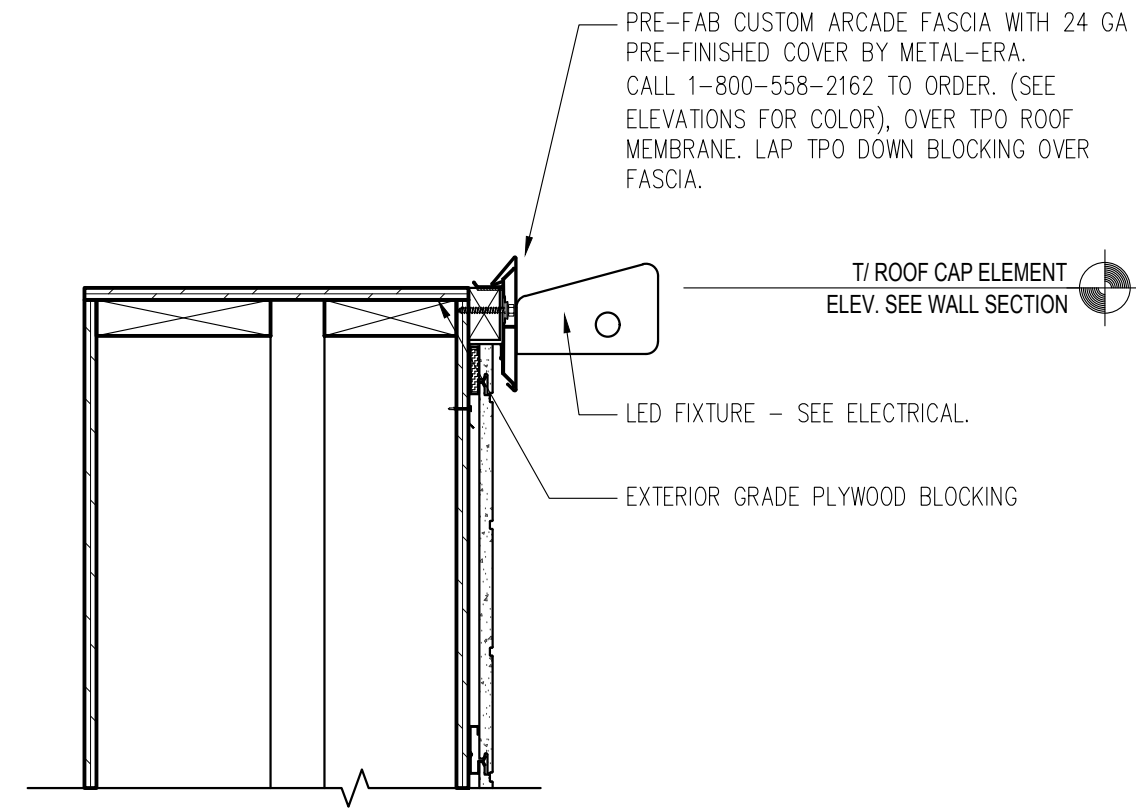
SHEET TITLE:
WALL SECTIONS AND DETAILS

SHEET NUMBER:
A5.0



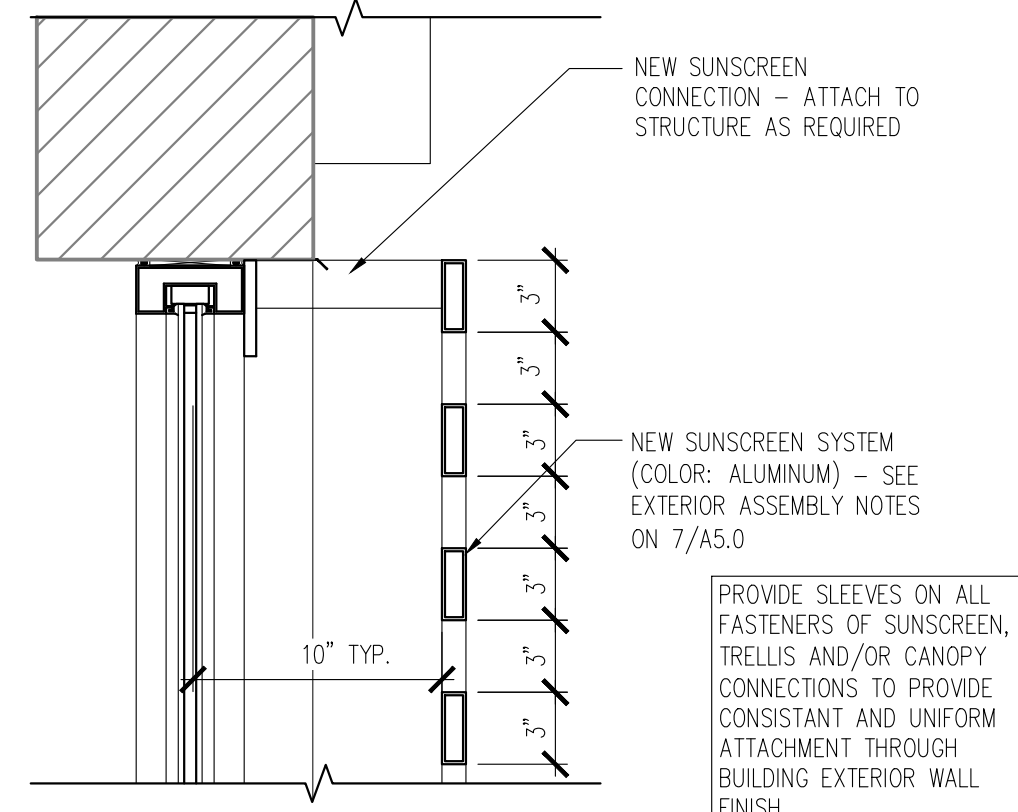
4
A5.1
1 1/2" = 1'-0"

DETAIL AT TRELLIS SYSTEM W/ CANOPY FASCIA



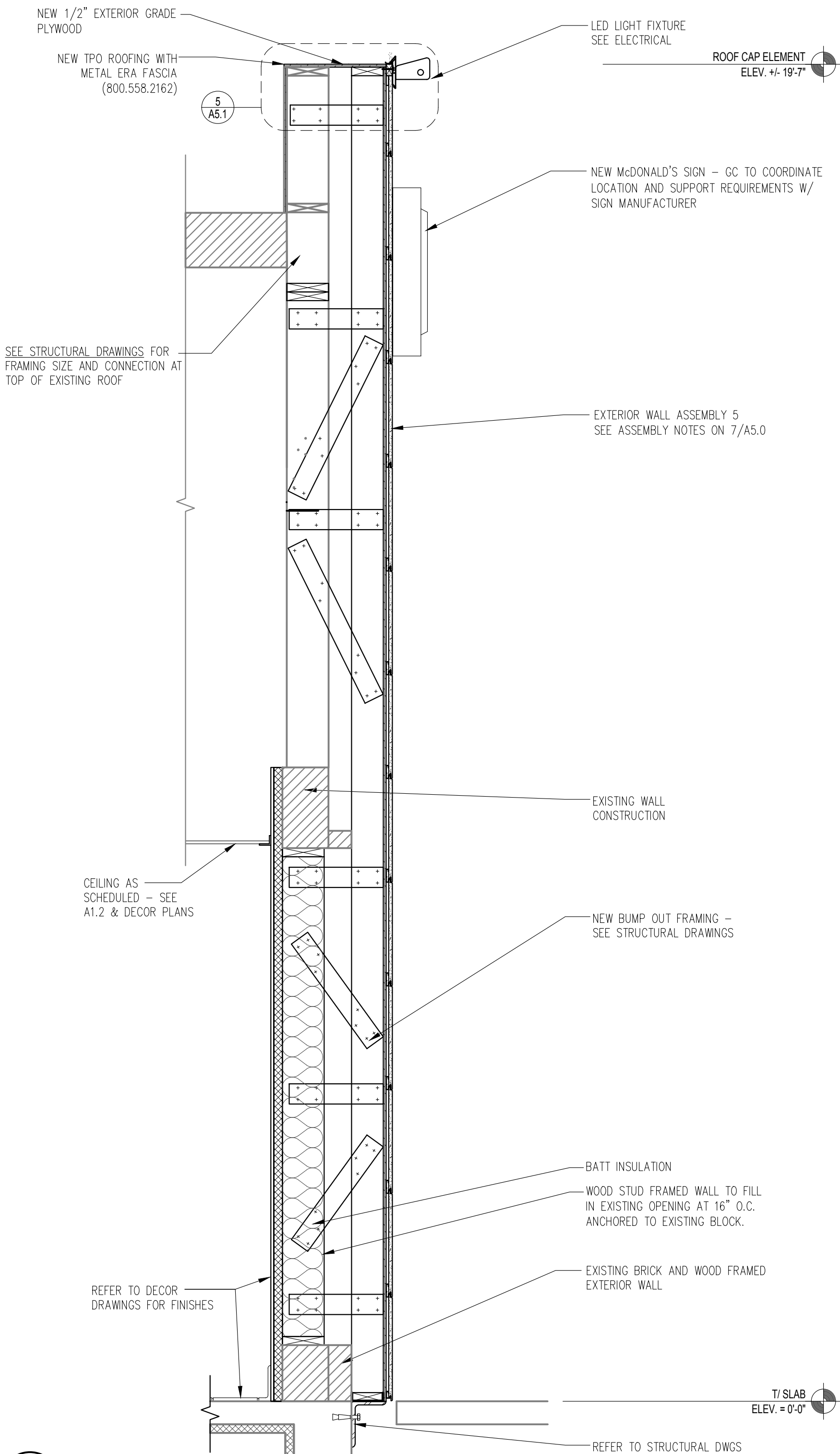
5
A5.1
1 1/2" = 1'-0"

LED FIXTURE DETAIL



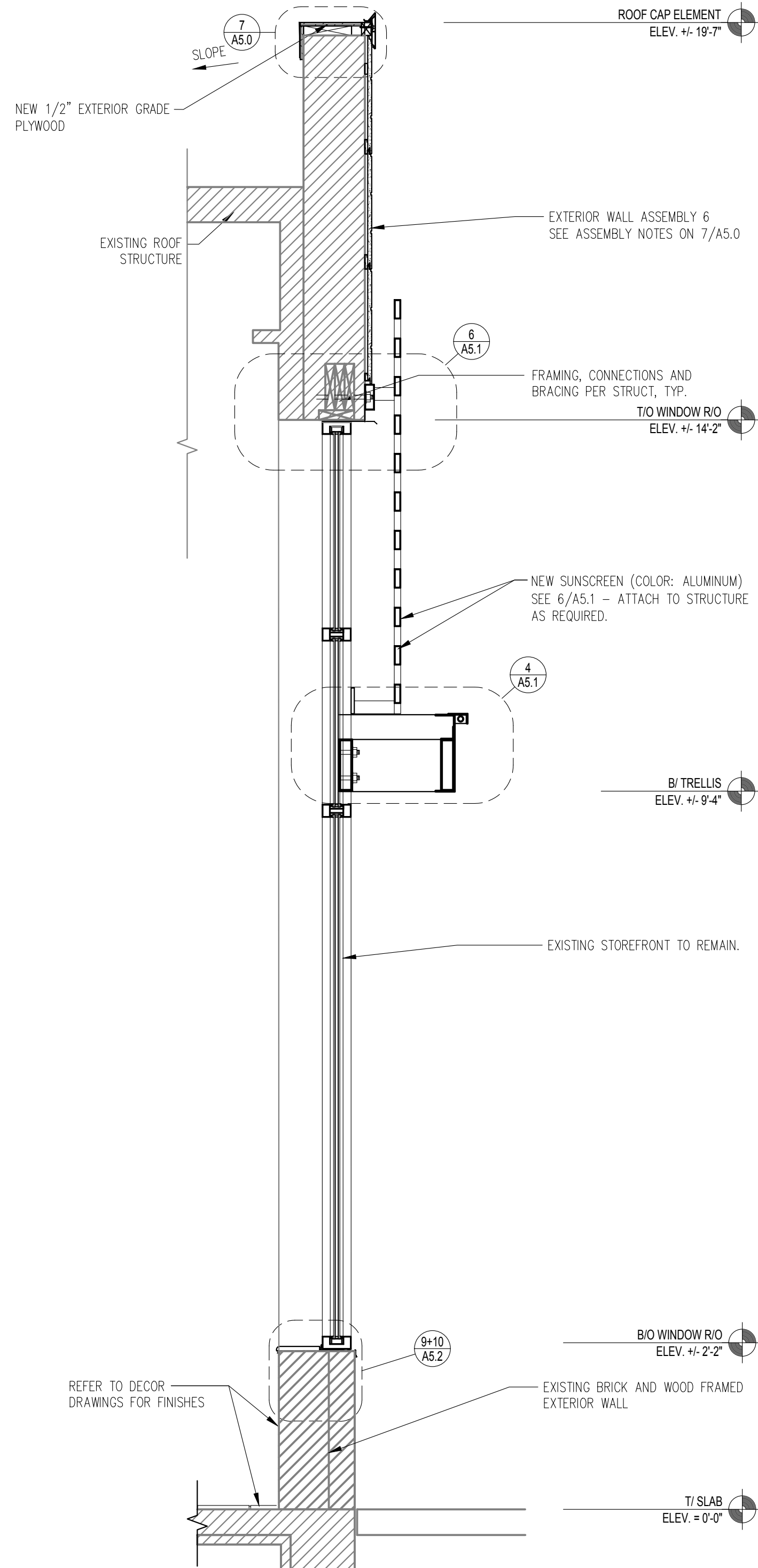
6
A5.1
1 1/2" = 1'-0"

DETAIL AT SUNSCREEN



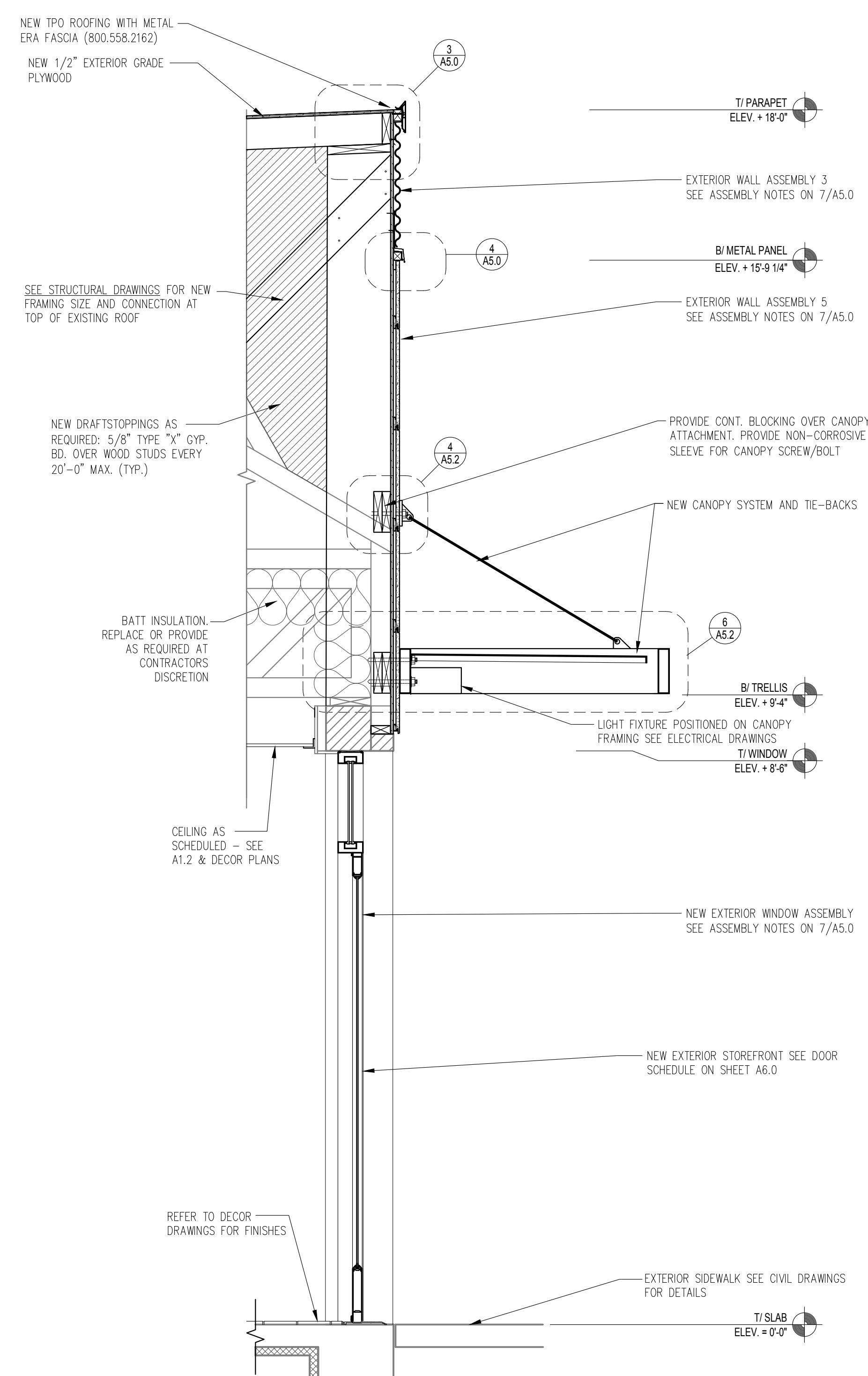
1
A5.1
3/4" = 1'-0"

SECTION



2
A5.1
3/4" = 1'-0"

SECTION



3
A5.1
3/4" = 1'-0"

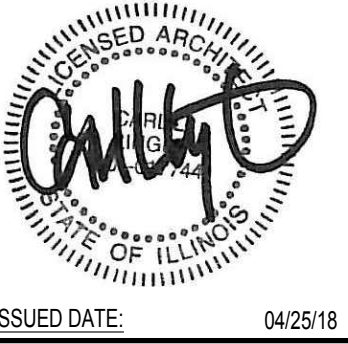
SECTION

LINGLEDESIGNGROUP, INC
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Exhibit received May 11, 2018

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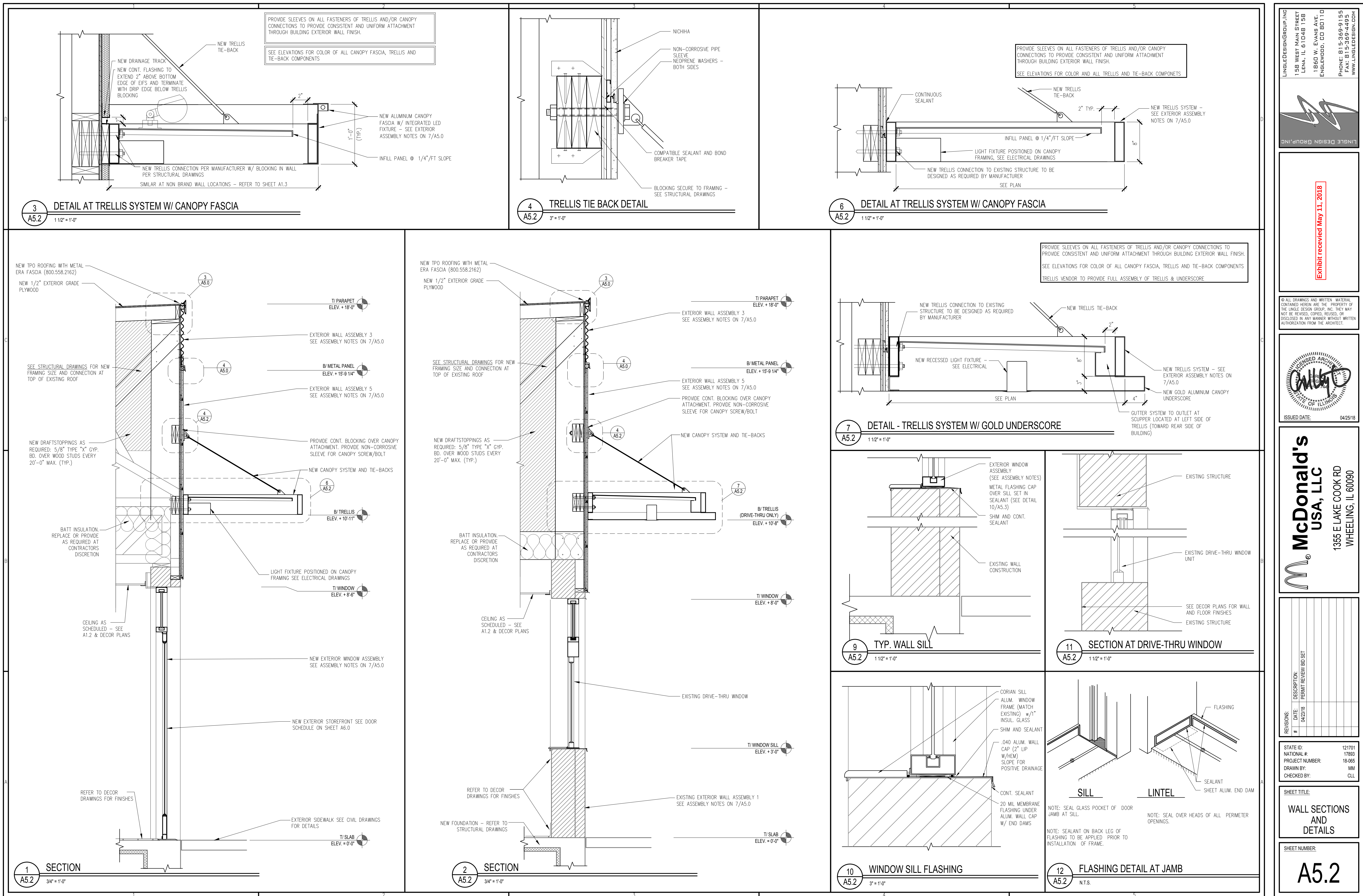
McDonald's
USA, LLC
1355 E LAKE COOK RD
WHEELING, IL 60090

REVISIONS:	DATE:	DESCRIPTION:
#	04/23/18	PERMIT REVIEW BID SET

STATE ID: 121701
NATIONAL #: 17893
PROJECT NUMBER: 18-065
DRAWN BY: MM
CHECKED BY: CLL

SHEET TITLE:
**WALL SECTIONS
AND
DETAILS**

SHEET NUMBER:
A5.1

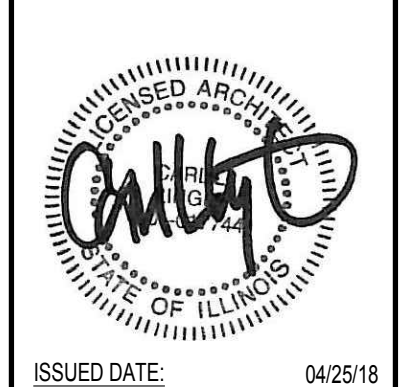


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McDonald's USA, LLC
1355 E LAKE COOK RD
WHEELING, IL 60090

REVISIONS:	DATE:	DESCRIPTION:
#		
1	04/23/18	PERMIT REVIEW BD SET

STATE ID: 121701
NATIONAL #: 17893
PROJECT NUMBER: 18-065
DRAWN BY: MM
CHECKED BY: CLL

SHEET TITLE:
WALL SECTIONS AND DETAILS

SHEET NUMBER:
A5.2

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

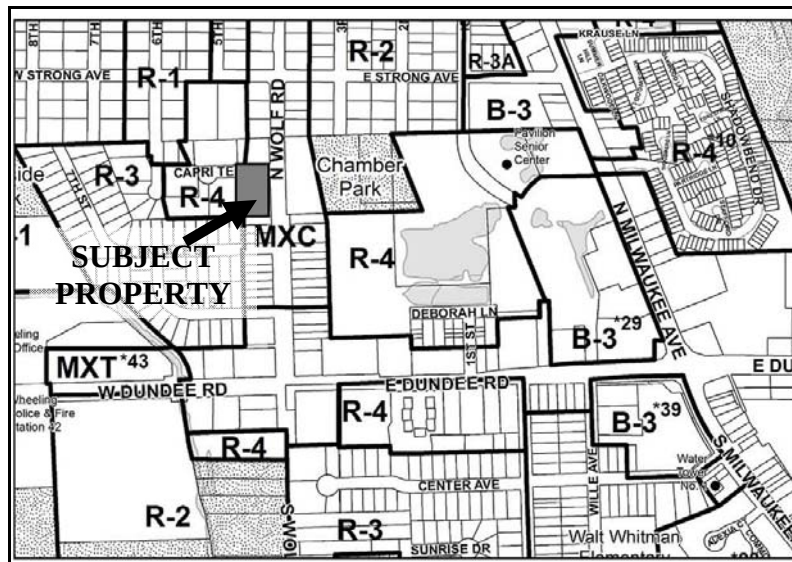
RE: **Docket No. 2018-11**
Holy Spirit Life Learning Center
11 N. Wolf Road
Special Use-Site Plan Approval for a Social Service Facility

DATE OF REPORT: June 22, 2018

DATE OF MEETING: June 28, 2018

PROJECT OVERVIEW: The petitioner is seeking special use-site plan approval to establish a social service facility at an existing commercial business at 111 N. Wolf Road.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Mark Kelly, manager
<u>Property Owner:</u>	Missionary Sisters Servants of the Holy Spirit
<u>Common Location:</u>	The property is located east of Wolf Road, at Glendale Street
<u>Neighboring Property Land Use(s):</u>	North: Commercial West: Multi-Family Residential South: Commercial East: Multi-Family Residential

<u>Comprehensive Plan Designation:</u>	Commercial Residential Mixed Use
<u>Property size:</u>	9,909 sq. ft. (total lot) 3,593 sq. ft. (building)
<u>Existing Use of Property:</u>	Office
<u>Proposed Use of Property:</u>	Social Service Facility
<u>Existing Property Zoning:</u>	MXC Commercial Residential Mixed Use District
<u>Previous Zoning Action on Property:</u>	None.

DESCRIPTION OF PROPOSAL

The petitioner is requesting special use approval to establish a social service facility at the existing one story-stand-alone building at 111 N. Wolf Road. The proposed facility will offer counseling, fitness, education classes, and other resource programs to local community members in need. Classes are offered for both children and adults. A full list of programs/classes is provided.

The facility is currently in operation on a small scale, which is considered an office use per the Zoning Code. The petitioner is seeking special use approval to expand the number of users who could attend classes concurrently. The ownership hopes to grow the attendance to include three simultaneous classes of 15 individuals (or 45 users at once). There are three full-time employees. The hours of operation are 9am to 6pm Monday through Friday.

No exterior building or site modifications are proposed.

SITE PLAN REVIEW

Scale of Site Plan: scale not provided.

Proposed General Site Layout: No changes are proposed to the site layout. The site is accessed from Wolf Road or by cross access from the adjacent properties. Parking is only available in the front of the building. The rear yard of the building is not paved.

Floor Plan: The floor plan includes two small meeting rooms, one large multi-purpose room, a reception, employee areas, offices, storage and restrooms.

Total Number of Parking Spaces: The site plan shows that there are five parking stalls located in the front lot of the subject property. There is no parking requirement in the parking table of the Zoning Code for a social service facility. Therefore, the parking requirement is based upon the operations and is approved by the Plan Commission. The applicant indicates the facility will have a maximum occupancy (clients and staff) of 48. The applicant has previously discussed with staff that most all clients will walk to the facility. The Plan Commission may wish to discuss the parking demands of the facility with the applicant to ensure the existing five parking spaces are adequate.

Bicycle parking: The site plan does not show a bike rack. Bicycle parking is especially important since the applicant explains most users of the facility are local and do not drive to the site. The Code requires that bicycle parking for two be provided. The Plan Commission may wish to discuss options with the petitioner for placement of a bicycle rack. If there is not space for bicycle parking in the front lot, the applicant should explain if indoor parking or parking in the rear is an option.

Site Lighting: No change to the site lighting is proposed. There are existing building-mounted lights above the two front entries.

Trash enclosure: No plan is provided. The photograph provided by staff shows two trash bins stored in front of the building, adjacent to the doors. The Plan Commission may wish to discuss where the trash bins are stored.

Ownership: The subject property is owned by the applicant.

Landscaping: No changes are proposed. There are two small planting areas below the storefront windows of the front façade.

STANDARDS FOR SPECIAL USE

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

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

"The Special Use will allow the facility to continue to benefit the community by providing vital, wide ranging social services to local neighborhood residents. The facility offers a safe, community-oriented facility where people can improve their lives through support, counseling, education, and acclimation. The proposed change of use will allow the facility to continue to operate at its most effective level by not limited the number of counselors or users to guidelines of the previous business use."

The applicant has identified the targeted location and demographic of its clients and believes a significant segment of its clients live within walking distance of the proposed use. The applicant has provided a long list of proposed classes/services that would have a meaningful impact on the quality of life for youth, adults, families, and the community.

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 Special Use will not alter the essential character of the existing retail center because the facility is not being altered or expanded. The new use will more accurately represent the services being provided by the facility. The improvements make to the

building over the last two years and the benefits of the services provided to the community will remain.”

The applicant currently occupies the property with a similar, but less intense use. No exterior changes are proposed to the site. The proposed special use will be in keeping the existing commercial uses in this corridor.

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

“The Special Use will more accurately categorize the nature and scope of the facility’s operation by allowing for scheduled, organized programs that are oriented to the residents of the surrounding neighborhood. The programs and services are mainly small and focused, and although we hope to modestly expand the number and variety of users, the increase should not be dramatic or overwhelming. We also hope to work with the adjacent business to help create efficient program scheduling that will work in harmony with the neighboring tenants. The entire retail center has benefited from the physical improvements previously made to the building.”

The applicant currently occupies the property with a similar, but less intense use. Provided the applicant demonstrates that the limited amount of on-site parking is adequate for the proposed use which includes up to 48 occupants, the nature and intensity of the special use will be in harmony with the district and surrounding area.

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

“The Special Use will not alter the building, site or landscaping. The proposed change of use will simply allow the facility to operate within the framework of the proper use of the physical space. We are open and committed to working with the Village and adjacent businesses to make sure the facility continues to be a positive influence on the neighborhood and any future development.”

No exterior changes are proposed to the site or building. The Engineering Division has asked that the special use approval be conditioned on the resurfacing and restriping of the front parking lot. This exterior improvement will add value to the property and may increase value to the neighboring properties.

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

“The Special Use should not substantially increase the parking required, it will only allow the facility to continue to operate as it has in the past year and a half. Most users of the center are and will continue to be residents of the immediate surrounding neighborhood.”

The applicant should provide more information to justify the five on-site parking spaces are adequate for the proposed special use.

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

“The Special Use, by more accurately categorizing its services, will allow this non-profit organization to continue and improve the successful, vital legacy of helping people and enriching the community. We hope that the services and assistance provided will continue to provide support, education, and life improvement to anyone who might need it.”

No other zoning relief is requested besides the proposed special use. If the special use is denied, then the operations of the facility will be limited to no more than 12 occupants at one time.

STAFF REVIEW

Fire Department Review: The Fire Department has reviewed the plans and provided a comment memo, dated June 21, 2018. As noted in the Fire Department memo, an increase in the occupant load would require the installation of a Fire Suppression system. Staff has added a condition of approval to the motion that “an automatic fire sprinkler system shall be installed prior to occupancy.”

Engineering Division Review: The Engineering Division has provided a comment memo on June 20, 2018. In addition to comments that will be addressed at permit, the Engineering Division states that the front parking lot is in disrepair. It is recommended that the lot be resurfaced and restriped. A condition of approval has been added to the motion to address this recommendation.

Wheeling Plan Commission
Meeting date: June 28, 2018
RE: Docket No. 2018-11

Impact on Adjacent Uses: Provided further justification is given that demonstrates the existing parking is adequate for the proposed use, no significant negative impact anticipated on adjacent uses.

Staff Recommended Action: Prior to making a motion, staff recommends that the Plan Commission review the following list of items with the petitioner:

- Discuss the parking demands of the facility with the applicant to ensure the existing five parking spaces are adequate;
- Explore options for placement of a rack to accommodate two bicycles;
- Identify where the trash bins are stored; and
- Discuss the Fire Department and Engineering Division requirements to ensure there is agreement.

PROPOSED MOTION

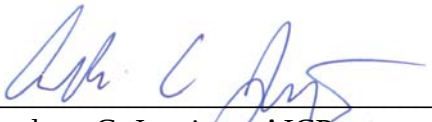
If the Plan Commission approves of the requested special use for a social service facility, an appropriate motion would be to:

Recommend approval of Docket No. 2018-11 to grant special use approval for a social service facility in accordance with the following exhibits submitted April 30, 2018 (except as noted), by Holy Spirit Life Learning Center, located at 111 N. Wolf Road, Wheeling, Illinois.

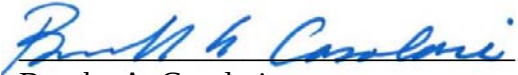
- Project description (2 sheets),
- Description of programs (2 sheets),
- Floor plan, received 3.15.2018, and
- Site plan, received 3.15.2018.

And with the following conditions of approval:

1. Parking for two bicycles shall be provided.
2. An automatic fire sprinkler system shall be installed prior to occupancy.
3. The front parking lot shall be resurfaced and restriped prior to occupancy.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Casolari
Senior Planner

Attachments: [Fire Department comments, dated 6.21.2018](#)

[Engineering Division comments, dated 6.20.2018](#)

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

Wheeling Plan Commission

Meeting date: June 28, 2018

RE: Docket No. 2018-11

[Project description](#)

[Description of programs \(2 sheets\)](#)

[Floor plan](#)

[Site plan](#)

[Plat of survey](#)



E – Fire Prevention Bureau

Brooke Casolari, Village Planner

F Ronald S. Antor, Fire Inspector

CC Andrew Jennings, Director of Community Development

Keith MacIsaac, Fire Chief

FPB File

A E June 21, 2018

S EC Proposed Change in Building Use and Special Use to Social Service Facility with Offices from Only A Business Office – 111 North Wolf Road – Holy Spirit Life Learning Center – 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.

111 North Wolf Road Holy Spirit Life Learning Center Increase in Building Occupancy Load and Changes to Use Group

1. Based on the documents submitted for review, the petitioner's proposal is for adding additional uses of the building which increase the design occupancy load from the original use of the building. This occupancy (111-115 N. Wolf Road) was previously used as a thrift store since 1997 which was a (M) Mercantile Use Group occupancy as defined in the 2012 Editions of the International Building (IBC) and Fire Prevention Codes (IFC).

When the petitioner remodeled and occupied the building in 2017 there was a change in Use Group from (M) Mercantile to (B) Business Use Group. The building plans submitted for review prior to permitting contained areas that were identified as potential ancillary (A) Assembly and/or (E) Educational Use Groups and the addition of fire sprinklers was called for. At that time the petitioner stated that the building would be solely used as an office and based on that fire sprinklers were not required as there was not an increase in occupant load for the structure.

Since then it has been identified that the occupant is providing services that increase the occupancy load above that of just an office.

2. The increase in occupancy load for the current proposed use of the facility would require the addition of an automatic fire sprinkler system throughout the building in accordance with the Village of Wheeling Municipal Code. Title 14.01.020, Section 1103.5.3 which states, "An automatic sprinkler system shall be provided throughout all Group A, B, E, F, H, I, M, R and S fire areas when the hazard category or occupancy load is increased.

Ms. Brooke Casolari

SUBJECT: Proposed Change in Building Use and Special Use to Social Service Facility with
Offices from Only A Business Office – 111 North Wolf Road – Holy Spirit Life
Learning Center – Plans received for review by the Fire Department, May 1, 2018.

June 21, 2018

Page 2

3. The addition of the sprinkler system would also require that this system be monitored by a fire alarm system designed and installed in accordance with the Village of Wheeling Municipal Code and NFPA 72.
4. This review is not a review for issuance of a Building or Fire Protection Systems 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.



MEMORANDUM

TO: Brooke Casolari, Senior Planner

FROM: Kyle Goetzelmann, Civil Engineer I

COPY: Jon Tack, Village Engineer

DATE: June 20th, 2018

SUBJECT: **Holy Spirit Life Learning Center**
111 N. Wolf Rd. - Review Comments

The Engineering Division received a project description, preliminary site plan, plat of survey, and floor plan for the subject project on May 1st, 2018. The Engineering Division has completed a review of the above referenced submittal and offers the following comments at this time:

1. If a sprinkler system is to be installed, a new water service must be installed to accommodate both the fire service and domestic water service. An Engineering permit will be required for this work.
2. Front parking lot is in a state of disrepair. It is recommended that a condition of approval for the petitioner is to resurface and restripe the front parking lot.

Holy Spirit Life Learning Center 111 Wolf Road
Docket No. 2018-11 (Special Use and Site Approval of a Social Service Facility)



Existing conditions west elevation

April 29, 2018

Plan Commission
Village of Wheeling, Illinois
2 Community Boulevard
Wheeling, IL 60090

Re: Proposed Special Use
Holy Spirit Life Learning Center
111 N. Wolf Rd.
Wheeling, IL

Dear Members of the Board,

Please find attached our submittal for the proposed application for a Special Use for the property at 111 N. Wolf Road. The facility, Holy Spirit Life Learning Center, is a Not for Profit Organization that provides counseling and support to the local community. Our central office is located at 2020 W. Morse Ave., Chicago. Services at this satellite facility have been operating successfully for over a year. To continue our operations more effectively and allow for possible growth and expansion of services, we are requesting a Special Use to allow the change of use of the facility from 'Business' to 'Social Service Facility'.

Currently the facility operates with three full time employees; with hours of operation from 9am to 6pm Monday through Friday. Counseling and educational services, classes, and workshops are focused toward members of the neighboring community and vary in size from one or two users to 10-12 per session. Descriptions and numbers of users for the current programs are provided in a separate attachment.

If the Special Use is granted we will install a sprinkler system for the facility. The installation of a sprinkler system will ideally allow the facility to accommodate a larger number of users. Although most class sizes should remain in the 7-10 range, our goals of growth and success for the facility and continued positive results for the community allow us to foresee the facility at peak attendance to serve a maximum of 40-45 users, or 15 users in three separate sessions at once.

We hope the Special Use will allow our facility to continue to enrich the lives of our users at its full potential and become a cornerstone of positive influence in the community. We welcome your input and look forward to working with you and your staff to improve the facility, its functions, and the surrounding neighborhood.

Sincerely,

Charles Schwartz
Architect of Record
On behalf of the Property Owners

Exhibit received April 30, 2018

Description of Programs

Programs offered in winter and spring 2018:

English as a Second Language for Adults

The ESL classes are designed for adult students who have had little exposure to English, including new arrivals or adults who have lived in the United States for many years, but have never formally studied English. The purpose of the classes is to help participants, especially those with limited literacy background, improve their ability to understand, speak, read and write Basic English. Emphasis is made on acquiring skills necessary to function in an English speaking environment.

Basic Computer

This class is designed for persons who have little or no experience with computers. Through this course students will learn the basic functions of personal computers and how to use them. Its purpose is to make students comfortable with PCs and to provide the basic knowledge and skills needed to perform the major computer functions without assistance. These skills will be applied to the basics of applications such as word processing, spreadsheets, power point, email and the internet to engage in technological communication and interaction.

Fitness

The fitness class is meant to promote self-awareness, self-esteem, and a safe space for the expression of feelings, as well as to put out stress and worries. Beneficial for both physical and mental health, exercise can be used for stress reduction, disease prevention, and mood management. In addition, strength training offers increased muscular strength, coordination, mobility, and decreased muscular tension.

Citizenship Exam Preparation

The purpose of the program is to assist individuals and prepare them for the Citizenship Exam.

Arts & Crafts

The Art and Crafts class is designed to get students to learn new skills and teach them how to start making easy projects. The purpose of this class is to help participants develop practical life skills for various uses such as income generation, gift giving, home décor, and more. This class offers opportunity for socializing, self-expression, and fostering creativity. Easy projects will include card making, scrapbooking, jewelry, painting, embroidery and others.

Sewing

The Basic Sewing Skills class is designed to get students comfortable with using a sewing machine and teach them how to start making easy projects. They will learn the basic principles of threading the machine, selecting stitches, sewing straight lines and curves, and how to use a Serger machine. Easy projects will include cutting and sewing small items for hand-made gifts, home décor, crafts, and clothing or fashion accessories, while applying essential construction skills and finishing techniques.

HW Help/Tutoring

The program is intended for children from School District 21 (Grades 1 to 8) to assist with their school homework, develop critical basic skills in mathematics, reading and writing, and to provide opportunities to participate in individual or group fun and educational activities (arts, crafts, dance, games, sports)

Domestic Abuse Program

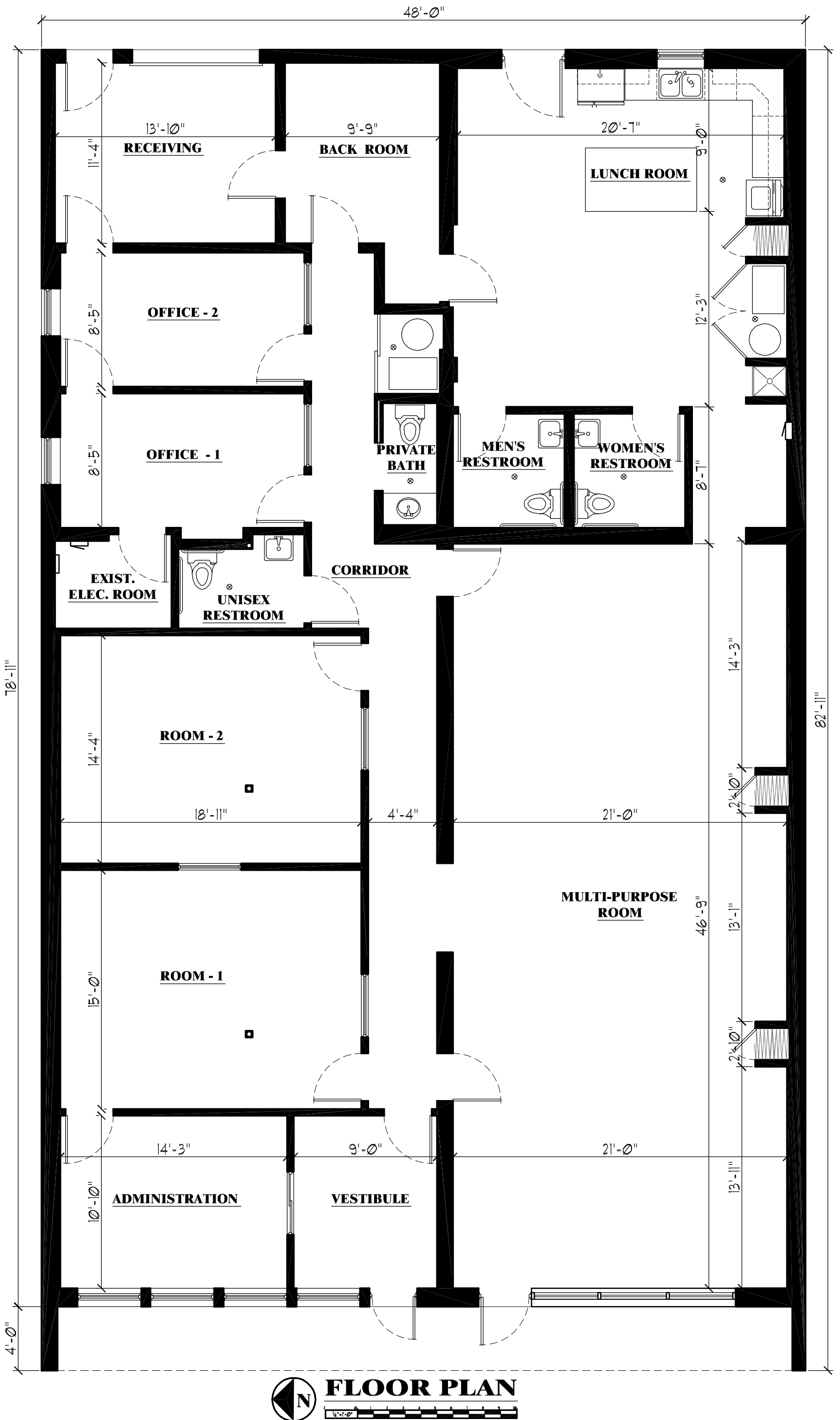
Through the Domestic Abuse Program, we are committed to promote the dignity and humanity of all people who come across us. Our special focus is to support and meet the needs of the women suffering from domestic abuse, to promote healthy family life, and to educate towards a non-violent culture. We offer case management services for victims of DV which consist of intake assessments, crisis intervention, and appropriate referrals to other resources in the community. In line with this program, we also offer supplementary emergency assistance for clients in need which includes providing non-perishable food and toiletries on a case to case basis.

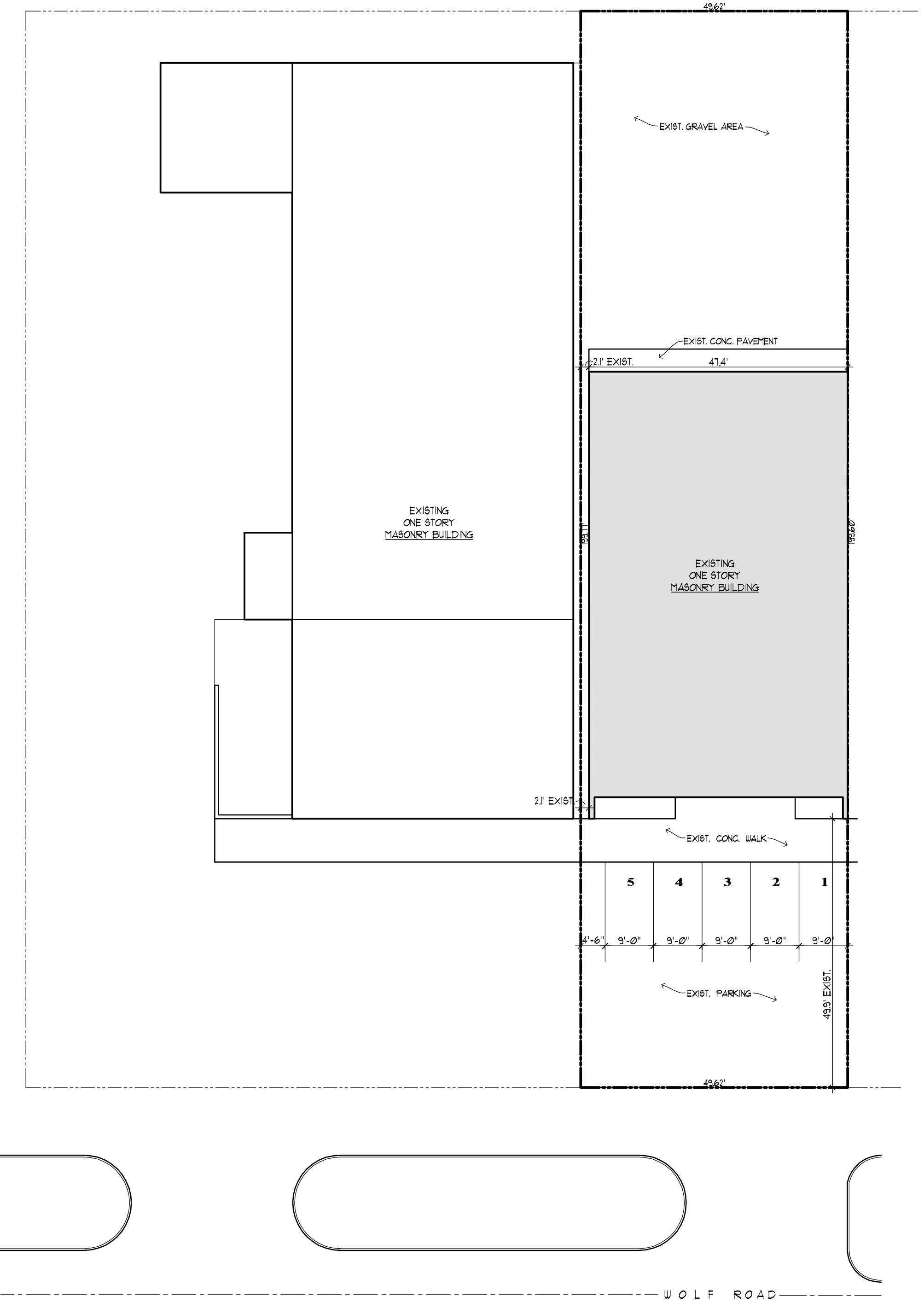
Exhibit received April 30, 2018

Programs in Winter 2018 (10 weeks)	# of Students Enrolled	Average # of students per class
English morning	5	4
English evening	2	2
Computer	3	2
Fitness	2	1
HW help	9	7
Arts & Crafts	3	2
Sewing	3	3

Programs in Spring 2018 (3 weeks)	# of Students Enrolled	Average # of students per class
English morning	4	3
English afternoon	1	1
English evening	4	3
Computer	4	2
Fitness	3	2
HW help	10	7
Citizenship Exam	3	2
Crocheting	1	1
Sewing	4	3

Exhibit received April 30, 2018





SITE PLAN

PROPOSED SPECIAL USE & PARKING VARIATION
111 N. WOLF RD.

Exhibit received March 15, 2018

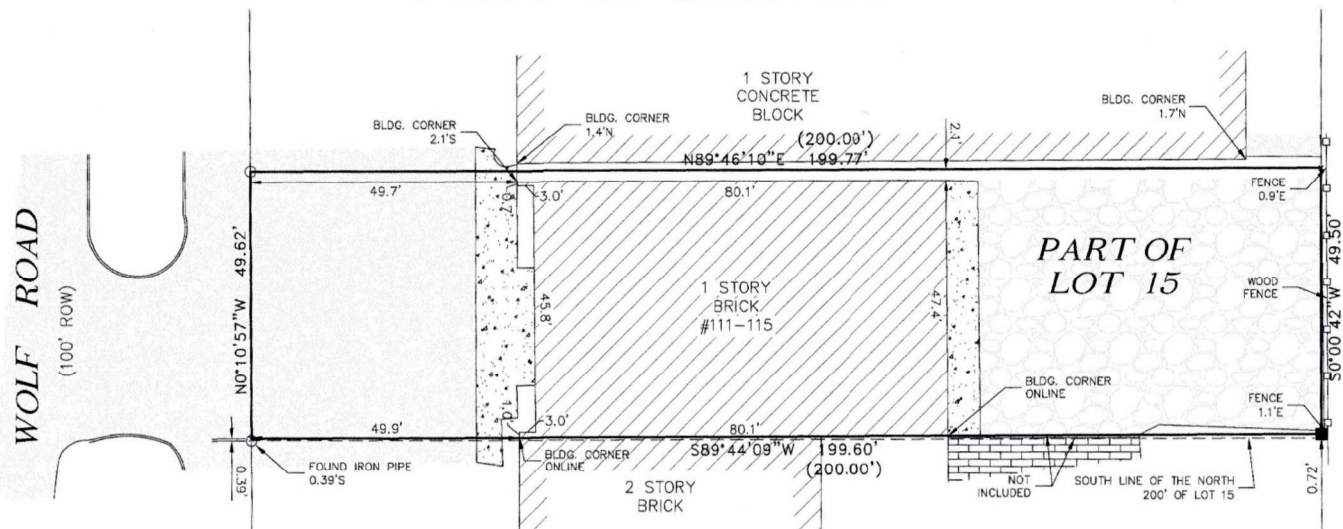
WHEELING, IL

S.K.I.
ARCHITECTURE

1645 W. OGDEN AVE. SUITE # 523
CHICAGO, ILLINOIS 60607
312.455.5142 708.564.1614
cesarch_22@hotmail.com bkkidato@comcast.net

X:\Projects\2016\16-025 111-115 North Wolf Rd. Wheeling\DWG\Survey\16-025 PCBs.dwg, Layout1, 2/22/2016 3:06:12 PM, NBRIMER

PLAT OF SURVEY



LAND DESCRIPTION

THE SOUTH 50 FEET OF THE NORTH 200 FEET OF THE WEST 200 FEET LYING EAST OF THE EAST LINE OF WOLF ROAD OF LOT 15 (EXCEPTING THEREFROM THAT PART THEREOF WHICH LIES SOUTH OF A LINE DRAWN FROM A POINT IN THE EAST LINE OF WOLF ROAD, SAID POINT BEING 0.39 FEET NORTH OF THE SOUTH LINE OF THE NORTH 200 FEET OF LOT 15 MEASURED ALONG THE EAST LINE OF WOLF ROAD TO A POINT IN THE EAST LINE OF THE AFOREMENTIONED WEST 200 FEET, SAID POINT BEING 0.72 FEET NORTH OF THE SOUTH LINE OF THE NORTH 200 FEET OF LOT 15 MEASURED ALONG EAST LINE), IN UTPADEL'S SUNNYSIDE ADDITION TO WHEELING IN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF FILED IN THE OFFICE OF THE REGISTRAR OF TITLES ON DECEMBER 30, 1930 AS DOCUMENT 531289, IN COOK COUNTY, ILLINOIS.



SCALE: 1" = 20'

LEGEND

- SET IRON ROD
- FOUND IRON PIPE
- 7.77" (7.77") MEASURED DATA
- 7.77" (7.77") RECORDED DATA

- ASPHALT
- BRICK PAVERS
- CONCRETE
- GRAVEL

I, ROBERT F. SLUIS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND LOCATED THE BUILDINGS ON THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 1ST DAY OF FEBRUARY, A.D. 2016.

Robert F. Sluis

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3558
LICENSE EXPIRES NOVEMBER 30, 2016



M. GINGERICH, GEREAX & ASSOCIATES MANHATTAN OFFICE
ENGINEERING * PLANNING * SURVEYING

Bradley Office
240 N. Industrial Drive
Bradley, Illinois 60915
PH. 815-939-4921
FX. 815-939-9810



Manhattan Office
25620 S. Gougar Rd
Manhattan, Illinois 60442
PH. 815-478-9680
FX. 815-478-9685
Professional Design FIRM #184.005003

CREATED BY:

MARK KELLY

DATE: 02-01-2016

BY: NIB

CA: RFS

JOB NO: 16-025

SP: 105 PG: 75-76

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, May 24, 2018.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

4. CHANGES TO THE AGENDA - none

5. CITIZEN CONCERNS AND COMMENTS - none

6. CONSENT ITEMS

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

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

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.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

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

Mr. Alfred Teleron, 5105 Tollview Drive, Rolling Meadows and Mr. Mario Valentini, MRV Architects, Tollview Drive, Rolling Meadows were present.

Mr. Teleron explained they were pursuing the remodel because the brands required the franchisee to update their image to the current brand standards. There are very little changes to the site plan. The only changes are to the site lighting of the LED fixtures and the replacement of the current imagery on the moment sign. Most of the façade is paint. The entire building is EIFS so there is no introduction to new materials except for new metal louver awnings and a new aluminum panel where the tower is currently located. There are new parapet mounted lighting fixtures. Mr. Teleron referred to a previous concern about dimming the lighting. He confirmed there was an option.

A material board was provided at the meeting. The main colors for the building are black horizon, wedding veil and exotic red which will be used on the KFC side. The black horizon will be used more on the Taco Bell side. The colors for the signage will also be in the same shades.

Mr. Teleron referred to the downspouts. The KFC building guidelines specify that the downspouts should be colored and will follow the same building colors. Ms. Casolari clarified that the downspouts will match the color of the wall it is located on.

Commissioner Kalis questioned if there was a nearby location that had already been updated. Mr. Teleron confirmed the Elmhurst location had been updated. Commissioner Kalis felt the new branding was a lot to look at.

Mr. Valentini explained that historically Yum Brands itself had five brands within it. It included Taco Bell, KFC, Pizza Hut, A&W Root Beer and Long John's Silver. At the time this location was built, Yum Brands was rolling out multi-branded buildings. The combination of a Taco Bell and a KFC didn't happen too often. Commissioner Kalis liked the combination of the red and black colors.

Commissioner Johnson questioned if there were changes to the landscaping. Mr. Teleron confirmed there were no landscaping changes.

Commissioner Dorband questioned if the menu signs would be changed at a later date. Mr. Teleron thought they would remain the same.

Commissioner Blinova questioned if there were any other Taco Bells in the area that used the red color. Mr. Valentini confirmed it was a recent rollout for them. He confirmed there was a Taco

Bell in Buffalo Grove that used the same color.

Chairman Ruffatto felt the landscaping toned the colors down but agreed it was bold and a weird combination. Commissioner Johnson noted the stripes were located at the back end of the building.

Chairman Ruffatto noted the lighting by the townhomes was virtually zero.

Commissioner Dorband questioned if they would be eligible for a façade improvement grant. Ms. Casolari agreed to check. Chairman Ruffatto explained they needed to check first before doing any work.

Chairman Ruffatto thought toning down the lighting might help tone it down at night.

Commissioner Dorband moved, seconded by Commissioner Johnson 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)
- 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;
2. The building mounted lights shall be adjusted to meet Code if necessary; and
3. The downspout colors shall match the color of the adjacent walls.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- 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 H2, 371-373 W. Dundee Road

Mr. Brad Friedman, The Lynmark Group, 4 Executive Blvd., NY, Mr. Tom Arsovski, RTKL Architects, 200 South Michigan Avenue, IL were present.

Mr. Friedman referred to Building B. He confirmed they had a signed lease with a bank and another 2,500 square feet in the outlot building that had yet to be leased. The bank provided an interior floorplan and had signed off on the space. They have approval for the site plan but not for the building appearance. They are present to get approval on the appearance. The Special Use for the drive-through and building signage will come at a later date.

They have not made any changes to the site plan since the last meeting. A material board was provided. The building is designed to distinguish the Inland Bank location from the other 2,500 square feet location. Inland Bank wanted a red parapet for their branding. There are canopies and same brick colors/materials that had been previously approved for other buildings. The back of the building facing Dundee Road has been dressed up.

Chairman Ruffatto requested that the petitioner point out the locations of the different materials.

Mr. Friedman explained they used a lot of the ash blend and the QT for Inland Bank and the other 2,500 square feet used the brandy wine with the ash blend for the base. The material for the metal canopy was shown. Red is painted above the bank.

Mr. Friedman confirmed B2 was one tenant. They had been in conversations with the tenant who was going to take the entire space. They are still trying to work it out. The preference from ownership is to have one tenant.

Chairman Ruffatto felt the landscaping along Dundee Road would take care of any concern of the back of the building. He thanked the petitioner.

Commissioner Johnson questioned if regular glass would be used on the Dundee Road side. Mr. Friedman confirmed the Inland Bank side and the other side were shown as glass.

Mr. Friedman referred to Building F. They previously wanted to combine Buildings F and G. Building F is proposed to be occupied by four tenants. It will be a breakfast and lunch full service sit-down restaurant. 407 will be a nail salon and 405 has not yet been leased. The end cap location at 403 Dundee will be a fast, casual sandwich/salad concept with some outdoor seating. The materials have been used on other parts of the project. The harbor brick monument white (approved for residential building), the QT black which is also approved in the residential building and brandy wine. The other materials include awnings, metal coping, glass and the aluminum for store front windows. The gray stone will be used for some of the trim. Building F is a combination of some metal canopies, awnings and signage.

Mr. Friedman referred to the trash. They've had several meetings with Waste Management not only on the residential side, but they have also established a relationship with them. They have asked them for their design standards.

Mr. Friedman confirmed all of the stores have entrances on both sides of the building (east and west sides). They anticipate a lot of the patrons will park in the northwest quadrant to access the location on either side. They designed the project to have no backs on the building.

Commissioner Johnson questioned if the trash location was for all four units. Mr. Friedman confirmed they had two compactors and was very sufficient for the two restaurant uses and nail salon.

In response to Commissioner Creech's question, Mr. Friedman confirmed the restaurant at 403 would need to bring their trash across the back to the compactor. Commissioner Creech suggested having a steamer to clean the sidewalks. Mr. Friedman confirmed they would keep the sidewalks clean. He agreed it was a legitimate concern. He explained it didn't make sense to have interior hallways with the proposed building design. Commissioner Creech felt it was a maintenance issue.

Commissioner Kalis questioned if there was chemical on the proposed fabric awnings to keep them looking bright. Mr. Arsovski explained they were typically canvas materials and were chemically treated to be water repellent.

Chairman Ruffatto requested that the petitioner provide samples of the awning canvass in the future. Mr. Friedman confirmed fabric awnings were used for Buildings F and H2.

Commissioner Dorband had previously expressed concern regarding the distant trash location for the Starbucks and Salata at another location in Wheeling. She felt it had not been a problem and the proposed was a shorter distance. She didn't think it would be a concern. Chairman Ruffatto felt having the trash in one place was an advantage.

Commissioner Kalis questioned if they had contracts with the tenants. He questioned why the business names were not provided. Mr. Friedman was unsure if the tenants wanted an announcement at this time.

Mr. Friedman referred to Building H2. It will be occupied by two tenants. One of them is a Mexican eatery and cantina and is about 4,500 square feet. The other location is about 1,700 square feet and has not yet been leased. He thinks it is a very desirable location across from the theater and next to City Works and the Mexican restaurant.

The Mexican eatery has provided an interior floorplan. They have outdoor seating which will be part of the Special Use permit. The location is right up against the plaza. They are using the removable overhead door to promote the outdoor seating. They will break up the building to distinguish the two different tenants. The signage will be applied for separately. The tenant will face the residential building. They left it plain since there is a lot of landscaping in the landscape plan. They have not changed the landscaping. It is the same from the original PUD. They have used a lot of similar materials for this building. A sample of the light sconce was provided.

They are introducing some EIFS. He confirmed the 500,000 square foot residential building did not have any EIFS.

Commissioner Kalis liked the landscaping.

Commissioner Kalis questioned the choice of using red awnings on red brick. Mr. Friedman didn't have a problem if a tenant wanted to use a different color from a marketing/branding standpoint. Mr. Friedman explained the red awning stemmed from traditional Mexican colors. He would be agreeable to anything that was tasteful as long as the tenant agreed.

Chairman Ruffatto questioned if anyone had an issue with the proposed EIFS. He explained EIFS doesn't wear well when it is used below the proposed area. He explained it wasn't prohibited as proposed but it wasn't a top choice for a material. He expressed concern about keeping it cleaned. He mentioned that the Village Board would need to approve it, so he suggested that the petitioner be prepared. Chairman Ruffatto suggested using a cementitious material instead of EIFS. He referred to the material used at the movie theater. Mr. Friedman explained the burnish CMU had a higher cost premium than the EIFS. He noted that the proposed building did not have as much visibility and it wasn't as easy for them to get the level of rent needed. He knows the Village has used EIFS on other buildings in the Village but also understands it's last on the material list. He mentioned the Westin's buildings.

The petitioner explained using a darker tone of EIFS or synthetic stucco hides the dark better than using a lighter color.

Commissioner Creech has no issue with using EIFS.

Mr. Friedman referred to the landscape plan. Ms. Casolari noted Staff received the plan in the afternoon. Andrew Johnson had stated that the footprint of Building F was incorrect when it was initially submitted. The updated plan shows it correct.

Commissioner Johnson questioned the meaning of the blue hatched areas. Mr. Friedman explained the landscape plan was updated with more details that surround the pylon and monument signs. Mr. Friedman was unsure but agreed to confirm.

Chairman Ruffatto questioned if a landscape plan was currently being approved. Ms. Casolari noted the motions were written without the landscape plan. Chairman Ruffatto questioned if landscape plans needed to be seen prior to final approval. Mr. Friedman confirmed they would make modifications to the landscape plan again as they further refine and define the tenants, buildings, windows and entrances for the remaining pads (C, D and E). Chairman Ruffatto questioned if the changes to the landscape could be brought in with the Special Use approvals.

Commissioner Creech referred to the roofs. He mentioned the apartments would look on top of a lot of the buildings. He questioned the type of roofing material proposed. The petitioner confirmed the roofing was a single membrane. The color is typical a light color (white) with no stone. It will probably be glued down.

Chairman Ruffatto questioned if the building had space for on-line shopping deliveries. Mr.

Friedman confirmed there was a large storage room for parcel pickups. In addition, they are bringing in electrical to accommodate refrigerated grocery deliveries.

Commissioner Kalis moved, seconded by Commissioner Johnson 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)

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Johnson moved, seconded by Commissioner Kalis 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)

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Kalis 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.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

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

See Findings of Fact and Recommendation for Docket No. 2018-9.

Commissioner Creech moved, seconded by Commissioner Kalis to 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.

With the following condition:

1. That the use shall be consistent with the Class NV Liquor License with respect to food and beverage sales.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Dorband, Kalis, Ruffatto
NAYS: Commissioner Johnson
ABSENT: Commissioner Powers

PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Johnson to close Docket No. 2018-9. The motion was approved by a voice vote.

- 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

See Findings of Fact and Recommendation for Docket No. 2018-10 and SCBA 18-22.

Commissioner Dorband moved, seconded by Commissioner Johnson 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.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Johnson moved, seconded by Commissioner Kalis to approve 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)

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Kalis to close Docket No. 2018-10. The motion was approved by a voice vote.

- 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

Commissioner Dorband moved, seconded by Commissioner Johnson to continue Docket No. 2018-11 to June 28, 2018.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES – May 10, 2018 (Including Findings of Fact for Docket Nos. 2018-7 and 2018-8)

Commissioner Dorband moved, seconded by Commissioner Kalis to approve the minutes dated May 10, 2018 as presented. The motion was approved by a voice vote.

9. OTHER BUSINESS

Ms. Casolari reported the next meeting scheduled on June 14th would be a special joint meeting/workshop with the Village Board. The meeting will start with a dinner at 5:30 p.m.

Commissioner Johnson didn't understand how a gaming establishment could be considered a convenience. He mentioned there were 15 locations in Wheeling, 64 machines as of April with at least 3 more pending.

Commissioner Dorband reminded everyone that the Chamber of Commerce's Golf Outing is scheduled on July 12th. Check the Chamber's website to sign up.

Chairman Ruffatto referred to Commissioner Johnson's comment and felt it was valid. He explained from his view, if they weren't successful they'll be out of business. Chairman Ruffatto is OK with them as long as they were being good neighbors.

Commissioner Kalis questioned if it's the stigma or if there were crimes associated with the gaming establishments. Commissioner Johnson stated there were no crimes associated with them. He expressed concern there would be only one employee working. Chairman Ruffatto mentioned that Stella's also just had one employee.

Ms. Milluzzi reported that the cap of 3 was just lifted a month ago.

In reply to Commissioner Dorband's question, Ms. Casolari confirmed White Eagle was still coming into the Village. Commissioner Johnson mentioned they were waiting for gaming approval.

Commissioner Johnson questioned the status of Bellas. Ms. Casolari stated there was a building permit.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Kalis 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,

Tatiana Blinova, Secretary Pro temp
Wheeling Plan Commission

**DISTRIBUTED TO THE COMMISSION 6.22.2018
FOR APPROVAL ON 6.28.2018**

**DRAFT 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](#)
May's Wheeling
280 E. Dundee Road
Special Use-Site Plan Approval of a Sit-Down Restaurant

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.

Chairman Ruffatto called Docket No. 2018-9 on May 24, 2018. Present were Commissioners Blinova, Creech, Dorband, Johnson, Kalis and Ruffatto. Commissioner Powers was absent with prior notice. Also present were Brooke Casolari, Senior Planner and Mallory Milluzzi, Village Attorney.

Commissioner Blinova 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.

Ms. Casolari stated that the Staff Report and Submittals of the petitioner were part of the public record.

Angela Atamian and Karen Clark 280 East Dundee Road, Wheeling were present and sworn in.

Ms. Atamian reported they were looking to open a high-end, luxury upscale gaming café. They will serve food, craft beer, wine and have five gaming terminals for entertainment.

Ms. Clark described the use of the space for couples or young adults to enjoy tapas, beers and sodas prior to heading to other restaurants.

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

Commissioner Johnson questioned if there were other locations in the area. Ms. Atamian confirmed they had locations in Hickory Hills and Lake Zurich.

Commissioner Johnson expressed concern for Wheeling getting overloaded with gaming cafes. He mentioned there was another gaming establishments within 450' of the proposed location.

Commissioner Creech had no concerns.

In response to Commissioner Blinova's question, Ms. Atamian confirmed they worked within the liquor license limits. They will be open no longer than from 8:00 a.m. to 2:00 a.m. They currently close at midnight at their other locations. If someone is gaming at closing time, they will not kick them out but will close once they leave.

Commissioner Kalis questioned how the machines pay out. Ms. Atamian explained that guests pay cash into the machine and then redeem a voucher out of the machine. They have one redemption center/ATM they can use for disbursements. Commissioner Kalis questioned if there was a security concern if someone was paid out a large sum of money. He questioned if it had ever been an issue. Cara confirmed they have not had any issues but have noticed the Police Department drives by their locations more often. They have good relationships with the local Police Departments. She mentioned the industry is highly regulated, so they have a lot of cameras. They also have an alarm system with a panic button. All of the cash handling is done by the terminal operator, so they don't have access to open the ATM or anything holding cash. The management of money is done after hours.

Commissioner Kalis felt it looked elegant but questioned if the concept was something the Village of Wheeling wanted to attract.

Cara understands there are other gaming facilities in the Village. Their purpose is not to just be a gaming café they want it to be a place people can come and have tapas, beer and relax with their friends. They are not solely there to provide gaming.

Commissioner Dorband questioned the number of employees. Angela stated there would be 5 or 6 employees who work on a rotating schedule. There is only one person working at a time.

Commissioner Dorband questioned if the petitioner was concerned that there was a gaming facility located across the street. Angela confirmed it was not a concern. She explained they were after people who appreciate the upscale, luxury vibe they offer. They have people say it's a clean establishment compared to the others.

Chairman Ruffatto questioned the location of the Lake Zurich establishment. Ms. Atamian stated the location was located at 1003 South Rand Road. He questioned if it was located in a strip mall. Angela explained it was located next to a T Mobile and a Panda Express.

Chairman Ruffatto questioned their food prep. Angela explained their food is frozen. It is prepared

in a convection oven. Everything is handcrafted for their establishment. They can create new menu items at any time. She confirmed their other locations were handled in the same manner.

In reply to Chairman Ruffatto's question, Angela stated they opened their first establishment in January 2018.

Chairman Ruffatto questioned the criteria for a sit-down restaurant. Ms. Casolari explained the proposed use was classified as a restaurant as opposed to a tavern with respect to zoning. Over 50% of the gross retail sales would come from non-alcoholic beverages or food as opposed to alcohol sales.

Ms. Casolari reported that they were applying for a NV Liquor License. The use needs to be consistent with the NV Liquor License as stated in the Code. If they desired to change their liquor license, they would need to obtain a tavern Special Use if they wanted to increase their sale of alcohol sales to more than 50% of their total sales. They currently need to apply for an NV Liquor License and their use would need to be consistent with the NV Liquor License food and beverage sale requirements. Ms. Atamian confirmed she agreed with the requirements.

Chairman Ruffatto mentioned he had visited some of the gaming establishments in the Village and he did not see a lot of food being served. He felt it there were too many gaming establishments they would go out of business.

Commissioner Kalis referred to the report that indicated the petitioner was looking to open 15 of these establishments. He questioned what was driving them to all of the suburbs. Ms. Clark explained they've had great success in Hickory Hills and Lake Zurich, so they have branched out in their model. The food is more appealing in their establishments. The trend for their growth has been moving forward. She confirmed the food is the same in all of their locations.

Commissioner Johnson questioned how the 50% of sales was monitored. Ms. Milluzzi explained they need to present it at their annual renewal of the liquor license. With the proposed changes to the Liquor Code, it would be at the Village's discretion.

Commissioner Creech moved, seconded by Commissioner Kalis to 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.

With the following condition:

1. That the use shall be consistent with the Class NV Liquor License with respect to food and beverage sales.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Dorband, Kalis, Ruffatto

**Findings of Fact and
Recommendation**

DRAFT

DOCKET NO. 2018-9

NAYS: Commissioner Johnson
ABSENT: Commissioner Powers
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Johnson to close Docket No. 2018-9.
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 6.22.2018
FOR APPROVAL ON 6.28.2018**

DOCKET NO. 2018-10 and SCBA 18-22
DRAFT FINDINGS OF FACT
AND RECOMMENDATION

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: [Docket No. 2018-10 and SCBA 18-22](#)
Copt
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

Copt, 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.

Chairman Ruffatto called Docket No. 2018-10 and SCBA 18-22 on May 24, 2018. Present were Commissioners Blinova, Creech, Dorband, Johnson, Kalis and Ruffatto. Commissioner Powers was absent with prior notice. Also present were Brooke Casolari, Senior Planner and Mallory Milluzzi, Village Attorney.

Mr. Bill Holly, Bright Light Signs, 310 Telser Road, Lake Zurich, IL was present and sworn in.

Ms. Casolari stated that the Staff Report and submittals of the petitioner were part of the public record.

The petitioner is proposing to put a freestanding monument sign on a property at 100 East Palatine Road, which is the Allstate property. The location for the sign is due to the fact there wasn't an appropriate place to put a sign closer to the Copt building, which is at 110 E. Palatine. This particular property is set back and not visible without some type of identification. The idea is to put a small monument sign at the corner. The sign is 7' high x 8' wide illuminated sign with a single copy with an arrow pointing to the building.

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

Commissioner Blinova had no concerns.

Commissioner Creech had no issues.

Commissioner Kalis had no questions.

Commissioner Dorband referred to a similar situation in another part of town that also had a problem. She felt it was appropriate and liked the proposed landscaping.

Commissioner Johnson had no problem with the variation. He questioned the reason for a two-sided

sign on a one-way street. Mr. Holly agreed but explained the location needed a two-sided sign, otherwise the one side would be blank.

Commissioner Dorband moved, seconded by Commissioner Johnson 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.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Johnson moved, seconded by Commissioner Kalis to approve 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)

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Kalis to close Docket No. 2018-10. 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 6.22.2018
FOR APPROVAL ON 6.28.2018**