



**WHEELING PLAN COMMISSION
THURSDAY, SEPTEMBER 13, 2018 6:30 P.M.**

**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 Plan Commission with comments regarding only those issues that are relevant to the Plan Commission's agenda or topics that the Plan Commission has the authority, pursuant to the Village Code, to address. The chairperson or his or her designee shall strictly restrain comments to matters that are relevant to the Plan Commission business and shall not permit repetitious comments or arguments. Members of the general public who wish to address the Plan Commission must sign the request to speak form prior to the commencement of the public meeting. The persons submitting a petition, concern or other comment shall be allocated five minutes to present their points.

6. CONSENT ITEMS

- A) [Docket No. SCBA 18-37](#)
Temperature Equipment Corporation
550 Northgate Parkway
Appearance Approval of a Wall Sign

7. ITEMS FOR REVIEW

- A) [Docket No. PC 18-14](#)
Pizza Roncadin
236 Egidi Drive
Minor Site Plan and Appearance Approval of an Outdoor Nitrogen Tank
- B) [Docket No. 2018-23](#)
H2O Express Car Wash
966 S. Milwaukee Avenue
Special Use-Site Plan Approval of a Car Wash
- C) [Docket No. 2018-24A&B](#)
Auto Cars Imports
170 Shepard Avenue
(2018-24A) Zoning Variation to Reduce the Required Parking
(2018-24B) Special Use-Site Plan Approval for a Light Motor Vehicle Repair Facility

8. **APPROVAL OF MINUTES** – [August 23, 2018](#) (including Findings for Docket Nos. 2018-21, and 2018-22)
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) 499-9085 AT LEAST 72 HOURS PRIOR TO THE MEETING

**Public Hearing Information
Wheeling Plan Commission Meeting
September 13, 2018
(Attachment to Agenda)**

2018-23 H2O Express Car Wash, Inc., property owner, is seeking Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish a car wash at 966 S. Milwaukee Avenue, which is zoned B-3 General Commercial and Office District.

2018-24 Steve Vago, President of Auto Cars Imports LTD, tenant, is seeking the following for the property at 170 Shepard Avenue, which is zoned I-3 General Industrial District:

2018-24A Variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading, Section E Parking Standards, Subsection 1 Minimum Required Parking per Land Use Category, and associated sections to reduce the required parking for a motor vehicle (light) repair facility; and

2018-24B Special Use-Site Plan Approval as required under Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, to establish a motor vehicle (light) repair facility.

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

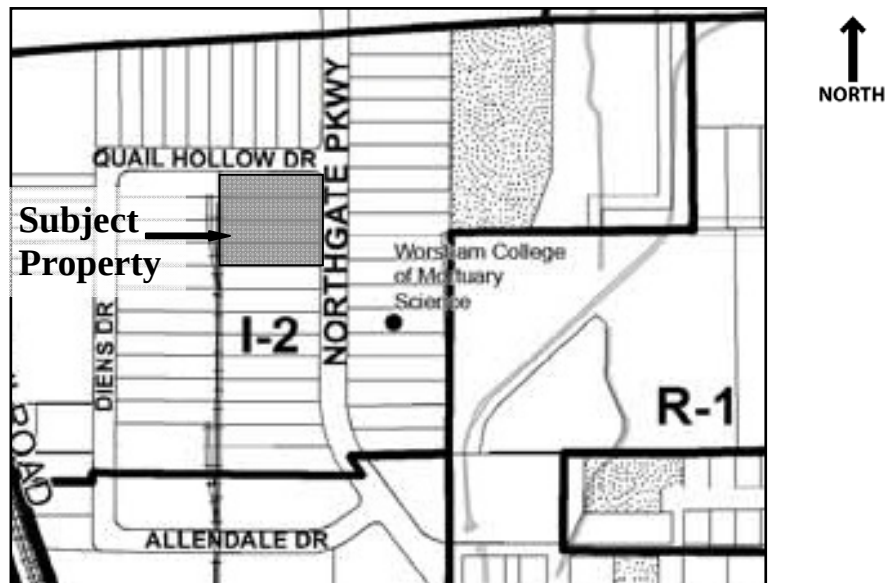
RE: **Docket No. SCBA 18-37**
Temperature Equipment Corporation
550 Northgate Parkway
Appearance Approval of a Wall Sign

DATE OF REPORT: September 6, 2018

DATE OF MEETING: September 13, 2018

PROJECT OVERVIEW: The petitioner is requesting appearance approval of a wall sign for a new wholesale and distribution facility.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Image 360
<u>Property Owner Name:</u>	550 Northgate Parkway, LLC
<u>Common Location:</u>	At the southwest corner of Northgate Pkwy and Quail Hollow Dr.
<u>Neighboring Property Land Use(s):</u>	North: Industrial West: Industrial South: Industrial East: Industrial

Existing Use of Property: Wholesale and distribution facility (indoor)
Existing Property Zoning: I-2 Limited Industrial District
Previous Relevant Zoning Action for Property:
None.

DESCRIPTION OF PROPOSAL

The petitioner is requesting appearance approval to install a wall sign for a new wholesale and distribution facility for HVAC equipment.

SIGN REVIEW

Sign Location: The proposed business identification sign will be located on the east façade.

Sign Type, Material and Size: The sign includes internally illuminated channel letters displaying the business name and a cloud (cabinet) with a logo for a brand (Excelsior). The sign is raceway mounted to the building façade. The raceway will be painted to match the building. The sign has black faced letters and a blue faced swoosh. The trims and returns are black. The cloud cabinet has a blue background with white lettering and is less than 40% of the total sign area. The proposed sign is a total of 34.61 sq. ft. in size. The business occupies the entire building, which has a 215 linear foot frontage along Northgate Parkway. Below the business identification sign is a cloud sign with the business address, which is an informational sign that does not require a sign permit because it is less than 6 sq. ft. in area.

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

STAFF REVIEW

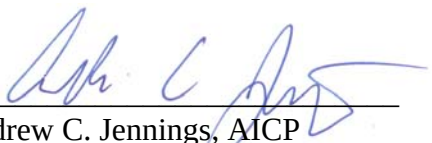
Impact on adjacent uses: No impact on adjacent uses is expected.

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

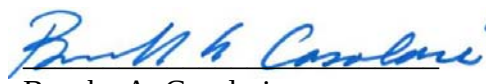
PROPOSED MOTION

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

Approve Docket No. SCBA 18-37 to grant appearance approval for the wall sign in accordance with the sign exhibits (3 sheets) submitted August 30, 2018 by Image 360, on behalf of Temperature Equipment Control, located at 550 Northgate Parkway, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Casolari
Senior Planner

Attachments: [Photo of existing conditions \(staff\)](#)
[Wall sign exhibits \(3 sheets\)](#)

Temperature Equipment Control – 550 Northgate Parkway

Docket No. SCBA 18- 37 (Appearance Approval of a Wall Sign)



**Existing conditions of subject property along Northgate Parkway
(looking west)**

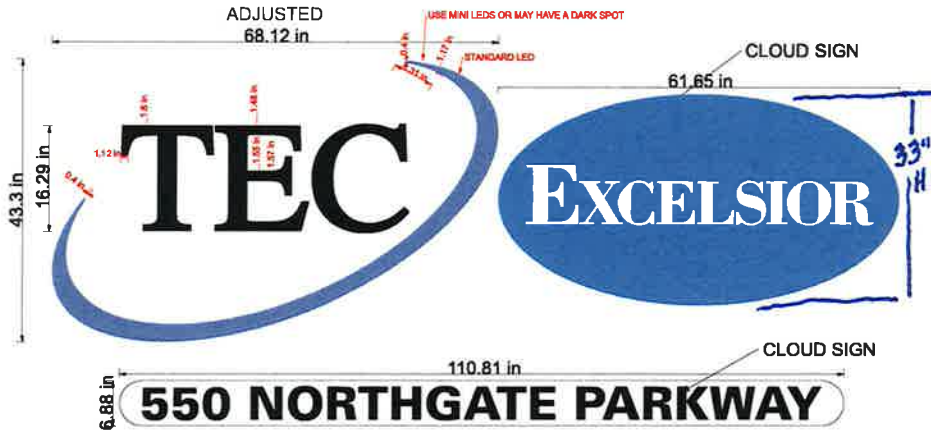


Exhibit received August 30, 2018



Exhibit received August 30, 2018

ESTIMATE

Illuminated Image

1825 W. Maumee St. Angola, IN 46703

Ph# 800-545-9023, Fax# 260-665-9027
IF CALLING IN A RFQ-PLEASE ASK FOR:

Sales Representative: **Darin Rhoades**
drhoades@illuminatedimage.com

Date: 8/30/2018

Customer Name: **Image 360-New Berlin**
2385 S 179 ST, New Berlin, WI. 53146
(262) 789-8006 cell: 414-610-8006
paul@image360newberlin.com, CC
tom@image360newberlin.com, MUST
HAVE PO! Paul Butler

Project Name: **TEC raceway set -reduced size**

Job Location: **Deliver to 550 Northgate PKWY, Wheeling, Illinois 60090**

Ship To Zip: 53146

		Product & Details:				Total:
Description	d	1 Set of CHANNEL LETTERS ON A RACEWAY				
QTY		Height	Width	TEC	Description	
1		16.29"			3", .040 prefinished returns & 1" prefinished trimcaps	
1		43.3"	68.12	SWOOSH	No paint on returns or trimcaps.	
					White acrylic faces with premium translucent 3M	
					3630-157 Sultan Blue, Black perforated(TEC) applied.	
					TEC and swoosh are on a 3" DEEP raceway(6" deep total)	
					Some 3" deep wall clips will be needed behind the swoosh.	
					Raceway is painted.	
1		33	61.85"	EXCELSIOR CLOUD	5", .040 prefinished returns & 1" prefinished trimcaps	
1		7"	111"	ADDRESS CLOUD	5", .040 prefinished returns & 1" prefinished trimcaps	
					3630-157 Sultan Blue vinyl applied to excelsior	
					Excelsior is a self-contained cloud sign at 5" deep.	
					Address is a self-contained cloud sign at 5" deep.	
					All are LED Illuminated-UL 48 Listed	
					See attached adjusted artwork for sizes needed.	
					Deliver to 550 Northgate PKWY, Wheeling, Illinois 60090	
					includes packaging/crating	
					FREIGHT INCLUDED	
					Minimum stroke is 2" width with a 5" return.	
					if stroke is less than 2"-we must use 3" returns.	
					No Strokes less than 1.5". Serifs need to be 2"	
					*standard colors of trimcaps and returns is required or we will have to re-quote to add for paint.	
					*capsules over 8'4" long with acrylic faces and trimcaps will have a ship lap seam in the face.	

Needed Information:

Additional LTL freight charges may apply for: Lift gate, Residential area, Delivery appt. & Notify before delivery. For COD customers- please pre-pay in advance before it is to ship to avoid COD charges **or delays in shipment**. If product damage is noticed, please get pics and refuse the shipment and note you are refusing due to damage. It will be returned to us free astray.

NOTES:

Any graphics on a non-vertical surface will fade quickly and would only have a 1 year warranty.

Quotes valid for 60 days

By signing below, purchaser accepts purchase price, dimensions, specifications, terms and conditions verifying the order of this product. *** Any and all collection and or legal fee's incurred in collection of any past due accounts are the responsibility of you the customer.**

Thanks for the opportunity!

TOTAL \$2,750.00

Date

Deposit Request 50%

Customer Signature:

Terms: NET 30

Exhibit received August 30, 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

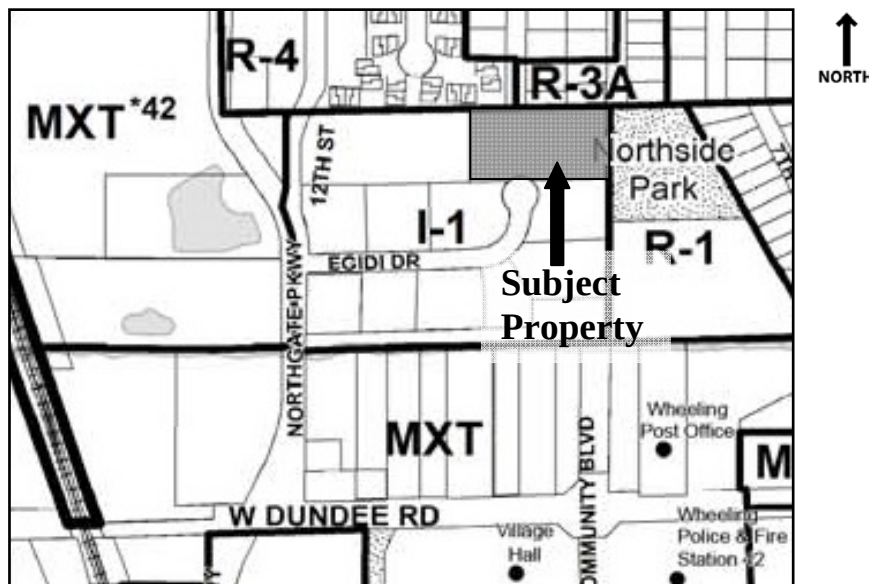
RE: **Docket No. PC 18-15**
Pizza Roncadin
236 Egidi Drive
Minor Site Plan and Appearance Approval of a Nitrogen Tank

DATE OF REPORT: September 6, 2018

DATE OF MEETING: September 13, 2018

PROJECT OVERVIEW: The petitioner is requesting minor site plan and appearance approval for the construction of one nitrogen tank at the rear of the property, which is located in the I-1 Light Industrial and Office District.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Byron Krebs, Architect
<u>Property Owner Name:</u>	Larry Nicholson
<u>Common Location:</u>	Located at the dead end of Egidi Drive
<u>Neighboring Property Land Use(s):</u>	North: Single-Family Residential / Multi-Family Residential West: Industrial South: Industrial East: Open Space (Northside Park)
<u>Comprehensive Plan Designation:</u>	Industrial

Property size: 2.51 acres (property)
46,824 sq. ft. (building)
13,935 s. ft. (unit)

Existing Use of Property: Light manufacturing

Existing Property Zoning: I-1 Light Industrial and Office District

Previous Relevant Zoning Action on Property:
AC 89-11 Appearance approval of a multi-tenant industrial building.
PC 03-35 Minor site plan & appearance approval of landscaping (10/23/2003)

DESCRIPTION OF PROPOSAL

Pizza Roncadin, which is a new tenant that produces frozen pizzas, requires large liquid nitrogen tanks for its operations. The applicant is requesting minor site plan and appearance approval to install one large nitrogen tank at the rear of the property, near the north property line. The tank will be enclosed by a six-foot high chain-link fence.

SITE PLAN REVIEW

Scale of site plan: 1 = 20'

General site layout: The site will remain generally in its current configuration. However, on the north side of the site a nitrogen tank that is 34 feet in height is proposed. The location of the tank will displace three parking stalls near the north property line. The tank and its enclosure will be located 20 feet from the north property line.

Total number of parking spaces: There are 81 existing parking stalls. The proposed tank will displace 3 stalls. Therefore, there will be 78 remaining parking stalls. Based upon the current mix of office, manufacturing, and warehouses uses of the property, there is more than adequate parking to meet the requirements of the Zoning Code.

Ownership: No change in ownership is proposed. Pizza Roncadin leases the property.

APPEARANCE REVIEW

Elevation view: A 34-foot high nitrogen tank surrounded by six-foot high chain link fencing is proposed.

Structure height: The proposed tank is 34 feet in height. Accessory structures may have a maximum height of 20 feet for the I-1 District. However, according to Section 19.03.060 of the Zoning Code, the Plan Commission may grant exceptions to the height limitations for “church spires, belfries, and domes not intended for human occupancy; monuments, water towers, *transmission towers*, utility poles, chimneys, *masts* and aerials, standpipes, similar *structures*, necessary mechanical *appurtenances* and their accessory screening, as part of *special use* review and approval, or as part of a site plan and appearance approval if special use review is not required.”

The Plan Commission should make a determination if the height of the proposed structure is acceptable at the proposed location.

Screening and fencing: A 6-foot high chain link fence is proposed to surround the tank. The fencing will include a gate and protective bollards. There is also an existing 6-foot high wood privacy fence along the north property line. Dense vegetative screening is located on the adjacent properties to the north.

STAFF REVIEW

Fire Department Review: The Fire Department has received the plans and is planning to provide comments prior to the meeting.

Engineering Division Review: The Engineering Division has received the plans and has no comments at this time.

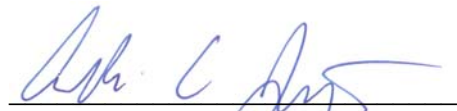
Impact on adjacent uses: The Plan Commission should make a determination if the height of the proposed structure is appropriate for the proposed location.

Staff Recommended Action: If the Plan Commission has determined that the tank height is appropriate, then staff recommends approval of the minor site plan modifications.

PROPOSED MOTION

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of the minor site plan approval, an appropriate motion would be to:

Approve Docket No. PC 18-15 granting Minor Site Plan and Appearance Approval to construct one nitrogen tank at the subject property in accordance with the cover letter and exhibit A-100 submitted August 21, 2018, on behalf of Pizza Roncadin, located at 236 Egidi Drive, Wheeling, Illinois:



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Casolari
Senior Planner

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

[Cover letter](#)

[Exhibit A-100](#)

Pizza Roncadin – 236 Egidi Drive

Docket No. PC 18-15 (Minor Site Plan and Appearance Approval of an Outdoor Nitrogen Tank)



Existing conditions of rear of subject property (looking east)

August 17, 2018

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

Re: Pizza Roncadin
Installation of Accessory Structure
OKW Project No. 18074

To whom it may concern,

This letter shall serve as the Project Description Letter as outlined in Village of Wheeling's Planning and Zoning Application A2.

The scope of work will include the installation of a pre-engineered liquid nitrogen storage vessel in the parking lot of an existing building which is zoned I-1, Light Industrial and Office. The liquid nitrogen will be used inside of the existing building as a cryogenic agent for food production.

The vessel will be surrounded by a chain link fence and traffic bollards as shown on the drawings. Filling of the vessel will be done via truck and serviced regularly as agreed to by the business owner and nitrogen provider.

Please reach out to us with any questions that you may have, thank you.

Sincerely,

OKW Architects

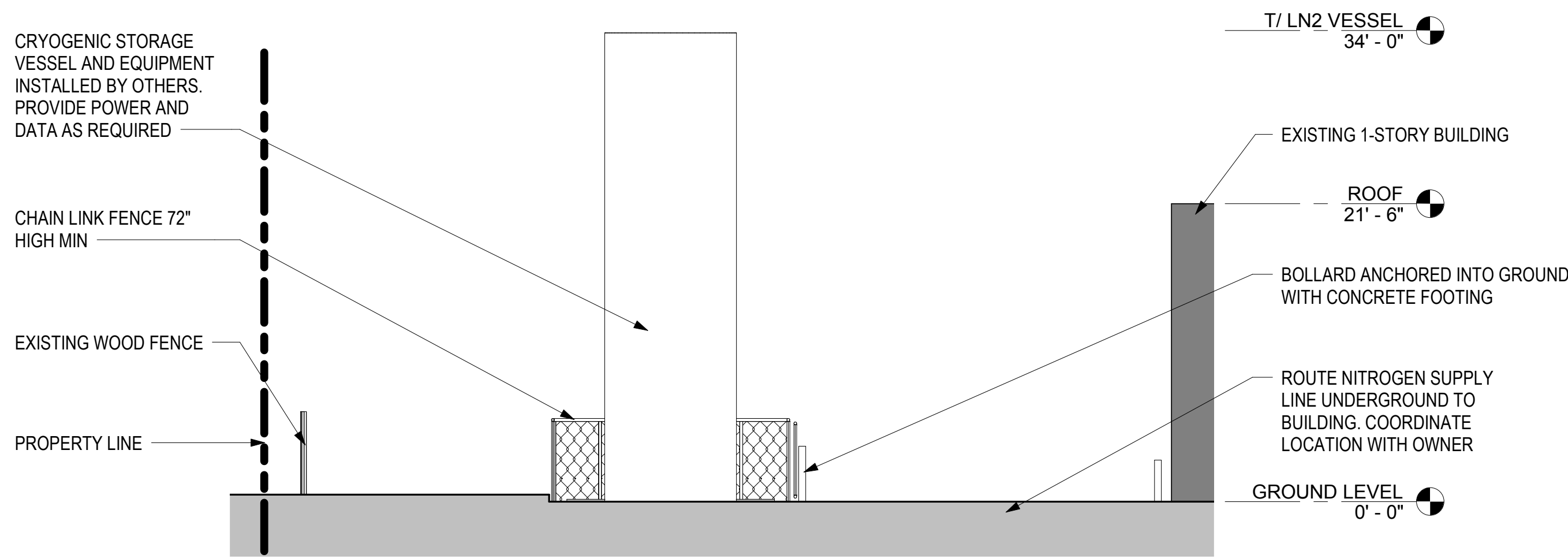


Bryon Krebs
Associate

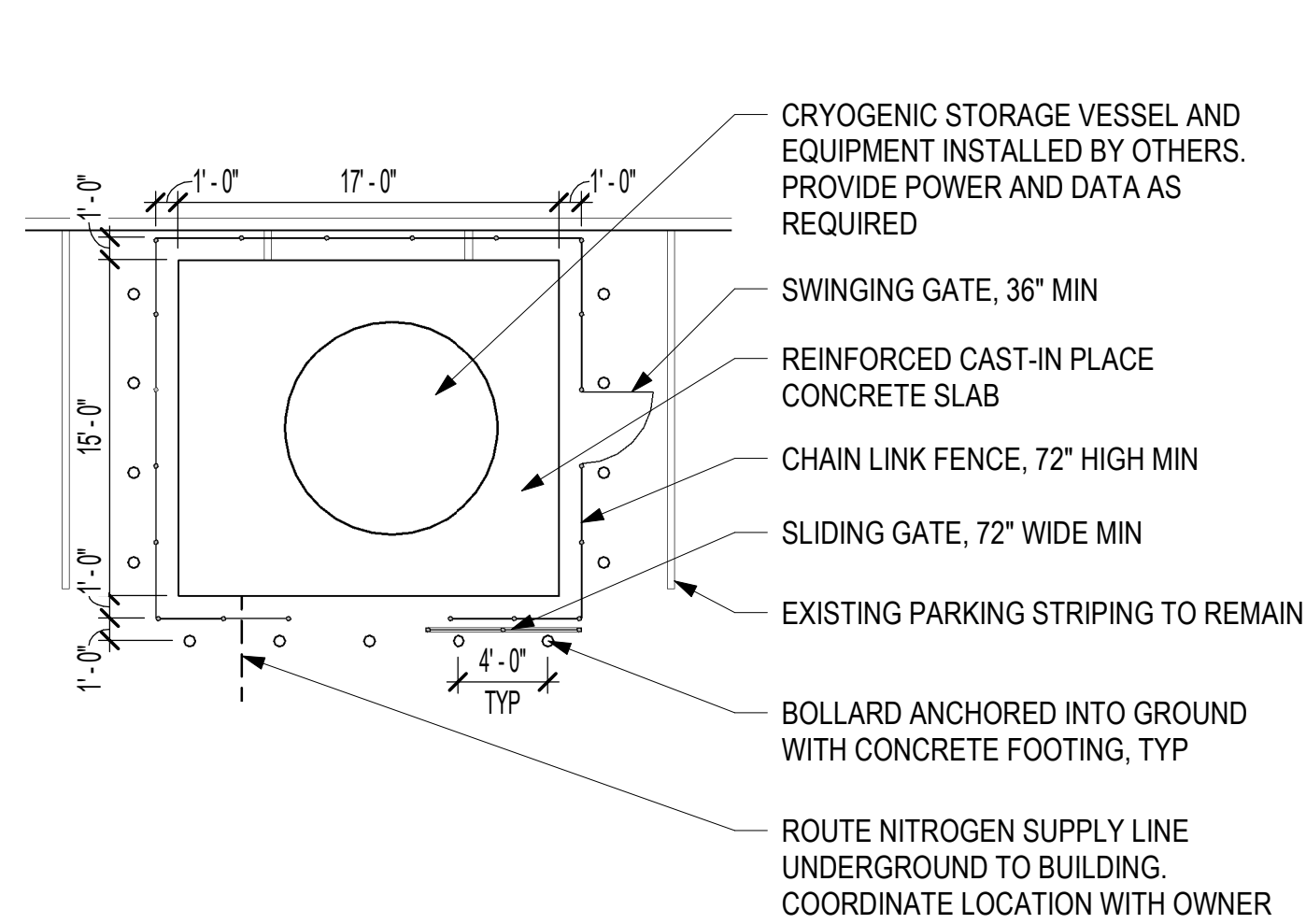


OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, Illinois 60661
P: 312.798.7700
okwarchitects.com

Exhibit received August 21, 2018



3 SITE SECTION
SCALE: 1/8" = 1'-0"

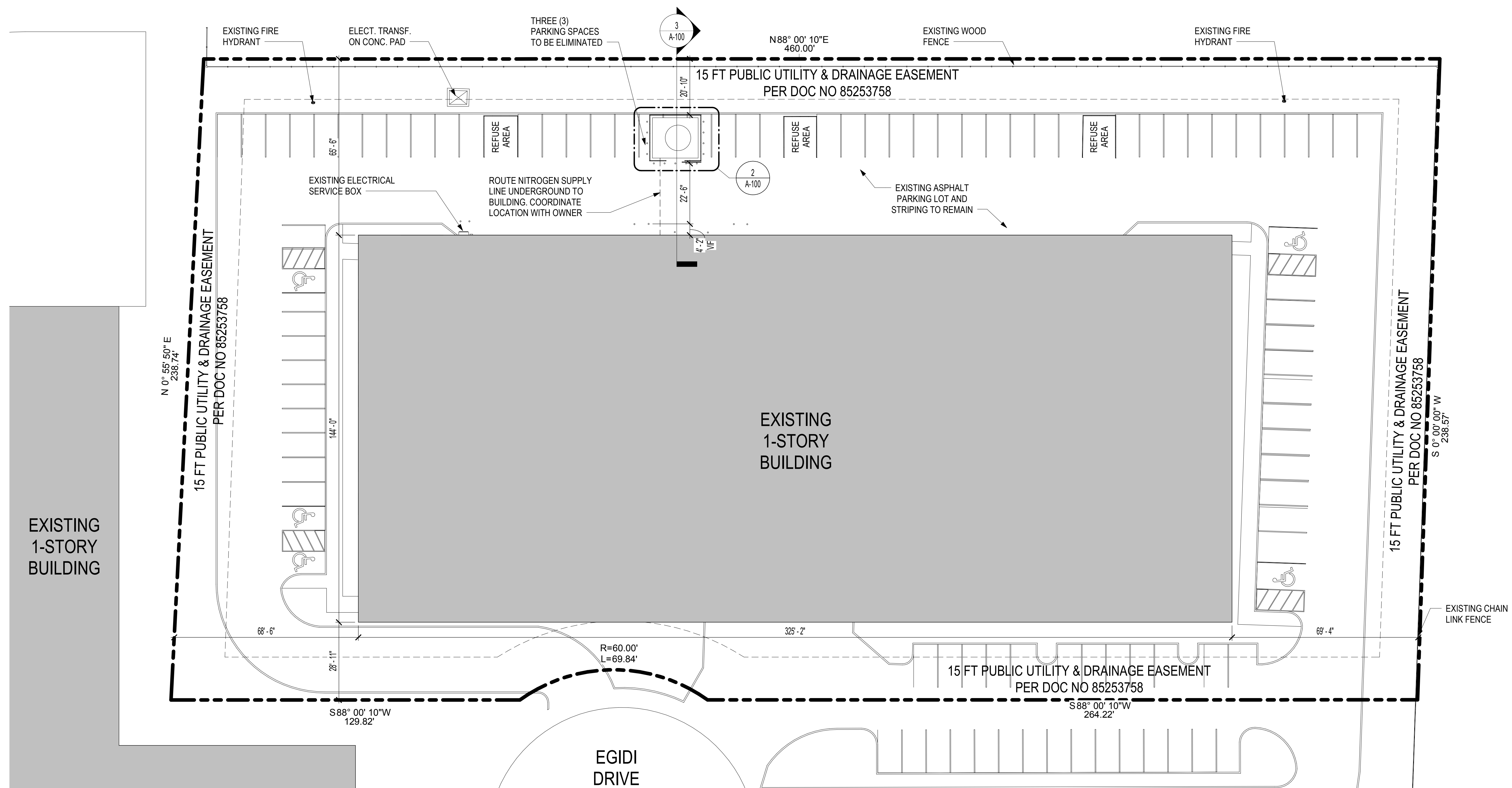


2 ENLARGED PLAN
SCALE: 1/8" = 1'-0"



ZONING SUMMARY

ZONING DISTRICT	I-1, LIGHT INDUSTRIAL AND OFFICE
MAX BUILDING HEIGHT (DETACHED ACCESSORY BUILDINGS)	20 FT
YARD SETBACKS (DETACHED ACCESSORY BUILDINGS)	
FRONT	NOT ALLOWED
SIDE	17 FT
REAR	17 FT



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

Exhibit received August 21, 2018

ISSUED FOR MINOR SITE PLAN AND APPEARANCE REVIEW	08/17/2018
NO.:	ISSUED FOR: DATE

OKW
Architects

OKW
Architects
600 West Jackson Blvd
Chicago, IL 60661
T 312.798.7700
F 312.798.7777
www.okwarchitects.com

PIZZA RONCADIN

236 Egidi Dr Suite C, Wheeling, IL 60090

SITE PLAN AND SECTION

DRAWN BY: BK CHECKED: AW

DATE:
08/17/18
PROJ. NO.:
18074

SHEET NO.:

A-100

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

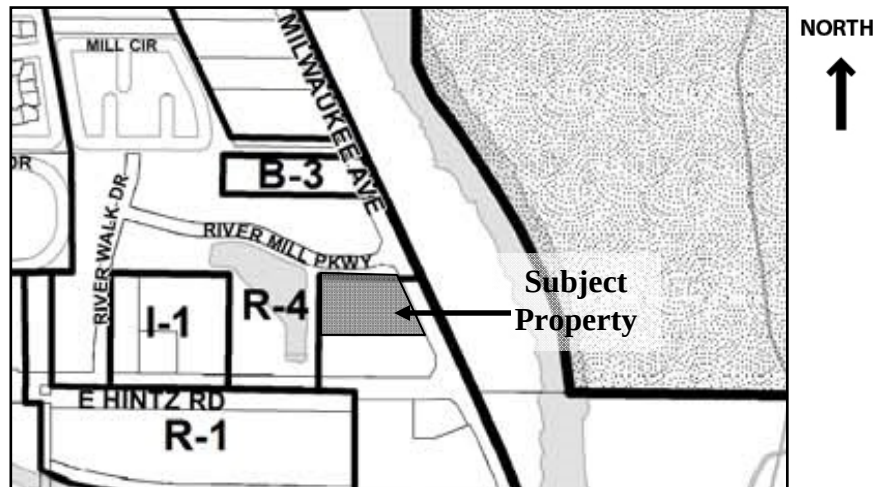
RE: **Docket No. 2018-23**
H2O Express Car Wash
966 S. Milwaukee Avenue
Special Use-Site Plan Approval of a Car Wash Facility

DATE OF REPORT: September 7, 2018

DATE OF MEETING: September 13, 2018

PROJECT OVERVIEW: The petitioner is requesting special use-site plan approval for the redevelopment of a commercial property into an automated car wash facility.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Nick Spallone, project manager
<u>Property Owner Name:</u>	H2O Express Car Wash, Inc.
<u>Common Location:</u>	On the west side of Milwaukee Avenue, north of Hintz Road and south of River Mill Parkway
<u>Neighboring Property Land Use(s):</u>	North: Multi-Family Residential (River Mill) West: Multi-Family Residential (retention pond) South: Commercial East: Open Space (Forest Preserve)
<u>Comprehensive Plan Designation:</u>	Commercial
<u>Property size:</u>	71,663 sq. ft. (1.65 acres)

	4,983 sq. ft. (building area)
<u>Existing Use of Property:</u>	Vacant commercial
<u>Proposed Use of Property:</u>	Car wash facility
<u>Existing Property Zoning:</u>	B-3 General Commercial and Office District
<u>Previous Zoning Action on Property:</u>	None.

DESCRIPTION OF PROPOSAL

The petitioner, an experienced car wash developer, is proposing to redevelop the former Gator's property into a stand-alone automatic car wash facility. The use requires special use approval.

The car wash facility will include an approximately 5,000 sq. ft. building clad in multiple types of masonry building materials and will feature an attractive building design that will be complimentary to the Milwaukee Avenue corridor. There are also two rows of covered parking that will feature vacuums for customers.

The car wash facility will operate Monday through Saturday, 7am to 9pm, and Sunday, 8am to 6pm. It is anticipated that the facility will have five employees during peak times. The employees will assist at the pay stations, guide customers onto the belt in the tunnel, and provide ground maintenance. The cover letter indicates the facility will "provide for retail sale certain aftermarket vehicle products."

SITE PLAN REVIEW

Scale of site (landscape) plan: 1" = 20'

Scale of floor plan: 3/16" = 1'

General site layout: The car wash building is situated facing east to Milwaukee Avenue. Vehicles may enter the site at the right-in, right-out south entry or at the full access entry at the north end of the property. The proposed modifications to these access points are subject to IDOT approval. Vehicles enter the car wash queue at the north end of the site. Three automatic pay stations are located at the west side of the site. A total of 39 cars can be stacked in these lanes. The Car Queue Line Exhibit, C-6, also notes queuing for eight cars in "car prep, outside lanes." The Plan Commission may wish to clarify the purpose of the "car prep, outside lane." In between the car wash building at the south end of the property and the pay lanes that queue at the north end is a drive aisle with covered parking for 28. The parking stalls include vacuums for customer use. There are also five uncovered parking stalls situated parallel to Milwaukee Avenue.

Floor Plan: The floor plan shows a wash tunnel that is the length of the building, 150 feet. The cover letter indicates the facility will "provide for retail sale of certain aftermarket vehicle products." The floor plan indicates a vending room that appears to be open to the public. The Plan Commission may wish to inquire about details of the vending and retail sales.

Total number of parking spaces: According to the zoning code, the total parking requirement for the proposed use (automated car wash) is stacking for six cars entering the wash and four cars leaving the wash. An additional stall is required for each employee. A total of 33 parking stalls are provided. The Car Queue Line Exhibit, C-6, shows that the parking requirements are met.

Bicycle parking: No bicycle parking is proposed. In accordance with the zoning code, a total of two bikes must be accommodated on the site. Staff suggests the Plan Commission add a condition of approval that a rack for two bicycles shall be added to the site.

Site Lighting: The site lighting includes a mix of 25-foot high pole-mounted fixtures and canopy-mounted fixtures for the covered parking areas. The light locations are illustrated on the photometric plan. The Engineering Division noted a conflict with the location of a light pole and the water main. Minor modifications to the site lighting will be required at final engineering.

Sidewalks: There is no existing public walk on Milwaukee Avenue adjacent to the subject property. A five-foot sidewalk is planned for the property frontage along Milwaukee. The Engineering Division review indicates that the sidewalk will require a public access easement. A condition of approval has been added to the motion.

HVAC/Mechanical Components Screened: No details are provided. However, the flat portion of the building roof includes a 3'8" parapet. Between the tower elements at the ends of the building and the parapet between them, roof-top mounted mechanicals would likely be screened. The Plan Commission may wish to verify all mechanical units are adequately screened.

Exterior Downspouts: There appears to be an integrated gutter system with exterior downspouts.

APPEARANCE REVIEW

Elevation plans: Renderings and elevation plans are provided to describe the building exterior. It appears that the elevation labels are incorrect. The front elevation should be labeled east. The rear elevation should be labeled west. The main elevation should be labeled north and the side elevation should be labeled south. The front and rear elevations include tower elements with a metal standing seam hipped roof and clerestory windows below the roof line. Each lower wall of the tower elements are clad in limestone veneer. Overhead garage doors with a divided lite design and a 12 inch arched stone header are located on the east and west tower elevations. Fixed glass windows that are similar in design to the overhead garage doors appear on the south elevations of the towers. Between the east and west towers is a long stretch of flat roof with a decorative Fypon (synthetic stone) cornice. The majority of the north and south walls of this wash tunnel portion of the building is covered in brick. There is also four foot high raised foundation of limestone veneer. The same limestone veneer is carried vertical on pilasters that provide relief on each the north and south walls. A limestone trim separates the brick and limestone wall materials. Fixed windows are located throughout the north and south elevations. Limestone headers are shown above the windows. The Plan Commission may wish to inquire about the tint or opacity of the window glazing.

Standing seam metal roof systems are located above the parking areas directly north of the building and above the pay stations. The structures are 11 feet in height. It appears they are supported by columns clad in brick and veneer to match the building.

Building height: The proposed single-story facility has a flat roof with hipped roofs at the east and west ends. The hipped tower roofs have a height of 30'0". The flat roof has a height of 19'0".

Material Samples: Material samples will be provided at the meeting. The Plan Commission may wish to review all exterior building materials.

Trash Enclosure: A trash receptacle is situated at the northeast end of the parking aisle. Sheet A-3.2 provides elevation plans of the enclosure. It appears that the labels of these elevation plans are incorrect. The "west elevation" appears to actually be the south elevation, which includes the gates. The "south elevation" appears to actually be the east and west elevations with solid walls of brick veneer above a limestone veneer. The enclosure also has a limestone cap and limestone trim between the brick and limestone veneers. The appearance of the enclosure matches the building.

Signage: Multiple wall signs are shown on the elevation plans. Not enough detail is provided at this time to review or approve the signs. The sign plans shall be illustrative only.

LANDSCAPING PLAN REVIEW

Existing Landscaping to Remain: No existing landscaping will remain.

Proposed Landscaping: Landscaped screening is provided on the perimeter of the site and surrounding the parking areas. See the note below for screening from residential. Additional building foundation plantings are provided. Detention basins are proposed for the northwest and south west corners of the site.

Irrigation: Irrigation is required by code. No irrigation details are provided. The Plan Commission may wish to discuss which areas shall be irrigated and consider a condition of approval regarding irrigation.

Screening from residential: The Zoning Code indicates that "*off-street parking* areas, including aisles and *driveways*, shall be effectively *screened* year round, on each side of any *off-street parking* lot for six (6) or more vehicles that adjoins any property used for residential purposes or situated in a residential district, by a wall, *fence* or densely planted compact hedge not less than five (5) feet nor more than six (6) feet in height." It does not appear that this requirement is met. The River Mills Subdivision is located directly north and west of the subject property. While vegetative screening is provided, it will not provide year-round screening five to six feet in height. The Plan Commission may wish to discuss options with the petitioner. A solid fence along the north and west property lines would meet this requirement.

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.)

"In addition to the proposed auto spa, operating as an express car wash, would add a unique service to the residents of the Village of Wheeling, commuters traversing through the Village, and the community at large. Wheeling is unique in its own right with Restaurant Row and the Airport. Future development encourages adding unique services within the Village limits, including this auto spa. Specifically, this business model provides fair competition and alternative options to the residents and commuters who move across Milwaukee Avenue. Most car owners take great pride in the cleanliness of their vehicles and prefer a stand alone auto spa/express car wash as opposed to the standard gas station car wash or a do-it-yourself operation. This is clear public convenience as the accessibility and the unique operation of this express car wash provides an efficient and thorough manner in providing a wash."

A similar stand-alone car wash is located at 400 N. Milwaukee Avenue. The Plan Commission may wish to ask the petitioner what differentiates this car wash from others and inquire about the market demand for the proposed use.

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 area subject to this Special Use is strictly a commercial/retail zone. There are no immediate adjacent residential neighborhoods or homes located in close proximity to the property. A car wash/auto spa is highly appropriate and would neatly fit into the design set aside by the Village of Wheeling for this particular neighborhood. Millions of cars pass along Milwaukee Avenue as Milwaukee runs north to Wisconsin and south into the City of Chicago. It is a major surface route primarily designed to accommodate commercial and retail businesses. Neighboring municipalities and those immediately adjacent to the Village of Wheeling utilize Milwaukee Avenue as a major commercial and retail corridor. In this specific neighborhood, commercial is encouraged moreso than retail. Shops such as clothing boutiques or restaurant establishments. Furthermore, this particular neighborhood is outside the famous Restaurant Row and does not alter that particular design nor the design within its immediate vicinity."

The applicant incorrectly noted that the subject property is located in a strictly commercial area. The subject property is directly adjacent to R-4 Multiple Family Residential zoning to the north and west. The subject property is adjacent to the River Mill Crossing Subdivision. Provided the proposed use is properly screened from the adjacent residential property, then the location of the special use would be appropriate along Milwaukee Avenue and in the B-3 General Commercial and Office District.

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 location of the proposed business model is in line with the harmony of the adjacent land along Milwaukee Avenue and the structure and design will not impede the normal flow of traffic or interrupt the development of the district. The use is fit within the site to allow ease of access and ingress and egress to the site. The proposal will enhance and draw attention to surrounding business units and improve the general economic development of the area and the community. Milwaukee Avenue is a four lane (two in each direction) with no physical barrier between the opposing lanes of traffic with a forest preserve to the east. No conflicts will be created to any adjacent properties to this site nor will there be any excessive odor, smoke, light, or noise so much so that it would affect the enjoyment and use of the adjacent properties.”

The site is adequately parked for the proposed use and includes efficient site planning that will prevent traffic backups onto Milwaukee Avenue.

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 width, depth, breadth of the proposed structures will not impede the visibility of any surrounding structures. The design of the buildings are state-of-the-art and will enhance the corridor along Milwaukee Avenue. The site design will not prevent development anywhere along the Milwaukee Avenue corridor nor will it impact negatively on adjacent property uses. The car wash/auto spa is deigned to be quiet, efficient, and aesthetically pleasing to the area. Sound is minimal.”

As described previously, this site is not adequately screened from the adjacent residential property. The code requires the parking areas and access drives have year-round screening five to six feet in height because it is adjacent to residential property. This requirement is not met.

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?)

“There shall be adequate parking areas above and beyond what is required by the Village for the same square footage of the site and for the use proposed. Entrance and exists will allow easy access and the stacking design of the vehicles will not impede the entry point or exit point onto the site. Furthermore, a special lane is included in the design to allow any vehicle or emergency vehicle to move around stacked vehicles waiting for the service to be provided. There is no access to the site through residential neighborhoods nor can there be any ancillary traffic through a residential neighborhood to access or exit the site. Traffic flow will not be impeded by the site plan as the ease of entry and design of stacking with multiple lanes will allow for efficient manner of movement along the site. Parking spaces are not visible to the adjacent homes because there are no adjacent home to the site. The design includes safe movement into and out of the site.

Sufficient parking and stacking is provided. But it is not adequately screened. See staff comments to Standard #4.

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.)

“Currently, the site is vacant. There is no use made of it nor does it currently generate any income or develop the economic health of the Village. Granting this special use will result in an increase to a tax base to the Village, employment opportunities for the community members at large, and a necessity of service for the general public.”

If the special use is not granted, then the property will likely remain vacant.

STAFF REVIEW

Fire Department Review: The Fire Department has provided a comment memo dated September 4 2018. Based upon these comments, staff expects minor site changes to the access drives, curbing, landscaping, hydrants, and light poles. It is anticipated that all comments can be addressed prior to permit issuance.

Engineering Division Review: The Engineering Division has submitted comments dated September 6, 2018. Most comments will be addressed at building permit. Comments # 8 and 10 have been addressed during the site plan review above. Comment #4 states that if a looping water main is proposed, then a plat of easement shall be provided prior to permit issuance. A condition of approval has been added to the motion to address this engineering requirement.

Impact on adjacent uses: The proposed use is not adequately screened from the adjacent residential property. The code requires the parking areas and access drives have year-round screening five to six feet in height because it is adjacent to residential property.

Staff Recommended Action: Staff recommends that the Plan Commission review the following issues prior to making a motion:

1. Determine the purpose of the car prep, outside lane;
2. Ask for additional details regarding the vending and retail sales;
3. Consider a condition of approval that a rack for two bicycles shall be added to the site;
4. Verify that all mechanical units are adequately screened;
5. Ask for additional details regarding the window tint and opacity;
6. Review all building material samples;
7. Discuss which areas of the landscape plan should be irrigated;
8. Ask the petitioner to provide a plan that satisfies the screening requirement for parking and access drives adjacent to residential properties; and
9. Determine what differentiates this car wash from others and inquire about the market demand for the proposed use.

PROPOSED MOTION

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of the Special Use, Site Plan, and Building Appearance Approval for the car wash facility, an appropriate motion would be to:

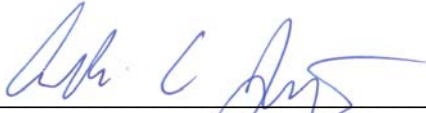
Recommend approval of Docket No. 2018-230, granting Special Use, Site Plan, and Building Appearance Approval, as required under Chapter 19-06, Commercial Districts, Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit a Car Wash Facility in accordance with the following exhibits submitted July 23, 2018 (except as noted), to be located at 966 S. Milwaukee Avenue, Wheeling, Illinois:

- Cover letter, 3 sheets (received July 30, 2018),
- Site plan, A-0,
- Landscape plan, L1.1,
- Floor plan, A-2.1,
- Roof & tower plans, A-2.3,
- Main elevation & window schedules, A-3.1,
- Elevations, A-3.2,
- Wall details & building signs, A-5,
- Renderings, R-1
- Civil engineering plans (8 sheets),
- Photometric plan
- Lighting fixture specs (5 sheets), and
- Plat of survey.

And with the following conditions of approval:

1. That a rack for two bicycles be added to the site.
2. Prior to permit issuance, a draft public access easement for the sidewalk shall be reviewed and approved by staff.
3. If a looping water main is proposed, then a draft plat of easement shall be provided prior to permit issuance.

4. And others to be determined at the hearing...



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Casolari
Senior Planner

Attachments:

[Fire Department comment memo](#)

[Engineering Division comment memo](#)

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

[Cover letter \(3 sheets\)](#)

[Site plan, A-0](#)

[Landscape plan, L1.1](#)

[Floor plan, A-2.1](#)

[Roof & tower plans, A-2.3](#)

[Main elevation & window schedules, A-3.1](#)

[Elevations, A-3.2](#)

[Wall details & building signs, A-5](#)

[Renderings, R-1,](#)

[Civil engineering plans \(8 sheets\)](#)

[Photometric plan](#)

[Lighting fixture specs \(5 sheets\)](#)

[Plat of survey](#)



MEMO – Fire Prevention Bureau

TO: Brooke Casolari, Village Planner
FROM: Ronald S. Antor, Fire Inspector
CC: Andrew Jennings, Director of Community Development
Keith MacIsaac, Fire Chief
FPB File
DATE: September 4, 2018
SUBJECT: Proposed Car Wash Facility – 966 South Milwaukee Avenue - Plans received for review by the Wheeling Fire Department, August 2, 2018.

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

Site Plan

1. The site plan reviewed includes a new 4,983 square foot automotive car wash facility with ancillary retail sales uses.
2. The fire apparatus route (All drives on site) around the structure needs to comply with the following code requirements:
 - a. It shall be capable of supporting fire apparatus with a gross vehicle weight of 85,000 pounds. (To be reviewed in final engineering)
 - b. The drive shall be a minimum of 20 feet wide.
 - c. A turning radius analysis was included with the petitioner's submittal for fire apparatus access but did not include all directions of travel for the fire apparatus. The turning radius analysis for fire apparatus movement shall include other potential routes for the fire apparatus.
 - d. Fire apparatus movement shall not require the apparatus to go into on-coming traffic lanes, encroach on curbs or into parking stalls. There are several areas of conflict
 - e. Fire lanes shall be posted as required by the Fire Department.
3. The site water main improvements shall comply with all Village of Wheeling Municipal Code which includes, but is not limited to the "Manual of Practice for the Design of Public & Private Improvements" and the 2012 Edition of the International Fire Code. Water main improvements required would include:

Ms. Brooke Casolari

SUBJECT: Proposed Car Wash Facility – 966 South Milwaukee Avenue - Plans received for review by the Wheeling Fire Department, August 2, 2018.

September 4, 2018

Page 2

- a. A looped watermain shall be provided around the site serving the sprinkler system water supply and site hydrants.
 - i. An additional fire hydrant shall be provided along the south water main at the drive adjacent to the detention area.
 - ii. The west hydrant shall be moved north to the edge of the northwest detention area.
 - iii. The hydrant located at the north east corner of the building should be located north to the area by the east parking area.
 - iv. The east section of the looped water main may need to be moved to run parallel to Milwaukee Avenue to meet VOW Engineering standards.
- b. The building water service shall be sized to accommodate both the needed fire flow and domestic needs of the structure.
- c. Fire hydrants shall be located around the site with spacing not to exceed 300 feet.
 - i. The hydrant locations will be verified during the approval of the engineering plans when scaled drawings are submitted for review.
 - ii. Hydrant spacing shall not to exceed 300 foot along the route of the fire apparatus travel and will be reviewed during the approval of the projects engineering plans.
4. A clear space of at least 4-feet shall be maintained around the circumference of any fire hydrants. This includes light fixtures, transformers, and landscaping.
5. Trees and light fixtures along the drives that are fire access routes shall not hang over the drives/parking stalls in a manner that hinders Fire Department access. A minimum of 13'6" overhead clearance shall be provided over the fire apparatus access routes.
6. The proposed knock down bollard shall not be provided in the fire apparatus by-pass on the west side of the site.
7. The building's Fire Department connection shall be located at the front of the building or at another location as approved by the Fire Department. The location shown meets that requirement.

Proposed Car Wash Facility – 966 South Milwaukee Avenue – A New Car Wash Building

1. Based on the information provided for review, the proposed building would be a B (Business) Use Group Occupancy as defined in the 2012 Edition of the International Building (IBC) and Fire Prevention Codes (IFC).
2. All construction for the new building would need to comply with the Village's Building and Fire Prevention Codes (2012 Editions of the International Building Code & International Fire Code – with amendments). Some of the code requirements that this would include are:
 - a. Height/area requirements based on construction type and use.

Ms. Brooke Casolari

SUBJECT: Proposed Car Wash Facility – 966 South Milwaukee Avenue - Plans received for review by the Wheeling Fire Department, August 2, 2018.

September 4, 2018

Page 3

- b. The building is required to be fully sprinklered with a system designed and installed in accordance with NFPA 13 (Including any carport canopies within 20 feet of the building).
- c. All other canopies shall be provided with fire sprinkler protection unless all components of the canopy is completely non-combustible (i.e. – steel and brick or stone).
- d. The building is required to be provided with a monitored fire alarm system designed and installed in accordance with NFPA 72.

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



MEMORANDUM

TO: Brooke Casolari, Senior Planner

FROM: Kyle Goetzelmann, Civil Engineer I

COPY: Jon Tack, Village Engineer

DATE: September 6th, 2018

SUBJECT: Car Wash – Special Use
966 S. Milwaukee Ave. - Review Comments

The Engineering Division received a cover letter, architectural plan, lighting plan, engineering drawings, plat of survey and letter of intent to IDOT for the subject project on August 2nd, 2018. The Engineering Division has completed a review of the above referenced submittal and offers the following comments at this time:

1. Permits from all necessary agencies will be required prior to Village of Wheeling Engineering permit issuance. These agencies include, but aren't limited to: IDOT, IEPA, IDNR, and MWRD.
2. A letter of credit or performance bond in the amount of 110% of the public and private improvement cost must be provided before permit issuance.
3. Engineer's opinion of probable cost must be provided to support the LOC/Performance bond amount.
4. If looping water main is proposed, a plat of easement must be provided prior to permit issuance. The Village can provide the easement language.
5. SWPPP to be included in Engineering Submittal and IEPA NOI will be required prior to any excavation work.
6. LOMA/LOMR-F will be required prior to occupancy.
7. Storm water report will be required prior to permit issuance from the Village. This will need to include compensatory storage and detention.
8. In current configuration, the southern central light pole is directly on top of the water main. There should be at least 5' of separation between the light pole foundation and the water main.

9. Water main should extend through right-of-way until it reaches the SE corner of the lot to accommodate future Village of Wheeling water main extension to the south.
10. Petitioner will be responsible for installation of sidewalk and must draft a public access easement for our review and approval.
11. Minimum slope of sanitary sewer service line is 2%. Engineer must show that this slope can be achieved at the current connection point.
12. All pertinent Village of Wheeling standard details and notes should be added to the plan set.
13. Minimum storm sewer diameter is 12" unless otherwise approved by the Village Engineer.
14. Ponding on pavement from HWL should not exceed 9 inches.

AMJ LEGAL SERVICE
Alan M Jacob, Attorney
950 N. Milwaukee Avenue Suite 329
Glenview, Illinois 60025
alanmjacob@gmail.com
(847)852-0021

24 July 2018

Village of Wheeling
2 Community Boulevard
Wheeling, Illinois 60090

SUBJECT: SPECIAL USE PERMIT APPLICATION

This firm represents the petitioner and owner of a property commonly referred to as 966 S. Milwaukee Avenue, Wheeling, Illinois 60090 in connection with a Special Use Permit Application. This correspondence outlines the project and the relational issues regarding the Village business.

This Exhibit is attached to and made a part of the Application for Special Use, to allow construction of a new car wash to be located at 966 S. Milwaukee Avenue, Wheeling, Illinois 60090. The Applicant is proposing to construct and establish a new express car wash. There will be user-friendly pay stations for each lane, but in addition, the Applicant will also have a staff member at the stations assisting customers in the process of selecting the services and in processing transactions to ensure customer satisfaction and efficient operations. When a specific service is selected, the pay stations communicate electronically with the systems within the facility, triggering specific portions of the equipment to activate and perform services depending on the selection made by the customer at the pay station. The Applicant expects to have up to 5 staff members at any one given time, especially during peak hours: one person will assist at the pay stations, one staff member will help guide customers onto the belt in the tunnel and one staff member to keep the grounds clean at all times. The proposed Special Use complies with the standards of the Zoning Ordinance:

1. The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare.

The subject property is located along Milwaukee Avenue near other commercial and retail uses. The proposed Auto Spa will generally follow the hours of operation of the surrounding businesses. Specifically, the hours are proposed to be: Monday-Saturday 7:00AM-9:00PM and Sunday from 8:00AM-6:00PM. The Auto Spa shall also provide for retail sale certain aftermarket vehicle products.

Exhibit received July 30, 2018

The proposed car wash is well suited to this location and will have a positive financial impact on the neighboring businesses and will contribute and encourage development and improvement of the surrounding properties. The Applicant was advised by his experts that there are adequate roads, utilities access, drainage, and other necessary facilities within the subject area, which will allow for the efficient maintenance and operation of the proposed car wash. The proposed traffic circulation is mainly self-contained on the subject property and adequate measures have been or will be taken to provide ingress and egress to be designed to minimize traffic congestion in the public streets. The subject property maintains circulation from the master subdivision and to the public right of way. While the facility is designed to be automated and it is not expected to have a high pedestrian traffic, any pedestrian circulation is designed specifically for the car wash to provide safe, ADA compliant access routes between the facilities. The proposed Auto Spa, utilizes environmentally friendly procedures and uses biodegradable products.

2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.

The subject property is located adjacent to certain retail, commercial and business uses and it is complimentary and compatible with the existing commercial uses. The subject site has been designed using an established “Turn-Key” site plan adjusted to suit the subject site’s specifications and unique characteristics. Similar models have been successfully constructed and have been operating in multiple municipalities.

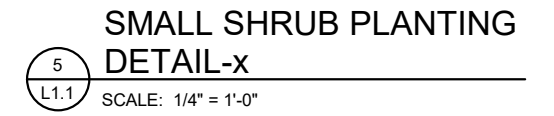
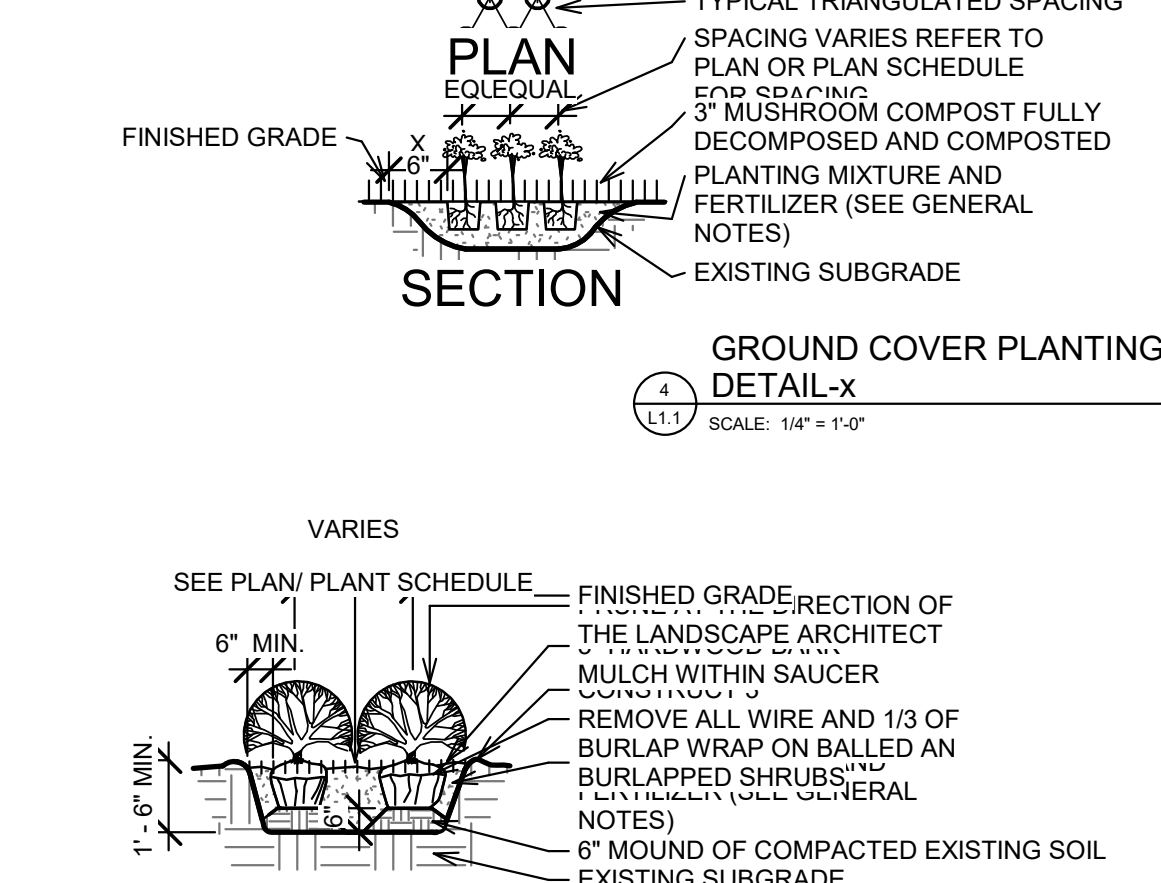
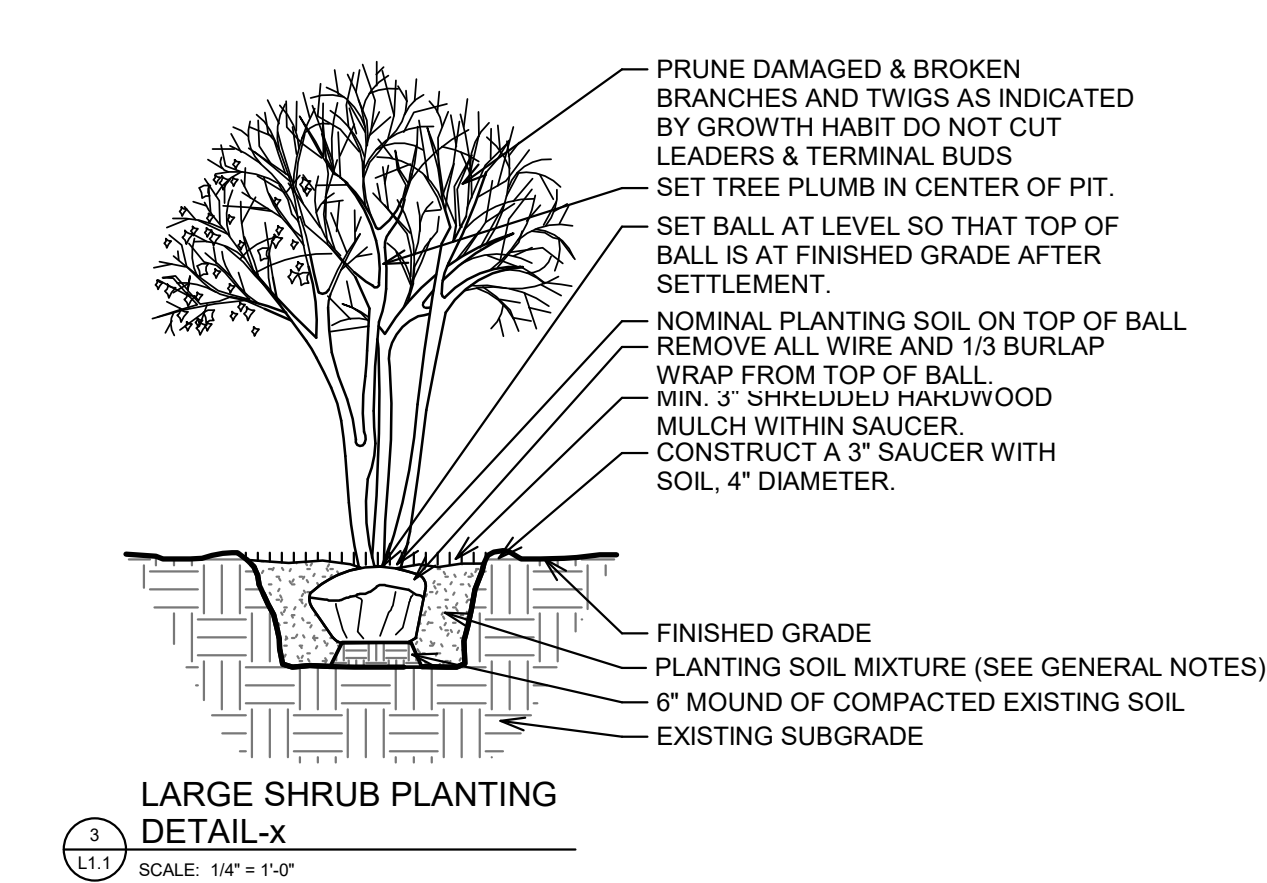
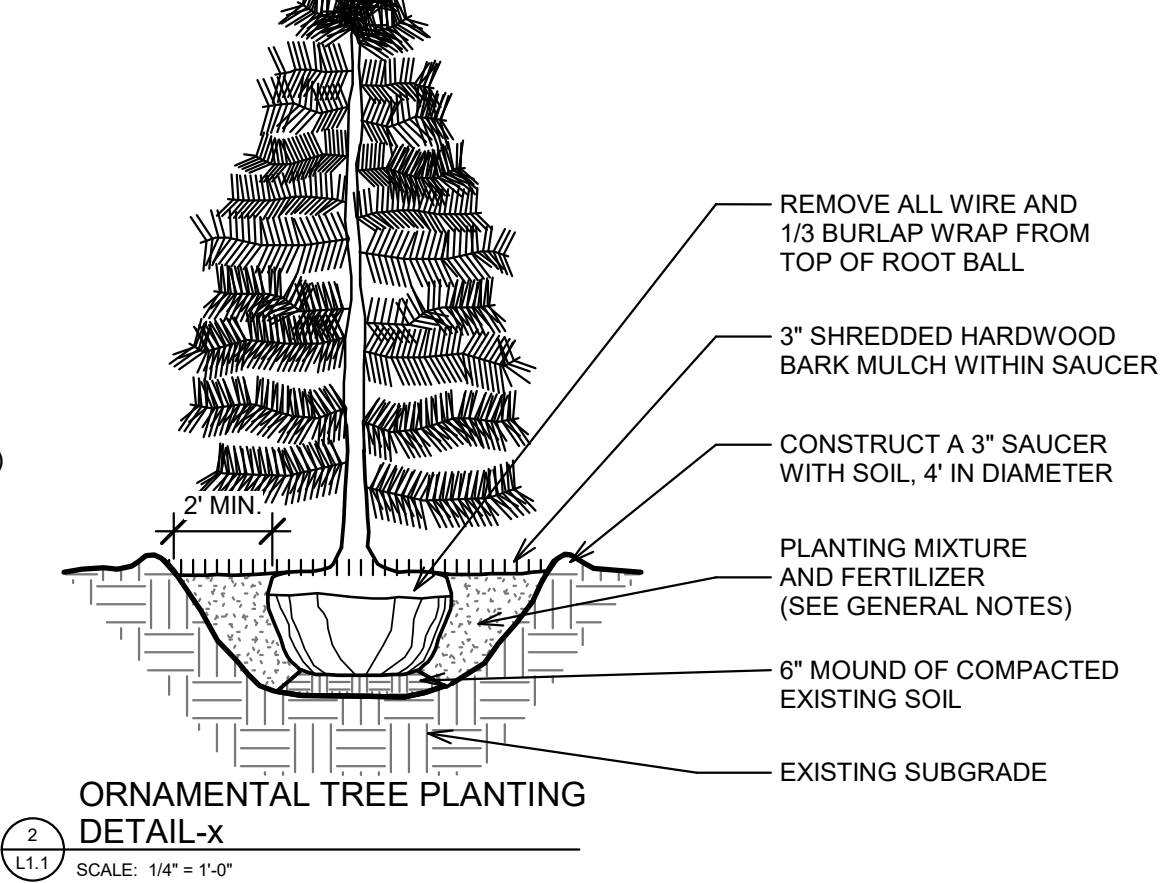
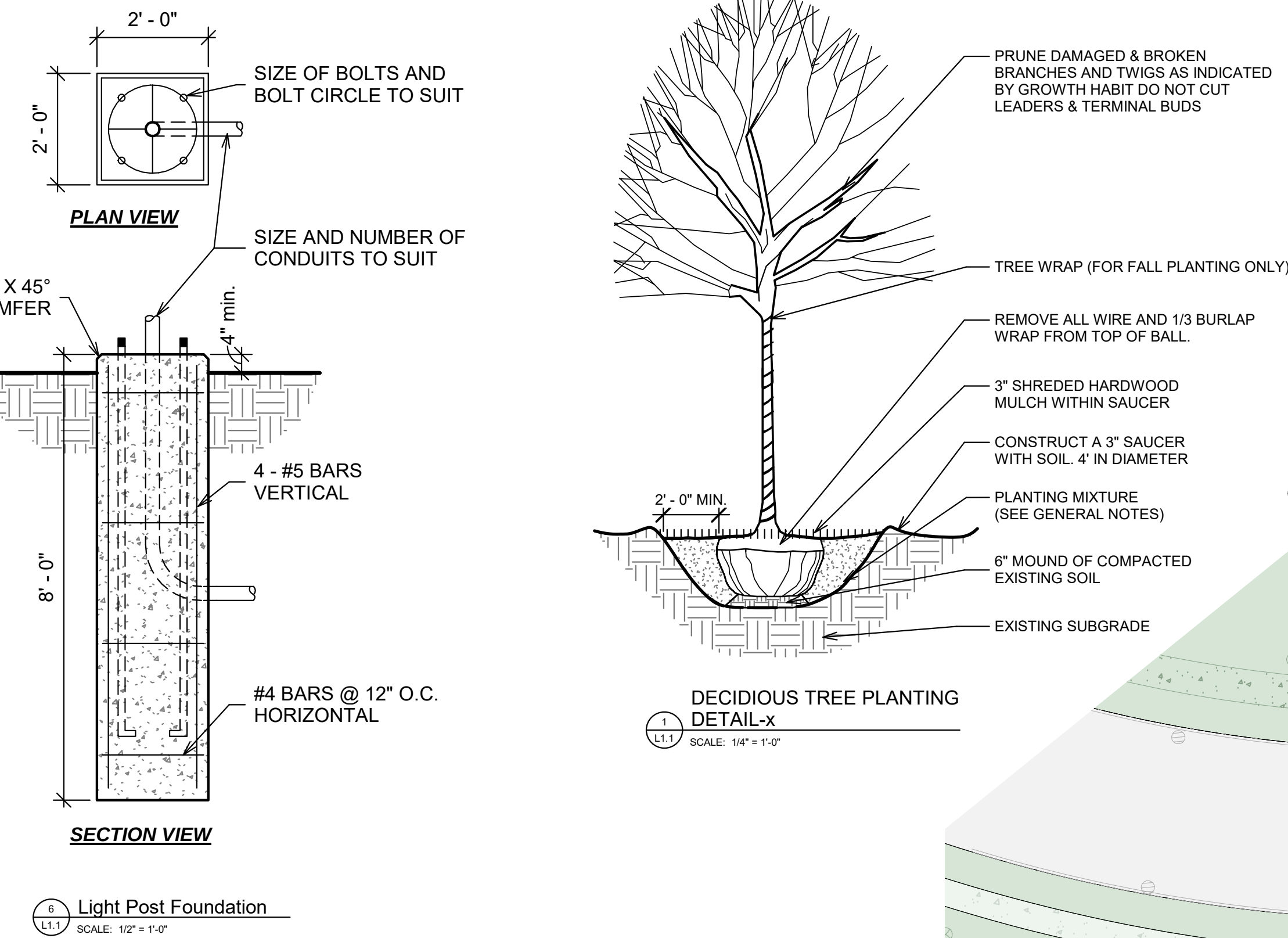
3. The special use in the specific location proposed is consistent with the spirit and intent of this Zoning Ordinance and adopted Village land use policies.

The subject property is located with an existing business / commercial district, currently improved with other similar and compatible commercial uses. The proposed special use to allow an Auto Spa at the subject property is consistent with the intent of the Zoning Ordinance and land use policies. The proposed construction and the site planning promotes public safety and welfare and it is designed to preserve adequate light and air to the surrounding properties, while providing convenient ingress and egress to the subject property. The traffic circulation is self-contained and will not overburden public right-of-ways. The proposed car wash is compatible and conforms to the character of other commercial uses within the subject area. The proposed facility will provide an affirmative benefit to the surrounding properties and neighborhood, both from a land use and economic standpoint, by encouraging additional commercial development in the area and by generating more tax revenue.

4. The special use shall, in all other respects, conform to the applicable regulations of the Zoning Ordinance, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Planning and Zoning Board.

The proposed construction of the proposed Auto Spa will be pursuant to the permits issued, in conformance with the requirements of the Zoning Ordinance. The proposed construction through its effective site planning and building design promotes orderly development in the Village and contributes to the economic growth of the subject area.

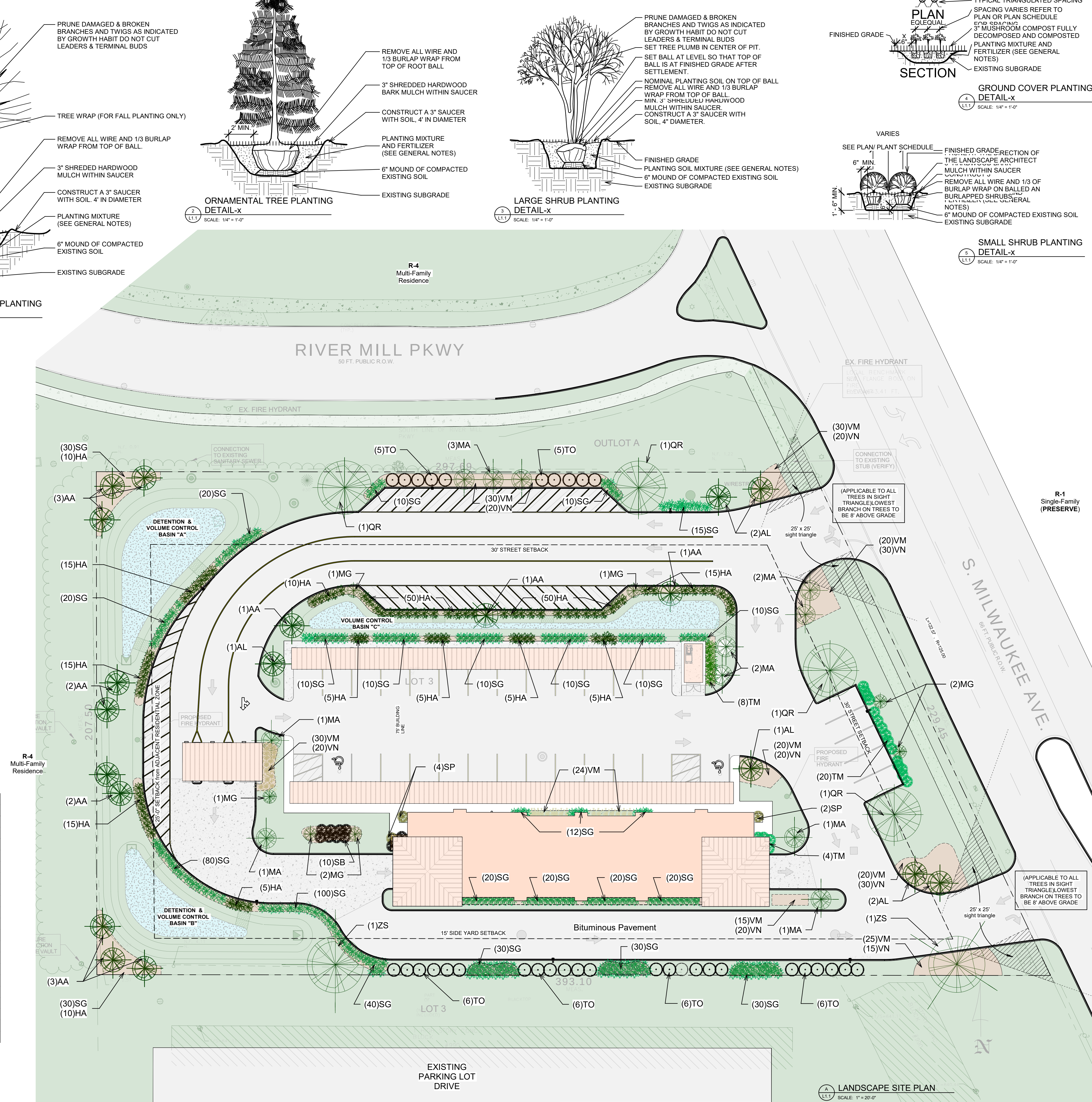
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- GENERAL NOTES**
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT /OWNER IMMEDIATELY OF ANY DISCREPANCIES, OBSTACLES AND/OR PROBLEMS.
 - VERIFICATION OF DIMENSIONS AND GRADES, BOTH EXISTING AND PROPOSED, SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES.
 - ALL SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM STRUCTURES. SURFACE DRAINAGE SHALL BE DIRECTED TO EXISTING GUTCH BASINS DESIGNATED FOR THE COLLECTION OF SURFACE RUN-OFF.
 - CONTRACTOR SHALL NOTIFY OWNER OF ANY UNDESIRABLE DRAINAGE CONDITIONS AND RECOMMEND SUITABLE SOLUTIONS. WHERE NECESSARY TO ACHIEVE PROPER DRAINAGE, UNDER DRAINAGE FOR TREE PITTS SHALL BE INSTALLED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
 - LANDSCAPE CONTRACTOR SHALL REPAIR IN KIND ALL AREAS DAMAGED AS A RESULT OF LANDSCAPE OPERATIONS.
 - ALL TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 3" OF SHREDED HARDWOOD MULCH.
 - ALL GROUND COVER/ PERENNIAL BEDS TO RECEIVE A MINIMUM 2" OF MUSHROOM COMPOST.
 - SIZES SHOWN ON PLANTING PLAN ARE MINIMUM ACCEPTABLE SIZES.
 - LANDSCAPE CONTRACTOR SHALL WARRANT ALL TREES, SHRUBS, VINES, GROUNDCOVERS AND PERENNIALS UNDER THIS CONTRACT WILL BE HEALTHY AND IN FLOURISHING CONDITION OF ACTIVE GROWTH ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
 - SOIL TO BE USED FOR THE PLANTING MEDIUM FOR THE PROJECT SHALL BE FERTILE, WELL DRAINED, OF UNIFORM QUALITY, FREE OF STONES OVER 1" IN DIAMETER, STICKS, OILS, CHEMICALS, PLASTER, CONCRETE AND OTHER DELETERIOUS MATERIALS.
 - THE LANDSCAPE CONTRACTOR SHALL PREPARE PLANTING BEDS BY ADDING SOIL AMENDMENTS TO TOPSOIL MIX IN THE FOLLOWING QUANTITIES: TOPSOIL MIX FOR TREES AND SHRUBS SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART PEAT, AND ONE (1) PART SAND. TOPSOIL MIX FOR PERENNIALS, BULBS, AND GROUND COVERS SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART SAND AND TWO (2) PARTS DECOMPOSED MUSHROOM COMPOST. SOIL SHALL MEET THE FOLLOWING REQUIREMENTS: SOIL COMPOSITION-45-77% SILT, 0-25% CLAY, 25-33% SAND; SOIL ACIDITY: Ph 6.0-7.0; SOIL ORGANIC CONTENT: THREE (3) TO FIVE (5) PERCENT. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINER GROWN AS SPECIFIED ON PLANTING PLAN. ALL PLASTIC ROOT WRAPPING MATERIAL, AND METAL WIRE BASKETS SHALL BE REMOVED.
 - LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATION OF ALL TREES AND PLANTING BED LINES AND HAVE LAYOUT APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING.
 - WATER ALL PLANTS IMMEDIATELY AFTER PLANTING. FLOOD PLANTS TWICE DURING FIRST TWENTY-FOUR HOUR PERIOD AFTER PLANTING.
 - ALL NEW AND TRANSPLANTED PLANTS TO BE SPRAYED WITH AN ANTIDESSICANT WITHIN TWENTY FOUR HOURS AFTER PLANTING. ANTI-TRANSPIRANT SHALL BE EQUAL TO "WILT PROOF".
 - ALL MUD SHALL BE REMOVED FROM ALL TIRES BEFORE LEAVING THE SITE AND ROADS SHALL BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES.
 - LANDSCAPE PLAN SHALL MEET VILLAGE OF WHEELING Chp.19-11 GENERAL DEVELOPMENT STANDARDS.

Planting Schedule

LEGEND	QUANT.	BOTANICAL NAME	COMMON NAME	SIZE (at time of planting)	NOTES / SPECIAL CONDITIONS
DECIDUOUS SHADE TREES					
QR	4	Quercus Rubra	Red Oak	8' ht / 3" min. caliper	
ZS	2	Zelkova Serrata	Japanese Zelkova	8' ht / 3" min. caliper	
DECIDUOUS ORNAMENTAL TREES					
MG	7	Magnolia Stellata	Star Magnolia	8' ht / 3" min. caliper	B&B, Clump
AL	6	Amelanchier Laevis	Servicberry	8' ht / 3" min. caliper	B&B, Clump
MA	11	Magnolia x 'Ann'	Ann Magnolia	8' ht / 3" min. caliper	B&B, Clump
AA	13	Amelanchier Arborea	Downy Servicberry	8' ht / 3" min. caliper	Used around the retention ponds
SHRUBS (TALL) - w/ LANDSCAPE MULCHED BED					
TO	34	Thuja Occidentalis 'Emerald Green'	Emerald Green Arborvitae	8' ht	mature height 8'-12'
HA	205	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	4' ht	Used around the retention ponds
SHRUBS (LOW) - w/ LANDSCAPE MULCHED BED					
SB	10	Spirea Bumalda	Bumald Spirea	30" spr. / 24" ht	mature height 30"
SP	6	Spirea Japonica	Little Princess Spirea	30" spr. / 24" ht	mature height 30"
TM	32	Taxus x media 'Everlow'	Dark Yew - tall	30" spr. / 24" ht	
PERENNIALS & GROUND COVER PLANTS - w/ LANDSCAPE MULCHED BED					
SG	517	Panicum virgatum 'Heavy Metal'	Switch Grass	36" spr.	mature height 2'
VN	155	Vergosa Nemerosa	Salvia (Blue)	2" pot	mature height 18"
VM	184	Vinca minor	Periwinkle	2" pot	mature height 18"



NEW AUTOMATED CARWASH FACILITY

966 S. MILWAUKEE AVENUE
WHEELING, IL 60090

PROJECT # 1825
DATE: 07.19.18

Exhibit received July 23, 2018

00.00.00 ISSUED FOR PERMIT
REVISIONS
DRAWN BY: RAM
APPROVED BY: MCM / GCN
SCALE: AS NOTED
DESCRIPTION: LANDSCAPE PLAN

SHEET NO.

L1.1

NERI

ARCHITECTS, PC

444 N. NORTHWEST HWY. STE 355
PARK RIDGE IL 60068
TEL 847.825.9400

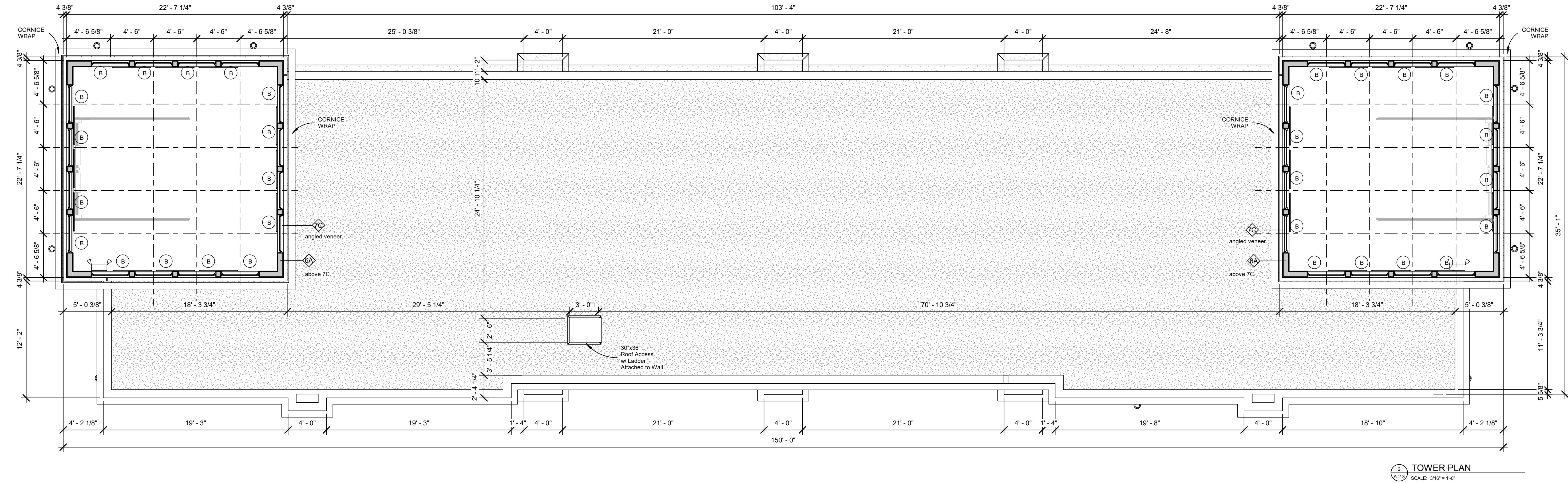
PROJECT #	1825
DATE:	07.19.18

Exhibit received July 23, 2018

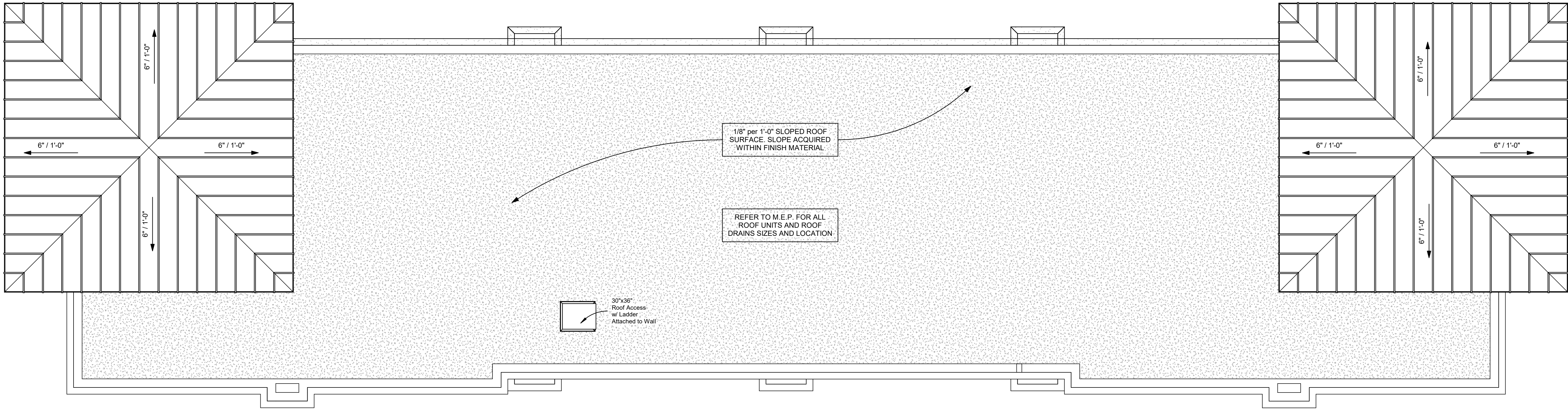
NEW AUTOMATED CARWASH FACILITY

966 S. MILWAUKEE AVENUE
WHEELING, IL 60090

[illegible]



2 TOWER PLAN
SCALE: 3/16" = 1'-0"



1 ROOF PLAN
SCALE: 3/16" = 1'-0"

NEW AUTOMATED CARWASH FACILITY

966 S. MILWAUKEE AVENUE
WHEELING, IL 60090

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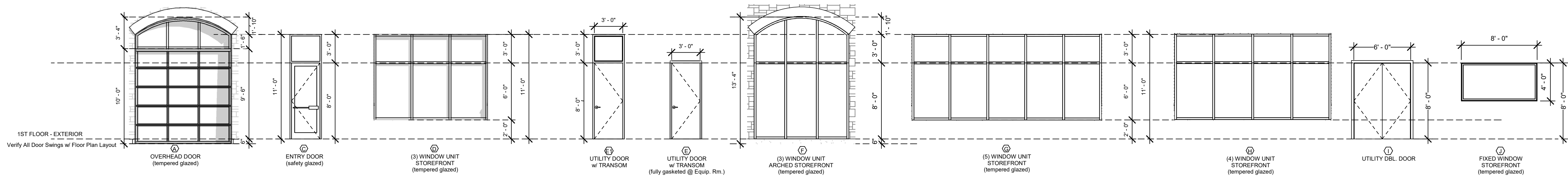
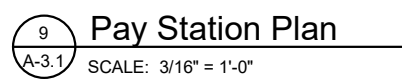
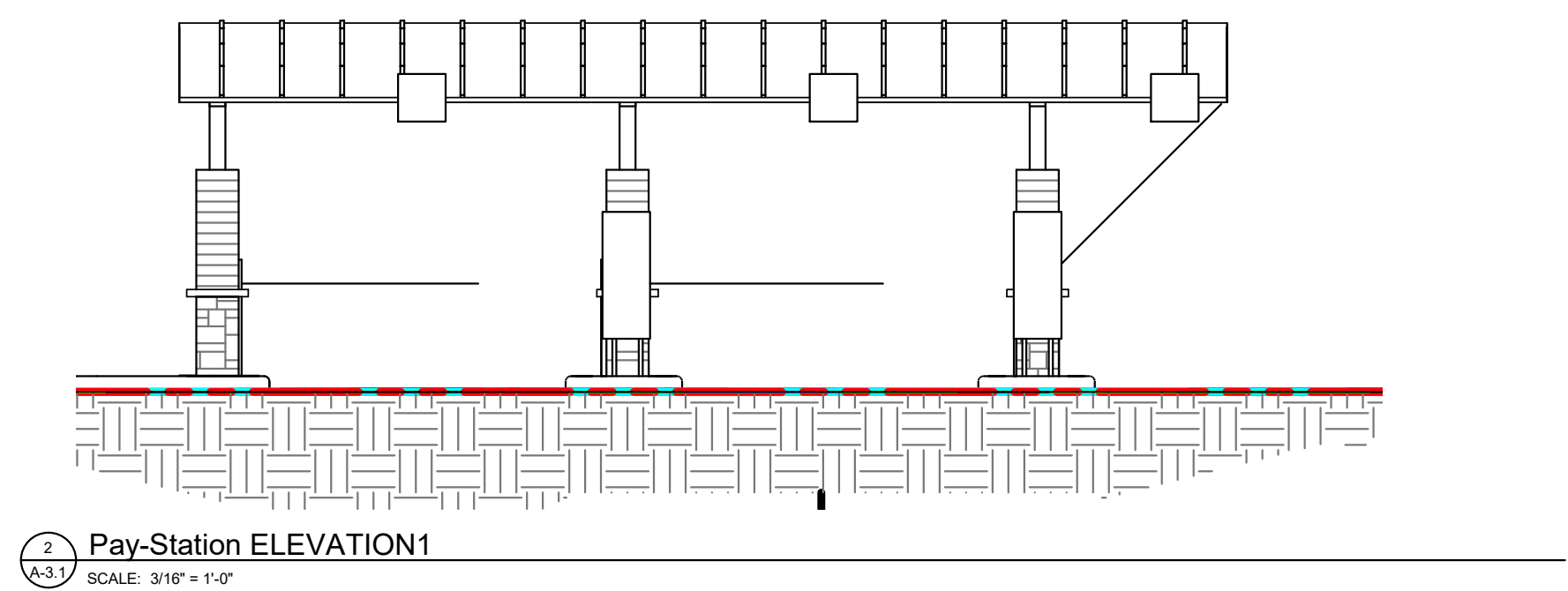
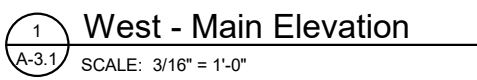
ARCHITECTS, PC

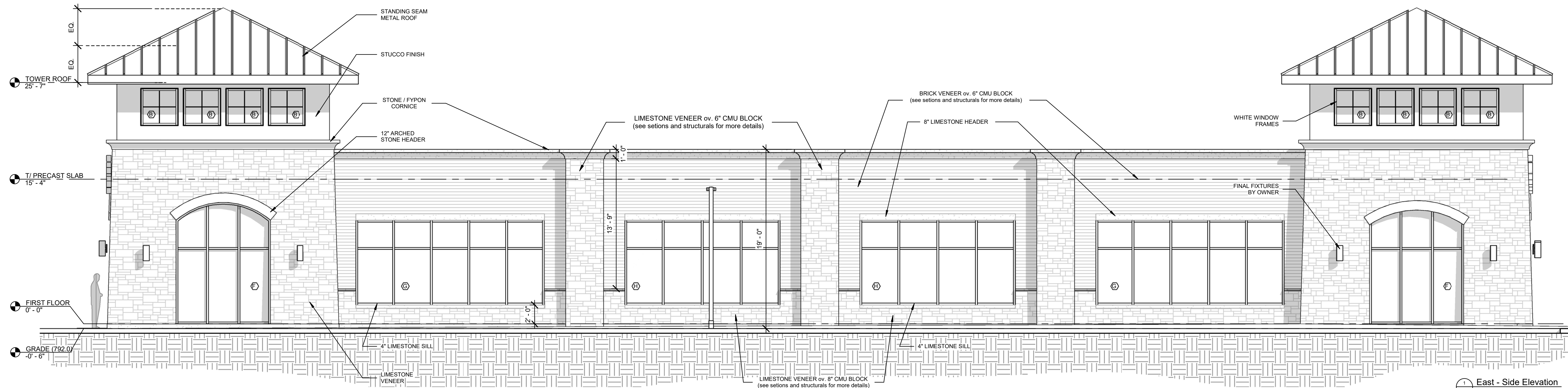
444 N. NORTHWEST HWY. STE 355
PARK RIDGE IL 60068
TEL 847.825.9400

PROJECT # 1825
DATE: 07.19.18

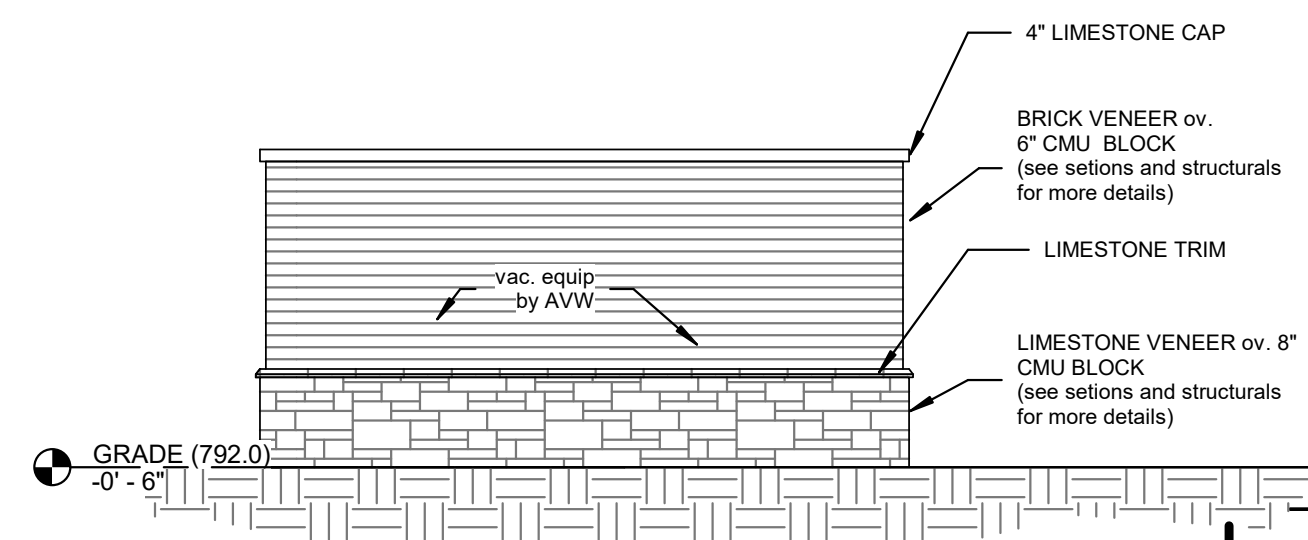
Exhibit received July 23, 2018

00.00.00	ISSUED FOR PERMIT
REVISIONS	
DRAWN BY:	Author
APPROVED BY:	Checker
SCALE:	AS NOTED
DESCRIPTION:	ROOF & TOWER PLANS
SHEET NO.	A-2.3

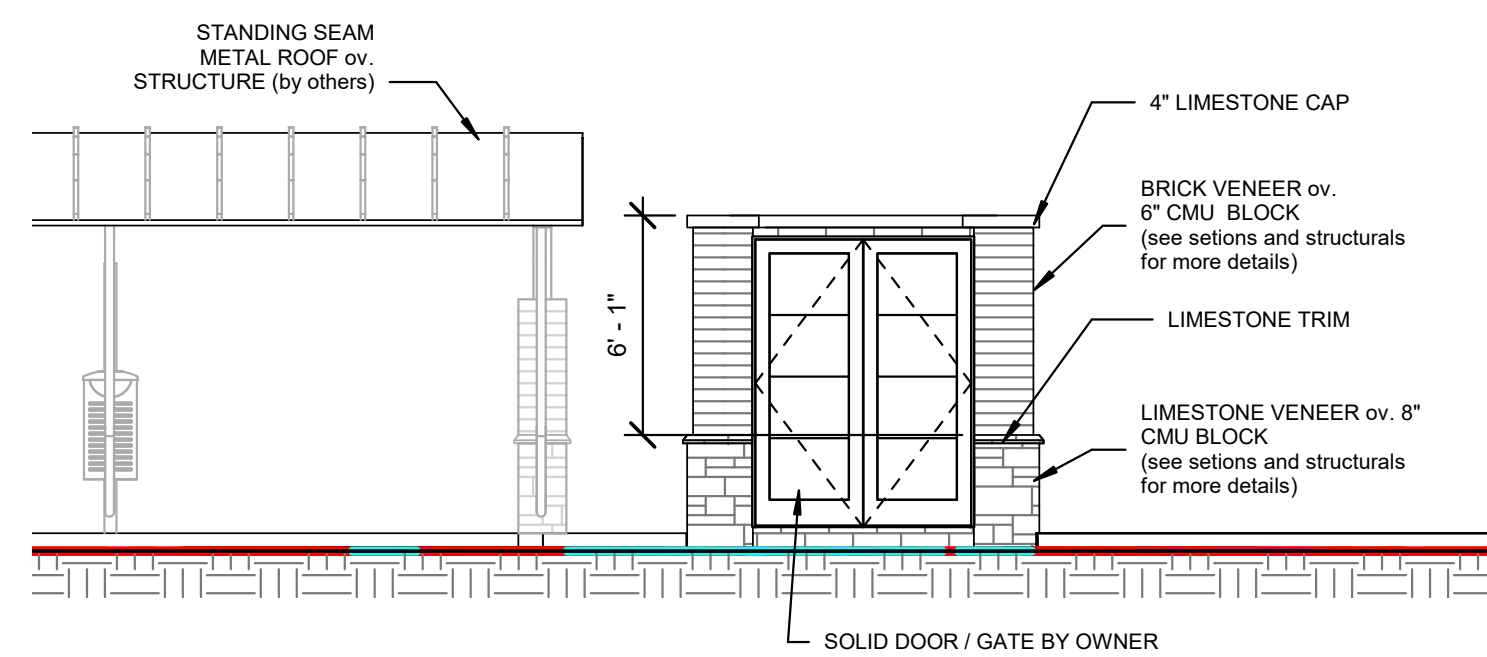




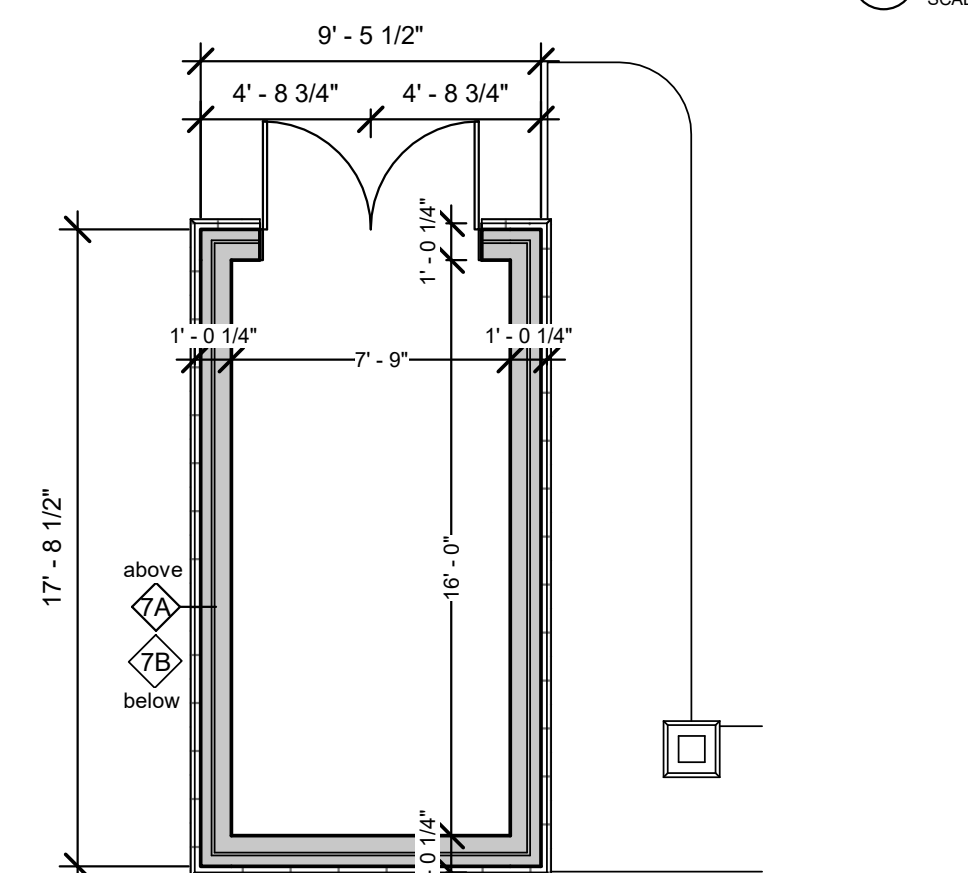
1 East - Side Elevation
SCALE: 3/16" = 1'-0"



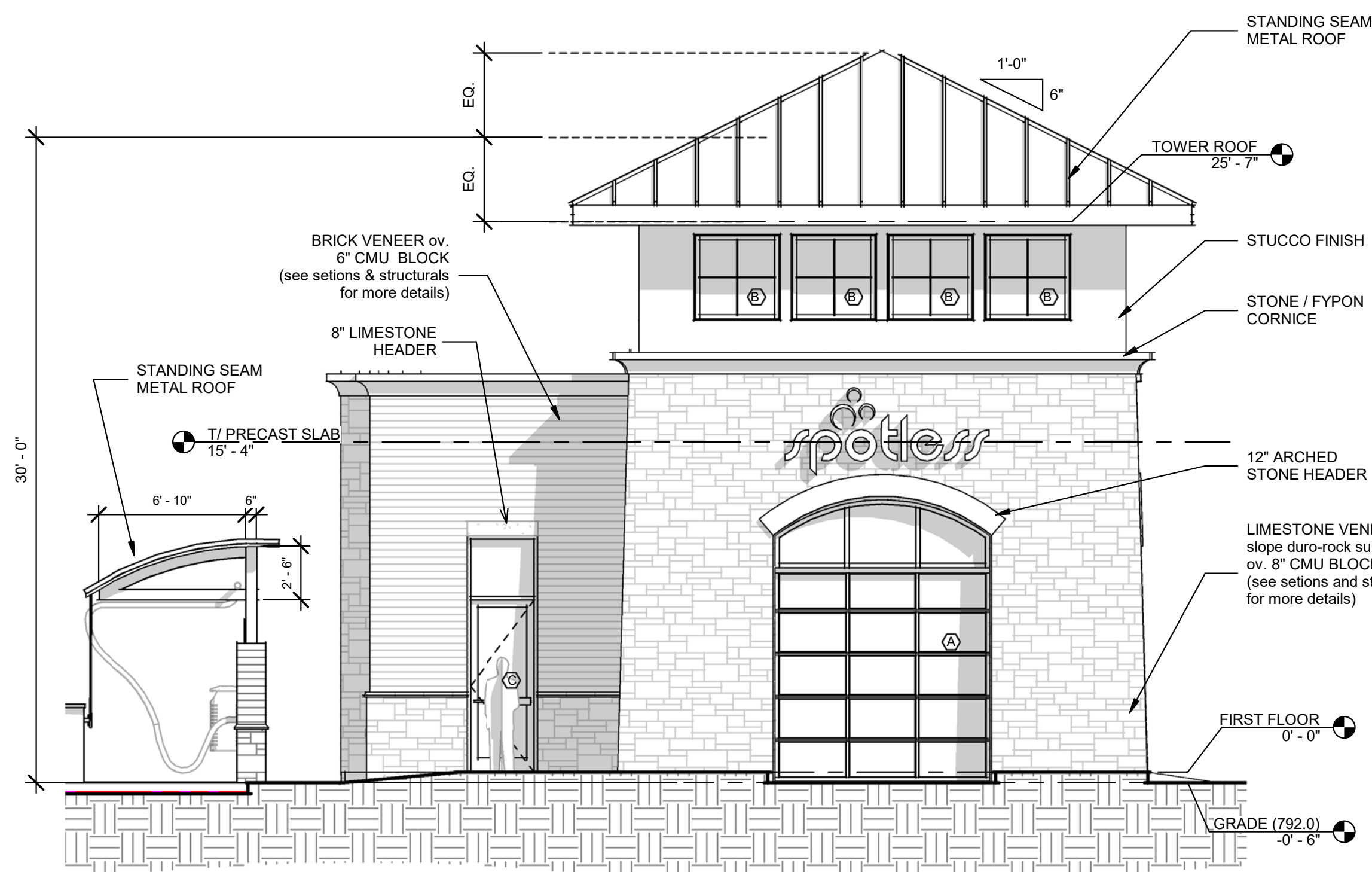
4 Refuse South Elevation
SCALE: 3/16" = 1'-0"



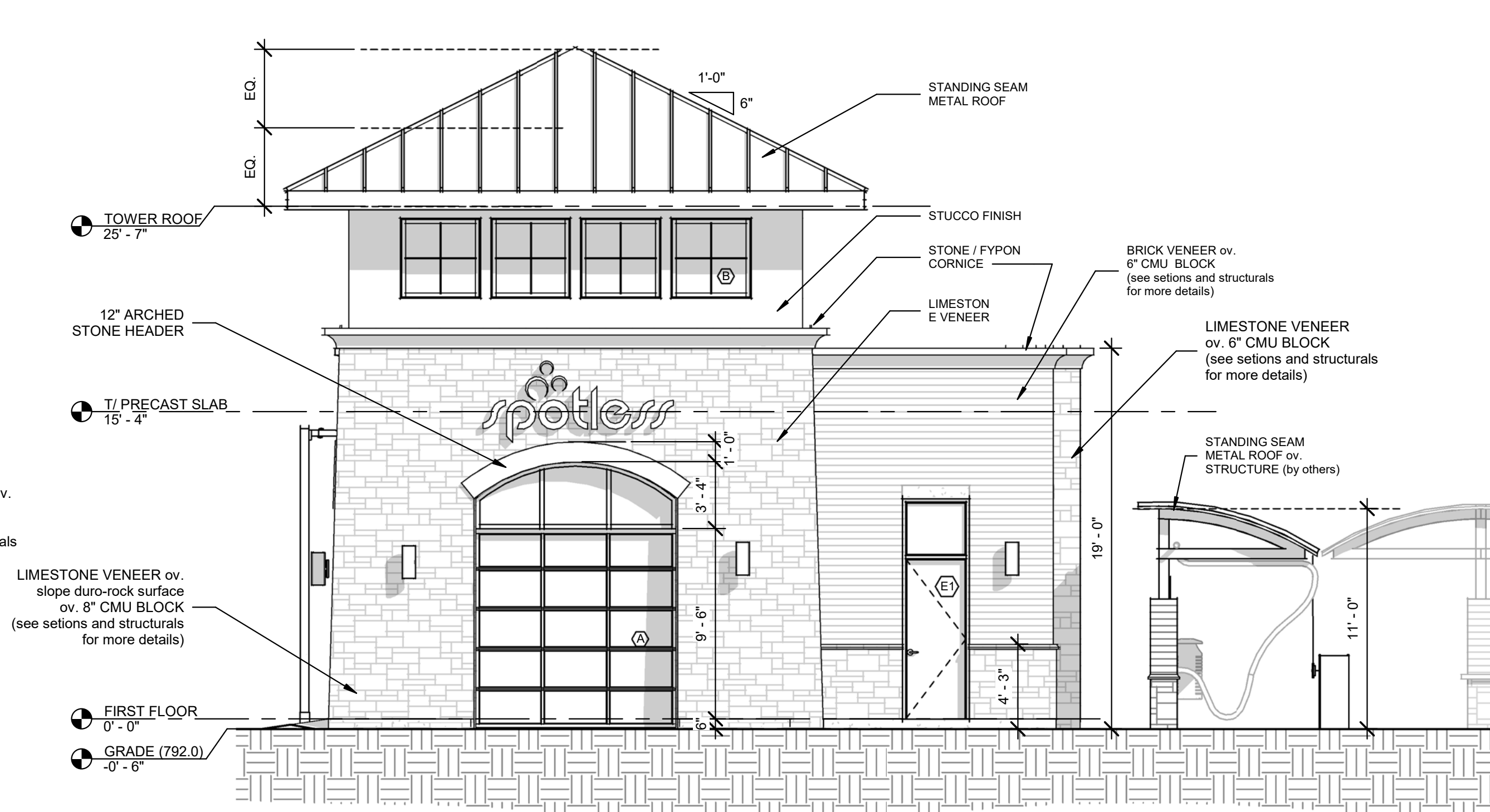
5 Refuse West Elevation
SCALE: 3/16" = 1'-0"



6 Refuse Plan
SCALE: 3/16" = 1'-0"



2 South -Front Elevation
SCALE: 3/16" = 1'-0"



3 North - Rear Elevation
SCALE: 3/16" = 1'-0"

Exhibit received July 23, 2018

NEW AUTOMATED CARWASH FACILITY

966 S. MILWAUKEE AVENUE
WHEELING, IL 60090

ARCHITECTS, PC

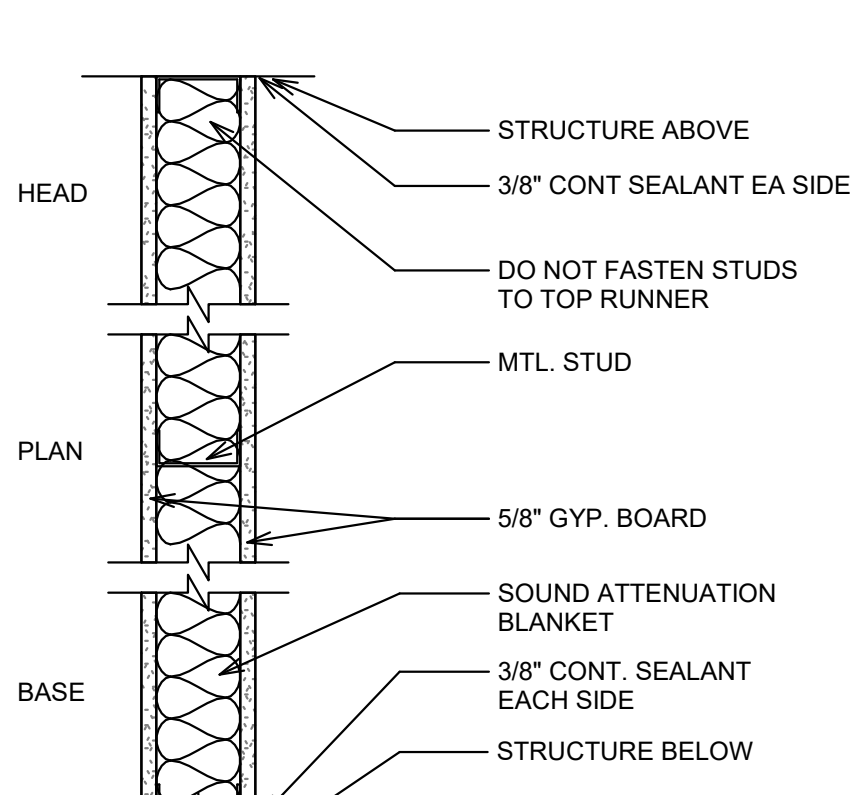
444 N. NORTHWEST HWY. STE 355
PARK RIDGE IL 60068
TEL 847.825.9400

PROJECT # 1825
DATE: 07.19.18

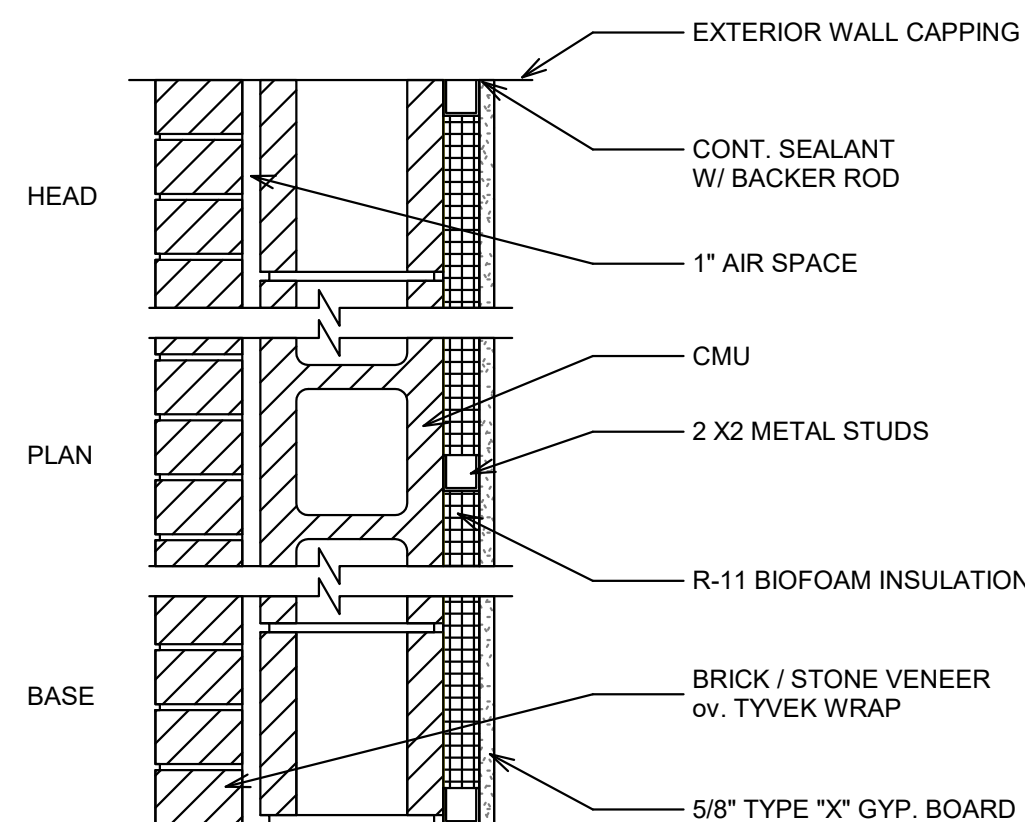
00.00.00 ISSUED FOR PERMIT
REVISIONS
DRAWN BY: Author
APPROVED BY: Checker
SCALE: AS NOTED
DESCRIPTION: ELEVATIONS

SHEET NO.

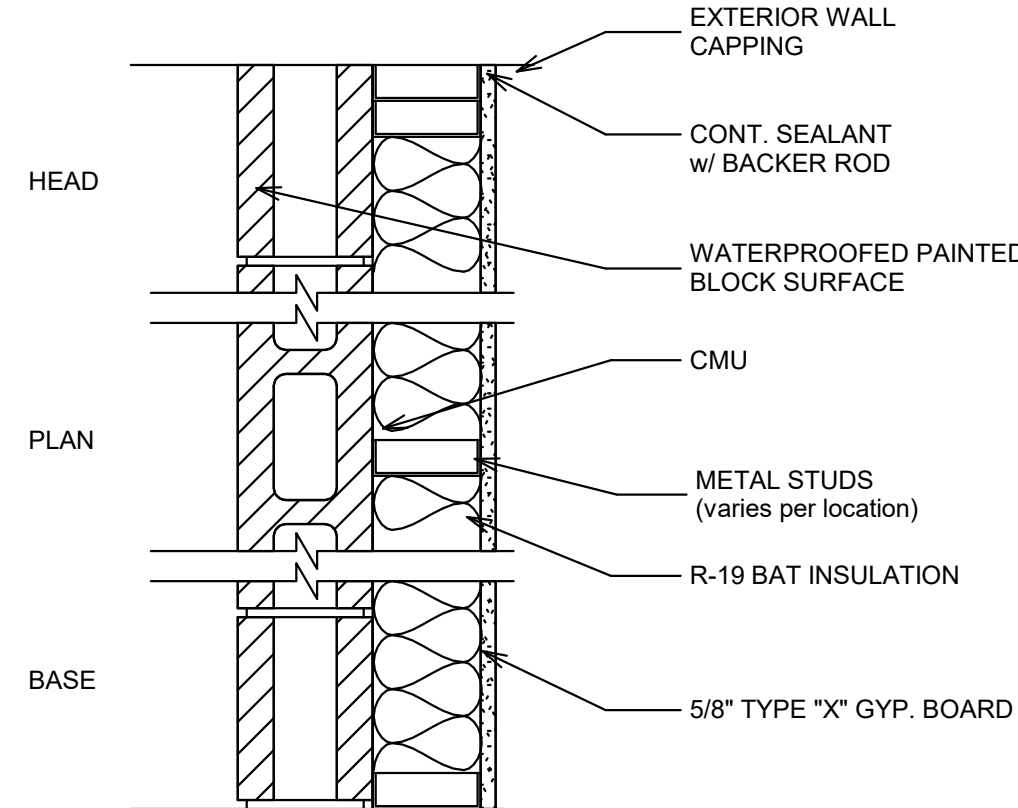
A-3.2



INSULATION:
THK - 3"
STC RATING - 51
TEST NO - TL-90-166



The diagram shows a cross-section of a package assembly. It is divided into three main horizontal sections: HEAD, PLAN, and BASE. The HEAD section at the top contains a central square feature. The PLAN section in the middle shows a central square cavity. The BASE section at the bottom is a solid layer. A label 'CML' points to a layer within the HEAD section. Arrows indicate the flow of material or process steps between the sections.



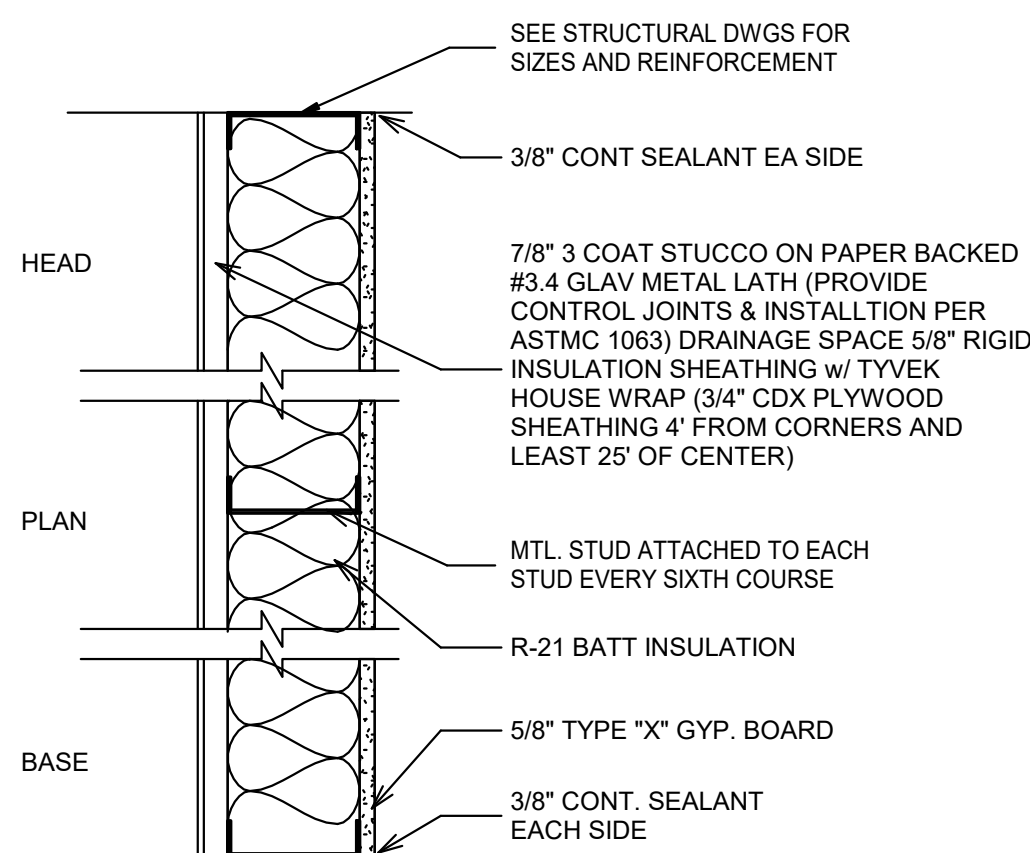
D.T.D. NO.	STUD SIZE	STUD SPACING	MAX HT. 5 PSF	FIRE RATING / TEST NO.	WALL THK
A	3 5/8" 25 GA	24" OC	14'-8"		4 7/8"
B	3 5/8" 25 GA	24" OC	14'-8"	1 HR / UL U404	4 7/8"
C	3 5/8" 25 GA	24" OC	14'-8"	1 HR / UL U404	4 7/8"
D	5 5/8" 25 GA	24" OC	14'-8"	1 HR / UL U404	6 7/8"

DTD. NO.	CMU THK	CMU CLASSIFICATION	STUD SIZE	STUD SPACING	FIRE RATING / TEST NO.	WALL THK	LOAD BEARING
A	6" CMU	C-3			2 HR / U/906	10 1/8"	Y
B	8" CMU	C-3	2x2	24" OC	2 HR / U/906	14 1/8"	Y
C	8" CMU	C-3	VARIES	24" OC	2 HR / U/906	14 1/8"	Y

DTD. NO.	CMU SIZE	CMU CLASSIFICATION	FIRE RATING / TEST NO.	WALL THK	LOAD BEARING
A	8" CMU	D-2	2 HR / U906	7 5/8"	Y
B	6" CMU	D-2	2 HR / U906	5 5/8"	Y

DTD. NO.	CMU THK	CMU CLASSIFICATION	STUD SIZE	STUD SPACING	FIRE RATING / TEST NO.	WALL THK	LOAD BEARING
A	8" CMU	D-2	2x2	24" OC	2 HR / U906	9 3/4"	N
B	6" CMU	D-2	2x2	24" OC	2 HR / U906	7 3/4"	N
C	6" CMU	D-2	2x6	24" OC	2 HR / U906	11 3/4"	N

5 MASONRY WALL (wash tunnel)
A-5 SCALE: 1 1/2" = 1'-0"



DTD. NO.	STUD SIZE	STUD SPACING	MAX HT. 5 PSF	FIRE RATING / TEST NO.	WALL THK
A	5 1/2" 25 GA	24" OC	13'-6"		7 1/8"

HEAD

PLAN

BASE

WATERPROOF PAINTED WALL

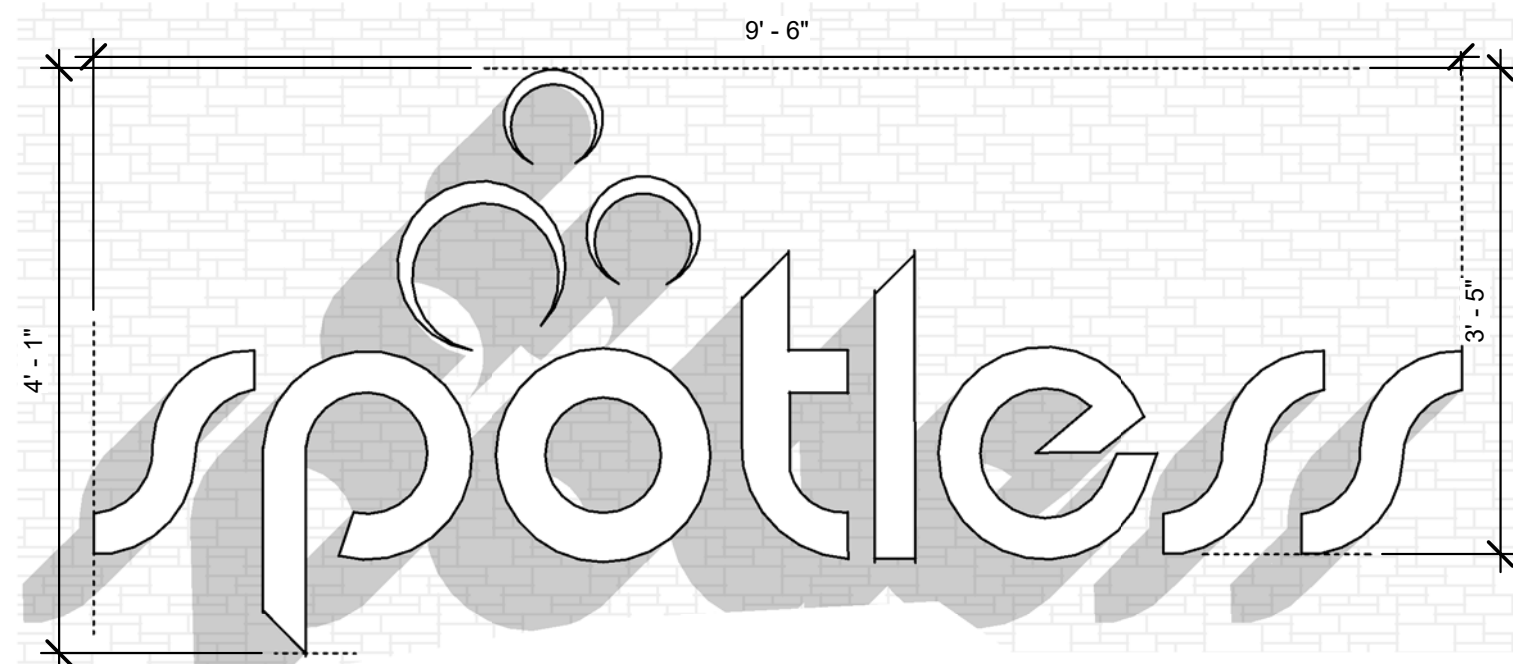
1" AIR SPACE

BRICK / STONE VENEER
ov. TYVEK WRAP

DTD. NO.	CMU THK	CMU CLASSIFICATION	STUD SIZE	TYPE OF VENEER	FIRE RATING TEST NO.	WALL THK	LOAD BEARING
A	6" CMU	C-3		brick	2 HR / U906	10 1/8"	Y
B	8" CMU	C-3		stone	2 HR / U906	14 1/8"	Y
C	8" CMU	C-3	varies	angled stone	2 HR / U906	varies	Y

PARTITION NOTES

1. PARTITIONS ARE INDICATED ON FLOOR PLANS BY GRAPHIC DESIGNATION AND/OR BY PARTITION TYPE SYMBOL. - REFER TO PARTITION LEGEND.
2. LINE OF STRUCTURE INDICATED FOR EACH PARTITION IS DIAGRAMMATIC ONLY AND DOES NOT INDICATE EXACT CONSTRUCTION CONDITIONS OR GEOMETRY - REFER TO STRUCTURAL DRAWINGS FOR FURTHER INFORMATION.
3. PROVIDE BRACING WHERE PARTITION HEIGHT EXCEEDS MANUFACTURER'S ALLOWABLE HEIGHT. DO NOT BRACE TO DUCTWORK OR OTHER SUCH COMPONENTS VERIFY ALLOWABLE HEIGHT PSF REQUIREMENTS WITH LOCAL CODE AUTHORITIES.
4. THE FIRE RATINGS AND STC RATINGS NOTED FOR THE GYPSUM BOARD PARTITION ASSEMBLIES SHOWN ARE COPIED AND TRANSCRIBED HERE FOR CONVENIENCE ONLY FROM THE UNDERWRITERS LABORATORY DIRECTORY AND THE UNITED STATES GYPSUM CATALOG.
5. WALL ASSEMBLIES AND PARTITIONS THAT RECEIVE FIRE RESISTIVE RATINGS SHALL BE CONSTRUCTED PER TESTED ASSEMBLIES. MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF ALL APPLICABLE CODES AND LOCAL GOVERNING AUTHORITIES.
6. PENETRATIONS OR PRODUCTS FOR USE IN SPECIFIC FIRE RATED PARTITION ASSEMBLIES SHALL BE BASED ON SUCCESSFUL PERFORMANCE IN FIRE TESTS. THESE PENETRATIONS MAY INCLUDE BUT ARE NOT LIMITED TO ITEMS SUCH AS PIPING, CONDUIT, OR HVAC DUCTWORK.
7. EACH PARTITION SHOWN ON THE DRAWINGS TO BE A FIRE AND/OR SMOKE RESISTANT PARTITION SHALL BE IDENTIFIED AS SUCH WITH A LABEL ABOVE THE CEILING ON EACH SEGMENT OF THE WALL, 8" - 0" O.C.
8. FIRE AND/OR SMOKE RESISTANT RATINGS ARE TO CONTINUE ABOVE ALL OPENINGS IN RATED PARTITIONS.
9. ELECTRICAL RECEPTACLES SHALL NOT BE LOCATED IN FIRE RATED PARTITIONS IN EXCESS OF 2HRS.
10. THE SURFACE AREA OF INDIVIDUAL METALLIC OUTLET OR SWITCH BOXES SHALL NOT EXCEED 16 SQ. IN. IN THE AGGREGATE SURFACE AREA OF BOXES SHALL NOT EXCEED 100 SQ. IN. PER 100 SQ. FT. OF WALL AREA. A HORIZONTAL DISTANCE OF 24 IN. SHALL SEPARATE BOXES LOCATED ON OPPOSITE SIDES OF PARTITIONS.
11. BOXES LOCATED IN CORRIDOR AND UNIT DEMISING PARTITIONS SHALL BE TREATED WITH ACOUSTICAL SEALANT AROUND PERIMETER AND BEHIND EACH BOX (FULL CLOSURE BED). IN ADDITION, OUTLET AND JUNCTION BOXES SHALL BE SEPARATED BY INSTALLING A STUD BETWEEN THEM IN THE PARTITION.
12. COMPLETELY SEAL WITH CONTINUOUS ACOUSTICAL SEALANT ALL PARTITION HEADS, BASES, AND ENDS, PLUS SEAL ALL PENETRATIONS, INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL AND PLUMBING WORK.
13. SOUND ATTENUATION BLANKETS ARE TO BE INSTALLED IN ALL PARTITIONS SEPARATING PUBLIC FROM PRIVATE AREAS AND WHERE NOISE CAN BE TRANSMITTED (ELEVATOR SHAFTS, TRASH CHUTES, KITCHENS, ETC.) EXTEND BLANKETS FULL HEIGHT OF PARTITION UP TO BOTTOM OF STRUCTURE, INSTALLED IN TIGHT, COMPRESSION FIT TO STUDS. STRUCTURE AND ADJACENT SURFACES.
14. FINAL LOCATION AND PLACEMENT OF MEPPF ITEMS (BOTH HORIZONTAL AND VERTICAL) SHALL BE COORDINATED SUCH THAT THEY DO NOT TOUCH STUD PARTITION ASSEMBLIES AND CREATE AN ACOUSTICAL PROBLEM SUCH AS VIBRATION, IMPACT NOISE, ETC.



A large banner for '\$3 EXPRESS EXTERIOR WASH' with dimensions 38' - 0" and 1' - 5". The banner features the text in a bold, white, sans-serif font with a slight shadow effect. The background is a solid light gray. The dimensions are indicated by dashed lines and arrows at the top and right edges.



 Main Sign (west side)
 SCALE: 3/4" = 1'-0"



1
R-1

VIEW LOOKING NORTHEAST

SCALE: 12" = 1'-0"



VIEW LOOKING SOUTHWEST



3 VIEW LOOKING NORTHWEST
R-1 SCALE: 1" = 1'-0"

7/23/2018 2:31:07 PM

NERI ARCHI

ARCHITECTS, PC

444 N. NORTHWEST HWY. STE 355
PARK RIDGE IL 60068
TEL 847.825.9400

PROJECT #	1825
DATE:	07.19.18

Exhibit received July 23, 2018

NEW AUTOMATED CARWASH FACILITY

966 S. MILWAUKEE AVENUE
WHEELING, IL 60090

[illegible]

R-1

PRELIMINARY ENGINEERING

FOR

CAR WASH FACILITY

AT

966 S. MILWAUKEE AVE.
WHEELING, IL

LEGEND			
DESCRIPTION	EXISTING	PROPOSED	
SANITARY SEWER			
STORM SEWER			
COMBINED SEWER			
WATERMAIN			
GAS			
TELEPHONE			
ELECTRIC			
OVER HEAD WIRE			
CURB			
FENCE			
STORM CATCHBASIN OR MANHOLE, OPEN GRATE			
SANITARY MANHOLE, OPEN GRATE			
STORM MANHOLE, CLOSED LID			
INLET & FLARED END SECTION			
SEWER CLEANOUT			
FIRE HYDRANT & VALVE VAULT			
SIAMESE CONNECTION & B-BOX			
WATER METER VAULT			
GAS VALVE			
LIGHTS			
UTILITY POLE & GUY ANCHOR			
DRAINAGE ARROWS			
ELEVATIONS			
TOP OF CURB			
EDGE OF PAVEMENT			
TOP OF CURB			
TOP OF DEPRESSIONED CURB			
EDGE OF PAVEMENT			
OVERLAND OVERFLOW			
SOIL BORINGS			
TRAFFIC SIGN			
TRAFFIC ARROW			
PARKING STALL COUNT			
CONCRETE			
MAIL BOX			
TRAFFIC SIGNAL BOX			
TRAFFIC SIGNAL			
TELEPHONE BOX			
FOUND IRON PIPE			
SET IRON PIPE			
FOUND IRON RING			
SET IRON RING			
FOUND CUT CROSS			
SET CUT CROSS			
FOUND P.K. NAIL			
SET P.K. NAIL			
FOUND CONCRETE MONUMENT			
SET CONCRETE MONUMENT			
MEASURED			
RECORD/DEED			
POINT OF COMMENCEMENT			
POINT OF BEGINNING			
ARC			
CHORD			
CURB BEARING			
POINT OF CURVATURE			
POINT OF TANGENCY			
TOP OF FOUNDATION			
FINISHED FLOOR			
TOP OF CURB			
BACK OF CURB			
FACE OF CURB			
EDGE OF PAVEMENT			
PROPERTY LINE			
ALL DIMENSIONS, COORDINATES, AND PROPOSED GRADES ARE REFERENCED TO THE EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED.			
OPEN SYMBOLS AND DASHED LINES INDICATE EXISTING CONDITIONS			

BENCHMARK & DATUM:

LOCAL BENCHMARK SET N.W. FLANGE BOLT ON FIRE
HYDRANT SEE DRAWING.
DATUM: NAVD88
ELEVATION: 643.41 FT.

ALL OBSERVATION REFER TO GLOBAL POSITIONING
SYSTEM IN REFERENCE TO TRIMBLE RTK CORS
NETWORK (CONTINUOUSLY OPERATING REFERENCE
STATION) BY TRIMBLE.
MODEL OF GEOID: GEOID12A
DATUM: NAVD88

SURVEYED BY:

Andrew Spiewak Land Surveyor, Inc.
1030 W. Higgins Road
Suite 218
Park Ridge, IL 60068

773-853-2672 x 102
www.landsurveyors.pro



PERMIT AGENCIES

AGENCY	APPLICATION #	PERMIT #	DATE ISSUED
VILLAGE OF WHEELING			
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY - WATER POLLUTION CONTROL			
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY - NOTICE OF INTENT			

UTILITIES CONTACTS

THE CONTRACTOR FOR ALL CONTRACTS SHALL NOTIFY:		
NAME (description)	PHONE NUMBER	CONTACT PERSON
ComEd (electricity)		
Peoples Energy (natural gas)		
AT&T (telephone)		

PRIOR TO BEGINNING ANY CONSTRUCTION, SAID COMPANIES SHALL ESTABLISH ON THE GROUND, THE LOCATION OF UNDERGROUND PIPES, CONDUITS, OR CABLES ADJOINING OR CROSSING PROPOSED CONSTRUCTION.

INDEX OF SHEETS	
No.	SHEET TITLE
C-1	TITLE SHEET
C-2	GEOMETRIC PLAN
C-3	GRADING PLAN
C-4	UTILITY PLAN
C-5	EXISTING COMPENSATORY STORAGE EXHIBIT
C-6	CAR QUEUE LINE EXHIBIT
C-7	CAR TURNING EXHIBIT
C-8	FIRE TRUCK TURNING EXHIBIT

Exhibit received July 23, 2018

**PRELIMINARY
ENGINEERING**

FOR

CAR WASH FACILITY

966 S. MILWAUKEE AVE.
WHEELING, IL 60090

DESIGNED BY: J.T.M.

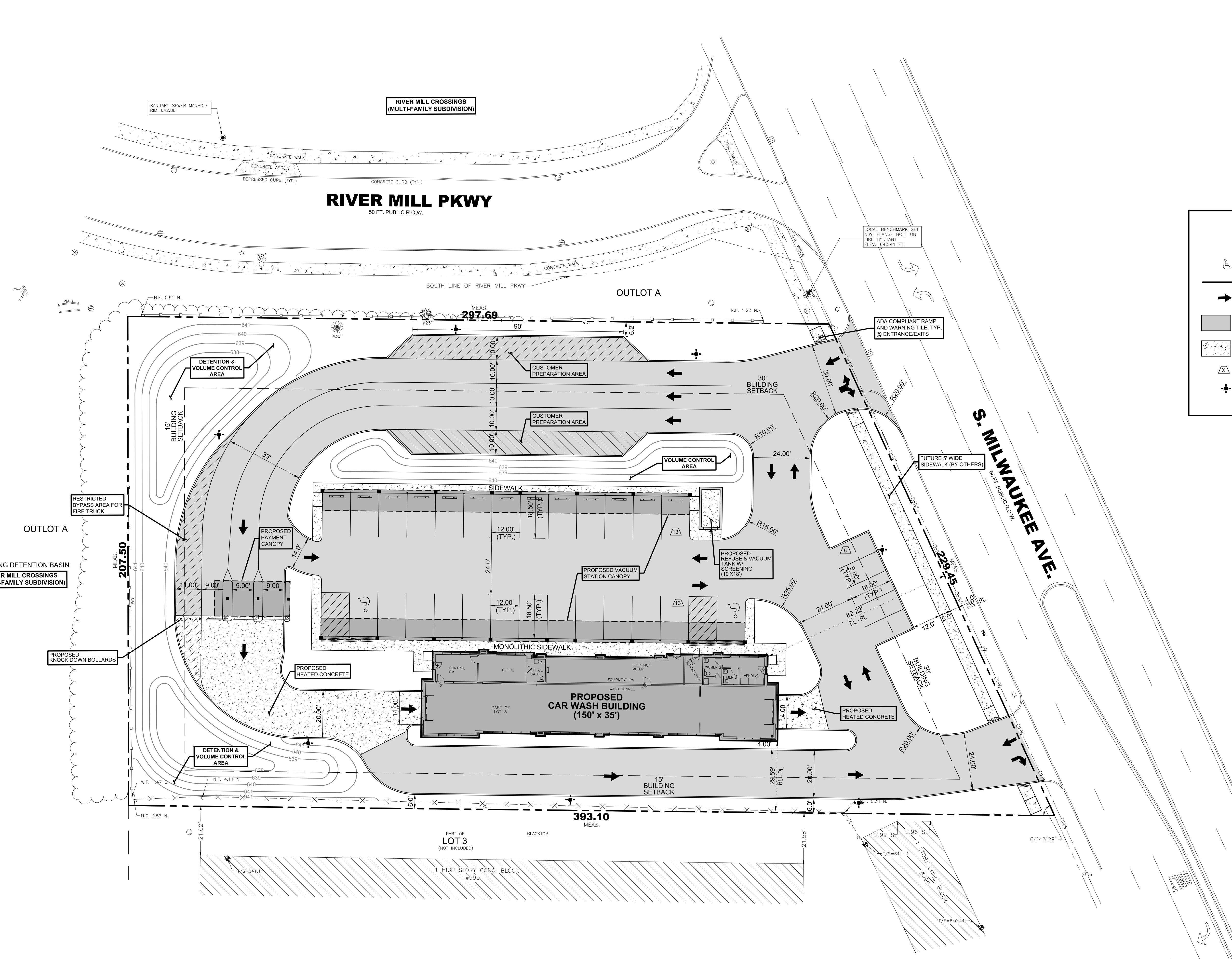
DRAWN BY: **K.S.B.**

PROJECT #:	1517
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TITLE SHEET

SHEET NUMBER

C-1



LEGEND

- | | |
|---|--|
|  | PAINTED ACCESSIBILITY SYMBOL |
|  | PROPOSED B-6 CONCRETE BARRIER CURB |
|  | DIRECTIONAL TRAFFIC ARROW |
|  | PROPOSED BITUMINOUS PAVEMENT |
|  | PROPOSED CONCRETE |
|  | PARKING STALLS IN EACH ROW |
|  | PROPOSED SITE LIGHT
(REFER TO ARCHITECTURE PLANS) |

SITE DATA:

TOTAL PROPERTY AREA	= 1.645 AC
EXISTING IMPERVIOUS AREA	= 0.966 AC
EXISTING PERVIOUS AREA	= 0.679 AC
PROPOSED (POST CONSTRUCTION) CONDITIONS:	
IMPERVIOUS AREA	= 1.060 AC
PROPOSED PERVIOUS AREA	= 0.585 AC

PARKING SUMMARY:

STANDARD STALLS:	5
ADA / VACUUM STALLS:	2
VACUUM STALLS:	<u>26</u>
 TOTAL STALLS:	 33

LOT DATA:

PIN: 03-12-300-040-0000
ADDRESS: 966 S. MILWAUKEE AVE.
WHEELING, IL 60090
ZONING: B-1
AREA: 1.645 AC

NOTES:

1. ALL DIMENSIONS ARE FROM FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR PERPENDICULAR TO PROPERTY LINE UNLESS OTHERWISE NOTED.
2. STRIPPING DIMENSIONS FROM CENTER OF STRIPE.
3. ABBREVIATIONS:
 - TYP. = TYPICAL
 - BC = BACK OF CURB
 - PL = PROPERTY LINE
 - BL = BUILDING FACE/FOUNDATION LINE

PREPARED FOR:

PREPARED BY:



SUBMITTALS AND REVISIONS

[illegible]

Exhibit received July 23, 2018

PRELIMINARY ENGINEERING

FOR

CAR WASH FACILITY

966 S. MILWAUKEE AVE.
WHEELING, IL 60090

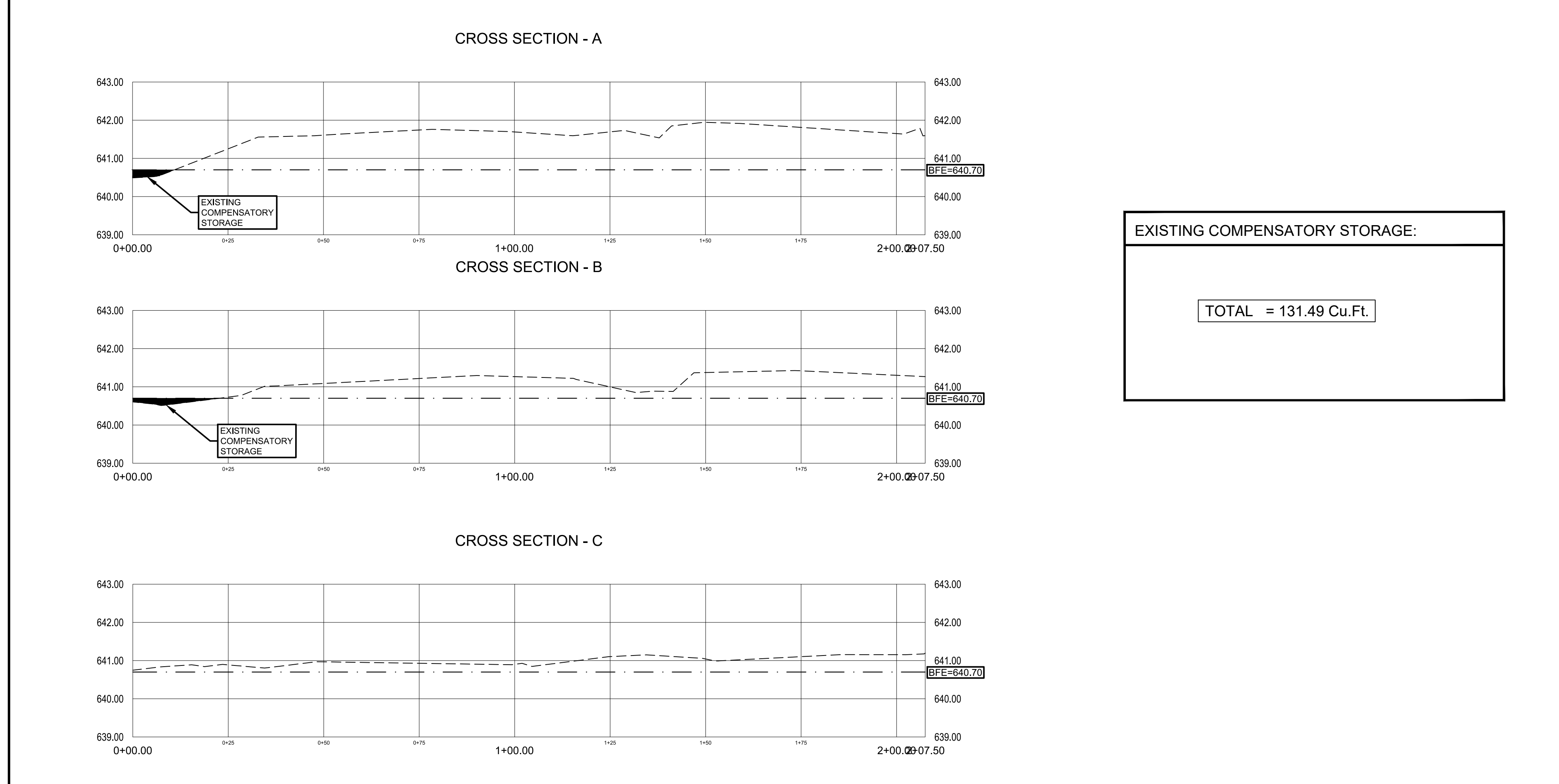
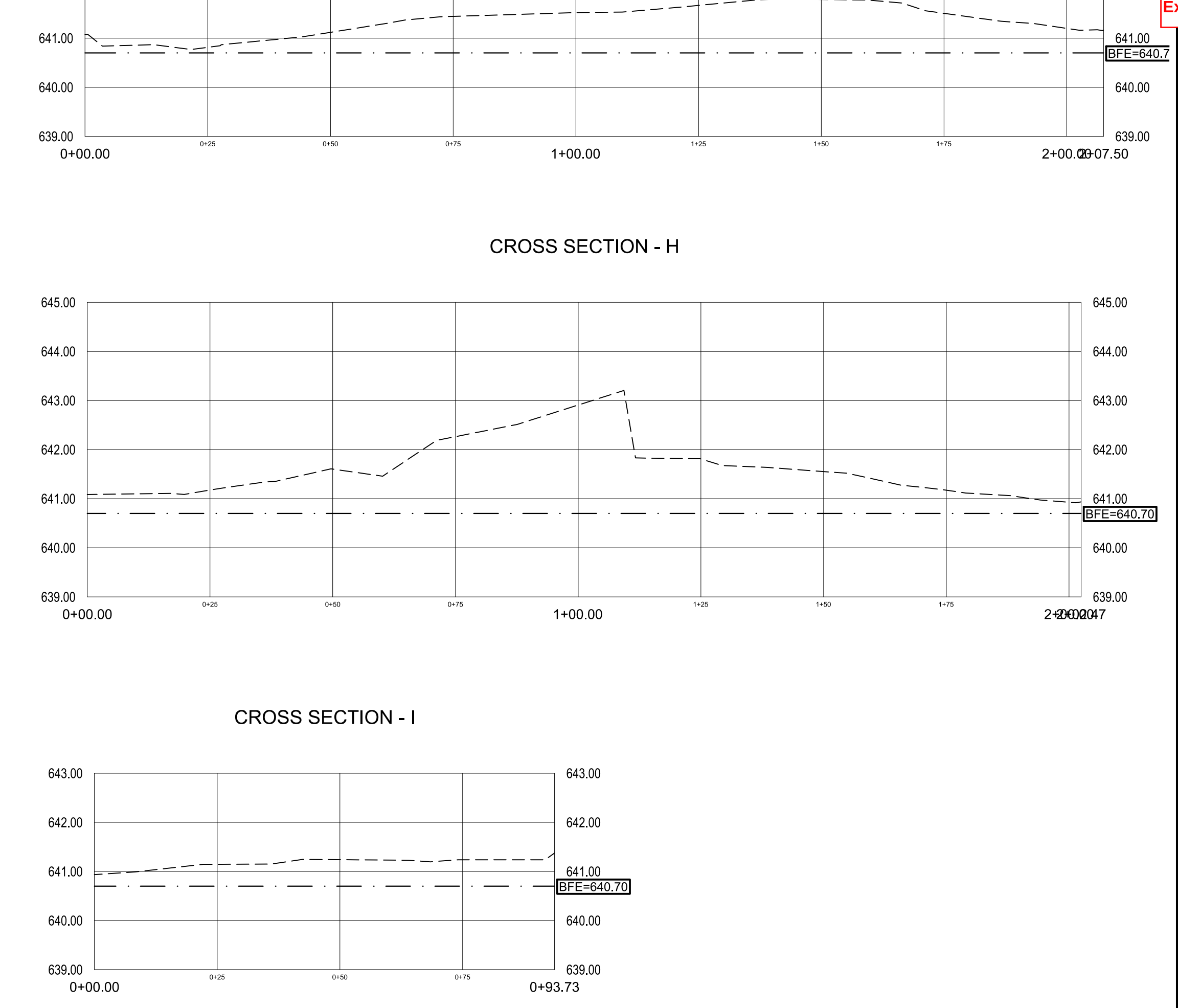
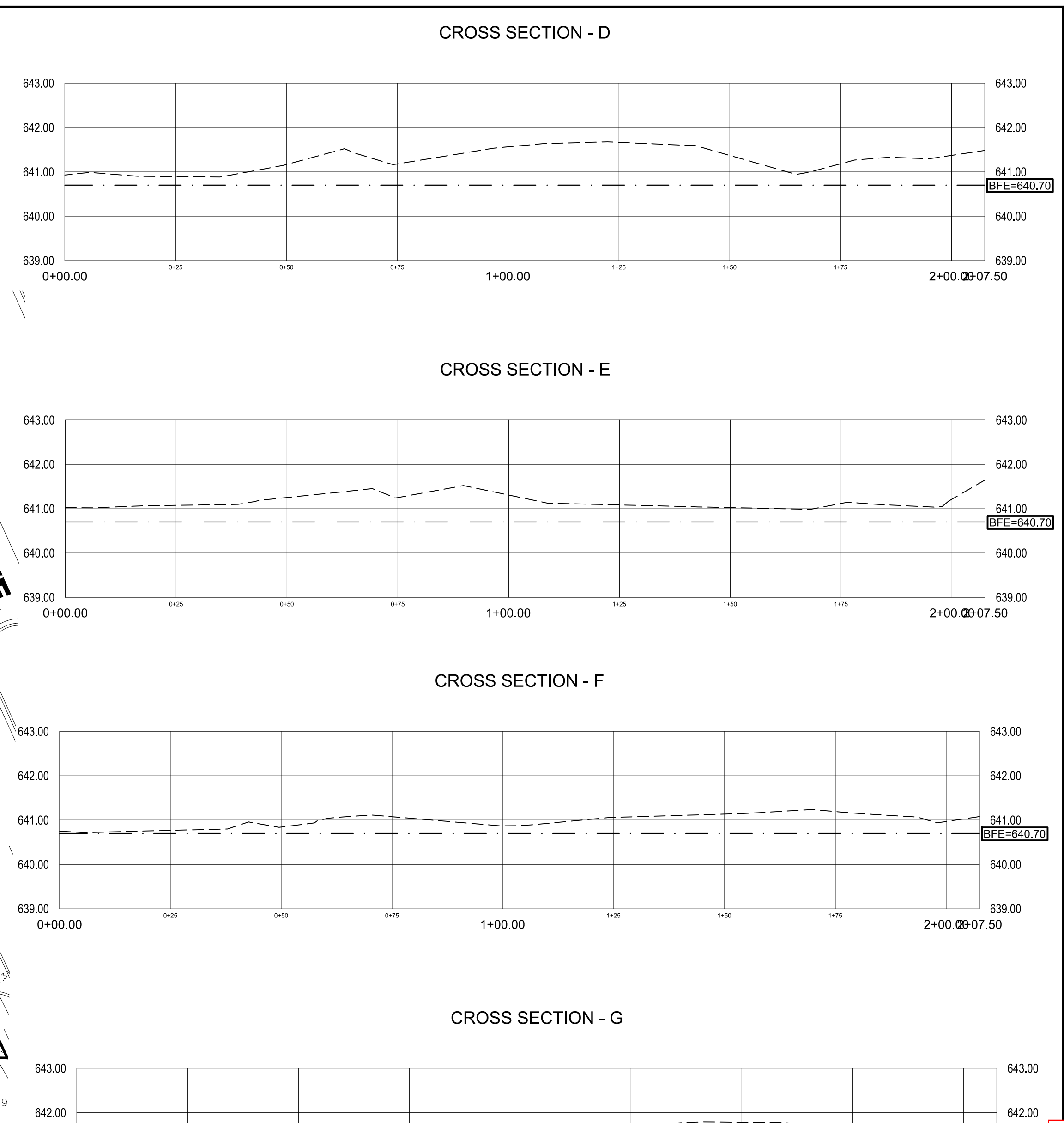
DESIGNED BY:	J.T.M.
DRAWN BY:	K.S.B.
DATE:	07/13/2018
PROJECT #:	1517

SHEET TITLE

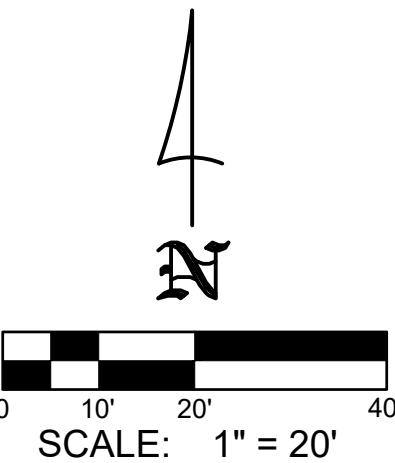
GEOMETRIC PLAN

SHEET NUMBER

C-2



PREPARED FOR:		
 CAR WASH Pro Designers Design, Development, Consulting		
PREPARED BY:		
 TERRA CONSULTING GROUP, LTD. 600 Busse Highway Park Ridge, IL 60068 Ph: 847/698-6400 Fax: 847/698-6401		
SUBMITTALS AND REVISIONS		
No.	DESCRIPTION	DATE
Exhibit received July 23, 2018		
PRELIMINARY ENGINEERING		
FOR		
CAR WASH FACILITY		
966 S. MILWAUKEE AVE. WHEELING, IL 60090		
DESIGNED BY: J.T.M.		
DRAWN BY: K.S.B.		
DATE: 07/13/2018		
PROJECT #: 1517		
SHEET TITLE		
EXISTING COMPENSATORY STORAGE EXHIBIT		
SHEET NUMBER		
C-5		



CAR WASH
Pro Designers
Design. Development. Consulting

PREPARED BY: _____



TERRA
CONSULTING GROUP, LTD.

600 Busse Highway
Park Ridge, IL 60068
Ph: 847/698-6400
Fax: 847/698-6401

[illegible]

Exhibit received July 23, 2018

PRELIMINARY ENGINEERING

FOR

CAR WASH FACILITY

966 S. MILWAUKEE AVE
WHEELING, IL 60090

DESIGNED BY: J.T.M.

DRAWN BY: **K.S.B.**

DATE: 07/13/2018

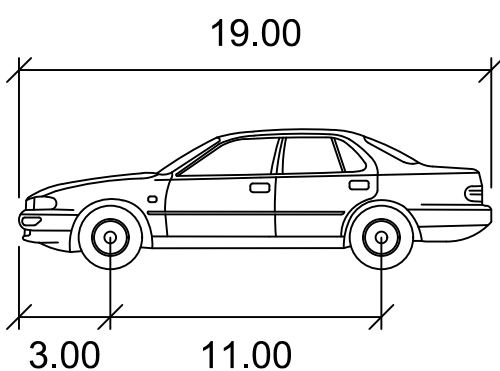
PROJECT #: 1517

SHEET TITLE

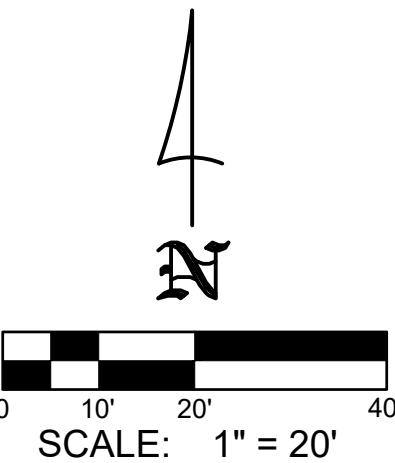
CAR QUEUE LINE EXHIBIT

SHEET NUMBER

C-6

PASSENGER CAR (TYPICAL)
ILDOT 2014 (US)

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.5



CAR WASH
Pro Designers
Design. Development. Consulting



TERRA
CONSULTING GROUP, LTD.

600 Busse Highway
Park Ridge, IL 60068
Ph: 847/698-6400
Fax: 847/698-6401

[illegible]

PRELIMINARY ENGINEERING

CAR WASH FACILITY

966 S. MILWAUKEE AVE.
WHEELING, IL 60090

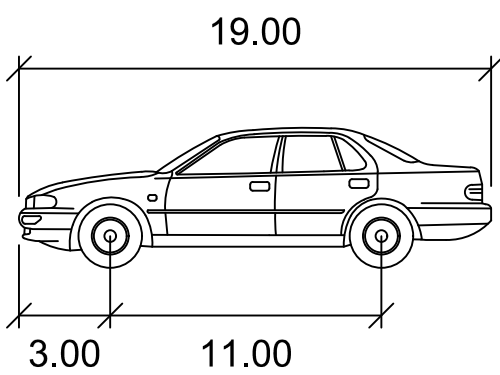
DESIGNED BY:	J.T.M.
DRAWN BY:	K.S.B.
DATE:	07/13/2018
PROJECT #:	1517

SHEET TITLE

**CAR
TURNING
EXHIBIT**

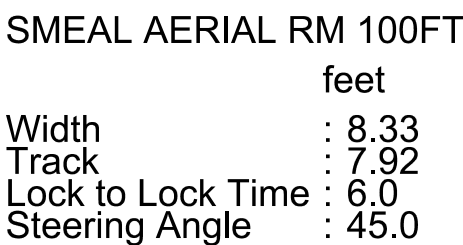
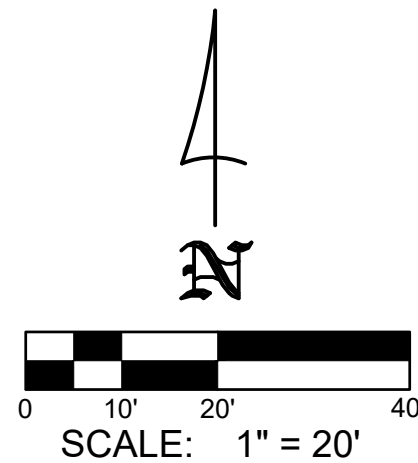
SHEET NUMBER

C-7



PASSENGER CAR (TYPICAL)
ILDOT 2014 (US)

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.5

[illegible]

PRELIMINARY ENGINEERING

OR

CAR WASH FACILITY

66 S. MILWAUKEE AVE
WHEELING, IL 60090

DESIGNED BY:	J.T.M.
DRAWN BY:	K.S.B.
DATE:	07/13/2018
PROJECT #:	1517

SHEET TITLE

FIRE TRUCK TURNING EXHIBIT

SHEET NUMBER

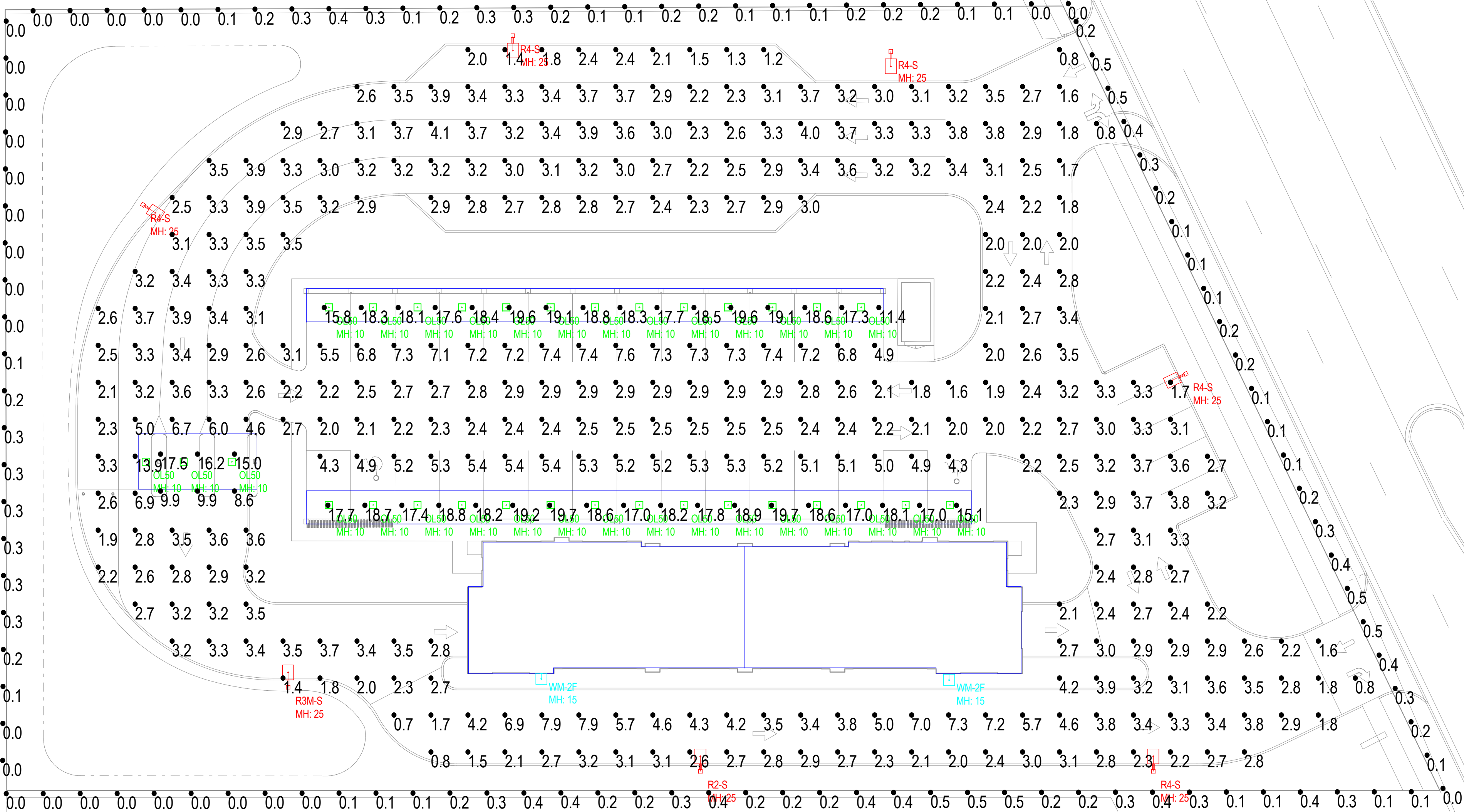
C-8

TYPE R: 25'0" MOUNTING HEIGHT
TYPE WM: 15'0" MOUNTING HEIGHT
TYPE BX9: 10'0" MOUNTING HEIGHT

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	Luminaire Watts	Arr. Lum. Lumens	LLF
	1	R2-S	SINGLE	RZR-PLED-II-80LED-700mA-NW-HS	173.6	15715	0.920
	1	R3M-S	SINGLE	RZR-PLED-III-80LED-700mA-NW-HS	173.6	15899	0.920
	5	R4-S	SINGLE	RZR-PLED-IV-80LED-700mA-NW-HS	173.6	16422	0.920
	2	WM-2F	SINGLE	RZR-WM2-PLED-II-FR-40LED-350mA-NW	42.7	6112	0.920
	31	OL50	SINGLE	OLCS-050-UNV-40-SYM	52	5500	0.900

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CANOPIES 1-2	Illuminance	Fc	18.00	19.7	11.4	1.58	1.73
CANOPY 3	Illuminance	Fc	12.85	17.5	8.6	1.49	2.03
PARKING LOT	Illuminance	Fc	3.32	13.9	0.7	4.74	19.86
PROPERTY LINE	Illuminance	Fc	0.18	0.5	0.0	N.A.	N.A.

Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	OL50	266.75	221.5	10	90	0
2	OL50	278.75	221.5	10	90	0
3	OL50	290.75	221.5	10	90	0
4	OL50	302.75	221.5	10	90	0
5	OL50	314.75	221.5	10	90	0
6	OL50	326.75	221.5	10	90	0
7	OL50	338.75	221.5	10	90	0
8	OL50	350.75	221.5	10	90	0
9	OL50	362.75	221.5	10	90	0
10	OL50	374.75	221.5	10	90	0
11	OL50	386.75	221.5	10	90	0
12	OL50	398.75	221.5	10	90	0
13	OL50	410.75	221.5	10	90	0
14	OL50	422.75	221.5	10	90	0
15	OL50	434.75	221.5	10	90	0
16	OL50	266.75	275	10	90	0
17	OL50	278.75	275	10	90	0
18	OL50	290.75	275	10	90	0
19	OL50	302.75	275	10	90	0
20	OL50	314.75	275	10	90	0
21	OL50	326.75	275	10	90	0
22	OL50	338.75	275	10	90	0
23	OL50	350.75	275	10	90	0
24	OL50	362.75	275	10	90	0
25	OL50	374.75	275	10	90	0
26	OL50	386.75	275	10	90	0
27	OL50	398.75	275	10	90	0
28	OL50	410.75	275	10	90	0
29	OL50	240.5	233.25	10	0	0
30	OL50	217.25	233.25	10	0	0
31	OL50	227.5	233.25	10	0	0
32	R2-S	367.25	149.5	25	90	0
33	R3M-S	255.75	172.25	25	90	0
34	R4-S	316.5	348.5	25	270	0
35	R4-S	418.75	344.25	25	270	0
36	R4-S	489.75	149.5	25	90	0
37	R4-S	216.5	302.75	25	327.482	0
38	R4-S	498.5	257	25	205.292	0
39	WM-2F	324.25	176	15	270	0
40	WM-2F	434.5	175.75	15	270	0



U.S. ARCHITECTURAL & SUN VALLEY
LIGHTING
660 W AVE O PALMDALE CA 93551
(661) 233-2000

NOTES:
See schedule for luminaire specifications.
Luminaire Symbols are not to scale.
Varying the position, mounting height,
or orientation from what is specified in this
drawing will invalidate the calculation performed.

Exhibit received July 23, 2018

DRAWN BY: L.C.P.
AGENCY: PG enlighten
Date: 7/17/2018
SCALE: 1" = 20'

Point-By-Point Illuminance Calculation
(At Grade)
CAR WASH
966 MILWAUKEE AVE - WHEELING, IL

Canopy / Soffit Series

The OLCS series combines the rugged look of yesterday's HID fixtures with smoother style features like radius corners and a contoured low profile lens, which minimizes up light. Optical performance is achieved with LG or Seoul brand surface mount LED's and an efficient refractive lens. These luminaires can be surface or pendant mounted and are ideal for canopy and soffit applications. LED life is assured through efficient thermal coupling and dissipation via a durable, pressure die cast, low-copper alloy, aluminum housing. Engineered to last, all gaskets are anti-UV, anti-aging with no harmful out-gassing. Luminaires are available in 4000K or 5000K, a number of color finishes, optional occupancy sensors and surge protectors.



FEATURES

- LG ® or Seoul ® Brand LED's
- Color Temperature: 4000K & 5000K (other CCT's are available upon request)
- CRI: 80
- Lumen Maintenance: L70 = 50,000 hours (at 25° C)
- Full Cutoff (meets IDA criteria)
- Operating Temperature: -40C (-40F) to 40C (104F)
- Durable All Aluminum Pressure Die Cast Housing
- Long Life Durable Powder Coat Finish
- (custom/other RAL colors are available upon request)
- IP65 Rated (wet listed)
- Mounting: Surface or Pendant (hook & plug also available upon request)

ELECTRICAL SPECIFICATIONS

- Power Input: 120-277V (347V & 480V optional for 40W, 60W, & 75W)
- Drive Currents: 40W = 1050 mA; 50W = 1200 mA; 60W = 1500mA; 75W = 1875 mA
- Efficacy: 40W, 50W, 60W, 75W = 110 lm/W
- Power Factor: > 90%
- THD: < 15%
- Surge Protection: 10 kV (optional)
- Control Options: 0-10V Dimming; Occupancy Sensor; (2 or 3 step dimming & on/off); Photocell (button type)



TEST & CERTIFICATIONS

- ETL (UL 1598)
- CSA (C22.2 No.250.0)
- RoHS Compliant
- Design Lights Consortium (Standard)

WARRANTY

- 5-Year Warranty (parts or replacement)

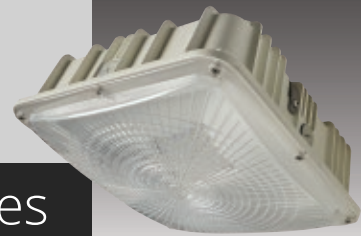
PERFORMANCE SPECIFICATIONS

Lens Type	Model / Wattage	Lumens	
		4000K	5000K
Type SYM	OLCS - 040	4,400	4,400
	OLCS - 050	5,500	5,500
	OLCS - 060	6,600	6,600
	OLCS - 075	8,250	8,250

Drive Current	Wattage	Drive Current	Wattage
1050 mA	40	1200 mA	50
Current (A) @ 120V	.33	Current (A) @ 120V	0.42
Current (A) @ 208V	0.19	Current (A) @ 208V	0.24
Current (A) @ 240V	0.17	Current (A) @ 240V	0.21
Current (A) @ 277V	0.14	Current (A) @ 277V	0.18
Current (A) @ 347V	0.12	Current (A) @ 347V	N/A
Current (A) @ 480V	0.08	Current (A) @ 480V	N/A

Drive Current	Wattage	Drive Current	Wattage
1500 mA	60	1875 mA	75
Current (A) @ 120V	0.50	Current (A) @ 120V	0.63
Current (A) @ 208V	0.29	Current (A) @ 208V	0.36
Current (A) @ 240V	0.25	Current (A) @ 240V	0.31
Current (A) @ 277V	0.22	Current (A) @ 277V	0.27
Current (A) @ 347V	0.17	Current (A) @ 347V	0.22
Current (A) @ 480V	0.13	Current (A) @ 480V	0.16

Exhibit received July 23, 2018



Canopy / Soffit Series

ORDERING INFORMATION

EXAMPLE: OLCS-060-UNV-50-SYM-PM-WH-DM-OS-ST18

SERIES	WATTAGE	VOLTAGE	COLOR TEMP	DISTRIBUTION	MOUNT	FINISH	CONTROL / OPTIONS
OLCS = Optec LED Canopy/ Soffit	040 = 40W (1050 mA) 050 = 50W (1200 mA) 060 = 60W (1500 mA) 075 = 75W (1875 mA)	UNV = 120-277V 347 = 347V * 480 = 480V *	40 = 4000K 50 = 5000K	SYM = Symmetrical	SM = Surface Mount PM = Pendant Mount **	WH = White BZ = Dark Bronze BL = Black SL = Silver CC = Custom Color	DM = 0-10V Dimming OS = Occupancy Sensor *** PC = Photocell On/Off Only SP = 10 kV Surge Protector ST = Stem **** (xx = Specify Length in Inches)

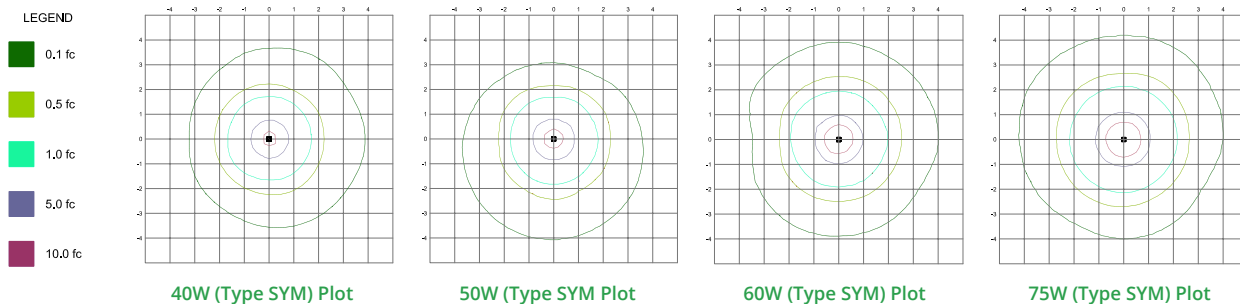
* Available for 40W, 60W & 75W

** Accepts Schedule 40
3/4" NPT Stem (See Options for Stem Ordering)

*** 2 or 3 Step Dimming & On/Off
**** Schedule 40, 3/4" NPT Stem 1" Thread Length Both Ends Finish = Plated/Galvanized

PHOTOMETRIC PERFORMANCE

Isofootcandle plots = OLCS Models in 5000K CCT @ 10' (3.048 m) mounting height. Distances are in units of mounting height.

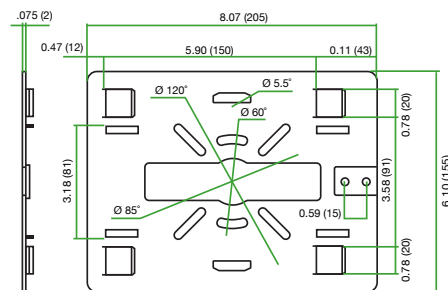


Published luminaire photometric testing performed to IESNA-79-08 standards

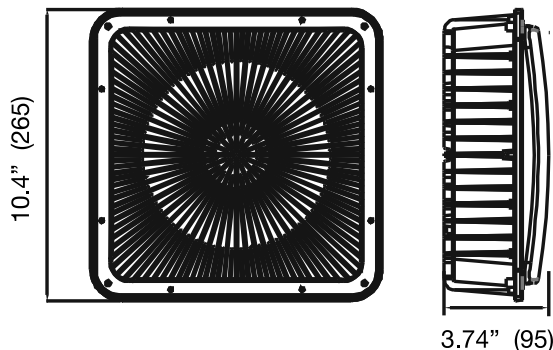
DIMENSIONS, WEIGHTS & MOUNTINGS

Wattage	40W	50W	60W	75W
Length (in" / mm)	10.4" / 265	10.4" / 265	10.4" / 265	10.4" / 265
Width (in" / mm)	10.4" / 265	10.4" / 265	10.4" / 265	10.4" / 265
Height (in" / mm)	3.74" / 95	3.74" / 95	3.74" / 95	3.74" / 95
Weight (lbs / kg)	5.62 / 2.55	5.73 / 2.60	5.84 / 2.65	6.17 / 2.8

Mounting Details



Bracket Dimensions



Mounting Plate



Installed

SOLID STATE AREA LIGHTING

RAZAR SERIES-LED

S P E C I F I C A T I O N S

PROJECT NAME: _____

PROJECT TYPE: _____

OPTICAL HOUSING

Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance $\pm .002"$) to facilitate thermal transfer of heat to housing and cooling fins. Solid barrier wall separates optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188".

ELECTRICAL HOUSING w/ INTEGRATED ARM

Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

PLED™ OPTICS

Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

LED DRIVER(S)

Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

LED EMITTERS

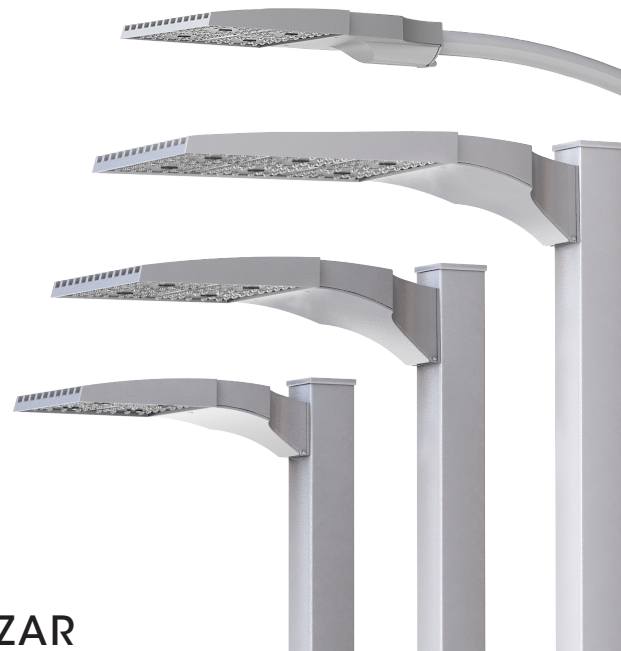
High output LED's are utilized with drive currents ranging from 350mA to 1050mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

FINISH

Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

MAST ARM FITTER/ELECTRICAL HOUSING

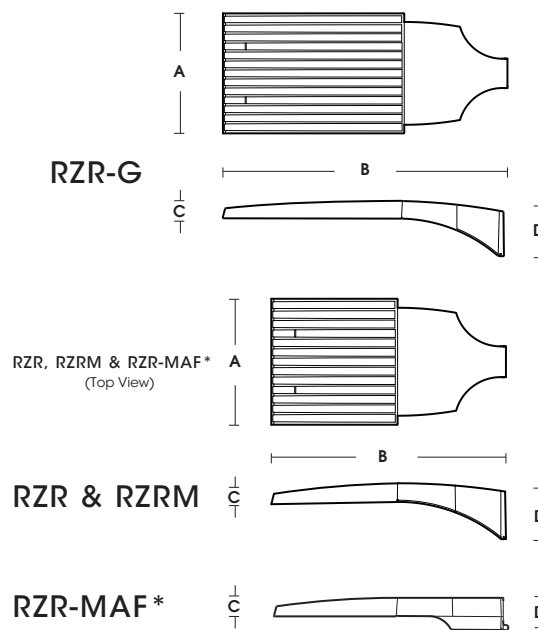
Replaces standard Electrical Housing. Fits standard 2 3/8" O.D. horizontal tenon. Two (2) straps with two (2) bolts each encircle the lower half of the tenon. Upper half of the tenon rests on self-centering steps that position the angle of the luminaire at 0°, +1.5°, +1.5° or +3° up from the horizontal. All hardware is stainless steel.



RAZAR

(MODELS: RZRM, RZR, RZR-G & RZR-MAF*)

PATENT PENDING



FIXTURE	A	B	C	D
RZR-G	15" 381mm	36.5" 927mm	3" 76mm	7" 187mm
RZR	14.75" 375mm	28.25" 718mm	2.75" 70mm	6.5" 165mm
RZRM	11.5" 292mm	22" 559mm	2.5" 64mm	5.25" 133mm
RZR-MAF	15" 381mm	28.25" 724mm	2.5" 64mm	4" 102mm

* DLC PENDING AS OF 7/17



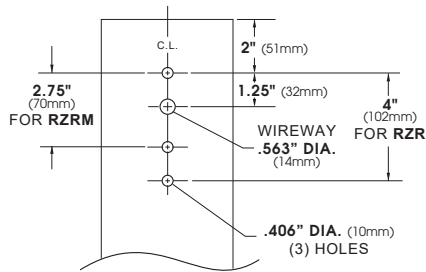
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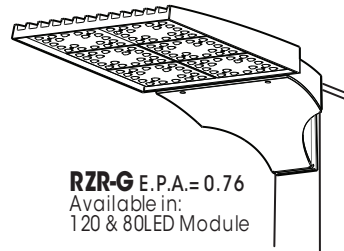
RAZAR SERIES-LED

S P E C I F I C A T I O N S

POLE DRILLING TEMPLATE

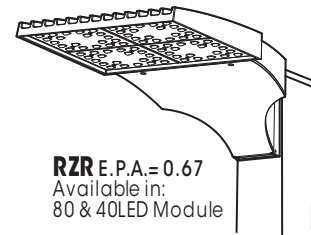


PLED® MODULES



RZR-G E.P.A.= 0.76
Available in:
120 & 80LED Module

120 LED Module

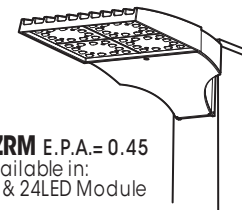


RZR E.P.A.= 0.67
Available in:
80 & 40LED Module

80 LED Module

Approximate Average Lumens – 4000K (Lumens median of all distributions)

	350mA			525mA			700mA			1050mA		
	Watts	Lumens	HID Eq.	Watts	Lumens	HID Eq.	Watts	Lumens	HID Eq.	Watts	Lumens	HID Eq.
24	28	3541	50	41	5058	70-100	53	6567	100	81	8773	150-175
40	45	5997	70-100	66	8653	100-150	87	10995	175	134	14647	200-250
48	55	7046	100	81	10018	150-175	105	12600	200	160	17566	250
80	87	11622	175-200	131	16736	200-250	174	21235	400	266	28190	450-575
120	127	17405	250	195	24860	450	260	31592	575-750	396	43323	750-1000



RZRM E.P.A.= 0.45
Available in:
48 & 24LED Module

48 LED Module

Spec/Order Example: RZR/PLED-IV/80LED-700mA/CW/277/RAL-8019-S/10SP

S P E C / O R D E R I N G I N F O R M A T I O N

MODEL	OPTICS	LED MODE			VOLTAGE	FINISH	OPTIONS
MODEL	OPTICS	LED MODE			VOLTAGE	FINISH	OPTIONS
☐ RZR-G	☐ TYPE II PLED-II	NO. LEDs RZR-G ☐ 120LED ☐ 80LED	DRIVE CURRENT ☐ 350mA ☐ 525mA ☐ 700mA ☐ 1050mA	COLOR TEMP - CCT ☐ NW (4000K)* *STANDARD ☐ CW (5000K) ☐ WW (3000K) CONSULT FACTORY FOR OTHER LED COLORS	☐ 120 ☐ 208 ☐ 240 ☐ 277 ☐ 347 ☐ 480	STANDARD TEXTURED FINISH ☐ BLACK RAL-9005-T ☐ WHITE RAL-9003-T ☐ GREY RAL-7004-T ☐ DARK BRONZE RAL-8019-T ☐ GREEN RAL-6005-T FOR SMOOTH FINISH REPLACE SUFFIX "T" WITH SUFFIX "S" (EXAMPLE: RAL-9005-S) CONSULT FACTORY FOR CUSTOM COLORS	☐ HIGH-LOW DIMMING FOR HARDWIRED SWITCHING OR NONINTEGRATED MOTION SENSOR HLSW ☐ INTERNAL HOUSE SIDE SHIELD ... HS-PLED ☐ PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) ... PC+V ☐ TWIST LOCK PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) ... TPC+V ☐ TWIST LOCK RECEPTACLE ONLY ... TPR ☐ 7-PIN TWIST LOCK RECEPTACLE ONLY ... TPR7 ☐ SINGLE FUSE (120V, 277V, 347V) ... SF ☐ DOUBLE FUSE (208V, 240V, 480V) ... DF ☐ STEP DIM MOTION SENSOR (PROGRAMMED 50/100) MS-F211 ☐ REMOTE MOTION SENSOR CONFIGURATOR MS-FC10
☐ RZR	☐ TYPE II MEDIAN ILLUMINATOR PLED-II-ML	RZR ☐ 80LED ☐ 40LED					
☐ RZR-MAF*	☐ TYPE III MED. PLED-III-M						
☐ RZRM	☐ TYPE III WIDE PLED-III-W	RZRM ☐ 48LED ☐ 24LED					
	☐ TYPE IV PLED-IV						
	☐ TYPE IV PLED-IV-FT						
	☐ TYPE V NARROW PLED-V-SQ-N						
	☐ TYPE V MED. PLED-V-SQ-M						
	☐ TYPE V WIDE PLED-V-SQ-W						

*DLC PENDING AS OF 7/17



RAZAR SERIES-LED

LED/ELECTRICAL GUIDE

LED COUNT	SOURCE TYPE	SOURCE	INITIAL LUMENS - 4000K CCT	INITIAL LUMENS - 3000K CCT	INITIAL LUMENS - 5000K CCT	L70 GREATER THAN (HR)	STARTING TEMP.	SYSTEM WATTS	VOLTS	MAX INPUT AMPS
24	LED	24 PLED® Optical Module - 350mA	3,298 - 3,784	3,133 - 3,595	3,463 - 3,973	60,000+	-20°F	29	120 277	0.24 0.10
24	LED	24 PLED® Optical Module - 525mA	4,711 - 5,405	4,475 - 5,135	4,947 - 5,675	60,000+	-20°F	42	120 277	0.34 0.15
24	LED	24 PLED® Optical Module - 700mA	6,023 - 6,911	5,722 - 6,565	6,324 - 7,256	60,000+	-20°F	56	120 277	0.45 0.20
24	LED	24 PLED® Optical Module - 1050mA	8,171 - 9,375	7,762 - 8,906	8,580 - 9,844	60,000+	-20°F	82	120 277	0.68 0.30
40	LED	40 PLED® Optical Module - 350mA	5,585 - 6,408	5,306 - 6,088	5,864 - 6,729	60,000+	-20°F	43	120 277	0.38 0.17
40	LED	40 PLED® Optical Module - 525mA	8,059 - 9,246	7,656 - 8,784	8,462 - 9,709	60,000+	-20°F	65	120 277	0.55 0.24
40	LED	40 PLED® Optical Module - 700mA	10,240 - 11,749	9,728 - 11,162	10,752 - 12,337	60,000+	-20°F	87	120 277	0.73 0.32
40	LED	40 PLED® Optical Module - 1050mA	13,642 - 15,652	12,960 - 14,870	14,324 - 16,435	60,000+	-20°F	128	120 277	1.12 0.49
48	LED	48 PLED® Optical Module - 350mA	6,562 - 7,529	6,234 - 7,153	6,890 - 7,909	60,000+	-20°F	53	120 277	0.46 0.20
48	LED	48 PLED® Optical Module - 525mA	9,330 - 10,705	8,864 - 10,170	9,797 - 11,240	60,000+	-20°F	79	120 277	0.68 0.29
48	LED	48 PLED® Optical Module - 700mA	11,735 - 13,464	11,148 - 12,791	12,322 - 14,137	60,000+	-20°F	106	120 277	0.88 0.38
48	LED	48 PLED® Optical Module - 1050mA	16,360 - 18,771	15,542 - 17,832	17,178 - 19,709	60,000+	-20°F	160	120 277	1.33 0.58
RZR										
80	LED	80 PLED® Optical Module - 350mA	10,824 - 12,419	10,283 - 11,798	11,365 - 13,040	60,000+	-20°F	86	120 277	0.75 0.33
80	LED	80 PLED® Optical Module - 525mA	15,587 - 17,884	14,808 - 16,990	16,366 - 18,778	60,000+	-20°F	130	120 277	1.10 0.48
80	LED	80 PLED® Optical Module - 700mA	19,767 - 22,680	18,779 - 21,546	20,755 - 23,814	60,000+	-20°F	174	120 277	1.45 0.63
80	LED	80 PLED® Optical Module - 1050mA	26,255 - 30,124	24,942 - 28,618	27,568 - 31,630	60,000+	-20°F	257	120 277	2.22 0.96
RZR-G										
80	LED	80 PLED® Optical Module - 350mA	10,950 - 12,564	10,403 - 11,936	11,498 - 13,192	60,000+	-20°F	87	120 277	0.75 0.33
80	LED	80 PLED® Optical Module - 525mA	15,735 - 18,054	14,948 - 17,151	16,522 - 18,957	60,000+	-20°F	129	120 277	1.10 0.48
80	LED	80 PLED® Optical Module - 700mA	20,074 - 23,032	19,071 - 21,881	21,078 - 24,184	60,000+	-20°F	174	120 277	1.45 0.63
80	LED	80 PLED® Optical Module - 1050mA	27,651 - 31,725	26,268 - 30,139	29,033 - 33,311	60,000+	-20°F	266	120 277	2.22 0.96
120	LED	120 PLED® Optical Module - 350mA	16,211 - 18,599	15,400 - 17,669	17,021 - 19,529	60,000+	-20°F	130	120 277	1.06 0.46
120	LED	120 PLED® Optical Module - 525mA	23,154 - 26,566	21,996 - 25,238	24,312 - 27,894	60,000+	-20°F	192	120 277	1.63 0.70
120	LED	120 PLED® Optical Module - 700mA	29,424 - 33,760	27,953 - 32,072	30,895 - 35,448	60,000+	-20°F	260	120 277	2.17 0.94
120	LED	120 PLED® Optical Module - 1050mA	40,350 - 46,296	38,333 - 43,981	42,368 - 48,611	60,000+	-20°F	398	120 277	3.33 1.43

- NOTES:**
1. Max Input Amps is the highest of starting, operating, or open circuit currents.
 2. Lumen values for LED Modules vary according to the distribution type. 80LED array appears in both the RZR and RZR-G models.
 3. System Watts includes the source watts and all driver components.
 4. Fuse value should be sufficient to protect all wiring components. For electronic driver and LED component protection, use surge suppressor supplied with luminaire.
Note: Surge suppressors are considered a perishable device.
 5. L70(10K) - TM-21 6x rule applied.

WARNING: All fixtures must be installed in accordance with local codes or the National Electrical Code. Failure to do so may result in serious personal injury.

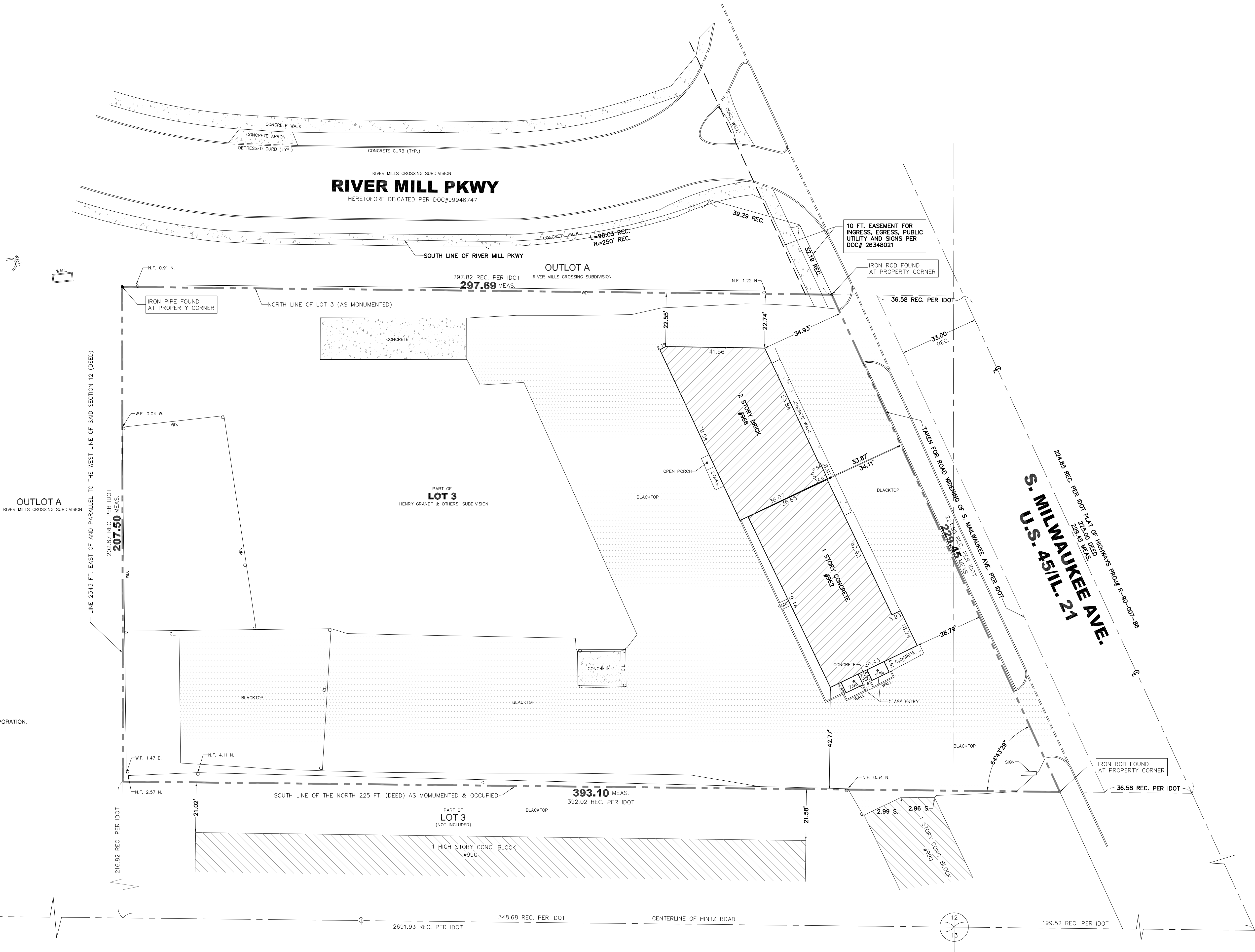


SPIEWAK CONSULTING
PROFESSIONAL DESIGN FIRM
LICENSE NO.: 184.006518
1030 W. HIGGINS RD. SUITE 218 PARK RIDGE, IL 60068
phone: (773) 853-2672
phone: (630) 351-9489
www.landsurveyors.pro
andrew@landsurveyors.pro

PLAT OF SURVEY

by
ANDREW SPIEWAK LAND SURVEYOR, INC.
of

THE NORTH 225 FEET (MEASURED IN THE CENTER OF MILWAUKEE AVENUE) OF THAT PART OF LOT 3, LYING EAST OF A LINE 2343 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 12 IN HENRY GRANDT AND OTHERS' SUBDIVISION OF THAT PART OF THE SOUTH 1420.62 FEET OF SECTION 12, WEST OF THE CENTER OF MILWAUKEE AVENUE AND A PART OF THE NORTH 1/2 OF SECTION 13, ALL IN TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION FILED IN THE REGISTRAR'S OFFICE OF COOK COUNTY, ILLINOIS, JANUARY 29, 1923, AS DOCUMENT 172867, IN COOK COUNTY, ILLINOIS



STATE OF ILLINOIS) s.s.
COUNTY OF COOK)
ANDREW SPIEWAK LAND SURVEYOR, INC. A PROFESSIONAL DESIGN FIRM,
LAND SURVEYING CORPORATION, LICENSE NO.: 184.006518
HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION
AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE
ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT
REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

FIELD WORK WAS COMPLETED ON 9th DAY OF JULY A.D. 20 18.
CHICAGO, ILLINOIS, DATE OF PLAT 23rd DAY OF JULY A.D. 20 18.

BY Andrzej F. Spiewak
ILLINOIS PROFESSIONAL LAND SURVEYOR ANDRZEJ F. SPIEWAK LICENSE NO. 035.003178
LICENSE EXPIRES 11/30/2018
PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION,
LICENSE NO. 184.006518 EXPIRES 04/30/2019

COMMONLY KNOWN AS:
968 S. MILWAUKEE AVE.
WHEELING, IL 60090
P.I.N. 03-12-300-040-0000
LAND AREA ± 71,663 sq. ft.

Legend
WD = WOOD FENCE CL = CHAIN LINK
N.F. = NORTH FACE S.F. = SOUTH FACE
W.F. = WEST FACE E.F. = EAST FACE
I.P. = IRON PIPE I.R. = IRON ROD
I.F. = IRON FENCE
M.B. = MEASURED REC. = RECORD
● IRON ROD FOUND ○ IRON ROD SET
● IRON PIPE FOUND ○ IRON PIPE SET
+ CROSS FOUND & SET --- PROPERTY LINE

SCALE: 1 INCH EQUALS 20 FEET.
DISTANCES ARE MARKED IN FEET AND DECIMAL
PARTS THEREOF.

ORDERED BY: MICHAEL ELLIOTT
COMPANY OR ORGANIZATION: TERRA CONSULTING GROUP, LTD.

SURVEYED BY: JG MS
DRAWN BY: AM
CHECKED BY: AFS

PROJECT No: 253-18

Exhibit received July 23, 2018

THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL



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

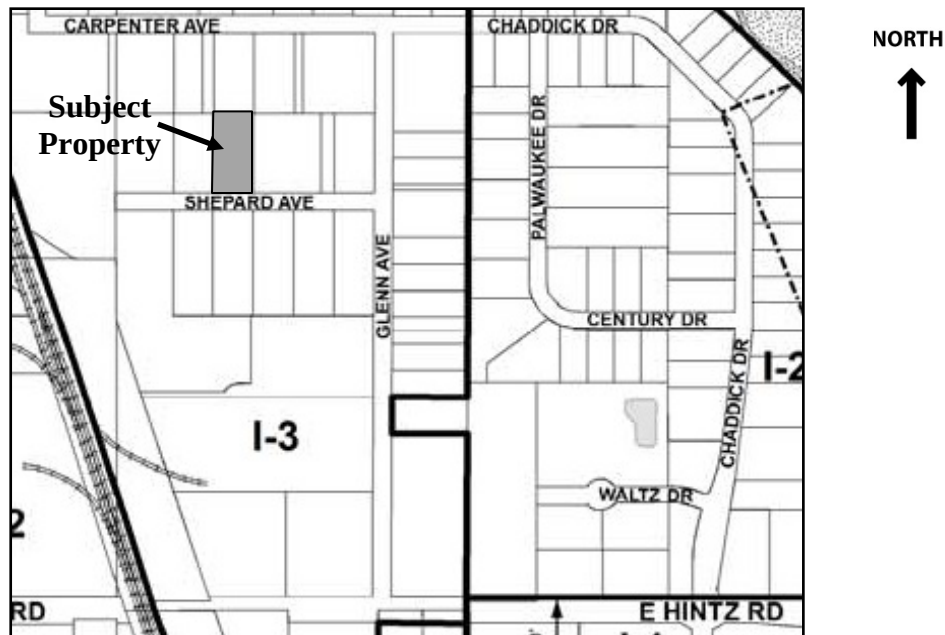
RE: **Docket No. 2018-24A&B**
Auto Cars Imports
170 Shepard
(2018-24A) Variation from Title 19, Zoning, Regarding
Required Parking
(2018-24B) Special Use-Site Plan Approval of a Light
Motor Vehicle Repair Facility

DATE OF REPORT: September 7, 2018

DATE OF MEETING: September 13, 2018

PROJECT OVERVIEW: The petitioner is seeking multiple zoning actions to establish a light motor vehicle repair shop at an existing multi-tenant industrial building at 170 Shepard Avenue. The petitioner requests special use approval for a light motor vehicle repair facility and is seeking a zoning variation to reduce the required amount of parking for the proposed use.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant Name: Auto Cars Imports LTD.

Property Owner: Ryan McNaughton, Court Appointed Receiver

<u>Common Location:</u>	Located on the north side of Shepard Avenue, which is west of Glenn Avenue
<u>Neighboring Property Land Use(s):</u>	North: Industrial West: Industrial South: Industrial East: Industrial
<u>Comprehensive Plan Designation:</u>	Industrial
<u>Property Size:</u>	44,850 sq. ft. (property); 21,000 sq. ft. (building); 10,200 sq. ft. (subject unit).
<u>Existing Use of Property:</u>	Vacant
<u>Proposed Use of Property:</u>	Light Motor Vehicle Repair Facility
<u>Existing Property Zoning:</u>	I-3 General Industrial District
<u>Previous Zoning Action on Property:</u>	Ord. No. 2490 granted a zoning variation for the height of a cell tower structure (11/7/1988). Ord. No. 2491 granted a special use for a cell tower (11/7/1988). Ord. No. 3498 granted a zoning variation for the height of a cell tower structure (10/16/2000). Ord. No. 3542 granted a special use for a cell tower (4/9/2001).

DESCRIPTION OF PROPOSAL

The tenant, Auto Cars Imports, which is an auto repair shop that is relocating from Northbrook, is seeking two zoning requests:

1. Special use-site plan approval for a light motor vehicle repair facility; and
2. A zoning variation to reduce the amount of required parking for a light motor vehicle repair facility.

The applicant intends to occupy approximately half of the building. A total of eight vehicle lifts for vehicle repair are illustrated on the floor plan. No outdoor storage is planned. Outdoor parking is available on the west side of the building and in front of the building. All auto repair work will be conducted indoors. The hours of operation are Monday through Friday, 8am to 6pm. There are eight employees. No exterior building or site changes are proposed.

SITE PLAN REVIEW

Scale of site plan: 1 = 20'

General site layout: No changes are proposed.

Floor plan: The floor plan identifies a mix of uses within the unit including office, warehouse, and auto repair. A total of eight auto repair lifts are included in the facility. The applicant has identified several large areas adjacent to the lifts as warehouse space. Staff disagrees with this label and believes it should be identified as auto repair space due to the proximity to the lifts and the need for

the cars to maneuver in this space to access the overhead garage doors. It is also possible that other vehicles may be staged in these areas. Staff has computed the total uses of the unit as follows:

- Auto repair – 5,800 sq. ft.
- Warehouse – 3,600 sq. ft.
- Office – 800 sq. ft.

Total Number of Parking Spaces: There are only 24 outdoor parking stalls on the property. The notes on the site plan indicate that all outdoor parking is shared, except for two stalls that are specifically allocated to units. Six are located in the front yard and the remaining 18 stalls are located on the west side of the property. The rear and east side of the building must remain clear as a fire lane. There is one existing tenant and a vacant unit in the building. These non-auto repair units are counted at a parking ratio of 2/1,000 sq. ft., which is the parking requirement for spec industrial and for manufacturing uses. For a total of 10,800 sq. ft., these other units at the subject property require 22 spaces by code.

An auto repair shop is proposed for the remaining 10,200 sq. ft. of space. The specific uses of the subject unit have been identified under the floor plan section of the staff report. Auto repair requires parking at 6/1,000 sq. ft. plus one space for each employee (eight) during peak shift. This equates to 42.8 spaces. The warehouse portion of the subject unit requires parking at 1/1,000 sq. ft., which equates to 3.6 spaces. The office portion of the subject unit requires parking at 4/1,000 sq. ft., which equates to 3.2 spaces. The total parking requirement for the subject unit is 50 parking stalls.

In addition to the existing 24 on-site parking stalls, the proposed use includes eight auto repair lifts. If these lifts are counted as parking stalls, as they can absorb one vehicle each, then the total available parking spaces for the subject property is 32.

In sum, the subject property requires 50 spaces for the proposed auto repair business and 22 spaces for the remaining units, which totals 72 parking stalls. A total of 32 parking stalls will be provided. Therefore, the total required parking variation for the proposed use is 40.

Bicycle parking: There is no existing or proposed bicycle parking.

Lighting: No changes are proposed to the existing site lighting. Since no site changes are proposed, it is likely that the existing lighting is adequate for the proposed use.

Trash Enclosure: There is no existing or planned trash enclosure. The dumpster for the subject unit is located at the northwest corner of the building. The Plan Commission may wish to ask the petitioner if storing the trash container indoors is viable. If not, an enclosure should be required for the outdoor trash container.

Landscaping: A landscape plan is not provided. The cover letter indicates general maintenance to the site landscaping will be the responsibility of the applicant. In addition, the cover letter states the applicant “will beautify the property with seasonal flowers and plants.” The Plan Commission may wish to discuss if a landscape plan shall be required.

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.)

“Auto Cars Imports has been a family owned business with top ratings and reviews for over 50 years. Our services would benefit and support the nigh number of residents and employees of the community, who utilize one or more vehicles. The business brings experienced automotive mechanics that have been with the company for many years.”

As noted by the petitioner’s description above, the proposed tenant will provide an experienced light auto repair facility for the residents and businesses of Wheeling.

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.)

“Auto Cars Imports has great respect for their customers and neighbors alike, business or residential. We do not utilize tools or machines that disrupt in any way. Our customers who utilize our waiting area are able to have a quiet peaceful experience, no less our neighbors outside the building. We will not alter the character of the area but will work with the Village, our neighbors, the residents to only make it better. The business will be in an industrial area with the proper zoning.”

The immediate vicinity is all zoned I-3 General Industrial District with a mix of light, medium and heavy industrial uses. Provided the applicant demonstrates adequate parking is provided, the proposed vehicle repair facility will be complementary to the existing uses.

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 proposed Special Use Permit will not hinder any development of the surrounding area. We have found a property that isn’t too small for our business but a property that we believe will fit the business perfectly, with room to grow and advance. We do not anticipate any conflicts with the adjacent properties, matter of fact we expect quite the opposite and welcome any feedback to work hand in hand with our neighbors. When shop noise is created, it is only during business hours and kept to a minimum with no outside distractions.”

Prior to making a determination that this standard is met, the Plan Commission should discuss if the size and intensity of the proposed use is met by adequate parking for customers, employees, and vehicle storage.

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 existing structure of the building will not be altered. The property will be well maintained (i.e. landscaping, snow removal) regularly. The business will not prevent the development of adjacent property or any other business.”

There is limited landscaping on site. The Plan Commission should discuss if additional landscaping is required.

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?)

“There are no homes for parking to be a concern. Adequate parking is within this property. The driveways are assigned for safe access, in and out of the business property. No congestion will be caused from the day to day operations of the business as we have a system in place for vehicle drop-off and pick-up service. No visitors nor employees will need to access the site through residential streets.”

A substantial parking variation is required for the proposed special use. The proposed use has a parking requirement of 50. However, there are only 32 parking spaces provided. These 32 spaces must also be shared with the remaining 10,800 sq. ft. of tenant space.

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.)

“Per Village requirements, a special use permit is required for automotive repair. Therefore, without the permit our business could not operate.”

In addition to the proposed special use, the petitioner is requesting a variation from the required amount of parking for a light motor vehicle repair facility.

STANDARDS FOR VARIATION

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

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

"The hardship of not having a special use permit would mean that Auto Cars Imports could not operate as a business at this location. This would be more than inconvenience; it is a hardship on the business. Our business would fail at this location with the special use permit because we could not open the doors to the business and operate the day to day tasks."

There is very little open space on the property to build additional parking. At best, perhaps four additional parking spaces could be built in the front yard. But this would still result in the necessity of a parking variation for the proposed use.

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

"Auto Cars Imports is a specialty business that requires a Special Use Permit and a parking variation, without it we are unable to do business at this location. It would be a hardship to the business not to be granted a Special Use Permit. Other companies in the area are industrial also but do not require special use permits due to zoning already allowing their businesses to operate and not being a specialty business that needs a permit."

As described in the cover letter by the applicant, the business services an average of no more than 10 vehicles per day. Assuming parking is needed for the 10 customers that drop-off and pick-up their vehicles, the 10 vehicles serviced daily, and for the eight employees, the total demonstrated parking demand for the proposed use is 28, not 50 as required by code. However, this would still result in parking deficit for the property.

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

"There is no difficulty or hardship created by any person presently having an interest in the building/property located at 170 Shepard. The hardship is due to the specific business, automotive repair which requires a special use permit. Without the permit, we are unable to assist our customers and open our doors to the business."

The hardship is two-fold: First, the hardship was created by the original development of the property, which was likely intended for warehouse use (based upon its limited parking). Second, the hardship is created by the petitioner's desire to establish a light motor vehicle repair facility, which has a high parking demand.

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

“The property located at 170 Shepard will be unable to perform the day to day business without a special use permit, therefore not yielding a reasonable return or any return without it.”

If the variation is not granted, the petitioner will not be able to establish its proposed light motor vehicle repair use. As such, the subject unit will likely remain vacant.

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

“Granting the variance will not alter the essential characteristics of the locality. There is no construction or other use of the property that will change the appearance of the neighborhood or area. This property is located in an industrial area zoned for automotive repair and does not and will not affect the residential neighborhood what so ever.”

The applicant indicates the remaining parking on the property is adequate to accommodate the use. If this is not true, then vehicles may be parked haphazardly, perhaps encroaching onto the neighboring property or obstructing a fire lane. If on-site parking is not adequate, customers or employees of the subject unit or the neighboring units may also park on the street.

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

“There is already parking in place for this building and it will not be changed or altered. No structural changes will be made inside or outside the building. This is no concern for the safety of the public or our neighbors. No negative impact will be made on surrounding properties. The rear of the building (north side) will stay open and clear for emergency vehicles to pass through as needed. There will be no external noise, odor, light, or smoke from the everyday business. The only possible changes that we may want to improve on is the striping of the parking lot spaces in the future.

As noted above, if the parking is not adequate to support the operations of the proposed auto repair facility, then cars may be parked in areas that obstruct the fire lane, encroach onto the neighboring property, or on the public street.

STAFF REVIEW

Fire Department Review: The Fire Department has submitted comments dated September 5, 2018. Most of the comments can be addressed at time of building permit. Worth noting is that the Fire Department states the north side of the building shall be posted as a Fire Lane and that a parking space in front the building’s Fire Department Connection (FDC) shall be striped-out and posted as a fire lane. A condition of approval has been added to the motion for the variation to address the possible loss of a parking stall.

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

Impact on Adjacent Uses: The Plan Commission should discuss with the petitioner how parking will be managed and if it will have impacts on adjacent uses. Of notable concern is that there should also be available parking for the remaining 10,800 sq. ft. of tenant space on the subject property.

Staff Recommended Action: Staff's biggest concern is related to the size of the parking variation. Based on the review of the materials provided, Staff does not believe that the petitioner meets the standards for a variation. The use would need to be reduced in size or intensity in order for the parking demand to allow for the use of the remaining units in the building. Therefore, the operation would also need to be reduced in size/intensity to meet the standards for a Special Use.

Staff suggests that the Plan Commission also review the following:

- Determine the location of trash storage and if there is need for an enclosure; and
- Decide if a landscape plan is required.

PROPOSED MOTIONS

If the Plan Commission approves of the requested special use for a light motor vehicle repair facility and a parking variation, appropriate motions would be to:

Recommend approval of Docket No. 2018-24A, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11 General Development Standards, Chapter 19.11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading, Section E Parking Standards, Subsection 1 Minimum Required Parking per Land Use Category, and associated sections, to reduce the required parking for the proposed light motor vehicle repair facility, from fifty (50) to ten (10), for Auto Cars Imports, to be located at 170 Shepard Avenue, Wheeling Illinois.

And with the following condition of approval:

1. That the parking variation may be increased by one stall in order to meet the Fire Department fire lane requirements.

And recommend approval of Docket No. 2018-24B to grant special use-site plan approval for a light motor vehicle repair facility in accordance with the following exhibits submitted by Auto Cars Imports to be located at 170 Shepard Avenue, Wheeling, Illinois:

- Cover letter, August 9, 2018
- Site plan, August 2, 2018
- Floor Plan, August 13, 2018

And with the following conditions of approval:

1. *To be determined at the hearing...*


Andrew C. Jennings, AICP
Director of Community Development


Brooke A. Casolari
Senior Planner

Attachments: [Fire Department comments, 9.05.2018](#)

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

 [Cover letter](#)

 [Site plan](#)

 [Floor plan](#)

 [Plat of survey](#)



MEMO – Fire Prevention Bureau

TO: Brooke Casolari, Village Planner
FROM: Ronald S. Antor, Fire Inspector
CC: Andrew Jennings, Director of Community Development
Keith MacIsaac, Fire Chief
FPB File
DATE: September 5, 2018
SUBJECT: Proposed Auto Repair Facility – 170 Shepard Avenue – Auto Cars Imports – Plans received for review by the Fire Department, August 15, 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.
2. The drive along the north side of the building shall be posted as a “Fire Lane”.
3. The parking space in front of the building’s Fire Department Connection (FDC) shall be striped out and posted as a “Fire Lane” with parking prohibited in this area.

170 Shepard Avenue – Auto Cars Imports – Proposed Auto Repair Facility

1. Based on the documents submitted for review, the petitioner’s proposal is for conversion of existing warehouse and office space within an approved multi-tenant industrial building into an automotive repair facility. The petitioner’s proposed use would be classified as a (S) Storage Use Group occupancy as defined in the 2012 Editions of the International Building (IBC) and Fire Prevention Codes (IFC).
2. The petitioner’s tenant space is within an industrial warehouse building with an existing fire sprinkler system. The sprinkler system for this tenant space shall be installed/modified as required during the build-out of this tenant space in accordance with the 2012 Editions of the International Building and Fire Prevention Codes as amended by the Village of Wheeling.
3. The petitioner’s tenant space is within an industrial warehouse building with an existing fire alarm system. The fire alarm system for this tenant space shall be installed/modified as required during the build-out of this tenant space in accordance with the 2012 Editions of the International Building and Fire Prevention Codes as amended by the Village of Wheeling.
4. 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).
5. The petitioner and their tenant space will be required to comply with the Village’s Fire Prevention Code, specifically Section 2311 relating to Repair Garages.

Ms. Brooke Casolari

SUBJECT: Proposed Auto Repair Facility – 170 Shepard Avenue – Auto Cars Imports – Plans
received for review by the Fire Department, August 15, 2018.

September 5, 2018

Page 2

6. This review is not a review for issuance of a building permit and additional comments will be forthcoming in the permitting process.

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

Auto Cars Imports – 170 Shepard Avenue

Docket No. 2018-4A&B (Special Use-Site Plan Approval of a Light Motor Vehicle Repair Facility & a Zoning Variation to Reduce the Amount of Required Parking)



Existing conditions of property along Shepard Ave. (looking north)

Auto Cars Imports – 170 Shepard Avenue

Docket No. 2018-4A&B (Special Use-Site Plan Approval of a Light Motor Vehicle Repair Facility & a Zoning Variation to Reduce the Amount of Required Parking)



Existing conditions of west side of subject unit (looking northeast)

Auto Cars Imports – 170 Shepard Avenue

Docket No. 2018-4A&B (Special Use-Site Plan Approval of a Light Motor Vehicle Repair Facility & a Zoning Variation to Reduce the Amount of Required Parking)



Existing conditions of west side of subject unit (looking southeast)

Auto Cars Imports – 170 Shepard Avenue

Docket No. 2018-4A&B (Special Use-Site Plan Approval of a Light Motor Vehicle Repair Facility & a Zoning Variation to Reduce the Amount of Required Parking)



Existing conditions of east side of subject unit (looking southwest)

AUTO CARS IMPORTS

ADMIN@AUTOCARSIMPORTS.NET

847-724-4404

08/09/2018

To Whom it May Concern

Auto Cars Imports has been in business for over 50 years, servicing Chicago & the Northshore. We service both foreign and domestic vehicles. We deliver quality auto repair & maintenance services by professional & experienced technicians. We strive to offer exceptional service by communicating effectively with our customers.

The hours of operation for Auto Cars Imports are Monday thru Friday 8am-6pm. The current number of employees is 8.

There are no elevation plans or exterior changes being proposed.

Auto Cars Imports services an average of 8-10 vehicles per day. Parking for the business is sufficient as we are continuously rotating vehicles. Once service is completed on a vehicle, the customer either picks up their vehicle or it is delivered to their home or place of business.

Attached is a floor plan which has been labeled and color coded to visually differentiate the space within the building, warehouse, auto, & office space. Furthermore, I have listed the overall footage for each category and the space needed for each suite.

No outside automotive repair work is done outside of the building.

Landscaping will be kept up by Auto Cars Imports for the whole building, as the face of our business represents who we are. We will keep the bushes trimmed, the grass cut, and will beautify the property with seasonal flowers & plants. During the winter months, we will also take care of any snow removal. As of this point, we cut back the bushes and cleaned up some debris on the property. We will continue to remove the pallets by Suite B & debris to ensure that the property stays neat and organized.

The rear of the building (North side) will stay clear as a pass through from one side of the building to the other (East to West) for emergency vehicles and such.

If there are any further questions we can answer for you, please let us know.

Sincerely,

Steve Vago, President

Auto Cars Imports

Exhibit received August 9, 2018

REAR N

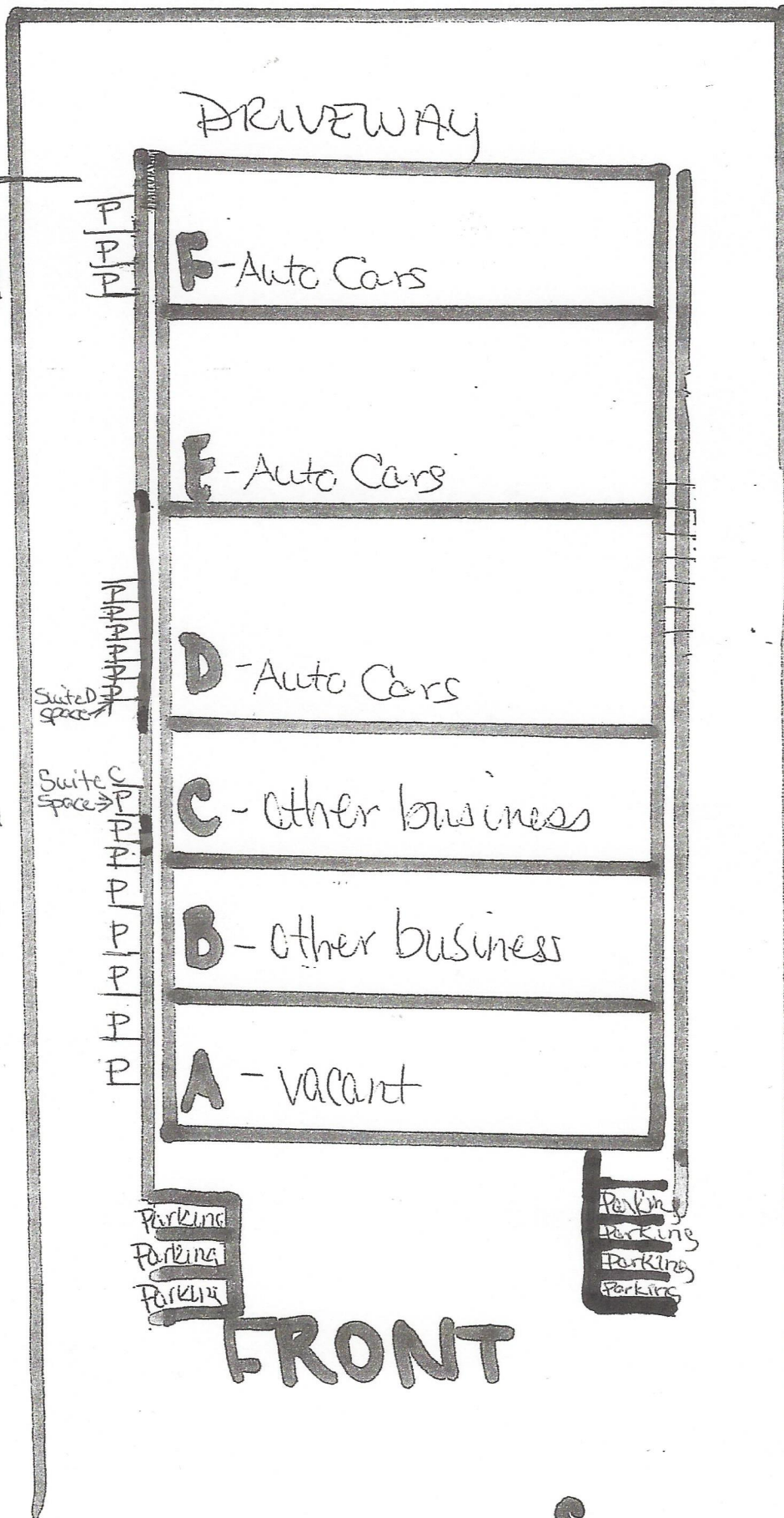
refuse
container
2 cu yards
Steel covered
container
keeping
placement
as is)

W

P = Parking
Spot

Parking is open
to all suites
EXCEPT 2 spaces
marked, 1 for
Suite C & 1 for
Suite D

NEIGHBOR



E

NEIGHBOR

S



CHICAGOLAND SURVEY COMPANY INC.

PROFESSIONAL DESIGN FIRM LICENSE NO: 184-005262 EXPIRES 04/30/2019

6501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447
CHICAGOLANDSURVEY@SBCGLOBAL.NET

PLAT OF SURVEY

PARENT PARCEL

A TRACT OF LAND BEING ALL OF LOT 9 IN BLOCK 3 IN AMERRLINE SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 3, 1964 AS DOCUMENT NO. 19062053, IN COOK COUNTY, ILLINOIS.

LEASED PREMISES

THAT PART OF LOT 9 IN BLOCK 3 IN AMERRLINE SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 3, 1964 AS DOCUMENT NO. 19062053, IN COOK COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 9; THENCE NORTH 00°17'44" EAST, A DISTANCE OF 88.50 FEET; THENCE NORTH 89°42'16" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°42'16" WEST, A DISTANCE OF 11.95 FEET; THENCE NORTH 00°17'44" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°42'16" EAST, A DISTANCE OF 11.95 FEET; THENCE SOUTH 00°17'44" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

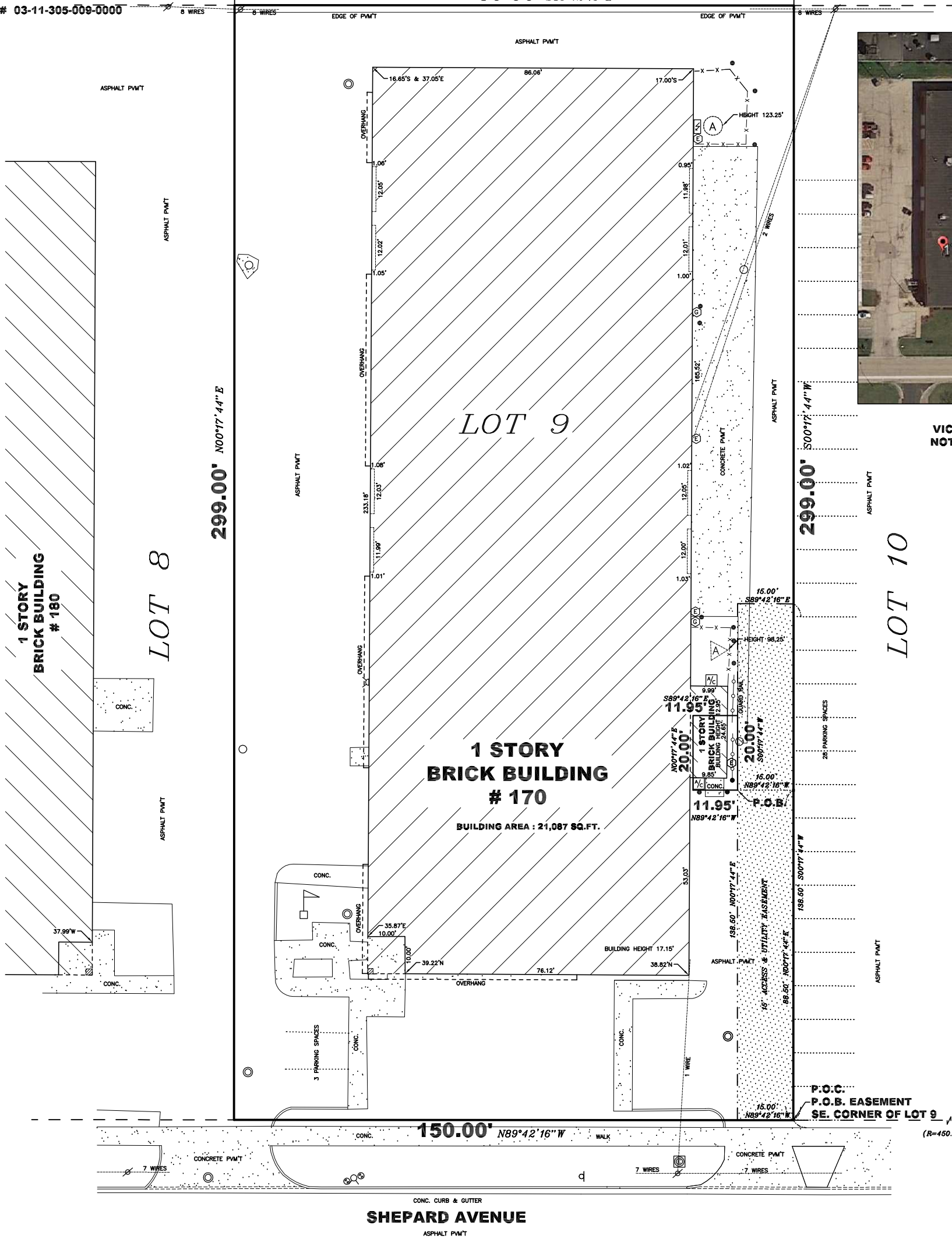
ACCESS AND UTILITY EASEMENT

THAT PART OF LOT 9 IN BLOCK 3 IN AMERRLINE SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 3, 1964 AS DOCUMENT NO. 19062053, IN COOK COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 9; THENCE NORTH 89°42'16" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 00°17'44" EAST, A DISTANCE OF 138.50 FEET; THENCE SOUTH 89°42'16" EAST, A DISTANCE OF 15.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 9; THENCE SOUTH 00°17'44" WEST ALONG THE EASTERLY LINE OF SAID LOT 9, A DISTANCE OF 138.50 FEET TO THE POINT OF BEGINNING.

PROPERTY KNOWN AS: 170 SHEPARD AVENUE, WHEELING, ILLINOIS.

P.I.N.# 03-11-305-009-0000

LOT 4
150.00' S89°42'16" E

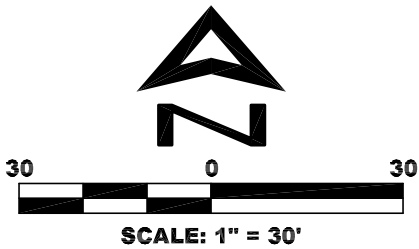


VICINITY MAP
NOT TO SCALE

LEGEND:

- | | |
|-------|------------------|
| N | NORTH |
| S | SOUTH |
| E | EAST |
| W | WEST |
| O.L. | ON LINE |
| ⊙ | MANHOLE |
| ⊙ | CATCH BASIN |
| ⊙ | POWER POLE |
| ⊙ | SIGN POLE |
| ⊙ | GUARD POST |
| ⊙ | GAS METER |
| ⊙ | WATER METER |
| ⊙ | ELECTRIC METER |
| ⊙ | ELECTRIC MANHOLE |
| ⊙ | ANTENNA |
| — | WOOD FENCE |
| -X-X- | CHAIN LINK FENCE |
| — | GUARD RAIL |
| — | PROPERTY LINE |
| — | LOT LINE |
| — | EASEMENT |
| — | EASEMENT AREA |
| — | FLAG POLE |
| — | SPRINKLER |

PROPERTY AREA= 44,850 SQ. FT. OR 1.0296 ACRES



ORDERED BY: STEVE VAGO
FILE NO.: 134-17/A

UPDATED 8/03/2018
FIELD WORK COMPLETED 7/30/2018



LICENSE EXPIRES
11/30/2018

STATE OF ILLINOIS }
COUNTY OF COOK } S.S.

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY ME, OR BY PERSONS UNDER MY DIRECT SUPERVISION AND CONTROL. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 6 TH. DAY OF AUGUST 2018.

BY:

Roger P. Jacob

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3384

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, August 23, 2018.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Powers and Ruffatto. Also present were Brooke Casolari, Senior Planner, James Ferolo, Village Attorney, Kyle Goetzelmann, Civil Engineer and Mr. Ron Antor, Fire Inspector.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A) [Docket No. SCBA 18-35](#)
Starbucks
351 W. Dundee Road
Appearance Approval of Wall and Drive-Through Signs

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

Approve Docket No. SCBA 18-35 to grant appearance approval for the proposed signs as shown on the 13 page sign package submitted August 15, 2018 for Starbucks, located at 351 W. Dundee Road, Wheeling Illinois.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A)** [Docket No. 2018-21](#)
 Blooming Minds STEAM Academy
 593 N. Wolf Road
 Special Use-Site Plan Approval of a Recreational and Instructional Facility

See Findings of Fact and Recommendation for Docket No. 2018-21.

Commissioner Dorband moved, seconded by Commissioner Blinova to approve Docket No. 2018-21 granting special use-site plan approval for a recreational and instructional facility in accordance with the following exhibits submitted July 2, 2018 by Blooming Minds STEAM Academy, to be located at 593 N. Wolf Road, Wheeling, Illinois:

- Cover letter,
- Floor plan, and
- Site plan.

And with the following condition of approval:

1. Additional insulation is required; and
2. Due to the parking requirement, there shall be a maximum student occupancy of 30 at a given time.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No. 2018-21. The motion was approved by a voice vote.

- B)** [Docket No. 2018-22](#)
 Coffeessions
 820 Wheeling Road
 Special Use-Site Plan Approval of a Sit-Down Restaurant

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

Commissioner Powers moved, seconded by Commissioner Johnson to recommend approval of Docket No. 2018-22, granting Special Use, Site Plan, and Building Appearance 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 permit a Sit-Down Restaurant in accordance with the cover letter (3 sheets) and floor plan submitted July 11, 2018 for Coffeessions to be located at 820 Wheeling Road, Wheeling, Illinois.

And with the following conditions of approval

1. That the trash enclosure gates for the subject unit shall be repaired prior to occupancy;
2. That the parking area on the north side of the building shall be repaved and restriped prior to occupancy;
3. The use may include live musical performances;
4. It is recommended that Staff enforce the property maintenance issues including but not limited to the condition of the dumpsters and the parking lot and the lack of the rear fence;
5. The green space directly in front of the subject unit shall be landscaped prior to occupancy;
6. A bike rack shall be installed on the subject property, preferably near the subject, unit prior to occupancy;
7. A smoking area shall be designated prior to occupancy; and
8. Special Use approval shall be subject to Liquor License approval.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Johnson moved, seconded by Commissioner Kalis to close Docket No. 2018-22. The motion was approved by a voice vote.

The Commission took a break at 7:44 p.m. and reconvened at 7:50 p.m.

- C) [Docket Nos. PC 18-14 & SCBA 18-36](#)
Old Munich Inn
582 N. Milwaukee Avenue
(PC 18-14) Minor Site Plan and Appearance Approval of Building and Site Modifications
(SCBA 18-36) Appearance Approval of Awning and Wall Signs

Mr. Bill Loumbardias, 582 N. Milwaukee Avenue, Wheeling and Mr. Paul Sieben, 870 West Hillside, Palatine were present.

Mr. Loumbardias described the proposed improvements on the property. The existing color scheme (dark browns and cream) will remain. The shake style shingles will be covered with a dark brown fabric awning that will wrap around the building. They will use veneer stone across

the bottom to enhance the front façade and the siding will be painted cream in a similar color. The windows will be replaced with new vinyl windows and the roof will be covered with an architectural shingle in a classic taupe color. The lower section on the south elevation will be a faux stone in a mocha color. He explained that it would look like real stone once it was trimmed out. It is a siding type of material but made to resemble stone. It is only being used in a small area along Milwaukee Avenue as an accent. There are can lights in front of the building to showcase all of the improvements. They are keeping the same feel of the wood.

Mr. Loumbardias confirmed the shingles on the sign would also be covered with the fabric, so the damaged shingles would not be seen. They will add an ADA required ramp in the parking lot. The additional signage on the north side will describe the type of use.

Mr. Loumbardias provided a detailed landscaping plan along both sides of the building including the front of the building. All of the grass will be removed. The parking lot will be repaved, sealed coated and striped. Patch work will be done where needed.

Mr. Loumbardias believes the reopening and reviving the establishment will be great. They receive a lot of calls about the reopening.

Commissioner Kalis is glad the business is being revived since the property is iconic on Restaurant Row. He thinks most of the improvements are better but questioned if they were repainting the stucco and/or siding instead of replacing it. Mr. Sieben confirmed the cream stucco in front would remain cream. Commissioner Kalis likes the stone and the contrast but he is not normally in favor of painting stucco. He questioned the durability. Mr. Loumbardias confirmed the stucco in front was in good condition. They would continue to maintain it if needed. The wood around the building will be replaced with the vinyl siding. Commissioner Kalis questioned the reason they chose to use vinyl stone versus real brick. Mr. Sieben explained real brick or stone needs a foundation to support it. It was not available in the proposed location so real brick or stone could not be used.

Commissioner Kalis questioned if the dark brown wood would be removed prior to covering it. Mr. Sieben confirmed it was best to strip it off down to the sub straight.

Commissioner Kalis felt the sign with the beer, slots and Blackhawks was cheap looking and didn't go with the character of the building. He felt the sign could be better.

Commissioner Johnson didn't see the address on the building. He wants to make sure a visible address is added. Mr. Loumbardias will see if there was room on the awning or on the ramp entrance. Ms. Casolari confirmed the address needs to face Milwaukee Avenue.

Commissioner Creech questioned if it was real mesh and stucco or if it was panels. Mr. Sieben believes it is real wire mesh and stucco by looking at the finish. He didn't see any visible panel joints. Commissioner Creech saw lines on the front elevation and next to the vestibule. Mr. Sieben confirmed those areas would be stripped off and covered by stone. Commissioner Creech questioned around the corner by the sign. Mr. Sieben confirmed the existing stucco would remain since it was in good condition and was part of the character. The trim and stucco on the north, south and the left half of the east elevations would remain and be repainted. Commissioner Creech questioned if it was cement stucco or panels. Mr. Sieben wasn't sure but

confirmed it was in good shape. The T1-11 siding would be removed and replaced.

Commissioner Creech questioned if the parking lot would be torn up, replaced and re-stripped. Mr. Loumbardias confirmed it would be sealcoated, striped, crack filled and then the area with damage would be re-patched. Commissioner Creech felt the north part of the parking lot was pretty useless and would recommend that it be completely torn out and replaced.

Commissioner Creech questioned if the driveway would be wide enough after adding the ramp and planting beds. Mr. Sieben confirmed the ramp did not stick out very far and would meet Code. Commissioner Creech mentioned his package indicated that the existing paving would be removed. Mr. Sieben explained the portion of the driveway in the upper right hand section of the plan widens out as it approaches the back of the building, so they'll cut it straight. They are not changing the width of the drive as it exits toward Milwaukee Avenue, they are just shaving a little off as it approaches the back of the building. A pad will be added at the end of the ramp and under the stairway.

Commissioner Creech questioned their plans for putting a door over the bulkhead to the basement. Mr. Loumbardias confirmed the bulkhead would be completely taken out and sealed up.

Commissioner Creech referred to the meter panel on the elevation near the handicapped ramp. Mr. Sieben explained he made the ramp wide enough so that the minimum width of the ramp was beyond the face of the meter head. Commissioner Creech questioned if it was OK to have the meter panel adjacent to the ramp. Mr. Antor didn't know if there was anything specific in the Code that prohibits it. Commissioner Creech had never seen it before. Mr. Antor explained there were locations where the utilities were relatively close to sidewalks and areas of that nature. It was something the Village's electrical inspector would examine more than the Fire Department. He understood Commissioner Creech's concern. Commissioner Kalis questioned if it was legal to cover it. Mr. Antor doubted it since ComEd would need to have their access to it.

Commissioner Creech questioned the location of the new awnings. Mr. Sieben confirmed the awnings would cover the old wood shingles. Mr. Sieben confirmed the awnings would be an outdoor fabric on an aluminum frame.

Commissioner Creech referred to the trash container on the west elevation. Mr. Loumbardias confirmed the door and old trash container would be removed.

Commissioner Creech questioned the use of the low sloped room. Mr. Loumbardias confirmed they it was used for dry storage.

Commissioner Creech referred to the siding on the second floor elevations and the small section in the back that is going to be scraped and repainted. He noticed there were a number of panels that were cracked and broken. Commissioner Creech mentioned that it was known that the older styles of panels contained asbestos. He recommended having it tested before doing any scraping or removing on those particular panels.

Commissioner Powers questioned if they were adding a metal frame on top of the shingles and

then adhering the awning to it. Mr. Loumbardias confirmed it would be an aluminum frame wrapped in the awning and then the entire structure would be floating off the existing shingles by one or two inches.

Commissioner Powers had a hard time grasping plastic stone panel, he questioned if they had looked at using an alternative away from plastic. Chairman Ruffatto questioned if the petitioner had seen the Village's list of acceptable materials. Ms. Casolari was unsure. Mr. Sieben explained they could investigate when the siding gets stripped off to see what they had for a substraight.

Chairman Ruffatto questioned if the cementitious material that was shown at the meeting would be more acceptable than the proposed vinyl faux stone. Commissioners Powers, Creech and Kalis preferred the cementitious material. The petitioner agreed to change the faux stone material.

Commissioner Powers questioned if the trees on the north side of the property were staying. The petitioner confirmed they were staying. Commissioner Powers was glad they were investing the money in the landscaping. He noticed the landscape plan did not indicate the location of the plants. He wanted to see the location of the plants included on the plan.

Commissioner Powers was not in favor of the sign on the north façade and did not think it was good for that location.

Commissioner Dorband questioned if the existing second floor air conditioning unit would remain. Mr. Loumbardias confirmed it would remain since there was no central air conditioning.

In reply to Commissioner Dorband's question, Mr. Loumbardias confirmed all of the flower boxes were being removed.

Commissioner Dorband questioned if they were adding another lantern. Mr. Loumbardias explained they were trying to rebuild the existing lantern.

In reply to Commissioner Dorband's question, Mr. Loumbardias confirmed the doors would match.

Commissioner Dorband appreciates that the petitioner was trying to keep the integrity of the old establishment since people identify it with Wheeling.

Chairman Ruffatto questioned if the petitioner was afraid the shingles would rot and fall off. He was surprised they weren't being torn off since it could be a maintenance issue.

Chairman Ruffatto questioned the location of the dumpster. The petitioner confirmed the dumpster would be located in the back left corner toward the north. Chairman Ruffatto explained the Village requires a structure to enclose the dumpster.

Chairman Ruffatto referred to the drive on the south side. He questioned if it would be specifically designated as an exit. Mr. Loumbardias felt it would make sense. The entrance would be on the north and exit on the south. Chairman Ruffatto suggested adding signage on the

ground. He questioned the reason they didn't put the ramp on the north side. Mr. Sieben explained it was because of the elevation on the inside.

Chairman Ruffatto was not in favor of the vinyl sign. He questioned the requirement for the sign. Ms. Casolari explained there was a limitation since it was a single-tenant building so the additional sign can only be graphics. Text is not permitted on the sign. There is also a limitation on the size. The proposed sign does meet the Sign Code.

In reply to Chairman Ruffatto's question, Mr. Loumbardias confirmed there would be no outdoor seating but may be added in the future. Chairman Ruffatto reminded the petitioner they would need to return for a minor site plan approval.

Commissioner Creech asked for the landscaping to be sprinklered. Chairman Ruffatto took a poll regarding requiring an irrigation system.

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

The vote was 6-0 in favor of not requiring an irrigation system.

Chairman Ruffatto recommended tabling the docket in order to get everything resolved.

- Different type of material for the faux stone siding;
- Landscape plan to include the locations;
- Location of the dumpster and structure material;
- Signage for entrance/exit;
- Adding address;
- Improving the secondary sign;
- Protect the meter on the front building elevation;
- Bike rack; and
- Gutters and downspouts included on the plan.

Commissioner Kalis referred to the air conditioning unit that was being removed for the new door by the ramp (south elevation) and asked if it was being replaced. The petitioner is not planning to replace the unit but agreed to add one if it was needed.

Commissioner Dorband questioned if the name was changing. Mr. Loumbardias confirmed the name was changing to Old Munich Tavern. Commissioner Dorband asked for the rationale in changing the name. Mr. Loumbardias felt changing the name to tavern would allow people to know it was a tavern versus a hotel inn.

In reply to Chairman Ruffatto's question, Mr. Loumbardias confirmed all three of the flower boxes were being removed.

Ms. Casolari addressed the Engineering memo that was provided. The memo included three conditions. She suggested adding the first one as a condition of approval to the site plan and appearance. Staff believes the second and third points on the Engineering memo can be addressed at permit and/or occupancy.

1. The north half of the existing parking lot is in disrepair. The north half of the parking lot shall be re-surfaced, and the entire lot shall be restriped.

Mr. Goetzelmann reported that the back half of the parking lot had recently been repaved 2 or 3 years ago but the north half is in a state of disrepair. Commissioner Creech felt it needed more work than repaving. Mr. Goetzelmann explained he got a second opinion from Staff and he thinks it would need a 1^{1/2}" or 1^{3/4}" grind and overlay.

Commissioner Creech asked about the drainage. Mr. Goetzelmann confirmed there was currently no drainage. He thought it drained out to Milwaukee Avenue. They can do some grading if needed when they pave it.

Ms. Casolari read the following conditions for the Minor Site Plan and Appearance Approval of Building and Site Modifications:

- The faux stone siding shall be made of cementitious material;
- A trash enclosure is required for the dumpster. The site plan shall note the location. Details regarding the materials and design of the enclosure shall be provided;
- Directional signs and/or pavement markings shall be installed for parking lot access; and
- The landscape plan shall be more detailed.

And the following conditions for the Appearance Approval of Awning and Wall Signs:

- It is recommended that the building address be added to the front awning; and
- Consider a new design and/or color scheme for the wall sign.

Commissioner Johnson questioned if they could have the name advertised on the side of the building. Ms. Casolari explained it was prohibited in the Sign Code. Commissioner Johnson referred to other businesses with signs on two sides. Commissioner Johnson referred to Café Zupas and questioned if they had the business name on two sides. Ms. Casolari cannot speak about what had been approved in the past, but the current Code does not allow it. Commissioner Johnson questioned if anything could be done to allow the text on the building. Mr. Ferolo will review the Code to see if there is anything that could be done to vary from the Code. Chairman Ruffatto referred to a specific section of the Sign Code, stating that the business would only be allowed graphic signs on the additional walls provided that the graphics don't exceed 40% of the primary wall sign. Commissioner Johnson felt there were other exceptions. Commissioner Powers moved, seconded by Commissioner Dorband to table Docket No. PC 18-14.

On the roll call, the vote was as follows:

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

ABSENT: None
PRESENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Commissioner Power moved, seconded by Commissioner Dorband to table Docket No. SCBA 18-36.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES – August 9, 2018 (including Findings for Docket No. 2018-18, 2018-19 and 2018-20)

Commissioner Powers moved, seconded by Commissioner Johnson to approve the minutes dated August 9, 2018 as presented. The motion was approved by a voice vote.

9. OTHER BUSINESS

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Johnson to adjourn the meeting at 8:54 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

Steve Powers, Secretary
Wheeling Plan Commission

**DISTRIBUTED TO THE COMMISSION 9.07.2018
FOR APPROVAL ON 9.13.2018**

**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. 2018-21](#)
Blooming Minds STEAM Academy
593 N. Wolf Road
Special Use-Site Plan Approval of a Recreational and Instructional Facility

Olga Khamichonak, President of Blooming Minds Academy, is seeking Special Use-Site Plan Approval as required under Chapter 19-05 Mixed Use and Overlay Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, to operate a Recreational and Instructional Facility at 593 N. Wolf Road, Wheeling, Illinois.

Chairman Ruffatto called Docket No. 2018-21 on August 23, 2018. Present were Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Powers and Ruffatto. Also present were Brooke Casolari, Senior Planner, James Ferolo, Village Attorney, Kyle Goetzelmann, Civil Engineer and Mr. Ron Antor, Fire Inspector.

Commissioner Powers read the following statement.

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

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

Ms. Olga Khamichonak, 593 North Wolf Road, Wheeling, IL was present and sworn in.

Ms. Khamichonak currently has a daycare center and enrichment center in the same unit. Another unit opened two doors from her current location, so she felt it made sense to separate the oldest students who study mathematics, language and science so they would feel more comfortable. It would not influence any parking or traffic. She felt it would make their older students feel more comfortable.

Ms. Khamichonak confirmed there would be no more than 7 employees between the two units. If the business grew, she could seek a parking variation. Commissioner Kalis had no issues. Ms. Khamichonak confirmed there were no major changes to the operation. They just want to have a separate unit and to be organized under a separate business name.

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

Commissioner Powers questioned if there was any bike parking in their current facility. Ms. Khamichonak explained they currently don't have anyone who bikes to the center. Their clientele are mostly parents who drive and drop off their children and all of the teachers drive.

Commissioner Powers questioned the number of employees at the new facility. Ms. Khamichonak explained the new unit would have 3 or 4 full-time employees along with some part-time employees. The daycare has 4 full-time employees. The maximum number of employees won't change but may be different employees because of the hours. No additional employees will be hired unless someone leaves.

Commissioner Powers questioned if the petitioner agreed to add additional insulation for the noise. Ms. Khamichonak explained that the unit next door was the building owner with hours from 7:00 – 10:00 a.m. which would be their slow time. Their peak hours started at 3:30 or 4:15 p.m. There is usually no one in the entire building at that time.

Commissioner Powers was glad to see the petitioner back with a successful business.

Commissioner Dorband had no questions.

Commissioner Blinova questioned if it was considered an afterschool program with school buses. Ms. Khamichonak confirmed they only worked with parents at the enrichment center. She also confirmed their full-time daycare center had no buses.

Commissioner Kalis was glad to see the business expanding. He requested clarification regarding the number of employees for the proposed business. He questioned if a parking variation would be required. Ms. Casolari explained they would not count any of the 7 employees for the new business since they were all existing at the facility located at 581-583 North Wolf, which is on the same property. There are 10 parking spaces allocated to the proposed business which equates to a maximum of 30 students that were allowed. She suggested no more than 30 students at a given time. Commissioner Kalis noted the proposal indicated no more than 50 students. He questioned if the petitioner agreed with no more than 30 students. Ms. Khamichonak agreed. Their classes are small with 5 to 6 children per class. Commissioner Kalis questioned how it would be handled in the future if the business grew. Ms. Casolari explained the petitioner would then return and request a parking variation.

Commissioner Johnson questioned the number of spaces assigned to the previous business located at 593. Ms. Casolari said she was unsure. She had calculated 10 remaining spaces based on the current uses of all of the businesses on the property. Commissioner Johnson questioned the type of business

that was previously in the end unit. Ms. Khamichonak thought it was a video or media production company.

Commissioner Johnson questioned if the petitioner was planning to hold any special events that could impact parking. Ms. Khamichonak explained they were not there yet. With time, they would love to have some recitals. She mentioned they recently had an event with parents at the daycare center, but only 6 parents came. They don't hold events with the entire school at one time, but rather hold them in groups, so it didn't present any issues.

Commissioner Johnson questioned if the business would be under a separate business name. Ms. Khamichonak wanted the new business to stand out since they also offer classes for older children. They don't want to be associated with younger students since it was a good quality education.

Commissioner Johnson was happy the petitioner was returning.

Commissioner Creech questioned if there were any other vacant units in the building. Ms. Casolari confirmed all of the units were occupied if this gets approved. There are 10 remaining parking stalls that were unallocated.

Chairman Ruffatto questioned the business hours. Ms. Khamichonak explained most of the daycare children don't stay all day and were usually picked up after lunch. There were only a few children that stayed all day.

Chairman Ruffatto questioned if they would have children walking from the current facility to the new facility. Ms. Khamichonak confirmed there would be no students walking between the two businesses.

In response to Chairman Ruffatto's question Ms. Khamichonak confirmed they would use the same type of security at the new business as at the daycare.

Chairman Ruffatto does not anticipate that parking would be an issue.

Chairman Ruffatto explained that bike parking was usually required because of the Village's transportation plans. He questioned if there was room inside for any bike parking. Ms. Khamichonak had not considered it but felt there would be room for bikes since strollers were sometimes stored. Ms. Casolari confirmed it was acceptable as long as the petitioner stated there was room in their facility for bike storage.

Chairman Ruffatto questioned if the Commission agreed that additional insulation should be required. The entire Commission agreed since the existing neighbor could move.

Commissioner Dorband moved, seconded by Commissioner Blinova to approve Docket No. 2018-granting special use-site plan approval for a recreational and instructional facility in accordance with the following exhibits submitted July 2, 2018 by Blooming Minds STEAM Academy, to be located at 593 N. Wolf Road, Wheeling, Illinois:

- Cover letter,

- Floor plan, and
- Site plan.

And with the following condition of approval:

1. Additional insulation is required; and
2. Due to the parking requirement, there shall be a maximum student occupancy of 30 at a given time.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No. 2018-21.
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 9.07.2018
FOR APPROVAL ON 9.13.2018**

**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. 2018-22](#)
Coffeessions
820 Wheeling Road
Special Use-Site Plan Approval of a Sit-Down Restaurant

Ruffo Perez, Owner of Coffeessions, is seeking 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 establish a sit-down restaurant at 820 Wheeling Road, Wheeling, Illinois.

Chairman Ruffatto called Docket No. 2018-22 on August 23, 2018. Present were Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Powers and Ruffatto. Also present were Brooke Casolari, Senior Planner, James Ferolo, Village Attorney, Kyle Goetzelmann, Civil Engineer and Mr. Ron Antor, Fire Inspector.

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

Mr. Ruffo Perez, 820 Wheeling Road, Wheeling, IL and Mr. Byron Gregory, 1833 Pheasant Court, Flossmore, IL were present and sworn in.

Mr. Perez explained that Coffeessions offers food and beverage including coffee, light meals and a wine bar. They are trying to use the platform to launch some healthy living products. They want to sell energy rich food along with snacks that would not be found in traditional coffee houses. They want to connect with the community by encouraging connection with younger people. They will be technology driven that would allow convenience.

Chairman Ruffatto requested a description of the floorplan. Mr. Perez explained the front area will have seating for 35. The northeast corner will serve as a space to socialize (i.e. book club). They will have a private listening room to allow people to listen to friends, children or business partners. In the back, there will be an innovation kitchen. He personally designed the plan and will construct the space himself. He wants to tailor it, so he could repeat it in another location. They will have an app to allow people to order coffee from home and pick it up. There will be restrooms in the back and a separate one for staff. In the front there is a vestibule to protect people from the harsh weather. The design allows a good flow.

Commissioner Dorband likes the concept. She asked for additional details regarding the food they would be serving. Mr. Perez explained they would offer small healthy bites (soups, sandwiches, salads) and would include take out options. She asked if the food would be prepared on the premise or if it would be brought in. Mr. Perez explained the layout includes a kitchen for some of the food

to be prepared but they also had cold storage if it was brought in. He explained for the most part it would be prepared onsite. He explained they will make some of the soups and some will come prepared.

In reply to Commissioner Dorband's question, Mr. Perez stated there would be about 15 employees including himself.

Commissioner Dorband questioned if he had considered outdoor seating. Mr. Perez explained they would start inside and consider outdoor seating in the future.

Commissioner Blinova agreed it was a unique concept but thought 15 employees for 35 customers was too many. She expressed concern that 2/3 of the unit was occupied by the staff and only a small part for the seating area. Mr. Perez explained they want to allow convenience and felt most coffee drinkers don't sit and they would have takeout service. They will start branching out to other locations but will do it from the Wheeling location.

Commissioner Blinova requested details regarding the pickup process. Mr. Perez was glad they didn't have a drive-thru since it wasted time sitting in the car. They want to cut the time, so they will have an app to place the order and then they will calculate the time it would take for the customer to arrive and to prepare the order. When the person arrives in the parking lot, an employee will deliver the coffee to the car. Commissioner Blinova felt in the evening the petitioner would want them to stay longer.

Commissioner Kalis questioned if they would serve any other alcohol besides wine. Mr. Perez confirmed at this time they would only serve wine. He has a personal interest in wine. They will showcase some good Midwest wine.

Commissioner Kalis questioned if the petitioner had experience in the hospitality business. Mr. Perez confirmed he had never owned a restaurant but cooks at home. He understands recipes after working at Kraft Foods. The management would have experience in hospitality, business with a restaurant background.

Commissioner Kalis likes the idea of an innovation kitchen. He questioned if it would be opened to the public. Mr. Perez explained they would provide tours to schools. Commissioner Kalis liked that the petitioner wanted to be connected to the community.

Commissioner Kalis questioned if they would offer live entertainment. Mr. Perez explained they would return in the future if they started to offer music.

Commissioner Kalis liked the concept and the idea of a listening room.

Commissioner Kalis referred to the petitioner's aggressive plan for expansion. He questioned if the petitioner was looking to franchise the idea. Mr. Perez did not plan to franchise it but liked the idea of a chain.

Commissioner Kalis had no issues about the layout and thought it was a good location. He asked if they had planned for a fire pit in the corner. Mr. Perez confirmed there would be a fire pit and was available for any group to meet around it.

Commissioner Kalis felt 15 employees was overkill but realized the petitioner would figure it out along the way.

Mr. Gregory interpreted the 15 employees included administrative and was based on the future and not actively involved in foodservice. Mr. Perez explained the 15 people was to make sure there was enough employees to serve the customers using the app for takeout.

Commissioner Kalis questioned if there was an establishment with a similar concept. Mr. Perez likes the feel of Cooper's Hawk and Starbucks. The establishment would have two TVs.

Commissioner Kalis wished he could have seen a 3D visual of the layout and suggested having it available for the Village Board.

Commissioner Kalis liked the idea.

Commissioner Johnson thought it was an interesting concept and noticed the name was trademarked. Mr. Perez had been working on the concept since 2010. They will also have a digital and printed magazine to showcase unique coffees and cultures in the world.

Commissioner Johnson liked that a Wheeling resident was opening in the Village. Mr. Perez was struggling to find a location and waited until he found a location in Wheeling.

Commissioner Johnson asked about the trash enclosure in the back. Mr. Perez explained he had told Ms. Casolari that there was a centrally located dumpster, but it actually belongs to the bank. The landlord has been informed. The location of the restaurant dumpster is behind the building.

In reply to Commissioner Johnson's question, Mr. Perez confirmed the hours as 6:30 a.m. – 9:30 p.m.

Commissioner Creech agreed with the other Commissioners that it was a great idea. He encouraged him to add a couple of craft beers.

Commissioner Creech questioned if the petitioner was planning to offer any cooking classes. Mr. Perez wants to share knowledge and would offer classes.

Commissioner Creech referred to the horrible condition of the parking lot on all sides and even in the back. The handicapped parking space on the north side of the property but had no curb cut. He was unsure if it was the responsibility of the petitioner or the property owner. He mentioned landscaping and a bike rack. Mr. Perez explained that one of the requirements to rent the property was for the landlord to fix the northern part of the parking because he saw water in that location. The property owner committed to fix it and the pot holes in the front. The improvements were included in the contract including moving the handicapped parking space and including a ramp at the entrance.

Commissioner Creech mentioned that a bike rack was needed and felt it was needed since they wanted to track younger people to the business. He mentioned the designated smoking area. He questioned the landscaping. Ms. Casolari confirmed there was no approved landscape plan on file for this shopping center. Commissioner Creech felt the property owner should be responsible for improving the landscaping. Commissioner Creech mentioned there was grass growing in the cracks of the sidewalk.

Chairman Ruffatto questioned if it was an enforcement issue for the owner. He agreed with Commissioner Creech's comments about the horrible condition of the property. He questioned what could be done to enforce it. Ms. Casolari felt the portions of the property that were direct relation to the special use, including the trash enclosure, the parking areas adjacent to the business including the north parking lot and perhaps the landscaped area may be addressed by the Plan Commission tonight. The larger issues of the site including the other trash enclosures and the overall conditions of the parking lot should be addressed through Code enforcement. Chairman Ruffatto felt something definitely needed to be done. It would enhance the petitioner's business if the property was cleaned up.

Commissioner Creech noticed there wasn't a fence along the back of the property which opens up to the retention pond and allows a lot of trash to get blown into the area. He understands it is not the petitioner's issue. Chairman Ruffatto felt it could be an enforcement issue.

Commissioner Creech questioned if the gas fire table was enclosed or an open flame. Mr. Perez confirmed it was enclosed similar to a fireplace.

In response to Commissioner Powers' question, Mr. Perez reconfirmed the daily hours as 6:00 a.m. – 9:30 p.m. seven days a week.

In response Commissioner Powers' question, Mr. Perez reconfirmed they would have dedicated parking spaces in the northern part of the establishment to service the online orders.

Commissioner Powers had the same concerns about the condition of the property.

Chairman Ruffatto liked the concept but had the same concerns about the condition of the property. He wants the Village to do some Code enforcement to help the petitioner and other businesses.

Chairman Ruffatto wants some landscaping in the front area and the end. He suggested working with the property owner and staff. At the minimum, he wants to see landscaping in the front area. All of the Commissioners agreed.

Chairman Ruffatto suggested adding a bike rack at the end.

Chairman Ruffatto referred to the designated smoking area. Mr. Perez agreed to specify an area.

Chairman Ruffatto asked about the external grease basin. Mr. Goetzelmann explained the Health Department may require an external grease basin which requires permitting. It is based on their menu. Chairman Ruffatto noticed a grease dumpster in another area. Mr. Goetzelmann explained it could not be used for this location.

Chairman Ruffatto asked about the ventless gas fire table. Mr. Antor explained there were provisions in the fuel gas code and the mechanical code for those types of appliances, so they would need to comply with provisions in the Code.

In reply to Chairman Ruffatto question's, Mr. Perez felt their customer would be someone who appreciated the concept. They would probably be born in the 90s and beyond, the Millennials would enjoy the wine part and convenience and the older folks would enjoy getting together and reading. He felt the younger generation would be the bulk of their customers. Chairman Ruffatto felt the baby boomers would also enjoy the wine.

Ms. Casolari announced Village Attorney Ferolo suggested adding another condition regarding the liquor license. The B-1 license is a beer and wine license so they do not have just a wine license.

Chairman Ruffatto announced that the petitioner would need to return for a minor site plan approval if they decided to have outdoor seating.

Commissioner Powers moved, seconded by Commissioner Johnson to recommend approval of Docket No. 2018-22, granting Special Use, Site Plan, and Building Appearance 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 permit a Sit-Down Restaurant in accordance with the cover letter (3 sheets) and floor plan submitted July 11, 2018 for Coffeessions to be located at 820 Wheeling Road, Wheeling, Illinois.

And with the following conditions of approval

1. That the trash enclosure gates for the subject unit shall be repaired prior to occupancy;
2. That the parking area on the north side of the building shall be repaved and restriped prior to occupancy;
3. The use may include live musical performances;
4. It is recommended that Staff enforce the property maintenance issues including but not limited to the condition of the dumpsters and the parking lot and the lack of the rear fence;
5. The green space directly in front of the subject unit shall be landscaped prior to occupancy;
6. A bike rack shall be installed on the subject property preferably near the subject unit prior to occupancy;
7. A smoking area shall be designated prior to occupancy; and
8. Special Use approval shall be subject to Liquor License approval.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Johnson moved, seconded by Commissioner Kalis to close Docket No. 2018-22. The

motion was approved by a voice vote.

Respectfully submitted,

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

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