



**WHEELING PLAN COMMISSION
THURSDAY, JANUARY 24, 2019 6:30 P.M.**

REVISED January 22, 2019

**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 18-52](#)
Destaco
1444 S. Wolf Road
Appearance Approval of Freestanding Signs
- B) [Docket No. SCBA 19-2](#)
Kiki's Monte Carlo Café
1201 W. Dundee Road, Unit B
Appearance Approval of a Wall Sign

7. ITEMS FOR REVIEW

- A) [Docket No. PC 18-19](#)
JV Global Services LLC
150 Abbott Drive
Minor Change to Approved Site Plan
- B) [Adoption Of Rules And Procedures For Public Hearings Before The Village Plan Commission](#)

- C) [Docket No. 2019-1](#)
Wolf Road Industrial
1020, 1022, 1026, 1027, and 1030 Carol Avenue; 10321 Dean Avenue; 37 Kerry Lane; and 1032 S. Wolf Road
Rezoning to the I-2 Limited Light Industrial District
 - D) [Docket No. PC 19-1](#)
Wolf Road Industrial
1020, 1022, 1026, 1027, and 1030 Carol Avenue; 10321 Dean Avenue; 37 Kerry Lane; and 1001 S. Wolf Road
Sit Plan-Appeal Approval of Industrial Warehouse Building
 - E) [Docket No. PC 19-2](#)
Wolf Road Industrial
1020, 1022, 1026, 1027, and 1030 Carol Avenue; 10321 Dean Avenue; 37 Kerry Lane; and 1001 S. Wolf Road
Preliminary Plat of Subdivision Approval of Wheeling Road Industrial
8. **APPROVAL OF MINUTES** – [January 10, 2019](#) (including Findings for Docket Nos. 2018-31, 2019-2, and 2019-3)
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
January 24, 2019
(Attachment to Agenda)

2019-1 Panattoni Chicago LPIV, LLC., contract purchaser, seeking Rezoning from R-1A Single-Family Residential District and I-1 Light Industrial District to I-2 Limited Industrial District as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.14 Ordinance Administration, and associated sections, for the properties located at 1020, 1022, 1026, 1027 and 1030 Carol Avenue (Lots 1 through 8 of the Wolf Road Estates Subdivision), 10321 Dean Avenue; 37 Kerry Lane; and 1032 South Wolf Road (the adjacent vacant lot north of Debra Lane, west of Wolf Road, and south of Carol Avenue), in order to construct a 163,000 square foot industrial warehouse building.

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

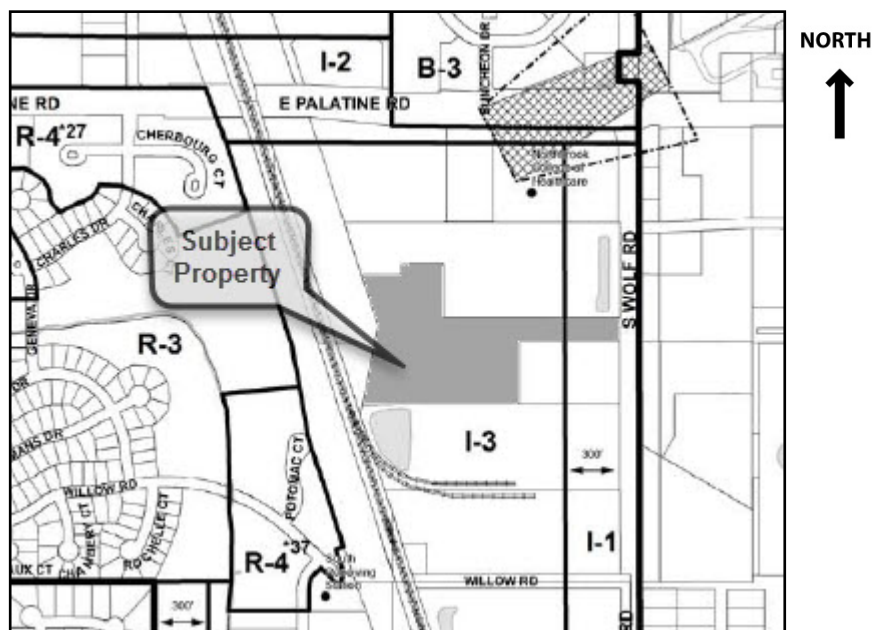
RE: **Docket No. SCBA 18-52**
Destaco
1444 S. Wolf Road
Appearance Approval of Freestanding Signs

DATE OF REPORT: January 15, 2019

DATE OF MEETING: January 24, 2019

PROJECT OVERVIEW: The petitioner is requesting appearance approval of two freestanding signs for an existing industrial business.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Olympik Signs
<u>Property Owner Name:</u>	1480 S Wolf LLC
<u>Common Location:</u>	Located on the west side of Wolf Road, south of the Wolf and Palatine Roads intersection
<u>Existing Use of Property:</u>	Manufacturing
<u>Existing Property Zoning:</u>	I-1 Light Industrial and Office District and I-3 General Industrial District

Previous Zoning Action for Property:

None.

DESCRIPTION OF PROPOSAL

The petitioner is requesting appearance approval to replace an existing monument-style business identification sign and a directional sign for an existing industrial business that manufactures metal assemblies.

SIGN REVIEW

Sign Locations: The petitioner proposes to replace an existing monument sign at the northeast corner of the site. While the sign does not meet the required 10-foot setback, it maintains a minimum setback of greater than two feet and a minimum separation of 10 feet from the back of curb. As such, a new sign may be placed in the same location as the existing sign. A new directional sign is also requested near the visitor parking lot, which is located along the north end of the site. The directional sign will be perpendicular to the east-west access drive. Three other directional signs are proposed. But they do not require Plan Commission review and approval because they are less than six square feet in size.

Sign Type, Material and Size: The proposed monument-style business identification sign is double sided with 40 sq. ft. sign faces. The sign includes a white aluminum sign cabinet with a red aluminum base. The sign panels have a white background with black lettering and a red logo. The sign has an overall height of six feet. The proposed directional sign has a similar appearance to the business identification sign. This single-sided sign has a sign area of 8.32 sq. ft. and an overall height of four feet. The proposed signs meets the size requirements of the Sign Code.

Landscaping: A landscape plan is provided for the business identification sign. The area of the landscaping is approximately 166 sq. ft., which is over twice the size required by the Sign Code. The proposed landscape plans meet the species mix requirements of the Sign Code. It includes evergreens/winter interest (Green Mountain existing boxwood shrubs), deciduous shrubs (Crimson Pygmy Barberry, Gro Lo Sumac), decorative grass (Karl Foerster Grass), and perennial flowers (Stella D'Oro Daylily, May Night Salvia).

STAFF REVIEW

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

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

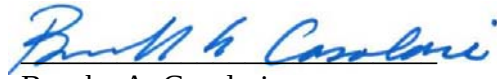
PROPOSED MOTION

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

Approve Docket No. SCBA 18-52 to grant appearance approval for the freestanding signs in accordance with the sign plans (3 sheets) submitted January 7, 2019, on behalf of Destaco, located at 1444 S. Wolf Road, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Casolari
Senior Planner

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

 [Monument sign plan](#)

 [Landscape plan](#)

 [Directional sign plan](#)

Destaco– 1444 S. Wolf Road
Docket No. SCBA 18-52 (Appearance Approval of Freestanding Signs)



Existing conditions of business identification sign along Wolf Road – looking south

Destaco– 1444 S. Wolf Road
Docket No. SCBA 18-52 (Appearance Approval of Freestanding Signs)



Existing conditions of existing directional signage near visitor lot – looking southwest



North Elevation of Existing - Before

Existing Square Footage 40.0



North Elevation of Existing - **AFTER**



D/F Illuminated Monument Sign -

Scale 1/2" = 1'-0"

Qty: (1) Required

Square Footage: 40.0

Aluminum constructed sign cabinet with 1 1/2" Retainers and White polycarb faces with first surface vinyl graphics (as shown). Sign to illuminate using White LED modules. Aluminum cladding painted. **New sign to use EXISTING steel supports and foundation.** 2 1/2" x 2 1/2" Square Footings 8'-4" o.c. **Technical survey required prior to fabrication.** Drawing for concept purposes only.



1444 S Wolf Road
Wheeling, IL 60090

drawn by
PAMELA F

• job#: 18-7469
• 09-19-18
• rev.# 12-21-18

Exhibit received January 7, 2019

Comments:

OLYMPIK
SIGNS

account representative / client
MIKE BRODNAN
1130 N. Garfield
Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120

WWW.OLYSIGNS.COM

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SIGN LAYOUT



Stella D'Oro Daylily



May Night Salvia



Landscaping Concept

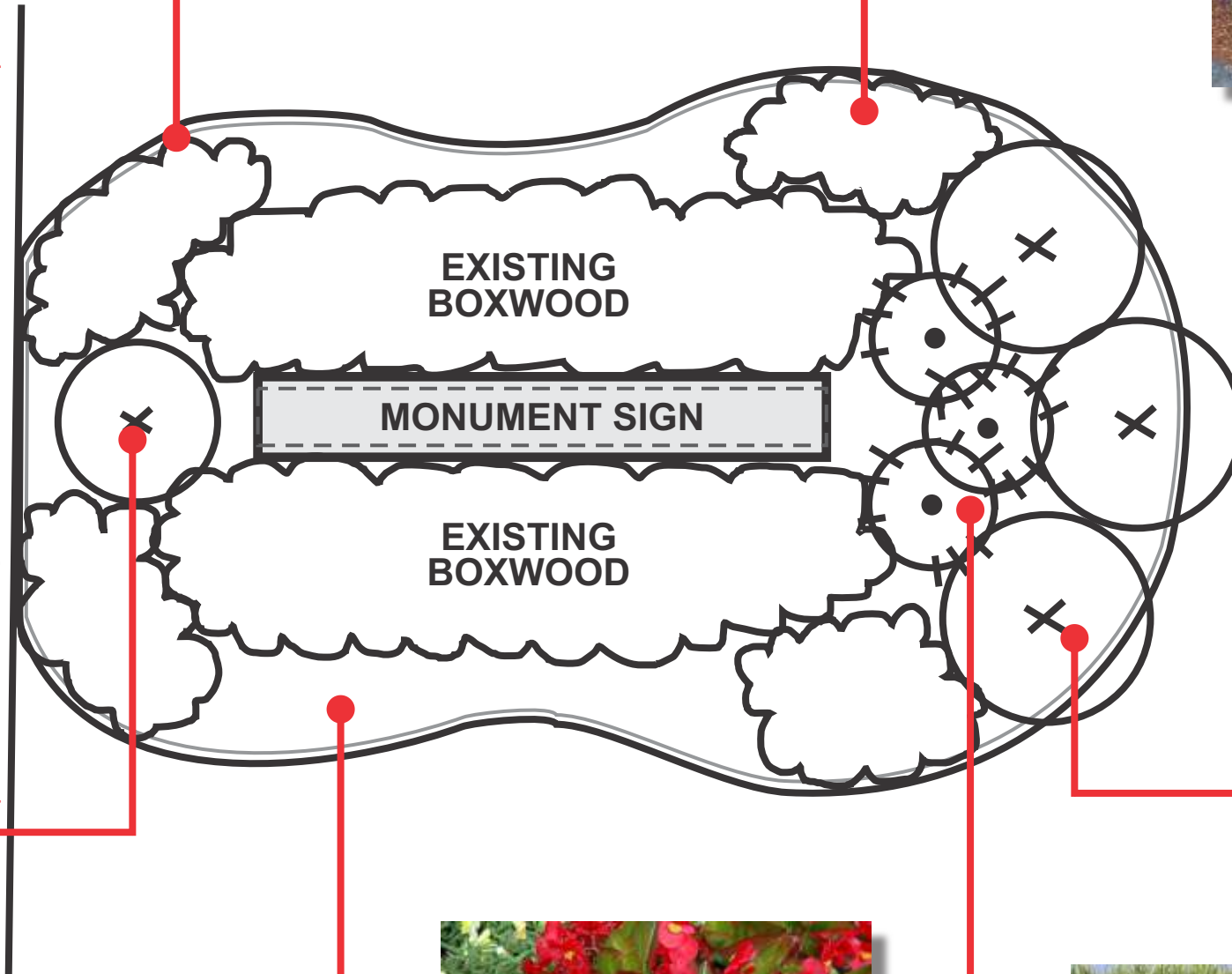


Crimson Pygmy Barberry

SIDEWALK

9'-6" +/-

17'-5" +/-



Gro Lo Sumac (Summer)



Gro Lo Sumac (Fall)



Annuals (Border Option)
Red Wax Begonia



Karl Foerster Grass

Landscaping Plan - Monument Sign -

Scale N.T.S.

Square Footage of Space: 166.0 +/-

Meets minimum plant variety requirements (30% Evergreen/Winter, 10% Deciduous Shrubs, 40% Flowering Perennials or Annuals, 20% Grasses or above Categories)



1444 S Wolf Road
Wheeling, IL 60090

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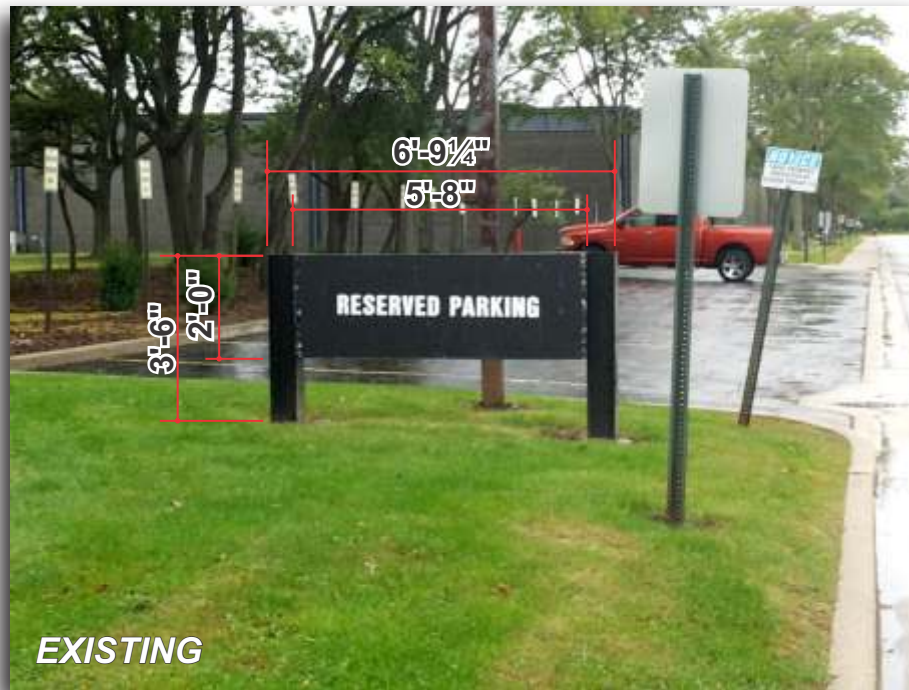
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Comments:

LANDSCAPING PLAN

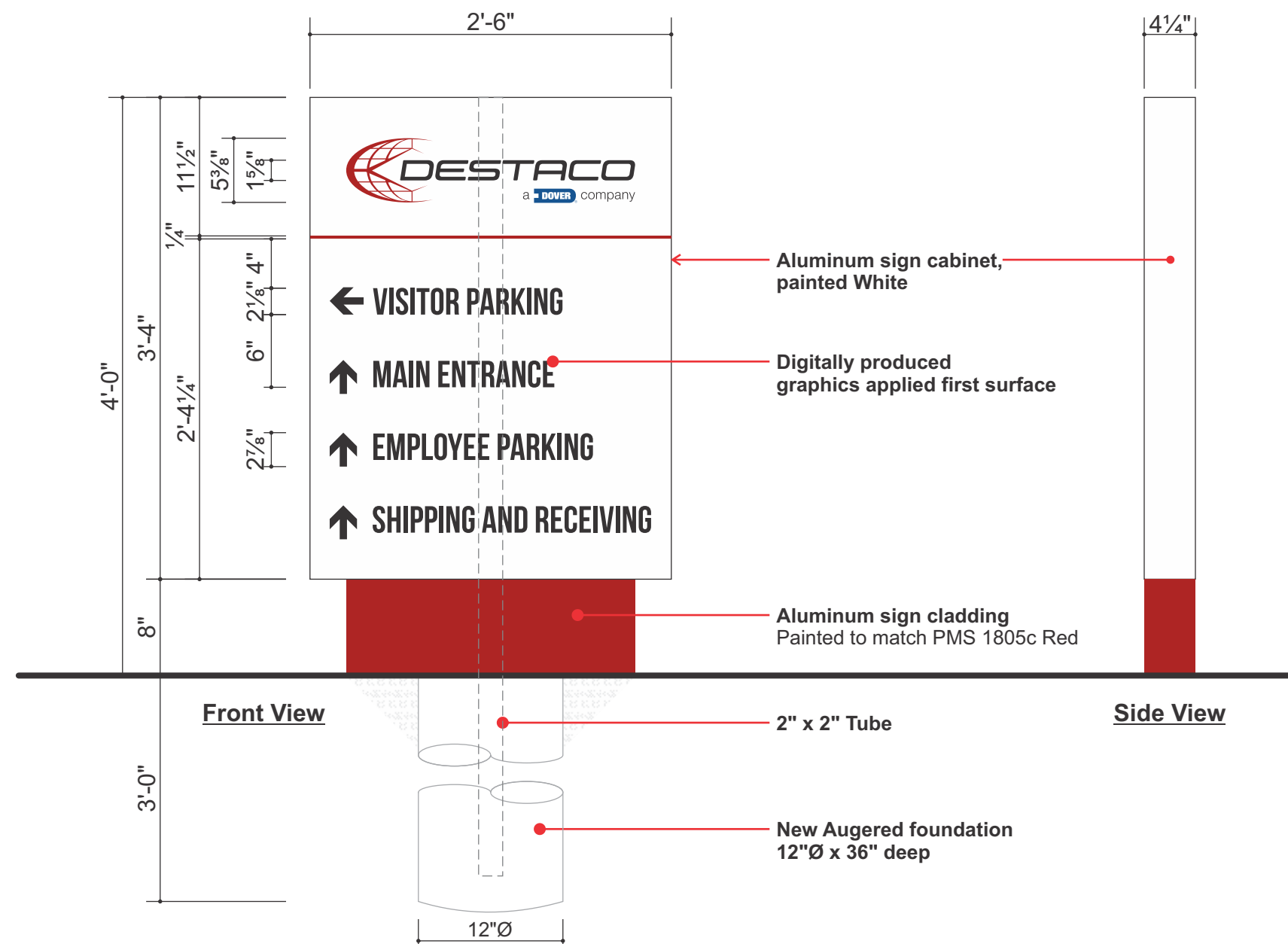


East Elevation of Existing - Before

Existing Square Footage 23.69



East Elevation of Existing - **AFTER**



S/F Non-Illuminated Directional Sign #1 -

Scale 1" = 1'-0"

Qty: (1) Required

Square Footage: 8.32

Aluminum constructed sign cabinet painted with digitally produced graphics.

Drawing for concept purposes only.



1444 S Wolf Road
Wheeling, IL 60090

drawn by
PAMELA F

• job#: 18-7469
• 09-19-18
• rev.# 12-21-18

Exhibit received January 7, 2019

Comments:

SIGN LAYOUT

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REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

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

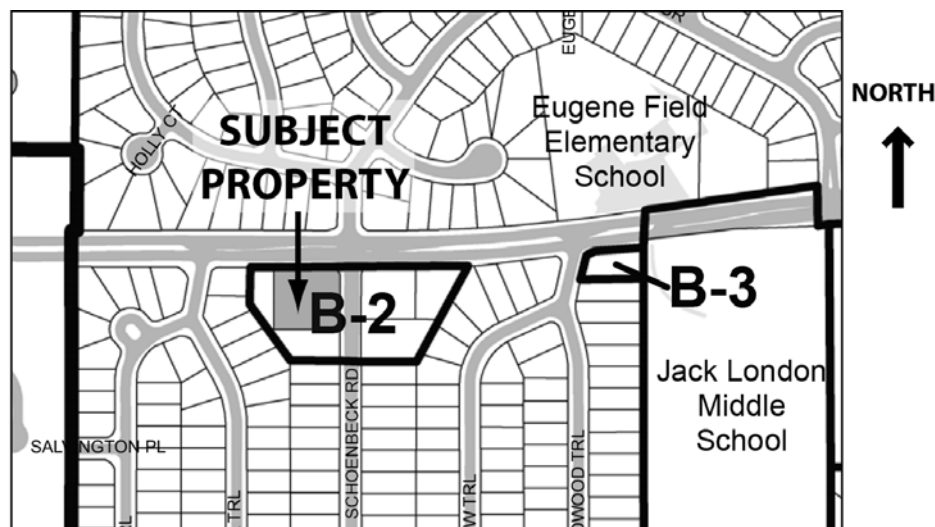
RE: **Docket No. SCBA 19-2**
Kiki's Monte Carlo Cafe
1201 W. Dundee Road, Unit B
Appearance Approval of a Wall Sign

DATE OF REPORT: January 14, 2019

DATE OF MEETING: January 24, 2019

PROJECT OVERVIEW: The petitioner is requesting appearance approval of a wall sign for a new gaming café at the southwest corner of Dundee and Schoenbeck Roads.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	TFA Signs
<u>Property Owner Name:</u>	RMS Properties
<u>Common Location:</u>	Located at the southwest intersection of Dundee Road and Schoenbeck Road – Corner unit.
<u>Existing Use of Property:</u>	Sit-Down Restaurant
<u>Existing Property Zoning:</u>	B-2, Neighborhood Commercial District
<u>Previous Zoning Action for Unit:</u>	
2018-1B	Ord. No. 5157, passed March 5, 2018, granted special use approval for a sit-down restaurant
2019-1A	Ord. No. 5156, passed March 5, 2018, granted a parking reduction variation

DESCRIPTION OF PROPOSAL

The petitioner is requesting appearance approval to install a wall sign for a new gaming café, formerly called Eagle Gourmet Café.

SIGN REVIEW

Sign Location: The proposed business identification sign for the corner unit will only be located on one facade, which faces north to Dundee Road.

Sign Type, Material and Size: The proposed sign is a total of 26.38 sq. ft. in size. The corner unit has a 35 foot linear frontage along Dundee Road. The sign, which displays the business name and logo, is comprised of channel letters, a tagline box and an oval cabinet. The sign is wireway mounted to the building façade. The sign has stylized white letters with black trims and returns and cabinets with black backgrounds and white and red lettering and graphics. The total area of the logo and tagline are 38.2% of the sign, whereas 40% is permitted. 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 19-2 to grant appearance approval for the wall sign in accordance with the sign plans (2 sheets) submitted January 10, 2019, on behalf of Kiki's, located at 1201B W. Dundee Road, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Casolari
Senior Planner

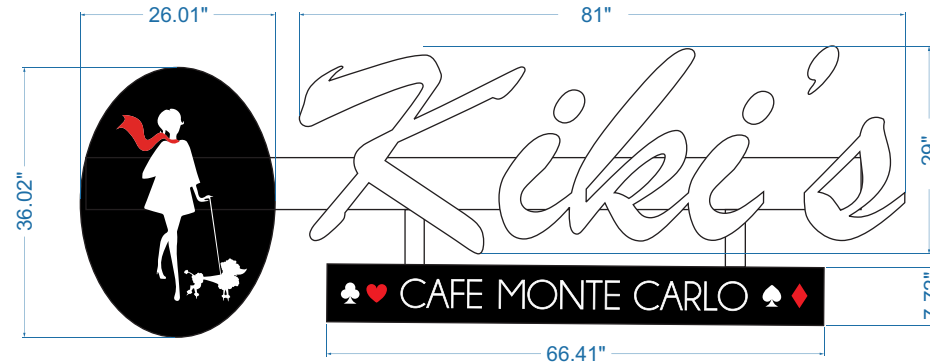
Attachments: [Photo of existing conditions \(staff\)](#)

 [Wall sign plans](#)

Kiki's Monte Carlo Cafe – 1201B W. Dundee Road
Docket No. SCBA 19-2 (Appearance Approval of a Wall Sign)



Existing conditions of storefront – looking south



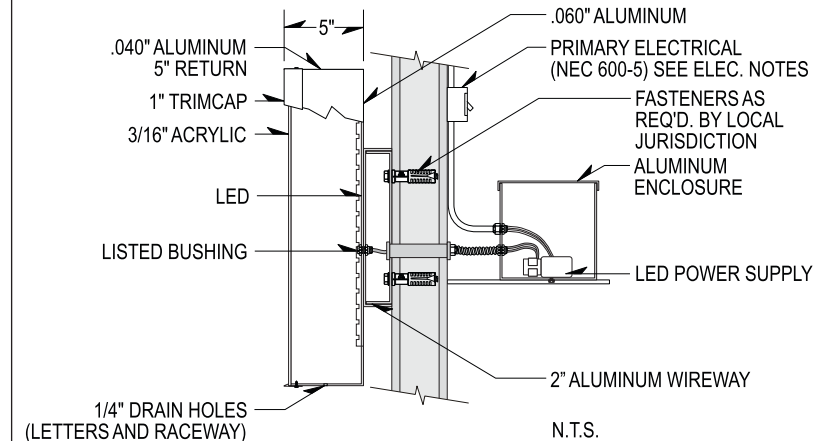
A Front-Lit, Plex-Face Channel Letters, Wireway Mounted • Front View
SCALE: 0/0" = 1' 0" • For Production / For Presentation

INTERNALLY ILLUMINATED PLASTIC FACE CHANNEL LETTERS

QUANTITY: ONE (1)
Overall Height: 37"
Overall Length: 99.52"
Total Sq.Ft.:
Returns: Black
Backs: Black
Trimcap: Black
Face: White COLOR
First-surface translucent vinyl:
 3M Colors
Wireway: Wall Color to Match Wall Fascade
Illumination: White LED Color

NOTES:
 • WHITE interiors for increased illumination
 • All paint two-stage automotive acrylic

CHANNEL LETTER - TYPICAL SECTION - FRONT-LIT PLASTIC FACE



ELECTRICAL NOTES

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

PLEASE REVIEW DRAWINGS FOR ACCURACY IN: COLOR, LAYOUT, SPELLING. APPROVAL STATES ALL CONTENT REPRESENTED IN THIS PROOF IS CORRECT.

tfasigns

5500 N. Kedzie Ave Chicago, IL 60625
 773-267-6007 | sales@tfasigns.com

Client Name:
 Kiki's Cafe Monte Carlo

Location:
 1201 w dundee rd, wheeling, il 60090

Start Date: 11/14/2018
Last Revision: 00/00/0000
Job#: 00000
Drawing#: 00000a.v1.s1 / e1
Page: 1 of 5

Exhibit received January 10, 2019

• Client Approval

• Landlord Approval

Sales Rep:
 Seung Park
Designer:
 Peter Boateng



35' Storefront



PLEASE REVIEW DRAWINGS FOR ACCURACY IN: COLOR, LAYOUT, SPELLING. APPROVAL STATES ALL CONTENT REPRESENTED IN THIS PROOF IS CORRECT.

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Page: 3 of 5

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REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

FROM: Andrew C. Jennings, Director of Community Development
Steve Robles, Assistant Director of Community Development

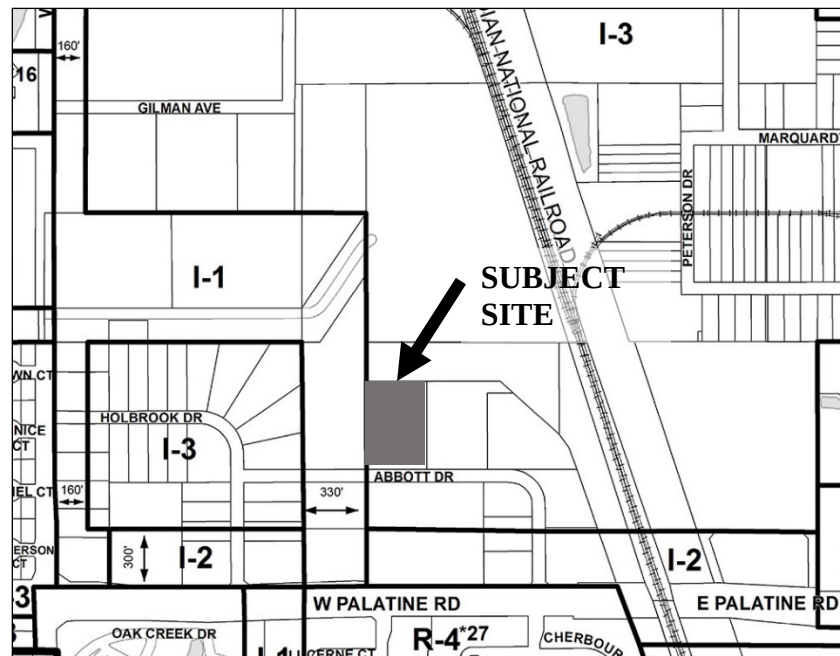
RE: **Docket No. PC 18-19**
JV Global Services LLC
150 Abbott Drive
Minor Change to Approved Site Plan

DATE OF REPORT: January 17, 2019

DATE OF MEETING: January 24, 2019

PROJECT OVERVIEW: The petitioner requests a Minor Change to the approved site plan associated with heavy motor vehicle outdoor storage/truck freight terminal, approved by the Plan Commission on December 1, 2016 as Docket No. 2016-21C.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Development Name:</u>	JV Global Services LLC
<u>Applicant Name:</u>	Ashley Vareldzhyan
<u>Property Owner:</u>	Abbott Drive LLC
<u>Common Location:</u>	Located on the north side of Abbott Drive, east of Holbrook Drive.

<u>Neighboring Property Land Use(s):</u>	North: Industrial South: Industrial West: Industrial East: Industrial
<u>Comprehensive Plan Designation:</u>	Industrial
<u>Property Size:</u>	3.2 acres (total lot)
<u>Building Size:</u>	400 sq. ft. (building area)
<u>Existing Use of Property:</u>	Truck freight terminal/Heavy motor vehicle outdoor storage
<u>Proposed Use of Property:</u>	No change.
<u>Existing Property Zoning:</u>	I-3 General Industrial District

SUMMARY OF DECEMBER 20TH PLAN COMMISSION REVIEW

At the December 20th the Plan Commission meeting, the petitioner requested this item be tabled to allow the petitioner additional time to address staff's comments. The petitioner has submitted the attached revised site plan demonstrating a Village fire truck can maneuver the site without obstructions. The following report has been updated to reflect the revised site plan received.

DESCRIPTION OF PROPOSAL

The petitioner, JV Global Services, received special use-site plan approval for a truck freight terminal and heavy motor vehicle outdoor storage use, which was reviewed by the Plan Commission on December 1, 2016 and approved by the Village Board on December 19th (Ordinance No's. 5064 and 5065). The approved site plan permits outdoor parking of trucks and contractor's vehicles not to exceed 78 parking stalls (76 in winter due to snow storage), and specifically excludes outdoor material storage and daily/hourly parking. The approvals were conditioned upon improvements being made to the property, such as replacement of asphalt pavement and striping, new landscaping along Abbott Drive, and replacement of concrete aprons. Inspections to confirm compliance with the provisions of the Special Use were conducted in summer 2018, and the petitioner has been working with Staff since that time to respond to the items listed in the inspection report. While several items have been corrected, the petitioner is now requesting approval to modify certain aspects of the site plan.

During a follow-up site inspection conducted by staff on October 16, 2018, it was observed that additional truck parking spaces were added to the site, which not only increased the parking total limited by Ordinance No's. 5064 and 5065, but also resulted in the parking layout deviating from the approved site plan. Approximately 20 truck parking spaces were added to the southern portion of the site to accommodate overflow cab-less refrigerator truck trailers from Richelieu Foods (located across Abbott Drive from the subject property). As a result, the petitioner is seeking a minor change to the approved site plan to increase the parking by 11 stalls, resulting in 89 total spaces. The change will convert the middle parking row from a single parking row to a double parking row and locate 19 truck spaces at the southern end. The 2016 approved site plan is attached for comparison.

The new southern parking row also requires the relocation of the employee parking spaces to be located immediately north of the office building, which these parking spaces have already been relocated. The petitioner has identified snow storage will be located in the 3 southeastern parking stalls.

Upon request by staff, the petitioner has provided a fire truck auto turn exhibit for the site based on the reconfiguration of the parking stalls. As demonstrated, a fire response truck can maneuver through the site uninterrupted and there are no conflicts demonstrated.

STAFF REVIEW

Fire Department Review: The Fire Department has reviewed the site plan and has indicated the auto turn exhibit sufficiently demonstrates the revised parking layout provides adequate emergency vehicle maneuvering, and further notes that the petitioner's vehicles may require additional movements to navigate the site.

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

Staff Recommended Action: Staff recommends approval of the change to the approved site plan, subject to the following condition:

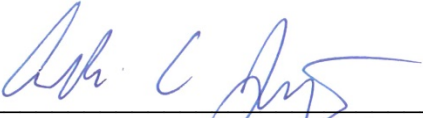
1. The minor change to the site plan shall permit outdoor parking of trucks and contractor's vehicles not to exceed 89 parking stalls (86 in winter due to snow storage), and specifically excludes outdoor material storage and daily/hourly parking.

PROPOSED MOTION

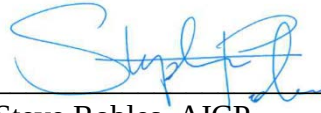
If the Plan Commission finds that the minor change to the approved site plan to increase the total number of truck parking to 89 spaces is acceptable, the appropriate motion would be to:

Approve Docket No. PC 18-19 granting a minor change to the site plan approved by Ordinance No. 5064 (Docket No. 2016-21A) and Ordinance No. 5064 (Docket No. 2016-21C), as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan Approval Requirements, in order to increase the outdoor parking of trucks and contractor's vehicles for 150 Abbott Drive, Wheeling, Illinois, in accordance with the Site Plan/Fire Truck Maneuvers plan dated January 14, 2019 and last revised January 17, 2019, and subject to the following condition:

1. The minor change to the site plan shall permit outdoor parking of trucks and contractor's vehicles not to exceed 89 parking stalls (86 in winter due to snow storage), and specifically excludes outdoor material storage and daily/hourly parking.



Andrew C. Jennings, AICP
Director of Community Development

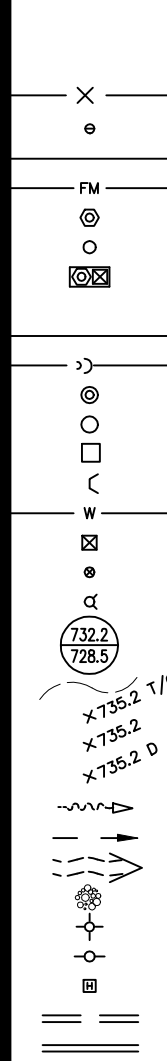


Steve Robles, AICP
Assistant Director of Community Development

Attachments: [\(Approved\) Site plan, 12/19/2016](#)

[Site Plan/Fire Truck Maneuvers Plan, received 1/17/2019](#)

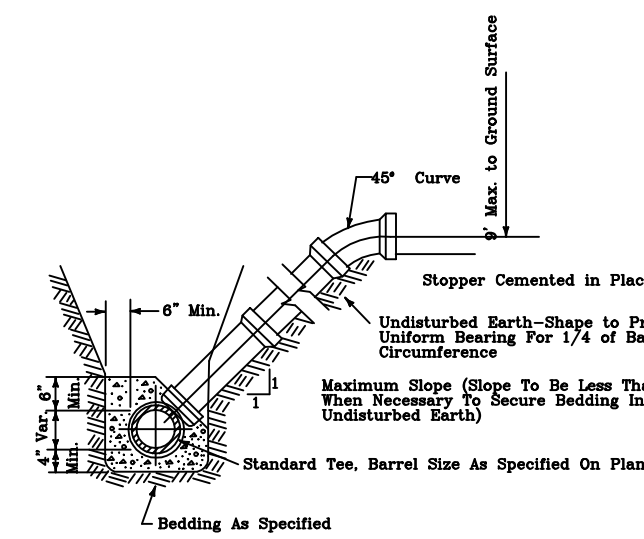
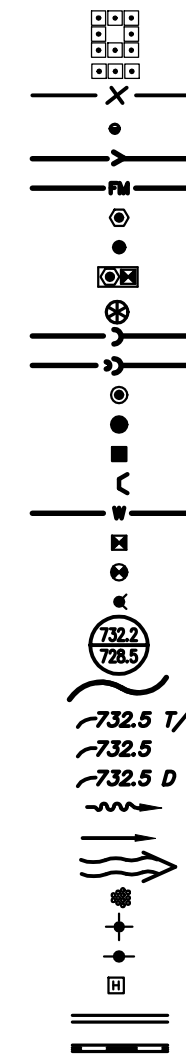
EXISTING



SYMBOLS LEGEND

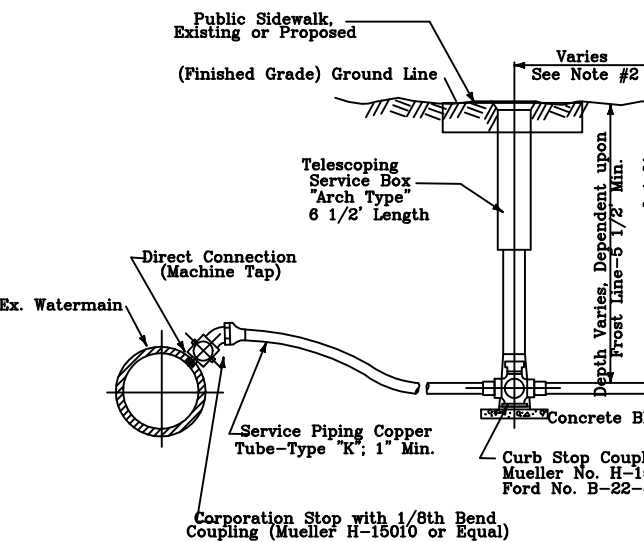
INLET PROTECTION
DITCH CHECK
SILT FENCE
B-BOX
SANITARY SEWER
SANITARY MANHOLE
CLEANOUT
LIFT STATION
SOIL BORING
STORM SEWER
P.V.C. UNDER DRAIN
STORM MANHOLE
CATCH BASIN
INLET
FLARED END SECTION
WATERMAIN
VALVE VAULT / WELL
VALVE BOX
FIRE HYDRANT
RIM ELEVATION
INVERT ELEVATION
CONTOURS
TOP OF CURB ELEVATION
PAVEMENT/GROUND ELEVATION
SWALE ELEVATION
SWALE
OVERLAND FLOW
OVERFLOW RELIEF ROUTE
RIP-RAP
STREET LIGHT
POWER POLE
HANDHOLE
CURB AND GUTTER
REVERSE CURB AND GUTTER
③ SUMMIT POINT
① LOW POINT

PROPOSED



1. Riser To Be Constructed In Line Of Pipe
Sewer Depth Exceeds Nine (9) Feet
2. The bedding under the riser shall be carefully
compacted to prevent the riser from rotating.
3. The sanitary service connection shall be laid in a straight line
and at a uniform gradient from the top of the riser from the
main line to 5' beyond the right-of-way line.
4. Securely plug the end of the service connection.

SEWER SERVICE INSTALLATION



- Notes:
1. Compacted Granular Trench Backfill is Required where any Portion of
Excavation Activity is Within Three (3) Feet Horizontally of Existing
or Proposed Pavements, Driveways, or Sidewalks.
 2. Where Public Sidewalk is Present or Proposed, B-Box
Shall Be Centered Within Width of Sidewalk.
 3. When Water Services are Installed as Replacements for an Existing
Service, Village Water Maintenance Personnel Shall Make the Tap
for Services 2" in Diameter or Smaller.

WATER SERVICE INSTALLATION

JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS

Call 48 hours before you dig
 (Excluding Sat., Sun. & Holidays)

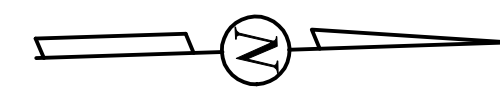
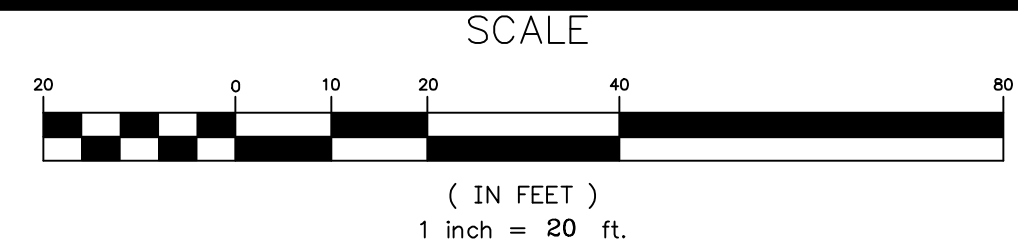
1-800-892-0123

PARCEL 1:
 LOT 1 IN IGINI SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE
 SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD
 PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF FILED JULY 16, 1980 AS
 DOCUMENT LR 3169270, IN COOK COUNTY, ILLINOIS

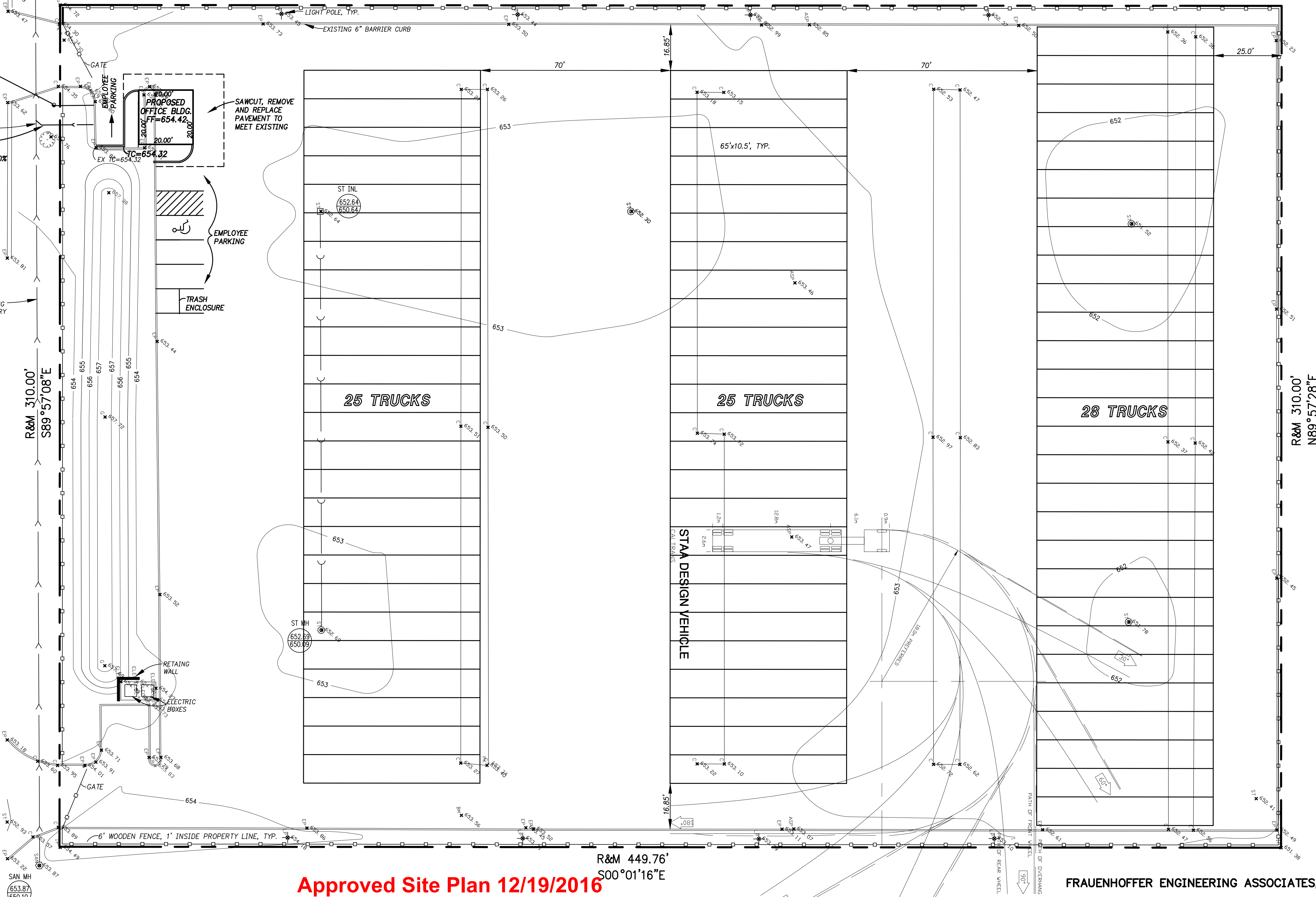
PARCEL 2:
 THE SOUTH 528.66 FEET OF THE WEST 600 FEET OF THE FOLLOWING DESCRIBED PARCEL:
 THAT PART OF THE EAST 3/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND OF THE WEST
 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE
 THIRD PRINCIPAL MERIDIAN (TAKEN AS A TRACT) LYING WESTERLY OF THE WESTERLY LINE
 OF RAILROAD RIGHT-OF-WAY OF THE CHICAGO AND WISCONSIN RAILROAD (EXCEPTING
 FROM SAID TRACT OF LAND THAT PART THEREOF LYING NORTHERLY AND EASTERLY OF
 THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE WEST LINE OF THE EAST

3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14 AFORESAID, 200 FEET
 SOUTH OF THE NORTHWEST CORNER OF SAID EAST 3/4 OF THE SOUTHEAST 1/4 OF THE
 SOUTHWEST 1/4 OF SAID SECTION 14; THENCE EAST ALONG A LINE 200 FEET SOUTH OF
 MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH SAID NORTH LINE OF THE EAST 3/4
 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 685.89 FEET; THENCE
 SOUTHEASTERLY ALONG A DIAGONAL LINE A DISTANCE OF 500 FEET TO A POINT IN A LINE
 WHICH IS 140 FEET SOUTHWESTERLY OF MEASURED AT RIGHT ANGLES TO AND PARALLEL
 WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD; THENCE SOUTHEASTERLY
 ALONG SAID PARALLEL LINE A DISTANCE OF 826.27 FEET TO THE INTERSECTION OF SAID
 PARALLEL LINE WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
 SECTION 14; AND EXCEPTING FROM SAID TRACT OF LAND THOSE PARTS THEREOF
 DESCRIBED IN DEEDS TO THE COUNTY OF COOK REGISTERED IN THE OFFICE OF THE
 REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENTS 1982200 AND 1982201)
 (EXCEPTING THAT PART FALLING IN STREETS), ALL IN COOK COUNTY, ILLINOIS.

R&M 449.79'
 N00°01'16"W



ABBOTT DRIVE



Approved Site Plan 12/19/2016

BOUNDARY INFORMATION PROVIDED BY:
 GREMLEY AND BIEDERMANN
 CHICAGO, ILLINOIS
 DATED 7-14-2015

FRAUENHOFER ENGINEERING ASSOCIATES, P.C.

ROBERT J. FRAUENHOFER
 ILLINOIS REGISTERED PROFESSIONAL ENGINEER
 062-046760
 EXPIRATION DATE: 11-30-2017

FRAUENHOFER ENGINEERING ASSOCIATES

Consulting Civil Engineers

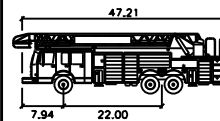
28835 N. Herky Drive, Suite 205 • Lake Bluff, Illinois • 60044
 (847) 680-1866 • FAX (847) 362-4477

DATE	REVISIONS
11-10-16	REVISED PER VILLAGE COMMENTS

DRAWN BY:	RJF
CHECKED BY:	RJF
DATE:	8-26-16
SCALE:	1"=20'

150 ABBOTT DRIVE
VILLAGE OF WHEELING
BUILDING ADDITION AND SITE PARKING LAYOUT

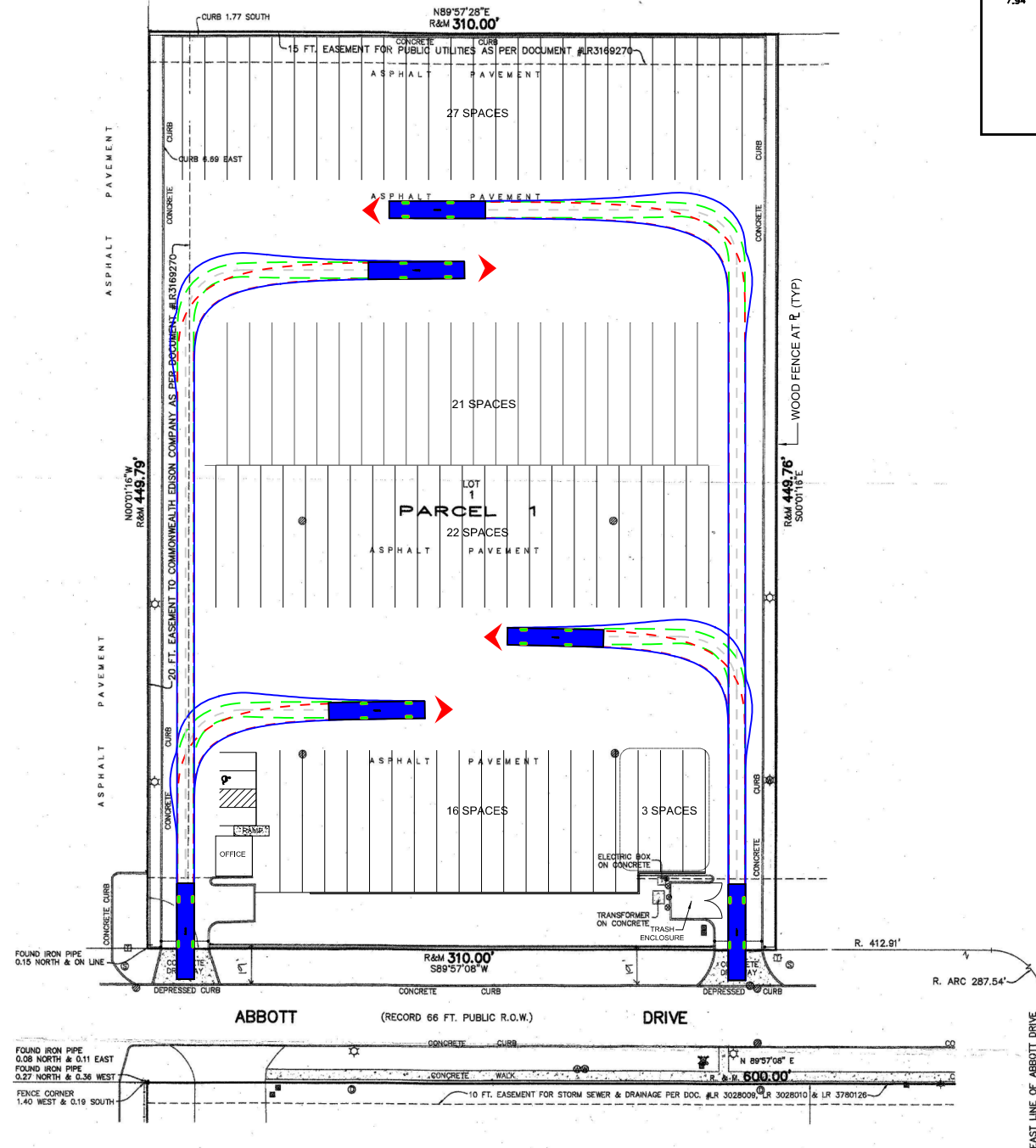
DESIGN VEHICLE



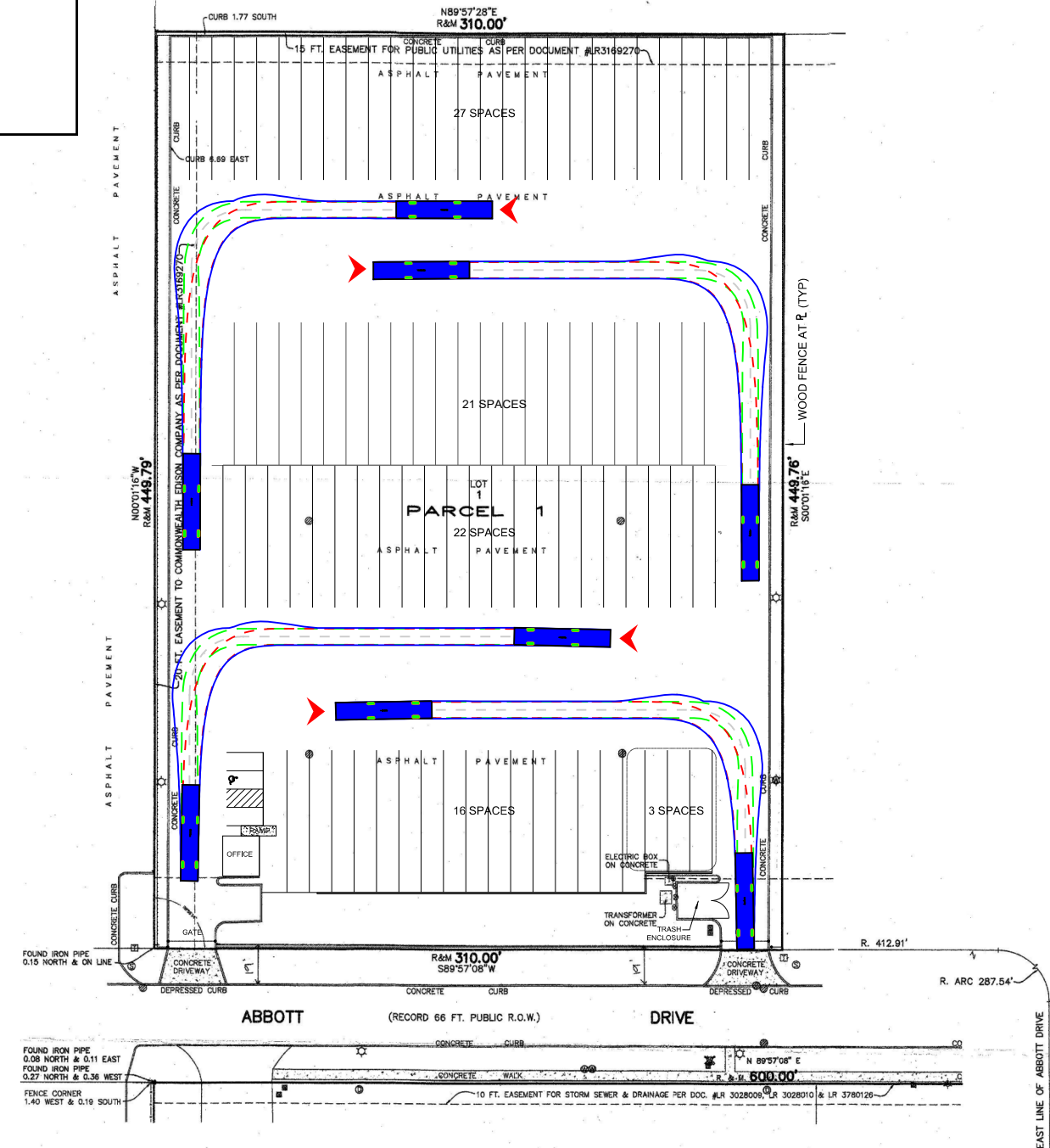
Wheeling Cobra Firetruck
 Width : 8.42
 Track : 7.92
 Lock to Lock Time : 6.0
 Steering Angle : 38.7



- - Body of Vehicle
- - Front Tires Path
- - Rear Tires Path



INBOUND



OUTBOUND

PC 18-19 Received 1/17/2019

TRUCK TRANSPORTATION
 CENTER
 WHEELING, ILLINOIS

FIRE TRUCK MANEUVERS

DRAWN: MD
 DATE: 01-14-19
 PROJECT # 18-102
 FIGURE: C

CHECKED: LA
 REV: 01-17-19



RULES AND PROCEDURES FOR PUBLIC HEARINGS BEFORE THE VILLAGE PLAN COMMISSION

DEFINITIONS

For purposes of interpreting these Rules and Procedures, the following definitions apply:

- “Public Body” means the Wheeling Plan Commission.
- “Petitioner” means any person who has filed an application for zoning relief and his or her attorney or consultant.
- “Objector” means any person who desires to object to a filed application for zoning relief and his or her attorney or consultant.
- “Interested Person” includes but is not limited to: Village residents, Village staff, members of the public and any attorney or consultant appearing on behalf of the Village, Village residents or members of the public.

RULES AND PROCEDURES

The following Rules and Procedures shall apply to all public hearing proceedings, unless waived by the parties:

- 1) Notice requirements for a public hearing are found in the Illinois Municipal Code (65 ILCS 5/11-13-1 et seq.) and in the Zoning Ordinance (Title 19 of the Wheeling Municipal Code). It is the responsibility of the Petitioner to ensure that any required notice is given in a timely manner, consistent with statutory and ordinance requirements.
- 2) All public hearings of a Public Body are meetings as defined by the Illinois Open Meetings Act (5 ILCS 120/1 et seq.). The Illinois Open Meetings Act must be adhered to in all instances. Beginning January 1, 2004, the Open Meetings Act requires that a verbatim record of all closed meetings of Public Bodies be kept in the form of an audio or video recording. Under these Rules and Procedures, the Public Body shall make verbatim audiotape recordings of its closed session meetings. No final action (or final vote) may be taken on any matter in a closed session (5 ILCS 120/2 (e)).
- 3) All individuals desiring to participate in the public hearing process shall register at the Clerk's Office during normal business hours or immediately prior to the commencement of the public hearing with the Village staff liaison, or his/her designee, or during the public hearing, provided that they do not disturb the proceedings. At a public hearing, a Petitioner, Objector or other Interested Persons may appear on his or her own behalf or may be represented by an attorney.
- 4) Prior to the commencement of the public hearing, the Chair will determine whether there are any Objectors or other Interested Persons and if an attorney represents any Objector, group of Objectors or Interested Persons. The Chair will also determine whether any parties have evidence or testimony to be admitted.

The Chair may make prefatory comments indicating the order of presentation, the ability to ask questions and to present testimony. The Chair will also explain that during the time for questioning witnesses, testimony should not be given by the person asking questions.

- 5) Unless the Chair decides to alter the order of presentation, the general order of presentation will be as follows:
 - a) Opening of public hearing
 - b) Swearing in Petitioner, Objectors and Interested Persons
 - c) Confirmation of notices being published and mailed in accordance with State law and Village Code requirements
 - d) Village staff presentation
 - e) Petitioner presentation
 - f) Public presentation(s)
 - Cross examination
 - Introduce evidence
 - Public Comment
 - g) Petitioner Rebuttal to staff and public comment
 - h) Questions by Public Body
 - i) Rebuttal by Petitioner
 - j) Closing remarks by Petitioner, Objectors, Interested Persons and Village staff
 - k) Close or continuation of public hearing
- 6) The Chair may impose reasonable limitations on evidence or testimony presented by persons and parties, such as barring repetitious, irrelevant or immaterial testimony. The Public Body shall not be bound by strict rules of evidence; however, irrelevant, immaterial or unduly repetitious evidence shall not be admissible. The Chair shall rule on all questions related to the admissibility of evidence, which ruling may be overruled by a majority of at least a quorum of the Public Body. Written material may be submitted to the Plan Commission in advance of the public hearing.
- 7) The Chair may take such actions as are required to maintain an orderly and civil hearing.
- 8) All public hearings must have a record of proceedings.
- 9) Then Village staff may make a presentation or report. Staff presenting a report will be subject to cross-examination by the Petitioner or Objector or other Interested Persons.
- 10) Since the Petitioner has the burden of proof, the Petitioner should present his or her evidence and witnesses. All persons offering testimony at a hearing shall testify under oath.

- 11) After each Petitioner's witnesses and Village staff have testified, Objectors and Interested Persons will have the right to ask questions or cross-examine the witness. There is no time limit placed upon cross examination, but if a question has already been asked by some person, the Chair may refuse to allow a second person to ask the same question. Questions must be relevant and material to the public hearing proceeding. The examination of a witness shall not be used by the questioner to offer testimony or evidence of the questioner.
- 12) After all Petitioner witnesses have testified, members of the Objectors or Interested Persons may testify or present evidence. There is no time limit on the presentation by Objectors or Interested Persons. Testimony and evidence must be relevant and material to the public hearing proceeding. The Petitioner and other members of the general public may cross-examine any witness of Objectors or Interested Persons who testifies.
- 13) After all Objectors or Interested Persons have testified, members of the public may merely provide public comment, which may be their opinion or thoughts, but is not evidence or questions to the petitioner or staff. Public comment is limited to five (5) minutes.
- 14) After the conclusion of the Objector or Interested Persons testimony, the Petitioner may offer rebuttal witnesses or evidence.
- 15) All individuals testifying or participating shall identify themselves (and their current place of residence) for the record, either orally or in writing, and indicate if an attorney represents them. Any person participating, other than the Petitioner, shall be referred to in these Rules as an Objector or Interested Person.
- 16) After the Petitioner, Objectors and Interested Persons testify, the members of the public body may cross examine and ask questions. Petitioner shall be allowed any rebuttal evidence after the questioning of the public body.
- 17) The Petitioner, Objectors and Interested Persons may be given the opportunity to make closing remarks.
- 18) If a hearing needs to be continued to another date in order for a full presentation by all parties, then it may be continued to a date and time selected by the Public Body and approved by a motion of the Public Body.
- 19) At the conclusion of the public hearing, the Public Body may move to deliberate its decision on the evidence presented, recess to closed session to deliberate its decision on the evidence presented (if the proper motion is approved by a majority under a roll call vote), or continue the hearing to a specific date, time and location by a motion.
- 20) A written decision shall be prepared which shall include findings of fact and the Public Body's recommendation or decision based upon the record. An ordinance approving or denying the application may be a sufficient written decision if it contains appropriate findings of fact concerning the relevant standards to be applied by the Public Body.

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
Steve Robles, Assistant Director of Community Development

RE: **Wolf Road Industrial – Panattoni Development**
1020, 1022, 1026, 1027, and 1030 Carol Avenue; 10321 Dean
Avenue; 37 Kerry Lane; and 1032 S. Wolf Road
Docket No. 2019-1
Rezoning from the R-1A Single-Family Residential and I-1
Light Industrial to I-2 Limited Industrial District;

Docket No. PC 19-1
Site Plan-Appearance Approval of an industrial warehouse
building

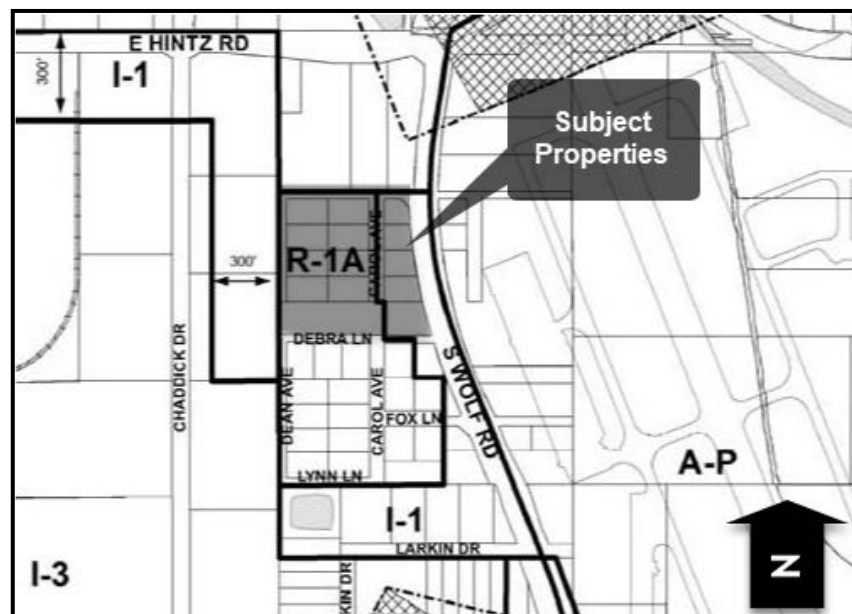
Docket No. PC 19-2
Preliminary Plat of Subdivision Approval of Wheeling Road
Industrial

DATE OF REPORT: January 16, 2019

DATE OF MEETING: January 24, 2019

PROJECT OVERVIEW: The petitioner is requesting rezoning, site plan-appearance approval, and preliminary plat of subdivision approval for the redevelopment of 9.25 acres (13 properties) along the west side of S. Wolf Road to construct a 162,746 square foot industrial warehouse building.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant Name: John Pagliari, Partner, Panattoni Development Company

Property Owner Name: Henry C. Joern Revocable Trust
JV Global Services, LLC

Common Location: On the west side of S. Wolf Road, south of Hintz Road, between Kerry Lane and Debra Lane

Neighboring Property Land Use(s): North: Industrial
West: Industrial
South: Single-Family Residential
East: Chicago Executive Airport

Comprehensive Plan Designation: Industrial (Wolf Ridge Sub-Area)

Property size: 402,862 sq. ft. (9.25 acres)
162,746 sq. ft. (building area)

Existing Use of Property: Single-Family Residential and Light Industrial

Proposed Use of Property: Industrial-warehouse building

Existing Property Zoning: R-1A Single-Family Residential (west) and I-1 Light Industrial (east)

Previous Zoning Action on Property:
None.

DESCRIPTION OF PROPOSAL

The petitioner, Panattoni Development Company, is proposing to redevelop the current single-family homes/contractor yards to construct a single industrial warehouse building. The proposed development requires rezoning the two current zoning districts of the R-1A and I-1 to the I-2 (Limited Industrial) district. In addition, since the subject area consists of 13 individual lots, the lots will need to be consolidated into one parcel through the proposed preliminary plat of subdivision. The proposed site development and industrial warehouse building also requires site plan and appearance approval.

SITE PLAN REVIEW

General site layout: The 162,746 sq. ft. industrial warehouse building is located in the center of the property and oriented to the Wolf Road frontage. Parking areas are located immediately east and south of the building, and are connected to provide access around the south and east sides of the building. Loading docks for large truck deliveries are located in the rear of the building (west elevation), facing the rear of the industrial buildings to the west. Stormwater management is provided by a detention basin in the front of the site, adjacent to Wolf Road, which will provide a natural buffer between Wolf Road and the industrial building. Vehicular access will be kept to Wolf Road, with a full-access driveway at the north end of the site and will reuse the current Kerry Lane curb cut at Wolf Road. A second full-access driveway is proposed on the south end

Wheeling Plan Commission**Meeting Date: January 24, 2019****RE: Docket No.'s 2019-1, PC 19-1, and PC 19-2**

of the site to Wolf Road. While there is an existing median in the center of Wolf Road along the south driveway, the median is mountable and does not restrict access to/from the site by any physical barriers.

There is existing Village right-of-way located in three areas of the site. Kerry Lane extends along the northern portion of the subject site; although only a small portion is physically improved at the east end of the site, which provides access from Wolf Road. Carol Avenue runs north-south from Kerry Lane and splits the properties. This segment of Carol Avenue is only accessible by Kerry Lane and does not connect to the nearby Village street network to the south. Dean Avenue is unimproved right-of-way along the east boundary line of the sites and does not provide access to any adjacent properties. Based on the proposed site layout, the vacation of the three rights-of-way will be required, which a plat of vacation must be prepared for approval by the Village Board vacation. As the plat of vacation will need to be included with the zoning entitlements for the project when presented to the Village Board, this will be included in the conditions of approval for the site plan and the preliminary plat.

Floor Plan: As the proposed industrial warehouse is speculative and is not being constructed for a specific tenant/business, a floor plan has not been prepared. The site plan indicates the building could accommodate up to three individual tenants, with offices located on the east side of the building, with the truck loading docks in the rear of the building (west side), which is typical for industrial warehouse buildings.

Total number of parking spaces: The total parking required for the proposed building, based on the office and warehouse space identified, is 174 spaces. A total of 175 parking stalls are provided, demonstrating the parking requirements are met.

Bicycle parking: No bicycle parking is identified on the plans. The petitioner has indicated to staff that bicycle parking will be provided inside the building. Staff has added a condition of approval that a rack for two bicycles/unit or a single communal rack for 6 bicycles shall be added to the floorplan prior to the issuance of a permit for the construction of the building.

Site Lighting: The site lighting includes a single 25-foot high pole-mounted fixture at the southeastern parking row, while all other light fixtures will be building-mounted at a height of 27' to provide the remainder of the site lighting around the building. The light locations are illustrated on the photometric plan. The LED light fixture can be pole-mounted or building-mounted, and is a shielded design.

Sidewalks: There is an existing public sidewalk along the Wolf Road frontage adjacent to the subject property and will remain.

HVAC/Mechanical Components Screened: A height detail has been provided indicating the tallest rooftop units will be 6'-2". However, there is no further detail if the rooftop units will be screened by a parapet or by screens. The proposed building height is 40', which is the maximum building height permitted in the I-2 District. The Plan Commission can grant exceptions to the height limitations for necessary mechanical appurtenances and their accessory screening as part of an appearance review. It is recommended the Plan Commission verify all mechanical units are adequately screened.

APPEARANCE REVIEW

Elevation plans: A building elevation plan is provided illustrating the design of all four building elevations. The front (east) elevation includes emphasized tower elements to draw attention to the three main points of entry for the individual occupant spaces. The north and south entry features wrap around the sides of the building providing further visual interest at the northeast and southeast corners of the building. The entirety of the building will be constructed of precast concrete panels, with a white and grey color tone. Blue color accents are provided on all four sides to offer additional color interest to the building. Windows are included on all four building sides, with a majority of windows provided at the three entries, and on the north and south elevations, which provides an attractive break from the standard precast concrete walls.

Building height: The tallest portions of the building are the three entry features at a vertical height of 40'. The main portion of the building for the east elevation will be a height of 38'-4". The north, south, and west building elevations will be a height of 37'-4". All building heights are in compliance with the maximum building height of 40' in the I-2 District.

Trash Enclosure: Exterior trash enclosure are not identified on the plans. The petitioner has identified to staff that all trash will be kept internal. Staff has added a condition of approval that trash collection areas shall be indicated on the floorplan prior to the issuance of a permit for the construction of the building.

Signage: No signage is identified in this submittal. Any future signs will require review and approval by the Sign Code Board of Appeals prior to the issuance of any sign permits.

LANDSCAPING PLAN REVIEW

Existing Landscaping to Remain: No existing landscaping will remain.

Proposed Landscaping: A diversity of landscaping is proposed around the perimeter of the site and within the parking areas. Additional building foundation plantings are also provided on the east, south and a portion of the north elevations. The stormwater detention basin located on the east side of the site, adjacent to Wolf Road, will have a mixture of wet prairie grass mix and blended seed mix. A total of 14 street trees in compliance with Title 17 are provided along Wolf Road. As proposed, there will be a combination of street trees located within the right-of-way and on private property. The trees planted in the Wolf Road right-of-way are spaced the maximum 80' apart, while the trees on private property will then fill in the spacing so that together, all the street trees will be at least 40' in separation. Three of the street trees are identified as "New Horizon Elm", which elm species are prohibited and will need to be replaced with a desirable tree species. Additionally, Title 17 requires street trees to be a minimum caliper of 3.5" diameter, which all proposed street trees are identified at 3" in diameter. Staff has added a condition of approval that the landscape plan shall provide replacements for the 3 elm street trees with a desirable species and that all street trees be identified as 3.5" in diameter prior to the issuance of permit.

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Irrigation: Irrigation is required by code. No irrigation details are identified on the plans. Staff has added a condition of approval that irrigation shall be added to the final landscape plans prior to the issuance of a site (engineering) permit.

Landscape Screening: The Zoning Code requires the east off-street parking area (facing Wolf Road) be screened with a greenbelt of dense landscaping at least 18" in height at time of planting. Due to space constraints caused by the retaining wall of the detention basin and guardrail along the eastern edge of the eastern parking row, the required screening cannot be installed in this area. The petitioner has located the dense landscaping row on the east side of the detention basin, along the sidewalk adjacent to Wolf Road. While this meets the technical requirements of the Zoning Code, staff believes this will create an artificial landscape environment along Wolf Road and staff's preference is to produce a more organic landscape along the street frontage. Given the parking area is setback from Wolf Road due to the detention basin, the visual impact of parked vehicles won't be as significant from Wolf Road. As a result, staff recommends the dense landscape row along Wolf Road be redesign to utilize clusters of landscape planting areas in a more natural layout and design to be completed prior to the issuance of a permit for construction.

Residential Screening: The south side of the site adjoins residential properties; therefore a wall, fence or densely planted compact hedge at least 5' feet and not more than 6' in height is required. As illustrated on the site plan, a 6' tall fence is located in the southern yard, but no further fence details are provided (material, type of fence, setback, etc.). In addition, the landscape plan shows a dense double-row of a variety of evergreen trees, but does not include the location of the fence. As the fence and dense landscape row are in compliance with the screening requirements, there may be conflicts between the fence location and landscape plantings. Additionally, staff is concerned the evergreen landscape plantings are too dense and may not provide sufficient space for mature tree growth in the future, leading to a number of dead trees. Staff recommends the landscape plan includes the fence along the south property line and reduces the density of the plantings to achieve sufficient screening and adequate tree spacing in the southern greenbelt. The landscape plan shall also include the fence details, such as material, fence type/appearance, and include setback dimensions to ensure the fence location provides adequate clearance for snow removal from Debra Lane to the south.

PRELIMINARY PLAT REVIEW

The subject site is comprised of 13 individual lots, which requires the lots to be consolidated into one lot to allow for the proposed industrial warehouse development. The petitioner has prepared the attached Preliminary Plat of Subdivision of Wheeling Road Industrial. Typically plats of subdivision seek to subdivide property; however, the plat as proposed will consolidate the lots into one, integrated parcel. The plat consists of 3 pages, which shows the configuration of the existing lots and internal public streets, the consolidated single lot (with the public streets vacated), and the proposed development. Per the Engineering Division's review, the subdivision name "Wheeling Road Industrial" appears to be incorrect since the subdivision is located off Wolf Rd. As a result, a condition of approval has been added that the preliminary plat title will need to be verified and corrected prior to Village Board action.

STANDARDS FOR REZONING

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

1. Will the proposed rezoning or text amendment comply with the intent and purpose of Title 19, Zoning?

"The proposed zoning will comply with the intent and purpose of Title 19. The property is proposed to be rezoned to I-2. I-2 (Limited Industrial Zoning) will accommodate the proposed uses of the building. The proposed uses will be limited to office space, manufacturing, and industrial uses that are relatively clean, quiet and free of hazardous or objectionable impacts. The proposed plan requests no variations from the I-2 requirements in section 19.07.030 of the Village zoning code."

The I-2 District is consistent with the zoning of the adjacent properties to the north and minimizes the likelihood of intense outdoor uses that may be incompatible with adjacent residential property.

2. Will the proposed rezoning or text amendment comply with the Comprehensive Plan, Official Map and all other plans and policies adopted by the Village?

"The proposed plan will comply with the Future Land use plan published by the Village as the area is designated as industrial. In the existing conditions, the areas to the north and west are designated as Industrial and the area to the east is designated as airport use. On the future land use plan, the area to the south is planned as Industrial."

Per the Village's Comprehensive Plan, the future land use plan calls for industrial land use in the area, which the rezoning request will be consistent with the Comprehensive Plan recommendation.

3. How have the physical or economic conditions pertaining to the subject area changed, making the existing zoning district or code regulation inappropriate and the proposed zoning district or regulation appropriate?

"As detailed in the Village Future land use plan, the area of the proposed project is designated to be an industrial use in the future. The current zoning designation as Residential does not fit with surrounding land uses on three sides of the development. The airport and the relocation of Wolf Road have already impacted the existing residential subdivision."

Staff concurs with the petitioner's response.

4. How is the proposed rezoning or text amendment desirable and needed in the Village?

"The proposed re-zoning is desirable & needed for the Village as it brings the site in conformance with the Future Land use plan. The proposed action allows the property to

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conform with the land uses to the north & west of the site. The Village will benefit with a higher tax base & better use for the property."

The industrial land use is recommended by the Villages' Comprehensive Plan and the Wolf Ridge Subarea recommendation of the Plan.

5. How will the proposed rezoning or text amendment be compatible with and not unduly depreciate the use and value of the surrounding property?

"The proposed rezoning conforms with the land uses to the north & west of the site and with the Future land use plan prepared by the Village of Wheeling. The proposed project will not have a negative impact on the surrounding properties as Industrial uses are predominant in this area."

Staff concurs with the petitioner's response.

6. How will the proposed rezoning or text amendment contribute to a rational pattern of land uses which is beneficial to the Village?

"The proposed rezoning conforms with the land uses to the north & west of the site and with the Future land use plan prepared by the Village of Wheeling. This rational pattern of land uses is well documented in the Comprehensive Plan prepared by the Village of Wheeling. The Project will only access Wolf Road which is identified as a Major Arterial Roadway by the Village of Wheeling. All setback requirements as defined in the Village Zoning code will be followed to limit impact on all neighboring properties."

Staff concurs with the petitioner's response.

STAFF REVIEW

Fire Department Review: The Fire Department provided initial review comments to the petitioner based on their initial plan submittal. The Petitioner has submitted the revised plans (attached), which there are no comments on the revised plans and no conditions of approval at this time. All other Fire Department review comments are related to the building's construction and will be confirmed during building permit review.

Engineering Division Review: The Engineering Division has reviewed the attached plans and have provided the following comment regarding the preliminary plat of subdivision; Subdivision name is stated to be "Wheeling Road Industrial". Subdivision is located off Wolf Rd. The preliminary plat title will need to be verified and corrected prior to Village Board action. All other Engineering Division review comments are technical engineering comments that will be confirmed upon receipt of final engineering plans and prior to the issuance of a site (engineering) permit.

Impact on adjacent uses: The proposed use and development will be consistent with the surrounding industrial development patterns north and west of the subject property, and is consistent with the Village's Comprehensive Plan. The development has adequately managed any potential impacts on the adjacent residential properties to the south with the installation of a

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6' tall fence and a dense landscape buffer to offer a solid buffer from the industrial/warehouse activities.

Staff Recommended Action: Staff recommends approval of all the rezoning, site plan-appearance approval, and preliminary plat of subdivision; subject to the following conditions:

1. A rack for two bicycles per unit or a single communal rack for 6 bicycles shall be added to the floorplan prior to the issuance of a permit for the construction of the building.
2. The trash collection areas shall be indicated on the floorplan prior to the issuance of a permit for the construction of the building.
3. Irrigation shall be added to the final landscape plans prior to the issuance of a site (engineering) permit.
4. The dense landscape row along Wolf Road shall be redesigned to utilize clusters of landscape planting areas in a more natural layout and design to be completed prior to the issuance of a permit for construction.
5. The landscape plan shall include the 6' tall fence along the south property line, as shown on the site plan, and reduce the density of the plantings to achieve sufficient screening and adequate tree spacing in the southern greenbelt.
6. The landscape plan shall also include the fence details.
7. The landscape plan shall provide replacements for the 3 elm street trees with a desirable species and that all street trees be identified as 3.5" in diameter prior to the issuance of permit.
8. The Village Board's consideration of the final plat of subdivision shall also include a plat of vacation for the three Village rights-of-way, to be prepared by the petitioner.

PROPOSED MOTION

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of the Rezoning, Site Plan and Building Appearance Approval, and Preliminary Plat of Subdivision for the industrial warehouse development, an appropriate motions would be to:

Recommend approval of Docket No. 2019-1, granting Rezoning from R-1A Single-Family Residential District and I-1 Light Industrial District to I-2 Limited Industrial District as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.14 Ordinance Administration, and associated sections, to permit a Car Wash Facility in accordance with the following exhibits, for the properties located at 1020, 1022, 1026, 1027, and 1030 Carol Avenue; 10321 Dean Avenue; 37 Kerry Lane; and 1032 S. Wolf Road, Wheeling, Illinois:

- Project Description Letter, received December 10, 2018
- Site plan, dated January 7, 2019, and
- Rezoning Exhibit, received January 14, 2019.

Recommend approval of Docket No. PC 19-1, granting Site Plan-Appearance Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, and Chapter 19-12 Site Plan Approval Requirements, in order to construct an industrial warehouse building, in accordance with the following exhibits, for Panattoni Development Company:

- Project Description Letter, received December 10, 2018
- Site plan, dated January 7, 2019,

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- Building Elevations, dated January 7, 2019,
- Landscape Plan (2 sheets), dated January 4, 2019
- Photometrics, dated December 10, 2018,
- Preliminary Site Improvement Plans (16 sheets), dated January 14, 2019

And with the following conditions of approval:

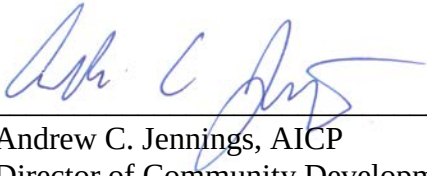
1. A rack for two bicycles per unit or a single communal rack for 6 bicycles shall be added to the floorplan prior to the issuance of a permit for the construction of the building.
2. The trash collection areas shall be indicated on the floorplan prior to the issuance of a permit for the construction of the building.
3. Irrigation shall be added to the final landscape plans prior to the issuance of a site (engineering) permit.
4. The dense landscape row along Wolf Road shall be redesigned to utilize clusters of landscape planting areas in a more natural layout and design to be completed prior to the issuance of a permit for construction.
5. The landscape plan shall provide replacements for the three (3) elm street trees with a desirable species and that all street trees be identified as 3.5" in diameter, subject to the approval of Community Development and Public Works, and prior to the issuance of permit.
6. The landscape plan shall include the 6' tall fence along the south property line, as shown on the site plan, and reduce the density of the plantings to achieve sufficient screening and adequate tree spacing in the southern greenbelt.
7. The landscape plan shall also include the fence details, such as material, fence type/appearance, and include setback dimensions to ensure the fence location provides adequate clearance for snow removal from Debra Lane to the south.
8. The landscape plan shall provide replacements for the 3 elm street trees with a desirable species and that all street trees be identified as 3.5" in diameter prior to the issuance of permit.
9. Any other conditions to be determined at the hearing...

Recommend approval of Docket No. PC 19-2, granting Preliminary Plat of Subdivision Approval of Wheeling Road Industrial as required under Title 17, Planning, Subdivisions and Developments, of the Wheeling Municipal Code, and Chapter 17.20.030 Preliminary Plat Approval requirements, to consolidate 13 parcels into one parcel in order to construct an industrial warehouse building, in accordance with the following exhibits, for Panattoni Development Company:

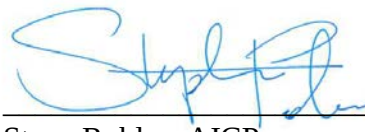
- Preliminary Plat (3 sheets), dated January 8, 2019

And with the following condition of approval:

1. Prior to the Village Board's consideration of the preliminary plat, the title will need to be verified and corrected.
2. The Village Board's consideration of the final plat of subdivision shall also include a plat of vacation for the three Village rights-of-way, to be prepared by the petitioner.



Andrew C. Jennings, AICP
Director of Community Development



Steve Robles, AICP
Assist. Director of Community Development

Attachments:

[Aerial Photo of Existing Conditions \(staff\)](#)

[Project Description Letter](#)

[Site plan](#)

[Landscape plan \(2 sheets\)](#)

[Elevations](#)

[Photometric plan](#)

[Preliminary Site Improvement Plans \(16 sheets\)](#)

[Preliminary Plat of Subdivision \(3 sheets\)](#)

[Rezoning Exhibit](#)

[Figure 11: Wolf Ridge Subarea – Wheeling Comprehensive Plan \(staff\)](#)



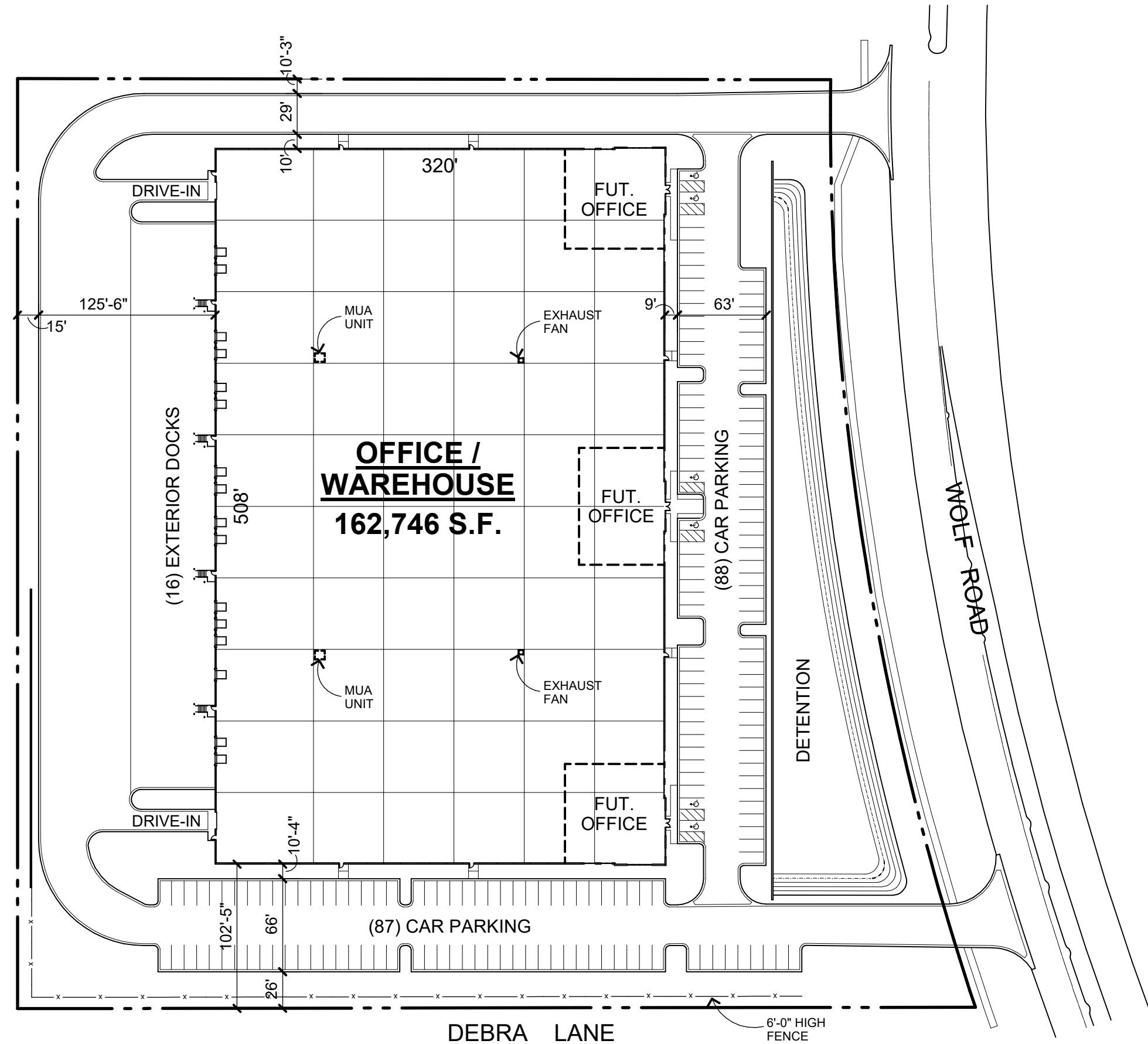
Aerial photo of the subject properties

PROJECT DESCRIPTION LETTER

Proposed development will consist of +/-163,000 S.F. speculative industrial warehouse/office building. New parking lot and truck loading areas will be constructed to serve building with approximately 173 parking stalls and 16 expandable truck docks.

The building will be leased to a single user or multiple tenants. We anticipate light assembly and warehouse uses will occupy the space.

Two access drives will be constructed to connect to Wolf Road. A new water main loop will be constructed to provide fire protection of the site, as well as a domestic water main service. Sanitary sewer from the building will extend out toward Wolf Road and connect to the future sanitary main to be coordinated with the Village. Storm sewers will be constructed to convey runoff from the proposed improvements to a detention basin located along the frontage of Wolf Road. Stormwater improvement will be sized in accordance with the current Cook County Stormwater Management Ordinance.



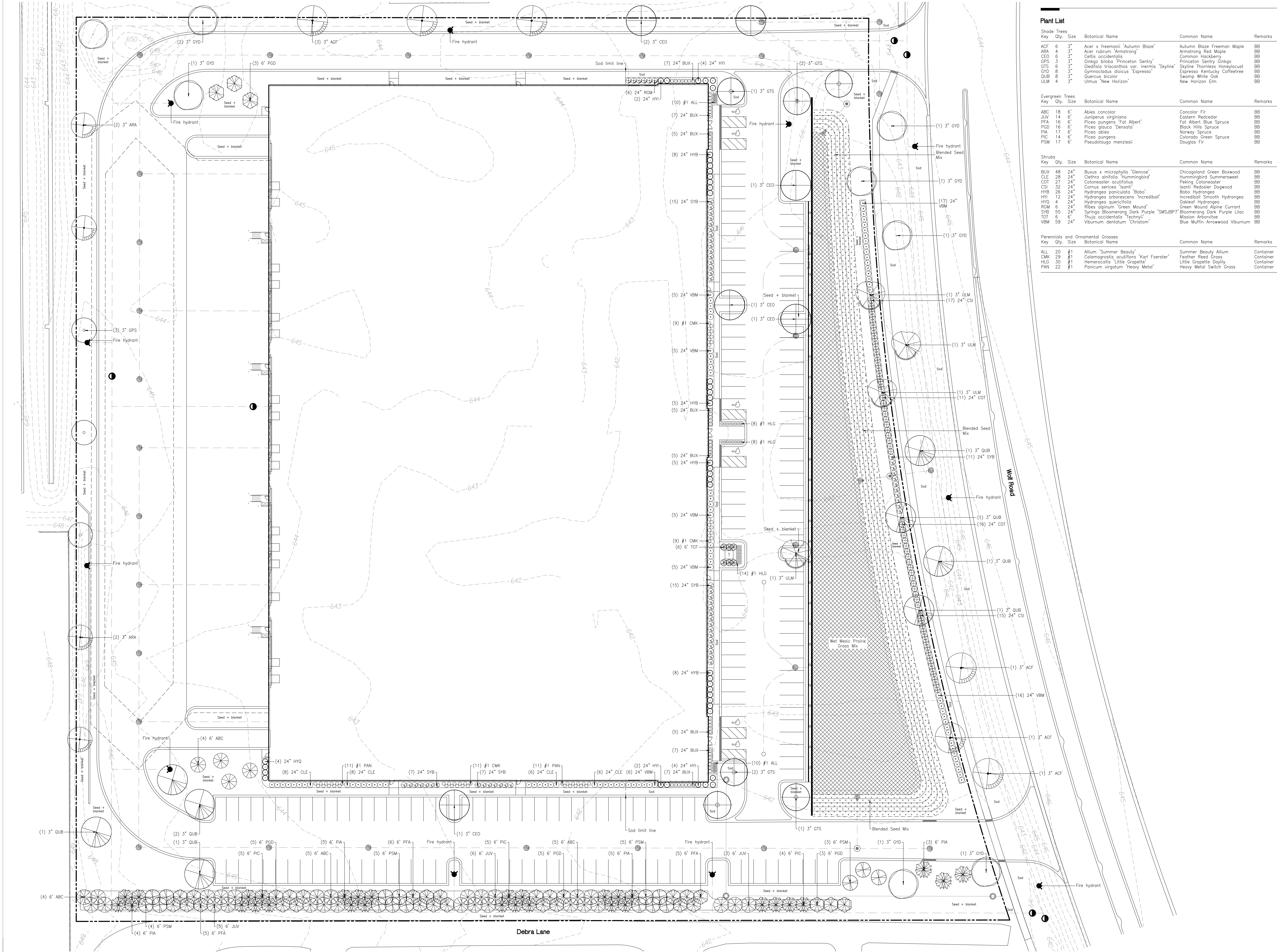
CONCEPTUAL NEW FACILITY FOR:
NEW OFFICE/WAREHOUSE
WOLF ROAD AND DEBRA LANE WHEELING, ILLINOIS

SITE AREA (±9.25 AC.)	±402,862 S.F.
GREEN SPACE REQUIRED (25%)	
REQUIRED (± 2.31 AC.)	100,715 S.F.
PROVIDED (± 2.31 AC.)	100,715 S.F.
DETENTION	24,871 S.F.
BUILDING AREA	
OFFICE (ASSUMED)	16,000 S.F.
WAREHOUSE STORAGE	146,746 S.F.
TOTAL BUILDING AREA	162,746 S.F.
CAR PARKING REQUIRED	
OFFICE (4 PER 1,000 S.F.)	64 STALLS
TOTAL REQUIRED	64 STALLS
WAREHOUSE (1 PER 1,000 S.F.)	147 STALLS
WITH (25% REDUCTION)	110 STALLS
TOTAL REQUIRED	110 STALLS
TOTAL PARKING REQUIRED	174 STALLS
CAR PARKING PROVIDED	175 STALLS
EXTERIOR TRUCK DOCKS	
EXTERIOR DOCKS PROVIDED	16 DOCKS
FUTURE EXTERIOR DOCKS	13 STALLS
TOTAL FUTURE DOCKS	29 DOCKS
DRIVE IN OVERHEAD DOORS	2 DOORS

**** APPROXIMATE HEIGHT OF HVAC EQUIPMENT ****
MUA UNIT - 6'-2"
EXHAUST FAN - 3'-2"

SITE PLAN

218334 NAE 01-07-2019



Plant List						
Shade Trees			Botanical Name	Common Name		Remarks
Key	Qty.	Size				
ACF	6	3"	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple		BB
ARA	4	3"	Acer rubrum 'Armstrong'	Armstrong Red Maple		BB
CEO	6	3"	Celtis occidentalis	Common Hackberry		BB
GPS	3	3"	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo		BB
GTS	6	3"	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Thornless Honeylocust		BB
GYD	8	3"	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffee tree		BB
QUB	8	3"	Quercus bicolor	Swamp White Oak		BB
ULM	4	3"	Ulmus 'New Horizon'	New Horizon Elm		BB
Evergreen Trees			Botanical Name	Common Name		Remarks
Key	Qty.	Size				
ABC	18	6'	Abies concolor	Concolor Fir		BB
JUV	14	6'	Juniperus virginiana	Eastern Redcedar		BB
PFA	16	6'	Picea pungens 'Fat Albert'	Fat Albert Blue Spruce		BB
PGD	16	6'	Picea glauca 'Densata'	Black Hills Spruce		BB
PIA	17	6'	Picea abies	Norway Spruce		BB
PIC	14	6'	Picea pungens	Colorado Green Spruce		BB
PSM	17	6'	Pseudotsuga menziesii	Douglas Fir		BB
Shrubs			Botanical Name	Common Name		Remarks
Key	Qty.	Size				
BUX	48	24"	Buxus x microphylla 'Glencoe'	Chicagoland Green Boxwood		BB
CLE	28	24"	Olethra alnifolia 'Hummingbird'	Hummingbird Summersweet		BB
COT	27	24"	Cotoneaster acutifolius	Peking Cotoneaster		BB
CSI	32	24"	Cornus sericea 'Isanti'	Isanti Redosier Dogwood		BB
HYB	26	24"	Hydrangea paniculata 'Bobo'	Bobo Hydrangea		BB
HTI	12	24"	Hydrangea arborescens 'Incrediball'	Incrediball Smooth Hydrangea		BB
HYQ	4	24"	Hydrangea quercifolia	Oakleaf Hydrangea		BB
ROM	6	24"	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant		BB
SYB	55	24"	Syringa Bloomerang Dark Purple 'SMSJBP7'	Bloomerang Dark Purple Lilac		BB
TOT	6	6"	Thuja occidentalis 'Techny'	Mission Arborvitae		BB
VBM	59	24"	Viburnum dentatum 'Christm'	Blue Muffin Arrowwood Viburnum		BB
Perennials and Ornamental Grasses			Botanical Name	Common Name		Remarks
Key	Qty.	Size				
ALL	20	#1	Allium 'Summer Beauty'	Summer Beauty Allium		Container
CMK	29	#1	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass		Container
HLG	30	#1	Hemerocallis 'Little Grapette'	Little Grapette Daylily		Container
PAN	22	#1	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass		Container

Office/Warehouse

Wolf Road and Debra Lane
Wheeling, Illinois

DAVID R. McCALLUM ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
1520 Arhaus Parkway #1096 | Libertyville, Illinois 60068
T 847.382.2209



Landscape Plan

4	Per Village Comments	0104.19
3	For Review	12.05.18
2	For Review	12.04.18
1	For Review	11.08.18
Mark	Description	Date
Issuance		

Number	486218
Scale	1" = 30'
File	4862FP4A
Sheet	L10

Office/Warehouse

Wolf Road and Debra Lane
Wheeling, Illinois

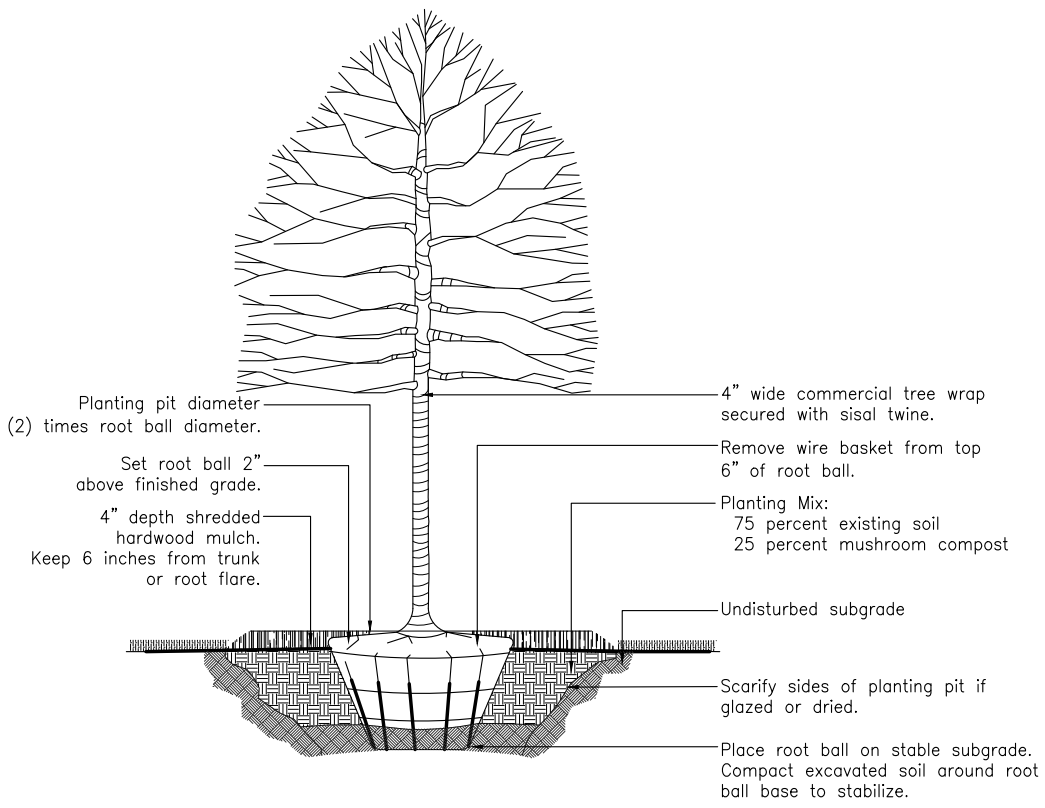
DAVID R. McCALLUM ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
1520 Arctaus Parkway #109C | Libertyville, Illinois 60048
T 847.382.0209

McCALLUM
ASSOCIATES

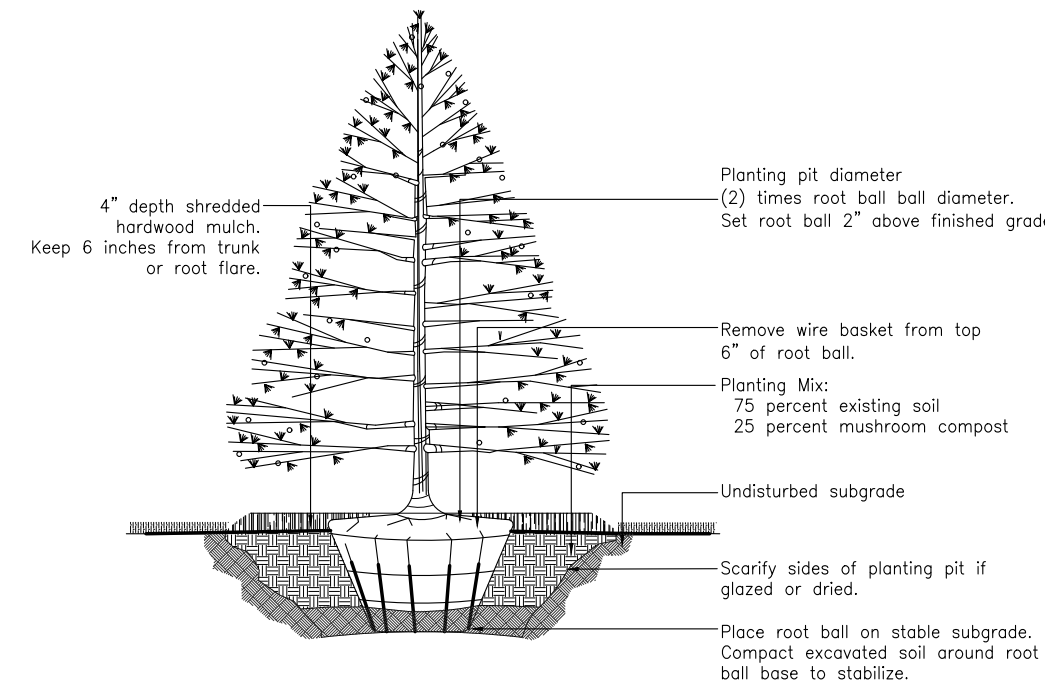
alston
CONSTRUCTION

Wet Mesic Prairie Grass Mix			
Grasses, Sedges, and Rushes Botanical Name	Common Name	Oz./Acre	Total lbs./Acre
Carex comosa	Bristly Sedge	16	
Carex vulpinoidea	Brown Fox Sedge	16	
Elymus virginicus	Virginia Wild Rye	48	
Panicum virgatum	Switch Grass	128	
Total Grasses, Sedges, and Rushes:		208	13
Forbs Botanical Name	Common Name	Oz./Acre	Total lbs./Acre
Asclepias incarnata	Swamp Milkweed	8	
Helenium autumnale	Sneezeweed	5	
Labella cardinalis	Cardinal Flower	2	
Labella siphillica	Great Blue Lobelia	1	
Penstemon digitalis	Foxglove Beard Tongue	5	
Physostegia virginiana	Obedient Plant	5	
Solidago rigdellii	Ridgell's Goldenrod	6	
Total Forbs:		32	2
Total Grasses, Sedges, Rushes and Forbs:		240	15
Temporary Cover Crop: Botanical Name	Common Name	Oz./Acre	Total lbs./Acre
Avena sativa	Common Oats	320	20
Applied at the rate of 15 lbs. per acre. Cover with NAG S75BN Erosion Control Blanket (biodegradable).			

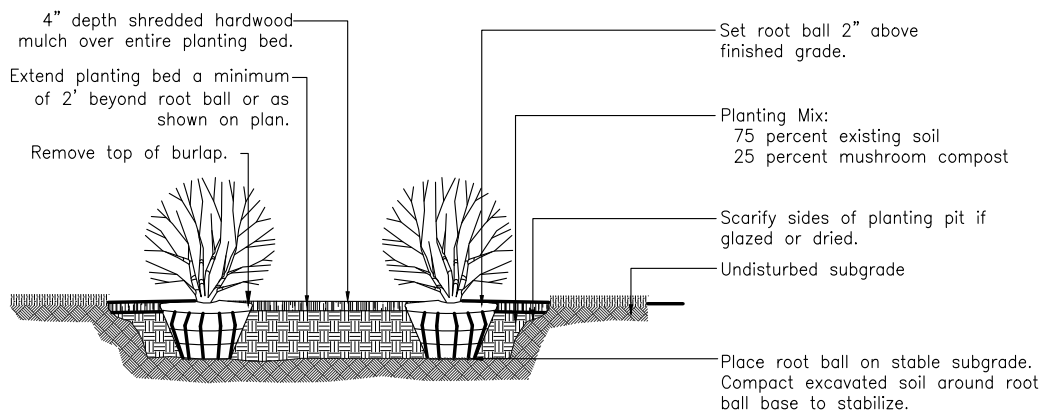
Blended Seed Mix (Short Grass Prairie Seed Mix + Wet Mesic Prairie Grass Mix)			
Short Grass Prairie Seed Mix Grasses Botanical Name	Common Name	Oz./Acre	Total lbs./Acre
Andropogon scoparius	Little Bluestem	120	
Bouteloua curtipendula	Side Oats Grama	28	
Elymus canadensis	Canada Wild Rye	12	
Total Grasses:		160	10
Forbs Botanical Name	Common Name	Oz./Acre	Total lbs./Acre
Asclepias tuberosa	Butterfly Milkweed	8	
Coreopsis palmata	Prairie Coreopsis	3	
Dalea purpurea	Purple Prairie Clover	3	
Echinacea pallida	Pale Purple Coneflower	8	
Echinacea purpurea	Purple Coneflower	8	
Penstemon digitalis	Foxglove Beard Tongue	2	
Physostegia virginiana	Obedient Plant	2	
Rudbeckia hirta	Black-Eyed Susan	1.5	
Tradescantia hiensis	Spiderwort	4.5	
Total Forbs:		40	2.5
Total Grasses and Forbs:		200	12.5
Temporary Cover Crop Botanical Name	Common Name	Oz./Acre	Total lbs./Acre
Avena sativa	Common Oats	160	10
Applied at the rate of 25 lbs. per acre.			
Wet Mesic Prairie Grass Mix Botanical Name	Common Name	Lbs./Acre	
Calamagrostis canadensis	Blue Joint Grass	0.0155	
Carex canescens xanthocarpa	Yellow Sedge	0.0315	
Carex bebbii	Bebb's Sedge	0.300	
Carex bicknellii	Bicknell's Sedge	0.0625	
Carex molesta	Field Oval Sedge	0.125	
Carex normalis	Normal Sedge	0.0315	
Carex scoparia	Broom Sedge	0.250	
Carex vulpinoidea	Fox Sedge	0.125	
Elymus canadensis	Canadian Wild Rye	0.500	
Elymus virginicus	Virginia Wild Rye	1.000	
Glyceria striata	Manna Grass	0.500	
Juncus spp.	Rush Species	0.0155	
Leersia oryzoides	Rice Cut Grass	0.125	
Panicum virgatum	Switch Grass	0.125	
Poa polustris	Marsh Blue Grass	0.500	
Schizachyrium scoparium	Little Bluestem	1.000	
Scirpus atrovirens	Dark Green Rush	0.250	
Sporobolus heterolepis	Prairie Dropseed	0.125	
Total		5.0815 Lbs./Acre	
Permanent Matrix		5.0815 Lbs./Acre	
Cover with NAG S75BN Erosion Control Blanket (biodegradable).			



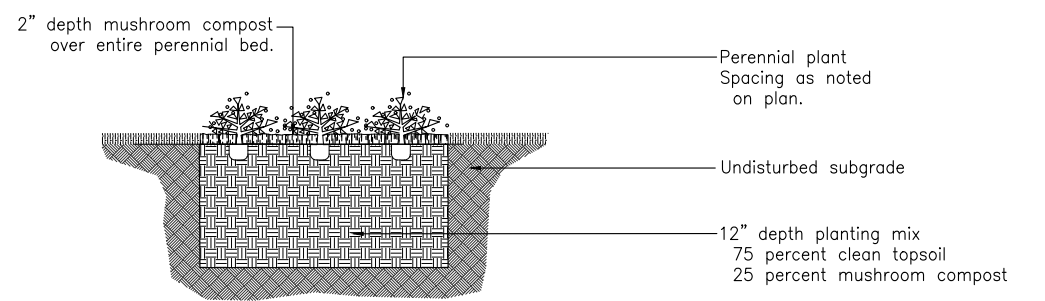
Detail
Deciduous Tree Planting



Detail
Evergreen Tree Planting



Detail
Shrub Planting



Detail
Perennial Planting

Plant List					
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HLG	30	#1	Hemerocallis 'Little Grapette'	Little Grapette Daylily	Container
PAN	22	#1	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	Container

Landscape Details

4 Per Village Comments 01.04.19

3 For Review 12.05.18

2 For Review 12.04.18

1 For Review 11.08.18

Mark Description Date

Issuance

Number

486218

Scale

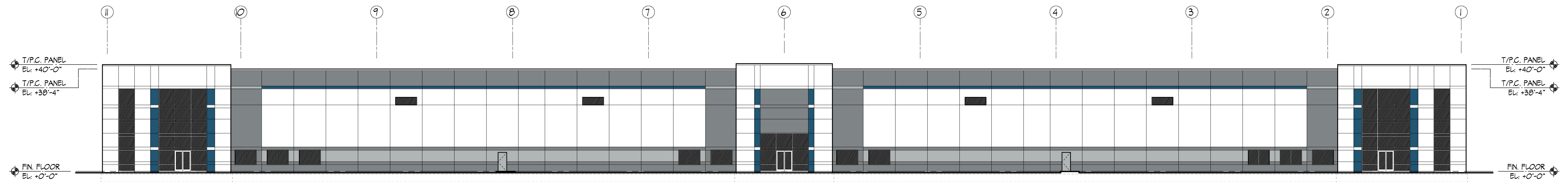
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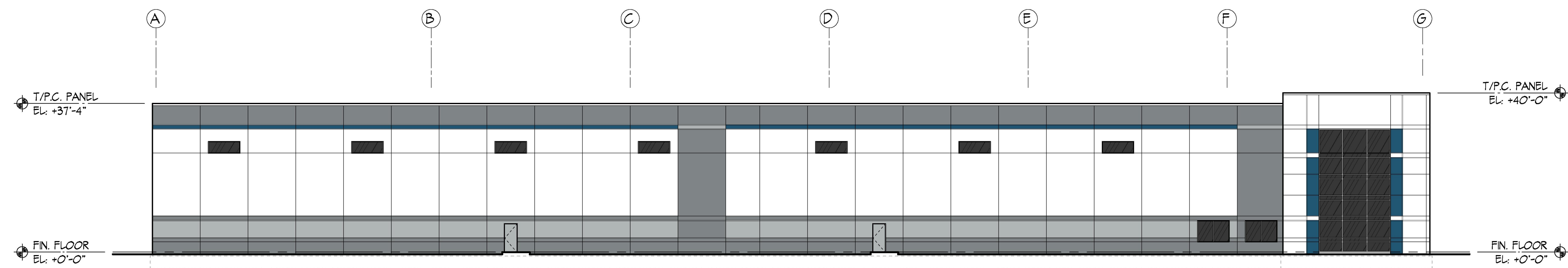
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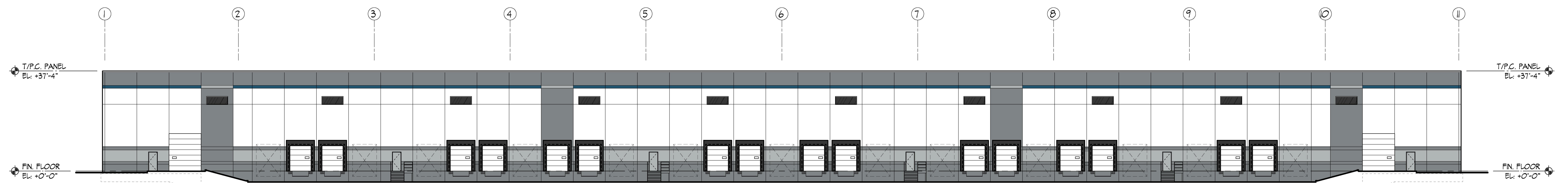
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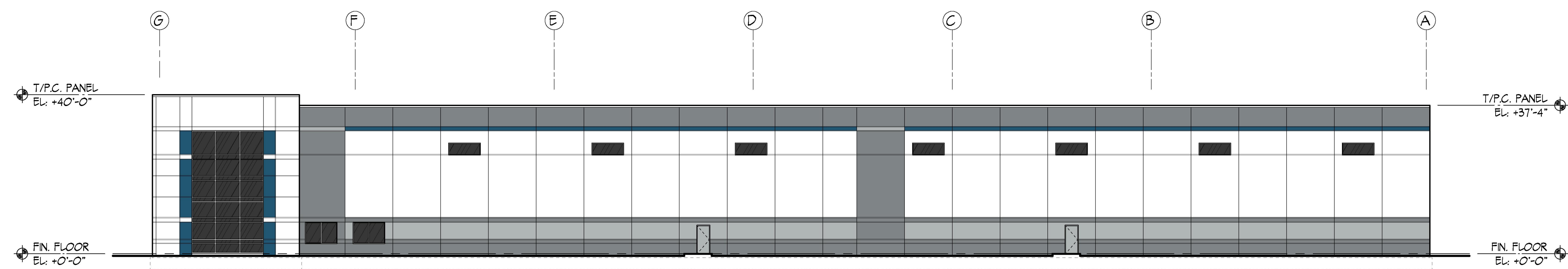
EAST ELEVATION
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

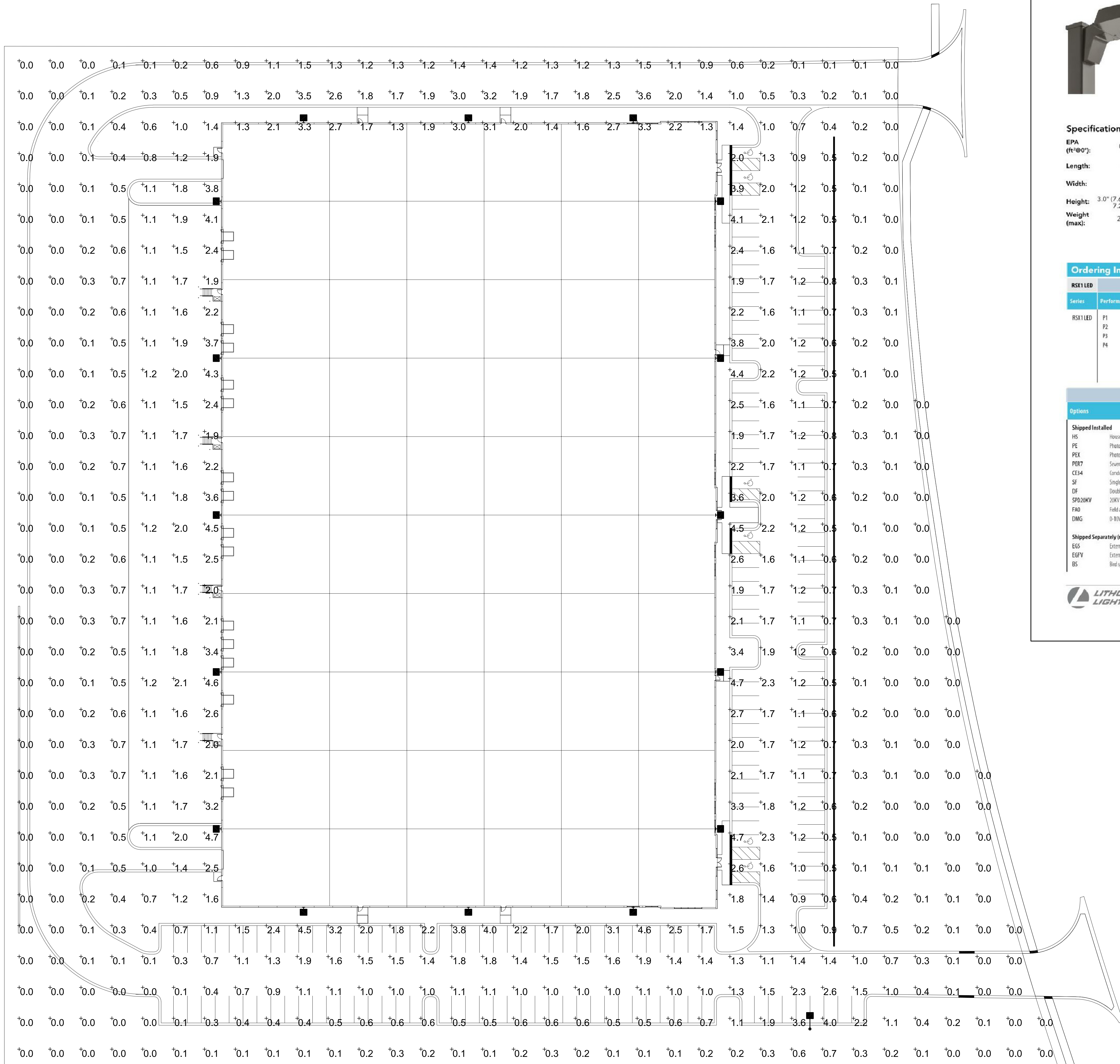


WEST ELEVATION
SCALE: 1/16" = 1'-0"



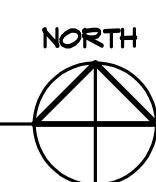
NORTH ELEVATION
SCALE: 1/16" = 1'-0"

COLOR LEGEND	
EXTERIOR PRECAST TO BE COLORED WITH LOXON VERTICAL CONCRETE STAIN BY SHERWIN WILLIAMS. G.C. TO MATCH SHERWIN WILLIAMS COLORS SELECTED BELOW	
	SITE WHITE - SW 7070 SHERWIN WILLIAMS
	ONLINE - SW 7072 SHERWIN WILLIAMS
	SOFTWARE - SW 7074 SHERWIN WILLIAMS
	REGATTA - SW 6517 SHERWIN WILLIAMS
FASCIA & GRAVEL STOP PAC-CLAD CHARCOAL	
CURTAINWALL SYSTEM FRAMES - CLEAR ANODIZED ALUMINUM INSUL. GLASS - GREY TINTED	
PUNCHED/CLEARSTORY WINDOWS FRAMES - CLEAR ANODIZED ALUMINUM INSUL. GLASS - GREY TINTED	
INSUL. MTL. DOORS/FRAMES FRAME - PAINTED TO MATCH PRECAST DOOR - PAINTED TO MATCH PRECAST	
OVERHEAD DOORS DRIVE-IN DOORS - PREFINISHED WHITE DOCK DOORS - PREFINISHED WHITE	
PPE BOLLARDS SAFETY YELLOW	



SITE PLAN - PHOTOMETRICS

SCALE: 1" = 30'-0"



LIGHT FIXTURE PHOTOMETRIC ANALYSIS

AVG.: 0.9 fc
MAX.: 4.7 fc
MIN.: 0.0 fc

NOTES:

1. LIGHT FIXTURE MOUNTED AT 27'-0" AFF.



RSX1 LED Area Luminaire



Catalog Number	
Notes	
Type	

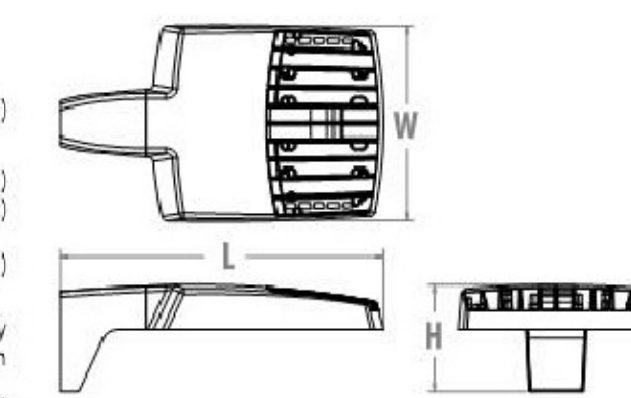
Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor and an adjustable integral slip-fitter are also available.

Specifications

EPA (ft²@0'): 0.57 ft² (0.05 m²)
Length: 21.8" (55.4 cm) (SPA mount)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
Weight (max): 25.0 lbs (11.3 kg)



Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

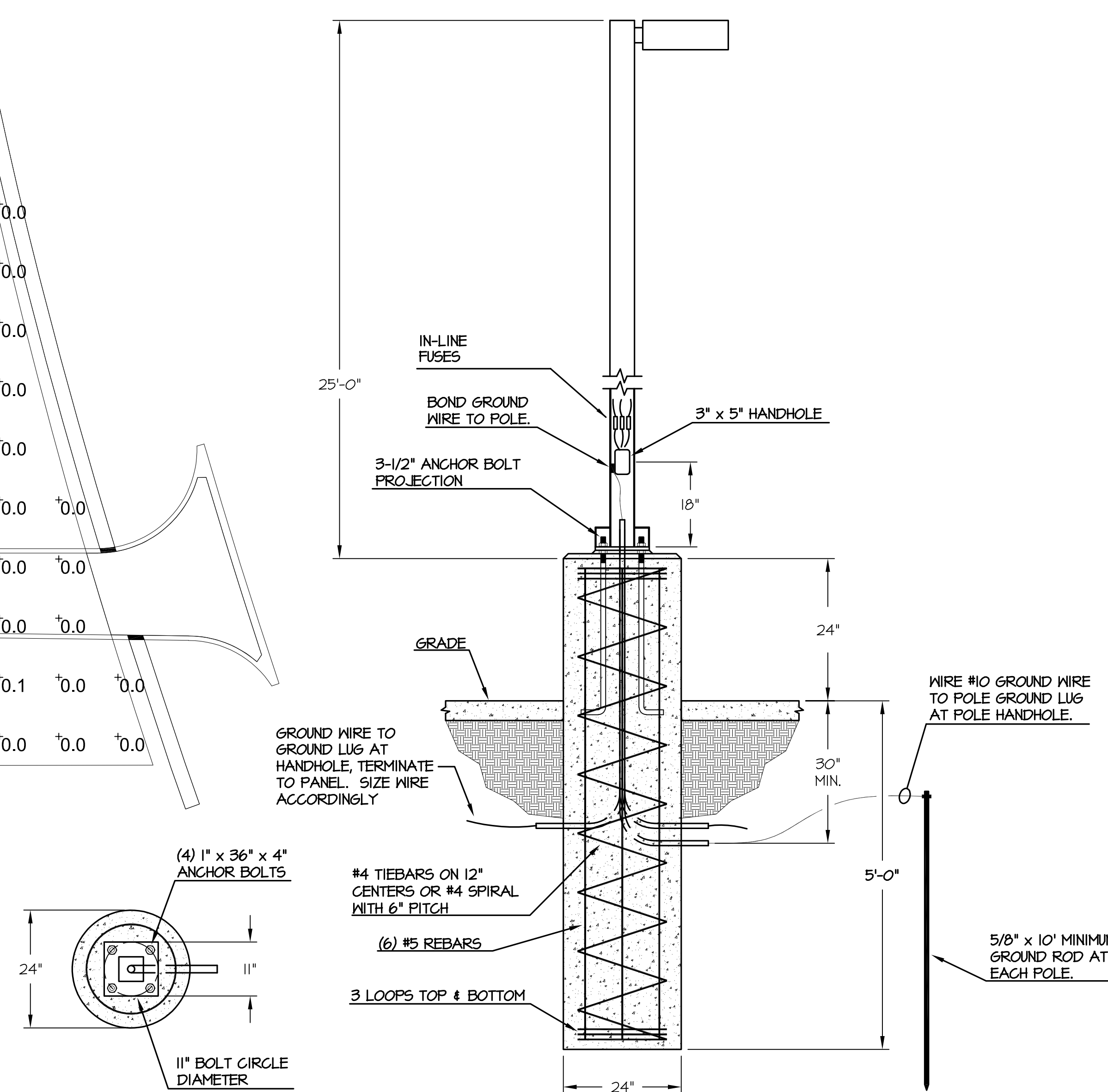
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	R3 Type 3 Wide R4 Type 4 Wide R5 Type 5 Wide R5S Type 5 Short AFR Automotive Frost Row	MVOLT (120V-277V) ¹ HVOLT (347V-480V) ² <i>(see specific voltage for options as noted)</i> 120 ³ 277 ³ 208 ³ 347 ³ 240 ³ 480 ³	SFA Square pole mounting (Min. 3.0" x 3.0" for 1 at 90°; Min. 3.5" x 3.5" for 2, 3, 4 at 90°) RPA Round pole mounting (3.7" min pole dia for 1, 2, 3 or 4 at 90°) MA Mast arm adaptor (fits 2-3.0" OD horizontal lumens) IS Adjustable slipfitter (fits 2-3.0" OD lumens) ⁴ WSA Wall bracket

Options	Shipped Installed	Shipped Separately (requires some field assembly)	Finish
HS House-side shield PE Photocell, button style ^{1,7} PEX Photocell, external threaded, adjustable ^{1,7} PER7 Seven-wire twist-lock receptacle only (no controls) ^{1,10} CE34 Circular entry 3/4" NPT (dry Z) SF Single face (120, 277, 347V) ¹ DF Double face (208, 240, 480V) ¹ SPD20KV 20kV Surge pack (100V standard) FAO Field adjustable output DMG 0-10V load wires extended (no controls)	*Standard Sensors/Controls (factory default settings, see table page 5) PIRS Motion/ambient sensor for 8-20 mounting heights ^{1,10,11} PIRHS Motion/ambient sensor for 20-40' mounting heights ^{1,10,11} *Networked Sensors/Controls NL TMR2 Night Light generation 2 ^{1,10} PIRHN Networked, Bi-Level motion/ambient sensor (for use with NL TMR2) ^{1,10,11}	EGS External glare shield EGFY External glare full view (360° around light aperture) BS Bird spikes ⁹	DDBXD Dark Bronze DBLXO Black DPAAD Natural Aluminum DPAWH White DDBTDX Textured Dark Bronze DBLBD Textured Black DPAAD Natural Aluminum DPAWDX Textured White



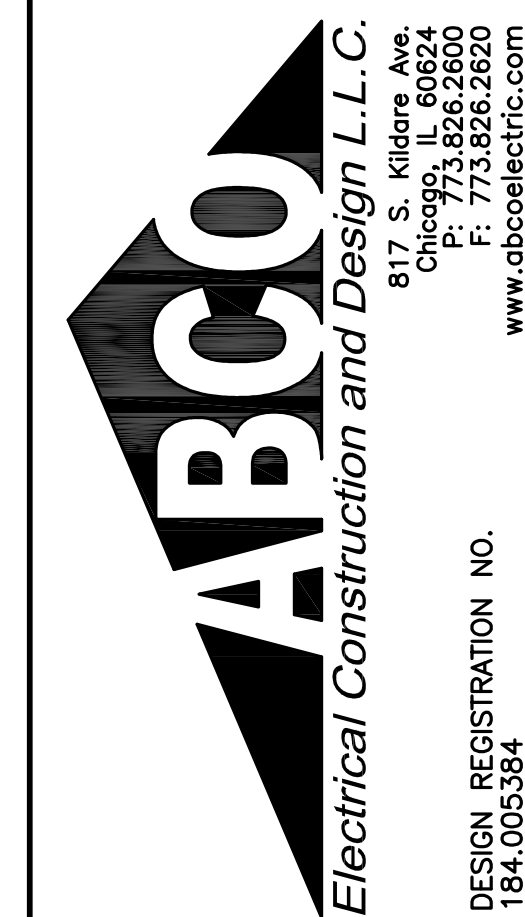
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.aacountybrands.com
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Lithonia RSX1 Area LED
Rev. 09/04/18
Page 1 of 5



TYPICAL POLE BASE DETAIL

SCALE: NONE

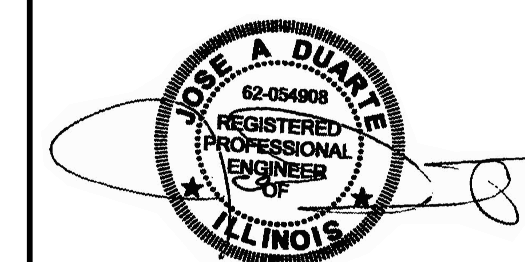


alston
CONSTRUCTION

Wolf Road Industrial
Spec Building
Wheeling, Illinois

PROJECT:

REGISTRATION:



Expiration: 11/30/19

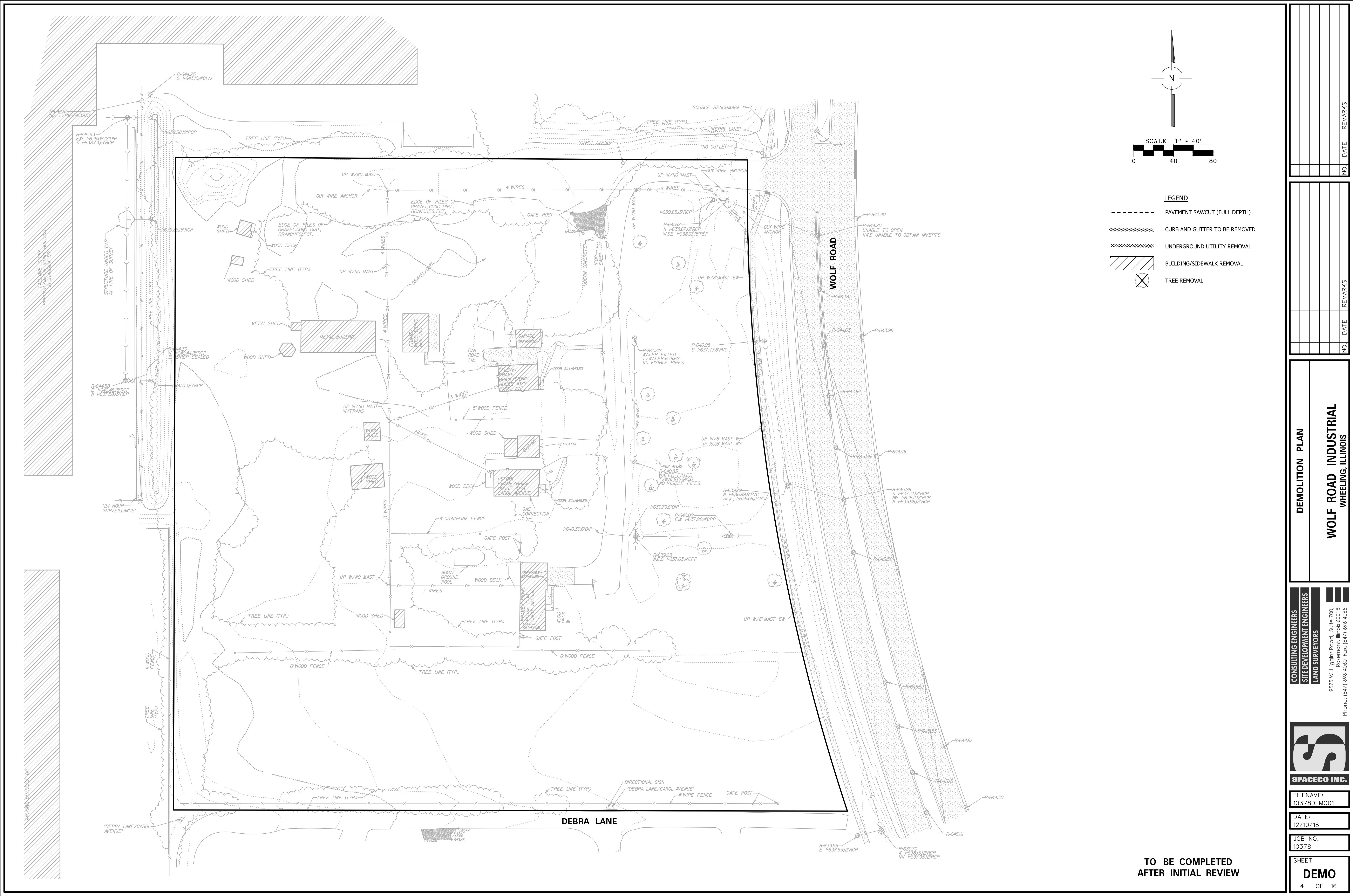
REVISION:
NO. DATE DESCRIPTION:
1. 12/10/18 ISSUE FOR PERMIT

CHECKED BY: J.D.
DRAWN BY: A.O.
SCALE: AS NOTED
DATE: -

SHEET TITLE:
Site Plan -
Photometrics

SHEET NUMBER:

EP.1



LEGEND

- PAVEMENT SAWCUT (FULL DEPTH)
- ===== CURB AND GUTTER TO BE REMOVED
- XXXXXX UNDERGROUND UTILITY REMOVAL
- /// BUILDING/SIDEWALK REMOVAL
- ⊗ TREE REMOVAL

NO.	DATE	REMARKS

NO.	DATE	REMARKS

DEMOLITION PLAN

WOLF ROAD INDUSTRIAL
WHEELING, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065



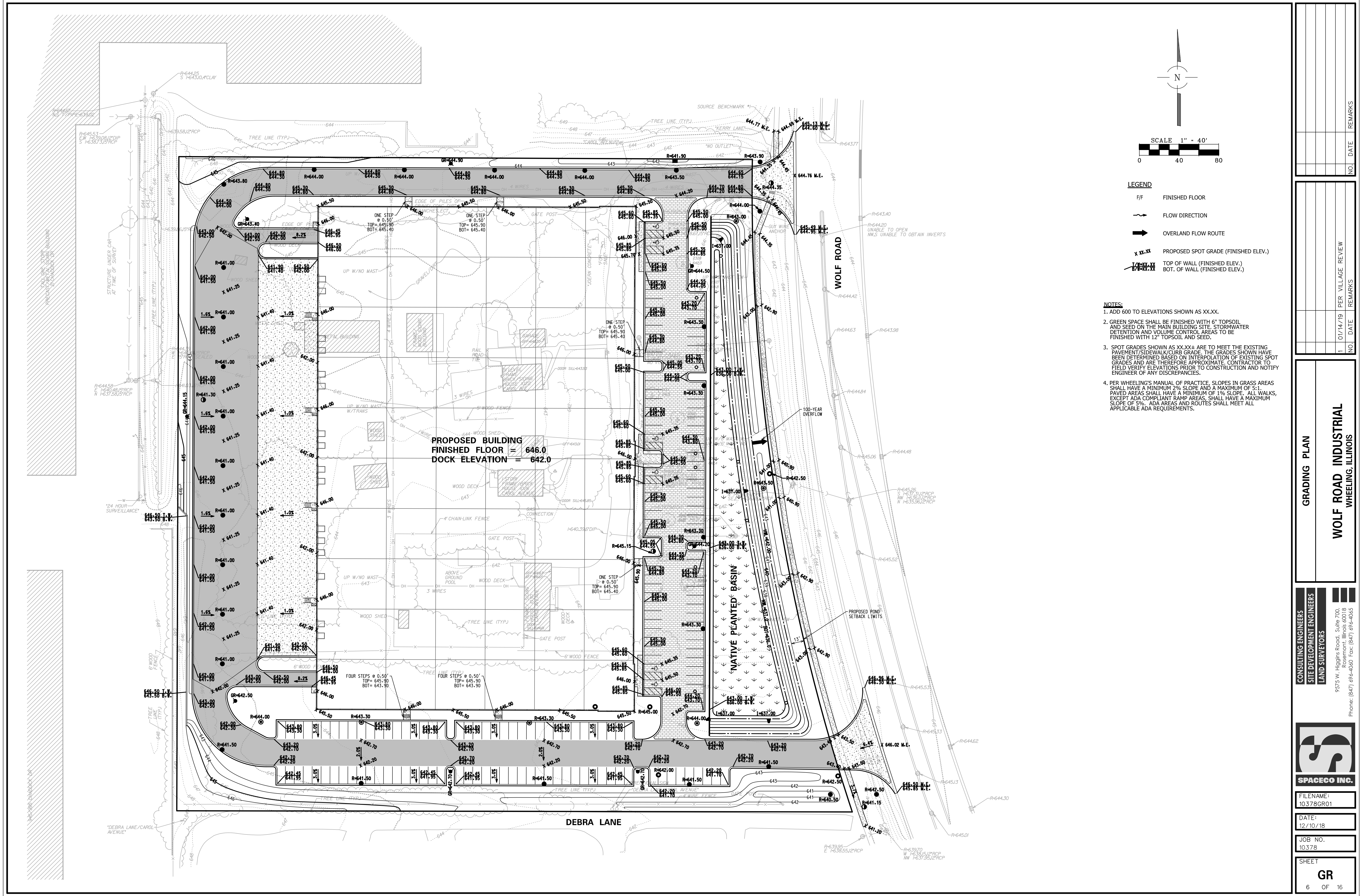
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12/10/18

JOB NO.
10378

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4 OF 16

**TO BE COMPLETED
AFTER INITIAL REVIEW**



GRADING PLAN

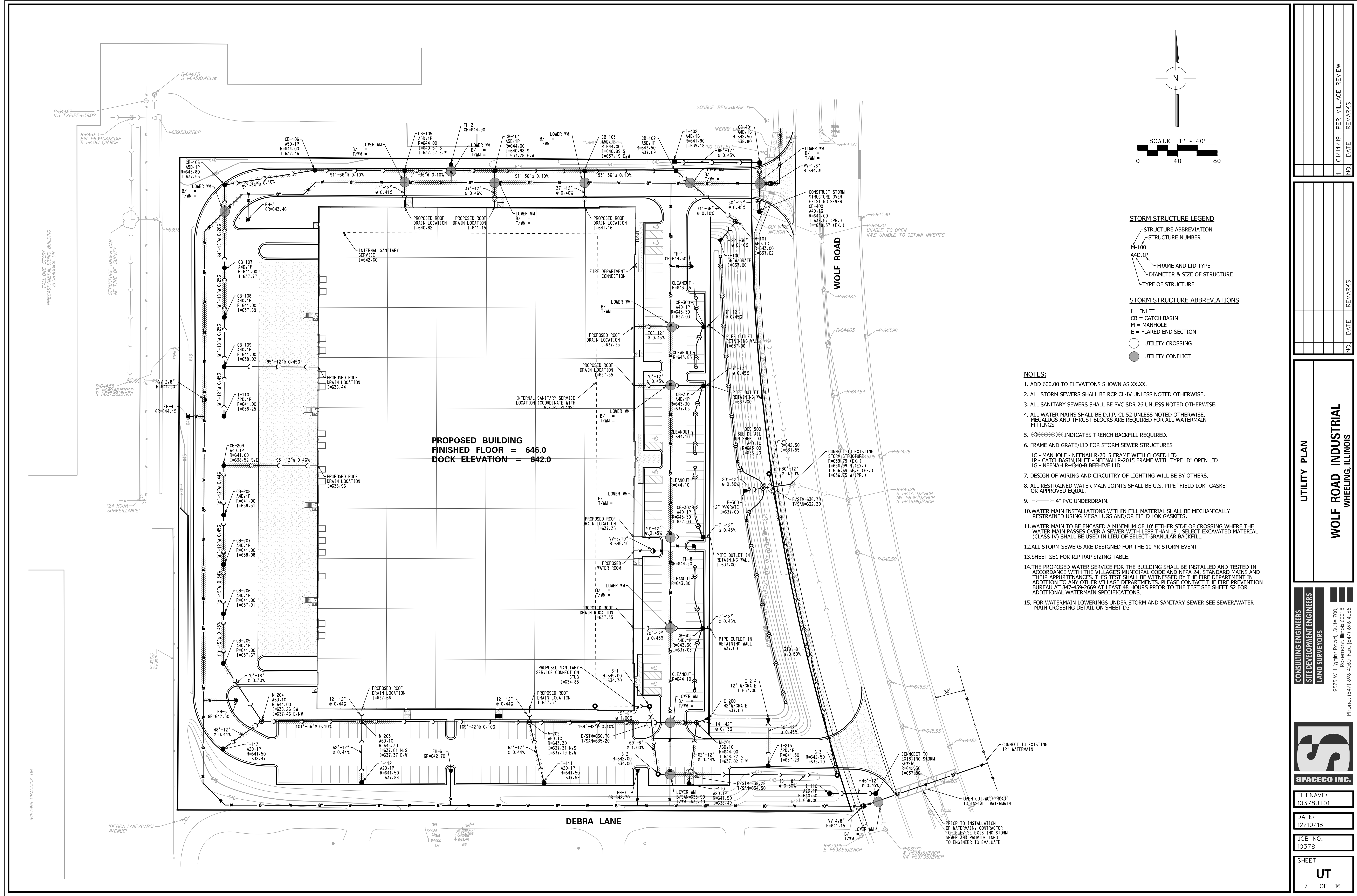
WOLF ROAD INDUSTRIAL
WHEELING, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS



FILENAME:
10378GR01
DATE:
12/10/18
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9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 676-4060 Fax: (847) 676-4065



STORM STRUCTURE LEGEND

- STRUCTURE ABBREVIATION
- STRUCTURE NUMBER
- FRAME AND LID TYPE
- DIAMETER & SIZE OF STRUCTURE
- TYPE OF STRUCTURE

STORM STRUCTURE ABBREVIATIONS

- I = INLET
- CB = CATCH BASIN
- M = MANHOLE
- E = FLARED END SECTION

UTILITY CROSSING

UTILITY CONFLICT

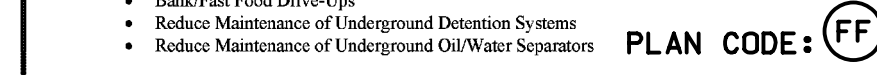
- NOTES:**
1. ADD 600.00 TO ELEVATIONS SHOWN AS XX.XX.
 2. ALL STORM SEWERS SHALL BE RCP CL-IV UNLESS NOTED OTHERWISE.
 3. ALL SANITARY SEWERS SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE.
 4. ALL WATER MAINS SHALL BE D.I.P. CL 52 UNLESS NOTED OTHERWISE. MEGALUGS AND THRUST BLOCKS ARE REQUIRED FOR ALL WATERMAIN FITTINGS.
 5. ===== INDICATES TRENCH BACKFILL REQUIRED.
 6. FRAME AND GRATE/LID FOR STORM SEWER STRUCTURES
1C - MANHOLE - NEENAH R-2015 FRAME WITH CLOSED LID
1P - CATCHBASIN, INLET - NEENAH R-2015 FRAME WITH TYPE "D" OPEN LID
1G - NEENAH R-4340-B BEEHIVE LID
 7. DESIGN OF WIRING AND CIRCUITRY OF LIGHTING WILL BE BY OTHERS.
 8. ALL RESTRAINED WATER MAIN JOINTS SHALL BE U.S. PIPE "FIELD LOK" GASKET OR APPROVED EQUAL.
 9. - - - - - 4" PVC UNDERDRAIN.
 10. WATER MAIN INSTALLATIONS WITHIN FILL MATERIAL SHALL BE MECHANICALLY RESTRAINED USING MEGA LUGS AND/OR FIELD LOK GASKETS.
 11. WATER MAIN TO BE ENCASED A MINIMUM OF 10' EITHER SIDE OF CROSSING WHERE THE WATER MAIN PASSES OVER A SEWER WITH LESS THAN 18". SELECT EXCAVATED MATERIAL (CLASS IV) SHALL BE USED IN LIEU OF SELECT GRANULAR BACKFILL.
 12. ALL STORM SEWERS ARE DESIGNED FOR THE 10-YR STORM EVENT.
 13. SHEET S-1 FOR RIP-RAP SIZING TABLE.
 14. THE PROPOSED WATER SERVICE FOR THE BUILDING SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH THE VILLAGE'S MUNICIPAL CODE AND NFPA 24. STANDARD MAINS AND THEIR APPURTENANCES. THIS TEST SHALL BE WITNESSED BY THE FIRE DEPARTMENT IN ADDITION TO ANY OTHER VILLAGE DEPARTMENTS. PLEASE CONTACT THE FIRE PREVENTION BUREAU AT 847-459-2669 AT LEAST 48 HOURS PRIOR TO THE TEST SEE SHEET S-2 FOR ADDITIONAL WATERMAIN SPECIFICATIONS.
 15. FOR WATERMAIN LOWERINGS UNDER STORM AND SANITARY SEWER SEE SEWER/WATER MAIN CROSSING DETAIL ON SHEET D-3

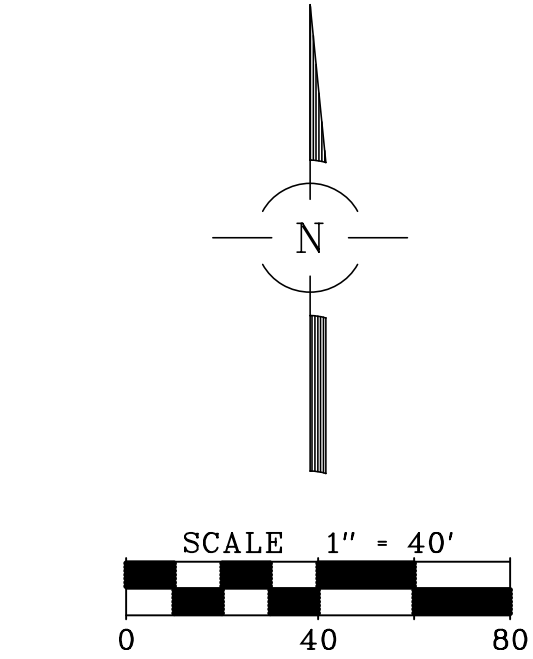
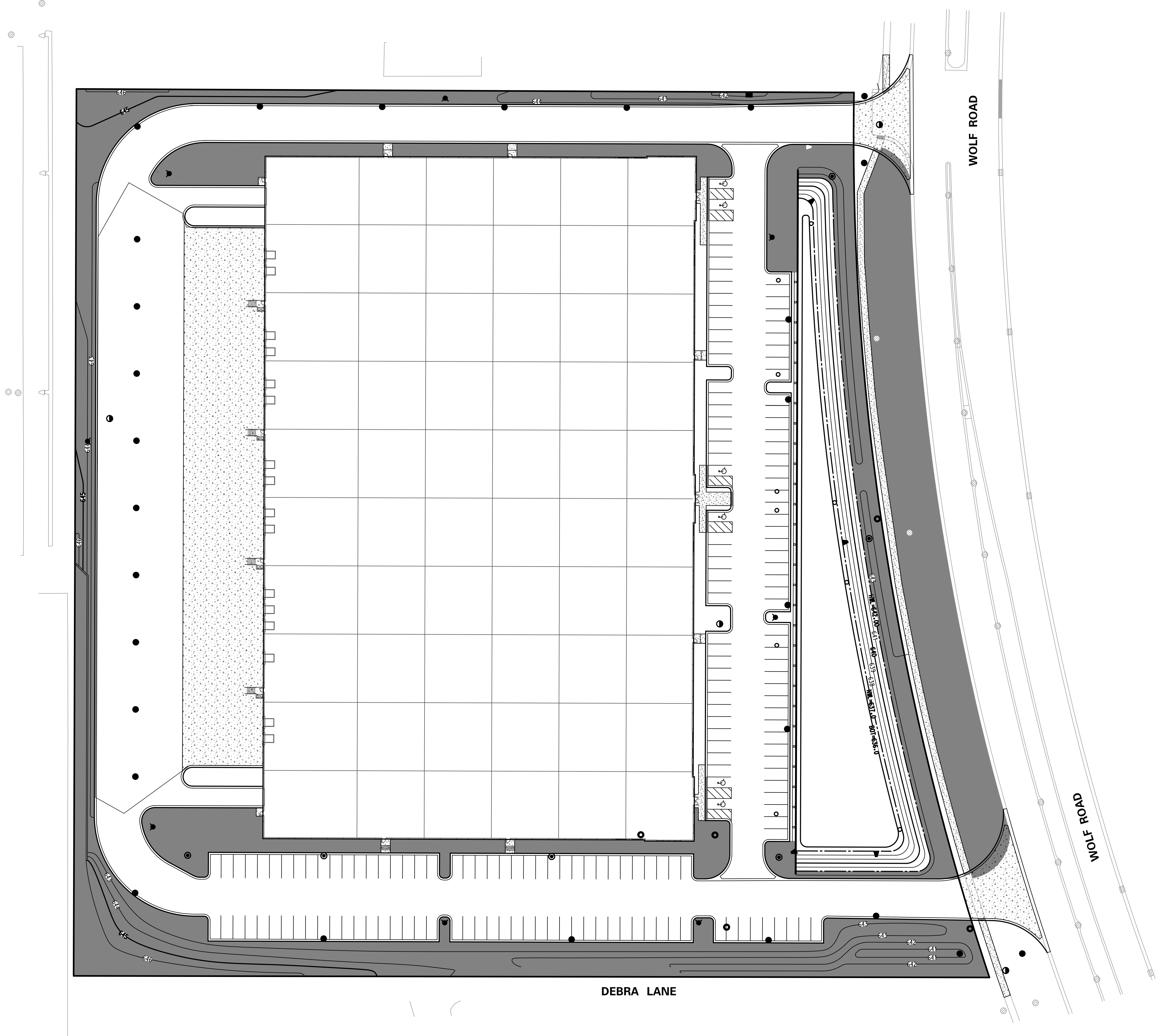
UTILITY PLAN	
NO.	DATE
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PER VILLAGE REVIEW	
REMARKS	

CONSULTING ENGINEERS	
SITE DEVELOPMENT ENGINEERS	
LAND SURVEYORS	
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 696-4060 Fax: (847) 696-4065	

SPACECO INC.	
FILENAME: 10378UT01	
DATE: 12/10/18	
JOB NO. 10378	
SHEET 7 OF 16	

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SYMBOL LEGEND	
	STABILIZED CONSTRUCTION ENTRANCE
	SILT FENCE
	CATCH-ALL BASKET
	PERMANENT SEEDING
	LINED APRON WITH SEDIMENT TRAP
	CONCRETE WASHOUT
	CONCRETE WASHOUT
	EROSION BLANKET S75BN - NORTH AMERICAN GREEN

EROSION CONTROL NOTES:

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN PROPER SITE DRAINAGE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING THE PUBLIC ROADWAYS CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.
- ADDITIONAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IF A SWPPP INSPECTION OF THE SITE INDICATES A DEFICIENCY.
- ALL CONSTRUCTION TRAFFIC TO AND FROM THE SITE SHALL BE RESTRICTED TO THE STABILIZED CONSTRUCTION ENTRANCE.
- ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED AND REPAIRED AS NECESSARY TO PERFORM AS INTENDED.
- MAJOR AMENDMENTS TO THE SITE DEVELOPMENT AND EROSION CONTROL PLANS SHALL BE SUBMITTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT TO BE APPROVED IN THE SAME MANNER AS THE ORIGINAL PLANS.
- ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING (NOT FLUSHING) BEFORE THE END OF EACH WORK DAY AND TRANSPORTED TO A CONTROLLED SEDIMENT AREA.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED WITH PERMANENT SOIL STABILIZATION MEASURES. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 7 CALENDAR DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE OR RE-DISTURBANCE.
- ROADWAYS MUST BE KEPT FREE OF MUD, DEBRIS, ETC. AT ALL TIMES IN THE VILLAGE OF FRANKLIN PARK. CONTRACTOR IS RESPONSIBLE TO IMMEDIATELY CLEAN ANY MATERIAL TRACKED ONTO THE PUBLIC ROADWAY AT HIS OWN EXPENSE.
- IF DE-WATERING DEVICES ARE USED DURING CONSTRUCTION, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM SOIL EROSION. ALL PUMPED DISCHARGES SHALL BE ROUTED THROUGH APPROPRIATELY DESIGNED SEDIMENT TRAPS OR BASINS.
- IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS, THEN SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PROVIDED FOR SUCH A STOCKPILE.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL PLAN
WOLF ROAD INDUSTRIAL WHEELING, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 696-4060 Fax: (847) 696-4065



FILENAME: 10378SE03
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VILLAGE OF WHEELING SANITARY SEWER NOTES (CONT.)		WATERMAIN NOTES			
12.Sanitary sewer services shall be connected to the main by use of a fitting or manhole. Use of a fitting must be approved by the Village Engineer prior to commencement of any work. For service line of larger than 6 inches in diameter, a manhole shall be constructed at the point of its connection with the sewer main or lateral.		1. PIPE MATERIALS: A. WATERMANS OR SERVICES 3" OR LARGER IN DIAMETER SHALL BE CONSTRUCTED OF BITUMINOUS COATED, CEMENT LINED DUCTILE IRON PIPE, CLASS 52, CONFORMING TO ANSI A-21.50 (AWWA C150) AND ANSI A-21.51 (AWWA C151). CEMENT MORTAR LINING SHALL CONFORM TO ANSI A-21.4 (AWWA C-104). THE JOINTS SHALL BE O-RING GASKETED PUSH-ON OR MECHANICAL JOINTS CONFORMING TO ANSI A-21.11 (AWWA C-111).		11.All valves shall be installed in a minimum, 60 inch diameter precast concrete water-tight vaults.	
13.All service lines shall exit the foundation wall, as DIP CL-52 at a right angle (90").		2. FITTINGS: A. ALL FITTINGS SHALL BE CAST-IRON, WITH MECHANICAL JOINTS AND "MEGALUG" RETAINER GLANDS, AND CEMENT LINED PER ANSI A21.4. COST OF FITTINGS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PIPE. B. ALL DUCTILE IRON WATERMAIN AND FITTINGS SHALL BE WRAPPED IN 8-MIL POLYETHYLENE WRAP. ALL MECHANICAL JOINT FITTINGS SHALL USE STAINLESS STEEL NUTS AND BOLTS. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAL FOOT OF WATERMAIN COMPLETE IN PLACE.		12.All fire hydrants shall be a red 6 foot bury Mueller A-423 Super Centurion or approved equal conforming with AWWA C-502 standards.	
14.All floor drains shall discharge to the sanitary sewer.		3. WATER SERVICES: A. WATER SERVICE PIPE, 2" IN DIAMETER OR SMALLER, SHALL BE TYPE K COPPER WATER TUBING, CONFORMING TO ASTM B-88 AND B-251, WITH COMPRESSION OR FLARED JOINTS.		13.All B-boxes shall be 1-1/2" Mueller or Ford telescopic B-box with "WATER" imprinted on the lid of the box and a brass pentagon plug.	
15.All objectionable waste containing grease, fats and/or oils shall discharge to an exterior grease interceptor or grease basin, with "water-tight" covers, before discharging into the sanitary sewer, including but not limited to restaurant and food preparation facilities. Automatic dishwasher and effluent domestic waste shall not discharge through the grease interceptor.		4. VALVES: A. GATE VALVES SHALL BE USED ON ALL WATERMAIN 3" AND LARGER. ALL VALVES SHALL TURN COUNTER-CLOCKWISE TO OPEN. VALVES SHALL BE IRON BODY RESILIENT WEDGE GATE VALVES WITH BRONZE MOUNTED SEATS AND NON-RISING STEMS CONFORMING TO AWWA C-509. THE VALVES SHALL HAVE MECHANICAL JOINTS. B. THE MECHANICAL JOINTS AND ALL FASTENERS ON THE VALVE BODY SHALL HAVE STAINLESS STEEL NUTS AND BOLTS.		14.All fastener hard ware (i.e., nuts, bolts and washers) associated with fittings shall be stainless steel.	
STORM SEWER NOTES		5. VALVE VAULTS: A. VALVE VAULTS SHALL BE PRECAST CONCRETE STRUCTURES AS NOTED ON THE PLANS. THE FRAME AND LID SHALL BE NEENAH R-1712, OR EQUAL, WITH "WATER" EMBOSSED ON THE LID.		15.All fittings shall be restrained by thrust resistant wedge, retainer glands, manufactured with torque limiting twist off nuts.	
1. GENERAL: A. ALL STORM SEWER PIPE SHALL BE RCP, UNLESS OTHERWISE NOTED ON THE PLANS, IN ACCORDANCE WITH THE FOLLOWING: PLAN CODE: MATERIAL RCP: REINFORCED CONCRETE PIPE (ASTM C-76) WITH O-RING GASKETED JOINTS. (ASTM C-443); TYPE 1, CLASS IV, PER SDR36 SECTION 403. TYPICAL RCP PIPE SHALL BE TYPE 1, HE-111 PER SDR36 SECTION 511. PRECAST FLARED END SECTIONS MAY HAVE MASTIC JOINTS. PAYMENTS SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAR FOOT OF STORM SEWER COMPLETE IN PLACE. DIP: DUCTILE IRON WATERMAIN QUALITY PIPE CLASS 52 (ANSI 21.51) WITH MECHANICAL OR PUSH-ON JOINTS (ANSI 21.11). CEMENT LINING IS NOT REQUIRED. PVC: POLYVINYL CHLORIDE SEWER PIPE, SDR 26, CONFORMING TO ASTM D-3034 WITH ASTM D-3212 PUSH-ON GASKETED JOINTS. HDPE: HIGH DENSITY POLYETHYLENE CORRUGATED PIPE WITH SMOOTH INTERIOR MEETING AASHTO M-294 SUCH AS ADS N-12 BY ADVANCED DRAINAGE SYSTEM, COLUMBUS, OH; OR H1-D BY HANCOCK FINDLEY, OH. JOINTS SHALL BE SPLIT CORRUGATED BANDS BY THE PIPE MANUFACTURER. UD: RIGID, PERFORATED PVC UNDERDRAIN PIPE (ASTM D-2729), SDR 35, OR SCHEDULE 40, WITH SOLVENT WELD JOINTS AND FILTER FABRIC WRAPPING OR SOCK. PERFORATED HDPE PIPE ALSO ACCEPTABLE. B. "BAND SEAL" OR SIMILAR COUPLINGS SHALL BE USED WHEN JOINING SEWER PIPES OF DISSIMILAR MATERIALS. "BAND SEAL", "FERNCO", AND "MISSION" TYPE COUPLINGS SHALL NOT BE USED ON SEWER MAINS. CHANGES IN PIPE MATERIAL SHALL BE MADE AT A STRUCTURE. C. ALL STORM SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE. D. ALL FOOTING DRAIN AND SUMP PUMP DISCHARGE PIPES SHALL BE CONNECTED TO THE STORM SEWER SYSTEM. DOWNSPOUTS SHALL DISCHARGE TO THE GROUND. E. THE CONTRACTOR SHALL MAINTAIN AT LEAST THREE (3') FEET OF COVER OVER THE TOP OF SHALLOW PIPES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL MOUND OVER ANY PIPES WHICH HAVE LESS THAN THREE (3') FEET OF COVER DURING CONSTRUCTION UNTIL THE AREA IS FINAL GRADED OR PAVED.		6. FIRE HYDRANTS: A. FIRE HYDRANTS SHALL CONFORM TO AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARD NO. C-502, LATEST REVISION, AND SHALL BE A MODEL SHOWN ON THE PLANS AND APPROVED BY THE MUNICIPALITY. FIRE HYDRANTS SHALL BE INSTALLED WITH AN AUXILIARY VALVE AND CAST IRON VALVE BOX. THE PUMPER CONNECTION SHALL FACE ROADWAY. B. PROVIDE THE RODS FROM THE MAINLINE TEE TO THE AUXILIARY VALVE, AND BETWEEN THE AUXILIARY VALVE AND HYDRANT BARREL WHERE NOT BOLTED TOGETHER. C. THE BREAK FLANGE AND ALL BELOW GRADE FITTINGS SHALL HAVE STAINLESS STEEL NUTS AND BOLTS.			
2. BEDDING: A. ALL STORM SEWERS SHALL BE INSTALLED ON A TYPE A GRANULAR BEDDING, 1/4" TO 3/4" IN SIZE (CA-15) WITH A MINIMUM THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE BUT NOT LESS THAN 4". BLOCKING OF ANY KIND FOR GRADE IS NOT PERMITTED. THE BEDDING MATERIALS SHALL BE COMPACTED TO 90% OF MODIFIED PROCTOR DENSITY. BEDDING SHALL EXTEND TO THE SPRINGLINE ON ALL RCP AND DIP PIPE. BEDDING SHALL EXTEND TO 12" OVER ANY PVC OR HDPE PIPE. COST OF BEDDING SHALL BE CONSIDERED INCIDENTAL TO THE COST OF PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS.		7. CORPORATION STOPS: A. CORPORATION STOPS SHALL BE BRONZE BODY KEY STOPS CONFORMING TO AWWA C-800, AND SHALL INCLUDE "J" BEND, TAIL PIECE, AND COMPRESSION FITTINGS. SIZE AND LOCATION AS SHOWN ON PLANS. B. TAPPING SADDLES SPECIFICALLY DESIGNED FOR USE WITH PVC PIPE SHALL BE IN CONJUNCTION WITH THE CORPORATION STOP.			
3. STRUCTURES: A. MANHOLE, CATCH BASIN AND INLET BOTTOMS SHALL BE PRECAST CONCRETE SECTIONAL UNITS OR MONOLITHIC CONCRETE. MANHOLES AND CATCH BASINS SHALL BE A MINIMUM 4' IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. STRUCTURE JOINTS SHALL BE SEALED WITH O-RING OR BUTYL ROPE. A MAXIMUM OF EIGHT (8") INCHES OF ADJUSTING RINGS SHALL BE USED. B. A CONCRETE BENCH TO DIRECT FLOWS SHALL BE CONSTRUCTED IN THE BOTTOM OF ALL INLETS AND MANHOLES. C. THE FRAME, GRATE, AND/OR CLOSED LID SHALL BE CAST IRON OF THE STYLE SHOWN ON THE PLANS. D. MANHOLE LIDS SHALL BE MACHINE SURFACED, NON-ROCKING DESIGN. THE CLOSED LIDS SHALL HAVE THE WORD "STORM" CAST ON THE LID. THE JOINTS BETWEEN CONCRETE SECTION ADJUSTING RINGS, AND FRAME SHALL BE SEALED WITH A MASTIC COMPOUND.		8. SERVICE BOX: A. PROVIDE CURB VALVE AND CURB BOX AS INDICATED ON THE PLANS. BOX SHALL BE EXTENSION TYPE WITH FOOT PIECE AND STATIONARY RODS FOR SIX (6') FEET OF BURY. B. MAXIMUM DEFLECTION AT PIPE JOINTS SHALL BE IN ACCORDANCE WITH PIPE MANUFACTURER'S CURRENT RECOMMENDATIONS AND AWWA SPECIFICATIONS.			
4. FRENCH DRAIN: A. ALL LOW POINT STORM STRUCTURES ARE TO HAVE FOUR 1" DIAMETER WEIR HOLES PROVIDED 24" BELOW THE TOP OF LID. THE HOLES SHALL BE COVERED WITH A GEOTEXTILE FILTER FABRIC CEMENTED IN PLACE WITH BITUMINOUS MASTIC. THE DRAIN SHALL BE BACKFILLED WITH BEDDING OR CA-7 CRUSHED STONE TO TOP OF SUBGRADE OR BOTTOM OF TOPSOIL.		9. BEDDING: A. ALL DUCTILE IRON WATERMAIN SHALL HAVE COARSE SAND BEDDING EXTENDED TO AT LEAST SIX INCHES (6") ABOVE THE TOP OF THE PIPE. COST OF BEDDING SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THIS PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM. B. GRANULAR BEDDING MATERIAL OR GRANULAR BACKFILL MATERIAL SHALL BE CAREFULLY PLACED TO 12" OVER THE TOP OF THE PIPE BEFORE FINAL BACKFILLING AND COMPACTION. C. A MINIMUM DEPTH OF COVER OF 5'-6" SHALL BE MAINTAINED OVER THE WATER LINES. THE MAXIMUM COVER SHALL BE EIGHT (8') FEET EXCEPT AT SPECIAL CROSSINGS. D. CONCRETE THRUST BLOCKING SHALL BE INSTALLED ON WATERMAIN AT ALL BENDS, TEE, ELBOWS, ETC.			
5. CASTINGS: A. CASTINGS FOR SEWER OR OTHER STRUCTURES SHALL BE "NEENAH" OR APPROVED EQUAL. COST OF CASTINGS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE STRUCTURE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.		10. IEPA WATERMAIN PROTECTION: A. HORIZONTAL SEPARATION o) WATERMANS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER OR SEWER SERVICES CONNECTION. b) WATERMANS MAY BE LAID CLOSER THAN TEN FEET TO A SEWER LINE WHEN: 1) LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET; 2) THE WATERMAIN INVERT IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER; AND 3) THE WATERMAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER. c) BOTH THE WATERMAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED WITH PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION WHEN IT IS IMPOSSIBLE TO MEET (a) OR (b) ABOVE. THE DRAIN OR SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.			
6. CLEANING: A. THE STORM SEWER SYSTEM SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION AND TESTING.		B. VERTICAL SEPARATION o) A WATERMAIN SHALL BE LAID SO THAT ITS INVERT IS 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATERMANS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN TEN FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSING. A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANCE FROM THE SEWER OR DRAIN. b) BOTH THE WATERMANS AND SEWER SHALL BE CONSTRUCTED WITH PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION WHEN: 1) IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN (a) ABOVE; OR 2) THE WATERMAIN PASSES UNDER A SEWER OR DRAIN. c) A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSES UNDER SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATER MAIN. d) CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FORM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET.			
7. TELEVISION: A. THE STORM SEWER SYSTEM SHALL BE TELEVIEWED IF REQUIRED BY MUNICIPALITY.		11. TESTING: A. ALL WATERMANS SHALL BE PRESSURE TESTED, FLUSHED AND DISINFECTED IN ACCORDANCE WITH AWWA AND MUNICIPAL SPECIFICATIONS. EACH VALVE PRESSION SHALL BE PRESSURE TESTED FOR A MINIMUM OF 4 HOURS. ALLOWABLE LEAKAGE IS TO BE ONLY THAT WHICH IS PREDETERMINED BY THE STANDARD SPECIFICATIONS FOR SEWER AND WATERMAIN CONSTRUCTION IN ILLINOIS. AT NO TIME IS THERE TO BE ANY VISIBLE LEAKAGE FROM THE MAIN. B. CONTRACTOR IS RESPONSIBLE FOR PRESSURE TESTING AGAINST EXISTING WATER VALVES.			
VILLAGE OF WHEELING STORM SEWER NOTES		VILLAGE OF WHEELING WATERMAIN NOTES			
STORM SEWER		WATERMAIN			
1) All storm sewer pipes in the public right-of-way shall be reinforced concrete pipe conforming to ASTM C-76 Class IV with confined O-ring gasket joints in compliance with ASTM C-361 or Tylox Super Seal gasket conforming to ASTM C-361.		1. All water mains shall be pressure tested per requirements of the Village of Wheeling. Leakage test method shall be used to pressure test the watermain. The pressure shall be 150 psi and 200 psi held for 2 hours for domestic water and fire suppression line, respectively.			
2) Minimum diameter of storm sewer shall be 12" unless approved otherwise.		2. All water mains shall be chlorinated per the requirements of the Village of Wheeling.			
3) No storm water shall be discharged to the sanitary sewer system.		3. All water mains to be ductile iron pipe per ANSI A21.51 (AWWA C151), Class 52, with "push on" or mechanical joint as required by the Village of Wheeling. Pipe to be cement lined per ANSI A21.4 (AWWA C104).			
4) All storm structures are to have open (grate) lids unless specified as having closed lids (C.L.). All closed lids shall have the words "Village of Wheeling - Storm" casted in it.		4. All new watermain shall be looped. Dead end watermain(s) is not permitted, unless otherwise approved by the Village Engineer.			
5) Rim grades for storm sewer structures located within the curb and gutter are flow line elevations. Elevations of flared end sections shall be interpreted at the invert of the flared end section.		5. The minimum cover for watermain and services shall be 5.5 feet from finished grade to top of main (6 ft. max. unless approved otherwise by the Village of Wheeling.)			
6) A maximum adjustment of twelve inches (12") or three (3) concrete adjusting rings will be permitted for any structure.		6. Thrust blocks made of Portland Cement Concrete (PCC) of at least 12 inches thick must be use to prevent movement at bends and fittings. All bends of 22 ½ degrees or greater, tees and plugs shall be thrust blocked.			
7) Inlets shall be connected to a storm sewer after flowing through a catch basin and shall not discharge directly to the storm sewer.		7. All water services shall be installed per the Village Standard.			
8) All manholes shall be TY A with a minimum inside diameter of 48 inches.		8. Water service and fire suppression systems shall be made and installed by a licensed plumber, in accordance with the Illinois State Plumbing Code. Fire suppression and water service shall be two separate lines which must originate at the main.			
9) All downspouts, footing drains, and outside drains shall discharge to the storm sewer or over ground as approved by the Village of Wheeling.		9. Fire sprinkler and water lines must be pressure tested and chlorinated from the point of connection at the existing watermain to the valve inside the building. Contact Village of Wheeling Public Works Utility Division at (847) 279-6920, at least 48 hours prior to tap and inspections.			
10)All sump pump drain tile discharges shall be routed to the storm sewer system. Sump pump service connections shall be four (4) inch PVC SDR 26 conforming to ASTM D2751 or ASTM D3034 at a minimum slope of 2% and shall be air gapped. Minimum cover shall be two (2) feet, wherever possible.		10.The Village of Wheeling Plumbing and Engineering (847) 459-2620 shall be contacted at least 48 hours prior to all water service work.			

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A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:

- * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (DOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
- * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
- * VILLAGE OF MUNICIPAL CODE;
- * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
- * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).

2. THE VILLAGE OF ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL 1.1.U.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS FT.

2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.

4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.

5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.

6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.

8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.

9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.

3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.

4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).

5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE	ASTM D-3034	ASTM D-3212
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM F-679	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46		
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350	ASTM D-3261 F-2620 (HEAT FUSION)
	ASTM D-3035	ASTM D-3212 F-477 (GASKETED)
WATER MAIN QUALITY PVC	ASTM D-2241	ASTM D-3139
4-INCH TO 36-INCH	AWWA C900	ASTM D-3139
4-INCH TO 12-INCH	AWWA C905	ASTM D-3139
14-INCH TO 48-INCH		

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE 1/4" TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.
10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.
11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
- a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SEWER TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
 - b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
 - c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OR UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.
15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-933 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.
16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED, AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.
18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

- E. EROSION AND SEDIMENT CONTROL**
1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
- a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
 - b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
12. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
13. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
14. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
15. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
16. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
17. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
18. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.
19. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LOADED WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
21. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
22. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
23. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
24. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.



TECHNICAL GUIDANCE MANUAL

MWRD GENERAL NOTES

07/12/2016

STD. DWG. NO.18

PAGE NO. 19

DETAILS - 2

WOLF ROAD INDUSTRIAL
WHEELING, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

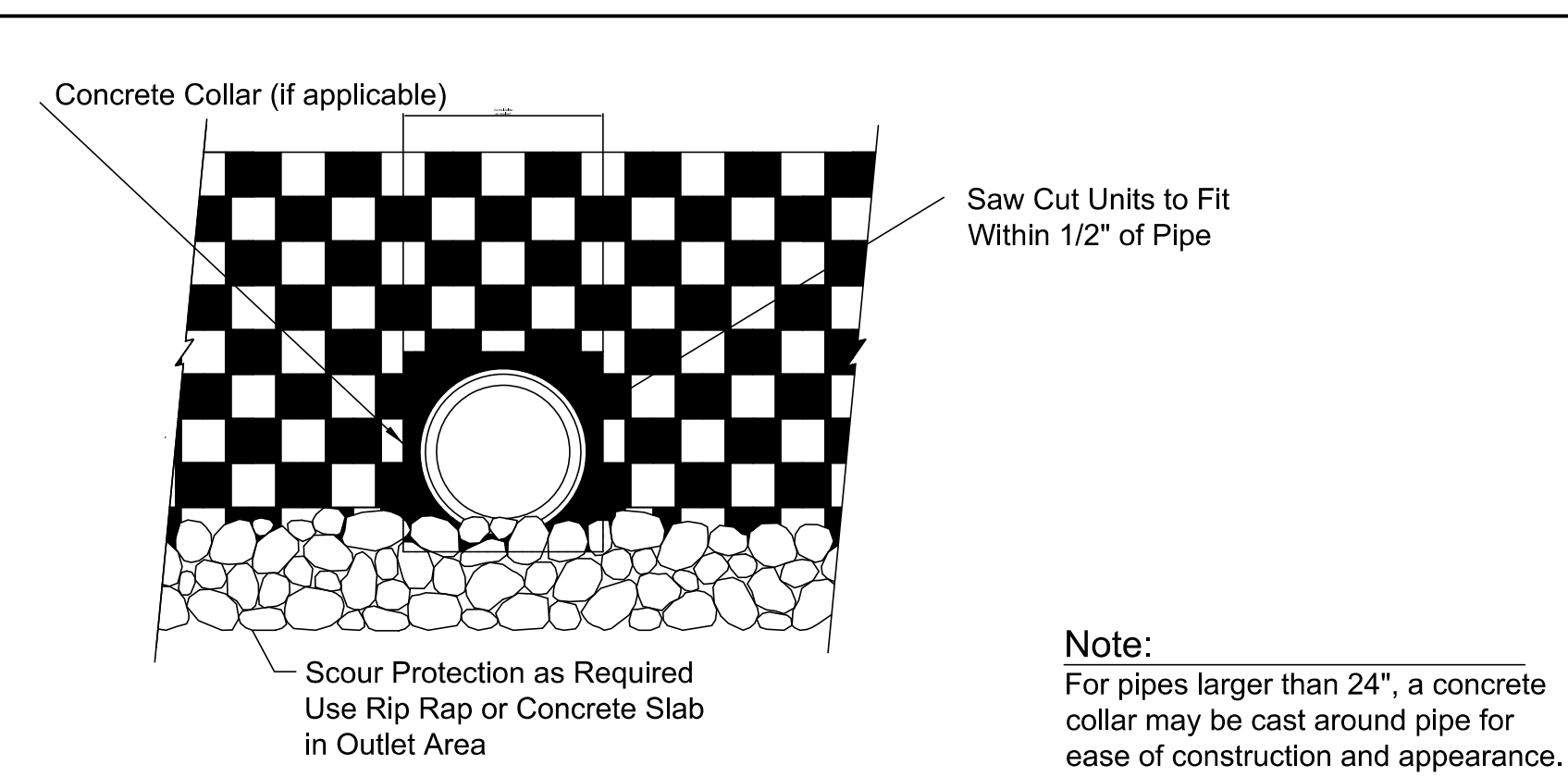
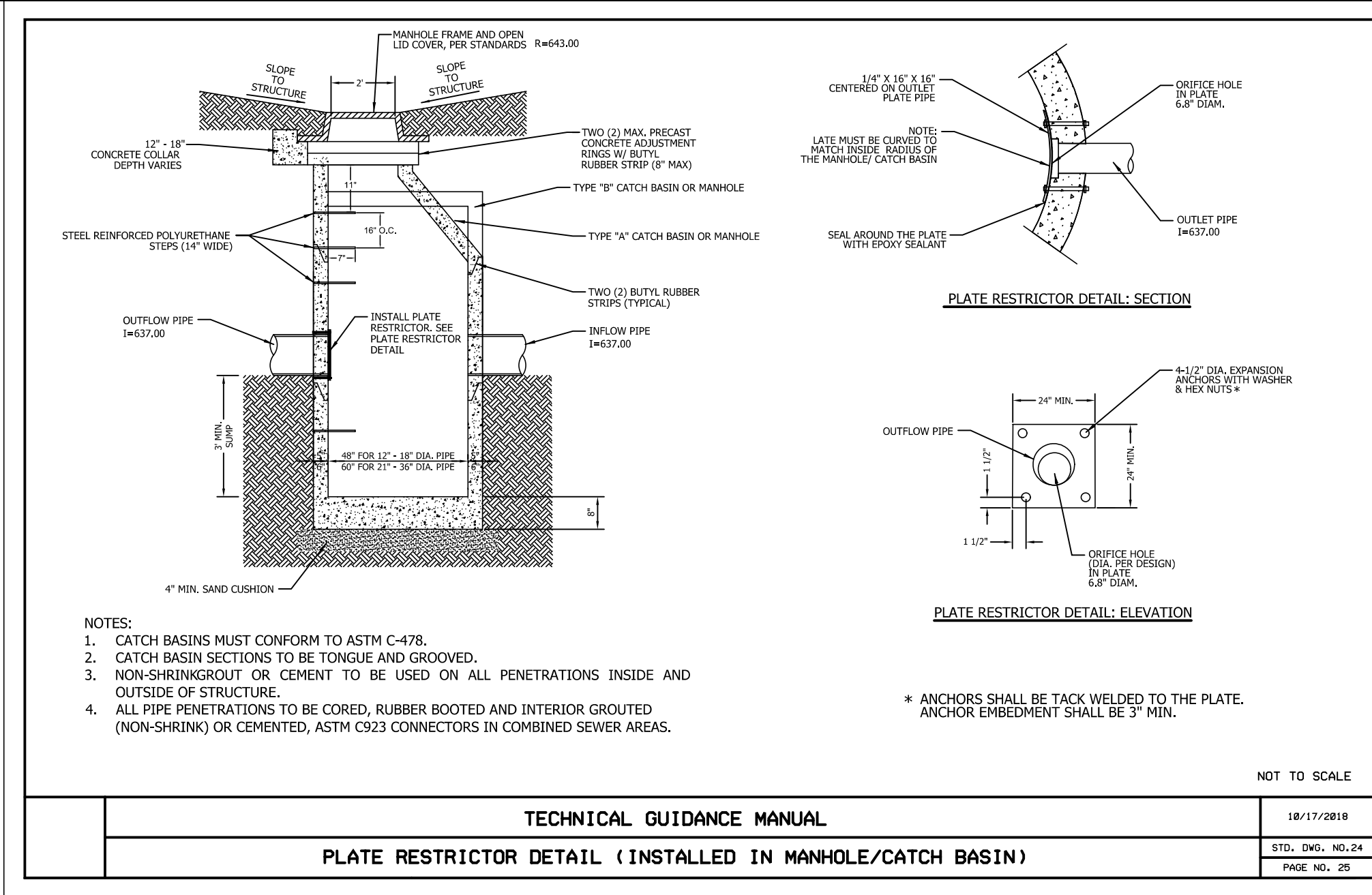


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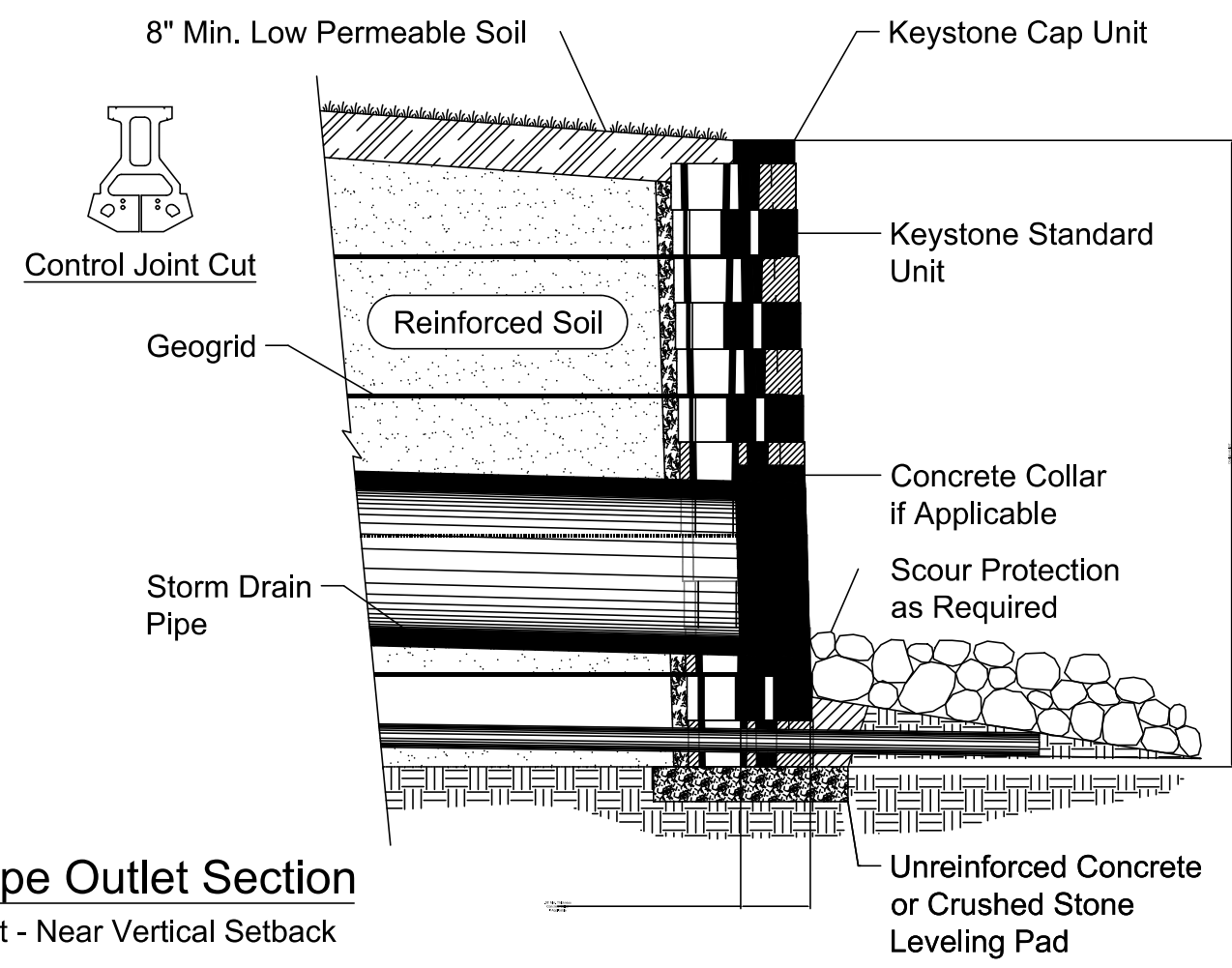
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12/10/18

JOB NO.
10378

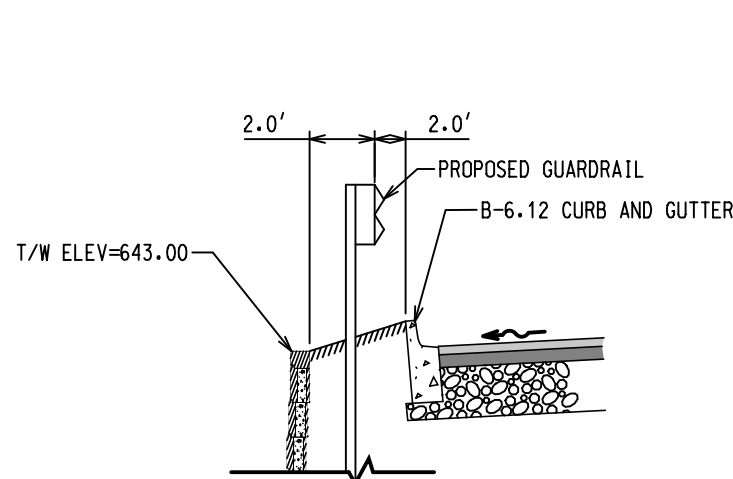
SHEET
D2
14 OF 16



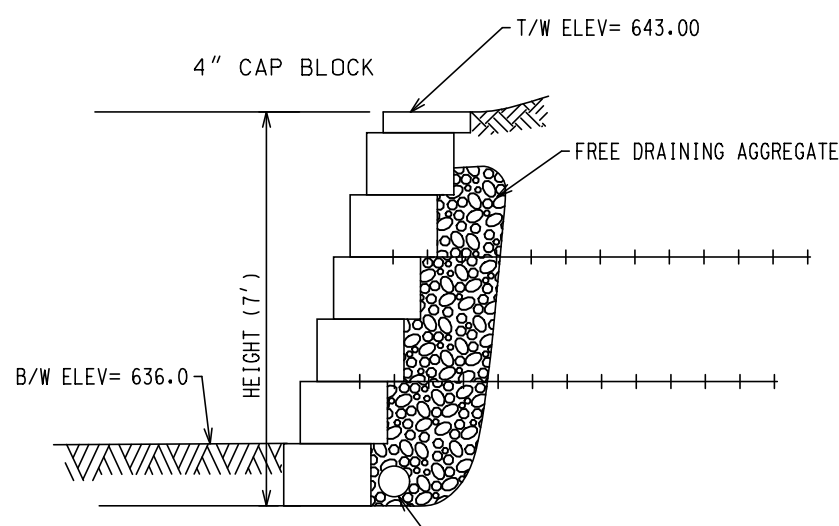
Typical Pipe Outlet Detail



Typical Pipe Outlet Section
Standard Unit - Near Vertical Setback



GUARDRAIL DETAIL



TYPICAL BLOCK RETAINING WALL

NOT TO SCALE
DESIGN OF WALL TO BE DONE BY LICENSED
STRUCTURAL ENGINEER & SUBMITTED TO
CITY OF HOMEDALE FOR REVIEW & APPROVAL

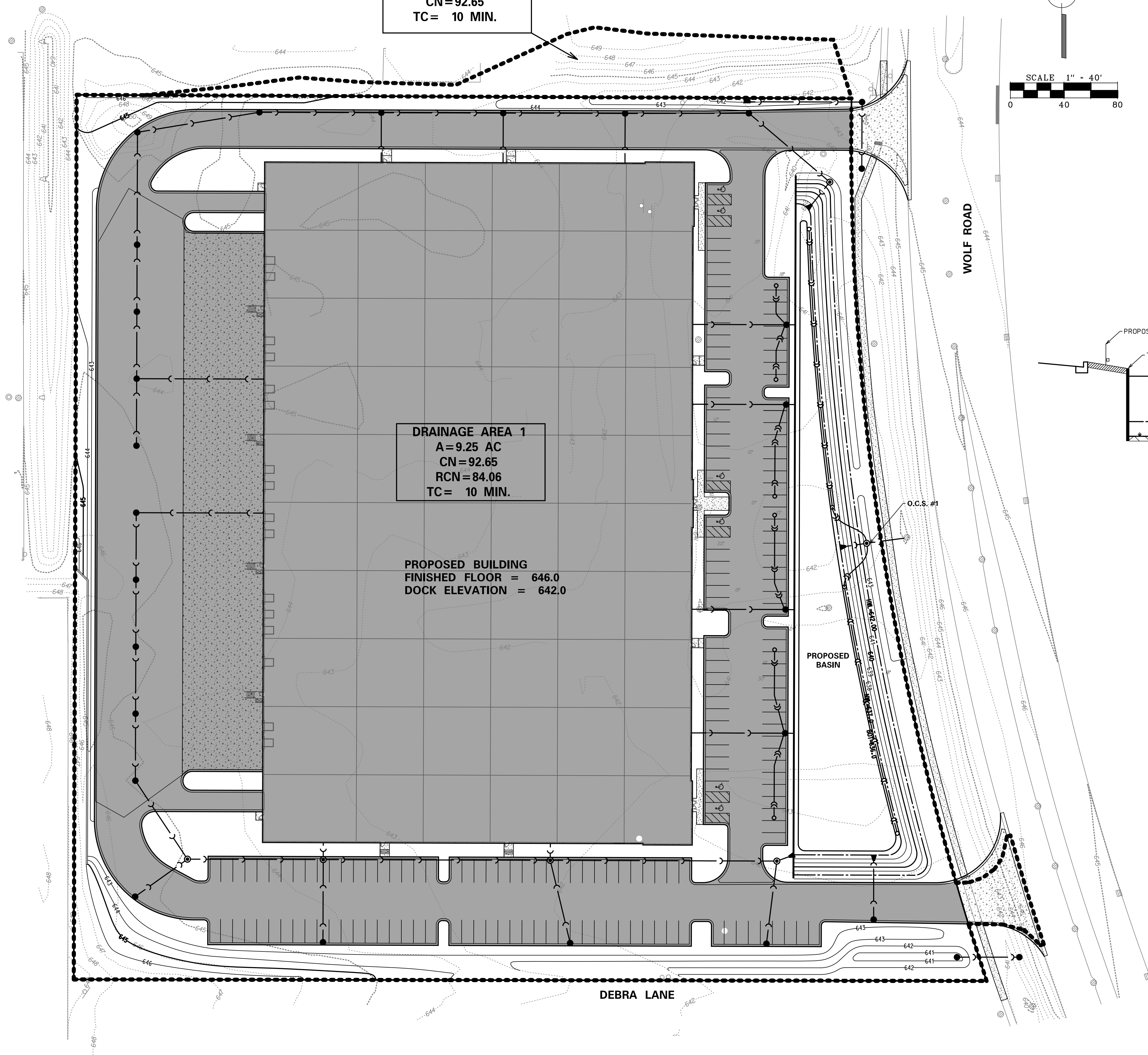
NO.	DATE	REMARKS

NO.	DATE	REMARKS

DETAILS - 3
WOLF ROAD INDUSTRIAL WHEELING, ILLINOIS

CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.
FILENAME: 10378DET03
DATE: 12/10/18
JOB NO. 10378
SHEET D3 15 OF 16



OFF-SITE AREA
A=0.32 AC
CN=92.65
TC= 10 MIN.

DRAINAGE AREA 1
A=9.25 AC
CN=92.65
RCN=84.06
TC= 10 MIN.

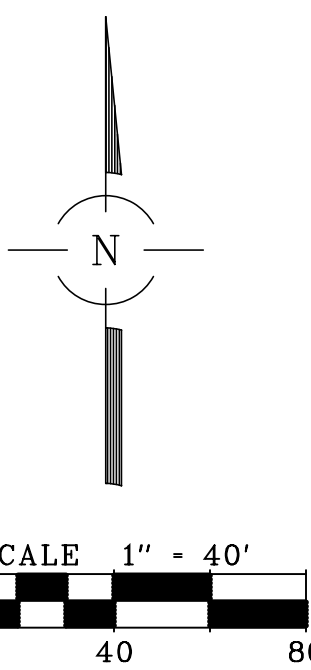
PROPOSED BUILDING
FINISHED FLOOR = 646.0
DOCK ELEVATION = 642.0

PROPOSED BASIN

O.C.S. #1

WOLF ROAD

DEBRA LANE



CURVE NUMBER CALCULATIONS:

CN TRIBUTARY= 92.65
CN ADJUSTED= 84.06

TIME OF CONCENTRATION CALCULATIONS:

TC TRIBUTARY TO BASINS= 10.0 MIN (URBAN)

BMP VOLUME SUMMARY:

WETLAND BOTTOM = (0.37 AC-FT)
PERMEABLE PAVERS = (0.15 AC-FT)
VOLUME CONTROL PROVIDED= (0.53 AC-FT)
VOLUME CONTROL REQUIRED= (0.52 AC-FT)

DETENTION SUMMARY:

SURFACE STORAGE = 0.60 AC-FT
BASIN STORAGE = 2.57 AC-FT
TOTAL VOLUME PROV'D = 3.17 AC-FT
DETENTION REQUIRED = 2.16 AC-FT

RELEASE RATE SUMMARY:

ALLOWABLE FLOW PER WMO ORDINANCE = 2.78 CFS
100 YEAR-24 HR UNRESTRICTED RELEASE = 0.00 CFS
100 YEAR PEAK RELEASE RATE = 2.76 CFS

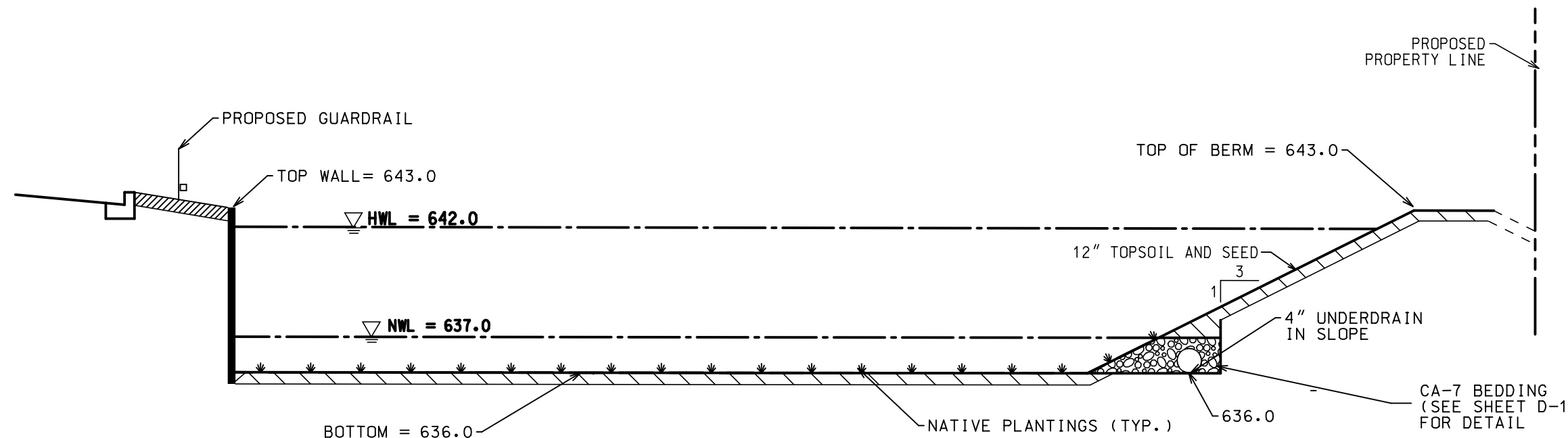
MWRD SUMMARY

LEGEND

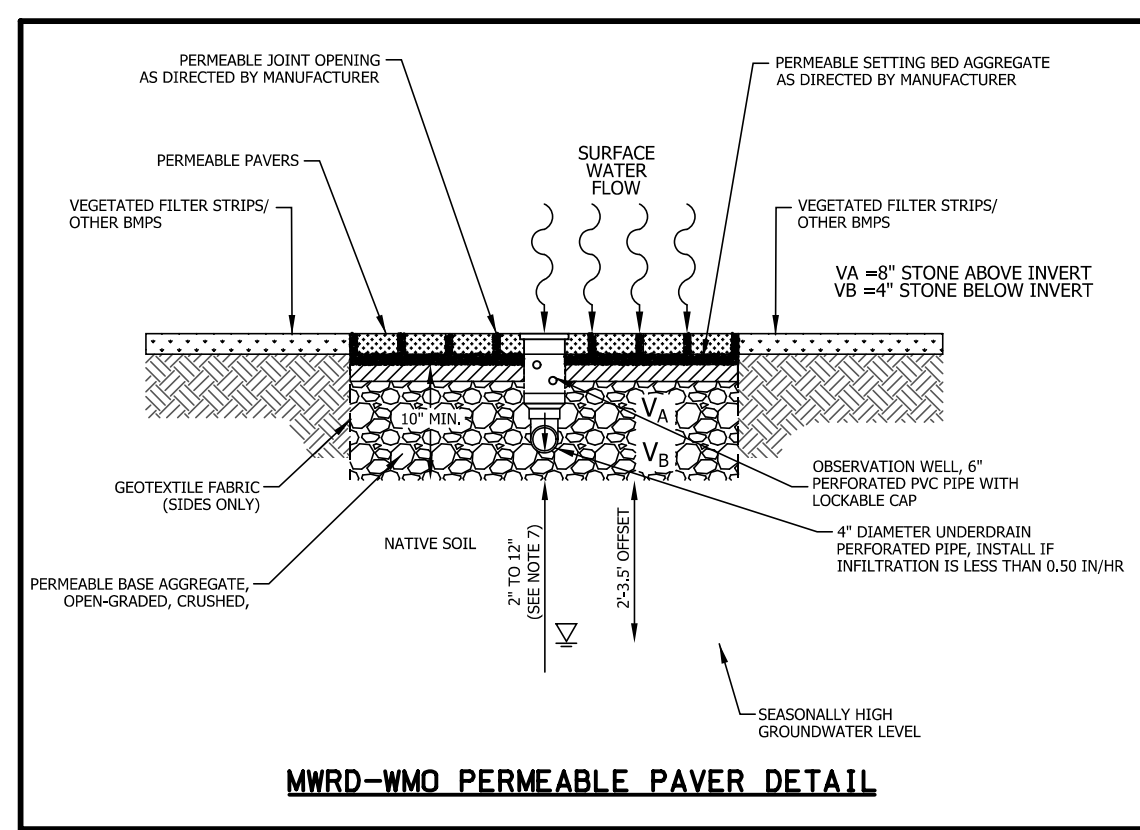
PERVIOUS AREA
IMPERVIOUS AREA
UNRESTRICTED AREA

SUMMARY:

TOTAL PROPERTY OWNERSHIP = 9.25 AC.
EXISTING PERVIOUS AREA = 7.49 AC.
EXISTING IMPERVIOUS AREA = 1.76 AC.
TOTAL DEVELOPMENT AREA = 9.25 AC.
ON-SITE AREA TRIBUTARY TO VAULT = 9.25 AC.
PROPOSED PERVIOUS AREA = 2.96 AC.
PROPOSED IMPERVIOUS AREA = 6.29 AC.
UNRESTRICTED AREA = 0.00 AC.



DETENTION BASIN
SECTION A-A
N.T.S.



SURFACE STORAGE SUMMARY

DESCRIPTION	ELEV FT	AREA S.F.	AVG. AREA S.F.	D ELEV FT	VOLUME C.F.	VOLUME C.Y.	VOLUME ACRE-FT	ΣVOL. ACRE-FT
NWL	641.00	0						
HWL	642.00	52,584	26,292	1.0	26,292	974	0.60	0.60

PROPOSED DRAINAGE PLAN

WOLF ROAD INDUSTRIAL
WHEELING, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

FILENAME:
10378MWRD

DATE:
12/10/18

JOB NO.
10378

SHEET
MWRD
16 OF 16

NO.	DATE	REMARKS

PRELIMINARY PLAT OF

WHEELING ROAD INDUSTRIAL DRAFT

BEING A SUBDIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXISTING BOUNDARY INFORMATION

PROPERTY DESCRIPTION:

PARCEL 1:

THAT PART OF LOTS 9-12, BOTH INCLUSIVE IN WOLF ROAD ESTATES, A SUBDIVISION OF THE NORTH 495.92 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED JULY 8, 1954 AS DOCUMENT NO. 15954435 IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 00 DEGREES 02 MINUTES 25 SECONDS WEST ALONG THE WEST LINE OF SAID LOTS 9-12 A DISTANCE OF 462.62 FEET TO THE SOUTH RIGHT OF WAY OF KERRY LANE AS DEDICATED BY SAID WOLF ROAD ESTATES; THENCE SOUTH 89 DEGREES 58 MINUTES 51 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 75.70 FEET; THENCE SOUTH 37 DEGREES 24 MINUTES 48 SECONDS EAST A DISTANCE OF 50.48 FEET TO A POINT OF A NON TANGENT CURVE; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY HAVE A RADIUS OF 1989.86 FEET, AN ARC DISTANCE OF 427.18 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 07 DEGREES 38 MINUTES 03 SECONDS EAST, CHORD DISTANCE 426.36 FEET TO THE SOUTH LINE OF SAID LOT 12; WOLF ROAD ESTATES; THENCE NORTH 89 DEGREES 58 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF WOLF ROAD ESTATES A DISTANCE OF 162.69 FEET TO THE POINT OF BEGINNING, ALL LYING IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14; THENCE NORTH 00 DEGREES 02 MINUTES 54 SECONDS WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14; THENCE SOUTH 89 DEGREES 58 MINUTES 42 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 634.96 FEET TO A POINT OF A NON TANGENT CURVE; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY HAVE A RADIUS OF 1989.86 FEET, AN ARC DISTANCE OF 171.33 FEET; THE CHORD OF SAID CURVE BEARS SOUTH 16 DEGREES 15 MINUTES 03 SECONDS EAST, CHORD DISTANCE 171.27 FEET TO THE NORTH RIGHT OF WAY OF DEBRA LANE AS DEDICATED BY J.R. WILLENS WHEELING ESTATES, A SUBDIVISION IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14 RECORDED AS DOCUMENT NO. 17012886; THENCE NORTH 89 DEGREES 54 MINUTES 29 SECONDS WEST ALONG SAID DEBRA LANE A DISTANCE OF 682.75 FEET TO THE POINT OF BEGINNING, ALL LYING IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 1, 2, 3, 4, 5, 6 AND 7 IN WOLF ROAD ESTATES, BEING A SUBDIVISION OF THE NORTH 495.92 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOT 8 IN WOLF ROAD ESTATES, BEING A SUBDIVISION OF NORTH 495.92 FEET OF THE SOUTH 1/2 OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH ALL THAT PART OF DEAN AVENUE RIGHT-OF-WAY AS DEDICATED PER WOLF ROAD ESTATES RECORDED JULY 8, 1954 AS DOCUMENT 15954435 LYING WEST OF AND ADJOINING LOTS 1, 2, 3 AND 4 IN SAID WOLF ROAD ESTATES, IN COOK COUNTY, ILLINOIS.

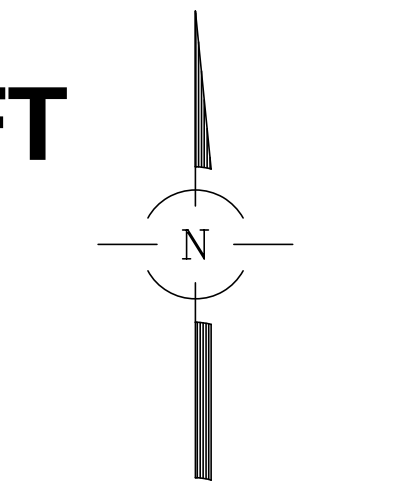
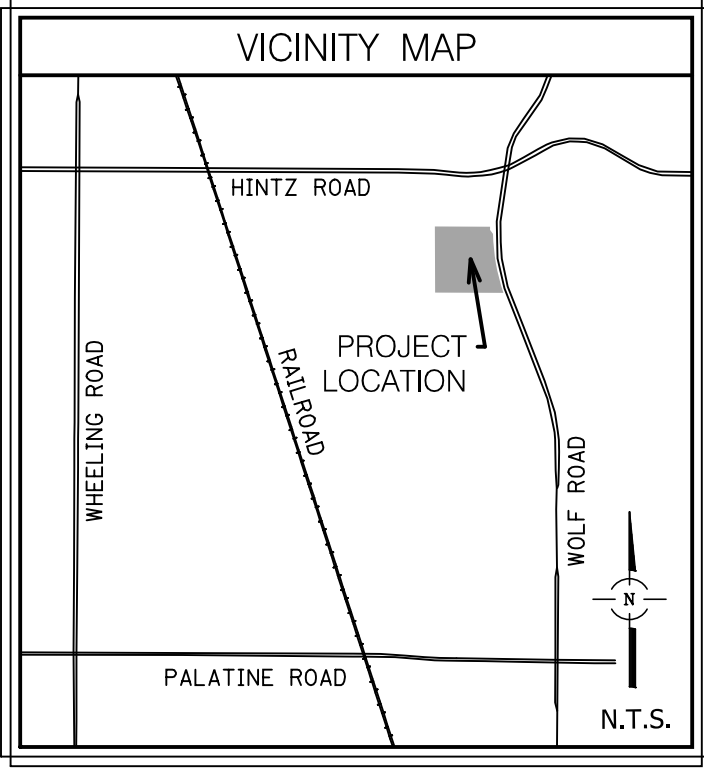
AND ALSO TOGETHER WITH ALL THAT PART OF CAROL AVENUE RIGHT-OF-WAY AS DEDICATED PER WOLF ROAD ESTATES RECORDED JULY 8, 1954 AS DOCUMENT 15954435 LYING EAST OF AND ADJOINING LOTS 5, 6, 7 AND 8 IN SAID WOLF ROAD ESTATES AND WEST OF AND ADJOINING LOTS 9, 10, 11 AND 12 IN SAID WOLF ROAD ESTATES, IN COOK COUNTY, ILLINOIS.

AND ALSO TOGETHER WITH ALL THAT PART OF KERRY LANE RIGHT-OF-WAY AS DEDICATED PER WOLF ROAD ESTATES RECORDED JULY 8, 1954 AS DOCUMENT 15954435 LYING WEST OF AND ADJOINING THE LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID KERRY LANE AND EAST RIGHT-OF-WAY LINE OF CAROL AVENUE RIGHT-OF-WAY AS DEDICATED PER DOCUMENT 15954435, ALSO BEING THE NORTHWEST CORNER OF LOT 9 IN SAID WOLF ROAD ESTATES; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 106.19 FEET TO THE POINT OF BEGINNING; THENCE NORTH 13 DEGREES 31 MINUTES 28 SECONDS EAST, A DISTANCE OF 33.94 FEET TO A POINT OF TERMINATION, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID KERRY LANE, AND ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF WOLF ROAD AS SHOWN ON THE RIGHT-OF-WAY PLAT, JOB NUMBER R-90-014-95 RECORDED APRIL 4, 2000 AS DOCUMENT NUMBER 00246264, IN COOK COUNTY, ILLINOIS.

AND ALSO TOGETHER WITH ALL THAT PART OF WOLF ROAD RIGHT-OF-WAY AS SHOWN ON THE RIGHT-OF-WAY PLAT, JOB NUMBER R-90-014-95 RECORDED AS DOCUMENT NUMBER 00246264 LYING SOUTH OF AND ADJOINING TO THE SOUTH RIGHT-OF-WAY LINE OF KERRY LANE AND LYING WEST OF AND ADJOINING THE LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID KERRY LANE AND EAST RIGHT-OF-WAY LINE OF CAROL AVENUE RIGHT-OF-WAY AS DEDICATED PER DOCUMENT 15954435, ALSO BEING THE NORTHWEST CORNER OF LOT 9 IN SAID WOLF ROAD ESTATES; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 106.19 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY HAVE A RADIUS OF 1989.86 FEET, AN ARC DISTANCE OF 40.02 FEET; THE CHORD OF SAID CURVE BEARS SOUTH 00 DEGREES 54 MINUTES 31 SECONDS EAST, CHORD DISTANCE 40.02 FEET TO A POINT OF TERMINATION, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF WOLF ROAD AS SHOWN ON THE RIGHT-OF-WAY PLAT, JOB NUMBER R-90-014-95 RECORDED APRIL 7, 2000 AS DOCUMENT NUMBER 00246264, IN COOK COUNTY, ILLINOIS.



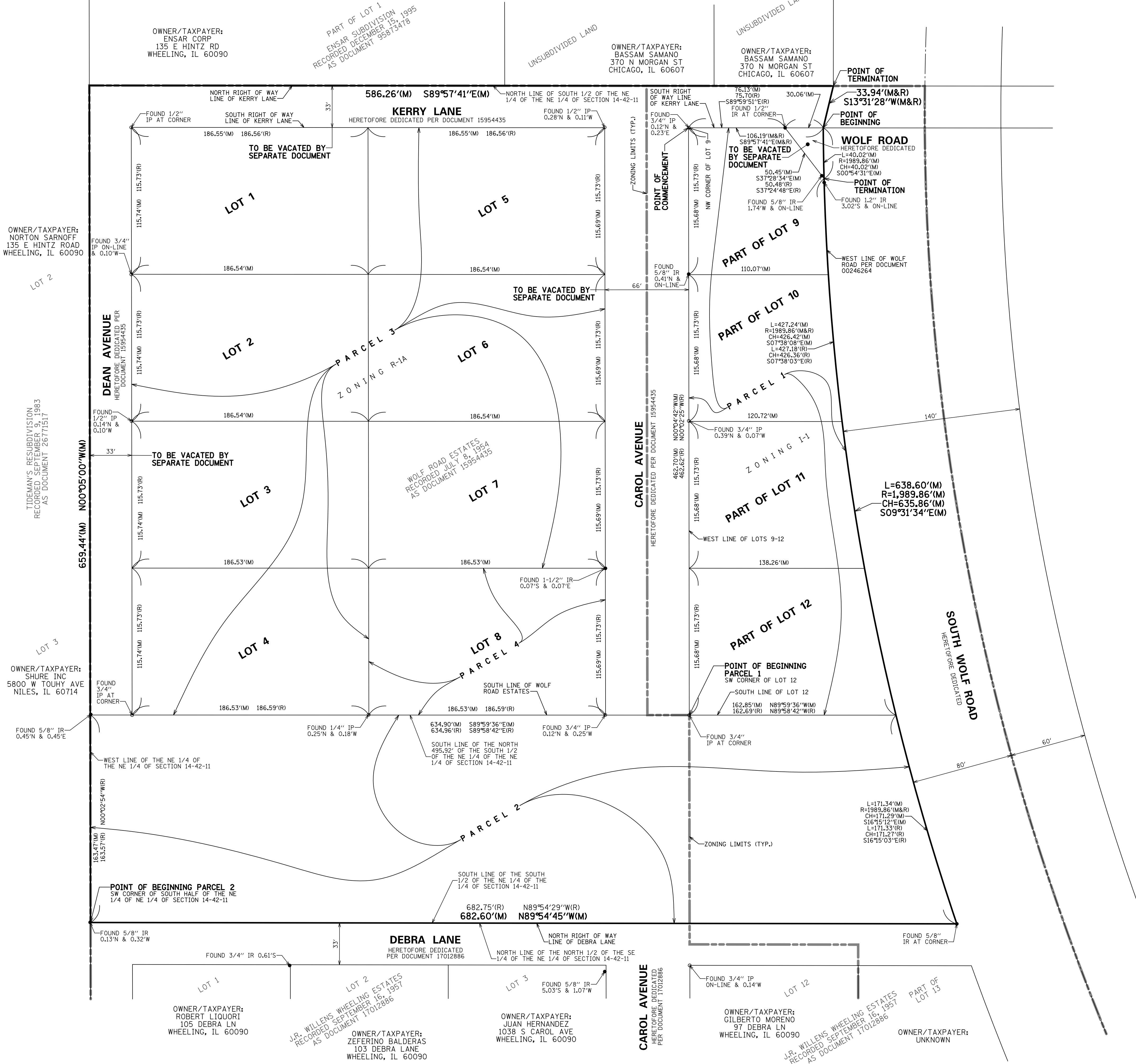
BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION IL EAST ZONE
NOTE: ALL BEARINGS AND DISTANCES ARE
MEASURED UNLESS OTHERWISE NOTED.

OWNER OF THE PROPERTY PANATTONI CHICAGO LP IV, LLC
& DEVELOPER: 6250 N. RIVER ROAD,
SUITE 4050
ROSEMONT, IL 60018

IP = IRON PIPE
IR = IRON ROD
(M) = MEASURED
(R) = RECORDED

ZONING R-1A: SINGLE-FAMILY - 12,000 SQ. FT.
ZONING I-1: LIGHT INDUSTRIAL & OFFICE

AREA TABLE		
	SQ. FT.	ACRES
PARCEL 1	57,378	1.317
PARCEL 2	107,782	2.474
PARCEL 3	151,093	3.469
PARCEL 4	21,581	0.495
KERRY LANE	19,215	0.441
DEAN AVENUE	15,278	0.351
CAROL AVENUE	30,540	0.701
WOLF ROAD	599	0.014
TOTAL	403,465	9.262



STATE OF ILLINOIS)
COUNTY OF COOK)

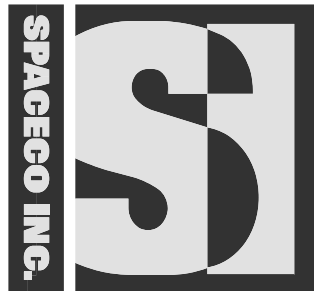
THIS PLAT MEETS THE REQUIREMENTS OF THE VILLAGE OF WHEELING MUNICIPAL CODE, ARTICLE 17.24.020 - "INFORMATION REQUIRED ON PRELIMINARY PLAT", TO THE BEST OF MY ABILITY AND KNOWLEDGE.
DATED THIS 8TH DAY OF JANUARY, 2019, IN ROSEMONT, ILLINOIS.

Gabriela Hasinska
GABRIELA PTASINSKA, I.P.L.S. No. 035-3893
LICENSE EXPIRES 11-30-2020
gptasinska@spaceo-inc.com

PREPARED FOR:
PANATTONI CHICAGO LP IV, LLC
6250 N. RIVER ROAD,
SUITE 4050
ROSEMONT, IL 60018

FOR REVIEW
PURPOSES ONLY

REVISIONS:	
01/08/2019	G.P.



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

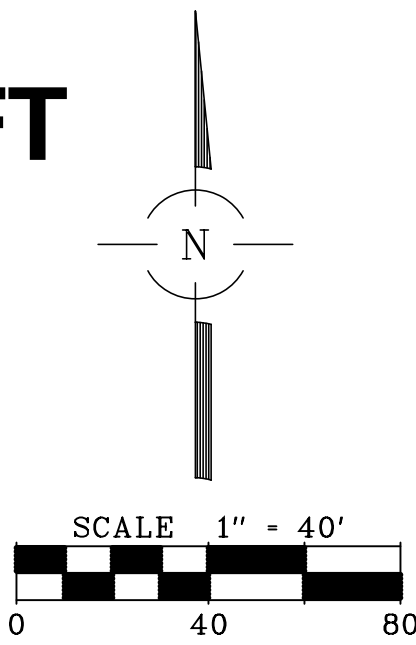
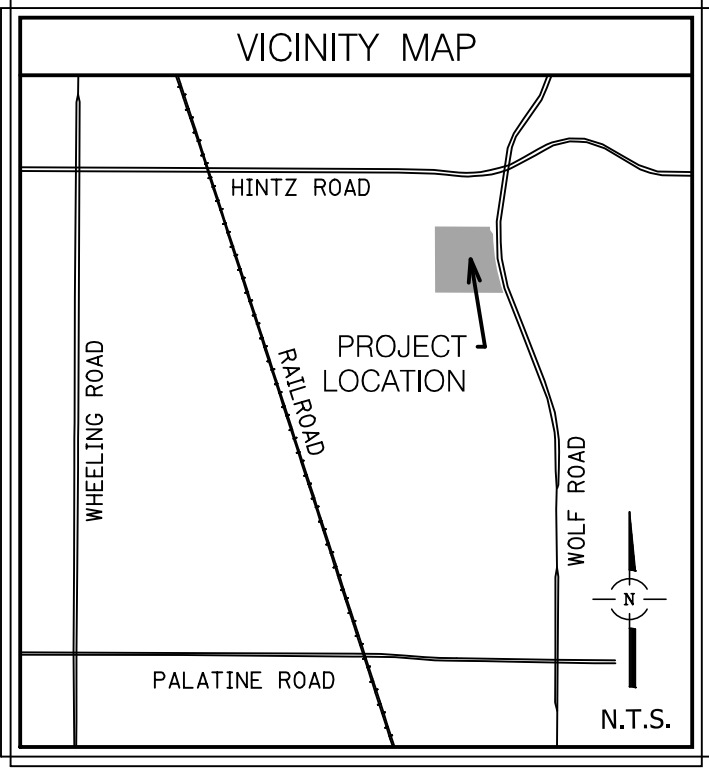
DATE: 12/10/2018
JOB NO: 10378
FILENAME: 10378PREPLAT-01
SHEET 1 OF 3

THIS IS A PRELIMINARY PLAT,
OF NO LEGAL EFFECT AND
NOT TO BE RECORDED

PRELIMINARY PLAT OF
WHEELING ROAD INDUSTRIAL DRAFT

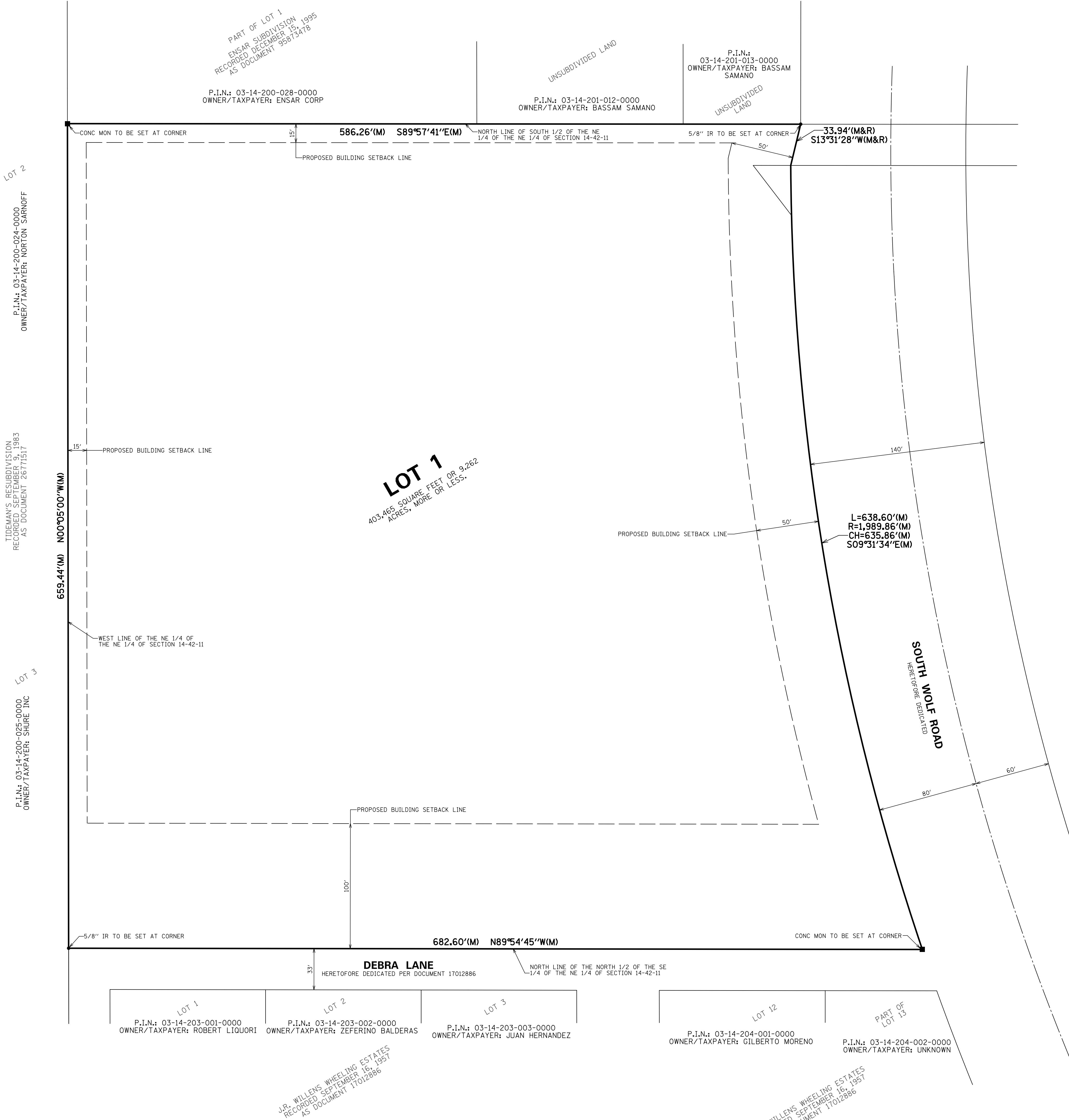
BEING A SUBDIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPOSED LOT GEOMETRY



BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION IL EAST ZONE
NOTE: ALL BEARINGS AND DISTANCES ARE
MEASURED UNLESS OTHERWISE NOTED.

IP = IRON PIPE
IR = IRON ROD
(M) = MEASURED
(R) = RECORD



PREPARED FOR:
PANATTONI CHICAGO LP IV, LLC
6250 N. RIVER ROAD,
SUITE 4050
ROSEMONT, IL 60018

FOR REVIEW
PURPOSES ONLY

REVISIONS:
01/08/2019 G.P.



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 12/10/2018
JOB NO: 10378
FILENAME: 10378PREPLAT-01
SHEET 2 OF 3

PRELIMINARY PLAT OF

WHEELING ROAD INDUSTRIAL DRAFT

BEING A SUBDIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPOSED CONDITIONS

THIS IS A PRELIMINARY PLAT,
OF NO LEGAL EFFECT AND
NOT TO BE RECORDED

NOTES:

EXISTING CONDITIONS PER TOPOGRAPHIC SURVEY
PREPARED BY SPACECO, INC. DATED NOVEMBER 27,
2018. SPACECO PROJECT NO. 10378. TOPOGRAPHY
BASED ON FIELD WORK COMPLETED NOVEMBER 14,
2018.

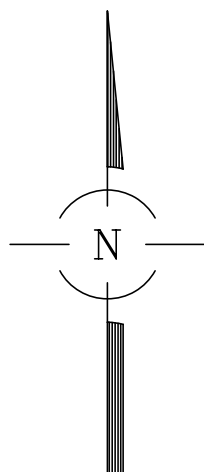
ALL UTILITIES AS SHOWN ARE APPROXIMATE
LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS
OR PER ATLAS SHEETS. THEY SHOULD NOT BE
INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD
IT BE ASSUMED THAT THEY ARE THE ONLY
UTILITIES IN THE AREA. FOR MORE ACCURATE
LOCATION, FIELD EXCAVATE.

PIPE FLOW DIRECTIONS, IF SHOWN, ARE BASED ON
FIELD INVERT ELEVATIONS UNLESS EXISTING PLANS
INDICATE OTHERWISE. IN WHICH CASE THE EXISTING
PLAN FLOW DIRECTION IS SHOWN.

SOURCE BENCHMARK:
VILLAGE OF WHEELING BM-25
2.5" ALUMINUM DISK STAMPED VILLAGE OF WHEELING
- SURVEY MARKER LOCATED AT THE NORTHWEST
CORNER OF WILLOW ROAD BRIDGE OVER MCDONALD
CREEK 1/2-350' WEST OF POTOMAC COURT.
ELEVATION = 652.302 NAVD 88

SITE BENCHMARK #1:
TAG BOLT OF THE FIRE HYDRANT NORTH OF KERRY
LANE ON THE WEST SIDE OF WOLF ROAD.
ELEVATION = 646.52

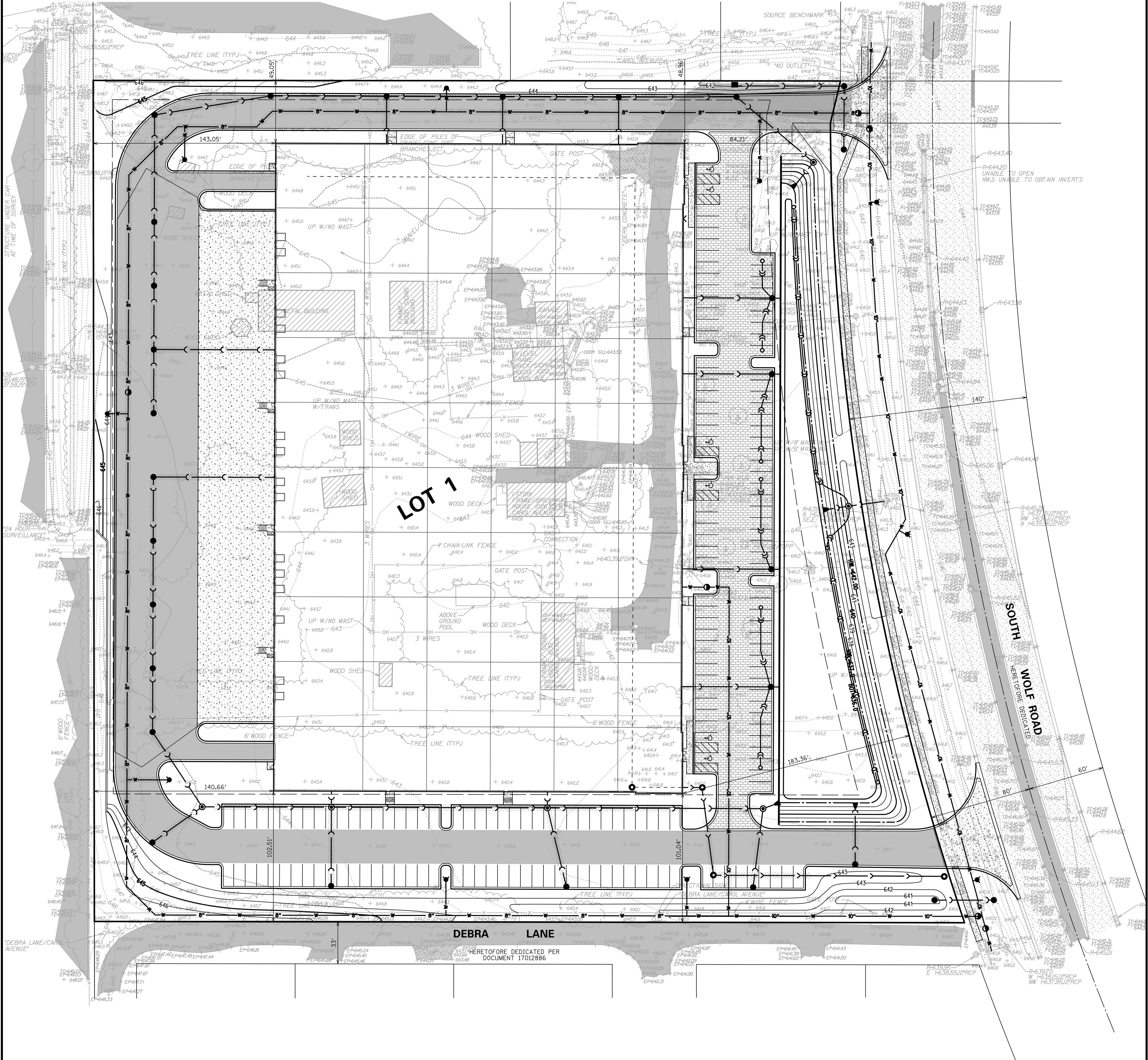
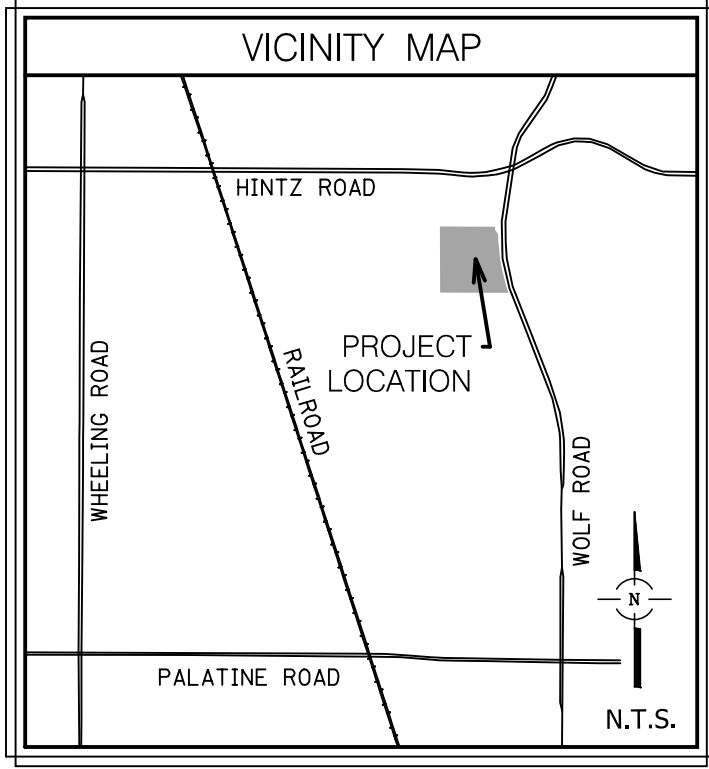
LOT 1 CONTAINS 403,465 SQUARE FEET OR 9.262
ACRES, MORE OR LESS.



SCALE 1" = 40'
0 40 80

BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION IL EAST ZONE
NOTE: ALL BEARINGS AND DISTANCES ARE
MEASURED UNLESS OTHERWISE NOTED.

IP = IRON PIPE
IR = IRON ROD
(M) = MEASURED
(R) = RECORD



LEGEND

	STORM SEWER		SANITARY MANHOLE		HAND HOLE		CUT CROSS
	SANITARY SEWER		STORM MANHOLE		STREET LIGHT		PK / MAR NAL
	COMBINED SEWER		INLET		UTILITY POLE		RAILROAD SPIKE
	WATER MAIN		FLARED END SECTION		TRAFFIC SIGNAL		SOIL BORING
	GAS MAIN		ELECTRIC MANHOLE		TRAFFIC SIGNAL BOX		
	UNDERGROUND TELEPHONE LINE		TELEPHONE MANHOLE		SPRINKLER HEAD		TREE WITH SIZE
	UNDERGROUND ELECTRIC LINE		TELEPHONE UPRIGHT		BOLLARD		FIR TREE WITH SIZE
	UNDERGROUND GAS LINE		ELECTRIC UPRIGHT		WALL BOX		BUSH
	CATV		CABLE TV UPRIGHT		SIGN		ASPHALT
	OVERHEAD WIRES ON UTILITY POLES		FIRE HYDRANT		UNIDENTIFIED MANHOLE		CONCRETE
	FIBER OPTIC LINE		VALVE AND VAULT		CONTOUR		GRAVEL
	RAILROAD		WATER VALVE		SPOT ELEVATION		
	FENCE		B BOX		RIGHT-OF-WAY MONUMENT		
	GUARDRAIL		AUXILIARY VALVE		DISC		
	EDGE OF WATER		WELL		IRON / STEEL ROD		
	WETLAND LIMITS		GAS VALVE		IRON PIPE		

PREPARED FOR:
PANATTONI CHICAGO LPV, LLC
6250 N. RIVER ROAD,
SUITE 4050
ROSEMONT, IL 60018

FOR REVIEW
PURPOSES ONLY

REVISIONS:
01/08/2019 G.P.



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 12/10/2018

JOB NO: 10378

FILENAME:
10378PREPLAT-01

SHEET
3 OF 3

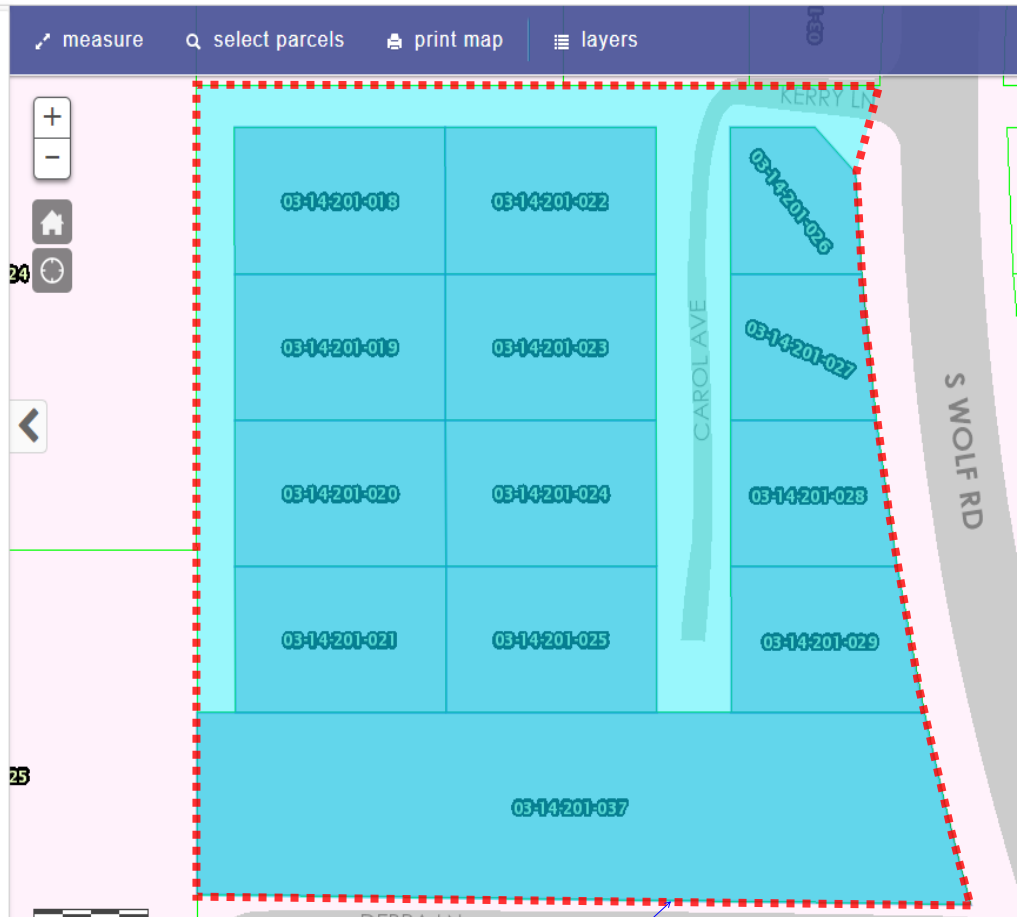
Pins	Addresses	Municipality	Zip	Owner	TAX	LOT #
03-14-201-018-0000	1020 CAROL AVE	WHEELING	IL 60090	HENRY C JOERN	X	1
03-14-201-019-0000	1020 CAROL AVE	WHEELING	IL 60090	HENRY C JOERN	X	2
03-14-201-020-0000	1026 CAROL AVE	WHEELING	IL 60090	HENRY C JOERN	X	3
03-14-201-021-0000	1031 DEAN AVE	WHEELING	IL 60090	HENRY C JOERN	X	4
03-14-201-022-0000	1020 CAROL AVE	WHEELING	IL 60090	HENRY C JOERN	X	5
03-14-201-023-0000	1022 CAROL AVE	WHEELING	IL 60090	HENRY C JOERN	X	6
03-14-201-024-0000	1026 CAROL AVE	WHEELING	IL 60090	HENRY C JOERN	X	7
03-14-201-025-0000	1030 CAROL AVE	WHEELING	IL 60090	CURTIS M LATZKE	X	8
03-14-201-026-0000	37 KERRY LN	WHEELING	IL 60090	JV GLOBAL,LLC	N/A	9
03-14-201-027-0000	37 KERRY LN	WHEELING	IL 60090	JV GLOBAL,LLC	N/A	10
03-14-201-028-0000	1027 CAROL AVE	WHEELING	IL 60090	JV GLOBAL,LLC	N/A	11
03-14-201-029-0000	1020 PLANT RD	WHEELING	IL 60090	JV GLOBAL,LLC	N/A	12
03-14-201-037-8001	1001 S WOLF RD	WHEELING	IL 60090	JV GLOBAL,LLC	N/A	FORMER AIRPORT



CookViewer
Cook County Map Application

☒ 10 digit PIN ☐ Address ☐ Intersection

Clear results	Export results	Back
1020 CAROL AVE, WHEELING		→
PIN: 03-14-201-018-0000		
1020 CAROL AVE, WHEELING		→
PIN: 03-14-201-019-0000		
1026 CAROL AVE, WHEELING		→
PIN: 03-14-201-020-0000		
1031 DEAN AVE, WHEELING		→
PIN: 03-14-201-021-0000		
1020 CAROL AVE, WHEELING		→
PIN: 03-14-201-022-0000		
1022 CAROL AVE, WHEELING		→
PIN: 03-14-201-023-0000		
1026 CAROL AVE, WHEELING		→
PIN: 03-14-201-024-0000		
1030 CAROL AVE, WHEELING		→
PIN: 03-14-201-025-0000		
37 KERRY LN, WHEELING		→
PIN: 03-14-201-026-0000		
37 KERRY LN, WHEELING		→
PIN: 03-14-201-027-0000		
1027 CAROL AVE, WHEELING		→
PIN: 03-14-201-028-0000		
1020 PLANT RD, WHEELING		→
PIN: 03-14-201-029-0000		
1001 S WOLF RD, WHEELING		→
PIN: 03-14-201-037-8001		



AREA & PROPERTIES TO
BE REZONED TO I-2

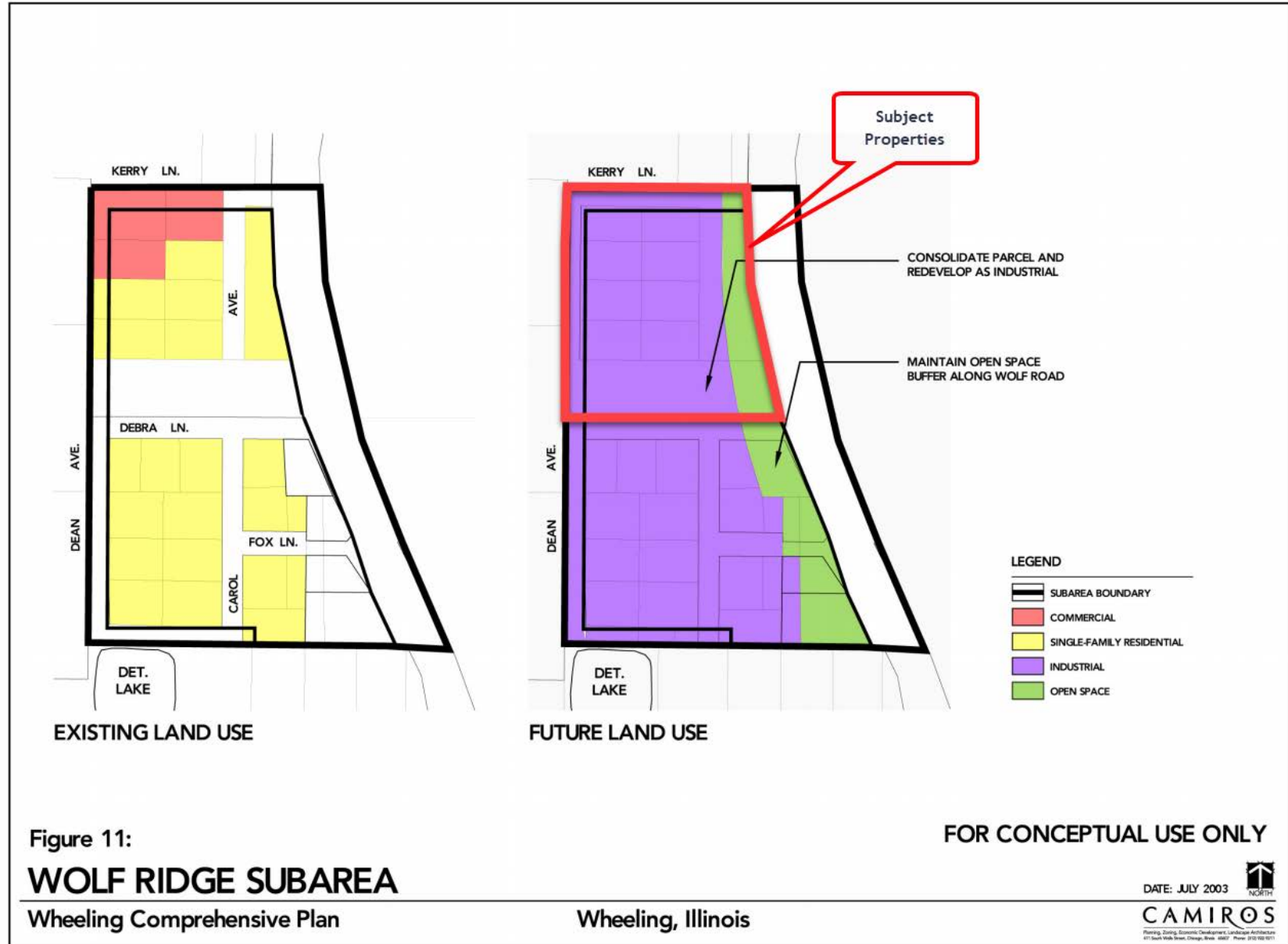


Figure 11: Wolf Ridge Subarea – Wheeling Comprehensive Plan

**Plan Commission
Regular Meeting**

January 10, 2019

1. CALL TO ORDER

Chairman Pro Tem Johnson called the meeting to order at 6:30 p.m. on Thursday, January 10, 2019.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Johnson, Kalis and Powers. Commissioner Ruffatto was absent with prior notice. Also, present were Steve Robles, Assistant Director of Community Development, Mallory Milluzzi, Village Attorney and Ron Antor, Fire Inspector.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS

6. CONSENT ITEMS

- A) [Docket No. SCBA 19-1](#)
May's
280 E. Dundee Road
Appearance Approval of a Wall Sign

Commissioner Kalis moved, seconded by Commissioner Creech to approve the following consent item.

Approve Docket No. SCBA 19-1 to grant appearance approval for the wall sign in accordance with the sign plan submitted December 14, 2018 by Corporate Sign Systems, on behalf of May's, located at 280 E. Dundee Road, Wheeling, Illinois, and subject to the following condition of approval:

1. Prior to sign installation, the façade shall be repaired, power-washed and painted.

On the roll call, the vote was as follows:

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

**Wheeling Plan Commission
Regular Meeting****January 10, 2019**

ABSENT: Commissioner Ruffatto
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A)** [Docket No. 2018-31](#) (Continued from December 20, 2018 hearing)
 Kelly's Café
 30 W. Dundee Road
 Special Use-Site Plan Approval of a Sit-Down Restaurant

See Findings of Fact and Recommendation for Docket No. 2018-31.

Commissioner Creech moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2018-31, to grant Special Use-Site Plan Approval as required under Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit a Sit-Down Restaurant in accordance with the following exhibits by Kelly's Café, to be located at 30 W. Dundee Road, Wheeling Illinois:

- Cover letter, dated October 18, 2018; and
- Revised Floor plan, received January 3, 2019.

On the roll call, the vote was as follows:

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

There being one affirmative vote, the motion was denied.

THIS DOCKET WAS NOT CLOSED.

The Plan Commission took a recess at 6:38 p.m. to fix an audio visual problem and reconvened at 6:42 p.m.

- B)** [Docket No. 2019-2](#)
 Eggspierence
 419 W. Dundee Road
 Special Use Approval of a Sit-Down Restaurant

**Wheeling Plan Commission
Regular Meeting****January 10, 2019**

See Findings of Fact and Recommendation for Docket No. 2019-2.

Commissioner Powers moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2019-2, to grant Special Use Approval as required under Chapter 19-05 Mixed use and Overlay Districts, Chapter 19-10 Use Regulations, and associated sections, in order to establish a sit-down restaurant in accordance with the following exhibits received December 11, 2018 to be located at 419 W. Dundee Road (Building F), Wheeling Illinois:

- Cover letter, and
- Floor plan

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Kalis to close Docket No. 2019-2. The motion was approved by a voice vote.

- C) [Docket No. 2019-3](#)
Meat & Potato Eatery
403 W. Dundee Road
Special Use Approval of a Sit-Down Restaurant

See Findings of Fact and Recommendation for Docket No. 2019-3.

Commissioner Powers moved, seconded by Commissioner Creech to recommend approval of Docket No. 2019-3, to grant Special Use Approval as required under Chapter 19-05 Mixed use and Overlay Districts, Chapter 19-10 Use Regulations, and associated sections, in order to establish a sit-down restaurant in accordance with the following exhibits received December 11, 2018 to be located at 403 W. Dundee Road (Building F), Wheeling Illinois:

- Cover letter, and
- Floor plan.

And with the following condition of approval:

1. Prior to the Village Board meeting, the floorplan shall be revised so the number of video gaming machines does not exceed a total of 5;

**Wheeling Plan Commission
Regular Meeting**

January 10, 2019

2. Prior to the installation, operation of any video gaming machines in this tenant space the petitioner needs to obtain a license from the Village's Liquor Commission, and
3. The location of the entry door shall be updated prior to the Village Board meeting

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Blinova moved, seconded by Commissioner Powers to close Docket No. 2019-3. The motion was approved by a voice vote.

8. APPROVAL OF MINUTES - [December 20, 2018](#) (including Findings for Docket Nos. 2018-30, 2018-29, and SCBA 18-57)

Commissioner Kalis moved, seconded by Commissioner Powers to approve the minutes dated December 20, 2018 as presented.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

9. OTHER BUSINESS

Mr. Robles followed up with Commissioner Blinova's previous comment about the window signage at Jimenez's grocery store. He reported that the Village's property maintenance team looked at it and they now meet the window sign requirement. Ms. Blinova noted it now had less signage.

Commissioner Kalis mentioned the Dundee Dog signs were gone from the light pole and was looking better.

Mr. Robles announced the owner of the La Raza Dollar store power washed the storefront which significantly cleaned up the façade. Staff did a field inspection and found out the three tenant spaces had varying colors of the façade and gives the appearance that it isn't clean. There is additional patching and painting that needs to be done to the La Raza tenant space to fully comply, but the current weather conditions do not allow patching and painting. There is a provision in the Sign Code during winter conditions that allows the business owner to have up until June 1st to make the repairs and paint. Staff has informed the owner and will work with them to make sure they comply prior to the deadline.

Commissioner Powers was pleasantly surprised to see the landscaping at the monument sign at the Gulf station.

10. ADJOURNMENT

Commissioner Kalis moved, seconded by Commissioner Powers to adjourn the meeting at 8:13 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

Steve Powers, Secretary
Wheeling Plan Commission

DRAFT

DOCKET NO. 2018-31

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: [Docket No. 2018-31](#)
Kelly's Café
30 W. Dundee Road
Special Use-Site Plan Approval of a Sit-Down Restaurant

Kellys Cafe, LLC, lessee, 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 sit-down restaurant at 30 W. Dundee Road, which is zoned B-3 General Commercial and Office District.

Chairman Pro Tem Johnson called Docket No. 2018-31 on January 10, 2019. Present were Commissioners Blinova, Creech, Johnson, Kalis and Powers. Commissioner Ruffatto was absent with prior notice. Also, present were Steve Robles, Assistant Director of Community Development, Mallory Milluzzi, Village Attorney and Mr. Ron Antor, Fire Inspector.

Mr. Anthony Shea was present and previously sworn in and had provided the revised layout to Staff.

Commissioner Blinova had no questions.

Commissioner Powers questioned if there was a difference between the top and bottom of the site plan. Mr. Shea explained there is ceramic tile as you enter, carpeting in the middle by the gaming area with tile behind the bar. The top site plan shows the carpet and tile areas.

Commissioners Creech and Kalis liked the current plan better than the original plan.

Chairman Pro Tem Johnson felt it was more of a tavern rather than a sit-down restaurant since there were no tables.

Chairman Pro Tem Johnson also liked the current layout better but wished it was bigger.

Chairman Pro Temp Johnson questioned if there were renderings. Mr. Shea explained he was waiting for the coloring rendering from his architect and would forward it to Staff. Mr. Robles explained there wasn't enough time to provide the graphics, but Staff received the revised floorplan to address the Plan Commission's previous comment to relocate the gaming area.

Commissioner Creech moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2018-31, to grant Special Use-Site Plan Approval as required under Chapter 19-06 Commercial

Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit a Sit-Down Restaurant in accordance with the following exhibits by Kelly's Café, to be located at 30 W. Dundee Road, Wheeling Illinois:

- Cover letter, dated October 18, 2018; and
- Revised Floor plan received January 3, 2019.

On the roll call, the vote was as follows:

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

There being four negative votes, the motion was denied.

Respectfully submitted,

Don Johnson, Chairman Pro Tem
Wheeling Plan Commission/
Sign Code Board of Appeals

**DISTRIBUTED TO THE COMMISSION 1.18.19
FOR APPROVAL ON 1.24.19**

DRAFT

DOCKET NO. 2019-2

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: [Docket No. 2019-2](#)
Eggsperience
419 W. Dundee Road
Special Use Approval of a Sit-Down Restaurant

Eggsperience, lessee, seeking Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-05 Mixed use and Overlay Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish a sit-down restaurant at 419 W. Dundee Road, which is zoned MXC Commercial-Residential Mixed Use District.

Chairman Pro Tem Johnson called Docket No. 2019-2 on January 10, 2019. Present were Commissioners Blinova, Creech, Johnson, Kalis and Powers. Commissioner Ruffato was absent with prior notice. Also, present were Steve Robles, Assistant Director of Community Development, Mallory Milluzzi, Village Attorney and Mr. Ron Antor, Fire Inspector.

Mr. Robles stated building F had already received site plan approval as well as appearance approval. The Special Use is simply for the Special Use of the restaurant. There was a floor plan that was originally sent out that had mechanical overlays on it. They are not asking for any outdoor seating at this time. The Staff Reports and submittals of the petitioner were part of the public record.

Commissioner Powers read the following statement.

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

Mr. Brad Friedman was present and sworn in.

Mr. Friedman explained that Eggsperience is a breakfast and lunch diner concept open daily until 2:30 p.m. They offer the traditional American breakfast and a couple unique Mexican style breakfast items along with sandwiches and salads. It is a bright and open diner concept and he felt it was a good use and would help bring in some morning and daytime traffic. It would also help alleviate some of the evening congestion.

Commissioner Kalis questioned if there was a chance that the restaurant would want to expand their hours and stay open for dinner. Mr. Friedman confirmed that all of their restaurants close at 2:30 p.m. so they would not stay open for dinner.

Commissioner Creech didn't have any questions.

In reply to Commissioner Powers' question, Mr. Friedman confirmed it would have one main entrance. There is a side entrance to serve some of the outdoor seating, but it was really more for employees or patrons eating outside that needed to go inside to use the restrooms. He reconfirmed the outdoor seating was not being approved tonight.

Commissioner Blinova questioned when it would be built. Mr. Friedman confirmed they had broken ground and were in the process of putting up the shell. They anticipate turning over the space to the tenant in March. He thought the restaurant would open in late spring.

Chairman Pro Tem Johnson had no questions.

Chairman Pro Tem Johnson opened the discussion to the public, no one came forward.

Commissioner Powers moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2019-2, to grant Special Use Approval as required under Chapter 19-05 Mixed use and Overlay Districts, Chapter 19-10 Use Regulations, and associated sections, in order to establish a sit-down restaurant in accordance with the following exhibits received December 11, 2018 to be located at 419 W. Dundee Road (Building F), Wheeling Illinois:

- Cover letter, and
- Floor plan

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Kalis to close Docket No. 2019-2. The motion was approved by a voice vote.

Respectfully submitted,

Don Johnson, Chairman Pro Tem
Wheeling Plan Commission/
Sign Code Board of Appeals

**DISTRIBUTED TO THE COMMISSION 1.18.19
FOR APPROVAL ON 1.24.19**

DRAFT

DOCKET NO. 2019-3

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: [Docket No. 2019-3](#)
Meat & Potato Eatery
403 W. Dundee Road
Special Use Approval of a Sit-Down Restaurant

Meat & Potato Eatery, lessee, seeking Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-05 Mixed use and Overlay Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish a sit-down restaurant at 403 W. Dundee Road, which is zoned MXC Commercial-Residential Mixed Use District.

Chairman Pro Tem Johnson called Docket No. 2019-3 on January 10, 2019. Present were Commissioners Blinova, Creech, Johnson, Kalis and Powers. Commissioner Ruffatto was absent with prior notice. Also, present were Steve Robles, Assistant Director of Community Development, Mallory Milluzzi, Village Attorney and Mr. Ron Antor, Fire Inspector.

Chairman Pro Tem Johnson opened the discussion to the public, no one came forward.

Brad Friedman and Ted Zatos were present and sworn in.

Mr. Zatos reported that they were opening their fourth location as a fast casual sit-down concept with homemade comfort meals and specialty sandwiches. They are known for their meat and potato bowls. The restaurant is geared toward families and over deliveries and catering. Their other locations are in McHenry, Carpentersville and Lake Zurich.

Commissioner Powers questioned if there was one main entrance. Mr. Friedman confirmed both entryways were located on the south. The main entryway is with the vestibule. The restaurant is located on the far south end.

In reply to Commissioner Powers' question, Mr. Zatos confirmed there were 5 gaming machines and 1 ATM machine. Mr. Friedman confirmed there would be 5 gaming machines. Commissioner Powers questioned if they could change the drawing to 5 gaming machines and 1 ATM. Mr. Friedman agreed to accept conditional approval based on 5 gaming machines and an ATM.

In reply to Commissioner Powers' question, Mr. Antor confirmed the Fire Department was in agreement the plans.

In reply to Commissioner Kalis' question, Mr. Zatos confirmed they also owned a brunch café concept. By May, they will have 13 operating restaurants.

Commissioner Kalis questioned what set them apart from the other restaurants. Mr. Zatos explained they want people to sit down and eat. They make everything in house. They have a counter for the ordering but have table service after the ordering. He explained they built their business on quality and service. Mr. Friedman thought the menu options were unique. He also mentioned they do a large catering business.

Commissioner Blinova mentioned they serve alcohol at one of their other locations, she questioned if they were planning to serve alcohol at the Wheeling location? Mr. Zatos confirmed they will serve beer and wine.

Commissioner Creech had no questions.

Chairman Pro Tem Johnson had questions regarding the floorplan versus the elevations. Mr. Friedman apologized for the mix up with the flipped floorplan that was submitted. He explained the only thing that changed on the plan is the location of the entryways. The main entrance is on the west side of the building. Chairman Pro Tem Johnson questioned if it would be corrected on the floorplan going to the Board. Mr. Friedman agreed and noted it would be reflected on the interior drawings submitted for permitting. Chairman Pro Tem Johnson also asked to remove the extra gaming machine at the same time. Mr. Friedman agreed.

Chairman Pro Tem Johnson questioned the location of the ordering counter. Mr. Zatos explained it was located in the center with two POS systems. The customer places an order, receives a number and sits down at a table. Runners will deliver the food to the tables.

Commissioner Kalis questioned if they had gaming machines at their other locations. Mr. Zatos confirmed this will be the fourth location all with gaming. He explained it was done very tastefully. Parents sometimes order food to go, play a couple of games and then take the food back home.

Chairman Pro Tem Johnson questioned if the gaming room was completely closed. Mr. Zatos was unsure about the type of wall but explained there was carding, cameras and the room was well monitored.

Commissioner Powers moved, seconded by Commissioner Creech to recommend approval of Docket No. 2019-3, to grant Special Use Approval as required under Chapter 19-05 Mixed use and Overlay Districts, Chapter 19-10 Use Regulations, and associated sections, in order to establish a sit-down restaurant in accordance with the following exhibits received December 11, 2018 to be located at 403 W. Dundee Road (Building F), Wheeling Illinois:

- Cover letter, and
- Floor plan.

And with the following condition of approval:

1. Prior to the Village Board meeting, the floorplan shall be revised so the number of video gaming machines does not exceed a total of 5;
2. Prior to the installation, operation of any video gaming machines in this tenant space the petitioner needs to obtain a license from the Village's Liquor Commission, and
3. The location of the entry door shall be updated prior to the Village Board meeting

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Blinova moved, seconded by Commissioner Powers to close Docket No. 2019-3. The motion was approved by a voice vote.

Respectfully submitted,

Don Johnson, Chairman Pro Tem
Wheeling Plan Commission/
Sign Code Board of Appeals

**DISTRIBUTED TO THE COMMISSION 1.18.19
FOR APPROVAL ON 1.24.19**