WHEELING PLAN COMMISSION
THURSDAY, MAY 9, 2019 6:30 P.M.

Revised May 3, 2019

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

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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 19-15
ETI Solid State Lighting
720 Northgate Parkway
Appearance Approval of a Wall Sign

7. ITEMS FOR REVIEW

A) Docket No. PC 19-6 (Continued from the April 28, 2019 meeting)
Fresh Farms
20 S. Milwaukee Avenue
Minor Site Plan and Appearance Approval

B) Docket No. PC 19-10 (Continued from the April 25, 2019 meeting)
CMX Theater
401 W. Dundee Road (Wheeling Town Center)
Minor Site Plan and Appearance Approval

C) Docket No. 2019-6 A, B, C, & D
Vequity/7-Eleven
14 N. Elmhurst Road

2019-6A Variance to Reduce Minimum Side Setback
2019-6B Variance to Reduce Minimum Parking Setback
2019-6C Variance to Reduce Minimum Canopy Setback
2019-6D Variance to Reduce Setback for Freestanding Sign

D) Docket No. PC 19-4
Vequity/7-Eleven
14 N. Elmhurst Road
Site Plan and Appearance Approval for a New Gas Station and Convenience Store

E) Docket No. 2019-10 (Continued from the April 11, 2019 meeting)
Village of Wheeling
Text Amendment to Sign Code

F) Docket No. 2019-12 (Petition to be continued to June 13, 2019)
4 Ever Dance Fitness LLC
15 N. Elmhurst Road
Special Use for Recreational and Instructional Facility

8. APPROVAL OF MINUTES – April 25, 2019 (including Findings for Docket No. 2019-8AB)

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
May 9, 2019
(Attachment to Agenda)

2019-10 Village of Wheeling, applicant, seeking a Text Amendment to Title 21 Signs, of the Wheeling Municipal Code, Chapter 21.07 Special Use Signs, to add "religious assembly uses" to the list of uses permitted to install an electronic message center sign.

2019-6A, B, C, & D Vequity, contract purchaser, seeking the following variations for the construction of a new gas station and convenience store, at 14 N. Elmhurst Road, Wheeling Illinois, which is zoned B-3 General Commercial and Office District: 2019-6 (A) a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, and associated sections, to permit a reduction in the minimum side yard setback from 15 feet to 5 feet; and 2019-6 (B) a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, and associated sections, to permit a reduction in the minimum parking setback from 10 feet to 6.5 feet; and 2019-6 (C) a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, to permit a reduction in the minimum setback for the canopy over the fuel pump islands from 25 feet to 18.5 feet; and 2019-6 (D) a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21-06 Commercial and Industrial

Districts, and associated sections, to reduce the required front setback for a replacement freestanding sign to 3 feet.

2019-12 4 Ever Dance Fitness LLC, lessee, seeking a Special Use Permit as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-05 Mixed use and Overlay Districts, Chapter 19-10 Use Regulations, and associated sections, in order to permit a recreation and instruction facility located at 15 N. Elmhurst Road, which is zoned MXT Transit Oriented Mixed Use District.

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Pro-Tem Johnson and Members of the Wheeling Plan Commission

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

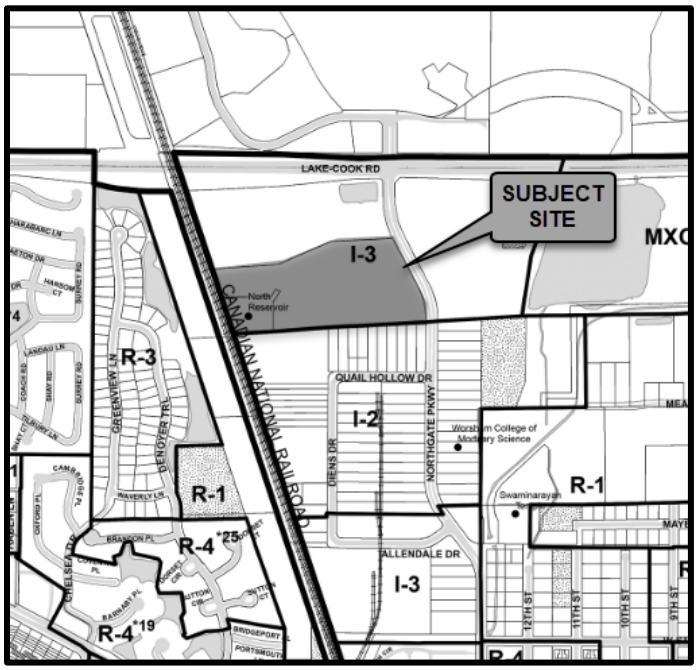
RE: **Docket No. SCBA 19-15**
ETI Solid State Lighting Inc.
720 Northgate Parkway
Appearance Approval of a Wall Sign

DATE OF REPORT: May 3, 2019

DATE OF MEETING: May 9, 2019

PROJECT OVERVIEW: The petitioner is seeking appearance approval for a new wall sign located at 720 Northgate Parkway for a new tenant in the speculative industrial warehouse building, which imports LED lighting fixtures.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Company Name: ETI Solid State Lighting Inc.

Applicant/Owner Name: Parvin-Clauss Sign Co.

Common Location: West Unit located at 720 Northgate Parkway

Existing Use of Property: Vacant

Existing Property Zoning: I-3 General Industrial District

Previous Relevant Zoning Action on Property:
PC 16-12 Site Plan & Appearance Approval for a Speculative Industrial Development (Ord. 5054, passed 12/5/2016)

DESCRIPTION OF PROPOSAL

ETI is a new tenant of the west unit of the speculative industrial warehouse building and is seeking to install a new wall sign. The petitioner is requesting appearance approval of a new wall sign consistent with the company branding.

SIGNAGE PLAN REVIEW

Signage Locations: A single wall sign is proposed for the new office/warehouse tenant. The wall sign will be located on the north building façade, at the western unit and installed above the main employee and customer entrance.

Proposed Signage Size, Style and Type: The wall sign will consist of the ETI company logo, and the remainder of the company name to the right of the logo. Both the logo and sign copy will be internally illuminated aluminum channel letters. The logo will be a "vivid green" color and the rest of the sign will be white. The sign meets the requirements of the Sign Code based on the following:

- Proposed Sign Area: 114.8 square feet
- Allowable Sign Area: 400 square feet (maximum sign area permitted based on unit size)

STAFF REVIEW

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

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

PROPOSED MOTION

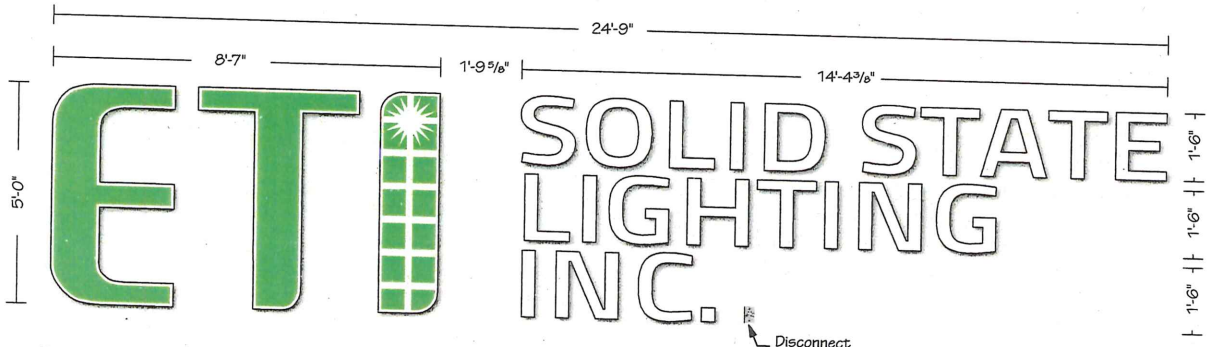
If the Plan Commission approves of the requested signs, an appropriate motion would be to:

Approve Docket No. SCBA 19-15 to permit the installation of a wall sign in accordance with the ETI sign plans (total of 3 pages), prepared by Parvin-Clauss Sign Company, dated January 21, 2019, and last revised March 7, 2019 for ETI, located at 720 Northgate Parkway, Wheeling, Illinois.

Andrew C. Jennings, AICP
Director of Community Development

Steve Robles, AICP
Assistant Director of CD

Attachments: ETI Sign Plans (3 pages total)

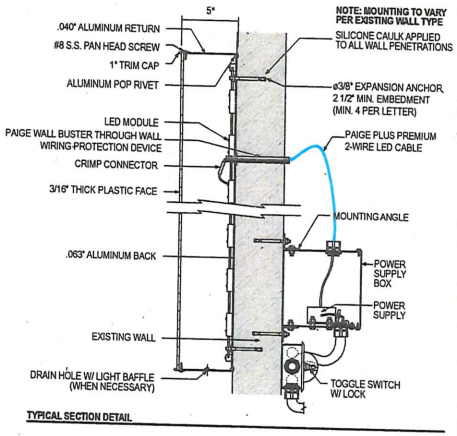


(1 set) 5" Deep Face Illuminated Channel Letters Sign - 123.75 SF

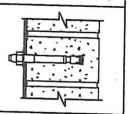
Letter Returns: Fabricated Aluminum Prefinished White
"ETI" Faces: 7328 White Acrylic w/ 3M 3630-156 Vivid Green Translucent Vinyl Applied
- White Outline for Better Illumination
- 1" White Trimcap

"Solid State..." Faces: 7328 White Acrylic w/ 1" White Trimcap
Illumination: White LEDs w/ Remote Located 60 Watt Power Supplies
Power: (1) 20Amp @ 120Volts Electrical Circuit Run to Site by Others
Mounting: Flush Mount to Precast Building w/ Masonry Anchors

NOTE: FIELD SURVEY REQUIRED PRIOR TO FABRICATION



TYPICAL SECTION DETAIL

WALL TYPE	PRE-CAST CONCRETE, CONCRETE
SECTION	
ANCHOR TYPE	ø3/8" EXPANSION ANCHOR, 2 1/2" MIN. EMBEDMENT

MOUNTING

This sign is built to UL Standards for operation in North America.

"This Document is owned by, and the information contained in it is proprietary to, Parvin-Clauss Sign Company. By receipt hereof the holder agrees not to use the information, disclose it to any third party, nor reproduce this document without the prior written consent of Parvin-Clauss Sign Company. Holder also agrees to immediately return this document upon request of Parvin-Clauss Sign Company."

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Parvin-Clauss
SIGN COMPANY
Design • Fabrication • Installation • Maintenance
165TubewayDrive•CarolStream•Illinois60188
Tel/630-510-2020 • Fax/630-510-2074
e-mail/signs@parvinclauss.com
www.parvinclauss.com

PROJECT:
ETI SOLID STATE LIGHTING INC.
700 Northgate Parkway
Wheeling, IL

CUSTOMER APPROVAL:
DATE
AUTHORIZED SIGNATURE
REPRESENTATIVE
DRAWN BY: Lisa Staszak / LS
DATE: Bill Marlow
SCALE: 1.21.19
SHEET NO.: 3/8" = 1'
WORK ORDER: 1 of 2
FILE NAME: 81354
eti81354

REVISIONS:
1 3.07.19 - reduce size
2
3
4
5
6
7
8

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

SCBA 19-15, ETI, 720 Northgate Pkwy

Wheeling, Illinois

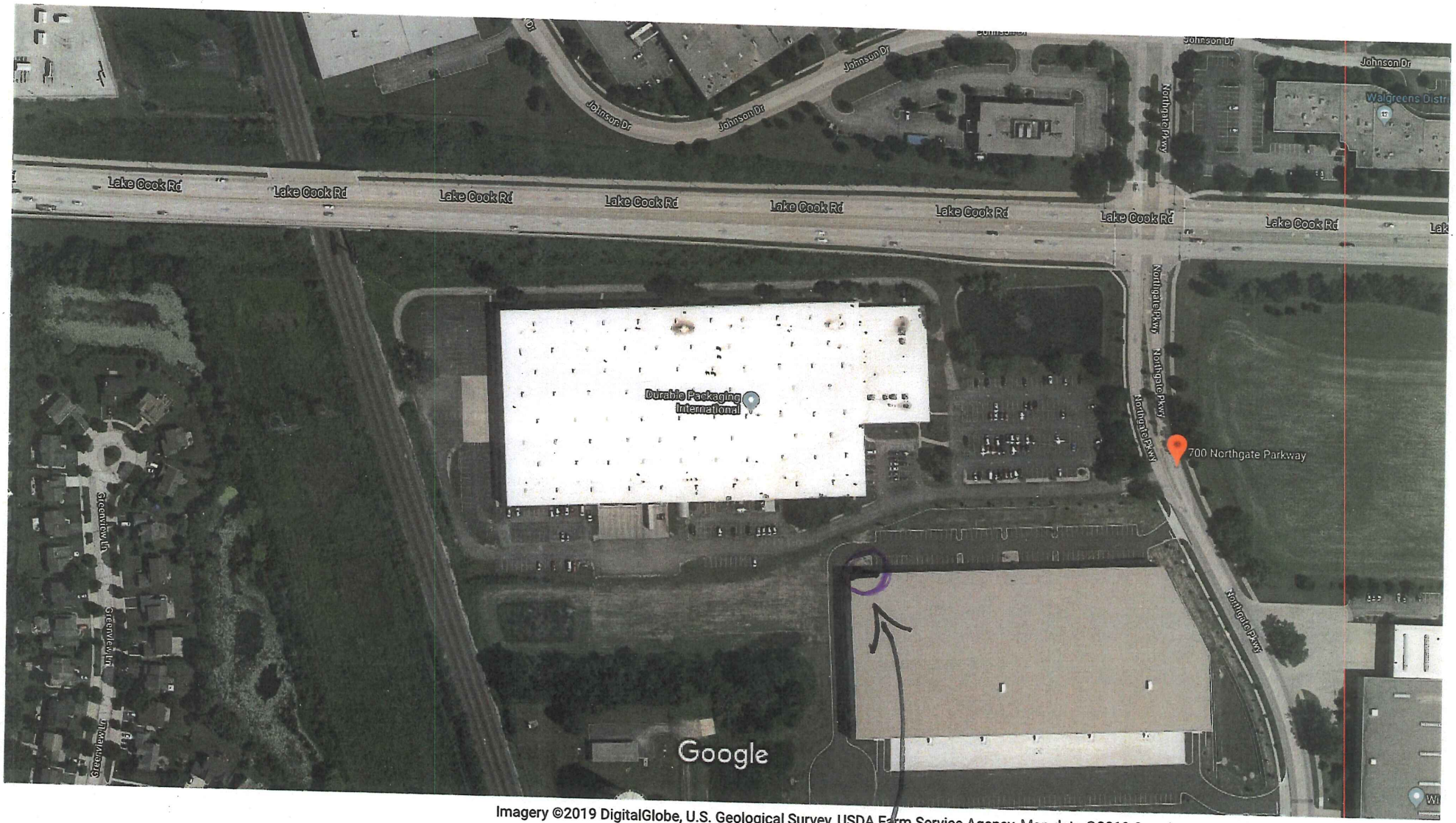
Image capture: Oct 2018 © 2019 Google

Google

Street View - Oct 2018

SCBA 19-15, ETI, 720 Northgate Pkwy

Google Maps 700 Northgate Pkwy



Imagery ©2019 DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2019 Google 50 m

SIGN LOCATION

SCBA 19-15, ETI, 720 Northgate Pkwy

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Pro-Tem Johnson and Members of the Wheeling Plan Commission

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

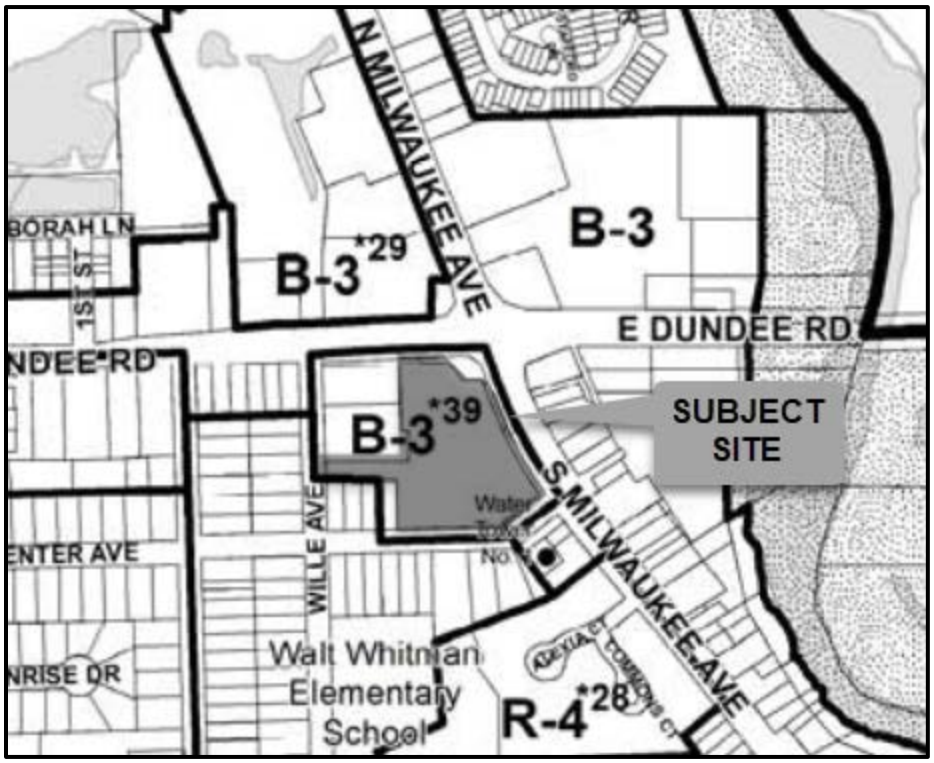
RE: **Docket No. PC 19-6**
Fresh Farms
20 S. Milwaukee Avenue
Minor Site Plan and Appearance Approval

DATE OF REPORT: May 3, 2019

DATE OF MEETING: May 9, 2019

PROJECT OVERVIEW: The petitioner requests minor site plan and appearance approval for the construction of an entry vestibule and rear building enclosure for the existing Fresh Farms grocery store.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Development Name: Fresh Farms

Applicant Name: Dean Svigos

Property Owner:	Wheeling Shopping Center Inc.
Common Location:	Located on the south side of Dundee Road, west of Milwaukee Avenue.
Neighboring Property Land Use(s):	North: Commercial/E/ Dundee Road South: Commercial/Residential West: Commercial/Residential East: Commercial/Milwaukee Avenue
Comprehensive Plan Designation:	Commercial
Property Size:	3.4 acres (total lot)
Existing Use of Property:	Commercial shopping center
Proposed Use of Property:	No change.
Existing Property Zoning:	B-3 General Commercial and Office District

SUMMARY OF MARCH 28, 2019 PLAN COMMISSION REVIEW

During the discussion of this item at the March 28th Plan Commission meeting, the petitioner's presentation didn't align with the plans submitted for Plan Commission consideration. As a result, the Commission continued this item so that the petitioner could update the plans to match their intended construction. There were four specific items the Commission requested the petitioner address, as follows (staff's comments are in **bold**):

1. Update the plans to show the awning installed on the proposed vestibule. **The petitioner has submitted the attached revised elevations which now illustrate the existing awnings installed on the proposed vestibule additions.**

2. Provide a colored material sample of the wall for the loading dock enclosure. **The petitioner has provided a material sample and color chip, as they were not able to acquire a colored material sample in time for the meeting. A photograph of both are attached to this report and the samples will be provided at the May 9th meeting.**

3. Update the plans to accurately label the door types at the vestibule and any other items so they correctly reflect the true and final intent of what will be built. **The revised site plan and elevations have been updated to reflect the intent of the proposed building additions. The previous plan proposed a "single" vestibule addition, which has been updated to a "double" vestibule. This staff report has been updated to reflect the changes in the vestibule addition since the March 28th meeting.**

4. Provide options for pedestrian safety markers/barriers, such as bollards, at the exit/entrance to the vestibule. **The revised plans (attached) include the installation of 4 pedestrian bollards and a pedestrian crossing sign. The plans do not identify the type/design of the bollard, but there are existing bollards at the northwest corner of the Fresh Farms building that can be matched to provide consistency.**

DESCRIPTION OF PROPOSAL

The petitioner, Fresh Farms, is proposing two minor additions to the existing grocery store building. The first addition is the installation of an exterior entry vestibule at the north customer entrance to the store. The second is the enclosure of a loading dock in the rear of the building (south side of building). The petitioner has identified that the vestibule will provide additional protection from the weather elements when customers enter the grocery store at the north entrance and provide interior space for cart storage. Currently there is no such protection. The enclosure of the rear loading dock will also allow for weather protection when employees access this utility area to dispose of trash/material from the store, and will prevent a wind tunnel effect from blowing debris into the store.

SITE PLAN REVIEW

General Site Layout: The proposed 940 sq. ft. vestibule addition will be the only expansion of the building's footprint. The vestibule extension will provide sufficient sidewalk clearance for pedestrians. Since the pedestrian entry/exit is now moving closer to the main vehicular drive aisle, four pedestrian bollards would be installed to aid in alerting shoppers from exiting straight into the vehicular drive. No other changes are proposed to the site.

Building Appearance: The petitioner has made efforts to preserve the existing building design and character with the design of the proposed vestibule addition. The vestibule elevation will match the curved arch detail of the façade. The aluminum storefront and arched roof will be pre-finished in charcoal color to match the rest of the Fresh Farms' store front, with the existing black awnings reinstalled on the front of the new vestibule additions. The stone columns will be replicated on the face of the vestibule (facing north) to further blend the addition into the existing building. Since the western vestibule addition will serve as shopping cart storage, the sliding entry doors will only be provided on the north elevation of the (east) vestibule and manual doors will provide access from the east; no access will be provided to the cart storage vestibule. The existing wall-mounted light fixtures will be relocated to the front face of the vestibule to provide further consistency with the building's appearance.

The rear loading dock enclosure will be insulated metal panels divided by a horizontal steel frame to align with the horizontal stone banding of the existing building. A standard man door and an overhead door will provide the necessary ingress/egress into the new enclosure area. The petitioner has now provided a color sample for the metal panels as requested by Staff, and as indicated in the attached photo (the color sample will be provided at the May 9th meeting). Since the brick wall varies in color, the proposed dark red/brown color will provide a consistent match with the overall brick wall. The Plan Commission should consider if the proposed color is acceptable for the metal panels.

STAFF REVIEW

Fire Department Review: All Fire Department items will be confirmed at the time of building permit review

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 minor site plan and appearance approval, subject to the following condition:

1. The Plan Commission determination of whether the proposed color for the rear insulated metal panels of the loading dock enclosure is appropriate.
2. The pedestrian bollards installed in front of the vestibule addition shall match the existing bollards installed on the subject site.

PROPOSED MOTION

If the Plan Commission finds that the minor site plan and building appearance to permit the installation of an entry vestibule and rear loading dock enclosure, the appropriate motion would be to:

Approve Docket No. PC 19-6 granting a minor site plan and appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, in order to construct an entry vestibule and rear loading dock enclosure for 20 S. Milwaukee Avenue, Wheeling, Illinois, in accordance with the exhibits prepared by Studio Dom Architects, last revised March 7, 2019 and received April 24, 2019, and subject to the following condition:

1. The pedestrian bollards installed in front of the vestibule addition shall match the existing bollards installed on the subject site.

Andrew C. Jennings, AICP
Director of Community Development

Steve Robles, AICP
Assistant Director of Community Development

Attachments: Photos of Existing Conditions (staff)

Site Plan/Building Elevations (2 Sheets), last revised March 7, 2019 and received April 24, 2019

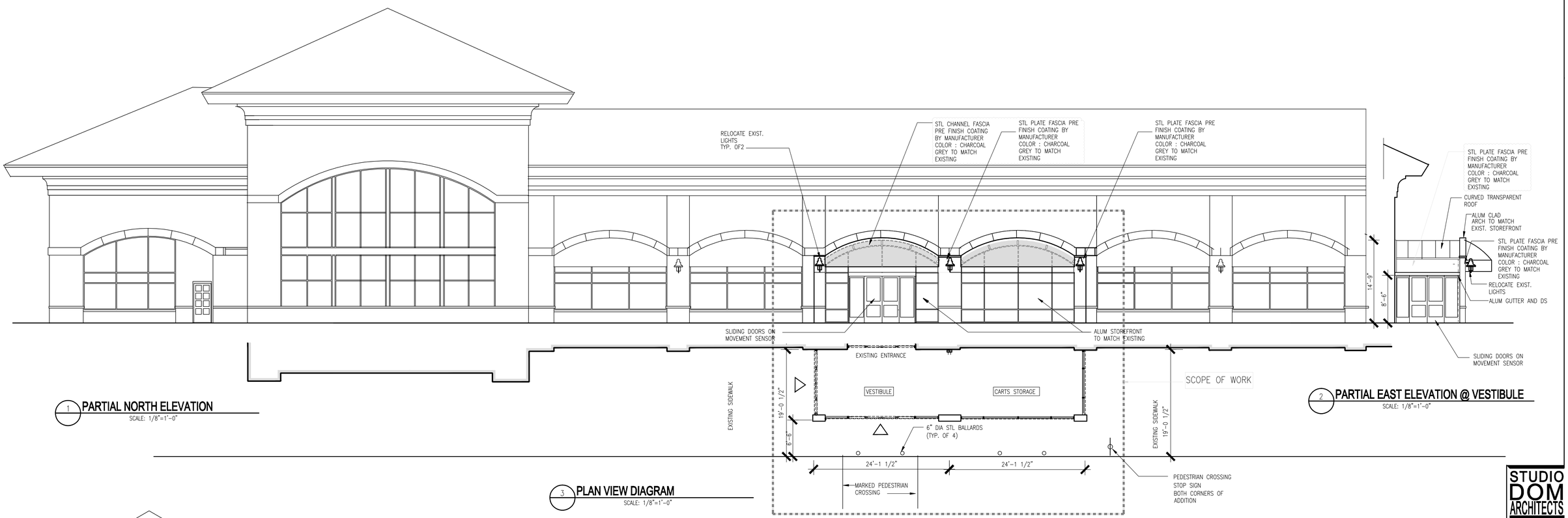
Photos of Proposed Metal Panels and Color Paint Sample (staff)

Existing conditions of front entry (looking south)

Existing conditions of rear loading area (looking northeast)

Existing conditions of rear loading area (looking north)

PC 19-6, Fresh Farms, 20 S, Milwaukee Ave



1 PARTIAL NORTH ELEVATION
SCALE: 1/8"=1'-0"

2 PARTIAL EAST ELEVATION @ VESTIBULE
SCALE: 1/8"=1'-0"

3 PLAN VIEW DIAGRAM
SCALE: 1/8"=1'-0"

4 WEST ELEVATION
SCALE: 1/8"=1'-0"

6 PARTIAL WEST ELEVATION @ VESTIBULE
SCALE: 1/8"=1'-0"

5 PLAN VIEW DIAGRAM
SCALE: 1/8"=1'-0"

STUDIO DOM ARCHITECTS
910 OAKTON #1
EVANSTON, IL 60202
PH. 224 522 3340

"FRESH FARMS" STORE
FRONT VESTIBULE ADDITION
REAR LOADING DOCK ENCLOSURE
291 E. DUNDEE, WHEELING , IL

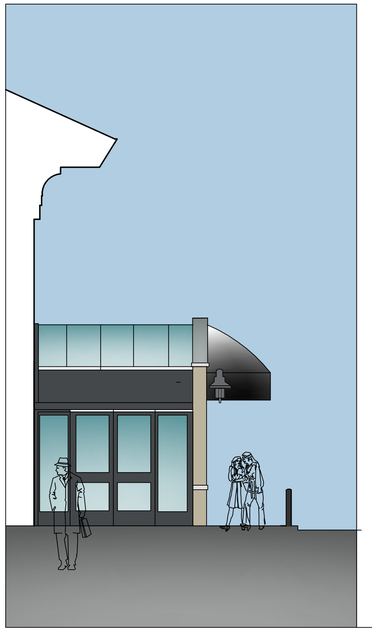
ISSUED	
PERMIT	11.20.2018
REVISIONS	
1	2.11.2019
2	3.7.2019
3	

VICTOR MILIANOV 001-016199 ILLINOIS

"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, CONFORM TO THE CODES AND ORDINANCES IN FORCE IN WHEELING."

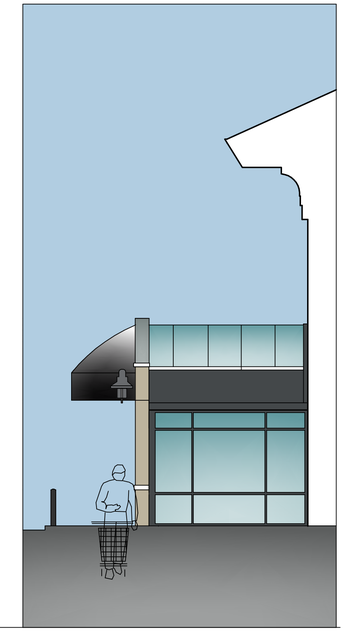
VICTOR MILIANOV
IL LIC. 001-016199

PROJECT #, DIGITAL FILE	2840
SHEET	



VESTIBULE EAST ELEVATION

VESTIBULE NORTH ELEVATION



VESTIBULE WEST ELEVATION

STUDIO
DOM
ARCHITECTS
910 OAKTON #1
EVANSTON, IL 60202
PH. 224 522 3340

"FRESH FARMS" STORE
FRONT VESTIBULE ADDITION
REAR LOADING DOCK ENCLOSURE
291 E. DUNDEE, WHEELING, IL

ISSUED	
PERMIT	11.20.2018

REVISIONS	
1	2.11.2019
2	3.7.2019
3	

VICTOR MELNIKOV 001-016199 STATE OF ILLINOIS

"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED WITH MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, COMPLY WITH THE CODES AND ORDINANCES OF THE VILLAGE OF WHEELING."

VICTOR MELNIKOV
IL LIC. 001-016199

PROJECT #, DIGITAL FILE 2840

SHEET

PC 19-6, Fresh Farms, 20 S. Milwaukee Ave

Proposed Metal Panel and Paint Color Sample

Proposed Metal Panel and Paint Color Sample

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Pro-Tem Johnson and Members of the Wheeling Plan Commission

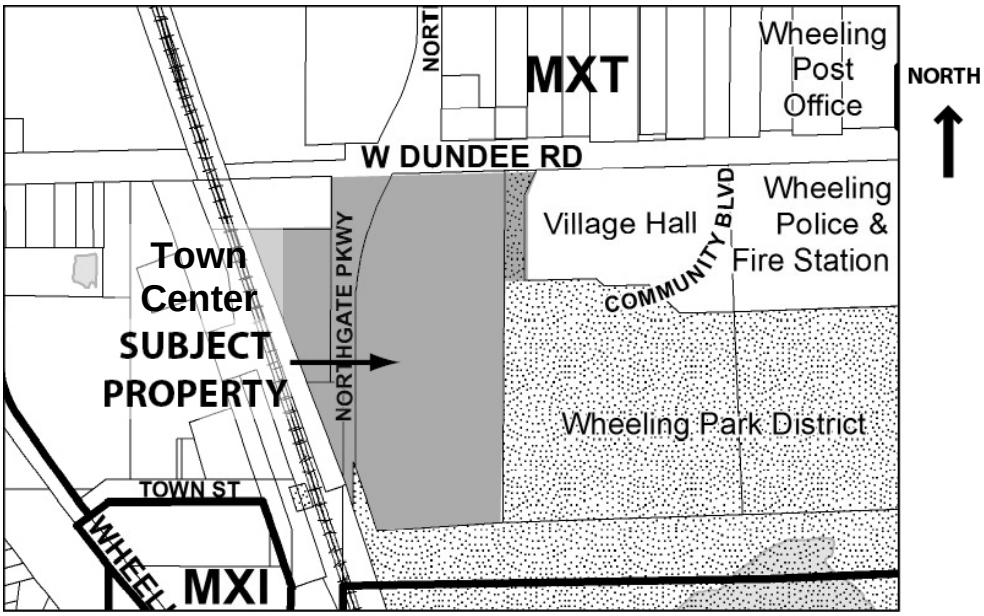
FROM: Andrew C. Jennings, Director of Community Development
Steve Robles, Assistant Director of Community Development

RE: Docket No. PC 19-10
CMX
401 W. Dundee Road
Minor Site Plan and Appearance Approval

DATE OF REPORT: May 3, 2019

DATE OF MEETING: May 9, 2019

PROJECT OVERVIEW: The petitioner requests minor site plan and appearance approval to modify the location of the exterior trash enclosure for the CMX movie theater building in the Town Center development.



GENERAL PROPERTY INFORMATION

Applicant Name:	Brad Friedman, The Lynmark Group
Property Owner Name:	Village of Wheeling
Common Property Address:	401 W. Dundee Road
Common Location:	Wheeling Town Center Subdivision
Neighboring Property Land Use(s):	North: Commercial (Burger King) West: Transportation (Railroad)

	South: Open Space (Heritage Park) East: Public (Village Hall and Recreation Center)
Comprehensive Plan Designation:	Transit-oriented mixed use
Property size:	Approximately 16 acres
Existing Use of Property:	Vacant – Under construction
Proposed Use of Property:	As approved by the Final PUD for the Town Center
Existing Property Zoning:	MXT – Transit-Oriented Mixed Use District

Previous Zoning Action on Property:

2016-20A	Wheeling Town Center Final PUD, Ordinance No. 5033, passed October 17, 2016.
2016-20B	CMX Special Use-Site Plan Approval for a Theater Use, Ordinance No. 5034, passed October 17, 2016.
PC18-2	CMX Site Plan & Appearance Approval of Building and Site Modifications, Ordinance No. 5154, passed February 20, 2018.
PC 19-5	CMX Special Use Revision to Modify Restaurant Operations and Floor Plan, Ordinance No. 5250, passed March 4, 2019.

SUMMARY OF APRIL 25, 2019 PLAN COMMISSION REVIEW

At the April 25th Plan Commission meeting, the Commission discussed the proposed material of the trash enclosure, which the Commission agreed the proposed split face CMU block painted dark grey was not consistent with the higher quality concrete block used throughout the Town Center. Since the Commission was not in favor of the proposed trash enclosure material, this item was continued to allow the petitioner to return to propose alternate materials for the enclosure.

The petitioner is finalizing samples of colored CMU block with CMX and will present the material samples at the May 9th Plan Commission.

DESCRIPTION OF PROPOSAL

CMX, the anchor tenant to the Wheeling Town Center Development, is seeking minor site plan and appearance approval to relocate the exterior trash enclosure to serve the CMX Theater (Building J) in the Wheeling Town Center. The request also includes the final design of the enclosure. The original enclosure location was approved by Docket No. 2016-20B, which granted Special Use-Site Plan Approval for the theater. In the approved 2016 plans, the exterior trash enclosure area was located immediately west of the theater building and shared a wall with the theater building. As the Plan Commission may recall, CMX returned in 2018 (Docket No. PC-18-2) seeking site plan and appearance approval of several building and site modifications. While the 2018 site plan/floor plan provided by the petitioner illustrated an “area” within the parking aisle at the northwest corner of the theater building, this “area” was not identified as a new trash enclosure location nor were any elevation details provided for Plan Commission approval. As a result, the approved trash enclosure for CMX remains the initial 2016 approval.

SITE PLAN REVIEW

General site layout: The site layout will be modified to accommodate the new location of the trash enclosure, which will be located at the southwest corner of the building, within the row of parking immediately west of the theater. In recognizing the adjacent residential rental units of The One, immediately to the south of CMX, the petitioner has distanced the trash enclosure from the residential units.

Parking spaces: Three parking spaces will be removed to accommodate the enclosure area, which will allow adequate space for the enclosure and a buffer on each side to allow space for vehicle door openings and pedestrian access from the parking lot to the sidewalk along the theater building. Although parking spaces are being removed, this number is consistent with the 2018 plans, which also removed three parking spaces, thus the total parking provided is not affected by this request.

APPEARANCE REVIEW

Elevation plans: The CMU block used for the trash enclosure will be slightly different from the block used on the rear (west elevation) of the CMX building. Split-faced CMU block in a dark charcoal grey color is proposed for the 6' tall enclosure walls. The gates will be metal panels also in the dark charcoal grey finish. The proposed materials and color will be consistent with the current materials of the CMX building and will allow the enclosure to blend with the dark charcoal grey color scheme at the ground level.

STAFF REVIEW

Impact on adjacent uses: No impacts are anticipated on the adjacent uses.

Staff Recommended Action: Staff recommends approval of the minor site plan and appearance approval, subject to the determination of the final CMU block material and color by the Plan Commission.

PROPOSED MOTION

If the Plan Commission finds that the minor site plan and appearance of the trash enclosure for the CMX theater is acceptable, an appropriate motion would be to:

Approve Docket No. PC 19-10 granting minor site plan and appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, in order to construct an exterior trash enclosure for CMX, 401 W. Dundee Road (Building J within the Wheeling Town Center development), in accordance with the Trash Enclosure Design Submittal, dated April 8, 2019, and with the following condition of approval:

1. *The final CMU block material and color as determined by the Plan Commission.*

Andrew C. Jennings, AICP
Director of Community Development

Steve Robles, AICP
Assistant Director

Attachments: Photos of existing conditions (staff)

Trash Enclosure Design Submittal, dated April 8, 2019

Existing conditions of site – Rear of CMX Building (looking north)

Existing conditions of site – Rear of CMX Building (looking north)

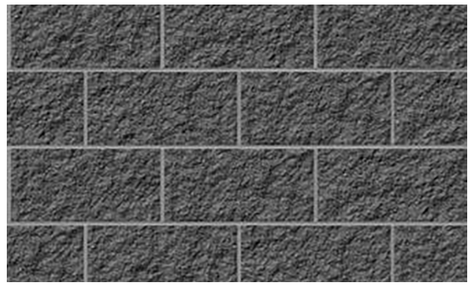
CMX WHEELING TOWN CENTER CINEMA

Trash Enclosure Design Submital 8 April 2019

Summary

- The design intent of the Trash Enclosure is to be simple, discreet and not detract from the main Cinema building.
- The proposed materials for the Encloure are split-face CMU and Metal Panel Gates, painted dark charcoal grey to match the Fiber Cement Panels at the base of the Cinema buildling.
- The Enclosure is located four and half parking stalls away from the Apartment building. Occupying three spaces, the Enclosure is two spaces wide, leaving a half space of clearance to each side.

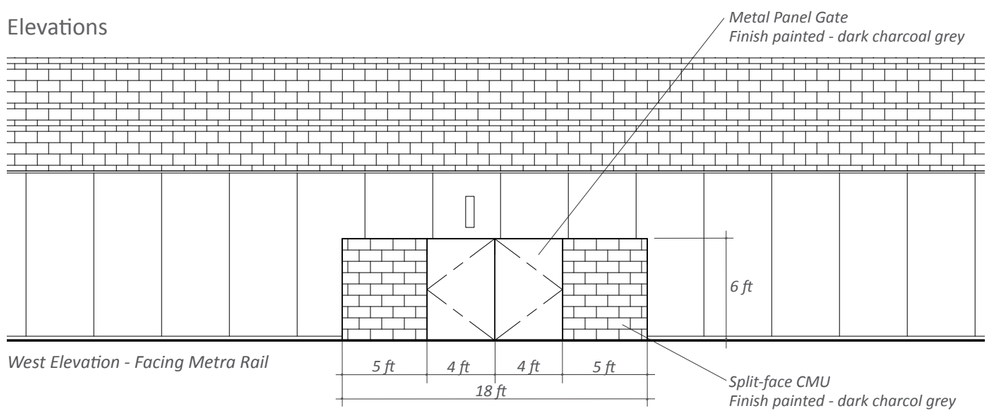
Materials/Colors



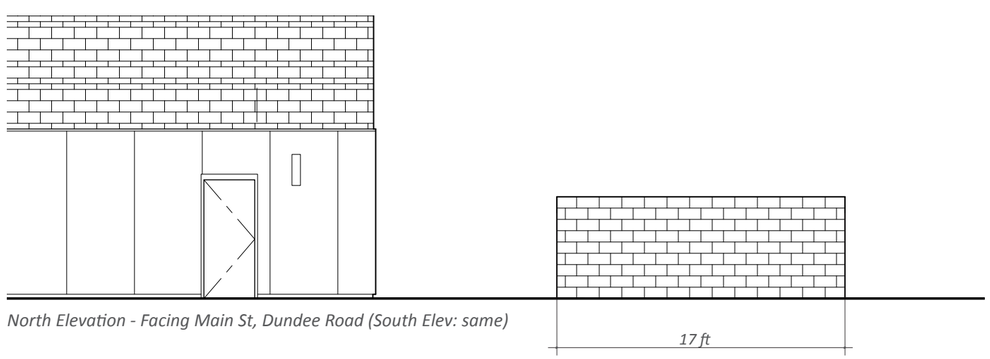
Split Face CMU - Dark Charcoal Grey

Metal Panel Gate - Dark Charcoal Grey

Elevations

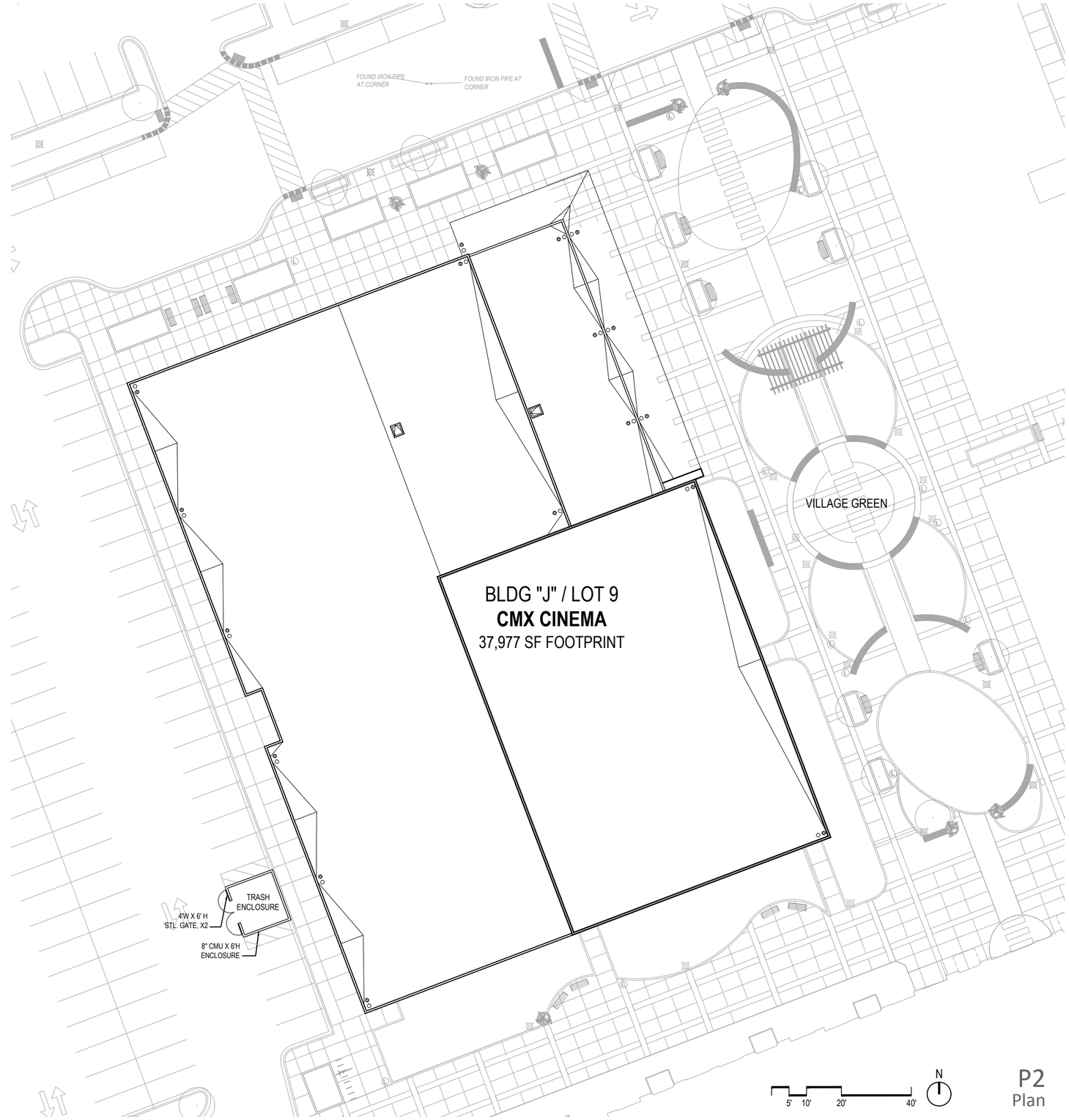


West Elevation - Facing Metra Rail



North Elevation - Facing Main St, Dundee Road (South Elev: same)

P1
Summary, Materials, Elevations



P2
Plan

WHEELING TOWN CENTER

CMX THE VIP CINEMA EXPERIENCE

PC 19-10, CMX

Rael Architecture(s)

CMX WHEELING TOWN CENTER CINEMA

Trash Enclosure Design Submital 8 April 2019

North Elevation Facing *Main Street, Dundee Road*

6 ft high Split-face CMU
Finish painted - dark charcol grey

Trash Enclosure

West Elevation Facing *Metra Rail*

6 ft high Split-face CMU
Finish painted - dark charcol grey

Trash Enclosure

4 ft wide Metal Panel Gate
Finish painted - dark charcoal grey

6 ft high Split-face CMU
Finish painted - dark charcol grey

Trash Enclosure

South Elevation Facing *Apartment Building*

P4
Elevations

WHEELING TOWN CENTER

CMX THE VIP CINEMA EXPERIENCE

PC 19-10, CMX

Rael Architecture(s)

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Pro-Tem Johnson and Members of the Wheeling Plan Commission

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

RE: **Vequity – 7-Eleven Gas Station & Convenience Store**
14 N. Elmhurst Road
Docket No. 2019-6A
Variance to Reduce the Minimum Side Yard Setback from 15 Feet to 5 Feet;

Docket No. 2019-6B
Variance to Reduce the Minimum Parking Setback from 10 feet to 6.5 feet;

Docket No. 2019-6C
Variance to Reduce the Minimum Setback for the Canopy over the Fuel Pump Island from 25 feet to 18.5 feet;

Docket No. 2019-6D
Variance to Reduce the Front Setback for a Replacement Freestanding Sign to 3 feet; and

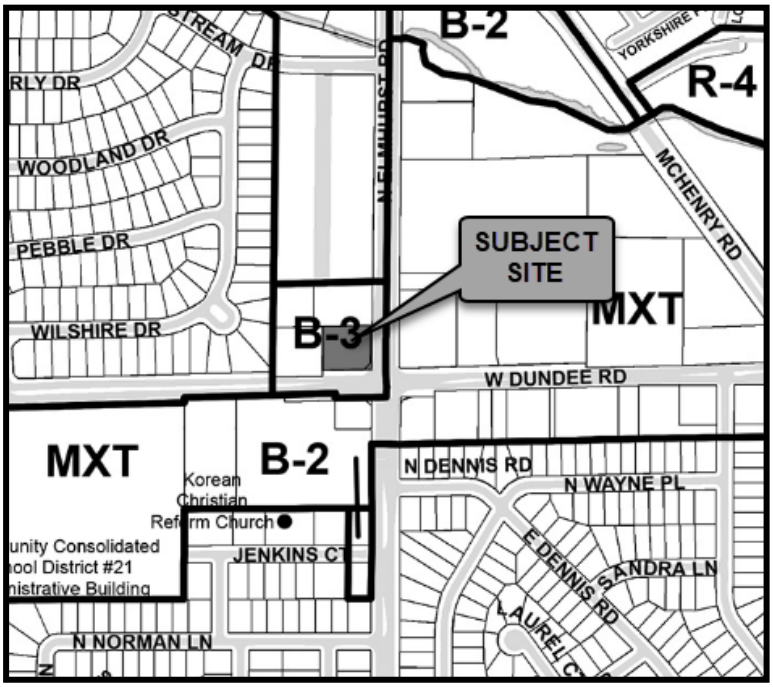
Docket No. PC 19-4
Site Plan and Appearance Approval for a New Gas Station and Convenience Store

DATE OF REPORT: May 3, 2019

DATE OF MEETING: May 9, 2019

PROJECT OVERVIEW: The petitioner is requesting multiple variances and site plan-appearance approval for the redevelopment of the northwest corner of W. Dundee Road and N. Elmhurst Road, with a new gas station and convenience store located at 14 N. Elmhurst Road.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant Name:	Vequity/ 7-Eleven
Property Owner Name:	Mark Wright
Common Location:	Northwest corner of N. Elmhurst Road and W. Dundee Road
Neighboring Property Land Use(s):	North: Commercial West: Commercial South: Commercial/W. Dundee Road East: Commercial/N. Elmhurst Road
Comprehensive Plan Designation:	Commercial
Property size:	25,121 sq. ft. (0.576 acres) 3,020 sq. ft. (building area)
Existing Use of Property:	Gas Station/Convenience Store with Car Wash
Proposed Use of Property:	Gas Station with Convenience Store
Existing Property Zoning:	B-3 General Commercial and Office District

Previous Zoning Action on Property:

2011-18	Special Use-Site Plan & Appearance Approval for a Gas Station, Mini-Mart & Car Wash, Ordinance No. 4667, passed January 16, 2012.

597 Zoning Variances from Minimum Yard Requirements, Ordinance No. 2151, passed May 6, 1985.

DESCRIPTION OF PROPOSAL

The petitioner, Vequity/7-Eleven, is proposing to redevelop the current gas station, mini-mart, and drive-thru car wash with a new gas station and convenience store at the subject property. This request does not include a car wash building/use. Based on the size of the property, the development proposal also seeks various zoning variances to allow for the reduction in required yard setbacks. The proposed site development and gas station building also requires site plan and appearance approval.

The Zoning Code permits a gas station use through the issuance of a special use granted by the Village before it can operate. The existing gas station received a special use in 2011 (Ordinance No. 4667); therefore the current special use will be transferred to the petitioner for the proposed gas station and convenience store.

SITE PLAN REVIEW

General site layout: As proposed, the site would be reconfigured from its current layout to locate the convenience store along the west side of the property, with parking aligning three sides of the new store building. The gas fuel pumps and canopy will shift orientation from being parallel with W. Dundee Road to now oriented parallel with N. Elmhurst Road. Vehicular access to the property will remain unchanged and use the existing driveway access to/from W. Dundee Road and N. Elmhurst Road. A new pedestrian access from the public sidewalk along W. Dundee Road into the site will be provided.

Summary of Variation Requests: The proposed site layout requires three zoning variances to allow for a reduction in the required yard setbacks. The first variance request is to allow for a reduction in the required side yard setback for the convenience store. A minimum 15' setback is required from the west property line. As proposed the building is located 5' from the property line (a 10' reduction). In order to allow sufficient maneuvering around the gas pumps for cars, gas trucks and fire trucks, results in the building having to be pushed back toward the west property line. The neighboring property is an AutoZone store, and the wall along the shared property line is also the side of the AutoZone building. There should not be any negative impacts to the neighboring property as result of the reduced setback.

The second variance is to reduce the minimum parking setback along the west property line from 10' to 6.5'. In order to provide the required off-street parking spaces for the gas station use, the western most parking stall encroaches 3.5' into the required 10' setback. This area of the parking lot abuts the parking lot of the neighboring AutoZone to the west, which should not create any negative impacts.

The third variance request is to reduce the setback for the canopy over the fuel pump island from the required 25' to 18.5' along the north property. As required by the Zoning Code, the setbacks for gas station canopies must follow the minimum required building setbacks. The rear yard building setback (along the north property line) must be at least 25' feet. Although the convenience store building adheres to the 25' rear yard setback, the gas station canopy extends

into this setback by 6.5'. Since the height of the canopy structure is 14.5' above grade, the reduced setback won't be as apparent.

The fourth and final variance request is to reduce the front setback for a new freestanding sign from 10' to 3' (see discussion under Signage).

Floor Plan: A floor plan has been provided for illustrative purposes only and may be subject to change.

Total number of parking spaces: The total parking required for the proposed gas station is 21 spaces; 18 spaces based on the size of the convenience store + 3 employees. A total of 21 parking stalls are provided. 13 parking stalls are located immediately adjacent to the convenience store building, with an additional 8 spaces provided at the fuel pumps. Parking at the fuel pumps is applied toward to the total provided parking since customers fueling their vehicles typically remain parked at the pump if they visit the convenience store. One ADA parking space is included within the 21 parking spaces on the site.

Bicycle parking: Bicycle parking for 3 bicycles is provided on the plans, located at the southwest corner of the building. Based on 21 parking spaces, the Zoning Code requires 4 bicycle parking spaces. Since additional bike parking can be provided inside the building for employees, 3 bike parking spaces is adequate for public access/use.

Site Lighting: New exterior light poles and building mounted lights are proposed for the new gas station. Two 20' tall light poles will be installed on both sides of the Dundee Road driveway. One 20' tall light pole will also be installed south of the Elmhurst Road driveway. Typical with gas stations, there will also be canopy lights mounted to the underside (ceiling) of the canopy. The light locations are illustrated on the photometric plan and the fixtures are a shielded design.

Sidewalks: There are existing sidewalks along both street frontages. A new pedestrian connection from the Dundee Road sidewalk will provide a dedicated pedestrian access into the site and connect to the south side of the convenience store.

HVAC/Mechanical Components Screened: The building elevations illustrate roof top units (RTU) will be installed on the convenience store building and will be screened with parapet walls to block the view of the RTU's from all four sides of the building.

APPEARANCE REVIEW

Elevation plans: Building elevations are provided for both the convenience store and canopy over the fuel pumps. The convenience store is a four-sided building design, with the same materials used around the entire building. The columns and base will be finished with light earth toned fiber cement panels in a stone pattern/texture. The main portion of the store building will be finished in dark red fiber cement panels in a brick pattern/texture. A sill will provide a transition from the stone and the brick. The top of the building will be finished in black metal coping to match the storefront glass system. Windows will be located on the south, southeast, and east façades of the building, which are all visible from the street frontages. The west and north façades will not have any windows, but are finished in the same materials used on the main

building elevations. Flat metal canopies will be installed over the windows and entrance provided additional visual interested and weather protection.

The structure supports for the canopy over the fuel pumps will be wrapped in the same stone and brick veneer materials to enhance the appearance of the canopy and provide architectural consistency with the convenience store building.

Building height: The tallest portions of the building are the main entry to the store and corner columns, with a maximum height of 20' – 10 ½". The remaining portion of the building will have a building height of 18' – 9 ½". The maximum building height permitted in the B-3 District is 50'. The canopy height is 14' – 6" at the bottom of the canopy and 17' – 6" to the top of the canopy. Zoning Code requires a maximum height of 16' from the bottom of the canopy. Both buildings are compliant with the maximum building height of the B-3 District.

Trash Enclosure: An exterior trash enclosure is located immediately north of the convenience store building and continues the same architectural style and material of the store building. A black metal copping will be included to finish the top of the enclosure walls. Black metal gates will be installed on the east elevation of the enclosure to provide access and screening.

Signage: General wall sign locations are identified on the building elevations. Any future signs will require review and approval by the Sign Code Board of Appeals prior to the issuance of any sign permits.

The final variance request is to reduce the front setback for a new freestanding sign from 10' to 3'. The petitioner proposes to replace the existing freestanding sign and construct a new freestanding sign in a different location. The current freestanding sign is located at the southeast corner of the subject site and is angled to be viewed from both street frontages. As proposed, a new freestanding will be built along the Dundee Road frontage, rather than at the corner of the intersection. Based on the proposed site improvements and the size of the freestanding sign, a 3' setback from the south property line is proposed. Typically, a variance request from the Sign Code would accompany a final sign design for SCBA appearance review. However, the petitioner is seeking to obtain the variance for the sign location and then the operator, 7-Eleven, will return in the future to obtain final sign appearance approval from the SCBA. A conceptual freestanding sign has been provided and is attached, but has been provided for reference as to the type of sign that may be installed. Any final sign design will be subject to a separate SCBA review and approval. Staff recommends adding a condition to the variance that any approval of the variance to reduce the freestanding sign setback does not include appearance approval of the sign design.

LANDSCAPING PLAN REVIEW

Existing Landscaping to Remain: No existing landscaping will remain.

Proposed Landscaping: Based on the limited areas for landscaping, the proposed landscape plan provides a majority of the landscaping along the perimeter of the site. The perimeter landscaping provides a diversity of species. Two street trees are proposed along Dundee Road; however, due to the lack of parkway space along Elmhurst Road (sidewalk, above and underground utilities), street trees are not able to be located along Elmhurst Road. To offset this,

the petitioner is planting two trees on the property, within a landscape parking lot island and north of the convenience store building. Landscaping within the interior of the site is also proposed, which takes advantage of the two parking lot islands and around the trash enclosure. The proposed landscaping is an improvement over the existing landscape of the current gas station.

Irrigation: Irrigation is required by code. The landscape plan does not appear to include an irrigation plan. As a result, staff recommends that a condition be added that prior to the issuance of a building permit, an irrigation plan shall be included.

STANDARDS FOR VARIANCE – REDUCTION OF MINIMUM SIDE YARD SETBACK

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

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

   "When we meet the literal code requirement, the parking count will decrease. The end user has numerous requirements when considering a site, site circulation is one of the higher priorities. In order to maintain the proper drive aisle widths at 26'-6" between parking and fuel canopy and maintaining proper distance between the fuel canopy and curb on the east side we require the building as close as possible to the west property line."

   Staff concurs with the petitioner's response.

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

   "When we meet the literal code requirement, the necessary site circulation cannot be met."

   Due to the size of the subject property, the ability to provide for the required parking stalls, yard setbacks, and internal drive aisle widths is problematic. Through the granting of variances for the existing gas station by Ordinance No. 2151 (approved in 1985) is evidence that the site has practical difficulties in maintaining the various code requirements.

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

   "The end user knows its operation best and can identify the best practices for the functionality of site requirements which is critical to their success. The hardship is a result of actions taken by the applicant."

   The petitioner did not create the lot size and/or shape of the subject site, which creates a hardship.

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

   "When we meet the literal code requirement, the necessary site circulation cannot be met. This site cannot be considered by the end user without a variation."

   Staff concurs with the petitioner's response.

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

   "If a variation is granted, the property complements its western retail and northern restaurant neighbors really well."

   The granting of the variance will allow for the site to be redeveloped in a similar manner as the current site improvements.

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

   "If a variation is granted, the reduced setback will not impact most or all the items listed above."

   Staff concurs with the petitioner's response.

STANDARDS FOR VARIANCE – REDUCTION OF MINIMUM PARKING SETBACK

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

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

   "*When we meet the literal code requirement, the parking count will decrease. The end user has numerous requirements when considering a site, parking is one of the higher priorities."*

   Staff concurs with the petitioner's response.

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

   "When we meet the literal code requirement, the parking location and quantity as well as the necessary circulation of patrons and fuel delivery sets the building very closely to the west property line. The end user's site requirements falls short of the code requirement."

Due to the size of the subject property, the ability to provide for the required parking stalls, yard setbacks, and internal drive aisle widths is problematic. Through the granting of variances for the existing gas station by Ordinance No. 2151 (approved in 1985) is evidence that the site has practical difficulties in maintiaing the various code requirements.

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

   "The end user knows its operation best and can identify the best practices for the functionality of site requirements which is critical to their success. The hardship is a result of actions taken by the applicant."

   The petitioner did not create the lot size and/or shape of the subject site, which creates a hardship.

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

   "When we meet the literal code requirement, we lose 1 parking stall. The end user believes the loss of this parking stall will have a negative impact on their sales and or positive site circulation."

   Staff concurs with the petitioner's response.

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

   "If a variation is granted, the additional parking stall will not change the appearance or character of the neighborhood or the area."

   Staff concurs with the petitioner's response.

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

   "If a variation is granted, the additional parking stall will not impact most or all the items listed above."

   Staff concurs with the petitioner's response.

STANDARDS FOR VARIANCE – REDUCTION OF CANOPY SETBACK

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

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

   "When we meet the literal code requirement, the functionality of the fuel truck is compromised and will have numerous challenges making the required turns."

   Staff concurs with the petitioner's response.

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

   "When we meet the literal code requirement, the dimensions of the property impact the functionality of the patron and fuel truck circulation. Both are carefully considered when planning a location for the end user and if either are impacted the location will not be considered functional."

   Due to the size of the subject property, the ability to provide for the required parking stalls, yard setbacks, and internal drive aisle widths is problematic. Through the granting of variances for the existing gas station by Ordinance No. 2151 (approved in 1985) is evidence that the site has practical difficulties in maintiaing the various code requirements.

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

   "The end user knows its operation best and can identify the best practices for the functionality of their patron and fuel truck circulation which is critical to their success. The hardship is a result of actions taken by the applicant."

   The petitioner did not create the lot size and/or shape of the subject site, which creates a hardship.

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

   "When we meet the literal code requirement, the functionality of the fuel truck is compromised and will have numerous challenges or will be unable to deliver fuel to this site. If fuel is not delivered to the site, this location will not be considered."

   Staff concurs with the petitioner's response.

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

   "If a variation is granted, the openness and overall appearance of the northwest corner of the intersection of W Dundee Rd and N Elmhurst Rd will be improved."

The reduction of the setback for the canopy over the fuel pumps will not create the same effect as would a traditional building, since the canopy is extended above grade (14.5').

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

   "If a variation is granted, the openness and overall appearance of the northwest corner of the intersection of W Dundee Rd and N Elmhurst Rd will not impact most or all the items listed above."

   Staff concurs with the petitioner's response.

STANDARDS FOR VARIANCE – REDUCTION OF FREESTANDING SIGN SETBACK

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

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

   "When we meet the literal code requirement, the necessary site circulation cannot be met. This site cannot be considered by the end user without a variation."

   The locaiton of the proposed freestanding sign is located within a front yard that will not allow enough space for a sign and to provide the necessary 10' setback.

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

   "When we meet the literal code requirement, the necessary site circulation cannot be met. This site cannot be considered by the end user without a variation."

   Due to the widening of the intersection to create an additional turn lane on N. Elmhusrt Road, the avaialable space for a freestanding sign has been significantly reduced.

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

   "The end user knows its operation better than the developer and can identify the best practices for the functionality of site requirements which is critical to their success. The hardship is a result of actions taken by the end-user."

Due to the widening of the intersection to create an additional turn lane on N. Elmhusrt Road, the avaialable space for a freestanding sign has been significantly reduced.

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

   "When we meet the literal code requirement, the necessary site circulation cannot be met. This site cannot be considered by the end user without a variation."

   As is standard with gas stations, there is a need to display the price of gas to the public through signage. Without a freestanding sign, the gas station will be at a competitive disadvantage.

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

   "If a variation is granted, the appearance or character of the neighborhood will not be negatively impacted."

   All commercial properties within the area have freestanding signs.

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

   "If a variation is granted, the reduced setback for the pylon sign will not impact most or all the items listed above."

   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 all remaining Fire Department review comments are related to the site engineering and building construction and will be confirmed during permit review.

Engineering Division Review: All 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 existing gas station use on the subject property, and is consistent with the Village's Comprehensive Plan.

Staff Recommended Action: Staff recommends approval of all the zoning variances and site plan-appearance approval; subject to the following conditions:

1. The freestanding sign shall be subject to a separate SCBA appearance review and approval prior to the issuance of a permit.
2. Prior to the issuance of a building permit, an irrigation plan shall be submitted for Staff review and approval.

PROPOSED MOTION

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of the Zoning Variances and Site Plan and Building Appearance Approval, the appropriate motions would be to:

Recommend approval of Docket No. 2019-6A, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, and associated sections, to permit a reduction in the minimum side yard setback from 15 feet to 5 feet, in accordance with the following exhibits, for the property located at 14 N. Elmhurst Road, Wheeling, Illinois:

- Project Description Letter, dated April 4, 2019
- Geometric (Site) Plan, last revised April 10, 2019

Recommend approval of Docket No. PC 19-6B, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, and associated sections, to permit a reduction in the minimum parking setback from 10 feet to 6.5 feet, in accordance with the following exhibits, for the property located at 14 N. Elmhurst Road, Wheeling, Illinois:

- Project Description Letter, dated April 4, 2019
- Geometric (Site) Plan, last revised April 10, 2019

Recommend approval of Docket No. PC 19-6C, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, to permit a reduction in the minimum setback for the canopy over the fuel pump islands from 25 feet to 18.5 feet, in accordance with the following exhibits, for the property located at 14 N. Elmhurst Road, Wheeling, Illinois:

- Project Description Letter, dated April 4, 2019
- Geometric (Site) Plan, last revised April 10, 2019

Recommend approval of Docket No. PC 19-6D, granting a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21-06 Commercial and Industrial Districts, and associated sections, to reduce the required front setback for a replacement freestanding sign from 10 feet to 3 feet, in accordance with the following exhibits, for the property located at 14 N. Elmhurst Road, Wheeling, Illinois:

- Project Description Letter, dated April 4, 2019
- Geometric (Site) Plan, last revised April 10, 2019

And with the following condition of approval:

1. The freestanding sign shall be subject to a separate SCBA appearance review and approval prior to the issuance of a permit.

Recommend approval of Docket No. PC 19-4, 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 a gas station and convenience store, in accordance with the following exhibits, for Vequity/7-Eleven:

- Project Description Letter, dated April 4, 2019
- Geometric (Site) Plan, last revised April 10, 2019
- Exterior Elevations and Schedule, last revised March 15, 2019,
- Exterior Color Elevations and Schedule, last revised March 15, 2019,
- Fuel Canopy Elevations, last revised March 15, 2019,
- Site Details, last revised March 15, 2019,
- Landscape Plan, last revised March 13, 2019,
- Photometric Plan, last revised March 15, 2019,
- Preliminary Engineering Plans (18 sheets), last revised April 10, 2019

And with the following condition of approval:

1. Prior to the issuance of a building permit, an irrigation plan shall be submitted for Staff review and approval.
2. *Any other conditions to be determined at the hearing…*

Andrew C. Jennings, AICP
Director of Community Development

Steve Robles, AICP
Assist. Director of Community Development

Attachments: Photo of Existing Conditions (staff)

Project Description Letter, dated April 4, 2019

Geometric (Site) Plan, last revised April 10, 2019

Exterior Elevations and Schedule, last revised March 15, 2019,

Exterior Color Elevations and Schedule, last revised March 15, 2019,

Fuel Canopy Elevations, last revised March 15, 2019,

Site Details, last revised March 15, 2019,

Landscape Plan, last revised March 13, 2019,

Photometric Plan, last revised March 15, 2019,

Preliminary Engineering Plans (18 sheets), last revised April 10, 2019

Floor Plan, last revised March 15, 2019

Concept Freestanding Sign

Existing conditions of subject site (looking southwest from N. Elmhurst Rd)

Vequity/7-Eleven – 14 N. Elmhurst Rd
Docket Nos. 2019-6 ABCD and PC 19-4
(Zoning Variances and Site Plan & Appearance Approval)

Existing conditions of subject site (looking south from N. Elmhurst Rd)

Vequity/7-Eleven – 14 N. Elmhurst Rd
Docket Nos. 2019-6 ABCD and PC 19-4
(Zoning Variances and Site Plan & Appearance Approval)

Existing conditions of subject site (looking northwest from W. Dundee Rd)

4/4/2019

Village of Wheeling
2 Community Blvd
Wheeling, IL 60090

RE: 14 N. Elmhurst Road, Wheeling, IL Project Description

Vequity is proposing the development of a new 3,036 SF 7Eleven Gas + Convenience store located at the intersection of Dundee& Elmhurst Roads in Wheeling, IL. As the developer, we don't have access to operations of the future store but based on our conversations with the Tenant we are happy to share the details we have available.

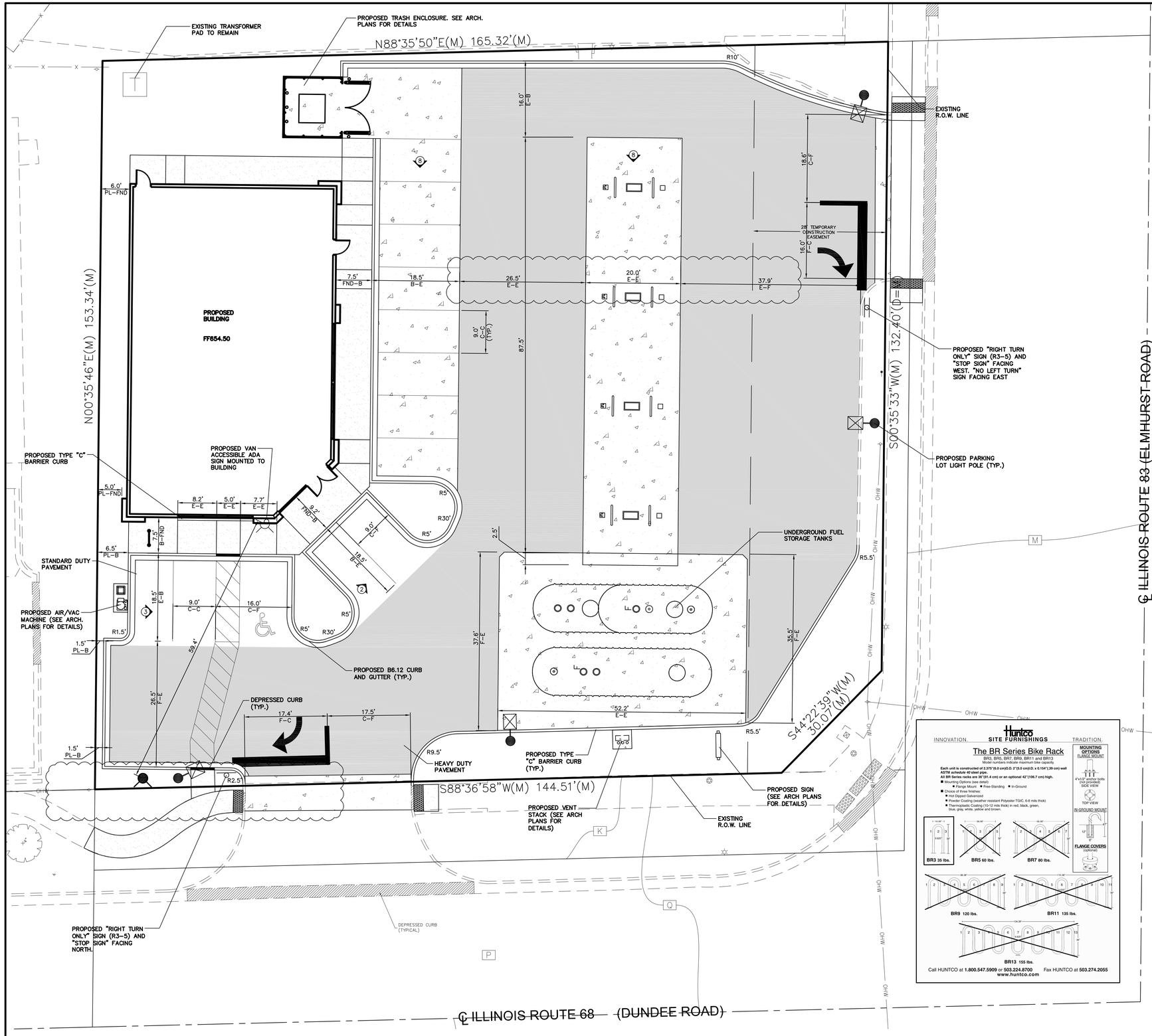
7Eleven, the proposed Tenant, is the world's largest operator, franchisor, and licensor of convenience stores. The company operates, franchises and licenses close to 8,700 convenience stores in the US and Canada alone. Outside of the U.S. and Canada, there are some 45,600 7-Eleven stores in Japan, Taiwan, Thailand, South Korea, China, Malaysia, Mexico, Singapore, Australia, Philippines, Indonesia, Norway, Sweden, and Denmark. 7Eleven is listed as S&P AA (Investment Grade) Outlook Stable.

The proposed hours of operation are 24 hours a day and 7 days a week with approximately three to four employees in the store at any given peak period. The franchisee is given all rights to determine how many full-time and part-time employees are employed at each store but based off our real estate representatives experience it is somewhere between seven and ten people.

As for delivery schedules, this is something the store is unable to predict prior to opening. All delivery and vendor schedules are created closer to store opening. On average, stores have two main deliveries per vendor per week during business hours.

VARIANCES LISTED:

- 5' side yard setback *15' min setback required*
- 6.5' parking setback along the west side of the property *10' min setback required*
- 18.5' rear yard setback for canopy *25' min. setback required*
- 3' setback for new pylon sign along Dundee Road *8' min setback required*



GENERAL NOTES:
1. THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #18.0391 DATED 12/11/18) PREPARED BY: COMPASS SURVEYING LTD 2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502 (630) 820-9100
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

ON SITE PARKING DATA

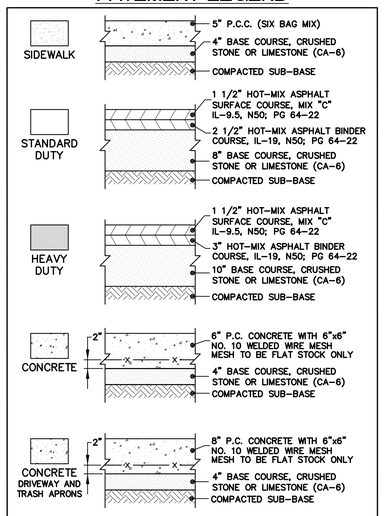
REGULAR SPACES	20
ADA ACCESSIBLE SPACES	1
TOTAL SPACES	21

SITE DATA

LOT AREA	=	25,121 S.F. (0.576 AC.)
IMPERVIOUS AREA	=	21,321 S.F. (0.489 AC.)(85%)
PERVIOUS AREA	=	3,800 S.F. (0.087 AC.)(15%)
BUILDING AREA	=	3,020 S.F.

GEOMETRIC PLAN NOTES:
1. PROPOSED IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE WESTERN PROPERTY LINE.
2. ALL RADIUS DIMENSIONS ARE TO BACK OF CURB.
3. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
4. ALL STRIPING TO BE DOUBLE COATED 4" YELLOW PAINT UNLESS OTHERWISE NOTED.
5. WHERE PEDESTRIANS HAVE TO CROSS A TAPERING RAMP OR CURB RAMP THE FACE AND TOP OF CURB ARE TO BE PAINTED USING YELLOW, SLIP RESISTANT PAINT.

PAVEMENT LEGEND



NOTES:
1. REFERENCE I.D.O.T. STANDARD SPECIFICATIONS (LATEST EDITION) SECTION 406 FOR BINDER & SURFACE COURSES AND SECTION 351 FOR AGGREGATE BASE COURSE.
2. THE APPLICATION RATES FOR THE PRIME COAT AND TACK COAT ARE TO BE 0.30 AND 0.10 GALLONS PER SQUARE YARD, RESPECTIVELY.
3. SEE PROJECT SPECIFICATIONS FOR SUB-BASE AND BASE COURSE COMPACTION.
4. ALL CONCRETE FLATWORK TO INCLUDE A JOINTING PATTERN SUBMITTAL TO THE CONSTRUCTION MANAGER. CONTRACTOR TO STAY AS CLOSE TO 9'x9' SQUARE PANELS IN LARGE CONCRETE FLATWORK AREAS AS POSSIBLE.
5. FOR SIDEWALKS, PROVIDE TOOLED JOINTS AT 5' O.C., CONTRACTION JOINTS AT 15' O.C., EXPANSION JOINTS AT 45' O.C.
6. PROVIDE AN EXPANSION JOINT ADJACENT TO ALL STRUCTURES. THESE JOINTS SHOULD BE SEALED WITH A TOOL-FINISHED SILICONE SEALANT PER I.D.O.T. STANDARD.

DIMENSION LEGEND

F	= FACE	FNC	= FENCE
FND	= FOUNDATION	R	= RADIUS
B	= BACK	C	= CENTER
E	= EDGE	PL	= PROPERTY LINE

10 0 5 10 20 40

GEOMETRIC PLAN

NO.	REVISIONS	DATE
1	PER IN HOUSE REVISIONS	1/11/19
2	REVISIONS PER VILLAGE/IDOT COMMENTS	3/15/19
3	REVISIONS PER VILLAGE COMMENTS	4/10/19

Prepared For:

Vequity
400 N State Street, Suite 400
Chicago, IL 60654

FUEL CENTER AND CONVENIENCE STORE
14 N Elmhurst Road
Wheeling, Illinois

Prepared By:

Watermark Engineering RESOURCES, LTD
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-375-1800 fax 630-236-9800 www.watermark-engineering.com

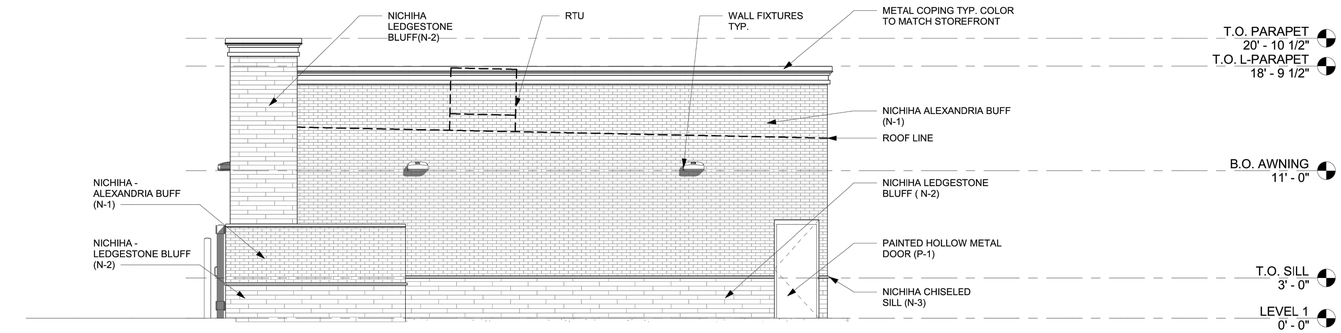
CHECKED BY: B. PERRY
DESIGN BY: S. SIMAK
DRAWN BY: S. SIMAK
DATE: JANUARY 7, 2019
SCALE: 1" = 10'
PROJECT NO.: 18-121

C-2

GEOMETRIC PLAN

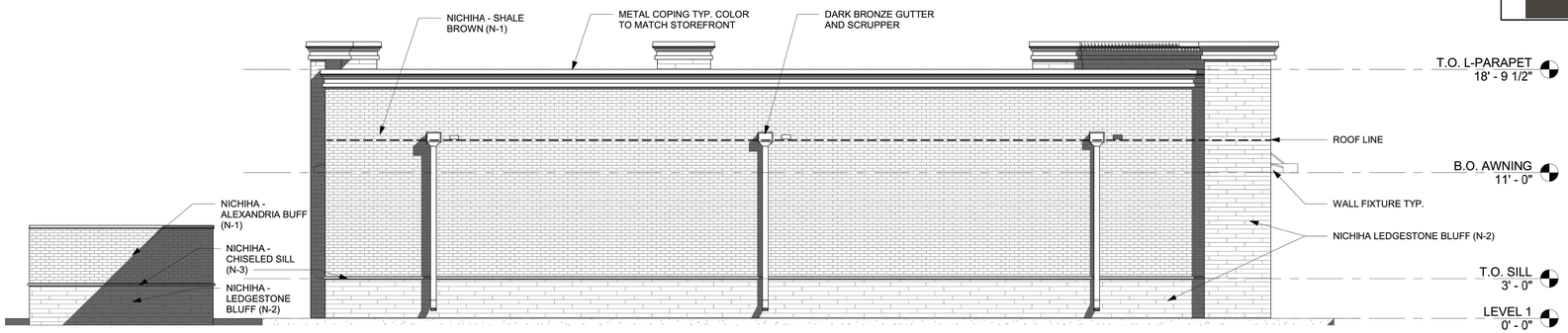
2019-6A, B, C & D, and PC 19-4, 7-Eleven, 14 N. Elmhurst Rd

J:\dwgs\18jobs\18121\18121.dwg, 18121

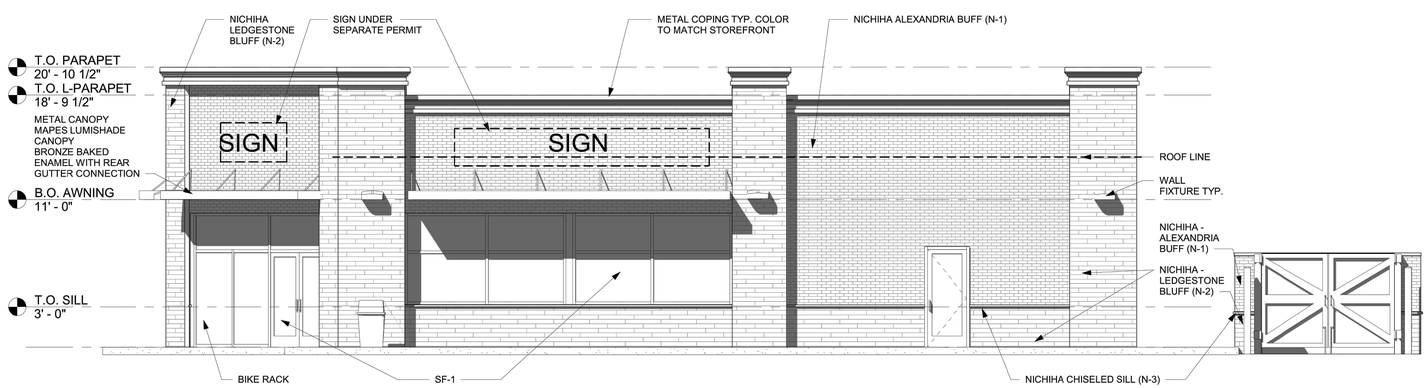


1 North
3/16" = 1'-0"

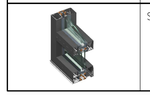
2 South
3/16" = 1'-0"



3 West
3/16" = 1'-0"



4 East
3/16" = 1'-0"

MATERIAL SCHEDULE				
LEGEND	SYMBOL	COLOR	MANUFACTURER	TYPE
	FIBER CEMENT PANEL (N-1)	ALEXANDRIA BUFF	NICHIHA	
	CONTROL JOINT SEALANT	COLOR: TBD	DOW CORNING	DOW CORNING 790
	METAL COPING	COLOR: TBD	PAC-CLAD PETERSEN	
	FIBER CEMENT PANEL (N-2)	LEDGESTONE BLUFF	NICHIHA	
	CONTROL JOINT SEALANT	COLOR: TBD	DOW CORNING	DOW CORNING 790
	METAL COPING	COLOR: TBD	PAC-CLAD PETERSEN	
	FIBER CEMENT PANEL (N-3)	CHISELED SILL TAN	NICHIHA	
	CONTROL JOINT SEALANT	COLOR: TBD	DOW CORNING	DOW CORNING 790
	METAL COPING	COLOR: TBD	PAC-CLAD PETERSEN	
	METAL CANOPY	BRONZE BAKED ENAMEL	SUPERSHADE BY MAPES ARCHITECTURAL CANOPIES OR APPROVED EQUAL	4" PROJECTION
	WALL PACK	BLACK	GE	EXTERIOR LED WALL PACK # EWS3-0-A7-D150-DKBZ
	STOREFRONT	DARK BRONZE		CLEAR ANODIZED STOREFRONT WITH 1" INSULATED GLASS
	METAL DOORS AND FRAME	SEAL SKIN SW 7675	SHERWIN WILLIAMS	

5 3D View 1
12" = 1'-0"

6 3D View 2
12" = 1'-0"

CITY APPROVAL

CLIENT:
vequity | real estate. redefined.

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312-419-0009 www.ILEKIS.com

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NOTE:

7-ELEVEN
PROJECT # 1814-11
14 N ELMHURST RD
WHEELING, IL 60090

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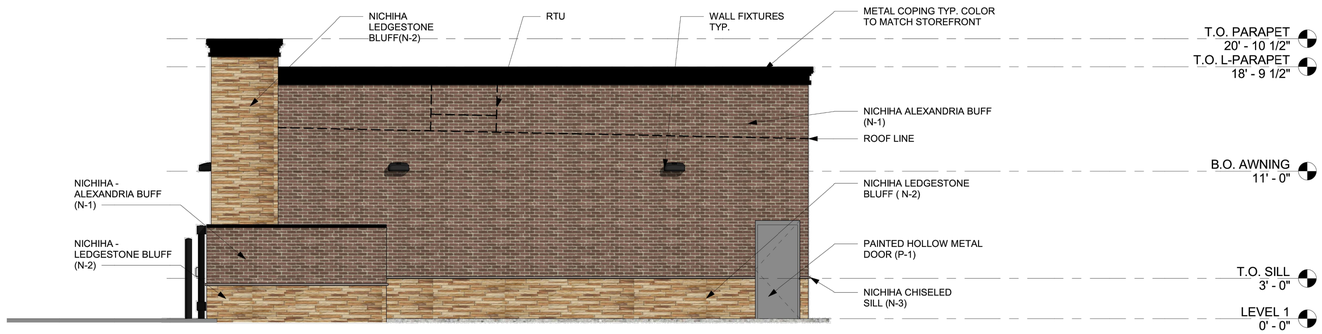
DATE:	ISSUED FOR:
03/15/19	ISSUED PER CITY COMMENTS
01/08/19	ISSUED FOR CITY REVIEW

ILLINOIS ALPHONSE A. ILEKIS 01-8612 LICENSED ARCHITECT
EXP 11/30/2018

EXTERIOR COLOR ELEVATIONS AND SCHEDULE

A3.02

2019-6A, B, C & D, and PC 19-4, 7-Eleven, 14 N. Elmhurst Rd



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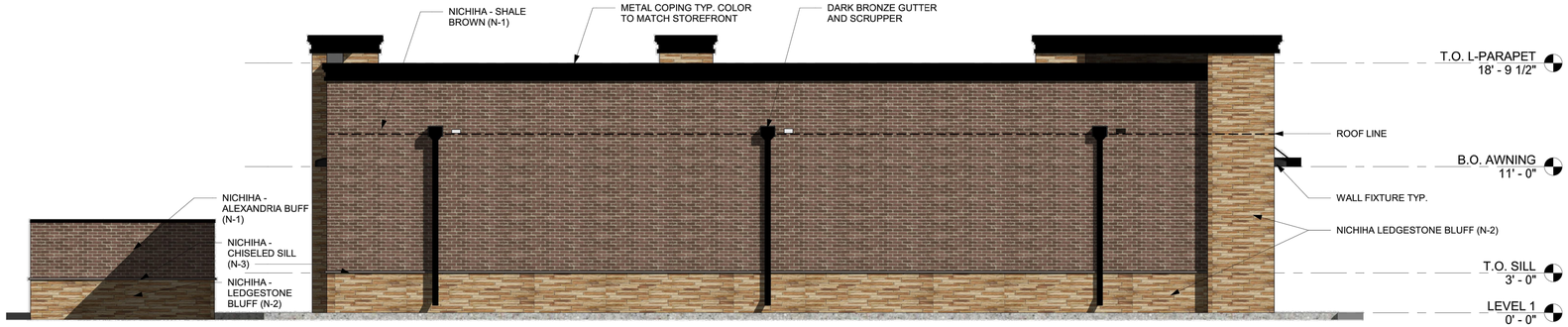
2 South
3/16" = 1'-0"



3 West
3/16" = 1'-0"

4 East
3/16" = 1'-0"

MATERIAL SCHEDULE				
LEGEND	SYMBOL	COLOR	MANUFACTURER	TYPE
	FIBER CEMENT PANEL (N-1)	ALEXANDRIA BUFF	NICHIHA	
	CONTROL JOINT SEALANT	COLOR: TBD	DOW CORNING	DOW CORNING 790
	METAL COPING	COLOR: TBD	PAC-CLAD PETERSEN	
	FIBER CEMENT PANEL (N-2)	LEDGESTONE BLUFF	NICHIHA	
	CONTROL JOINT SEALANT	COLOR: TBD	DOW CORNING	DOW CORNING 790
	METAL COPING	COLOR: TBD	PAC-CLAD PETERSEN	
	FIBER CEMENT PANEL (N-3)	CHISELED SILL TAN	NICHIHA	
	CONTROL JOINT SEALANT	COLOR: TBD	DOW CORNING	DOW CORNING 790
	METAL COPING	COLOR: TBD	PAC-CLAD PETERSEN	
	METAL CANOPY	BRONZE BAKED ENAMEL	SUPERSHADE BY MAPES ARCHITECTURAL CANOPIES OR APPROVED EQUAL	4" PROJECTION
	WALL PACK	BLACK	GE	EXTERIOR LED WALL PACK # EWS3-0-A7-D150-DKBZ
	STOREFRONT	DARK BRONZE		CLEAR ANODIZED STOREFRONT WITH 1" INSULATED GLASS
	METAL DOORS AND FRAME	SEAL SKIN SW 7675	SHERWIN WILLIAMS	

5 3D View 1
12" = 1'-0"

6 3D View 2
12" = 1'-0"

CITY APPROVAL

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vequity | real estate. redefined.

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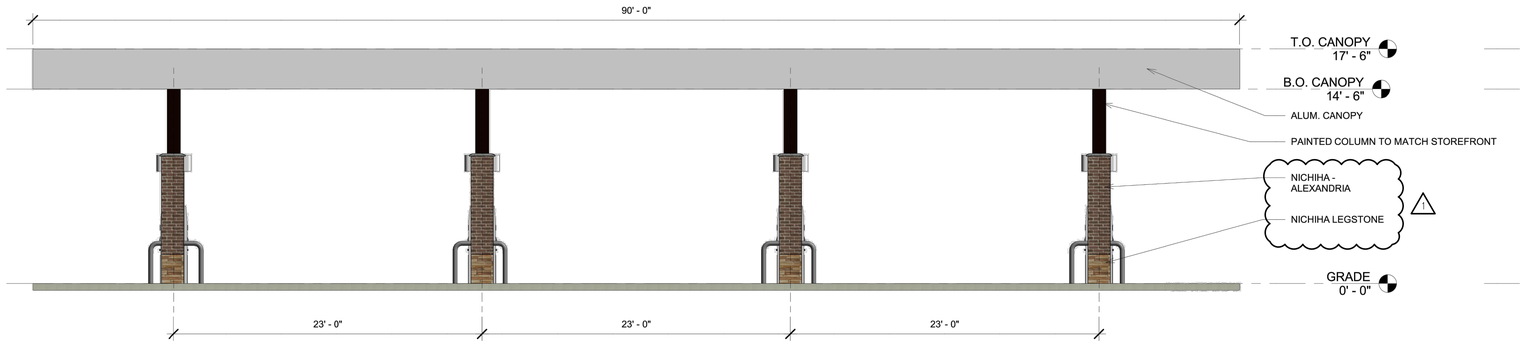
ALPHONSE A. ILEKIS 01-8612 EXP 11/30/2018

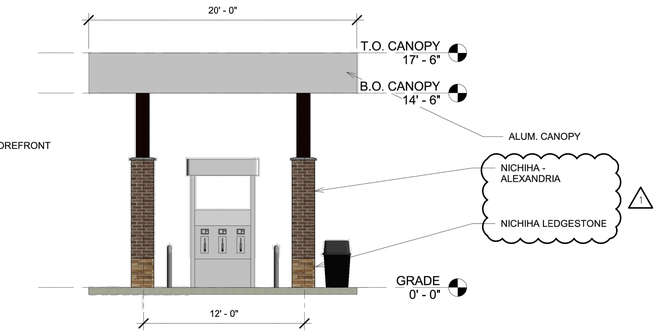
EXTERIOR ELEVATIONS AND SCHEDULE

A3.01

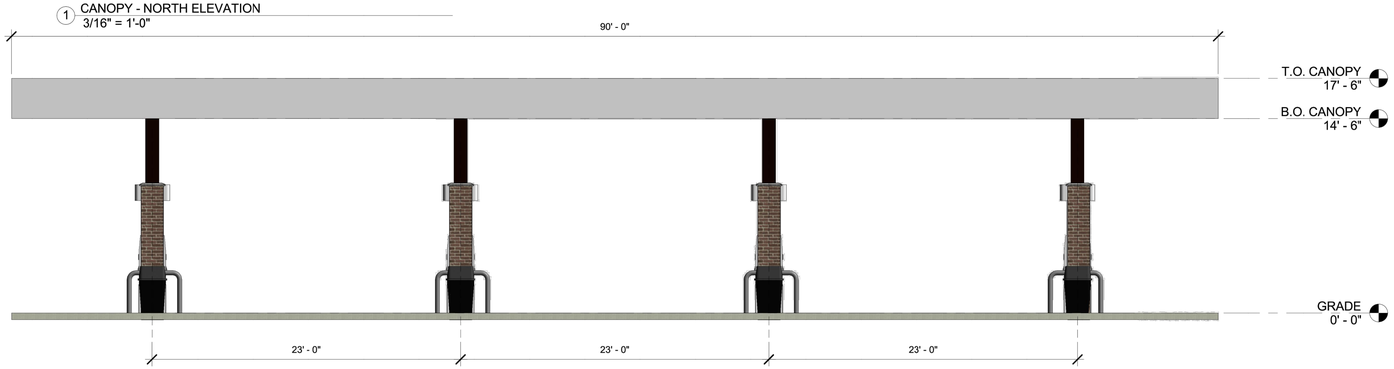
2019-6A, B, C & D, and PC 19-4, 7-Eleven, 14 N. Elmhurst Rd



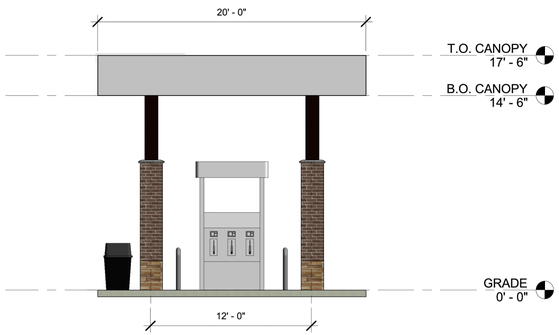
1 CANOPY - NORTH ELEVATION
3/16" = 1'-0"



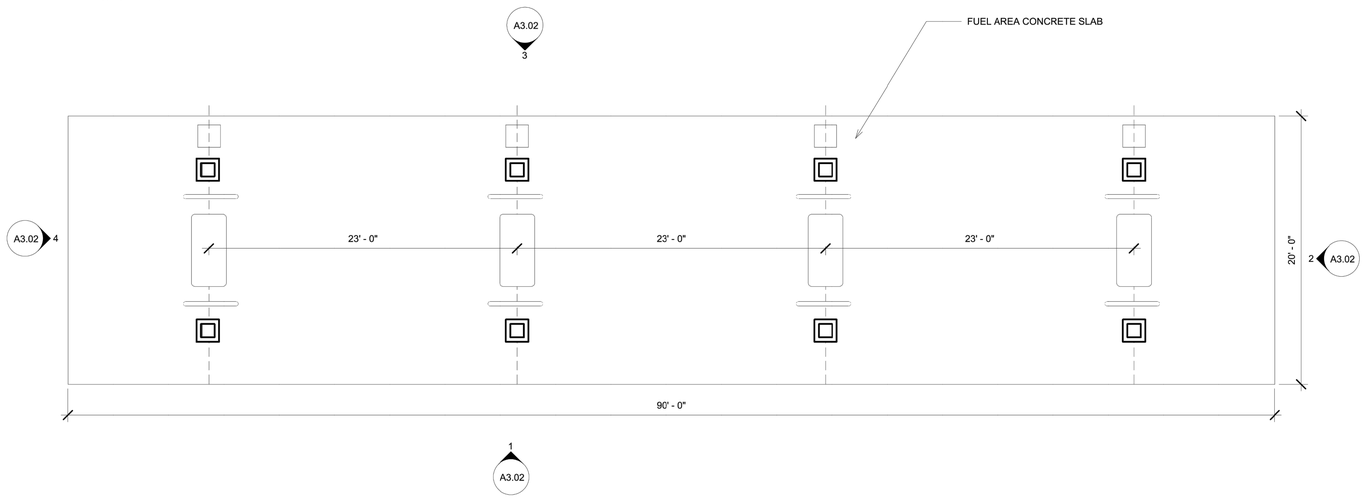
2 CANOPY - EAST ELEVATION
3/16" = 1'-0"



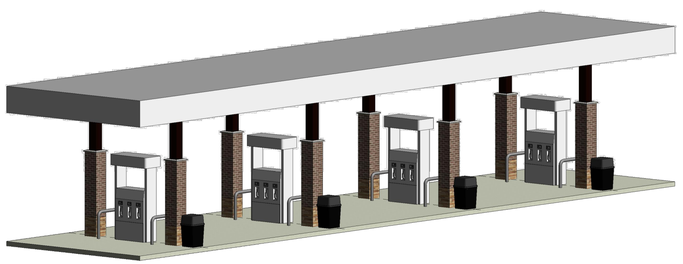
3 CANOPY - SOUTH ELEVATION
3/16" = 1'-0"



4 CANOPY - WEST ELEVATION
3/16" = 1'-0"



5 CANOPY FLOOR PLAN
3/16" = 1'-0"



6 CANOPY PERSPECTIVE

CITY APPROVAL

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vequity | real estate. redefined.

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NOTE:

7-ELEVEN
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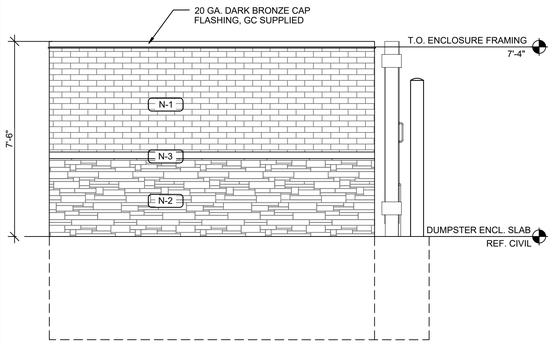
STATE OF ILLINOIS
ALPHONSE A. ILEKIS
01-8812
LICENSED ARCHITECT
EXP 11/30/2018

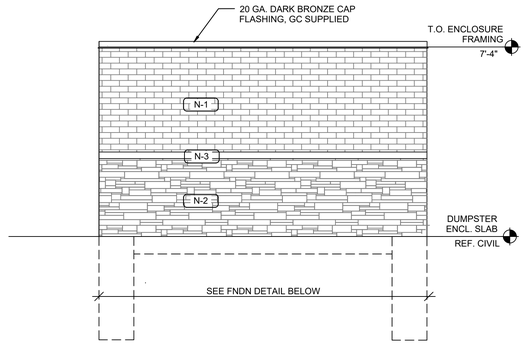
FUEL CANOPY ELEVATIONS

A3.03

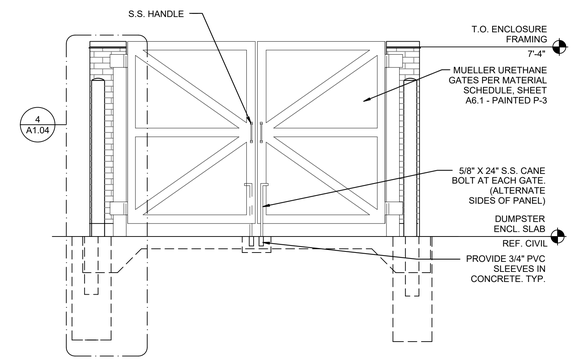
2019-6A, B, C & D, and PC 19-4, 7-Eleven, 14 N. Elmhurst Rd



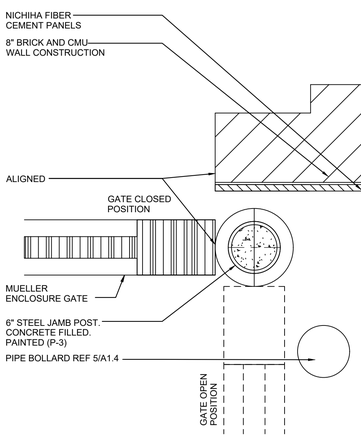
10 SIDE DUMPSTER ENCL. ELEVATION
3/8" = 1'-0"



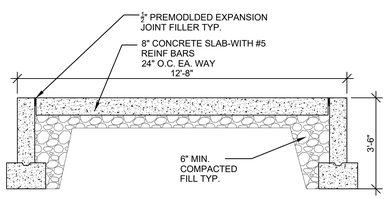
9 REAR DUMPSTER ENCL. ELEVATION
3/8" = 1'-0"



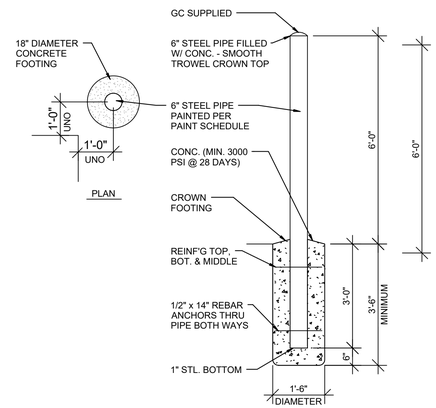
8 FRONT DUMPSTER ENCL. ELEVATION
3/8" = 1'-0"



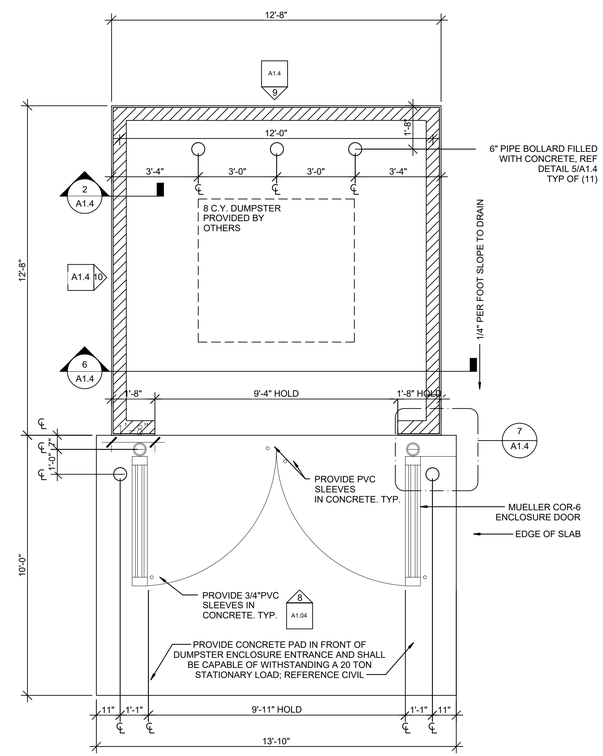
7 DETAIL - GATE
1 1/2" = 1'-0"



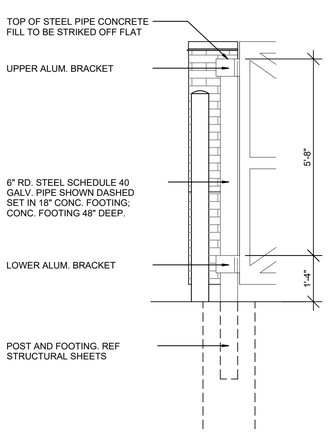
6 DUMPSTER ENCL. FOUNDATION SECTION
3/8" = 1'-0"



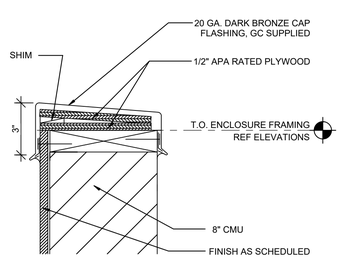
5 TYPICAL BOLLARD SECTION
1/2" = 1'-0"



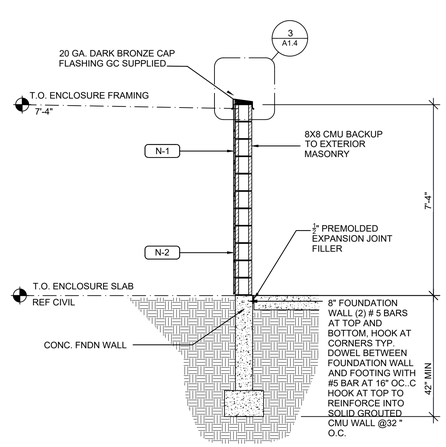
1 DUMPSTER ENCLOSURE PLAN
3/8" = 1'-0"



4 GATE BOLLARD DETAIL
1/2" = 1'-0"



3 DETAIL - COPING
3" = 1'-0"



1 DUMPSTER ENCL. WALL SECTION
3/8" = 1'-0"

CITY APPROVAL

CLIENT:
vequity | real estate. redefined.

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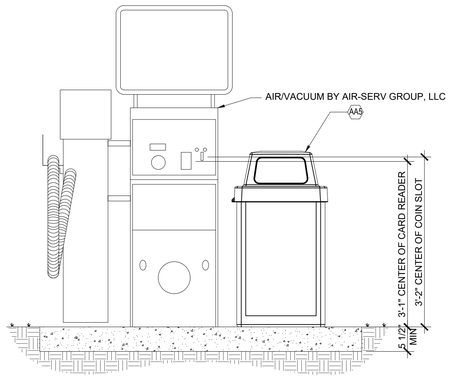
SITE DETAILS

STATE OF ILLINOIS
ALPHONSE A. ILEKIS
01-8612
LICENSED ARCHITECT
EXP 11/30/2018

AS1.02

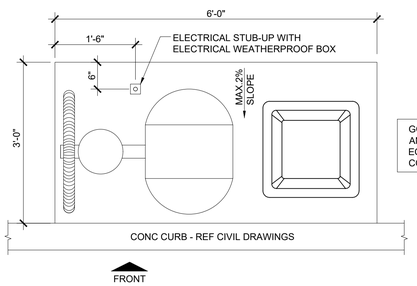
2019-6A, B, C & D, and PC 19-4, 7-Eleven, 14 N. Elmhurst Rd



FRONT

NOTE:
MAXIMUM 2 PERCENT GRADE SLOPE EACH WAY
REQUIRED FOR AMERICANS WITH DISABILITIES ACT

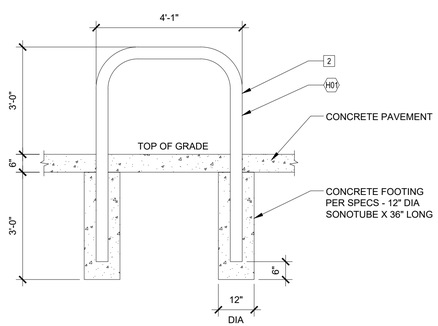
1. ELECTRICAL NEEDS ARE #10 WIRE (30 AMP) WITH GROUND



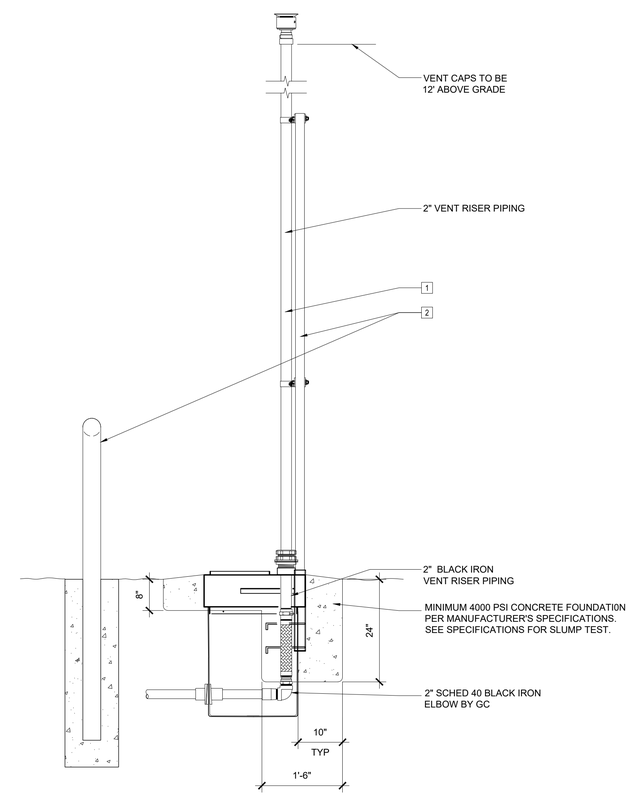
GC TO PROVIDE CONCRETE SLAB AND UTILITIES. AIR SERV TO PROVIDE EQUIPMENT AND MAKE FINAL CONNECTIONS.

PLAN

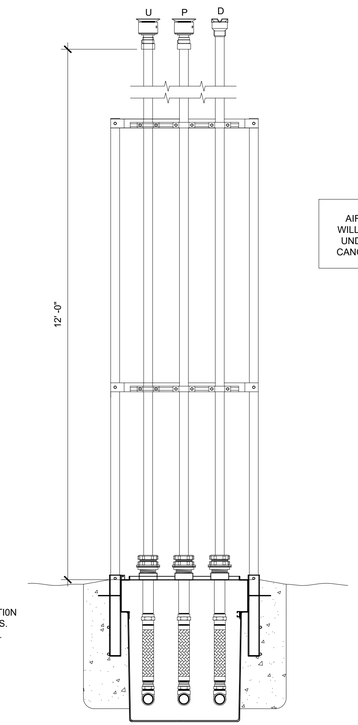
3 AIR–VAC MACHINE DETAILS
3/4"=1'-0"



2 HOOP BOLLARD DETAIL
1/2"=1'-0"

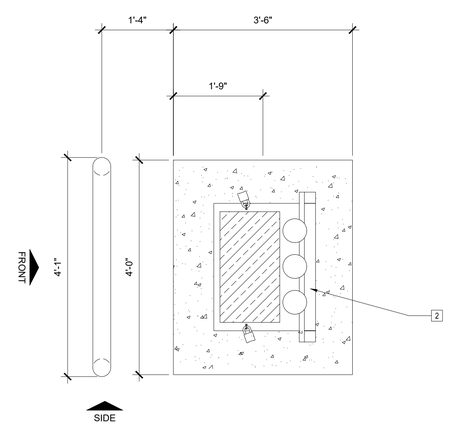


SIDE



AIR VENT STACK
WILL BE PERMITTED
UNDER SEPARATE
CANOPY SUBMITTAL

FRONT



PLAN

1 TANK VENT RISER SECTIONS
3/4"=1'-0"

KEY NOTES

1. PAINT VENT PIPES "EXTRA WHITE" SW7006.
2. PAINT VENT RACK, BOLLARDS AND ALL OTHER EXPOSED METALS "SEAL SKIN" SW7675.

CITY APPROVAL

CLIENT:
vequity | real estate. redefined.

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400 N. State
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312-985-0987
Email info@vequity.com
www.vequity.com

PROJECT TEAM:

ILEKIS
architects + planners
ILEKIS ASSOCIATES
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SUITE 1000
CHICAGO, IL 60606
312-419-0009 www.ILEKIS.com

THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE APPLICABLE CODES AND BUILDING REGULATIONS.
ALPHONSE A. ILEKIS, AIA
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Watermark Engineering Resources, Ltd.
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-375-1800 fax 630-208-9800 www.watermark-engineering.com

NOTE:

7-ELEVEN
PROJECT # 1814-11
14 N ELMHURST RD
WHEELING, IL 60090

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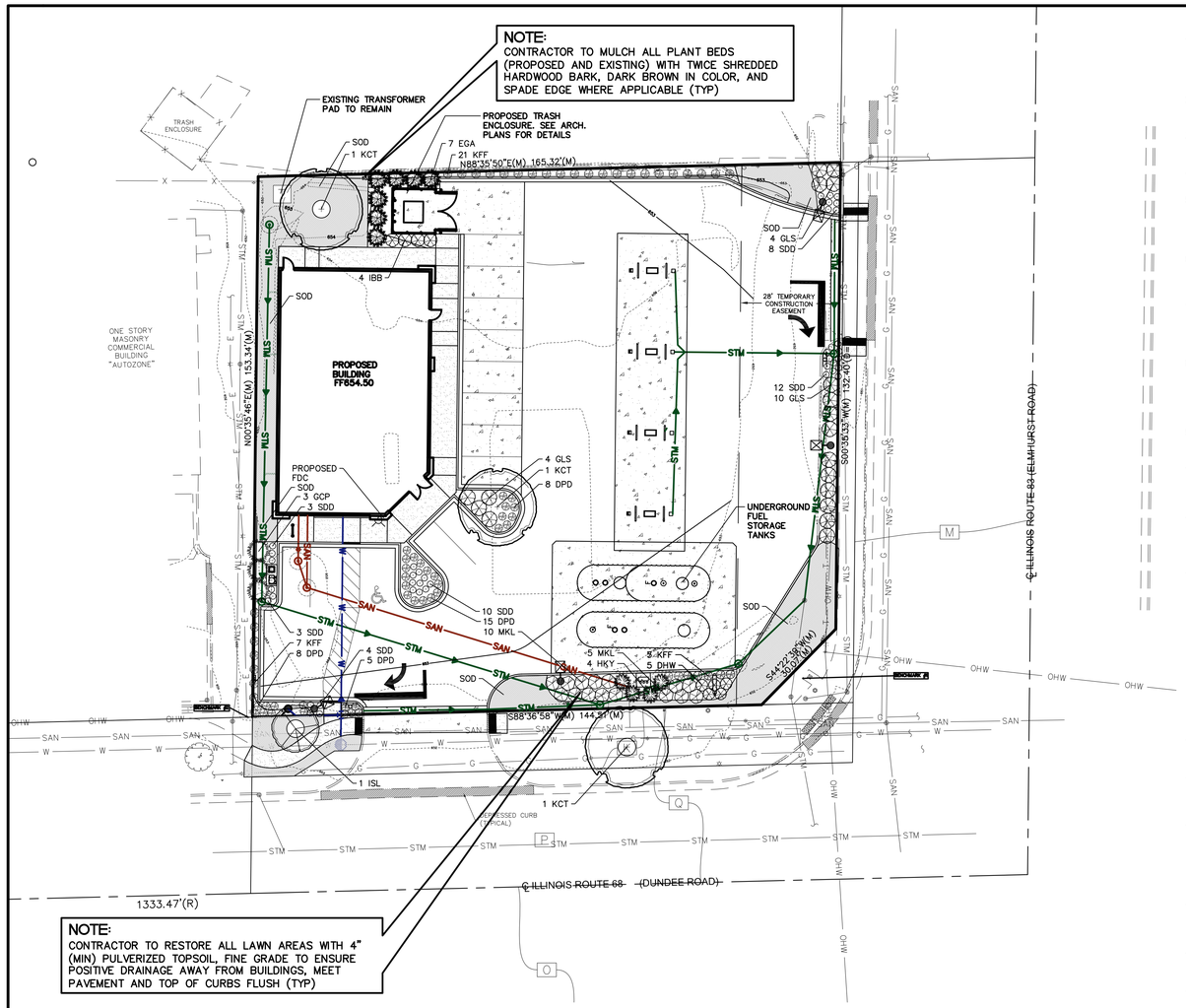
DATE:	ISSUED FOR:
03/15/19	ISSUED PER CITY COMMENTS
01/08/19	ISSUED FOR CITY REVIEW

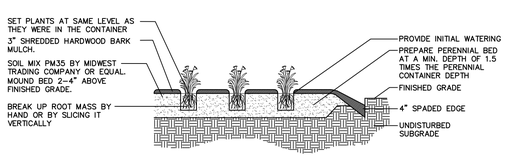
SITE DETAILS

STATE OF ILLINOIS
ALPHONSE A. ILEKIS
01-6612
LICENSED ARCHITECT
EXP. 11/30/2018

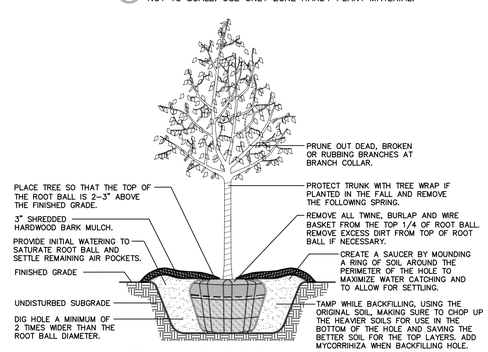
AS1.03

2019-6A, B, C & D, and PC 19-4, 7-Eleven, 14 N. Elmhurst Rd

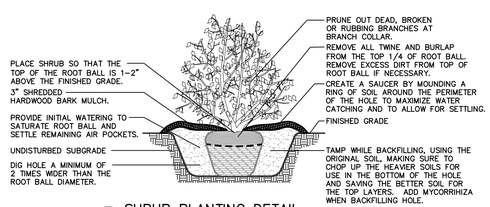




PERENNIAL PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.



TREE PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.



SHRUB PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.

J:\dwgs\18jobs\18121\18121.dwg, 18121 (LAN1)

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE HARDY TO THE ZONE IT IS BEING PLANTED IN. ALL TREES AND SHRUBS ARE TO BE BALLED AND BURLAPED UNLESS OTHERWISE NOTED AND SHALL BE GROWN IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT.
2. PLANT SIZES CALLED OUT ON THIS PLAN ARE THE MINIMUM SIZE REQUIRED. PLANTS WHICH FAIL TO MEET THE SIZES LISTED, SHALL BE REJECTED AT THE EXPENSE OF THE CONTRACTOR.
3. CONTRACTOR MUST VERIFY ALL MATERIAL QUANTITIES AS DEPICTED ON THE DRAWING. THE PLANT LIST PROVIDED ON THIS PLAN IS FOR CONVENIENCE ONLY.
4. SUBSTITUTIONS MAY NOT BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER.
5. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES AND UTILITY LOCATORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT BEGIN ANY WORK ON–SITE UNTIL ALL UTILITIES HAVE BEEN LOCATED. CONTRACTOR SHALL OBTAIN "AS–BUILT" PLANS FOR ALL IRRIGATION AND LIGHTING PRIOR TO CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES INCLUDING IRRIGATION AND LIGHTING. ALL DAMAGE SHALL BE REPAIRED TO A NEW CONDITION IN ACCORDANCE WITH ALL CODES AT NO COST TO THE OWNER – SEE NOTE 5.
7. ALL UNSUITABLE MATERIAL (CONCRETE, AGGREGATE STONE, CRUSHED ASPHALT, BRICK ETC.) SHALL BE REMOVED, INCLUDING HAUL OFF, PRIOR TO PLANTING AND SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
8. SOIL MIX PM35 BY MIDWEST TRADING COMPANY OR EQUAL SHALL BE ROTOTILLED INTO ALL PERENNIAL AND ANNUAL PLANTING BEDS PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL. A SLOW RELEASE, GRANULAR FERTILIZER SHALL BE APPLIED TO ALL ANNUAL AND PERENNIAL PLANTING BEDS AT THE RECOMMENDED RATE, AND SHALL BE ROTOTILLED IN WITH THE ABOVE SOIL MIXTURE BEFORE THE PLANT MATERIAL IS INSTALLED.
9. CONTRACTOR TO PROVIDE THOROUGH INITIAL WATERING OF ALL PLANTINGS WITHIN 12 HOURS OF INSTALLATION TO ENSURE ALL AIR POCKETS HAVE BEEN REMOVED AROUND ROOT BALL.
10. ALL PLANT BED AREAS ARE TO BE MULCHED WITH 3" OF DOUBLE SHREDDED HARDWOOD MULCH AND SHALL BE SEPARATED WITH A SPADE EDGE ALONG PERIMETERS ADJACENT TO TURF AREAS. FINAL GRADE (AFTER SETTLING) SHALL BE 1" BELOW ADJACENT CURBS.
11. ALL TURF AREAS ARE TO BE A MINIMUM OF A FIVE WAY BLUEGRASS BLEND, UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED TURF AREAS UNTIL TIME OF KNITTING. IF TURF SEED AND SOD OCCUR ON THE SAME PROJECT, CONTRACTOR SHALL VERIFY AND USE SEED MIXTURES TO MATCH SOD.
12. AREAS TO BE SODDED SHALL BE WITH AN "APPROVED TURFGRASS SOD" OF PREMIUM GRADE. SOD SHALL BE A 5 WAY BLEND OF IMPROVED KENTUCKY BLUEGRASS VARIETIES THAT HAS BEEN GROWN LOCALLY TO THE PROJECT SITE. SOD MUST BE MATURED FOR 2 FULL GROWING SEASONS PRIOR TO HARVEST CUTTING AND BE HEALTHY WITH WELL ESTABLISHED ROOTS. SOD SHALL BE FREE OF DISEASE, INSECTS AND DEBRIS. SOD SHALL BE UNIFORM IN LEAF COLOR, TEXTURE, AND DENSITY. SOD SHALL BE DELIVERED, INSTALLED, AND WATERED WITHIN 24 HOURS OF HARVEST IN WHICH TEMPERATURES DO NOT EXCEED 90 DEGREES (F) NOR LESS THAN 55 DEGREES (F). SOD SHALL BE MACHINE–CUT AT A MINIMUM UNIFORM SOIL THICKNESS (1.5" OF SOD IS DESIRED) BUT SOD THICKNESS SHALL BE A THICKNESS NECESSARY FOR PLANT VIABILITY. SOD SHALL BE LAID IN STAGGERED STRAIGHT LINES, TIGHTLY AGAINST EACH OTHER WITHOUT STRETCHING OR OVERLAPPING. SOD STAKES SHALL USED ON ALL SLOPES 4:1 OR GREATER.
13. CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS (INTENDED OR UNINTENDED) AT A MINIMUM, TO THE ORIGINAL CONDITION UNLESS OTHERWISE NOTED.
14. THE EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS INTENDED SOLELY TO IDENTIFY THEM AS OBSERVED IN THE FIELD. THIS PLAN DOES NOT MAKE ANY CLAIMS ABOUT THE CONDITION OR SAFETY OF ANY OF THE PLANT MATERIAL DESCRIBED HEREIN OR OBSERVED IN THE FIELD.
15. ALL TRANSPLANTED PLANT MATERIAL MUST BE INSTALLED IMMEDIATELY UPON EXTRACTION FROM IT'S ORIGINAL LOCATION, UNLESS SPECIFIC ARRANGEMENTS HAVE BEEN MADE WITH THE LANDSCAPE ARCHITECT/DESIGNER. SHOULD IT BECOME UNREASONABLE TO TRANSPLANT ANY OF THE PLANT MATERIAL AS DESCRIBED IN THIS PLAN, DUE TO SITE CONSTRAINTS OR OTHERWISE, CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT/DESIGNER TO MAKE ALTERNATIVE ARRANGEMENTS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE HEALTH AND VIABILITY OF THE PROPOSED PLANT MATERIAL INCLUDING WATERING, PROTECTION FROM PHYSICAL DAMAGE FROM THE TIME PLANT IS SELECTED THROUGH IT'S INSTALLATION.
17. CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REMAINING PLUMB UNTIL THE END OF THE GUARANTEE PERIOD. PLANTS MAY NOT BE STAKED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER.
18. CONTRACTOR TO GUARANTEE PLANT MATERIAL AND LABOR FOR A MINIMUM OF ONE YEAR FROM THE TIME OF INSTALLATION.
19. THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND ABIDING BY THE LANDSCAPE ORDINANCES FOR THE SPECIFIC JURISDICTION IN WHICH THE WORK IS TAKING PLACE.
20. BIDDERS SHALL BE RESPONSIBLE FOR EXAMINING THE SITE, PRIOR TO PREPARING BID, TO BECOME FAMILIAR WITH THE SPECIFIC SITE CONSTRAINTS.
21. ALL EXISTING ON–SITE PLANT MATERIAL NOT EFFECTED BY CONSTRUCTION OR THE PROPOSED LANDSCAPE, SHALL BE BE PROTECTED AS PART OF THIS PLAN. EXISTING LANDSCAPE IN AREAS OF CONSTRUCTION AND PROPOSED LANDSCAPE SHALL BE REMOVED AS PART OF THIS PLAN.
22. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF ALL THE ITEMS SHOWN ON THE PLANS.
23. IF IRRIGATION IS DEEMED NECESSARY, THE DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. AN IRRIGATION PLAN ALONG WITH AN AS BUILT OF THE IRRIGATION SYSTEM SHALL BE PREPARED FOR OWNER REVIEW AND APPROVAL. CONTRACTOR SHALL GUARANTEE PERFORMANCE, PARTS, AND LABOR FOR A PERIOD OF 1 YEAR FROM THE DATE OF FINAL APPROVAL.
24. IF EXISTING IRRIGATION IS PRESENT ON SITE, CONTRACTOR SHALL ADJUST, ADD TO, OR SUBTRACT FROM, THE EXISTING IRRIGATION SYSTEM TO ACCOMMODATE ANY PROPOSED ALTERATIONS/ADDITIONS TO THE EXISTING LANDSCAPE. CONTRACTOR SHALL PROVIDE THE OWNER AN AS BUILT OF THE IRRIGATION SYSTEM AND ALL CHANGES TO THE SYSTEM AFFECTED BY THIS PROJECT.
25. PROVIDE TOPSOIL RE–SPREAD PER THE FOLLOWING UNLESS OTHERWISE NOTED:
    A. 4" MINIMUM IN GRASS OR SOD AREAS
    B. 6" MINIMUM IN PLANTING AREAS
    C. 12" MINIMUM IN LANDSCAPE ISLANDS

GENERAL NOTES:
1. THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #18.0391 DATED 12/11/18) PREPARED BY: COMPASS SURVEYING LTD 2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502 (630) 820–9100
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

ON SITE PARKING DATA

REGULAR SPACES	12
ADA ACCESSIBLE SPACES	1
TOTAL SPACES	13

SITE DATA

LOT AREA	=	25,121 S.F. (0.576 AC.)
IMPERVIOUS AREA	=	21,321 S.F. (0.489 AC.)(XX%)
PERVIOUS AREA	=	3,800 S.F. (0.087 AC.)(XX%)
BUILDING AREA	=	3,020 S.F.

PLANT LIST

SHADE, ORNAMENTAL AND CONIFEROUS TREES

QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
3	KCT	Gymnocladus dioicus (Male Only)	Kentucky Coffee Tree	3" Cal.
1	ISL	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	6'
7	EGA	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6'

FLOWERING AND EVERGREEN SHRUBS

QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
4	IBB	Aronia melanocarpa 'Morton'	Iriquois Beauty Black Chokeberry	5 Gal.
18	GLS	Rhus aromatica 'Grow-Low'	Grow-Low Sumac	5 Gal.
15	MKL	Syringa patula 'Miss Kim'	Miss Kim Lilac	5 Gal.
5	DHW	Weigela x 'Dark Horse'	Dark Horse Weigela	3 Gal.
3	GCP	Chamaecyparis pisifera 'Dow Whiting'	Soft Serve Cypress	5 Gal.
4	HKY	Taxus x media 'Hicksii'	Hicks Yew	5 Gal.

PERENNIALS, ORNAMENTAL GRASS AND GROUNDCOVERS

QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
40	SDD	Hemerocallis 'Stella de' Oro	Stella de Oro Daylily	1 Gal.
40	KFF	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 Gal.
36	DPD	Sporobolus heterolepis 'Tara'	Dwarf Prairie Dropseed	1 Gal.

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JULIE ILLINOIS ONE-CALL SYSTEM
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LICENSED LANDSCAPE ARCHITECT
KENNETH M. PRICE
157-001488
STATE OF ILLINOIS

LANDSCAPE PLAN DESIGNED BY KENNETH M. PRICE, RLA

20 0 10 20 40 80

LANDSCAPE PLAN

NO.	REVISIONS	DATE
1	PER IN HOUSE REVISIONS	1/11/19
2	REVISIONS PER VILLAGE/IDOT COMMENTS	3/15/19

Prepared For:

Vequity
400 N State Street, Suite 400
Chicago, IL 60654

FUEL CENTER AND CONVENIENCE STORE
14 N Elmhurst Road
Wheeling, Illinois

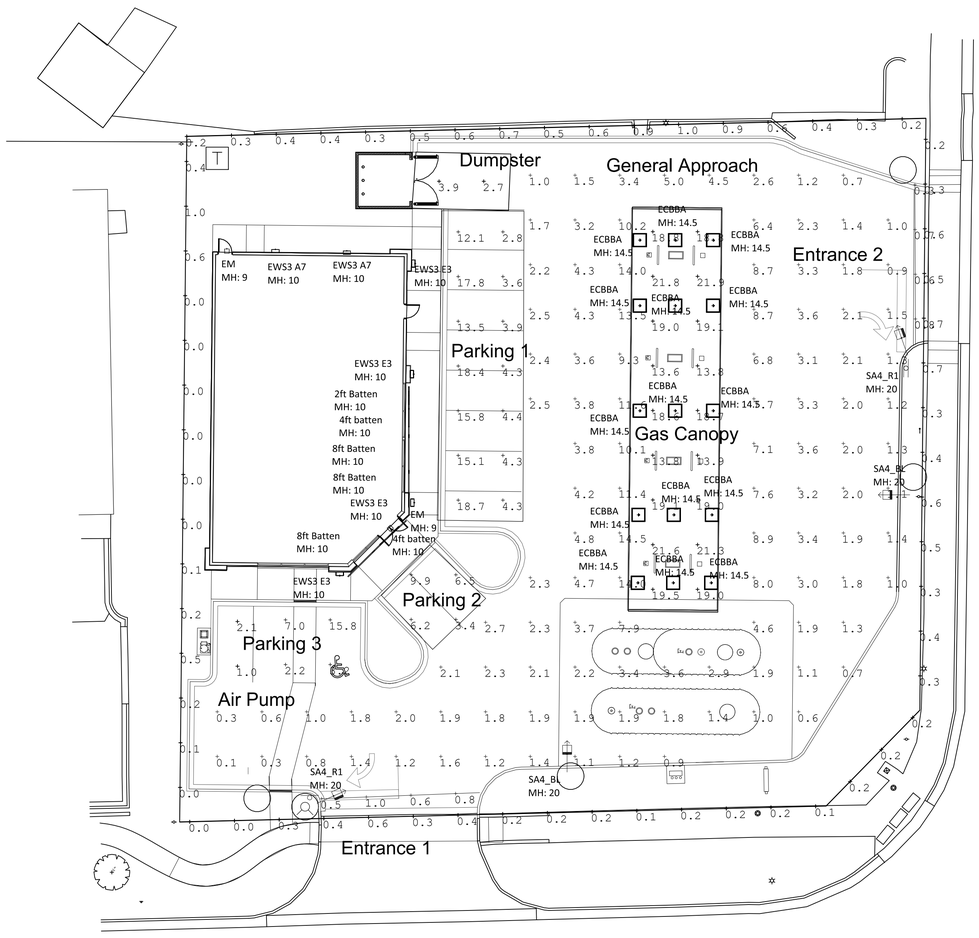
Prepared By:

Watermark Engineering RESOURCES, LTD
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-375-1800 fax 630-238-9800 www.watermark-engineering.com

CHECKED BY: B. PERRY
DESIGN BY: S. SIMAK
DRAWN BY: S. SIMAK
DATE: JANUARY 7, 2019
SCALE: 1" = 20'
PROJECT NO.: 18–121

L–1

LANDSCAPE PLAN

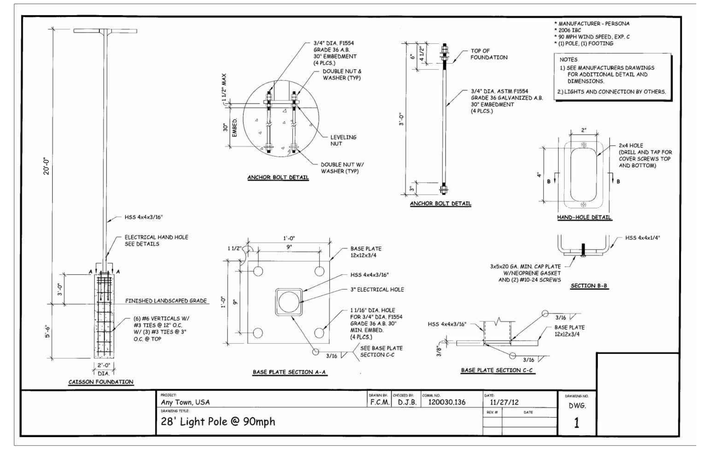


NORTH

1 PHOTOMETRIC PLAN

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

0 4' 8' 16' 32'



2 TYPICAL LIGHT POLE DETAIL

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

NOTE: REFER TO PLAN FOR LIGHT POLE MOUNTING HEIGHTS.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens
	15	ECBBA	SINGLE	1.000	ECBB0A5F5501AWHTE	35	4230
	1	2ft Batten	SINGLE	1.000	GE 24 4100K Batten Strip GEWI102441BAT-SY	8.34	768
	2	EWS3 A7	SINGLE	1.000	EWS3_A7D150_____-120-277V	25	2900
	2	EM	SINGLE	0.010	LEDPRS-BR-CL (Phillips)	20	32
	4	EWS3 E3	SINGLE	1.000	EWS3_E3D150_____	90	8600
	3	8ft Batten	SINGLE	1.000	GE 96 4100K Batten Strip GEWI109641BAT-SY	33	3073
	2	4ft batten	SINGLE	1.000	GE 48 4100K Batten Strip GEWI104841BAT-SY	16.68	1536
	2	SA4_BL	SINGLE	1.000	1-EASC0A4F550DC____D with ELSEA5XRBLBLCK	44	4000
	2	SA4_R1	SINGLE	1.000	1-EASC0A4F550DC____D with ELSEA5XRS1BLCK (Right)	44	2400

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Air Pump	Illuminance	Fc	1.55	2.1	1.0	1.55	2.10
Dumpster	Illuminance	Fc	3.30	3.9	2.7	1.22	1.44
Entrance 1	Illuminance	Fc	0.73	1.0	0.5	1.46	2.00
Entrance 2	Illuminance	Fc	0.60	0.8	0.3	2.00	2.67
Gas Canopy	Illuminance	Fc	18.41	21.9	13.6	1.35	1.61
General Approach	Illuminance	Fc	3.48	14.5	0.1	34.80	145.00
Parking 1	Illuminance	Fc	9.93	18.7	2.8	3.55	6.68
Parking 2	Illuminance	Fc	6.50	9.9	3.4	1.91	2.91
Parking 3	Illuminance	Fc	7.05	15.8	2.2	3.20	7.18
Property Line	Illuminance	Fc	0.34	1.0	0.0	N.A.	N.A.

NOTE: PHOTOMETRIC PLAN COMPLETED BY GE

City ordinance:
Property line cannot exceed 1FC.
Parking must have a min of 0.6FC
and a min average of 2.4FC

Due to the ordinances,
this design does not
meet 7-Eleven spec.

Standard 7-Eleven Lighting Specification	
Entrances	10FC AVG
Air Pump	10FC
Gasoline Canopy	30FC
Dumpster	10FC
Parking	10FC
General Approach	3FC
Sidewalk	NO SPEC
Property Line	NO SPEC
* Levels designed to be at initial output or 1.0LLF	

7-ELEVEN

2019-6A, B, C & D, and PC 19-4, 7-Eleven, 14 N. Elmhurst Rd

CITY APPROVAL

CLIENT:
vequity | real estate. redefined.

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400 N. State
Suite 400
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www.vequity.com

PROJECT TEAM:

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ILEKIS ASSOCIATES
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312-419-0009 www.ILEKIS.com

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ALPHONSE A. ILEKIS, AIA

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Watermark Engineering Resources, Ltd.
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-375-1800 fax 630-236-9820 www.watermark.engineering.com

NOTE:

7-ELEVEN
PROJECT # 1814-11
14 N ELMHURST RD
WHEELING, IL 60090

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DATE:	ISSUED FOR:
03/15/19	ISSUED PER CITY COMMENTS
01/08/19	ISSUED FOR CITY REVIEW

STATE OF ILLINOIS ALPHONSE A. ILEKIS 01-8612 EXP 11/30/2018

PHOTOMETRIC PLAN

PH 1.01

PRELIMINARY ENGINEERING PLANS

FOR

PROPOSED FUEL CENTER AND CONVENIENCE STORE

AT

14 N. ELMHURST ROAD
VILLAGE OF WHEELING
COOK COUNTY, ILLINOIS

INDEX

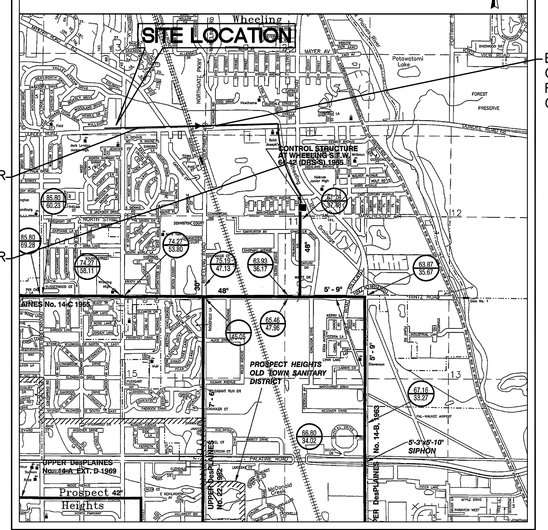
CIVIL ENGINEERING PLANS		REVISIONS 1	2	3	4	5	6	7
C-1	COVER SHEET	X	X	X				
C-1.1	DEMOLITION PLAN	X	X					
C-2	GEOMETRIC PLAN	X	X	X				
C-3	GRADING PLAN	X	X	X				
C-4	UTILITY PLAN	X	X	X				
C-5	SOIL EROSION CONTROL PLAN	X	X	X				
C-6	SOIL EROSION CONTROL DETAILS AND SPECS			X				
C-7	PROJECT DETAILS		X	X				
C-8	PROJECT SPECIFICATIONS			X				
C-9	MWRD SPECIFICATIONS							
C-10	IDOT DETAILS		X					
C-11	IDOT DETAILS		X					
C-12	IDOT DETAILS		X					
C-13	VILLAGE OF WHEELING STANDARD DETAILS			X				
C-14	VILLAGE OF WHEELING STANDARD SPECS			X				
SUPPORTING DOCUMENTS		**REVISIONS 1**	**2**	**3**	**4**	**5**	**6**	**7**
1 of 2	ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY							
2 of 2	ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY							
L-1	LANDSCAPE PLAN	X	X	X				

NOTE: THE DESIGNS CONTAINED IN THE ABOVE PLANS AND SUPPORTING DOCUMENTS WERE PREPARED WITH THE UNDERSTANDING THAT THEY WOULD BE USED AS A WHOLE PLAN SET. EACH CONSTRUCTION DISCIPLINE IS TO USE ALL THE PLANS AND SUPPORTING DOCUMENTS TOGETHER AS A WHOLE AND NOT AS SEPARATE DOCUMENTS. EACH CONTRACTOR IS TO BECOME COMPLETELY FAMILIAR WITH THE WHOLE PLAN SET AND THE EXISTING SITE CONDITIONS. SHOULD ANYTHING WITH ALL THESE PLANS AND SUPPORTING DOCUMENTS BE INCONSISTENT WITH THE SITE CONDITIONS THEN THE CONTRACTOR IS TO CONTACT THE ENGINEER IMMEDIATELY BEFORE ANY CONSTRUCTION IS STARTED.

LOCATION MAP

EXISTING 24" WHEELING OWNED SANITARY SEWER

EXISTING 30" WHEELING OWNED SANITARY SEWER FLOWS TO 54" MWRDGC INTERCEPTOR



EXISTING 24" WHEELING OWNED STORM SEWER. FLOWS TO BUFFALO CREEK

SECTION: 3	TOWNSHIP: 42N	RANGE: 11E

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	CATCH BASIN	
	INLET	
	STORM MANHOLE	
	SANITARY MANHOLE	
	VALVE VAULT	
	FIRE HYDRANT	
	FLARED END SECTION	
	ELECTRICAL POWER POLE	
	OVERHEAD TRAFFIC SIGNAL	
	TRAFFIC SIGNAL MANHOLE	
—OHW—	OVERHEAD ELECTRIC WIRES	—OHW—
	TRANSFORMER PAD	
	TELEPHONE PEDESTAL	
	TELEPHONE MANHOLE	
	CABLE TELEVISION PEDESTAL	
	COMMONWEALTH EDISON MANHOLE	
	B/BOX	
	LIGHT POLE	
	SIGN	
	BOLLARD POLE	
	GAS MARKER	
	ELECTRIC MARKER	
	TELEPHONE MARKER	
—W—	WATER MAIN	—W—
—G—	GAS MAIN	—G—
—E—	ELECTRIC LINE	—E—
—T—	TELEPHONE LINE	—T—
—C—	CABLE TV LINE	—C—
SAN—	SANITARY SEWER	SAN—
STM—	STORM SEWER	STM—
	GUY POLE	
	CONIFEROUS TREE W/DIAMETER	
	DECIDUOUS TREE W/DIAMETER	
	WOOD FENCE	
	CHAIN LINK FENCE	
	METAL GUARDRAIL	
	CONCRETE SURFACE	
	CONTOUR LINE	
	FINISHED FLOOR ELEVATION	FF
	PAVEMENT ELEVATION	P
	MATCH EXISTING ELEVATION	ME
	GROUND ELEVATION	G
	TOP OF WALK ELEVATION	TW
	TOP OF RETAINING WALL ELEVATION	TRW
	FLOW LINE ELEVATION	FL
	TOP OF CURB ELEVATION	TC
	RIM ELEVATION	R
	DOWNSPOUT LOCATION	D.S.
	PERVIOUS AREA SLOPE DIRECTION	
	PAVEMENT SLOPE DIRECTION	
	OVERLAND OVERFLOW DIRECTION	
	INLET PROTECTION	
	INLET BASKET FILTER	

BENCHMARK

REFERENCE BENCHMARK

NGS MONUMENT DM3895 DATUM: NAVD88

DISK LOCATED IN TOP OF NORTH PARAPET WALL OF THE EAST ABUTMENT OF THE LAKE COOK ROAD BRIDGE OVER RAIL ROAD TRACKS

ELEVATION = 690.53

SITE BENCHMARK

SITE BENCHMARK #1 – CUT CROSS IN NORTHWEST CORNER OF TRAFFIC SIGNAL MANHOLE AT THE NORTHWEST CORNER OF IL RTE 83 (ELMHURST ROAD) AND IL RTE 68 (DUNDEE ROAD)

ELEVATION = 651.43

SITE BENCHMARK #2 – TOP OF RAILROAD SPIKE SET IN WEST FACE OF 1ST UTILITY POLE WEST OF IL RTE 83 (ELMHURST ROAD) NORTH SIDE OF IL RTE 68 (DUNDEE ROAD)

ELEVATION = 653.16

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COVER SHEET

NO.	REVISIONS	DATE
1	PER IN HOUSE REVISIONS	1/11/19
2	REVISIONS PER VILLAGE/IDOT COMMENTS	3/15/19
3	REVISIONS PER VILLAGE COMMENTS	4/10/19

Prepared For:

Vequity
400 N State Street, Suite 400
Chicago, IL 60654

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14 N Elmhurst Road
Wheeling, Illinois

Prepared By:

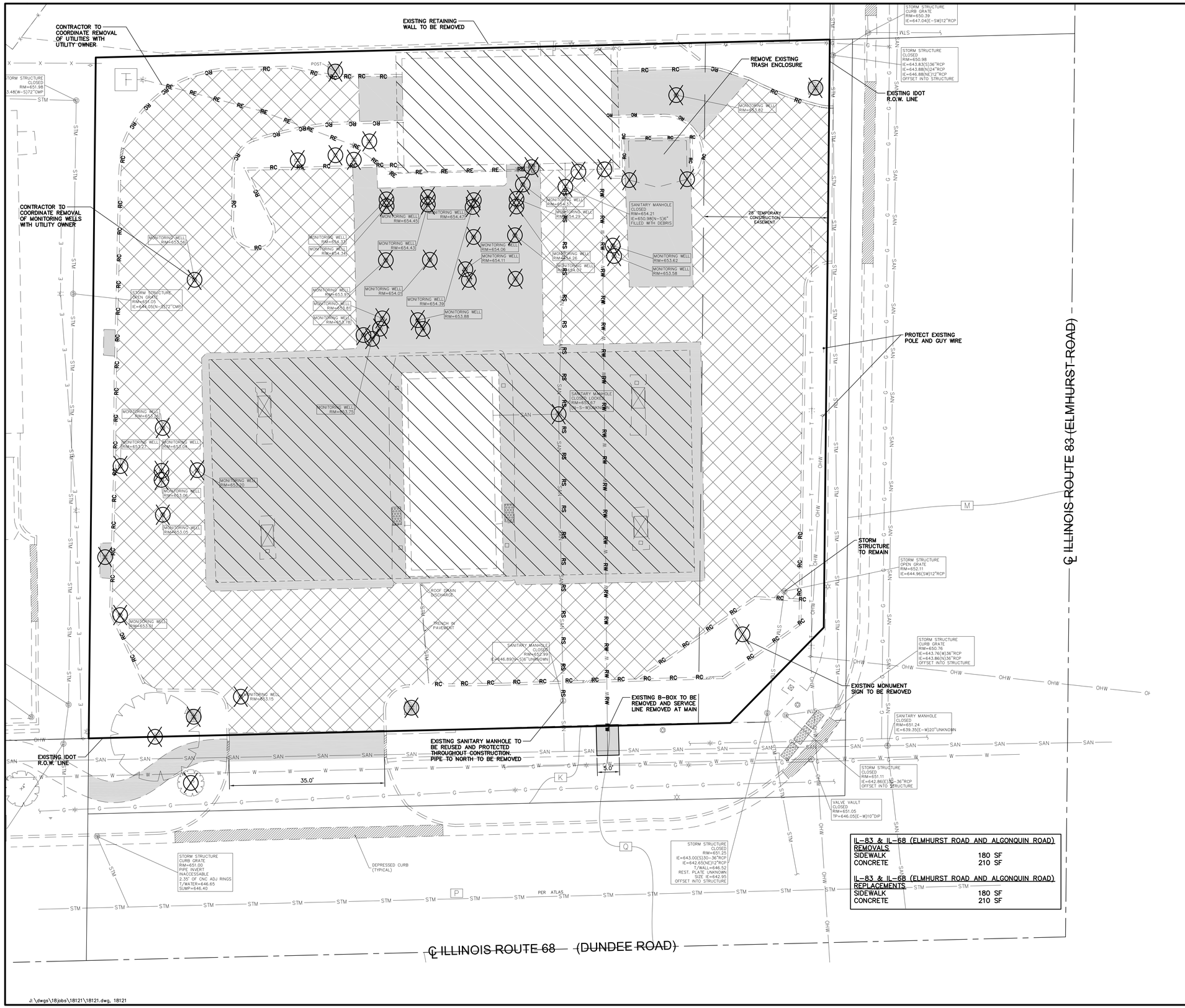
Watermark Engineering RESOURCES, LTD
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-375-1800 fax 630-236-9800 www.watermark-engineering.com

CHECKED BY: B. PERRY
DESIGN BY: S. SIMAK
DRAWN BY: S. SIMAK
DATE: JANUARY 7, 2019
SCALE: NONE
PROJECT NO.: 18-121

C-1

COVER SHEET

2019-6A, B, C & D, and PC 19-4, 7-Eleven, 14 N. Elmhurst Rd



IL-83 & IL-68 (ELMHURST ROAD AND ALGONQUIN ROAD) REMOVALS	
SIDEWALK	180 SF
CONCRETE	210 SF

IL-83 & IL-68 (ELMHURST ROAD AND ALGONQUIN ROAD) REPLACEMENTS	
SIDEWALK	180 SF
CONCRETE	210 SF

GENERAL NOTES:

1. THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #18.0391 DATED 12/11/18) PREPARED BY: COMPASS SURVEYING LTD 2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502 (630) 820-9100
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY IF STOCKPILES WILL BE ALLOWED ON SITE. COORDINATE WITH PROJECT MANAGER FOR THE PLACEMENT OF MATERIAL STOCKPILES IF PERMITTED. ALL MATERIALS ARE TO BE STOCKPILED SEPARATELY FOR USE IN PREPARING THE BUILDING PAD AND PAVEMENT SUB-BASE IF APPROVED BY TESTING COMPANY AS SUPPLIED BY THE OWNER.
2. ALL CONCRETE TO BE PULVERIZED TO 3" MAXIMUM PIECES. MATERIALS MAY BE STOCKPILED (SEPARATELY) AND USED FOR BACKFILL AT A LATER DATE IF APPROVED BY TESTING COMPANY AS SUPPLIED BY THE OWNER.
3. ASPHALT MILLINGS MAY BE USED IN UNDERCUT AREAS ONLY IF THEIR GRADATION EQUALS CA-6 AND IF APPROVED BY TESTING COMPANY AS SUPPLIED BY THE OWNER.
4. ALL EXISTING UTILITIES ARE TO BE REMOVED WHERE INDICATED.
5. CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES.
6. CONTRACTOR IS TO TAKE CARE IN LIMITING MATERIALS FROM ENTERING THE STORM EXISTING STORM AND SANITARY SEWERS.
7. MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION.
8. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR DEMOLITION INCLUDING, BUT NOT LIMITED TO COOK COUNTY, NPDES, VILLAGE OF WHEELING.
9. CONTRACTOR TO VERIFY ALL QUANTITIES PRIOR TO BIDDING AND SHALL INFORM OWNER/ENGINEER OF ANY DISCREPANCIES.
10. CONTRACTOR TO CONTACT OWNER/ENGINEER TO DISCUSS ANY QUESTIONS OR DISCREPANCIES FOUND ON SITE PRIOR TO ANY CONSTRUCTION. EXISTING UTILITIES ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER/OWNER IMMEDIATELY IN ORDER TO MAKE A DECISION. PROVIDE ITEMIZED FEE FOR UTILITY REMOVAL (LINEAL FOOT) IN BID.
11. CONTRACTOR SHALL REMOVE ALL ABOVE GROUND STRUCTURES TO GRADE.
12. CONTRACTOR SHALL REMOVE ALL FOOTINGS, FOUNDATIONS, AND BELOW GRADE CONCRETE OR OTHER OBSTRUCTIONS TO FULL DEPTH.
13. ALL SANITARY AND WATER SERVICES SHALL BE REMOVED AND CAPPED AT THE PROPERTY LINE UNLESS OTHERWISE NOTED.
14. CONTRACTOR SHALL REFERENCE LANDSCAPE PLAN AND/OR TREE PRESERVATION PLAN FOR ALL PLANT MATERIAL. NOTES SHOWN ON THIS PLAN REGARDING LANDSCAPING ARE FOR REFERENCE ONLY. DETAILED INFORMATION REGARDING THE EXISTING PLANT MATERIALS IS SHOWN ON THOSE PLANS AND SHALL BE FOLLOWED.
15. ALL ITEMS LABELED "PROTECT" SHALL BE PROTECTED AND SHALL NOT BE REMOVED OR ALTERED AS THEY ARE TO BE RE-USED IN THE PROPOSED DEVELOPMENT.
16. THE PLAN IS NOT INTENDED TO DICTATE MEANS AND METHODS, BUT RATHER CLARIFY WHICH EXISTING IMPROVEMENTS SHALL BE PROTECTED AND WHICH SHALL BE REMOVED OR ABANDONED AND THE EXTENT TO WHICH THEY SHALL BE REMOVED OR ABANDONED.

DEMOLITION LEGEND

- REMOVE EXISTING ASPHALT (FULL DEPTH)
- REMOVE EXISTING CONCRETE (FULL DEPTH)
- REMOVE EX. BUILDING AND FOUNDATION (COMPLETE)
- RC RC RC RC RC RC RC = REMOVE EXISTING CURB AND GUTTER (TYP.)
- RE RE RE RE RE RE RE = REMOVE EXISTING ELECTRIC LINE (TYP.)
- RG RG RG RG RG RG RG = REMOVE EXISTING GAS LINE (TYP.)
- RO RO RO RO RO RO RO = REMOVE EXISTING OVERHEAD WIRES (TYP.)
- RS RS RS RS RS RS RS = REMOVE EXISTING SEWER LINE (TYP.)
- RT RT RT RT RT RT RT = REMOVE EXISTING TELEPHONE LINE (TYP.)
- RW RW RW RW RW RW RW = REMOVE EXISTING WATERLINE (TYP.)
- = REMOVE EXISTING OBJECT (UTILITY POLES, GUY WIRES, LIGHTS, MANHOLES, SIGNS, ETC.) (TYP.)
- = REMOVE EXISTING TREE INCLUDING STUMP AND STUMP GRINDINGS/REMOVE BUSH. SEE LATEST TREE PRESERVATION PLAN FOR DETAILS.
- P = PROTECT EXISTING TREE. SEE LATEST TREE PRESERVATION PLAN FOR DETAILS.

10 0 5 10 20 40

DEMOLITION PLAN

NO.	REVISIONS	DATE
1	PER IN HOUSE REVISIONS	1/11/19
2	REVISIONS PER VILLAGE/IDOT COMMENTS	3/13/19
3	NO REVISIONS	4/10/19

Prepared For:

Vequity
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Chicago, IL 60654

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14 N Elmhurst Road
Wheeling, Illinois

Prepared By:

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CHECKED BY: B. PERRY
DESIGN BY: S. SIMAK
DRAWN BY: S. SIMAK
DATE: JANUARY 7, 2019
SCALE: 1" = 10'
PROJECT NO.: 18-121

C-1.1

DEMOLITION PLAN

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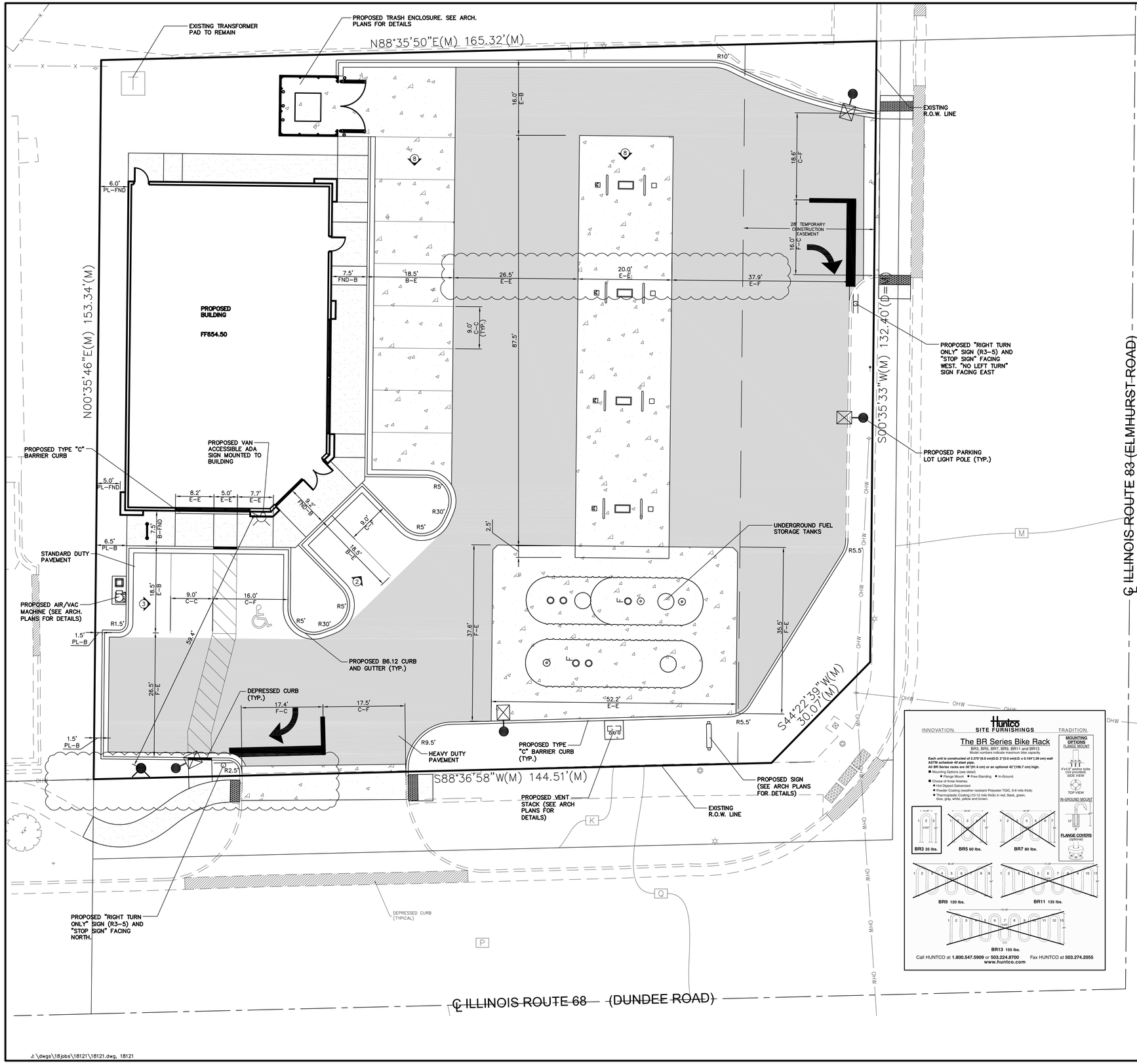
2019-6A, B, C & D, and PC 19-4, 7-Eleven, 14 N. Elmhurst Rd



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2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

ON SITE PARKING DATA

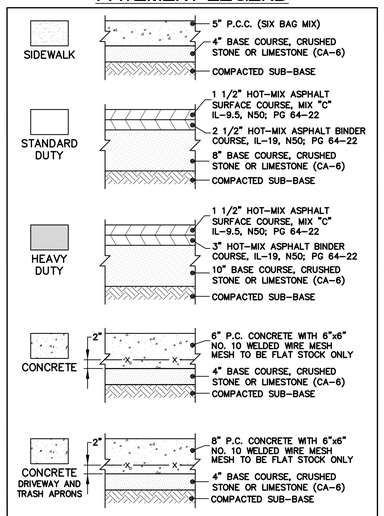
REGULAR SPACES	20
ADA ACCESSIBLE SPACES	1
TOTAL SPACES	21

SITE DATA

LOT AREA	=	25,121 S.F. (0.576 AC.)
IMPERVIOUS AREA	=	21,321 S.F. (0.489 AC.)(85%)
PERVIOUS AREA	=	3,800 S.F. (0.087 AC.)(15%)
BUILDING AREA	=	3,020 S.F.

GEOMETRIC PLAN NOTES:
1. PROPOSED IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE WESTERN PROPERTY LINE.
2. ALL RADIUS DIMENSIONS ARE TO BACK OF CURB.
3. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
4. ALL STRIPING TO BE DOUBLE COATED 4" YELLOW PAINT UNLESS OTHERWISE NOTED.
5. WHERE PEDESTRIANS HAVE TO CROSS A TAPERING RAMP OR CURB RAMP THE FACE AND TOP OF CURB ARE TO BE PAINTED USING YELLOW, SLIP RESISTANT PAINT.

PAVEMENT LEGEND



NOTES:
1. REFERENCE I.D.O.T. STANDARD SPECIFICATIONS (LATEST EDITION) SECTION 406 FOR BINDER & SURFACE COURSES AND SECTION 351 FOR AGGREGATE BASE COURSE.
2. THE APPLICATION RATES FOR THE PRIME COAT AND TACK COAT ARE TO BE 0.30 AND 0.10 GALLONS PER SQUARE YARD, RESPECTIVELY.
3. SEE PROJECT SPECIFICATIONS FOR SUB-BASE AND BASE COURSE COMPACTION.
4. ALL CONCRETE FLATWORK TO INCLUDE A JOINTING PATTERN SUBMITTAL TO THE CONSTRUCTION MANAGER. CONTRACTOR TO STAY AS CLOSE TO 9'x9' SQUARE PANELS IN LARGE CONCRETE FLATWORK AREAS AS POSSIBLE.
5. FOR SIDEWALKS, PROVIDE TOOLED JOINTS AT 5' O.C., CONTRACTION JOINTS AT 15' O.C., EXPANSION JOINTS AT 45' O.C.
6. PROVIDE AN EXPANSION JOINT ADJACENT TO ALL STRUCTURES. THESE JOINTS SHOULD BE SEALED WITH A TOOL-FINISHED SILICONE SEALANT PER I.D.O.T. STANDARD.

DIMENSION LEGEND

F	= FACE	FNC	= FENCE
FND	= FOUNDATION	R	= RADIUS
B	= BACK	C	= CENTER
E	= EDGE	PL	= PROPERTY LINE

10 0 5 10 20 40

GEOMETRIC PLAN

NO.	REVISIONS	DATE
1	PER IN HOUSE REVISIONS	1/11/19
2	REVISIONS PER VILLAGE/IDOT COMMENTS	3/15/19
3	REVISIONS PER VILLAGE COMMENTS	4/10/19

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DESIGN BY: S. SIMAK
DRAWN BY: S. SIMAK
DATE: JANUARY 7, 2019
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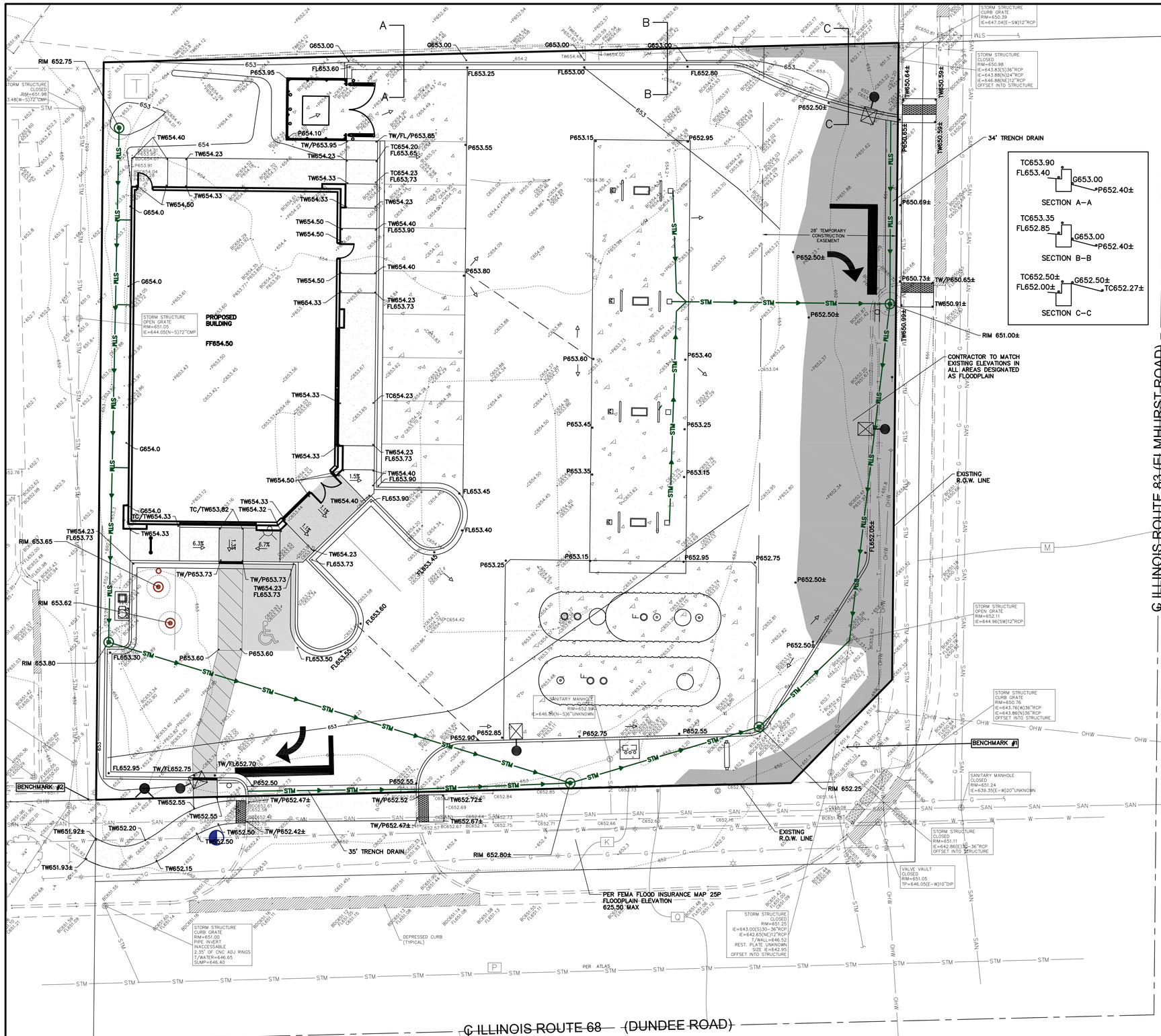
C-2

GEOMETRIC PLAN

2019-6A, B, C & D, and PC 19-4, 7-Eleven, 14 N. Elmhurst Rd



ACCESSIBLE ROUTE GRADES - PLAN VIEW SCALE: 1" = 10'

= A.D.A. ACCESSIBLE ROUTE

J:\dwgs\18jobs\18121\18121.dwg, 18121

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REFERENCE BENCHMARK

NGS MONUMENT DM3895 DATUM: NAVD88

DISK LOCATED IN TOP OF NORTH PARAPET WALL OF THE EAST ABUTMENT OF THE LAKE COOK ROAD BRIDGE OVER RAIL ROAD TRACKS ELEVATION = 690.53

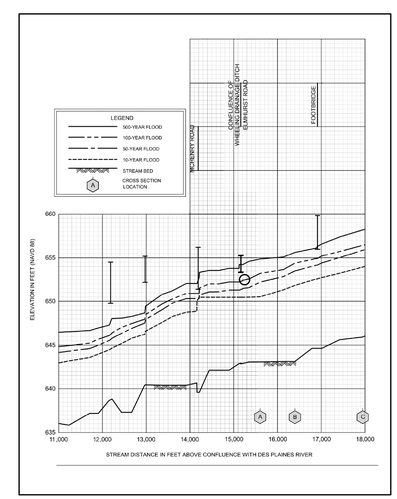
SITE BENCHMARKS

SITE BENCHMARK #1 – CUT CROSS IN NORTHWEST CORNER OF TRAFFIC SIGNAL MANHOLE AT THE NORTHWEST CORNER OF IL RTE 83 (ELMHURST ROAD) AND IL RTE 68 (DUNDEE ROAD) ELEVATION = 651.43

SITE BENCHMARK #2 – TOP OF RAILROAD SPIKE SET IN WEST FACE OF 1ST UTILITY POLE WEST OF IL RTE 83 (ELMHURST ROAD) NORTH SIDE OF IL RTE 68 (DUNDEE ROAD) ELEVATION = 653.16

GRADING PLAN NOTES:

1. UNLESS OTHERWISE SPECIFIED, TOP OF CURB (TC) AND/OR TOP OF WALK ELEVATIONS ARE 0.5' HIGHER THAN THE ADJACENT FLOW LINE (FL) OR PAVEMENT (P) ELEVATIONS.
2. IN ALL LOCATIONS WHERE ELEVATIONS ARE SHOWN AS ±, THE ELEVATION HAS BEEN DETERMINED BASED ON INTERPOLATED GRADES FROM THE SURVEY. CONTRACTOR IS TO VERIFY THESE GRADES PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THE PROXIMITY OF THESE INTERPOLATED GRADES AND REPORT THEM TO THE DESIGN ENGINEER FOR VERIFICATION OF PROPOSED SLOPES PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS. DESIGN ENGINEER IS NOT RESPONSIBLE FOR SLOPES OF PROPOSED IMPROVEMENTS BASED ON THESE ± GRADES WITHOUT CONFIRMATION OF EXISTING ELEVATIONS AT TIME OF CONSTRUCTION.
3. PAVING, SIDEWALK, AND CURBING IS NOT TO BE INSTALLED IN SUCH A WAY THAT IT WILL BLOCK THE FLOW OF WATER AWAY FROM THE BUILDING INCLUDING BUT NOT LIMITED TO WEEP HOLES, WICKS, DRAINAGE SCUPPERS OR PIPES, AND LANDSCAPING.
4. ALL RETAINING AND/OR DECORATIVE LANDSCAPE WALLS OR CURBS SHOWN ON THIS PLAN, INCLUDING DETAILS AND SECTIONS, ARE TO ILLUSTRATE GENERAL LOCATION, LENGTH, AND HEIGHT. STRUCTURAL DESIGN, INCLUDING PROPER DRAINAGE, TIE-BACKS, AND SHORING AS WELL AS CONSTRUCTION MEANS ARE NOT ADDRESSED AS PART OF THESE PLANS. A STRUCTURAL ENGINEER SHOULD BE ENGAGED BY THE GENERAL CONTRACTOR AS THEY DEEM NECESSARY. WATERMARK ENGINEERING RESOURCES ASSUMES NO LIABILITY FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURAL ELEMENT.



FEMA FLOOD PROFILE:

COOK COUNTY, IL AND INCORPORATED AREAS
FLOOD PROFILE – 25P – BUFFALO CREEK
FLOODPLAIN ELEVATION 652.50 MAX

NO.	REVISIONS	DATE
1	PER IN HOUSE REVISIONS	1/11/19
2	REVISIONS PER VILLAGE/IDOT COMMENTS	3/15/19
3	REVISIONS PER VILLAGE COMMENTS	4/10/19

Prepared For:

Vequity
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Chicago, IL 60654

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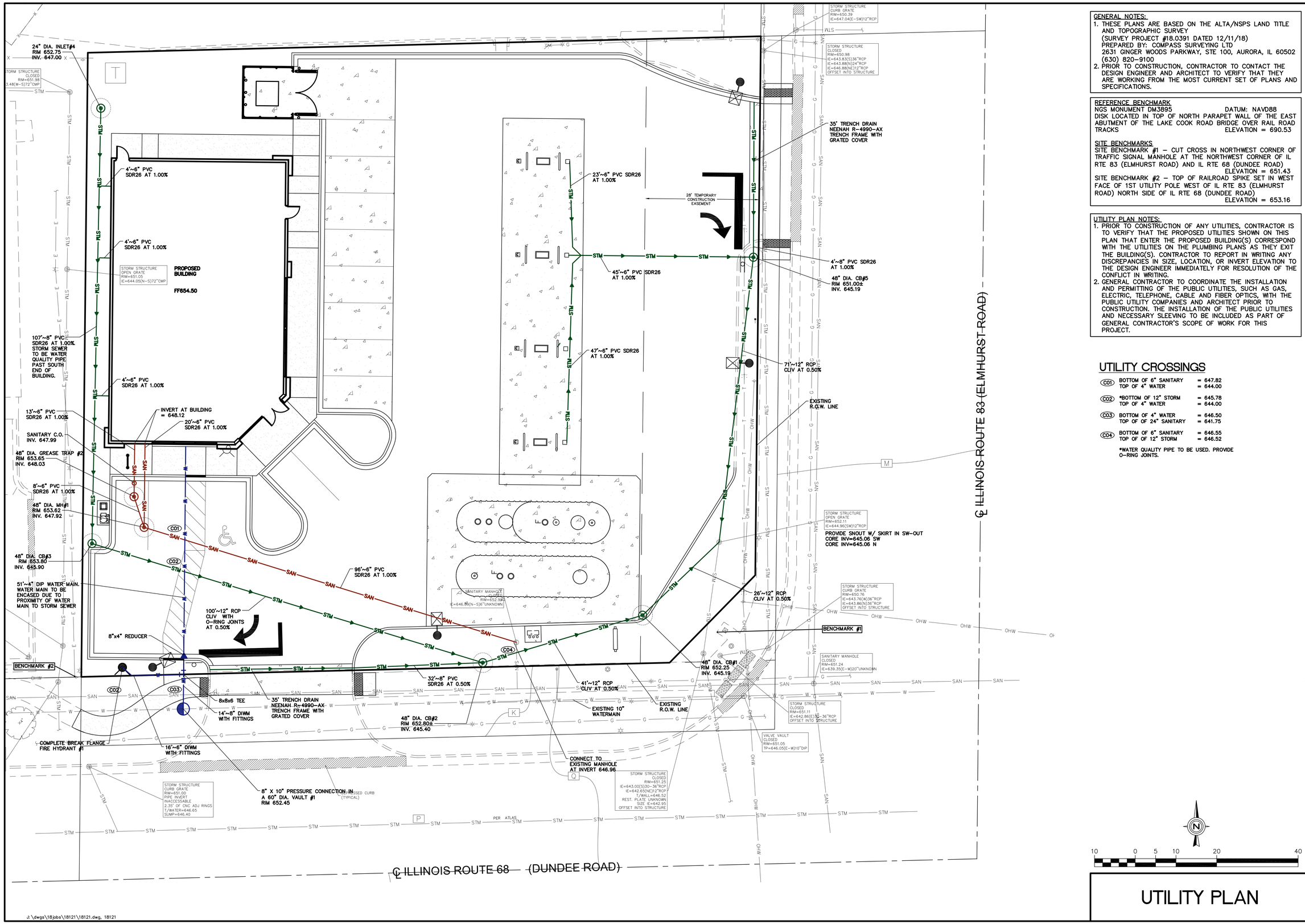
CHECKED BY: B. PERRY
DESIGN BY: S. SIMAK
DRAWN BY: S. SIMAK
DATE: JANUARY 7, 2019
SCALE: 1" = 10'
PROJECT NO.: 18-121

GRADING PLAN

C-3

2019-6A, B, C & D, and PC 19-4, 7-Eleven, 14 N. Elmhurst Rd



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UTILITY PLAN NOTES:

1. PRIOR TO CONSTRUCTION OF ANY UTILITIES, CONTRACTOR IS TO VERIFY THAT THE PROPOSED UTILITIES SHOWN ON THIS PLAN THAT ENTER THE PROPOSED BUILDING(S) CORRESPOND WITH THE UTILITIES ON THE PLUMBING PLANS AS THEY EXIT THE BUILDING(S). CONTRACTOR TO REPORT IN WRITING ANY DISCREPANCIES IN SIZE, LOCATION, OR INVERT ELEVATION TO THE DESIGN ENGINEER IMMEDIATELY FOR RESOLUTION OF THE CONFLICT IN WRITING.
2. GENERAL CONTRACTOR TO COORDINATE THE INSTALLATION AND PERMITTING OF THE PUBLIC UTILITIES, SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE AND FIBER OPTICS, WITH THE PUBLIC UTILITY COMPANIES AND ARCHITECT PRIOR TO CONSTRUCTION. THE INSTALLATION OF THE PUBLIC UTILITIES AND NECESSARY SLEEVING TO BE INCLUDED AS PART OF GENERAL CONTRACTOR'S SCOPE OF WORK FOR THIS PROJECT.

UTILITY CROSSINGS

C01	BOTTOM OF 6" SANITARY	= 647.82
	TOP OF 4" WATER	= 644.00
C02	*BOTTOM OF 12" STORM	= 645.78
	TOP OF 4" WATER	= 644.00
C03	BOTTOM OF 4" WATER	= 646.50
	TOP OF OF 24" SANITARY	= 641.75
C04	BOTTOM OF 6" SANITARY	= 646.55
	TOP OF OF 12" STORM	= 646.52

*WATER QUALITY PIPE TO BE USED. PROVIDE O-RING JOINTS.

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DESIGN BY: S. SIMAK
DRAWN BY: S. SIMAK
DATE: JANUARY 7, 2019
SCALE: 1" = 10'
PROJECT NO.: 18-121

UTILITY PLAN

C-4

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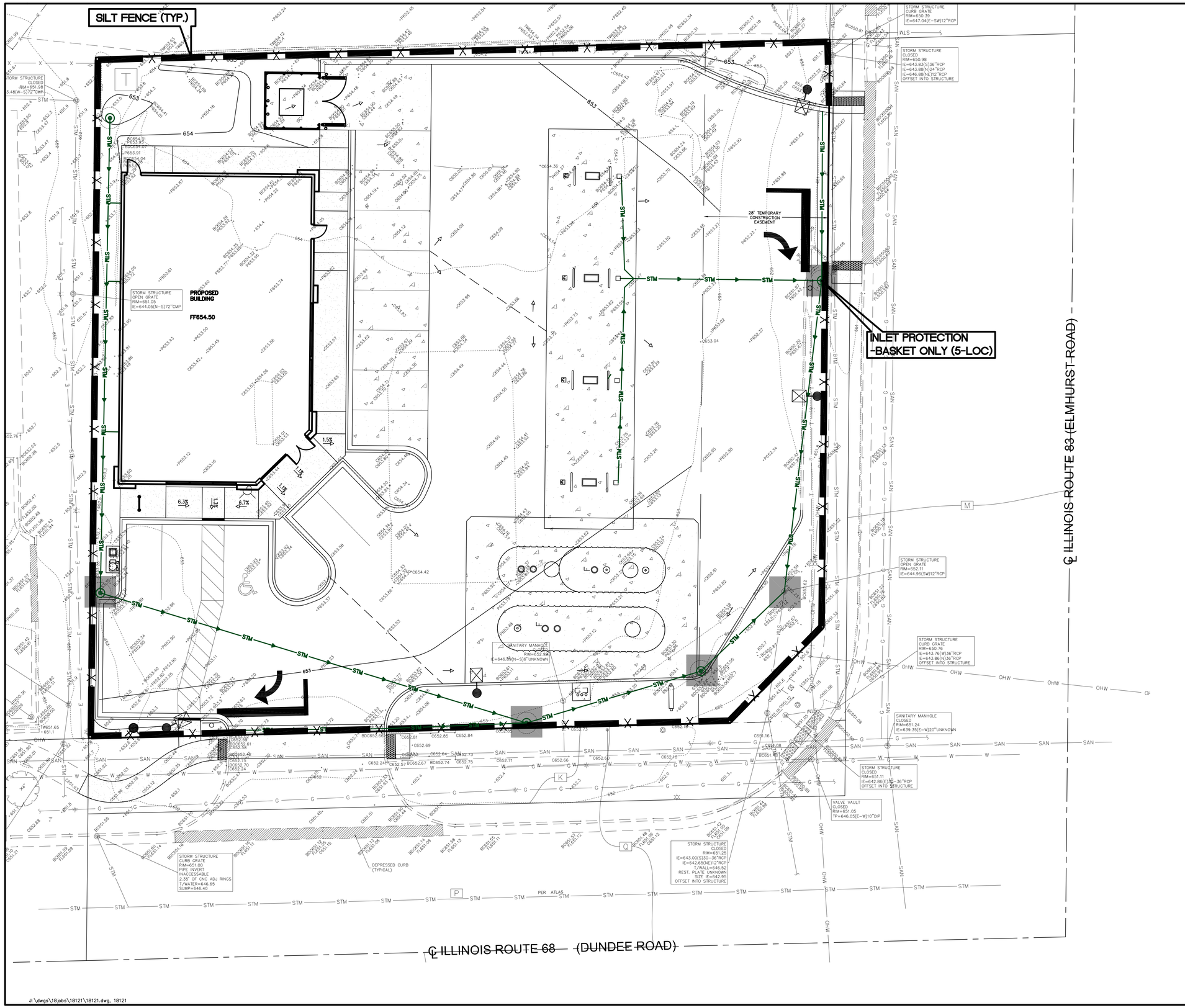
2019-6A, B, C & D, and PC 19-4, 7-Eleven, 14 N. Elmhurst Rd



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LEGEND

- SILT FENCE
- INLET FILTER BASKET
- INLET PROTECTION

10 0 5 10 20 40

SOIL EROSION CONTROL PLAN

NO.	REVISIONS	DATE
1	PER IN HOUSE REVISIONS	1/11/19
2	REVISIONS PER VILLAGE/IDOT COMMENTS	3/15/19
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C-5

SOIL EROSION CONTROL PLAN

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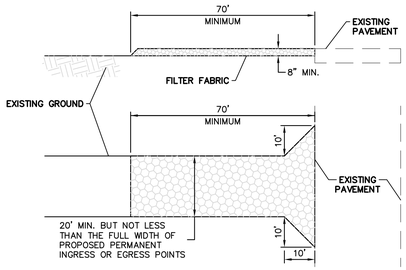
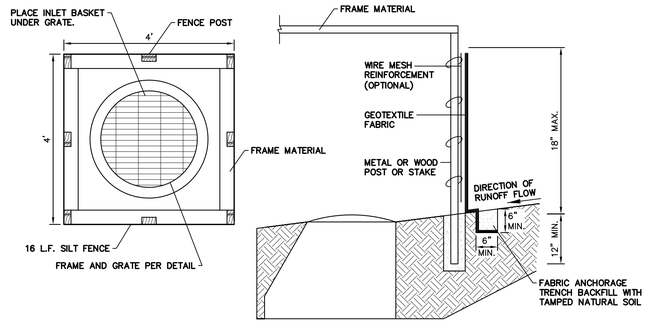
2019-6A, B, C & D, and PC 19-4, 7-Eleven, 14 N. Elmhurst Rd



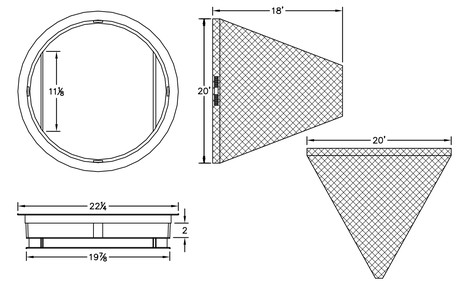
NOTES:
1. STONE SIZE – IDOT COARSE AGGREGATE GRADATIONS: CA–1, CA–2, CA–3 OR CA–4.
2. THICKNESS – NOT LESS THAN EIGHT (8) INCHES.
3. FILTER FABRIC – SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL CLASS I, II OR IV IN THE ILLINOIS URBAN MANUAL.
4. STONE PLACEMENT – THE STONES IN THE ENTRANCE SHALL BE PLACED ACCORDING TO ILLINOIS URBAN MANUAL CONSTRUCTION SPECIFICATION 25 (ROCKFILL). PLACEMENT WILL BE BY METHOD 1 AND COMPACTION WILL BE CLASS III.
5. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT–OF–WAY MUST BE REMOVED IMMEDIATELY.
6. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHS, WATERCOURSES, OR SURFACE WATERS INCLUDING WETLANDS.
7. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE



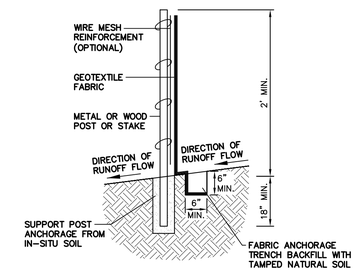
NOTES:
1. FENCE POSTS SHALL BE EITHER STANDARD STEEL POST OR WOOD POST WITH A MINIMUM CROSS–SECTIONAL AREA OF 3.0 SQ. IN.
2. STEEL POSTS SHALL BE STANDARD T AND U SECTIONS WEIGHING NOT LESS THAN 1.33 POUNDS PER LINEAR FOOT OR OTHER STEEL POSTS HAVING EQUIVILENT STRENGTH AND BENDING RESISTANCE.
3. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 (GEOTEXTILE) TABLE 1 OR 2, CLASS I IN THE ILLINOIS URBAN MANUAL, CURRENT EDITION. THE FABRIC SHALL HAVE AN AOS OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN MATERIAL.
4. STAKES ARE TO BE PLACED A MAXIMUM OF 3 FEET APART.
5. JOINTS IN GEOTEXTILE FABRIC ARE TO BE MADE AT STAKES.

INLET PROTECTION



NOTES:
1. TOP FLANGE FABRICATED FROM 1 1/4" x 1 1/4" x 1/8" ANGLE BASE RIM FABRICATED FROM 1 1/2" x 1/2" x 1/8" CHANNEL. HANDLES AND SUSPENSION BRACKETS FABRICATED FROM 1 1/4" x 1/4" FLAT STOCK
2. ALL DOMESTIC STEEL IS TO CONFORM TO ASTM–A36.
3. SEDIMENT BAG IS TO BE FABRICATED FROM 4 OZ./SQ.YD. NON–WOVEN POLYPROPYLENE GEOTEXTILE REINFORCED WITH POLYESTER MESH WITH A MINIMUM FLOW RATE OF 145 GAL/MIN/SQ. FT. BAG IS TO BE DESIGNED FOR A MINIMUM SILT AND DEBRIS CAPACITY OF 2 CU. FT. BAG IS TO BE SECURED TO BASE RIM WITH A STAINLESS STEEL STRAP AND LOCK.

INLET BASKET FILTER FOR TYPE 1 INLETS



NOTES:
1. TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
2. FENCE POSTS SHALL BE EITHER STANDARD STEEL POST OR WOOD POST WITH A MINIMUM CROSS–SECTIONAL AREA OF 3.0 SQ. IN.
3. STEEL POSTS SHALL BE STANDARD T AND U SECTIONS WEIGHING NOT LESS THAN 1.33 POUNDS PER LINEAR FOOT OR OTHER STEEL POSTS HAVING EQUIVILENT STRENGTH AND BENDING RESISTANCE.
4. WIRE FENCE SHALL BE A MINIMUM 12 GAGE WIRE WITH A 6 INCH MAXIMUM OPENING.
5. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 (GEOTEXTILE) TABLE 1 OR 2, CLASS I IN THE FABRIC SHALL HAVE AN AOS OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN MATERIAL.

MAINTENENCE NOTES:
1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL GREATER THAN 1/2" AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN THE DEPOSITS REACH APPROXIMATELY HALF THE HEIGHT OF THE BARRIER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
5. AT A MINIMUM, SILT FENCE AND OTHER EROSION CONTROL MEASURES SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PHASE I AND PHASE II SOIL EROSION CONTROL PLANS. THEY SHALL ALSO BE INSTALLED ANYWHERE THAT THEY ARE NEEDED DURING CONSTRUCTION IN ORDER TO PREVENT EROSION AND SEDIMENT FROM BEING CARRIED DOWN STREAM. THIS IS THE GENERAL CONTRACTOR'S RESPONSIBILITY AND SHALL BE INSTALLED, RELOCATED, MAINTAINED, ETC. AS DIRECTED BY THE APPOINTED SWPPP INSPECTOR. EROSION CONTROL INSTALLATION AND MAINTENANCE IS TO BE A PART OF THE CONTRACT AND IS NOT AN EXTRA TO THE OWNER.

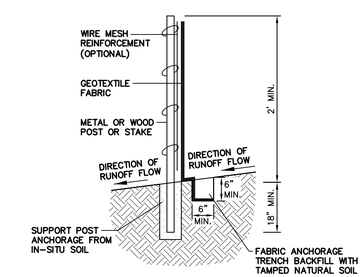
SILT FENCE DETAIL

CONSTRUCTION SEQUENCE:
1. SELECT ONE EXISTING ENTRANCE TO SERVE AS A CONSTRUCTION ENTRANCE.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. INSTALL INLET PROTECTION AROUND ALL EXISTING STORM SEWER STRUCTURES.
5. HOLD PRE–CONSTRUCTION MEETING TO DISCUSS THE STORM WATER POLLUTION PLAN WITH ENGINEER, ALL CONTRACTORS AND JURISDICTIONAL INSPECTION AGENCIES.
6. BEGIN DEMOLITION TO CLEAR AND GRUB THE SITE.
7. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
8. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
9. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
10. PREPARE SITE FOR PAVING.
11. PAVE SITE.
12. INSTALL INLET PROTECTION DEVICES.
13. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
14. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

SOIL PROTECTION CHART

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDING			•						→			
SODDING			•						→			
TEMPORARY SEEDING			•						→			
MULCHING	→	→	→	→	→	→	→	→	→	→	→	→

NOTES:
1. PERMANENT VEGETATION SHALL BE PLANTED ACCORDING TO THE APPROVED LANDSCAPE PLAN AND SHALL FOLLOW ILLINOIS URBAN MANUAL PRACTICE STANDARD 880 FOR PERMANENT SEEDING AND 925 FOR SODDING AT A MINIMUM.
2. TEMPORARY SEEDING SHALL BE APPLIED ACCORDING TO THE ILLINOIS URBAN MANUAL PRACTICE STANDARD 965. THIS PRACTICE APPLIES TO ALL CLEARED, UNVEGETATED, OR SPARSELY VEGETATED SOIL SURFACES WHERE VEGETATIVE COVER IS NEEDED FOR LESS THAN 1 YEAR.
   A. WHERE THE PH OF THE SOIL IS BELOW 5.5, APPLY ONE AND ONE HALF TO TWO TONS PER ACRE OF FINELY GROUND AGRICULTURAL LIMESTONE. IF THE SEEDING PERIOD IS LESS THAN 30 DAYS, LIMING WILL NOT BE REQUIRED.
   B. APPLY 500 POUNDS PER ACRE OF 10–10–10 FERTILIZER OR EQUIVALENT. INCORPORATE LIME AND FERTILIZER INTO THE TOP 2–4 INCHES OF SOIL. IF THE SEEDING PERIOD IS LESS THAN 30 DAYS, FERTILIZER WILL NOT BE REQUIRED.
   C. PREPARE A TOPSOIL SEEDBED OF LOOSE SOIL TO A DEPTH OF 3 TO 4 INCHES. IF RECENT TILLAGE OR GRADING OPERATIONS HAVE RESULTED IN A LOOSE SURFACE, ADDITIONAL TILLAGE OR ROUGHENING MAY NOT BE REQUIRED EXCEPT TO BREAK UP LARGE CLODS. IF RAINFALL CAUSED THE SURFACE TO BECOME SEALED OR CRUSTED, LOOSEN IT JUST PRIOR TO SEEDING BY DISKING, RAKING, HARROWING, OR OTHER SUITABLE METHODS. GROVE OR FURROW SLOPES STEEPER THAN 3:1 ON THE CONTOUR BEFORE SEEDING.
   D. SEED SHALL BE EVENLY APPLIED WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER OR HYDROSEEDER. SMALL GRAINS SHALL BE PLANTED NO MORE THAN ONE INCH DEEP. GRASSES SHALL BE PLANTED NO MORE THAN ONE HALF INCH DEEP.
   E. COVER BROADCAST SEEDINGS BY CULTIPACKING, DRAGGING A HARROW, OR RAKING.
   F. OATS SHALL BE APPLIED AT 90 LBS PER ACRE AND SHALL ONLY BE APPLIED EARLY SPRING TO JULY 1.
   G. CEREAL RYE SHALL BE APPLIED AT 90 LBS PER ACRE AND SHALL ONLY BE APPLIED EARLY SPRING TO SEPTEMBER 30.
   H. WHEAT SHALL BE APPLIED AT 90 LBS PER ACRE AND SHALL ONLY BE APPLIED EARLY SPRING TO SEPTEMBER 30.
   I. PERENNIAL RYE GRASS SHALL BE APPLIED AT 25 LBS PER ACRE AND SHALL ONLY BE APPLIED EARLY SPRING TO SEPTEMBER 30.
3. TEMPORARY MULCHES ARE TO BE APPLIED TO:
   A. AREAS THAT HAVE BEEN SEEDED TO PROVIDE A TEMPORARY OR PERMANENT SEEDING;
   B. AREAS THAT CANNOT BE SEEDED BECAUSE OF THE SEASON OF THE YEAR AND NEED FOR SOIL SURFACE PROTECTION;
   C. FOR MUD AND DUST CONTROL;
   D. PROVIDE PROTECTION DURING PERIODS WHEN CONSTRUCTION OR SEEDING CANNOT BE DONE; AND SHALL BE CONSTRUCTED ACCORDING TO THE ILLINOIS URBAN MANUAL PRACTICE STANDARD 875.



NOTES:
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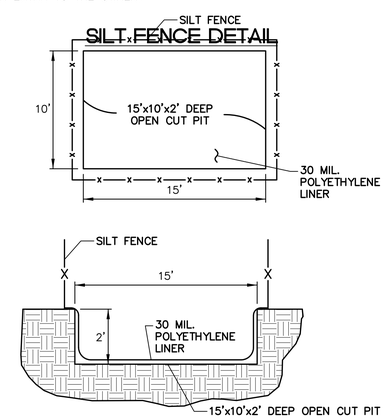
SILT FENCE DETAIL



NOTE: OPTIONAL USE OF A PORTABLE CONCRETE WASHOUT CONTAINER IS ACCEPTABLE WITH 30 MIL. POLYETHYLENE LINER.

CONCRETE WASHOUT AREA DETAIL

SOIL EROSION CONTROL DETAILS AND SPECS

NO.	REVISIONS	DATE
1	NO REVISIONS	1/11/19
2	NO REVISIONS	3/15/19
3	REVISIONS PER VILLAGE COMMENTS	4/10/19

Prepared For:

Vequity
400 N State Street, Suite 400
Chicago, IL 60654

FUEL CENTER AND CONVENIENCE STORE
14 N Elmhurst Road
Wheeling, Illinois

Prepared By:

Watermark Engineering RESOURCES, LTD
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-375-1800 fax 630-236-9800 www.watermark-engineering.com

CHECKED BY: B. PERRY
DESIGN BY: S. SIMAK
DRAWN BY: S. SIMAK
DATE: JANUARY 7, 2019
SCALE: NONE
PROJECT NO.: 18–121

C–6

SOIL EROSION CONTROL DETAILS AND SPECS

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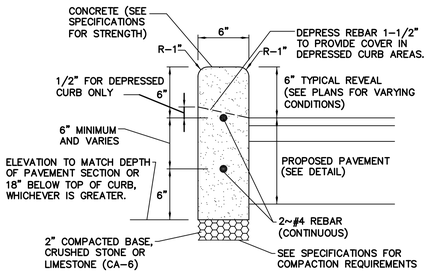
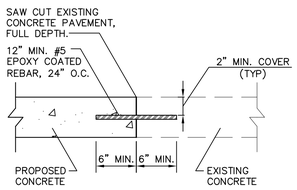


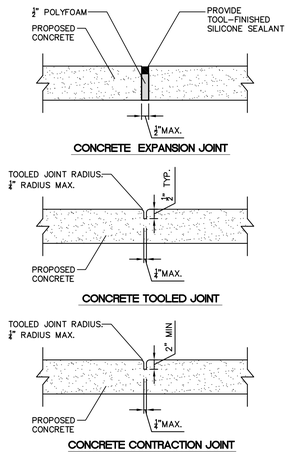
TYPE "C" BARRIER CURB

1. PROVIDE 1/2" EXPANSION JOINTS EVERY 45' O.C.
2. PROVIDE HAND TOOLED CONTRACTION JOINTS EVERY 15' O.C.



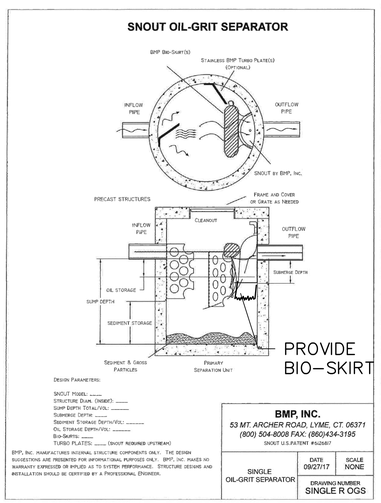
CONCRETE PAVEMENT BUTT JOINT

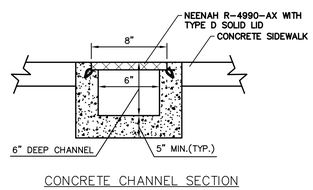
CURB JOINT SIMILAR



CONCRETE SIDEWALK JOINTS

N.T.S.

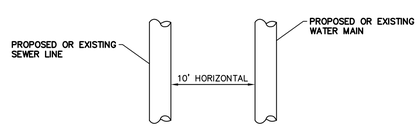




CONCRETE CHANNEL SECTION

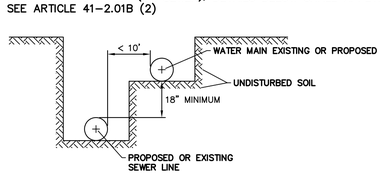
TYPICAL TRENCH TRAIN DETAIL

WHEN PROPOSED SEWER (OR WATER) IS LOCATED 10 FEET OR MORE FROM EXISTING WATER (OR SEWER), NO SPECIAL CONSTRUCTION REQUIRED. SEE ARTICLE 41-2.01A (1)

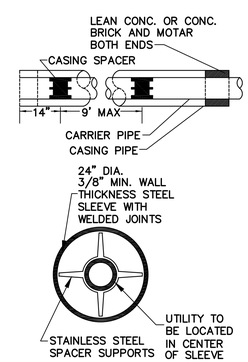


PLAN VIEW

WHEN PROPOSED SEWER (OR WATER) IS LOCATED LESS THAN 10 FEET FROM EXISTING WATER (OR SEWER), DETAILS BELOW SHALL APPLY. SEE ARTICLE 41-2.01B (2)

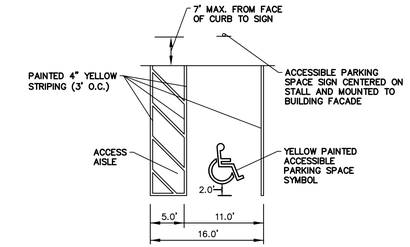


WATER AND SEWER SEPARATION REQUIREMENTS HORIZONTAL SEPARATION

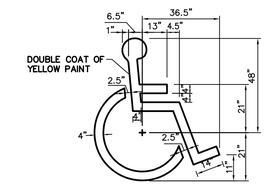


WATER MAIN CASING DETAIL

NOTES:
1. CASING PIPE TO BE 0.375" THICK STEEL WITH A FACTORY APPLIED BITUMINOUS PIPE COATING.
2. CASING SPACERS SHALL BE STAINLESS STEEL BY CASCADE OR APPROVED EQUAL (3 SPACES PER EACH LENGTH OF PIPE.)
3. WATER MAIN CASING SPACERS REQUIRE RESTRAINED POSITIONING.
4. WATER MAIN AND SANITARY SEWER WITHIN CASING PIPE REQUIRE D.I. PIPE AND RESTRAINED PUSH ON JOINTS.

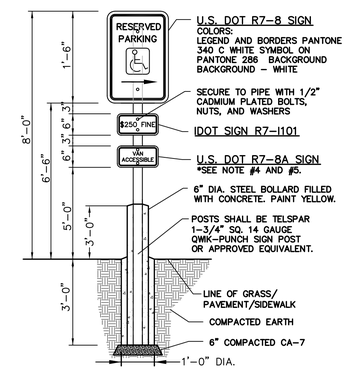


ACCESSIBLE PARKING SPACE DETAIL



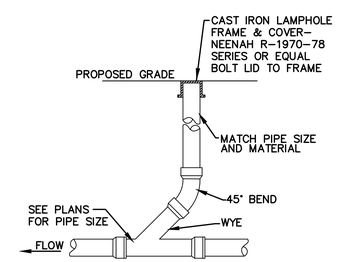
ACCESSIBLE PARKING SPACE SYMBOL

1. SYMBOL IS CENTERED ON WIDTH OF PARKING STALL AND 2' FROM THE END OF THE STALL.



1. WHERE A FINE IN EXCESS OF $250 IS ESTABLISHED BY A MUNICIPALITY BY ORDINANCE IN ACCORDANCE WITH THE STATUTES, THE ACTUAL AMOUNT OF THE FINE SHOULD BE SHOWN.
2. THIS PLATE MAY BE MOUNTED DIRECTLY BELOW THE R7-8 SIGN OR COMBINED WITH THAT SIGN ON A SINGLE 12 INCH BY 24 INCH PANEL.
3. ON THE RESERVED PARKING SIGN, THE ARROW SHOULD BE OMITTED WHERE THERE IS ONLY ONE SPACE. THE ARROW MAY ALSO BE MADE TO POINT IN ONLY ONE DIRECTION. THE ARROW MAY ALSO BE REPLACED BY "TIME" SUCH AS 9 AM-5 PM WHERE A PART TIME RESTRICTION EXISTS.
4. ONE IN EVERY SIX ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 8 FEET WIDE MINIMUM AND SHALL BE DESIGNATED "VAN ACCESSIBLE".
5. THE LOWEST BOTTOM EDGE OF THE LOWEST REQUIRED SIGN SHALL BE MOUNTED AT 60" ABOVE FINISHED GRADE.
6. COLORS FOR BOTH IDOT SIGN R7-I101 AND USDOT R7-8A, LEGEND AND BORDERS-GREEN NON-REFLECTORIZED (PANTONE 340C) BACKGROUND-WHITE REFLECTORIZED

ACCESSIBLE PARKING SPACE BOLLARD SIGN DETAIL



CLEANOUT DETAIL

PROJECT DETAILS

NO.	REVISIONS	DATE
1	NO REVISIONS	1/11/19
2	REVISIONS PER VILLAGE/IDOT COMMENTS	3/15/19
3	REVISIONS PER VILLAGE/IDOT COMMENTS	4/10/19

Prepared For:

Vequity
400 N State Street, Suite 400
Chicago, IL 60654

FUEL CENTER AND CONVENIENCE STORE
14 N Elmhurst Road
Wheeling, Illinois

Prepared By:

Watermark Engineering RESOURCES, LTD
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-375-1800 fax 630-236-9800 www.watermark-engineering.com

CHECKED BY: B. PERRY
DESIGN BY: S. SIMAK
DRAWN BY: S. SIMAK
DATE: JANUARY 7, 2019
SCALE: NONE
PROJECT NO.: 18-121

C-7

PROJECT DETAILS

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PROJECT SPECIFICATIONS

1. CONTRACTOR IS TO FOLLOW ALL ORDINANCES AND REQUIREMENTS OF THE STATE, COMMUNITY, LOCAL DISTRICTS AND THE ILLINOIS ACCESSIBILITY CODE (IAC). ALL PROPOSED IMPROVEMENTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS WELL AS THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS" CURRENT EDITIONS.
2. THE CONTRACTOR SHALL INDEMNIFY WATERMARK ENGINEERING RESOURCES, LTD (THE DESIGN ENGINEER), ARCHITECT AND OWNER, THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONDUCTING WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, SPECIFICATIONS, AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THIS DEVELOPMENT.
3. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL PERMITS THAT ARE REQUIRED BY THE LOCAL AGENCIES.
4. PRIOR TO BID AND PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THE PLANS AND THE ACTUAL CONDITIONS AT THE SITE. IF ANY DISCREPANCIES ARE FOUND, AT ANY TIME BEFORE OR DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY (BEFORE ANY ADDITIONAL IMPROVEMENTS ARE INSTALLED) IN ORDER TO OBTAIN WRITTEN CONFIRMATION BY THE DESIGN ENGINEER AS TO ANY REVISIONS THAT MAY NEED TO BE MADE TO THE PLANS.
5. PRIOR TO CONSTRUCTION, CONTRACTOR IS TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.
6. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER, ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION, AND ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION 2 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE APPROPRIATE CONSTRUCTION INSPECTIONS.
7. THE MUNICIPALITY SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE IMPROVEMENTS.
8. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS, THE CONTRACTOR MUST CALL J.U.L.I.E. FOR THE LOCATION AND STAKING OF EXISTING UNDERGROUND UTILITIES (GAS, ELECTRIC, TELEPHONE) AT 1-800-892-0123, 48 HOURS PRIOR TO DIGGING.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING RECORD DRAWINGS PER THE MUNICIPALITY AND/OR ANY OTHER AGENCY REQUIREMENTS. ANY CHANGES TO THE DRAWINGS MUST BE REPORTED TO THE DESIGN ENGINEER BEFORE WORK PROGRESSES.
10. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY THE MUNICIPALITY.
11. ALL QUANTITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE VERIFIED PRIOR TO CONSTRUCTION. IF DISCREPANCIES OCCUR, THE CONTRACTOR IS TO CONTACT THE DESIGN ENGINEER IMMEDIATELY AND NO WORK IS TO BE DONE UNTIL APPROVED BY THE DESIGN ENGINEER.
12. ANY RESTORATION NEEDED BECAUSE OF CONSTRUCTION SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST.
13. TRENCH BACKFILL MATERIAL, CRUSHED STONE OR LIMESTONE (CA-6) IS REQUIRED UNDER AND WITHIN TWO FEET (2') OF SIDEWALKS AND PAVED AREAS. THIS BACKFILL SHALL BE IN SIX INCH (6") LIFTS AND COMPACTED TO 95% STANDARD PROCTOR.
14. CONTRACTOR IS TO PROVIDE ALL TEMPORARY SIGNAGE AS REQUIRED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND LOCAL MUNICIPALITIES.
15. ALL EXISTING DRAIN TILES THAT ARE ENCOUNTERED ARE TO BE RESTORED TO THEIR ORIGINAL CONDITION OR REROUTED TO THE PROPOSED STORM SEWER SYSTEM.
16. RESTORATION OF EXISTING RIGHT-OF-WAYS IS TO BE COMPLETED WITH FOUR INCH (4") MINIMUM TOPSOIL AND SALT TOLERANT SOD UNLESS OTHERWISE NOTED.
17. THE WATER SYSTEM CANNOT BE SHUT DOWN WITHOUT CONSENT BY THE OWNER OF THE SYSTEM.
18. ALL FRAME ADJUSTMENTS SHALL BE MADE WITH PRE-CAST CONCRETE RINGS CONFORMING TO ASTM C-39 AND CANNOT EXCEED TWELVE INCHES (12").
19. FRAMES SHALL BE SET WITH EZ STIK8 (OR EQUAL) MATERIAL TO PREVENT LEAKAGE.
20. THE REINFORCED CONCRETE SECTIONS SHALL BE LAID IN MORTAR, SEALED WITH EXTERNAL SEALING BANDS, OR SEALED USING MASTIC JOINT SEALER. WHEN MASTIC JOINT SEALER IS USED, THE MATERIAL SHALL COMPLETELY FILL THE JOINT AFTER THE UNITS HAVE BEEN BROUGHT TOGETHER.
21. STEPS IN STRUCTURES SHALL BE MADE OF COPOLYMER POLYPROPYLENE PLASTIC WITH CONTINUOUS ONE HALF INCH (1/2") GRADE SIXTY (60) STEEL REINFORCEMENT, STEP PSI-PF, AS MANUFACTURED BY M.A. INDUSTRIES, INC., OR APPROVED EQUAL. STEPS TO BE SPACED SIXTEEN INCHES (16") ON-CENTER.
22. ALL INSTRUMENTS ARE TO BE PROPERLY CALIBRATED PRIOR TO CONSTRUCTION USE.
23. ALL PARKING LOT LIGHT POLES ARE TO BE CONSTRUCTED AT THE INTERSECTION OF PARKING LOT STRIPING OR IN LANDSCAPE AREAS WITH A MINIMUM OF 2' CLEARANCE BETWEEN THE BACK OF CURB AND THE EDGE OF THE PARKING LOT LIGHT BASE UNLESS OTHERWISE SPECIFIED.
24. GENERAL CONTRACTOR TO BECOME FAMILIAR WITH AND APPLY THE ADA MINIMAL REQUIREMENTS AND REPORT TO ARCHITECT/DESIGN ENGINEER ANY DISCREPANCIES BEFORE CONSTRUCTION. THIS INCLUDES, BUT NOT LIMITED TO, TRANSITIONS TO EXISTING CONDITIONS.
25. CONSTRUCTION MEANS, METHODS AND JOB SITE SAFETY IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR.
26. PAVING, SIDEWALK, AND CURBING IS NOT TO BE INSTALLED IN SUCH A WAY THAT IT WILL BLOCK THE FLOW OF WATER AWAY FROM THE BUILDING INCLUDING BUT NOT LIMITED TO WEEP HOLES, WICKS, DRAINAGE SCUPPERS OR PIPES, AND LANDSCAPE.

GRADING

1. GEOTECHNICAL REPORTS AS PREPARED BY OWNER (OR REPRESENTATIVE) SHALL BE REFERRED TO PRIOR TO EARTH MOVING AND/OR UTILITY CONSTRUCTION.
2. UNSTABLE SOIL SHALL BE REMOVED OR STABILIZED.
3. CONTRACTOR IS TO MAINTAIN A POSITIVE DRAINAGE PATTERN AT THE END OF EACH DAY. CARE SHOULD BE TAKEN TO INSURE THAT DRAINAGE IS NOT REROUTED OR BLOCKED IN A WAY THAT MAY BE INJURIOUS TO ADJACENT LAND.
4. THE SUB-BASE BELOW STRUCTURES, PAVEMENTS OR NEW STRUCTURAL FILL SHALL BE PROOF ROLLED. IF SOIL RUTS, PUMPS, DEFLECTS EXCESSIVELY OR EXHIBITS EXCESSIVE MOVEMENT OR MOISTURE, THEN THE UNSTABLE SOIL SHALL BE UNDERCUT AND REPLACED WITH STRUCTURAL FILL OR DISCING AND DRYING TO NEAR OPTIMUM MOISTURE SO SOIL CAN BE PROPERLY COMPACTED. THIS PROCESS IS TO BE OBSERVED BY A GEOTECHNICAL ENGINEER.
5. ALL FILLS SHALL BE PLACED IN 8" LIFTS COMPACTED TO A MINIMUM OF 98% STANDARD LABORATORY DENSITY PER ASTM D698 UNDER AND WITHIN INFLUENCE OF THE BUILDING, A MINIMUM OF 95% STANDARD LABORATORY DENSITY PER ASTM D698 UNDER AND WITHIN THE INFLUENCE OF ALL OTHER IMPERVIOUS AREAS, AND A MINIMUM OF 90% STANDARD LABORATORY DENSITY PER ASTM D698 IN ALL LANDSCAPE AREAS.
6. EROSION CONTROL SHALL BE PROVIDED PRIOR TO ANY DISTURBANCES. SEE EROSION CONTROL PLANS FOR ADDITIONAL SPECIFICATIONS AND DETAILS.
7. PROVIDE TOPSOIL RESPREAD PER THE FOLLOWING UNLESS OTHERWISE NOTED:
   A. 4" MINIMUM IN GRASS OR SOD AREAS.
   B. 6" MINIMUM IN PLANTING AREAS.
   C. 12" MINIMUM IN LANDSCAPE ISLANDS.
8. ALL TOPSOIL TO BE FRIABLE (NOT COHESIVE), WEED FREE, AND FREE OF ROCKS, LARGE ROOTS AND UNNATURAL DEBRIS.
9. ALL GRADING IS TO BE CONSTRUCTED TO WITHIN A TOLERANCE OF 0.10' OF THE PROPOSED ELEVATIONS. SEE PAVEMENT SPECIFICATIONS FOR PAVEMENT TOLERANCES.

VILLAGE OF WHEELING SPECIFICATIONS

1. VILLAGE SPECIFICATIONS ON SHEETS C-13 AND C-14 SUPERSEDE ANY NOTES THAT ARE CONTRADICTING FROM THIS SHEET.

"AMERICANS WITH DISABILITIES ACT" (ADA) MINIMAL REQUIREMENTS:

1. GENERAL CONTRACTOR TO BECOME FAMILIAR WITH AND APPLY THE ADA MINIMAL REQUIREMENTS AND REPORT TO ARCHITECT/ENGINEER ANY DISCREPANCIES BEFORE CONSTRUCTION.
2. ACCESSIBLE ROUTES ON AN ACCESSIBLE SITE AND FOR ANY NEW SITE IMPROVEMENTS SHALL BE PROVIDED TO SERVE ALL ACCESSIBLE SPACES OR ELEMENTS.
3. THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE PER CODE IS 48".
4. EACH ACCESSIBLE PARKING SPACE IS TO BE:
   4.1. CAR:
   A MINIMUM OF 192" WIDE, CONSISTING OF A 96" WIDE ACCESS AISLE AND A 96" WIDE PARKING SPACE, UNLESS OTHERWISE NOTED. (SEE DETAIL). THE ACCESS AISLE SHALL BE PERMITTED TO BE PLACED ON EITHER SIDE OF THE PARKING SPACE. SEE DETAIL FOR REQUIRED DEPTH.
   4.2 VAN:
   A MINIMUM OF 192" WIDE, CONSISTING OF A 96" WIDE ACCESS AISLE AND A 96" WIDE PARKING SPACE, UNLESS OTHERWISE NOTED (SEE DETAIL). WHEN VAN ACCESSIBLE PARKING SPACES ARE ANGLED, THE ACCESS AISLE SHALL BE LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACE. SEE DETAIL FOR REQUIRED DEPTH.
5. ACCESSIBLE PARKING SPACES ARE TO BE LOCATED AS CLOSE TO THE BUILDING ENTRANCE AS POSSIBLE AND SHALL BE IDENTIFIED WITH A SIGN.
6. RAMPS MUST NOT EXTEND OUT FROM THE CURB INTO THE ACCESS AISLE OF ANY ACCESSIBLE PARKING SPACE.
7. ACCESS AISLES SHALL BE MARKED SO AS TO DISCOURAGE PARKING IN THEM. (SEE DETAIL)
8. ALL ADA PARKING STALLS, ACCESS AISLES AND CROSSWALKS SHALL BE STRIPED USING 4" WIDE DOUBLE LAYER OF HIGH QUALITY YELLOW PAINT, UNLESS OTHERWISE NOTED.
9. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1:50 (2.00%) IN ANY DIRECTION.
10. EACH ACCESSIBLE PARKING SPACE SHALL HAVE AN IDENTIFICATION SIGN (SEE DETAIL).

RAMPS

11. AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 1:20 (5.00%) IS A RAMP AND SHALL COMPLY WITH THE RAMP REQUIREMENTS.
12. AN ACCESSIBLE ROUTE MAY CROSS OPEN PAVEMENT OR FOLLOW A RAMP AS REQUIRED BY SITE-SPECIFIC CONDITIONS. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE ACROSS OPEN PAVEMENT MUST NOT EXCEED 1:20 (5.00%), WITH A CROSS SLOPE NOT EXCEEDING 1:50 (2.00%). SLOPES EXCEEDING 1:20 (5.00%), BUT LESS THAN 1:12 (8.33%), CONSTITUTE RAMPS AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS, RISE AND RUN LIMITS, ETC.) AS DETAILED ON THE CIVIL AND ARCHITECTURAL PLANS. NO RAMP SHALL HAVE A RUNNING SLOPE EXCEEDING 1:12 (8.33%), NOR HAVE A CROSS SLOPE EXCEEDING 1:50 (2.00%).
13. THE GENERAL CONTRACTOR/CONTRACTOR SHALL MEASURE THE SUBGRADE AND ACROSS FORMS PRIOR TO INSTALLATION OF ASPHALT OR CONCRETE IMPROVEMENTS TO ASSURE THE FINAL IMPROVEMENTS WILL MEET THESE MINIMAL ADA REQUIREMENTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE CIVIL ENGINEER PRIOR TO INSTALLATION OF THE IMPROVEMENTS.

CURB RAMPS

14. A CURB RAMP SHALL BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB.
15. CURB RAMPS HAVE A MAXIMUM SLOPE OF 1:12 (8.33%) AND DO NOT REQUIRE HANDRAILS.
16. IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, OR WHERE IT IS NOT PROTECTED BY HANDRAILS, OR GUARDRAILS, IT SHALL HAVE FLARED SIDES; THE MAXIMUM SLOPE OF THE FLARE SHALL BE 1:12 (8.33%).

NO.	REVISIONS	DATE
1	NO REVISIONS	1/11/19
2	NO REVISIONS	3/15/19
3	PER VILLAGE COMMENTS	4/10/19

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DATE: JANUARY 7, 2019
SCALE: NONE
PROJECT NO.: 18-121

C-8

PROJECT SPECIFICATIONS

PROJECT SPECIFICATIONS

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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 (IDOT 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 FRANKLIN PARK 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 FRANKLIN PARK 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 J.U.L.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).

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		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

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 ¼" TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ 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 ("SHEWER-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 OF 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-923 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 CONTRCTOR 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 LADEN 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.

MWRD SPECIFICATIONS

NO.	REVISIONS	DATE
1	NO REVISIONS	1/11/19
2	NO REVISIONS	3/15/19
3	NO REVISIONS	4/10/19

Prepared For:

Vequity
400 N State Street, Suite 400
Chicago, IL 60654

FUEL CENTER AND CONVENIENCE STORE
14 N Elmhurst Road
Wheeling, Illinois

Prepared By:

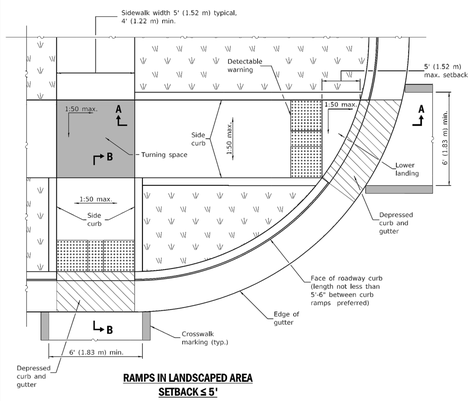
Watermark Engineering RESOURCES, LTD
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-375-1800 fax 630-236-9800 www.watermark-engineering.com

CHECKED BY: B. PERRY
DESIGN BY: S. SIMAK
DRAWN BY: S. SIMAK
DATE: JANUARY 7, 2019
SCALE: NONE
PROJECT NO.: 18-121

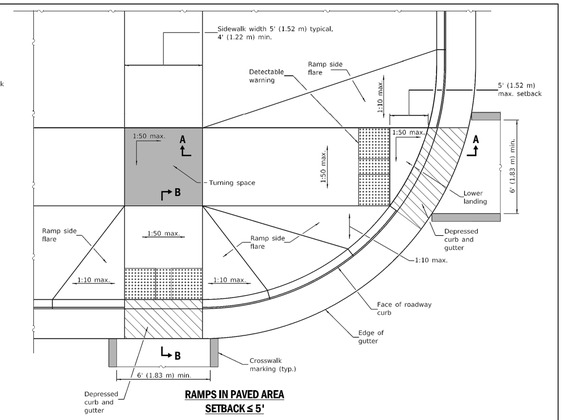
C-9

MWRD SPECIFICATIONS

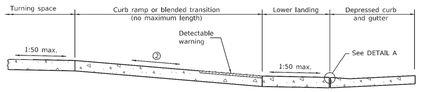
J:\dwgs\18jobs\18121\18121.dwg, 18121



RAMPS IN LANDSCAPED AREA
SETBACK ≤ 5'

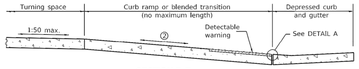


RAMPS IN PAVED AREA
SETBACK ≤ 5'



SECTION A-A

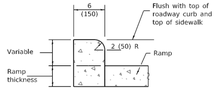
② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.



SECTION B-B

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.

DETAIL A



SIDE CURB DETAIL

See Sheet 2 for GENERAL NOTES.

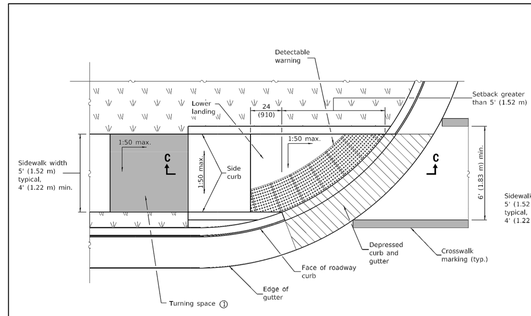
DATE	REVISIONS
1-1-19	Removed "15-foot rule", added "Blended transitions" and placement tolerances for detectable warnings.
1-1-18	Omitted diagonal slope at turning spaces and lower landings.

Illinois Department of Transportation
PASSED January 1, 2019
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2019
ENGINEER OF DESIGN AND ENVIRONMENT
BLR 09020 (1-1-19)

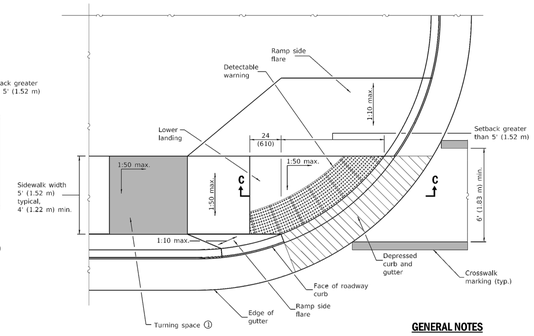
PERPENDICULAR CURB RAMPS FOR SIDEWALKS

(Sheet 1 of 2)

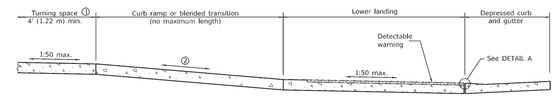
STANDARD 424001-11



RAMP IN LANDSCAPED AREA
SETBACK > 5'



RAMP IN PAVED AREA
SETBACK > 5'



SECTION C-C

① This turning space not required for blended transitions.

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where the turning space is constrained on a side opposite a ramp, the minimum length of the turning space in the direction of the ramp-run shall be 5' (1.52 m).

Where 1:50 maximum slope is shown, 1:64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in. (50 mm) in width is allowed.

Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

See Standard 606001 for details of depressed curb adjacent to curb ramp.

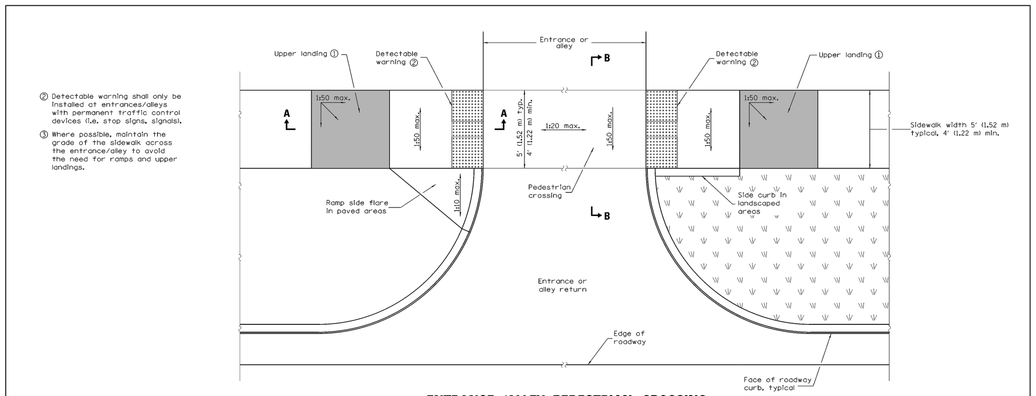
All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
PASSED January 1, 2019
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2019
ENGINEER OF DESIGN AND ENVIRONMENT
BLR 09020 (1-1-19)

PERPENDICULAR CURB RAMPS FOR SIDEWALKS

(Sheet 2 of 2)

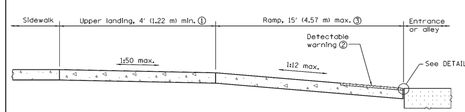
STANDARD 424001-11



② Detectable warning shall only be installed at entrances/alleys with permanent traffic control devices (i.e. stop signs, signals).

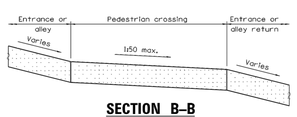
③ Where possible, maintain the grade of the sidewalk across the entrance/alley to avoid the need for ramps and upper landings.

ENTRANCE /ALLEY PEDESTRIAN CROSSING

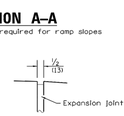


SECTION A–A

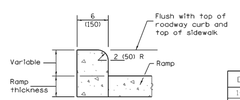
① Upper landing not required for ramp slopes flatter than 1:20.



SECTION B–B



DETAIL A



SIDE CURB DETAIL

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where 1:50 maximum slope is shown, 1:64 is preferred.

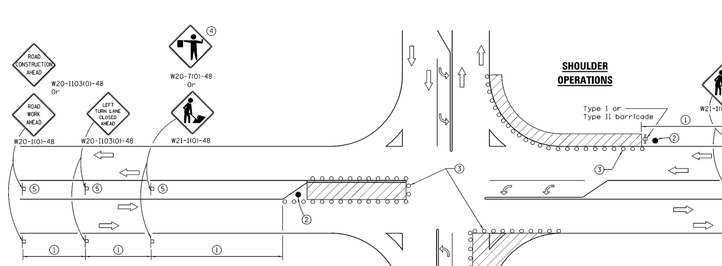
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-13	Revised General Notes.
1-1-12	New standard.

Illinois Department of Transportation
PASSED January 1, 2013
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2013
ENGINEER OF DESIGN AND ENVIRONMENT
BLR 09020 (1-1-12)

ENTRANCE / ALLEY PEDESTRIAN CROSSINGS

STANDARD 424026-01



LEFT TURN LANE OR CENTER MEDIAN OPERATIONS

① Refer to SIGN SPACING TABLE for distance.

② Required for speed > 40 mph.

③ Cones at 25' (8 m) centers for 250' (75 m). Additional cones may be placed at 50' (15 m) centers. When drums or Type I or Type II barricades are used, the interval between devices may be doubled.

④ Use flagger sign only when flagger is present.

⑤ Omit this sign when median is less than 10' (3 m) or for bi-directional turn lanes.

⑥ Cones, drums or barricades at 20' (6 m) centers in taper.

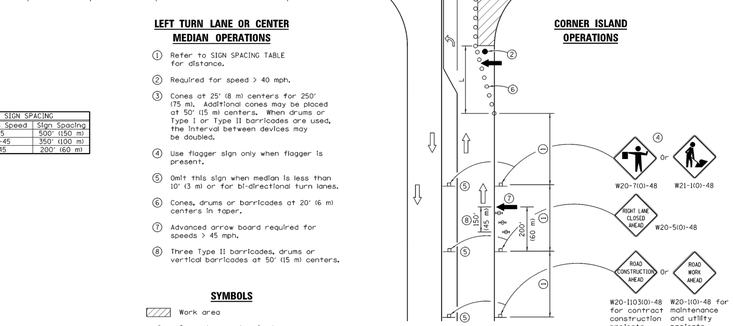
⑦ Advanced arrow board required for speeds > 45 mph.

⑧ Three Type II barricades, drums or vertical barricades at 50' (15 m) centers.

SIGN SPACING	
Posted Speed	Sign Spacing
55	500' (150 m)
50–45	350' (100 m)
<45	200' (60 m)

SYMBOLS

- Work area
- Cone, drum or barricade
- Sign on portable or permanent support
- Arrow board
- Barricade or drum with flashing light
- Flagger with traffic control sign



GENERAL NOTES

This Standard is used where at any time, day or night, any vehicle, equipment, workers or their activities encroach on the pavement during shoulder operations or where construction requires lane closures in an urban area.

Calculate L as follows:

SPEED LIMIT — FORMULAS

	English	Metric
40 mph (70 km/h) or less:	$L = \frac{WS^2}{60}$	$L = \frac{WS^2}{150}$
45 mph (80 km/h) or greater:	L=(W)(S)	L=0.65(W)(S)

W = Width of offset in feet (meters).

S = Normal posted speed mph (km/h).

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-14	Added devices at arrow board upstream from taper.
	Rev. workers sign number.
1-1-12	Revised flagger sign.
	Omitted W21-1110 sign.

Illinois Department of Transportation
APPROVED January 1, 2014
ENGINEER OF SAFETY ENGINEERING
APPROVED January 1, 2014
ENGINEER OF DESIGN AND ENVIRONMENT
BLR 09020 (1-1-14)

URBAN LANE CLOSURE, MULTILANE INTERSECTION

STANDARD 701701-09

IDOT DETAILS

NO.	REVISIONS	DATE
1	NO REVISIONS	1/11/19
2	REVISIONS PER VILLAGE/IDOT COMMENTS	3/15/19
3	NO REVISIONS	4/10/19

Prepared For:

Vequity
400 N State Street, Suite 400
Chicago, IL 60654

FUEL CENTER AND CONVENIENCE STORE
14 N Elmhurst Road
Wheeling, Illinois

Prepared By:

Watermark Engineering RESOURCES, LTD
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-375-1800 fax 630-236-9800 www.watermark-engineering.com

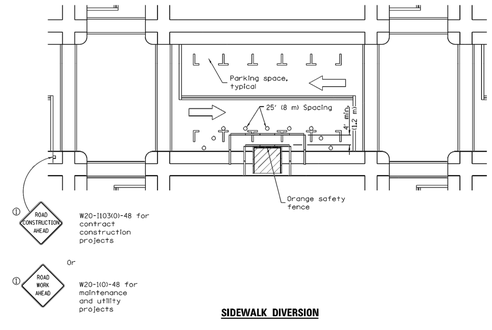
CHECKED BY: B. PERRY
DESIGN BY: S. SIMAK
DRAWN BY: S. SIMAK
DATE: JANUARY 7, 2019
SCALE:
PROJECT NO.: 18-121

C-10

IDOT DETAILS

J:\dwgs\18jobs\18121\18121.dwg, 18121

2019-6A, B, C & D, and PC 19-4, 7-Eleven, 14 N. Elmhurst Rd

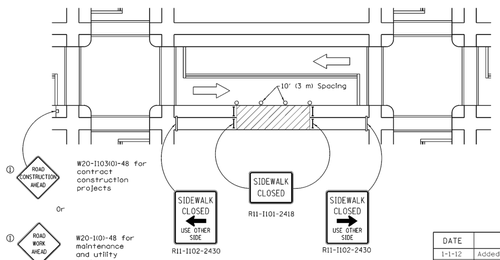


① Omit whenever duplicated by road work traffic control.

SIDEWALK DIVERSION

SYMBOLS

- Work area
- Sign on portable or permanent support
- Barricade or drum
- Cone, drum or barricade
- Type III barricade
- Detectable pedestrian channelizing barricade



SIDEWALK CLOSURE

GENERAL NOTES

This Standard is used where, at any time, pedestrian traffic must be rerouted due to work being performed.

This Standard must be used in conjunction with other Traffic Control & Protection Standards when roadway traffic is affected.

Temporary facilities shall be detectable and accessible.

The temporary pedestrian facilities shall be provided on the same side of the closed facilities whenever possible.

The SIDEWALK CLOSED / USE OTHER SIDE sign shall be placed at the nearest crosswalk or intersection to each end of the closure. Where the closure occurs at a corner, the signs shall be erected on the corners across the street from the closure. The SIDEWALK CLOSED signs shall be used at the ends of the actual closures.

Type III barricades and R11-2-4830 signs shall be positioned as shown in "ROAD CLOSED TO ALL TRAFFIC" detail on Standard 701901.

All dimensions are in inches (millimeters) unless otherwise shown.

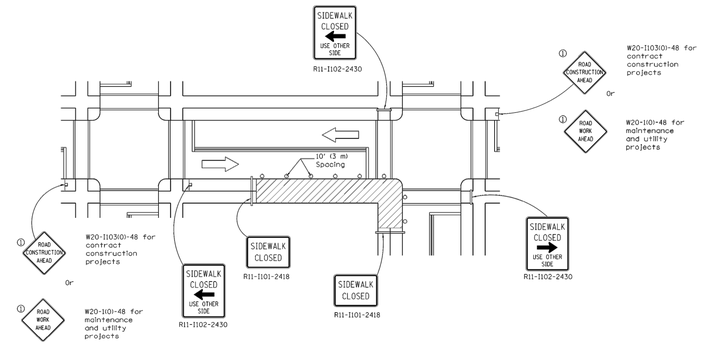
Illinois Department of Transportation
APPROVED January 1, 2012 — ENGINEER OF SAFETY ENGINEERING
APPROVED January 1, 2012 — ENGINEER OF OPERATIONS AND ENVIRONMENT
ISSUED 1-1-12

DATE	REVISIONS
1-1-12	Added SIDEWALK DIVERSION.
	Modified appearance of
	plan views. Renamed Std.
1-1-09	Switched units to
	English (metric).
	702001 to 701901.

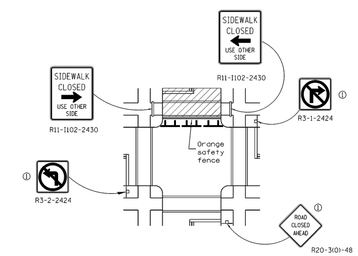
SIDEWALK, CORNER OR CROSSWALK CLOSURE

(Sheet 1 of 2)

STANDARD 701801-05



CORNER CLOSURE



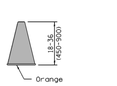
CROSSWALK CLOSURE

Illinois Department of Transportation
APPROVED January 1, 2012 — ENGINEER OF SAFETY ENGINEERING
APPROVED January 1, 2012 — ENGINEER OF OPERATIONS AND ENVIRONMENT
ISSUED 1-1-12

SIDEWALK, CORNER OR CROSSWALK CLOSURE

(Sheet 2 of 2)

STANDARD 701801-05



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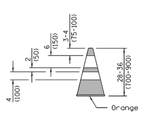
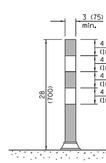
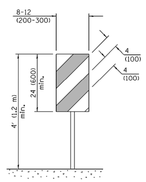


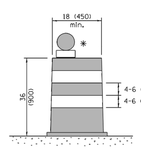
REFLECTORIZED CONE



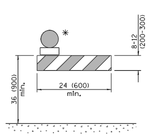
FLEXIBLE DELINEATOR



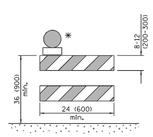
VERTICAL PANEL
POST MOUNTED



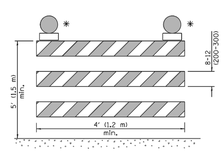
DRUM



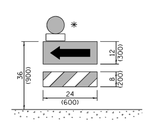
TYPE I BARRICADE



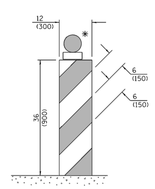
TYPE II BARRICADE



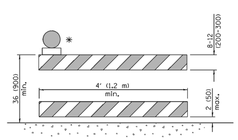
TYPE III BARRICADE



DIRECTION INDICATOR BARRICADE



VERTICAL BARRICADE



DETECTABLE PEDESTRIAN CHANNELIZING BARRICADE

✱ Warning lights (if required)

GENERAL NOTES

All heights shown shall be measured above the pavement surface.

All dimensions are in inches (millimeters) unless otherwise shown.

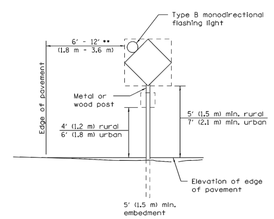
Illinois Department of Transportation
APPROVED January 1, 2015 — ENGINEER OF OPERATIONS
APPROVED January 1, 2015 — ENGINEER OF DESIGN AND ENVIRONMENT
ISSUED 1-1-15

DATE	REVISIONS
1-1-15	Revised two sign numbers on
	sheet 2. Added note reg.
	PHOTO ENFORCED plaque.
1-1-14	Modified flagger sign height.
	Added highway construction
	speed zone signs.

TRAFFIC CONTROL DEVICES

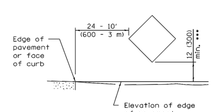
(Sheet 1 of 3)

STANDARD 701901-04



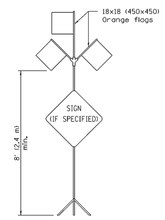
POST MOUNTED SIGNS

•• When curb or paved shoulder are present this dimension shall be 24 (600) to the face of curb or 6' (1.8 m) to the outside edge of the paved shoulder.

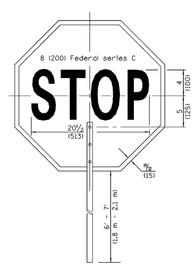


SIGNS ON TEMPORARY SUPPORTS

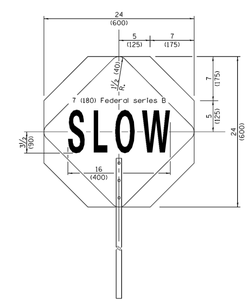
••• When work operations exceed four days, this dimension shall be 5' (1.5 m) min. If located behind other devices, the height shall be sufficient to be seen completely above the devices.



HIGH LEVEL WARNING DEVICE



FRONT SIDE



REVERSE SIDE

FLAGGER TRAFFIC CONTROL SIGN

ROAD CONSTRUCTION NEXT X MILES	END CONSTRUCTION
G20-1104(0)-6036	G20-1105(0)-6024

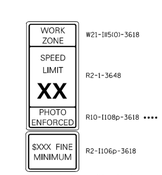
This signing is required for all projects 2 miles (3200 m) or more in length.

ROAD CONSTRUCTION NEXT X MILES sign shall be placed 500' (150 m) in advance of project limits.

END CONSTRUCTION sign shall be erected at the end of the job unless another job is within 2 miles (3200 m).

Dual sign displays shall be utilized on multi-lane highways.

WORK LIMIT SIGNING



Sign assembly as shown on Standards or as allowed by District Operations.

This sign shall be used when the above sign assembly is used.

HIGHWAY CONSTRUCTION SPEED ZONE SIGNS

•••• R10-1108p shall only be used along roadways under the jurisdiction of the State.

TRAFFIC CONTROL DEVICES

(Sheet 2 of 3)

STANDARD 701901-04

Illinois Department of Transportation
APPROVED January 1, 2015 — ENGINEER OF OPERATIONS
APPROVED January 1, 2015 — ENGINEER OF DESIGN AND ENVIRONMENT
ISSUED 1-1-15

IDOT DETAILS

NO.	REVISIONS	DATE
1	NO REVISIONS	1/11/19
2	REVISIONS PER VILLAGE/IDOT COMMENTS	3/13/19
3	NO REVISIONS	4/10/19

Prepared For:

Vequity
400 N State Street, Suite 400
Chicago, IL 60654

FUEL CENTER AND CONVENIENCE STORE
14 N Elmhurst Road
Wheeling, Illinois

Prepared By:

Watermark Engineering Resources, Ltd.
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-375-1800 fax 630-236-9800 www.watermark-engineering.com

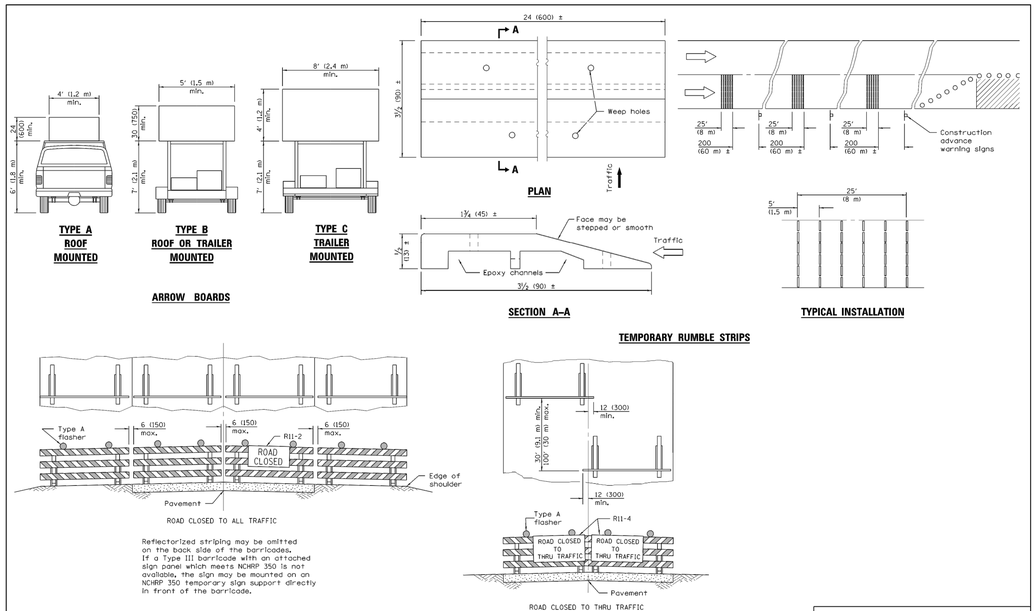
CHECKED BY: B. PERRY
DESIGN BY: S. SIMAK
DRAWN BY: S. SIMAK
DATE: JANUARY 7, 2019
SCALE:
PROJECT NO.: 18-121

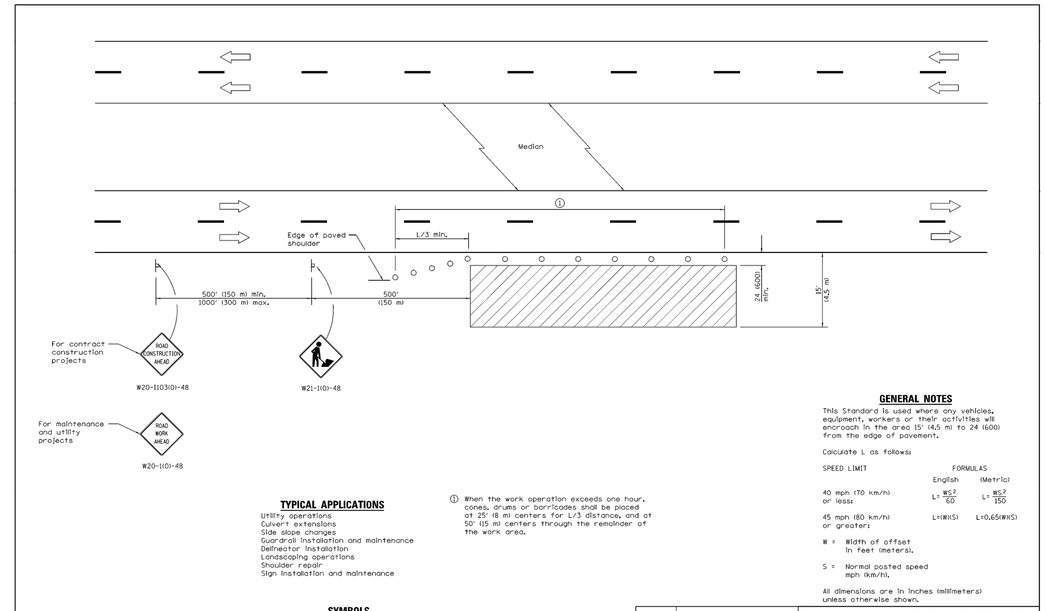
C-11

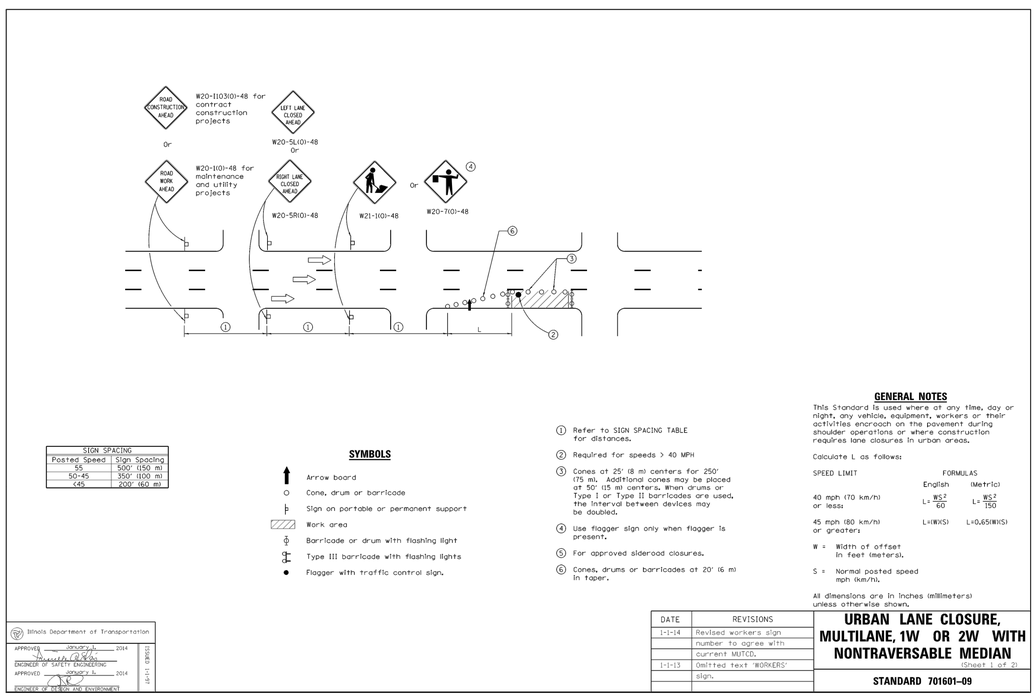
IDOT DETAILS

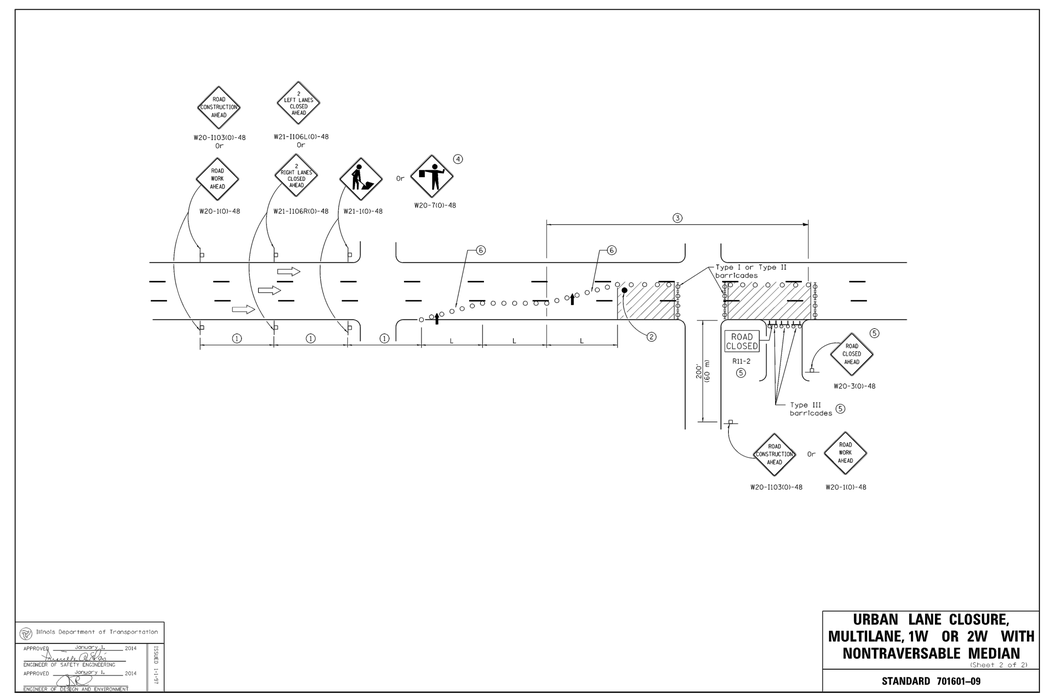
J:\dwgs\18jobs\18121\18121.dwg, 18121

2019-6A, B, C & D, and PC 19-4, 7-Eleven, 14 N. Elmhurst Rd









IDOT DETAILS

NO.	REVISIONS	DATE
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2	REVISIONS PER VILLAGE/IDOT COMMENTS	3/13/19
3	NO REVISIONS	4/10/19

Prepared For:

Vequity
400 N State Street, Suite 400
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FUEL CENTER AND CONVENIENCE STORE
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Prepared By:

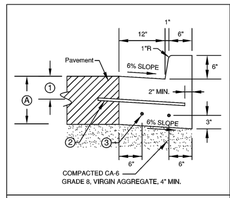
Watermark Engineering Resources, Ltd.
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-375-1800 fax 630-236-9800 www.watermark-engineering.com

CHECKED BY: B. PERRY
DESIGN BY: S. SIMAK
DRAWN BY: S. SIMAK
DATE: JANUARY 7, 2019
SCALE:
PROJECT NO.: 18-121

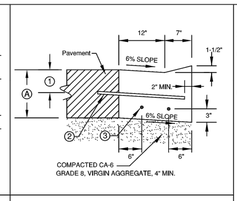
C-12

IDOT DETAILS

J:\dwgs\18jobs\18121\18121.dwg, 18121



COMBINATION CURB & GUTTER TYPE B-6.12



COMBINATION DEPRESSED CURB & GUTTER

Ⓐ PAVEMENT DEPTH OR 9" MIN.

① TO BE CENTERED OR SET AS REQUIRED IN FIELD.

② 1/2" DIA. STEEL TIE BAR AT 2'-6" CENTERED WHEN PAVEMENT IS CONCRETE. OMIT WHEN ADJACENT PAVEMENT IS FLEXIBLE.

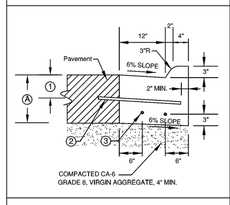
③ 5/8" DIA. STEEL REBAR CONTINUOUS (TYPICAL).

NOTES:

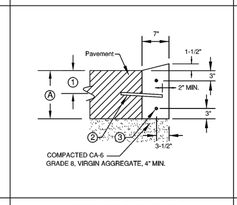
PROVIDE DEPRESSED CURBS AT DRIVEWAYS, CROSSWALKS, AND SIDEWALKS, ETC.

ALL CONCRETE SHALL HAVE 4,000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS.

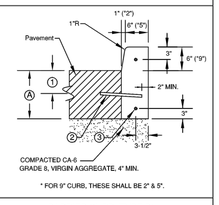
ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 606 UNLESS OTHERWISE NOTED HEREIN.



COMBINATION CURB & GUTTER TYPE M-3.12



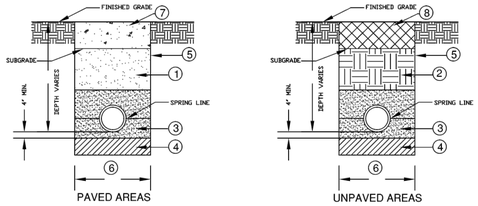
DEPRESSED CURB (TYPE B)



* FOR 9" CURB, THESE SHALL BE 2" & 5".

BARRIER CURB (TYPE B)

VILLAGE OF WHEELING ILLINOIS | VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV | CURB AND GUTTER STANDARD | VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS | FILE LOCATION T:\ENGINEERING\STANDARDS | REVISIONS: S.W. 06-16-00 AUTOCAD FILE; C.J.C. 11-27-07 AUTOCAD FILE; K.A.G. 11-21-16 AUTOCAD FILE | DETAIL NO. R-12



NOTES:

① BACKFILL & COMPACT GRANULAR TRENCH BACKFILL (CA-6, GRADE 8 OR APPROVED EQUAL) UNDER STREET PAVEMENT, DRIVEWAYS, AND SIDEWALK.

② EXCAVATED MATERIAL MAY BE USED UP TO FINAL GRADE IN NON-PAVED AREAS

③ GRAD. NO. CA-7, 8, 11 OR 13 GRAVEL OR LIMESTONE. TO SPRING LINE FOR RIGID PIPE OR 12" ABOVE TOP OF PVC PIPE METHOD 1 COMPACTION PER I.D.O.T. ARTICLE 550.07

④ IF ENCOUNTERED, REMOVE UNSUITABLE MATERIALS AND REPLACE WITH 4" OF STONE AS DIRECTED BY THE TESTING AGENCY OR THE VILLAGE ENGINEER

⑤ TRENCH SIDES TO BE SLOPED OR SHEETED/SHORED IN ACCORDANCE WITH OSHA REQUIREMENTS.

⑥ MAXIMUM TRENCH WIDTH = 18" (1'-6") + O.D. WHEN TRENCH < 5 FEET
= 36" (3'-0") + O.D. WHEN TRENCH > 5 FEET

⑦ STREET CROSS SECTION MUST MATCH THE EXISTING ROADWAY OR THE VILLAGE OF WHEELING TYPICAL STREET CROSS SECTION. WHICHEVER IS GREATER.
VILLAGE OF WHEELING TYPICAL STREET CROSS SECTIONS ARE OUTLINED BELOW:

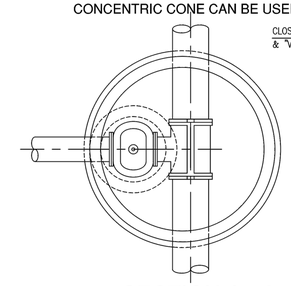
ARTERIAL ROADWAY:
-6" AGGREGATE BASE COURSE, CA-6 GRADE 8 OR 9 VIRGIN STONE
-8" HOT MIX ASPHALT BINDER COURSE, IL-19.0, N50. (COMPACTED IN LIFTS)
-0.05 GAL/SY BITUMINOUS MATERIAL PRIME COAT
-2" HOT MIX ASPHALT SURFACE COURSE, MIX "C", N50.

LOCAL ROADWAY:
-6" AGGREGATE BASE COURSE, CA-6 GRADE 8 OR 9 VIRGIN STONE
-5" HOT MIX ASPHALT BINDER COURSE, IL-19.0, N50. (COMPACTED IN LIFTS)
-0.05 GAL/SY BITUMINOUS MATERIAL PRIME COAT
-3" HOT MIX ASPHALT SURFACE COURSE, MIX "C", N50.

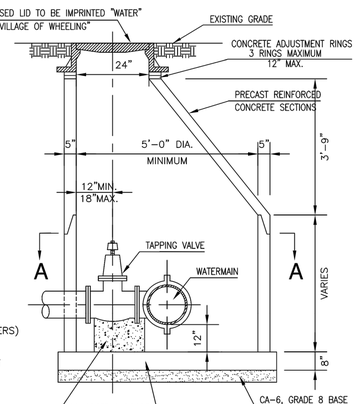
⑧ 6" OF COMPACTED TOP SOIL

VILLAGE OF WHEELING ILLINOIS | VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV | TRENCH BACKFILL STANDARD | VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS | FILE LOCATION T:\ENGINEERING\STANDARDS | REVISIONS: S.W. (9-18-01 PER COMMENTS); S.W. (11-19-04 NO POLY WRAP); C.J.C. (01-20-08 AUTOCAD FILE); K.A.G. (03-07-17 STREET SECTIONS); K.A.G. (1-08-18 BACKFILL MATERIAL) | DETAIL NO. UTL-1

CONCENTRIC CONE CAN BE USED INSTEAD OF ECCENTRIC CONE



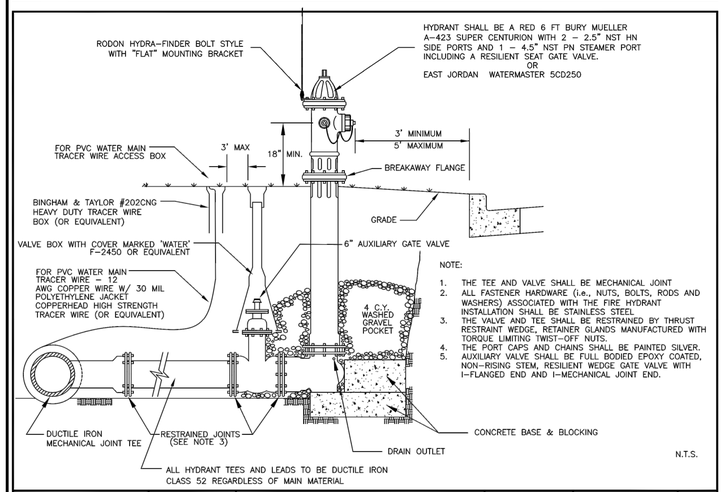
SECTION A - A



NOTE:

1. THE TAPPING SLEEVE SHALL BE DUCTILE IRON
2. ALL FASTENER HARDWARE (i.e. NUTS, BOLTS, AND WASHERS) ASSOCIATED WITH THIS TAP SHALL BE STAINLESS STEEL
3. STEPS ARE NOT ALLOWED IN WATERMAIN VAULTS
4. THE VALVE SHALL BE RESTRAINED BY THRUST RESTRAINT WEDGE, RETAINER GLANDS MANUFACTURED WITH TORQUE LIMITING TWIST-OFF NUTS
5. TAPPING VALVE SHALL BE FULL BODIED EPOXY COATED, NON-RISING STEM, RESILIENT WEDGE GATE VALVE WITH I-FLANGE END AND I-MECHANICAL JOINT END
6. VALVE VAULT SHALL BE WATER-TIGHT
7. PROVIDE KOR-N-SEAL BOOTS AT ALL PENETRATIONS

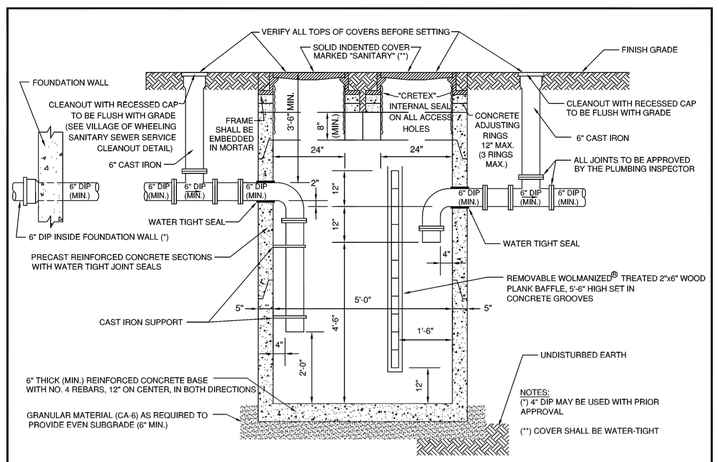
VILLAGE OF WHEELING ILLINOIS | VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV | VALVE & TAPPING VAULT STANDARD | VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS | FILE LOCATION T:\ENGINEERING\STANDARDS | REVISIONS: S.W. 4-12-00 AUTOCAD FILE; C.C. 03-07-07 PER COMMENTS; S.W. 08-15-08 CONCENTRIC CONE | DETAIL NO. SAN-6



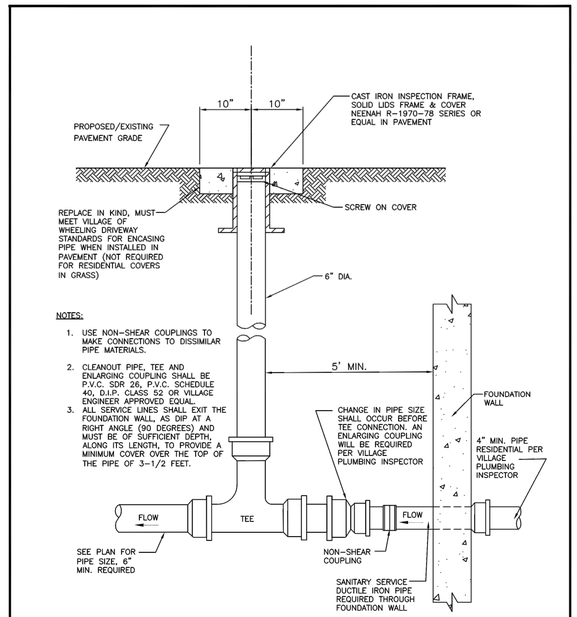
NOTE:

1. THE TEE AND VALVE SHALL BE MECHANICAL JOINT
2. ALL FASTENER HARDWARE (i.e., NUTS, BOLTS, RODS AND WASHERS) ASSOCIATED WITH THE FIRE HYDRANT INSTALLATION SHALL BE STAINLESS STEEL
3. THE VALVE AND TEE SHALL BE RESTRAINED BY THRUST RESTRAINT WEDGE, RETAINER GLANDS MANUFACTURED WITH TORQUE LIMITING TWIST-OFF NUTS.
4. THE PORT CAPS AND CHAINS SHALL BE PAINTED SILVER.
5. AUXILIARY VALVE SHALL BE FULL BODIED EPOXY COATED, NON-RISING STEM, RESILIENT WEDGE GATE VALVE WITH I-FLANGED END AND I-MECHANICAL JOINT END.

VILLAGE OF WHEELING ILLINOIS | VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV | FIRE HYDRANT INSTALLATION STANDARD | VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS | FILE LOCATION T:\ENGINEERING\STANDARDS | REVISIONS: P.F. 11-24-98 ADD NOTES; C.C. 03-07-07 PER COMMENTS; S.W. 08-15-08 EJIW WaterMaster; K.R.G. 07-05-11 HYDRA-FINDER; K.A.G. 12-11-18 TRACER BOX | DETAIL NO. W-1



VILLAGE OF WHEELING ILLINOIS | VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV | GREASE BASIN STANDARD | VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS | FILE LOCATION T:\ENGINEERING\STANDARDS | REVISIONS: P.F. 02-11-99; S.W. 02-27-03 PER COMMENTS; C.J.C. 03-07-07 INSP. COMMENTS; C.J.C. 11-27-07 AUTOCAD FILE | DETAIL NO. SAN-2

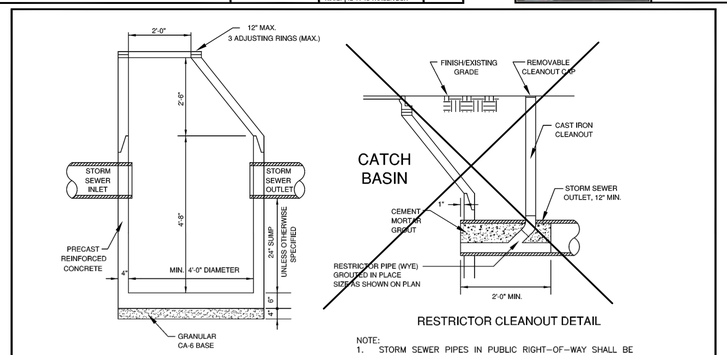


NOTES:

1. USE NON-SHEAR COUPLINGS TO MAKE CONNECTIONS TO DISSIMILAR PIPE MATERIALS.
2. CLEANOUT PIPE, TEE AND ENLARGING COUPLING SHALL BE P.V.C. SDR 26, P.V.C. SCHEDULE 40, D.I.P. CLASS 52 OR VILLAGE ENGINEER APPROVED EQUAL.
3. ALL SERVICE LINES SHALL EXIT THE FOUNDATION WALL, AS DIP AT A RIGHT ANGLE (90 DEGREES) AND MUST BE OF SUFFICIENT DEPTH, ALONG ITS LENGTH, TO PROVIDE A MINIMUM COVER OVER THE TOP OF THE PIPE OF 3-1/2 FEET.

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS | FILE LOCATION T:\ENGINEERING\STANDARDS

VILLAGE OF WHEELING ILLINOIS | VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV | SANITARY SEWER CLEANOUT STANDARD | REVISIONS: C.J.C. 11-27-07 AUTOCAD FILE; C.J.C. 08-08-08 VILLAGE REVISIONS; K.R.G. 08-31-11 TEE REVISIONS | DETAIL NO. SAN-6



CATCH BASIN (TYPE A)

RESTRICTOR CLEANOUT DETAIL

NOTE:

1. STORM SEWER PIPES IN PUBLIC RIGHT-OF-WAY SHALL BE REINFORCED CONCRETE PIPE AS PER SECTION 550 OF THE IDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
2. STORM SEWER ON PRIVATE PROPERTY MAY BE PVC SDR-26, DUCTILE IRON, OR RCCP.
3. ALL OTHER PIPE MATERIAL MUST BE APPROVED BY THE VILLAGE ENGINEER.
4. JOINTS FOR RCCP SHALL BE PREFORMED, FLEXIBLE, O-RING GASKET TYPE OR TYLOX SUPER SEAL GASKET (ASTM C-361).
5. MINIMUM STORM SEWER PIPE DIAMETER IS 12" UNLESS OTHERWISE APPROVED BY THE VILLAGE ENGINEER

VILLAGE OF WHEELING ILLINOIS | VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV | CATCH BASIN & RESTRICTOR CLEANOUT STANDARD | VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS | FILE LOCATION T:\ENGINEERING\STANDARDS | REVISIONS: S.W. 2-28-00 AUTOCAD FILE; S.W. 2-27-03 PER COMMENTS; K.R.G. 9-11-06 AUTOCAD FILE; K.A.G. 12-11-18 SUMP DEPTH | DETAIL NO. ST-2

J:\dwgs\18jobs\18121\18121.dwg, 18121 (Wheeling - Details)

VILLAGE OF WHEELING STANDARD DETAILS

NO.	REVISIONS	DATE
1	NO REVISIONS	1/11/19
2	REVISIONS PER VILLAGE/IDOT COMMENTS	3/15/19
3	REVISIONS PER VILLAGE COMMENTS	4/10/19

Prepared For:

Vequity
400 N State Street, Suite 400
Chicago, IL 60654

FUEL CENTER AND CONVENIENCE STORE
14 N Elmhurst Road
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Prepared By:

Watermark Engineering Resources, Ltd.
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-375-1800 fax 630-236-9800 www.watermark-engineering.com

CHECKED BY: B. PERRY
DESIGN BY: S. SIMAK
DRAWN BY: S. SIMAK
DATE: JANUARY 7, 2019
SCALE: NONE
PROJECT NO.: 18-121

C-13

VILLAGE OF WHEELING STANDARD DETAILS

2019-6A, B, C & D, and PC 19-4, 7-Eleven, 14 N. Elmhurst Rd

GENERAL NOTES

1) It shall be the responsibility of the developer (owner) and the contractor to abide by, adhere to and perform all work in accordance with the requirements, specifications, standards, practices, policies and codes of the Village of Wheeling which includes but is not limited to labor, materials, procedures and safety.

2) Underground construction shall comply with the applicable ordinances and requirements of the Village of Wheeling and the Illinois Department of Transportation "Specifications for Road and Bridge Construction", latest edition, and the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition. All construction shall conform to the Illinois Recommended Standards for Sewerage Works, latest edition, published by the Illinois Environmental Protection Agency (I.E.P.A.) except for conflicts with the Metropolitan Water Reclamation District of Greater Chicago (M.W.R.D.G.C.) Sewer Permit and Manual of Procedures Ordinances. In case of a conflict the most restrictive standards and requirements shall govern.

3) All paving and excavation work shall comply with the applicable ordinances of the Village of Wheeling and the Illinois Department of Transportation "Specifications for Road and Bridge Construction" latest edition. In case of a conflict, the most restrictive standards and requirements shall govern.

4) The contractor shall field check and verify all existing utility locations, dimensions and elevations in the field prior to the commencement of construction of the improvements or proposed work. All existing utility locations on the plans have been shown based on best available information. Notify the engineer immediately if discrepancies are found.

5) Any changes, revisions or substitutions to the plans, specifications, materials, requirements or work shall be submitted to the Village Engineer, in writing, with written approval by the Village Engineer received prior to beginning said work. All materials and construction whether implicitly or explicitly stated or covered within the requirements, codes or specifications, shall be approved by the Village Engineer, prior to commencing the installation and construction.

6) The contractor must contact J.U.L.I.E. at 1-800-892-0123 at least 48 hours prior to starting work. All other agencies shall also be notified as required.

7) The contractor shall notify the Village of Wheeling Engineering Division at (847) 459-2620 and the Metropolitan Water Reclamation District of Greater Chicago (708) 588-4055 two (2) business days prior to the start of construction.

8) It shall be the responsibility of the contractor to call the Village at 847-459-2620 at least 48 hours in advance and set up the necessary and proper inspection(s) for all work to be performed.

9) One set of stamped approved plans shall be on site at all times during construction of the project.

10) It is the responsibility of the contractor to maintain and keep at the job site, an up to date set of "Record Drawings" showing all changes from the original plans. The contractor shall deliver the "Record Drawings" to the engineer at the conclusion of the project, prior to any final inspections. The engineer will transfer the information to the original plans by incorporating the Village of Wheeling As-Built requirement list and furnish the Village three (3) sets of complete "Record Drawings," and, if required, one (1) set of electronic version of the Record Drawings and Site Information at the completion of the project.

11) The location of all service connections for sanitary sewer, storm sewer and water shall be shown from the closest manhole or valve vault. All B-boxes and cleanouts must be shown with tied dimensions. The elevation of all rims and inverts shall be verified by the contractor and shown on the "Record Drawings".

12) OSHA rules, regulations and requirements shall be strictly adhered to during the execution of all work to be performed under the approved drawings.

13) The contractor shall provide video tape(s) or still pictures as required by the Village Engineer prior to the commencement of work.

14) The contractor shall restore all disturbed off-site areas to at least a condition that existed prior to construction.

15) All unpaved areas of the right-of-way are to be sodded. Restore right-of-way with six (6) inches of topsoil and sod.

16) All existing field drainage tiles encountered or damaged during construction are to be restored to their original condition, properly rerouted and/or connected to the storm sewer system.

17) Storm and sanitary sewer lines shall be cleaned of all construction debris and silt prior to Village inspection.

18) All independent testing to be paid for by the developer. Testing to be conducted at the discretion of the Village.

19) All obstructions that are not approved by the Village and which currently exist in the right-of-way shall be removed, which include all rocks and boulders.

20) All septic and/or well abandonment's shall be in accordance with the requirement of the Village of Wheeling.

21) The contractor shall refer to mitigation or landscape plans for complete information regarding planting locations, wetlands, walkways, walls, and stream and pond shorelines, if applicable.

22) An iron pipe shall be found and located or set at each lot corner.

23) All elevations are based upon NAVD 88 Datum.

EARTHWORK / EROSION & SEDIMENTATION CONTROL

1) All construction activities that involves earthwork shall meet the National Pollutant Discharge Elimination System Phase II requirements:
   a) Submittal of a Notice of Intent (NOI) to Illinois Environmental Protection Agency (IEPA).
   b) Possession of a completed and signed Stormwater Pollution Prevention Plan (SWPPP) and a graphic Erosion and Sediment Control (ESC) plan.
   c) Implementation of the SWPPP.
   d) Submittal of an Incidence of Noncompliance (ION) if an event occurs.
   e) Weekly reports after ½" rainfall or 5" snowfall.
   f) Documentation of changes to ESC plan.
   g) Submittal of a Notice of Termination (NOT) when final stabilization is achieved.
2) The Contractor shall install all erosion control items prior to commencement of any work.
3) Any wetland mitigation shall begin prior to any grading work and shall be in accordance with the approved mitigation permit plan and requirements.
4) In order to protect and ensure against flooding, all top of foundations shall be set a minimum of one (1) foot above the high water level of adjacent stormwater management facilities such as retention/detention ponds.
5) The Contractor shall maintain existing positive drainage from off-site at all times during construction.
6) Within the limits of proposed grading the soil shall be compacted to not less than the following percentages of modified proctor dry density in accordance with ASTM D 1557-78:
   a) Under structures, Building slabs, steps and pavements. Compact six (6) inch maximum lifts of sub-grade. Backfill or fill material at 95% modified proctor dry density.
   b) Under walkways. Compact six (6) inch maximum lifts of dry sub-grade, backfill, or fill material at 95% modified proctor dry density.
   c) Under lawn or unpaved areas. Compact six (6) inch maximum lifts of sub-grade, backfill, or fill material at 85% modified proctor dry density.
7) All erosion control work shall comply with "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control."
8) Stripping of vegetation, grading or other soil disturbance, especially in designated wetland areas, shall be done in a manner which will minimize soil erosion, and shall be in accordance with the approved drawings, mitigation and permit requirements.
9) The contractor shall take precautionary measures to minimize earthwork in areas where trees are to be saved as shown on the plans or determined in the field.
10) The extent of the area which is exposed and free of vegetation and the duration of its exposure shall be kept within practical limits as directed by the Village of Wheeling.
11) Sedimentation shall be retained on site. Straw bales and sediment fence shall be installed along the perimeter of all re-graded areas or as required to prevent sediment from entering and/or leaving the site.
12) Straw bales for construction of erosion control devices shall be new, firm and wire or nylon bound livestock feed grade. Each bale shall be embedded in the soil a minimum of four inches. Bales shall be securely anchored in place by stakes or rebars driven through the bales.
13) Dust produced from the site shall be kept to a minimum during dry periods by spraying water as required to the Village of Wheeling Engineering Inspector's satisfaction and is to be considered incidental.
14) All mud shall be removed from all tires before leaving the site and the roads shall be kept clean and clear of mud and debris at all times.
15) Culverts and drainage ditches shall be kept clean and clear of obstructions during the construction period.
16) Straw bales and silt fences shall be inspected frequently and maintained or replaced as required to maintain both their effectiveness and integrity. The underside of bales shall be kept in close contact with the earth below at all times to prevent water from washing beneath them.
17) Water courses and drainage swales adjacent to construction activities shall be monitored as necessary, for evidence of silt intrusion and other adverse environmental impacts. Any problems or deficiencies shall be corrected immediately upon their discovery.
18) Sod all unpaved areas of parkways, right-of-ways and front yards to rear wall of the building. Seeding may be used in other areas, particularly back yards, only with prior approval from the Village of Wheeling.
19) The Contractor shall install temporary orange fence around all trees to remain as well as wetland areas that are to be mitigated.

STORM SEWER

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.
2) Minimum diameter of storm sewer shall be 12" unless approved otherwise.
3) No storm water shall be discharged to the sanitary sewer system.
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.
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.
6) A maximum adjustment of twelve inches (12") or three (3) concrete adjusting rings will be permitted for any structure.
7) Inlets shall be connected to a storm sewer after flowing through a catch basin and shall not discharge directly to the storm sewer.
8) All manholes shall be Type A with a minimum inside diameter of 48 inches.
9) All downspouts, footing drains, and outside drains shall discharge to the storm sewer or over ground as approved by the Village of Wheeling.
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.

PAVING NOTES

1) Subgrade shall be finished to ± 0.1 foot of design subgrade elevations by the earthwork contractor. Fine grading for pavements and curb & gutter shall be the responsibility of the paving contractor.
2) Prior to the placement of any pavement including curbs, the subgrade shall be proof-rolled with a fully loaded tandem axle dump truck (minimum 20 tons). Proof rolling shall be witnessed by the materials consultant and the Village of Wheeling Engineering Inspector. Proof rolling shall be required on the base material as well. The density of the subgrade and base material as well as the Hot-Mix Asphalt shall be tested by a materials consultant. The test results shall be provided to the engineer for his use in determining the adequacy of the pavement design.
3) Base course shall be Aggregate Base Course, Type B, conforming to the standard specifications (see plans for thickness). Material shall be crushed limestone, grade 8 or grade 9, virgin material or Village approved.
4) Hot Mix Asphalt (HMA) pavement shall be constructed using Hot-Mix Asphalt Binder Course, IL-19.0, N50 and Hot-Mix Asphalt Surface Course, Mix "C", N50 material.
5) All removal items shall be saw-cut full depth prior to the commencement of the removal process.
6) Curb and gutter, barrier curb, sidewalk, and driveways shall be a six (6) bag mix Portland Cement Concrete (PCC) with air entrainment content between 5 and 8%. Maximum allowable slump is four (4) inches. Curing compound shall be white pigmented and applied after finishing per IDOT specifications. Locations of water and sanitary sewer service lines shall be clearly marked on all new curbs.
7) Saw cut existing curb at limit of the work and replace with depressed curb as required. Drill and dowel all new curb, including depressed curb to existing as required.
8) A 3/4 inch fiber expansion joint shall be installed when the curb abuts a sidewalk, existing curb, or any other existing concrete pavement.
9) Curb and gutter and barrier curb shall have sawed contraction joints at maximum intervals of twenty (20) feet and 3/4 inch fiber expansion joint with two (2) oiled and capped one (1) inch smooth epoxy coated dowel bars at maximum intervals of one-hundred (100) feet.
10) All commercial, industrial and truck loading areas in the right-of-way shall be a minimum of eight (8) inch thick Portland Cement Concrete on a four (4) inch compacted granular base.
11) Driveway apron removal and replacement for all business, industrial and commercial areas shall include the installation of a truncated dome handicapped sidewalk ramp on both sides of the apron unless otherwise approved by the Village of Wheeling Engineering Inspector.
12) All driveway material thicknesses shall meet the minimum pavement standard requirements of the Village of Wheeling.
13) All pavement areas such as driveways shall have a two (2) inch diameter galvanized steel conduit buried beneath them at a depth of 24" (minimum) for future street light cable(s). The conduit shall extend a minimum of three (3) feet beyond the back of curb or edge of the pavement if no curb exists.
14) All dimensions for curbs are to be back of curb, unless otherwise specified.
15) The use of cold-patch for temporary pavement patching shall be approved by the Village of Wheeling Engineering Inspector **prior** to placement.

SANITARY SEWER

1. All sanitary sewers shall be P.V.C. pipe SDR 26 (min.) complying with ASTM D3034, with factory fabricated joints complying with ASTM D3212, and elastomeric gaskets complying with ASTM F-477 or as approved by the Village of Wheeling.
2. Watermain quality sanitary sewer shall be P.V.C. AWWA C-900 complying with ASTM F-477.
3. All sanitary sewer mainline must be a minimum of 8 inches in diameter. All sanitary sewer services must be a minimum of 6 inches in diameter.
4. All sanitary sewer service lines must have a depth of 3.5 feet to the top of the pipe.
5. **Non Shear Couplings** are to be used for all dissimilar pipe connections with prior approval by the Village of Wheeling.
6. All sanitary sewer and sewer joints shall conform to:

MATERIAL	PIPE SPEC.	JOINT SPEC.
DIP – CL 52	ANSI A-21.51	ANSI A-21.11
P.V.C. - SDR 26 MIN.	ASTM D-3034	ASTM D-3212 (Gasket)
P.V.C. – SDR 26 MIN.	ASTM D-2241	ASTM-D-3139 (Gasket)
P.V.C. – AWWA C-900	ASTM D-1784	ASTM-F-477 (Gasket)
A.B.S. (SDR 26)	ASTM D-2680	ASTM D-3212
SOLID (8"–15" TRUSS)	ASTM D-2680	ASTM D-3212

7. Flexible rubber boots shall be used at all connections and penetrations into sanitary manholes.
8. All sanitary manholes to be provided with external "Cretex" type chimney seals.
9. Manholes shall have steps sixteen (16) inches on center with step alignment to be perpendicular to the main pipe flow direction wherever possible.
10. Sanitary services to be 6" diameter D.I.P. Class 52 (min.) with a minimum slope of 1% prior to entering clean out, with a distance from outside of the foundation wall to be 5 feet. Sanitary services to be 6" diameter PVC pipe SDR-26 (min.) with a minimum slope of 1% after leaving clean out. Provide clean out on every lot near each single family house, at the change of pipe material, or as required.
11. All sanitary sewers shall be televised and air tested and manholes vacuum tested as required by the Village of Wheeling and the Metropolitan Water Reclamation District of Greater Chicago.
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.
13. All service lines shall exit the foundation wall, as DIP CL-52 at a right angle (90°).
14. All floor drains shall discharge to the sanitary sewer.
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.

WATERMAIN

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) All water mains shall be chlorinated per the requirements of the Village of Wheeling.
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 new watermain shall be looped. Dead end watermain(s) is not permitted, unless otherwise approved by the Village Engineer.
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) 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) All water services shall be installed per the Village Standard.
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) 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) 279-6900, at least 48 hours prior to tap and inspections.
10) The Village of Wheeling Plumbing and Engineering (847) 459-2620 shall be contacted at least 48 hours prior to all water service work.
11) All valves shall be installed in a minimum, 60 inch diameter precast concrete water-tight vaults.
12) All fire hydrants shall be a red 6 foot bury Mueller A-423 Super Centurion or approved equal confirming with AWWA C-502 standards.
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.
14) All fastener hard ware (i.e., nuts, bolts and washers) associated with fittings shall be stainless steel.
15) All fittings shall be restrained by thrust resistant wedge, retainer glands, manufactured with torque limiting twist off nuts.

VILLAGE OF WHEELING
STANDARD SPECS

NO.	REVISIONS	DATE
1	NO REVISIONS	1/11/19
2	NO REVISIONS	3/13/19
3	REVISIONS PER VILLAGE COMMENTS	4/10/19

Prepared For:

Vequity
400 N State Street, Suite 400
Chicago, IL 60654

FUEL CENTER AND CONVENIENCE STORE
14 N Elmhurst Road
Wheeling, Illinois

Prepared By:

Watermark Engineering RESOURCES, LTD
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-375-1800 fax 630-236-9800 www.watermark-engineering.com

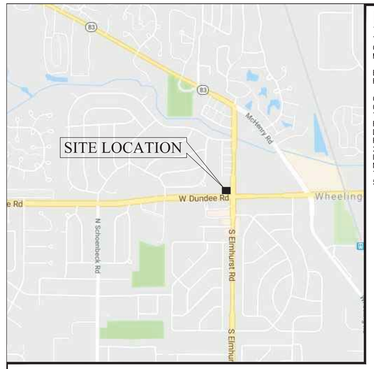
CHECKED BY: B. PERRY
DESIGN BY: S. SIMAK
DRAWN BY: S. SIMAK
DATE: JANUARY 7, 2019
SCALE: NONE
PROJECT NO.: 18-121

C-14

VILLAGE OF WHEELING STANDARD SPECS

J:\dwgs\18jobs\18121\18121.dwg, 18121 (Wheeling - Details)

ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION

THE EAST 220.3 FEET OF THE SOUTH 203.2 FEET OF LOT 15 (EXCEPT THAT PART TAKEN FOR PUBLIC ROADS) IN OWNER'S DIVISION OF BUFFALO CREEK FARM, BEING A SUBDIVISION OF PART OF SECTIONS 2, 3, 4, 9 AND 10, IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 3, 1926 AS DOCUMENT NUMBER 9195785, IN COOK COUNTY, ILLINOIS.

EXCEPT FOR THAT PART THEREOF TAKEN BY CONDEMNATION IN CASE 15L 050259 AS
REFLECTED IN FINAL JUDGMENT ORDER RECORDED FEBRUARY 27, 2017 AS DOCUMENT NO. 1705844008, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 15, THENCE ON AN ILLINOIS COORDINATE SYSTEM NAD 83 (2011) EAST ZONE BEARING OF NORTH 0 DEGREES 39 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 15, A DISTANCE OF 203.33 FEET TO THE NORTHEAST CORNER OF THE SOUTH 203.20 FEET OF LOT 15; THENCE SOUTH 88 DEGREES 34 MINUTES 37 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH 203.20 FEET SAID LOT 15, A DISTANCE OF 50.03 FEET TO THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 83 RECORDED SEPTEMBER 24, 1928 AS DOCUMENT NUMBER 10155703 AND THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 39 MINUTES 12 SECONDS WEST ALONG THE SAID WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 83, A DISTANCE OF 153.29 FEET TO THE NORTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 68 RECORDED APRIL 25, 1986 AS DOCUMENT NUMBER 86161743; THENCE SOUTH 88 DEGREES 34 MINUTES 37 SECONDS WEST ALONG THE SAID RIGHT OF WAY LINE OF ILLINOIS ROUTE 68, A DISTANCE OF 25.96 FEET; THENCE NORTH 44 DEGREES 35 MINUTES 02 SECONDS EAST, A DISTANCE OF 30.06 FEET; THENCE NORTH 0 DEGREES 38 MINUTES 38 SECONDS EAST, A DISTANCE OF 132.40 FEET TO THE NORTH LINE OF THE SOUTH 203.20 FEET OF SAID LOT 15; THENCE NORTH 88 DEGREES 34 MINUTES 37 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH 203.20 FEET OF SAID LOT 15, A DISTANCE OF 5.12 FEET TO THE POINT OF BEGINNING.

SCHEDULE B EXCEPTIONS:

[K] RIGHTS OF THE PUBLIC, THE MUNICIPALITY AND THE STATE OF ILLINOIS IN AND TO THAT PART OF THE LAND FALLING IN DUNDEE ROAD DESCRIBED AS FOLLOWS:

THE NORTH 17.01 FEET OF THE SOUTH 50.03 FEET OF THE WEST 170.0 FEET OF THE LAND.

[L] RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, AND THE MUNICIPALITY IN AND TO SO MUCH OF THE LAND, AS FALLS IN THE FOLLOWING DESCRIBED PREMISES:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 4 AND THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF DUNDEE ROAD SAID POINT BEING 192.7 FEET WEST AND 30 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE NORTHEASTERLY ALONG A CURVE LINE TANGENT TO SAID RIGHT OF WAY LINE AND WHICH IS CONCAVE TO THE NORTHWEST THE RADIUS OF WHICH IS 5699.6 FEET FOR A DISTANCE OF 656.42 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE TANGENT TO LAST DESCRIBED CURVE FOR A DISTANCE OF 564.92 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF DUNDEE ROAD; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 647.05 FEET TO A POINT; THENCE WEST ALONG NORTH RIGHT OF WAY LINE OF DUNDEE ROAD SAID RIGHT OF WAY FORMING AN ANGLE OF 0 DEGREES 08 MINUTES TO THE RIGHT WITH THE LAST DESCRIBED COURSE FOR A DISTANCE OF 577.50 FEET TO THE POINT OF BEGINNING; AS DEDICATED FOR THE WIDENING OF DUNDEE ROAD RECORDED AUGUST 12, 1926 AS DOCUMENT 9369082.

[M] RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND AS FALLS IN THE FOLLOWING DESCRIBED PREMISES:

THE EAST 50 FEET OF LOT 15 OF OWNERS DIVISION OF BUFFALO CREEK FARM IN SECTION 3, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN;

AS DEDICATED FOR ELMHURST WHEELING ROAD BY PLAT RECORDED SEPTEMBER 24, 1928 AS DOCUMENT 10155703.

[N] RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY.

[O] GRANT RECORDED JANUARY 30, 1958 AS DOCUMENT 17122677 MADE BY CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 39036 TO THE ILLINOIS BELL TELEPHONE COMPANY, ITS SUCCESSORS AND ASSIGNS, OF THE RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, OPERATE, RECONSTRUCT AND MAINTAIN LINES OF TELEPHONE AND TELEGRAPH CONSISTING OF SUCH POLES, WIRES, CABLES, ANCHORS, GUYS, CONDUITS, MANHOLES AND OTHER FIXTURES AS THE GRANTEE MAY FROM TIME TO TIME REQUIRE, UPON, ALONG AND UNDER THE PUBLIC ROADS, STREETS AND HIGHWAYS ON OR ADJOINING THE PROPERTY IN THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 3, THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 4, THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 9, TOWNSHIP 12 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN WITH THE RIGHT TO PERMIT THE ATTACHMENT OF AND TO CARRY IN CONDUIT WIRES AND CABLES OF ANY OTHER COMPANIES AND WITH THE FURTHER RIGHT TO OVERHANG SAID PROPERTY WITH CROSSARMS WIRES AND OTHER EQUIPMENT AND TO TRIM NOW AND HEREAFTER, ANY TREES ON OR
ADJOINING SAID PROPERTY SO AS TO KEEP THE WIRES AND CABLES CLEARED AT LEAST 36 INCHES; SAID PERMIT TO APPLY TO THE SOUTH 1/2 OF THE PUBLIC ROAD KNOWN AS DUNDEE ROAD (S.A.R. 105) WHICH IS PART OF THE PROPERTY
DESCRIBED IN DOCUMENT 14255946.

[P] RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO ANY PART OF THE LAND TAKEN OR USED FOR ROADS AND HIGHWAYS OTHER THAN NOTED AT EXCEPTION LETTERS K, L, AND M.

[Q] GRANT DATED MARCH 29, 1957 AND RECORDED MAY 9, 1957 AS DOCUMENT 16899655 MADE BY CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 11, 1948 AND KNOWN AS TRUST NUMBER 39036 TO THE NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, ITS SUCCESSORS AND ASSIGNS OF THE RIGHT TO LAY, MAINTAIN, OPERATE, RENEW AND REMOVE A GAS MAIN AND OTHER NECESSARY GAS FACILITIES TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR SAID PURPOSES IN, UPON, UNDER, ALONG AND ACROSS THE PROPERTY OF SAID GRANTOR DESCRIBED AS FOLLOWS:

THE SOUTH 50 FEET OF THE LAND IN OWNERS DIVISION AFORESAID THE LOCATION OF SAID MAIN BEING AS FOLLOWS:

ALONG A LINE 45 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF DUNDEE ROAD.

[R] TEMPORARY CONSTRUCTION EASEMENT GRANTED TO THE DEPARTMENT OF TRANSPORTATION, FOR A PERIOD NOT TO EXCEED FIVE (5) YEARS FROM THE DATE OF VESTING OF TITLE OR UNTIL CONSTRUCTION IS COMPLETE, WHICHEVER OCCURS FIRST, AS CONTAINED IN THE FINAL JUDGMENT ORDER ENTERED JANUARY 12, 2017 AND RECORDED FEBRUARY 27, 2017 AS DOCUMENT NUMBER 1705844008.

SCHEDULE B EXCEPTIONS A, G, H, I, S, J, F, E, B, C AND D ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN.

LEGEND

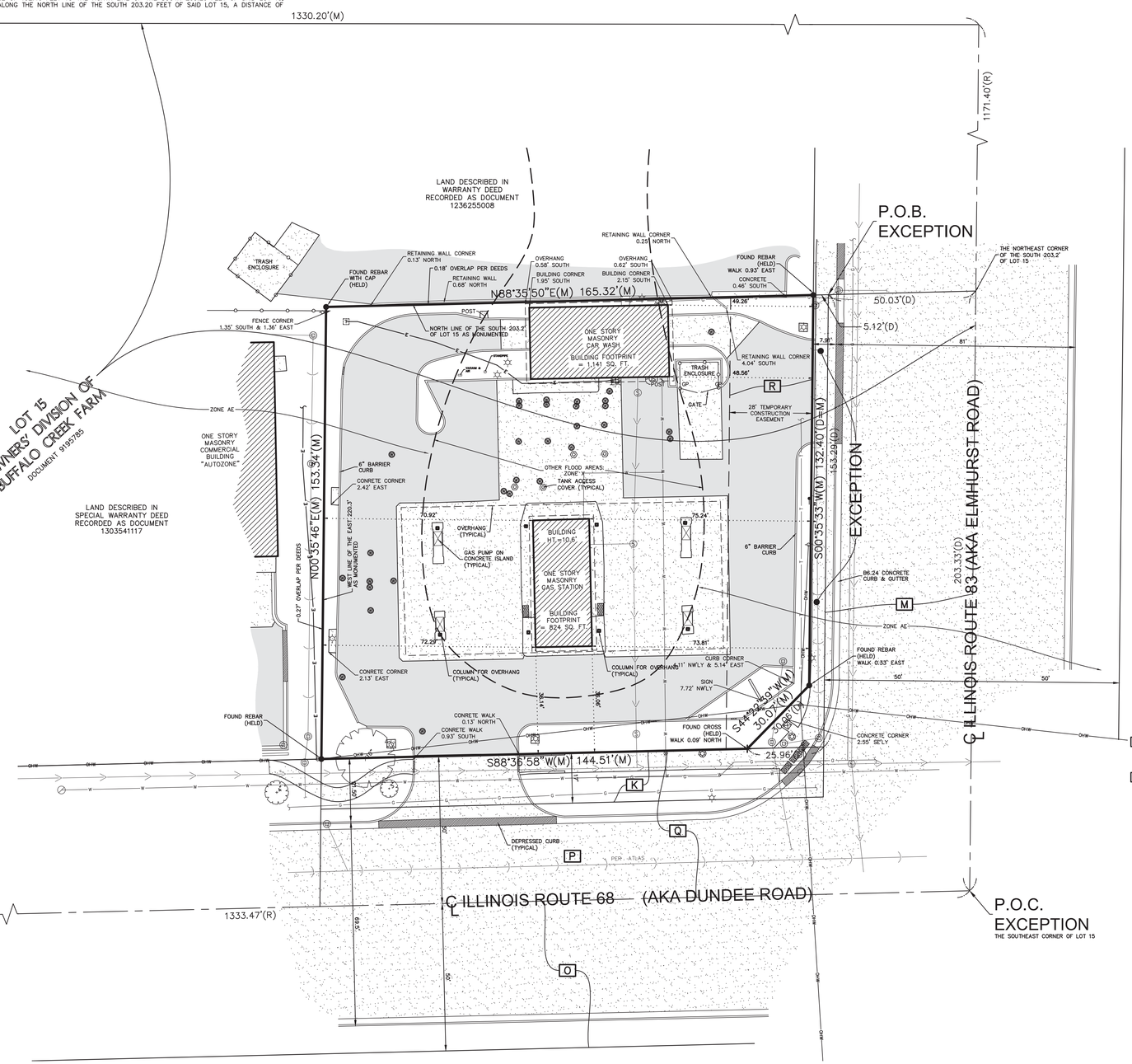
- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
- TRANSFORMER PAD
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC PEDESTAL
- ELECTRIC MARKER
- ELECTRIC METER
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- LIGHT
- LIGHT POLE
- HAND HOLE
- VALVE VAULT
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- SIAMESE WATER CONNECTION
- WATER MARKER
- WATER METER
- VALVE BOX
- B/BOX
- TELEPHONE MANHOLE
- TELEPHONE NETWORK INTERFACE
- TELEPHONE MARKER
- TELEPHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- GAS METER
- GAS VALVE
- GAS MARKER
- DOWN SPOUT
- BORING HOLE
- MONITORING WELL
- GATE POST
- BOLLARD POLE
- SIGN
- FLAG POLE
- MAILBOX
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- OVERHEAD WIRES
- TELEPHONE LINE
- CONIFEROUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER MS=MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
- ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC ARM

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

GRID NORTH

AREA SUMMARY
(TO HEAVY LINES)
25,121 SQUARE FEET
OR
0.577 ACRES
(BASED ON MEASURED VALUES)

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

NOTES:

1. THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER 18GSA866005LP ISSUED BY CHICAGO TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF OCTOBER 29, 2018.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST)
3. THIS SITE FALLS WITHIN THE FOLLOWING FLOOD ZONES:
   a. "OTHER FLOOD AREAS, ZONE X" (AREAS OF 0.2 PERCENT ANNUAL CHANCE FLOOD; AREAS OF 1 PERCENT ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1 PERCENT ANNUAL CHANCE FLOOD).
   b. "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1 PERCENT ANNUAL CHANCE FLOOD: ZONE AE" (BASE FLOOD ELEVATIONS DETERMINED).

   AS DEFINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17031C0068J, HAVING A REVISED DATE OF AUGUST 19, 2008.

   THE FLOOD ZONE DIVISION LINES SHOWN HEREON ARE DEPICTED TO THE BEST OF THE SURVEYOR'S ABILITY AND SHOULD BE CONSIDERED APPROXIMATE. THEY ARE DEPICTED BY UTILIZING A DIGITAL COPY OF THE FLOOD INSURANCE RATE MAP. THE IMAGE WAS BEST-FIT TO THE SURVEY BY USING THE PHYSICAL IMPROVEMENTS.
4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS, AND IS BASED ON FIELD WORK PERFORMED ON DECEMBER 5, 2018.
5. THE SURVEYOR CONTACTED J.U.L.I.E. (JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS) FOR AN ON-SITE LOCATE WHICH WAS ASSIGNED A DIG NUMBER OF A324208A. THE UTILITIES AS MARKED ON-SITE AT THE TIME OF THE SURVEY ARE SHOWN HEREON. ADDITIONALLY, THE SURVEYOR CONTACTED J.U.L.I.E. FOR A DESIGN STAGE REQUEST FOR THIS SITE WHICH WAS ASSIGNED A DIG NUMBER OF A331149. INQUIRIES WERE SENT OUT TO THE VARIOUS UTILITY COMPANIES REQUESTING MAPS AND/OR ATLASES OF THEIR RESPECTIVE FACILITIES. THE INFORMATION RECEIVED TO DATE IS SHOWN HEREON.
6. THERE WERE NO DRAINAGE TILE MARKINGS OBSERVED. DITCHES ARE BASED ON OBSERVATIONS AT THE TIME OF THE SURVEY. THERE WERE NO RECORDED EASEMENTS IDENTIFIED IN THE TITLE COMMITMENT REGARDING THESE ITEMS. NOT PLOTTABLE.
7. DEDICATION DOCUMENT NO. 9369082 DESCRIBES PROPERTY LYING WEST OF THE SURVEYED SITE.
8. THE SURVEYOR LOCATED THE VISIBLE IMPROVEMENTS ON THIS SITE. HOWEVER, DUE TO HEAVY SNOW COVERAGE AT THE TIME OF THE SURVEY, SOME IMPROVEMENTS MAY NOT HAVE BEEN VISIBLE. THEREFORE, THE IMPROVEMENTS SHOWN HEREON MAY OR MAY NOT COMPRISE ALL SUCH IMPROVEMENTS FOR THIS SITE. ADDITIONALLY, SOME HIGH POINTS OR LOW POINTS MAY NOT HAVE BEEN VISIBLE DUE TO PILED OR DRIFTED SNOW.
9. REGARDING THE NORTH AND WEST LINES OF THE SURVEYED SITE:
   a. THE LAND DESCRIBED IN WARRANTY DEED RECORDED AS DOCUMENT 1236255008 IS "THE NORTH 150.00 FEET OF THE SOUTH 353.02 FEET." THIS PLACES THE SOUTH LINE OF THIS PARCEL AT 203.02 FEET NORTH OF THE SOUTH LINE OF LOT 15 WHICH CREATES A 0.18 FOOT OVERLAP ALONG THE NORTH LINE OF THE SURVEYED SITE.
   b. THE LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AS DOCUMENT 1303541117 IS "THE SOUTH 203.02 FEET (EXCEPT THE EAST 220.03 FEET)." THIS PLACES THE EAST LINE OF THIS PARCEL AT 220.03 FEET WEST OF THE EAST LINE OF LOT 15 WHICH CREATES A 0.27 FOOT OVERLAP WITH THE WEST LINE OF THE SURVEYED SITE.

WE HAVE HELD THE NORTH AND WEST LINES OF THE SURVEYED SITE AS MONUMENTED.

CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF KANE) SS

TO: CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B1), 7(C), 8, 9, 11, 14 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 5, 2018.

COMPASS SURVEYING LTD.
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2019

DATE OF PLAT OR MAP: DECEMBER 11, 2018

BY: DANIEL W. WALTER
IL PROFESSIONAL LAND SURVEYOR NO. 3585
LICENSE EXPIRES 11/30/20

PROFESSIONAL LAND SURVEYOR DANIEL W. WALTER 35-3585 AURORA, ILLINOIS STATE OF ILLINOIS

K:\PSDATA\2018 PROJECTS\18.0391\18.0391 ALTATOPO.DWG

811 Know what's below. Call before you dig.

NO.	DATE: 12-11-18	PC JC	DRAWN BY BT	CHECKED BY DW	BOOK 482 PG 19-22
1.	REVISED PER NEW FIELD INFORMATION				

REVISIONS

DATE	BY
1-11-19	RHM

PROJECT
14 N. ELMHURST ROAD
WHEELING, IL

CLIENT
VEQUITY
400 N. STATE STREET, SUITE 400
CHICAGO IL 60654

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

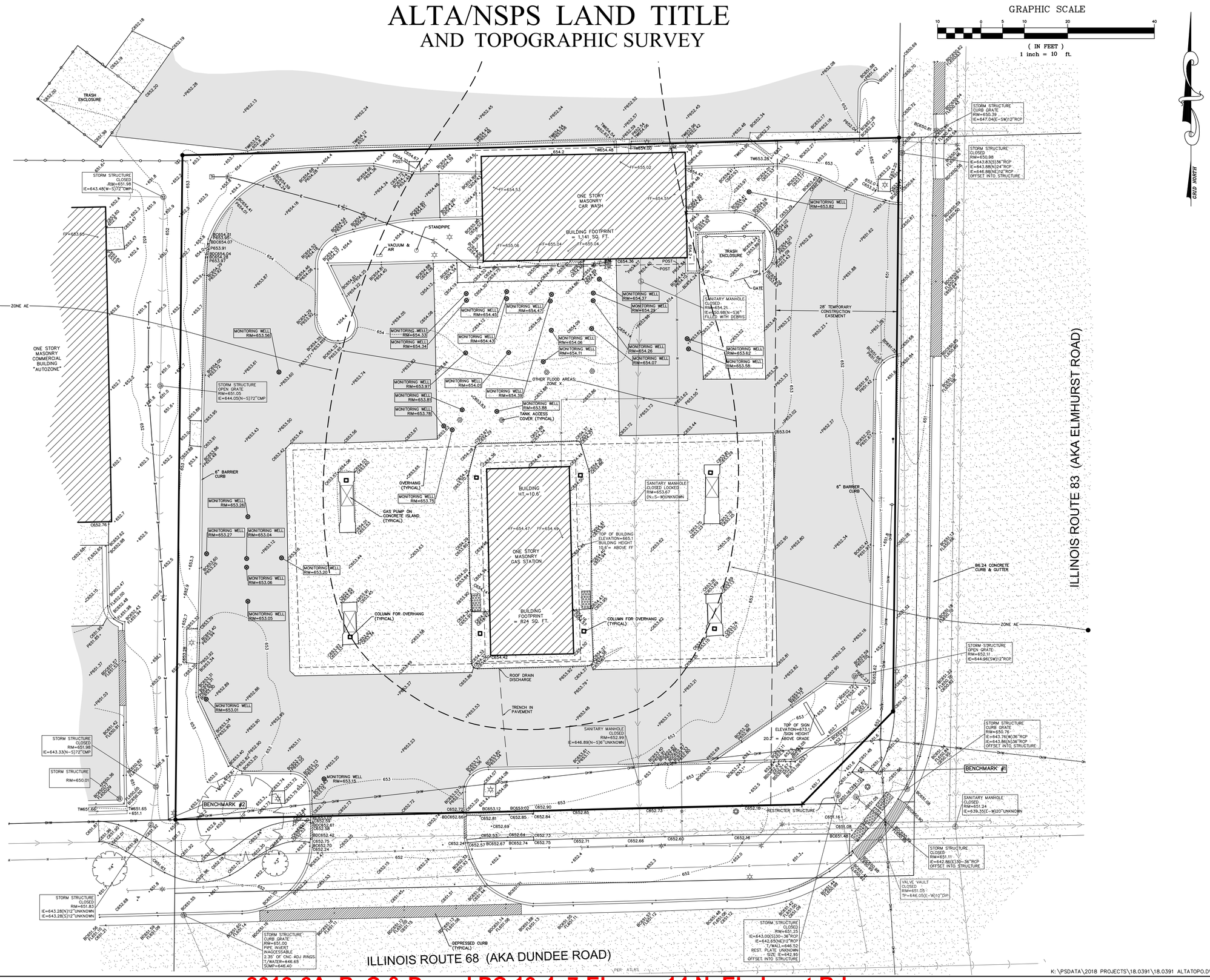
SCALE: 1" = 20'

1 OF 2

PROJ. NO.: 18.0391

2019-6A, B, C & D, and PC 19-4, 7-Eleven, 14 N. Elmhurst Rd

ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY



UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

BENCHMARKS

REFERENCE BENCHMARK:
NGS MONUMENT DM3895
DISK LOCATED IN TOP OF NORTH PARAPET WALL OF THE EAST ABUTMENT OF THE LAKE COOK ROAD BRIDGE OVER RAIL ROAD TRACKS.

DATUM: NAVD88
ELEVATION = 690.53

SITE BENCHMARKS:

SITE BENCHMARK #1
CUT CROSS IN NORTHWEST CORNER OF TRAFFIC SIGNAL MANHOLE AT THE NORTHWEST CORNER OF IL RTE 83 (ELMHURST ROAD) AND IL RTE 68 (DUNDEE ROAD)

ELEVATION = 651.43

SITE BENCHMARK #2
TOP OF RAILROAD SPIKE SET IN WEST FACE OF 1ST UTILITY POLE WEST OF IL RTE 83 (ELMHURST ROAD) NORTH SIDE OF IL RTE 68 (DUNDEE ROAD)

ELEVATION = 653.16

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(CC) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
BC = BACK OF CURB
BDC = BACK OF DEPRESSED
FL = FLOW LINE
C = CONCRETE
P = PAVEMENT
G = GRAVEL
EW = EDGE OF WALK
TW = TOP OF WALL
TP = TOP OF PIPE
IE = INVERT ELEVATION
PL = PROPERTY LINE
DS = DOWN SPOUT
S.F. = SQUARE FEET
SL = SHORE LINE
TSF = TRANSFORMER
B = PAVERS

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND
- PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- EXISTING CONTOUR

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
- TRANSFORMER PAD
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC PEDESTAL
- ELECTRIC MARKER
- ELECTRIC METER
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- LIGHT
- LIGHT POLE
- HAND HOLE
- VALVE VAULT
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- SIAMESE WATER CONNECTION
- WATER MARKER
- WATER METER
- VALVE BOX
- B/BOX
- TELEPHONE MANHOLE
- TELEPHONE NETWORK INTERFACE
- TELEPHONE MARKER
- TELEPHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- GAS METER
- GAS VALVE
- GAS MARKER
- DOWN SPOUT
- BORING HOLE
- MONITORING WELL
- GATE POST
- BOLLARD POLE
- SIGN
- FLAG POLE
- MAILBOX
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- OVERHEAD WIRES
- TELEPHONE LINE
- CONIFEROUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER MS=MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
- ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC ARM

811 Know what's below. Call before you dig.

NO.	DATE: 12-11-18
1.	

REVISIONS	DATE	BY
REVISED PER NEW FIELD INFORMATION	1-11-19	RHM

DRAWN BY: BT | CHECKED BY: DW | BOOK 482 PG 19-22 | PC: JC

PROJECT: 14 N. ELMHURST ROAD, WHEELING, IL

CLIENT: VEQUITY, 400 N. STATE STREET, SUITE 400, CHICAGO, IL 60654

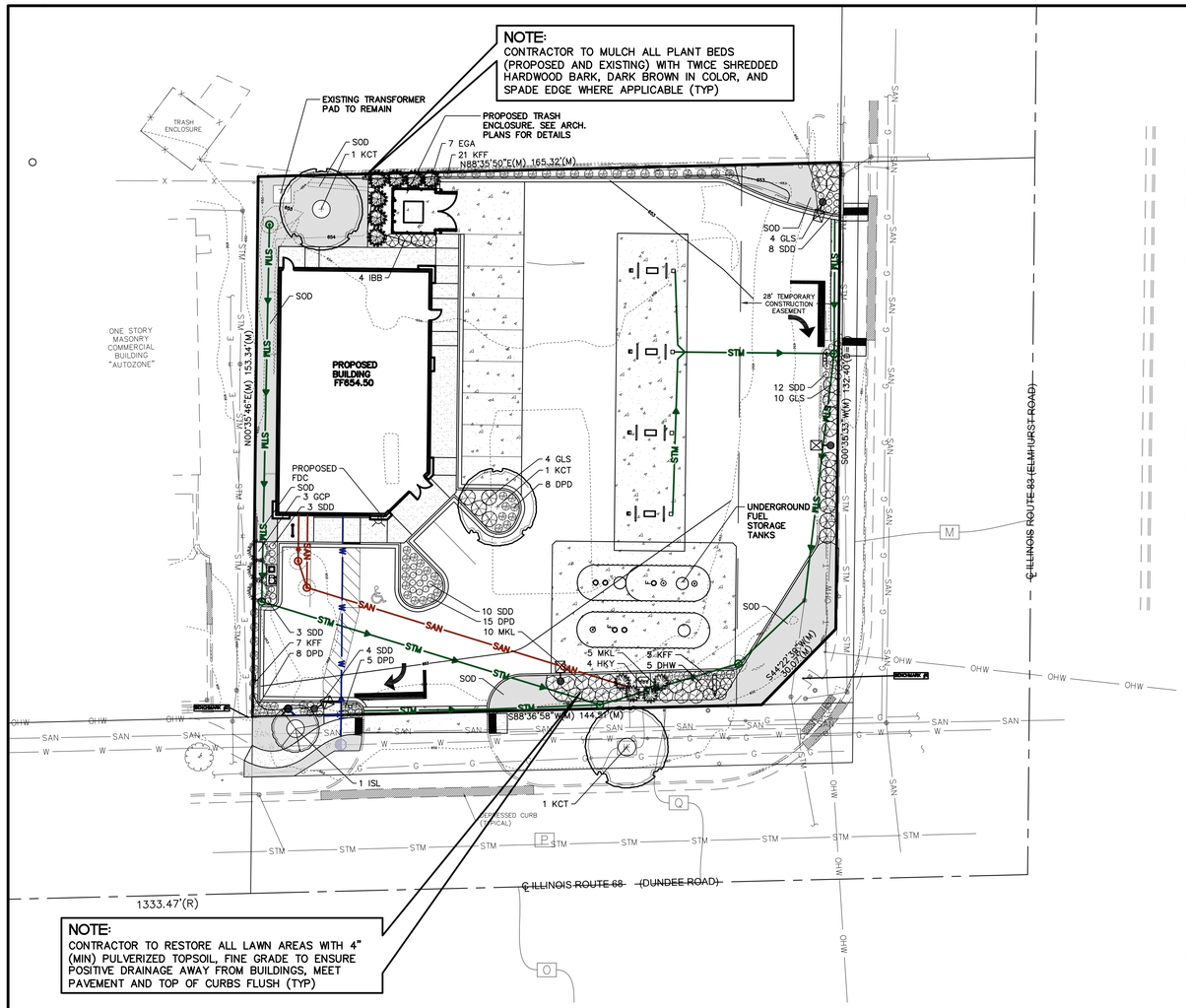
COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100, AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

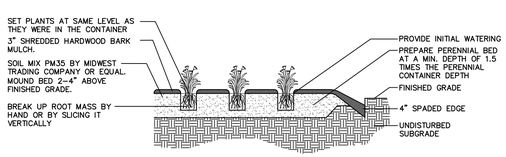
SCALE: 1" = 10'

2 OF 2

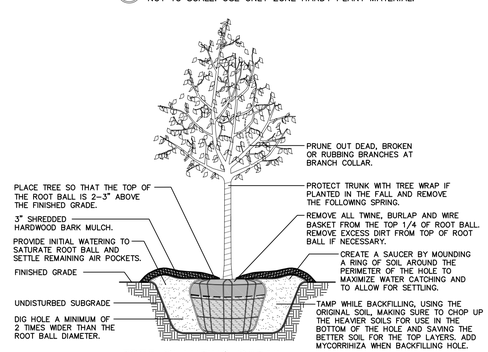
PROJ. NO.: 18.0391

2019-6A, B, C & D, and PC 19-4, 7-Eleven, 14 N. Elmhurst Rd

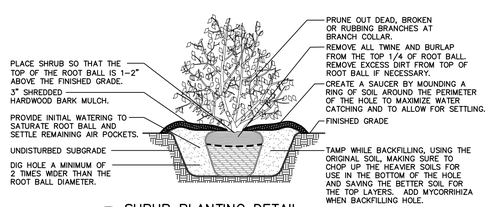




PERENNIAL PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.



TREE PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.



SHRUB PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.

J:\dwgs\18jobs\18121\18121.dwg, 18121 (LAN1)

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE HARDY TO THE ZONE IT IS BEING PLANTED IN. ALL TREES AND SHRUBS ARE TO BE BALLED AND BURLAPED UNLESS OTHERWISE NOTED AND SHALL BE GROWN IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT.
2. PLANT SIZES CALLED OUT ON THIS PLAN ARE THE MINIMUM SIZE REQUIRED. PLANTS WHICH FAIL TO MEET THE SIZES LISTED, SHALL BE REJECTED AT THE EXPENSE OF THE CONTRACTOR.
3. CONTRACTOR MUST VERIFY ALL MATERIAL QUANTITIES AS DEPICTED ON THE DRAWING. THE PLANT LIST PROVIDED ON THIS PLAN IS FOR CONVENIENCE ONLY.
4. SUBSTITUTIONS MAY NOT BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER.
5. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES AND UTILITY LOCATORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT BEGIN ANY WORK ON–SITE UNTIL ALL UTILITIES HAVE BEEN LOCATED. CONTRACTOR SHALL OBTAIN "AS–BUILT" PLANS FOR ALL IRRIGATION AND LIGHTING PRIOR TO CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES INCLUDING IRRIGATION AND LIGHTING. ALL DAMAGE SHALL BE REPAIRED TO A NEW CONDITION IN ACCORDANCE WITH ALL CODES AT NO COST TO THE OWNER – SEE NOTE 5.
7. ALL UNSUITABLE MATERIAL (CONCRETE, AGGREGATE STONE, CRUSHED ASPHALT, BRICK ETC.) SHALL BE REMOVED, INCLUDING HAUL OFF, PRIOR TO PLANTING AND SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
8. SOIL MIX PM35 BY MIDWEST TRADING COMPANY OR EQUAL SHALL BE ROTOTILLED INTO ALL PERENNIAL AND ANNUAL PLANTING BEDS PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL. A SLOW RELEASE, GRANULAR FERTILIZER SHALL BE APPLIED TO ALL ANNUAL AND PERENNIAL PLANTING BEDS AT THE RECOMMENDED RATE, AND SHALL BE ROTOTILLED IN WITH THE ABOVE SOIL MIXTURE BEFORE THE PLANT MATERIAL IS INSTALLED.
9. CONTRACTOR TO PROVIDE THOROUGH INITIAL WATERING OF ALL PLANTINGS WITHIN 12 HOURS OF INSTALLATION TO ENSURE ALL AIR POCKETS HAVE BEEN REMOVED AROUND ROOT BALL.
10. ALL PLANT BED AREAS ARE TO BE MULCHED WITH 3" OF DOUBLE SHREDDED HARDWOOD MULCH AND SHALL BE SEPARATED WITH A SPADE EDGE ALONG PERIMETERS ADJACENT TO TURF AREAS. FINAL GRADE (AFTER SETTLING) SHALL BE 1" BELOW ADJACENT CURBS.
11. ALL TURF AREAS ARE TO BE A MINIMUM OF A FIVE WAY BLUEGRASS BLEND, UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED TURF AREAS UNTIL TIME OF KNITTING. IF TURF SEED AND SOD OCCUR ON THE SAME PROJECT, CONTRACTOR SHALL VERIFY AND USE SEED MIXTURES TO MATCH SOD.
12. AREAS TO BE SODDED SHALL BE WITH AN "APPROVED TURFGRASS SOD" OF PREMIUM GRADE. SOD SHALL BE A 5 WAY BLEND OF IMPROVED KENTUCKY BLUEGRASS VARIETIES THAT HAS BEEN GROWN LOCALLY TO THE PROJECT SITE. SOD MUST BE MATURED FOR 2 FULL GROWING SEASONS PRIOR TO HARVEST CUTTING AND BE HEALTHY WITH WELL ESTABLISHED ROOTS. SOD SHALL BE FREE OF DISEASE, INSECTS AND DEBRIS. SOD SHALL BE UNIFORM IN LEAF COLOR, TEXTURE, AND DENSITY. SOD SHALL BE DELIVERED, INSTALLED, AND WATERED WITHIN 24 HOURS OF HARVEST IN WHICH TEMPERATURES DO NOT EXCEED 90 DEGREES (F) NOR LESS THAN 55 DEGREES (F). SOD SHALL BE MACHINE–CUT AT A MINIMUM UNIFORM SOIL THICKNESS (1.5" OF SOD IS DESIRED) BUT SOD THICKNESS SHALL BE A THICKNESS NECESSARY FOR PLANT VIABILITY. SOD SHALL BE LAID IN STAGGERED STRAIGHT LINES, TIGHTLY AGAINST EACH OTHER WITHOUT STRETCHING OR OVERLAPPING. SOD STAKES SHALL USED ON ALL SLOPES 4:1 OR GREATER.
13. CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS (INTENDED OR UNINTENDED) AT A MINIMUM, TO THE ORIGINAL CONDITION UNLESS OTHERWISE NOTED.
14. THE EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS INTENDED SOLELY TO IDENTIFY THEM AS OBSERVED IN THE FIELD. THIS PLAN DOES NOT MAKE ANY CLAIMS ABOUT THE CONDITION OR SAFETY OF ANY OF THE PLANT MATERIAL DESCRIBED HEREIN OR OBSERVED IN THE FIELD.
15. ALL TRANSPLANTED PLANT MATERIAL MUST BE INSTALLED IMMEDIATELY UPON EXTRACTION FROM IT'S ORIGINAL LOCATION, UNLESS SPECIFIC ARRANGEMENTS HAVE BEEN MADE WITH THE LANDSCAPE ARCHITECT/DESIGNER. SHOULD IT BECOME UNREASONABLE TO TRANSPLANT ANY OF THE PLANT MATERIAL AS DESCRIBED IN THIS PLAN, DUE TO SITE CONSTRAINTS OR OTHERWISE, CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT/DESIGNER TO MAKE ALTERNATIVE ARRANGEMENTS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE HEALTH AND VIABILITY OF THE PROPOSED PLANT MATERIAL INCLUDING WATERING, PROTECTION FROM PHYSICAL DAMAGE FROM THE TIME PLANT IS SELECTED THROUGH IT'S INSTALLATION.
17. CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REMAINING PLUMB UNTIL THE END OF THE GUARANTEE PERIOD. PLANTS MAY NOT BE STAKED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER.
18. CONTRACTOR TO GUARANTEE PLANT MATERIAL AND LABOR FOR A MINIMUM OF ONE YEAR FROM THE TIME OF INSTALLATION.
19. THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND ABIDING BY THE LANDSCAPE ORDINANCES FOR THE SPECIFIC JURISDICTION IN WHICH THE WORK IS TAKING PLACE.
20. BIDDERS SHALL BE RESPONSIBLE FOR EXAMINING THE SITE, PRIOR TO PREPARING BID, TO BECOME FAMILIAR WITH THE SPECIFIC SITE CONSTRAINTS.
21. ALL EXISTING ON–SITE PLANT MATERIAL NOT EFFECTED BY CONSTRUCTION OR THE PROPOSED LANDSCAPE, SHALL BE BE PROTECTED AS PART OF THIS PLAN. EXISTING LANDSCAPE IN AREAS OF CONSTRUCTION AND PROPOSED LANDSCAPE SHALL BE REMOVED AS PART OF THIS PLAN.
22. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF ALL THE ITEMS SHOWN ON THE PLANS.
23. IF IRRIGATION IS DEEMED NECESSARY, THE DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. AN IRRIGATION PLAN ALONG WITH AN AS BUILT OF THE IRRIGATION SYSTEM SHALL BE PREPARED FOR OWNER REVIEW AND APPROVAL. CONTRACTOR SHALL GUARANTEE PERFORMANCE, PARTS, AND LABOR FOR A PERIOD OF 1 YEAR FROM THE DATE OF FINAL APPROVAL.
24. IF EXISTING IRRIGATION IS PRESENT ON SITE, CONTRACTOR SHALL ADJUST, ADD TO, OR SUBTRACT FROM, THE EXISTING IRRIGATION SYSTEM TO ACCOMMODATE ANY PROPOSED ALTERATIONS/ADDITIONS TO THE EXISTING LANDSCAPE. CONTRACTOR SHALL PROVIDE THE OWNER AN AS BUILT OF THE IRRIGATION SYSTEM AND ALL CHANGES TO THE SYSTEM AFFECTED BY THIS PROJECT.
25. PROVIDE TOPSOIL RE–SPREAD PER THE FOLLOWING UNLESS OTHERWISE NOTED:
    A. 4" MINIMUM IN GRASS OR SOD AREAS
    B. 6" MINIMUM IN PLANTING AREAS
    C. 12" MINIMUM IN LANDSCAPE ISLANDS

GENERAL NOTES:
1. THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #18.0391 DATED 12/11/18) PREPARED BY: COMPASS SURVEYING LTD 2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502 (630) 820–9100
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

ON SITE PARKING DATA

REGULAR SPACES	12
ADA ACCESSIBLE SPACES	1
TOTAL SPACES	13

SITE DATA

LOT AREA	=	25,121 S.F. (0.576 AC.)
IMPERVIOUS AREA	=	21,321 S.F. (0.489 AC.)(XX%)
PERVIOUS AREA	=	3,800 S.F. (0.087 AC.)(XX%)
BUILDING AREA	=	3,020 S.F.

PLANT LIST

SHADE, ORNAMENTAL AND CONIFEROUS TREES

QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
3	KCT	Gymnocladus dioicus (Male Only)	Kentucky Coffee Tree	3" Cal.
1	ISL	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	6'
7	EGA	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6'

FLOWERING AND EVERGREEN SHRUBS

QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
4	IBB	Aronia melanocarpa 'Morton'	Iriquois Beauty Black Chokeberry	5 Gal.
18	GLS	Rhus aromatica 'Grow-Low'	Grow-Low Sumac	5 Gal.
15	MKL	Syringa patula 'Miss Kim'	Miss Kim Lilac	5 Gal.
5	DHW	Weigela x 'Dark Horse'	Dark Horse Weigela	3 Gal.
3	GCP	Chamaecyparis pisifera 'Dow Whiting'	Soft Serve Cypress	5 Gal.
4	HKY	Taxus x media 'Hicksii'	Hicks Yew	5 Gal.

PERENNIALS, ORNAMENTAL GRASS AND GROUNDCOVERS

QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
40	SDD	Hemerocallis 'Stella de' Oro	Stella de Oro Daylily	1 Gal.
40	KFF	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 Gal.
36	DPD	Sporobolus heterolepis 'Tara'	Dwarf Prairie Dropseed	1 Gal.

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811

LICENSED LANDSCAPE ARCHITECT
KENNETH M. PRICE
157-001488
STATE OF ILLINOIS

LANDSCAPE PLAN DESIGNED BY KENNETH M. PRICE, RLA

20 0 10 20 40 80

LANDSCAPE PLAN

NO.	REVISIONS	DATE
1	PER IN HOUSE REVISIONS	1/11/19
2	REVISIONS PER VILLAGE/IDOT COMMENTS	3/15/19

Prepared For:

Vequity
400 N State Street, Suite 400
Chicago, IL 60654

FUEL CENTER AND CONVENIENCE STORE
14 N Elmhurst Road
Wheeling, Illinois

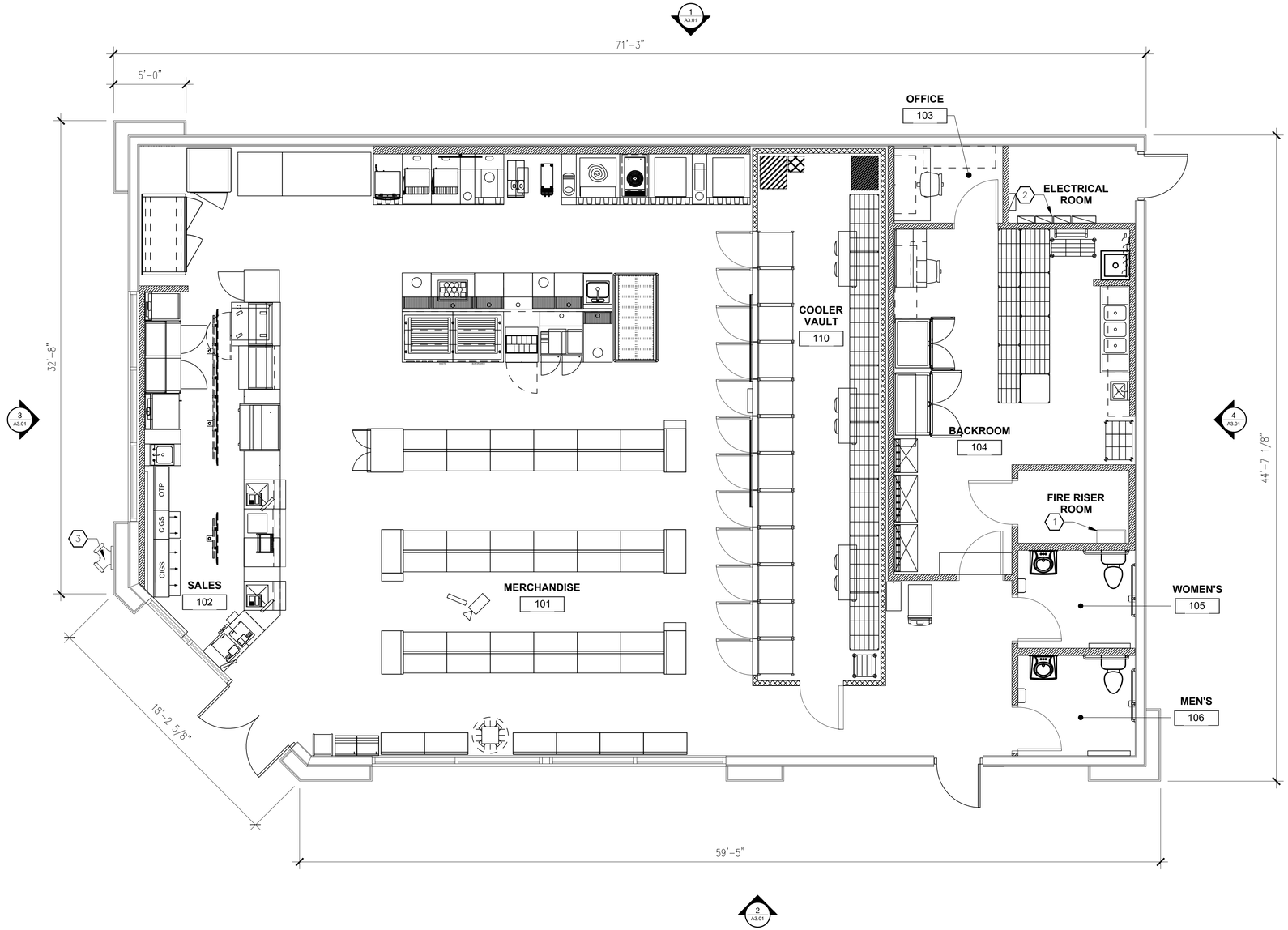
Prepared By:

Watermark Engineering RESOURCES, LTD
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-375-1800 fax 630-238-9800 www.watermark-engineering.com

CHECKED BY: B. PERRY
DESIGN BY: S. SIMAK
DRAWN BY: S. SIMAK
DATE: JANUARY 7, 2019
SCALE: 1" = 20'
PROJECT NO.: 18–121

L–1

LANDSCAPE PLAN



NORTH

1 FLOOR PLAN

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

0 1' 2' 4' 8'

GENERAL NOTES

A. FIRE SAFE ALL PENETRATIONS THRU PARTITIONS.
B. PROVIDE ACCESSIBLE THRESHOLD AT EACH EXTERIOR DOOR-SEE DOOR SCHEDULE
C. PRIME INTERIOR WALLS, COLUMNS TRIM AND DOOR FRAMES
D. SEE STRUCTURAL FOR CONTROL AND ISOLATION JOINTS AT CONCRETE SLAB AND AROUND COLUMNS
E. CONTACT OWNER REGARDING HOW THEY WANT TO REKEY THE LOCK FOR THE MAIN ENTRY VS THE SERVICE DOOR, LANDLORD ROOM TO HAVE ELECTRONIC KEY PAD KEY LOCK.
F. ARABIC NUMERALS AT LEAST FOUR INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCHES SHOWING THE ADDRESS OF THE BUILDING SHALL CONTRAST WITH THE BACKGROUND, SHALL BE CONSTRUCTED OF DURABLE MATERIALS, BE PERMANENTLY INSTALLED AND BE READILY VISIBLE. SCRIPT OR WRITTEN NUMBERS ARE NOT PERMITTED. ADDITIONAL NUMBERS SHALL ALSO BE PLACED ON THE SIDE OF THE BUILDINGS STREET ADDRESS.
G. AT SERVICE DOORS USED AS EXIT/ACCESS FOR FIRE FIGHTING, ARABIC NUMERALS A MINIMUM OF FOUR INCHES IN HEIGHT WITH A MINIMUM STROKE OF 0.5 INCH SHALL BE APPLIED TO THE ADDITIONAL DOOR TO INDICATE THE ADDRESS. THE ADDRESS SHALL BE VISIBLE FROM THE PARKING LOT OR FIRE APPARATUS ACCESS.
H. THIS IS A SPRINKLERED BUILDING PER REQUIREMENT OF VILLAGE OF WHEELING SEE FP DRAWINGS FOR LAYOUT.
I. SEE STRUCTURAL FOR CONTROL JOINTS AND EXPANSION JOINTS.
J. ALL JOINT SYSTEMS IN RATED WALL ASSEMBLIES SHALL COMPLY WITH UL 2079.
K. ANY PENETRATIONS THROUGH RATED ASSEMBLIES SHALL COMPLY WITH UL 263.
L. PROVIDE A KNOX BOX TO ENABLE THE FIRE DISTRICT TO HAVE ACCESS TO THE BUILDING AND THE BUILDING'S FIRE PROTECTION FEATURES.
M. G.C. TO PROVIDE PORTABLE FIRE EXTINGUISHERS WITHIN THE BUILDING. THE TYPE, SIZE, AND SPACING MUST MATCH THE SPECIFIC HAZARD THEY ARE TO PROTECT. CONTACT THE FIRE DISTRICT FOR APPROVAL OF THE TYPES AND LOCATIONS OF PORTABLE FIRE EXTINGUISHERS TO BE USED PRIOR TO FINAL OCCUPANCY.

KEYED NOTES

1. METAL LADDER WITH ROOF HATCH.
2. ELECTRICAL PANEL.
3. SIAMESE CONNECTION.

WALL LEGEND

NEW SIP WALL SYSTEM

NEW MTL. STUD WALL

X PROPOSED WORK NOTE

CITY APPROVAL

CLIENT:
vequity | real estate. redefined.

Vequity
400 N. State
Suite 400
Chicago, IL 60654
312-985-0987
Email info@vequity.com
www.vequity.com

PROJECT TEAM:

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ILEKIS ASSOCIATES
223 W. JACKSON BLVD.
SUITE 1000
CHICAGO, IL 60606
312-419-0009 www.ILEKIS.com

THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE APPLICABLE CODES AND BUILDING REGULATIONS.
ALPHONSE A. ILEKIS, AIA
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Watermark Engineering Resources, Ltd.
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-375-1800 fax 630-236-9600 www.watermark.engineering.com

NOTE:

7-ELEVEN
PROJECT # 1814-11
14 N ELMHURST RD
WHEELING, IL 60090

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DATE:	ISSUED FOR:
03/15/19	ISSUED PER CITY COMMENTS
01/08/19	ISSUED FOR CITY REVIEW

FLOOR PLAN

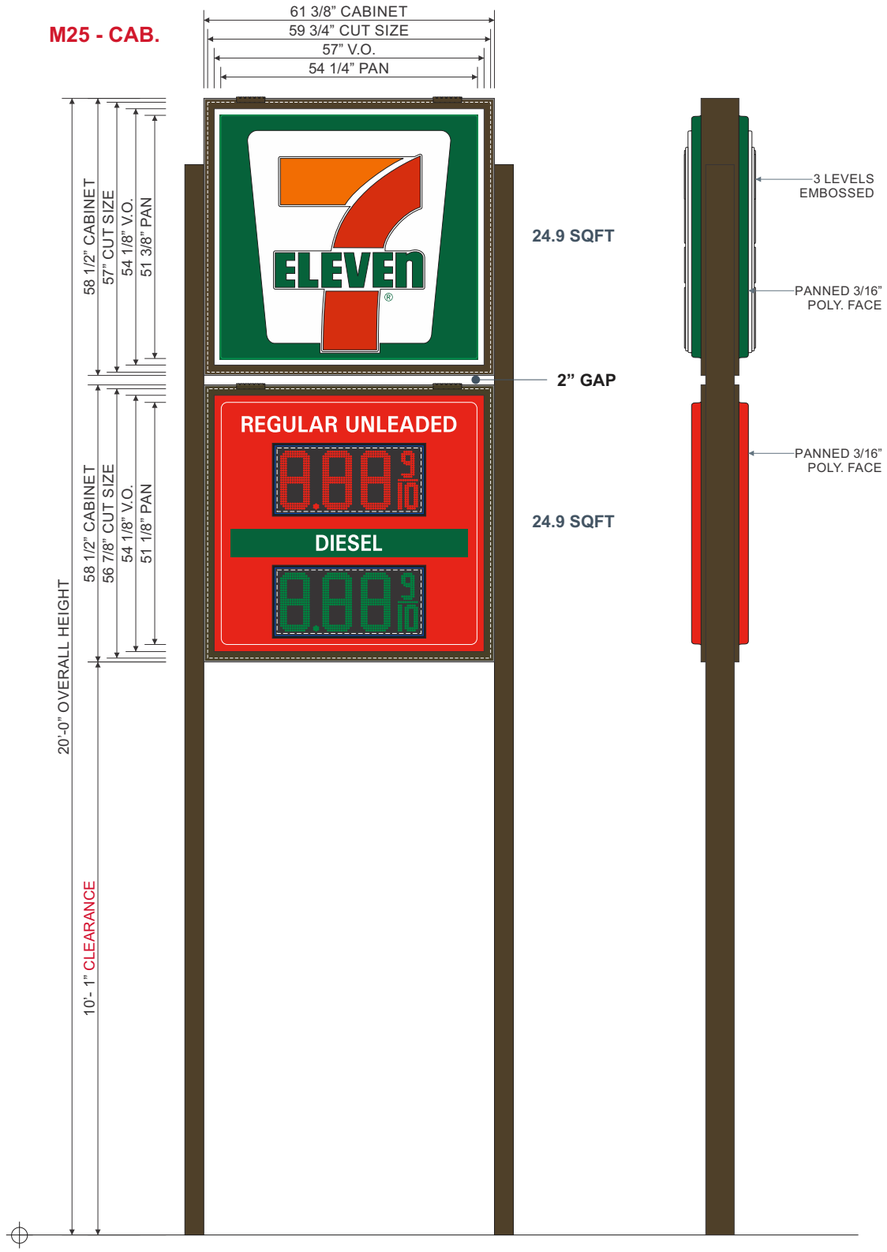
STATE OF ILLINOIS ALPHONSE A. ILEKIS 01-8612 REGISTERED ARCHITECT
EXP 11/30/2018

A1.01

2019-6A, B, C & D, and PC 19-4, 7-Eleven, 14 N. Elmhurst Rd

2019-6A, B, C & D, and PC 19-4, 7-Eleven, 14 N. Elmhurst Rd

M25 - CAB.



NOTE: SCBA TO CONFIRM CODE CHECK

Code Information:	
Formula: 100 sf or 1 sf per lin ft of bldg or unit on the primary frontage, whichever is less.	
Allowed:	**70.0 sqft**
Proposed:	**50.0 sqft**

Height Information:	
Allowed:	**20'- 0"**
Proposed:	**20'- 0"**

Code Information:	
Allowed:	**10'- 0"**
Proposed:	**10'- 0"**

SEP PRICE VISION LED UNITS:	
LED UNIT SIZE:	14.284" X 31.3"
LED CHARACTER SIZE:	12.340"

7-ELEVEN LOGO DIMENSIONS:
OAH: 47"
OAL: 42 15/16"

ONE (1) **L25G2D** D/F "DOUBLE-PRODUCT" DIESEL
INTERNALLY ILLUMINATED SIGN CABINET W/ GREEN & RED LED DIGITS. CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS. 3/16" THICK PAN FORMED CLEAR ACRYLIC FACE W/ **3M 3630-26 GREEN** TRANSLUCENT VINYL APPLIED SECOND SURFACE THEN BACK SPRAYED **PMS 485 RED** & **PMS WHITE**. 8" DEEP EXTRUDED ALUM. CABINET W/ 2" INSET HINGED RETAINERS TO BE PAINTED **DURANODIC BRONZE**.
2" INSET RETAINERS TO BE HINGED ON ONE SIDE OF CABINET.

PROVIDE CUSTOMER W/ STANDARD 12" DIGIT RED LED MODULES.
PROVIDE CUSTOMER W/ STANDARD 12" DIGIT GREEN LED MODULES.

NOTE: VERTICAL STEEL SUPPORT & FOOTING TO BE SPECIFIED BY ENGINEERING & PROVIDED BY INSTALLER
NOTE: GAS PRICE CABINET TO HAVE AT LEAST 1" OF SPACE ON TOP & BOTTOM FOR VENTILATION

Face & Side Detail - **M25** & **S25** Pylon Sign Structure - **Sign E**
3/8"-1'-0"

Display Square Footage (Cabinets Combined): **49.8**

harbinger
sign of the future
5300 Shad Road, Jacksonville, FL. 32257 • 904.268.4681
2301 Ohio Dr, Plano, TX. 32257 • 972.905.9450

7-Eleven #1043974

14 N ELMHURST RD
WHEELING, IL 60090

SVE7253-R1

F:\Customers\7 Eleven\Art
\SVE7253-R1 #1043974.cdr

date:	rev.	description:	designer:
08.28.18	00	Original Concept	bw
11.15.18	R1	Update to have L.E.D. gas prices	

CDR: tb
Designer: bw
DPM: Jim Schultz
RCC: uk
RER: uk
Page: 5

customer approval
date:

Complies with UL 48 CSA C22.2 No.207

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REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Pro-Tem Johnson and Members of the Wheeling Plan Commission

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

RE: **Docket No. 2019-19**
Village of Wheeling
Amendments to Title 21, Signs

DATE OF REPORT: May 3, 2019

DATE OF MEETING: May 9, 2019

PROJECT OVERVIEW: Staff is proposing modifications to the Village's sign regulations that would permit religious assembly uses (churches, synagogues, etc.) to install electronic message center ground signs.

SUMMARY OF APRIL 11, 2019 PLAN COMMISSION REVIEW

During the Plan Commission's discussion of the proposed text amendment, the Commission expressed concerns regarding the potential for a religious assembly use being able to install an electronic message center (EMC) sign when located in a residential area. Since EMCs are permitted through two different sections of the sign code: (1) regulations for freestanding signs in commercial/industrial districts; and (2) regulations for approved Special Uses, regardless of the zoning district, the Commission requested staff compile a list of permitted special uses allowed to install an EMC. The following is the current section of the sign code along with a breakdown of the uses and the allowable zoning districts:

> Section 21.07.020(c) Electronic Message Centers. Electronic message centers may be permitted for governmental buildings, recreation centers, convention centers, hotels, theaters, and schools. Electronic message centers may only be part of a freestanding sign and the sign must comply with all regulations in this code, including the criteria listed in Section 21.06.500(b)6. The message shall not consist of sound or flashing.
>
> Governmental buildings: B-1, B-2, B-3, MXC, MXT, MXI (SU), I-1, I-2
>
> Recreation centers: B-1 (SU), B-2 (SU), B-3 (SU), MXC (SU), MXT (SU), MXO (SU), I-1 (SU), I-2, (SU), I-3 (SU)
>
> Convention centers: B-1 (SU), B-3 (SU), MXC (SU), MXT (SU), MXI (SU)
>
> Hotels: B-1 (SU), B-3, (SU), AP (SU), MXC (SU), MXT (SU), MXI (SU)
>
> Theaters: B-1 (SU), B-3 (SU), MXC (SU), MXT (SU), MXI (SU)
>
> Schools: ***R-1 (SU), R-2 (SU), R-3 (SU), R-3A (SU), R-4 (SU)***, B-3 (SU), MXC (SU), MXT (SU), MXO (SU), MXI (SU), I-1 (SU), I-2, (SU), I-3 (SU)

The following are the zoning districts that permit religious assembly uses:

Religious Assembly Use (building < 2,500 sq. ft.): ***R-1 (SU), R-2, R-3, R-3A, R-4 (SU)***

Religious Assembly Use (building > 2,500 sq. ft.): ***R-1 (SU), R-2 (SU), R-3 (SU), R-3A (SU), R-4 (SU)***, B-2 (SU), B-3 (SU), MXC (SU), MXT (SU), MXO (SU), I-1 (SU)

From the above list of special uses permitted to have an EMC, schools are currently the only use that is permitted in residential zoning districts.

The zoning code permits religious assembly uses based on two distinctions: those located in a building less than 2,500 sq. ft. and religious uses located in a building greater than 2,500 sq. ft. For religious uses in buildings greater than 2,500 sq. ft., a special use is required in every residential zoning district. To limit the potential of an EMC being located within a residential area where such sign would not be appropriate, staff recommends the above code section be further amended to limit EMC's to religious assembly uses in buildings greater than 2,500 sq. ft.

The Plan Commission also expressed that EMC's may require additional limitations during the SCBA appearance review to ensure any potential negative impacts are mitigated. Staff recommends adding language to the sign code that functions of the display may be further restricted based on the proximity to residential properties, subject to SCBA appearance review. This proposed addition to the code would not only apply to religious assembly uses seeking to install an EMC, but any use that would like to install an EMC that is close to residential properties. Since each property has its own unique characteristics, this added language will allow the SCBA to review an EMC proposal and determine if any further functions of the display should be required depending on how close the sign/property is to residential properties.

BACKGROUND INFORMATION

Electronic message center (EMC) signs are signs which uses a bank of lights that can be individually lit to form copy such as words, letters, logos, figures, symbols, illustrations, or patterns to form a message without altering the sign face. EMCs are permitted through two different sections of the sign code: (1) The regulations for freestanding signs in commercial/industrial districts; and (2) the regulations pertaining to signs for approved Special Uses, regardless of the zoning district.

Recently, staff was contacted by an existing church seeking to modify their current signage to install an EMC sign. Staff determined that the current sign code regulations omit religious assembly uses from the included list of uses (Section 21.07.020) that can install an EMC. However, in assessing the uses allowed to have an EMC sign, governmental buildings and schools are comparable to religious uses, as their signage needs are very similar in the need to convey multiple messages to the community/users due to the variety of services offered.

Staff recommends adding religious assembly to the list of Special Uses that are permitted to install an EMC. Staff has considered several options, including a sign code variation and amendments to other sections of the sign code, and believes that the proposed amendment (below) is the most appropriate action.

SUMMARY OF PROPOSED AMENDMENT

Update Signs for Specific Special Uses (21.07.020)
This subsection of the Sign Code provides additional sign regulations for special uses, such as automobile service stations, drive-thrus, vehicle dealerships, and package liquor stores, since these types of uses often have unique signage needs beyond the standard wall or ground sign. Also included in this subsection are uses that may be allowed to install an electronic message center (EMC) sign, which are currently permitted for governmental buildings, recreation centers, convention centers, hotels, theaters, and schools.

Staff proposes the following amendment to Section 21.07.020 of the Sign Code (proposed text noted in **bold underline** and removed text is noted in ~~stricken text~~):

(c) Electronic Message Centers. Electronic message centers may be permitted for governmental buildings, recreation centers, convention centers, hotels, theaters, ~~and~~ schools**, and religious assembly uses (in buildings greater than 2,500 sq. ft.)**. Electronic message centers may only be part of a freestanding sign and the sign must comply with all regulations in this code, including the criteria listed in Section 21.06.500(b)6. The message shall not consist of sound or flashing**, and functions of the display may be further restricted based on the proximity of the electronic message center to residential properties subject to SCBA appearance review**.

STAFF REVIEW

Staff Recommended Action: Staff recommends approval of the proposed amendment.

PROPOSED MOTION

If the Plan Commission is an agreement with the proposed amendments to the Sign Code, an appropriate motion would be to:

Recommend approval of Docket No. 2019-10, amending Title 21, Signs, of the Wheeling Municipal Code, Chapter 21.07, Signs for Specific Special Uses, Subsection (c), to add religious assembly uses to the list of uses that may be permitted an electronic message center sign, to read as follows:

(c) Electronic Message Centers. Electronic message centers may be permitted for governmental buildings, recreation centers, convention centers, hotels, theaters, ~~and~~ schools**, and religious assembly uses (in buildings greater than 2,500 sq. ft.)**. Electronic message centers may only be part of a freestanding sign and the sign must comply with all regulations in this code, including the criteria listed in Section 21.06.500(b)6. The message shall not consist of sound or flashing**, and functions of the display may be further restricted based on the proximity of the electronic message center to residential properties subject to SCBA appearance review.**

Andrew C. Jennings, AICP
Director of Community Development

Steve Robles, AICP
Assistant Director

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Pro-Tem Johnson 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. 2019-12**
4 Ever Dance Fitness LLC
15 N. Elmhurst Road
Special Use for Recreational and Instructional Facility

DATE OF REPORT: May 3, 2019

DATE OF MEETING: May 9, 2019

PROJECT OVERVIEW: The petitioner requests special use approval for recreational and instructional facility for an existing dance fitness studio located at 15 N. Elmhurst Road.

REQUESTED ACTION

This item was originally scheduled for a public hearing at the April 25th Plan Commission. However, public notice was not provided in accordance with the Wheeling Municipal Code and the Plan Commission continued the hearing to May 9th. As the required public notice was not conducted in time for the May 9th meeting, this item must again be continued to the June 13, 2019 Plan Commission meeting in order to allow the petitioner time to provide sufficient notice as required by the Zoning Code. A full staff analysis of the request will be provided for the June 13th meeting.

DRAFT

Plan Commission **April 25, 2019**
Regular Meeting

---

1. CALL TO ORDER

Chairman Pro Tem Johnson called the meeting to order at 6:30 p.m. on Thursday, April 25, 2019.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Johnson, Kalis, Powers and Yedinak. Also present were Steve Robles, Assistant Director of Community Development and Mallory Milluzzi, Village Attorney,

Chairman Pro Tem Johnson reported that Jim Ruffatto had been appointed to fill the remaining term of the late Trustee Ken Brady on the Village Board. At this time, no one has been officially appointed by the Village President to take over Chair of the Plan Commission. Chairman Pro Tem Johnson will continue in his role.

4. CHANGES TO THE AGENDA

Mr. Robles reported the agenda for Pearle Vision (SCBA 19-5), 727 W. Dundee Road omitted the freestanding sign, but the Staff Report and attachments were all correct.

5. CITIZEN CONCERNS AND COMMENTS

Commissioner Powers read the following statement.

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.

From the audience, Mr. Terry Steilen, 473 Briarwood Drive, Wheeling came forward. Mr. Steilen hopes Chairman Pro Tem Johnson remains in the seat of Chairman Pro Tem or gets appointed.

Mr. Steilen referred to the past when paper plans were used to make changes. He mentioned the CMX Docket and noticed that one of the minor site plan changes was the relocation of a trash

dumpster. He noticed the site plan that was being approved did not have the recently approved kitchen and new eating area. He believes it was an oversite, but he wants the change documented. He requested that the Plan Commission discuss how to make sure changes were made to the plans.

6. CONSENT ITEMS

A) Docket No. SCBA 19-5
Pearle Vision
727 W. Dundee Road
Appearance Approval of a Wall Sign and a Freestanding Sign

B) Docket No. SCBA 19-13
McCormick's Group
550 Palwaukee Drive
Appearance Approval of a Freestanding Sign

C) Docket No. SCBA 19-14
Inland Bank
337 W. Dundee Road
Appearance Approval of Wall Signs

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

Approve Docket No. SCBA 19-5 to grant appearance approval of the wall sign and freestanding sign, as shown on the following plans, prepared by Sign Services Incorporated, for Pearle Vision, located at 727 W. Dundee Road, Wheeling, Illinois:

- Freestanding Sign Plan, dated October 2, 2018
- Wall Sign Plan, dated January 29, 2019
- Landscape Plan, dated November 19, 2019

Approve Docket No. SCBA 19-13 to grant appearance approval for the freestanding sign in accordance with the sign plans (3 sheets), prepared by North Shore Sign, last revised dated April 4, 2019, for McCormick's, located at 550 Palwaukee Drive, Wheeling, Illinois.

Approve Docket No. SCBA 19-14 to permit the installation of wall signs in accordance with the Inland Bank sign plans (total of 3 pages), prepared by Triangle Sign and Awning, dated March 29, 2019, for Inland Bank, located at 337 W. Dundee Road, Wheeling, Illinois.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

A) Docket No. PC 19-9
Pearle Vision
727 W. Dundee Road
Minor Site Plan and Appearance Approval

Mr. Robles explained the docket was a vey minor site plan and appearance approval request. The main item is the replacement of the rear fence along the south property line. The fence has been deteriorating over time and will be replaced with the same style as the current fence. As part of the signage, the petitioner is also proposing to change the wall sign from an internally illuminated to an external illuminating by installing three gooseneck lights that will illuminate the sign externally rather than internally.

Ms. Bonnie Portnoy, Property Owner reported that she and her husband had owned the business for 37 years. They are trying to enhance the property and abide by the franchise's wishes to change the signs to the updated signs. The franchise wants the wall sign to be illuminated. There is existing electricity and the electrician proposed three gooseneck lights. They have tried to fix the fence on numerous occasions, and it is now time to replace it. They received a proposal for the same height fence (6').

Commissioner Yedinak had no questions.

Commissioner Powers had no questions.

Commissioner Kalis thanked the petitioner for updating and refreshing the building. He wants to make sure there is no light pollution because of the proximity of the houses. Ms. Portnoy confirmed the lights were only on the front of the building.

Commissioner Kalis referred to the deteriorating of the front façade, he questioned if the siding would be refreshed. Mr. Portnoy stated they had just painted it.

Commissioner Kalis questioned the color of the fence. Ms. Portnoy was unsure. Commissioner Kalis questioned if the neighbors needed to approve it. Mr. Robles explained their approval was not needed since the fence was on the Pearl Vision property. He noted there was a chain link fence on the residential property.

Commissioner Creech questioned if the good side of the fence should be facing the residential property. Mr. Robles explained typically the finished side faces the neighboring property. In this case, when the fence was originally installed the finished side faced the commercial property and all the way along. Commissioner Creech questioned how much of the fence was being replaced since it went beyond Pearl Vision. Mr. Robles explained the lot was 70' wide so that was the amount of fence being replaced. Commissioner Creech mentioned that normally a stockade fence was not red cedar. He reported most of the fences the Commission had been recommending used steel posts instead of wood posts. He questioned if it was a requirement. Mr. Robles did not think it was a Code requirement for fences, but the Plan Commission leaned toward the steel posts since they lasted longer. Commissioner Creech made the recommendation to use steel posts.

Commissioner Creech referred to the variation for a sign setback. Mr. Robles explained there was a previous variation granted for the sign and then the setback. Since there isn't relevant action regarding any site plan appearance it wasn't included in the report.

Commissioner Blinova questioned if it was necessary to have a trash enclosure on this commercial property. Mr. Robles explained that generally trash containers on commercial properties needed to be within an enclosure. The request is just for the fence and a lot of preexisting properties do have containers without enclosures given the smaller nature of the lots. He explained it could be a consideration to include it. If it was a new property, an enclosure would be required.

Chairman Pro Tem Johnson questioned if the petitioner had any plans to resurface the parking lot since it was in such poor shape. Ms. Portnoy stated that maybe they would do it in the future. She mentioned different sections had been resurfaced and every year it gets new blacktop.

Commissioner Kalis moved, seconded by Commissioner Blinova to approve Docket No. PC 19-9 granting minor site plan and appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, in order to install a new 6' tall, stockade wood fence and three exterior light fixtures for Pearle Vision, 727 W. Dundee Road, in accordance with following exhibits:

- Site Plan, received April 11, 2019
- Stockade Fence Photo and Installation Quote, dated March 7, 2019
- Light Fixture Specification Sheet, received April 11, 2019

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

B) Docket No. PC 19-10
CMX Theater
401 W. Dundee Road (Wheeling Town Center)
Minor Site Plan and Appearance Approval

Mr. Robles responded to the citizen's comments regarding the site. The docket is limited only to the trash enclosure area which is highlighted. The reason the recent floorplan was not included was because there is no modification to the floorplan, and it is purely an exterior modification. The approval from February of the interior layout including the restaurant remains in place. Chairman Pro Tem Johnson requested the recent layout be entered into the record. Commissioner Kalis requested removing the old plan. Mr. Robles explained the interior floorplan was already part of the record. He reiterated this was not replacing it.

Commissioner Creech questioned if there was a condition in the last docket for this petition. He remembered the petitioner possibly putting some garbage storage in the kitchen which was going to be presented to the Commission. Mr. Robles confirmed there was no condition regarding the trash enclosure location from the February approval of the floorplan change. The floorplan that was provided at that time had an area identified as a rectangular block with no specific detail. The only approved exterior trash location for the CMX was from 2016 which was in the rear central. The original trash enclosure was internal and then in 2016 it was moved outside. In 2018, there was an area that was marked but was not identified as a trash enclosure area and no elevations were provided of the enclosure. There was no official approval of the trash enclosure in 2018 from the 2016 plan. The only approved location for a trash enclosure remains as the 2016 plan. This request is to seek minor site plan approval for a new location to now establish the trash enclosure location.

Commissioner Creech noted the petitioner was still not addressing the internal garbage storage in the kitchen. Mr. Robles' understanding was the reason why the enclosure was moved because the internal floorplans had been revised and the emergency exits for the theaters. Commissioner Creech questioned if the petitioner would need to walk out the front door and walk completely halfway around the building to take out the garbage. Mr. Robles hoped the petitioner had information.

The petitioner reviewed the current plans. The kitchen is now at the exterior of the building which was previously Auditorium 1. The kitchen has its own dedicated exit door. One of the reasons the 2016 approved location of the trash enclosure migrated a bit south, was to create a clear path for the daily or nightly carry out of the trash in a bin to the dumpsters.

The petitioner (Tom, architect) explained Lynmark was pleased they were moving the dumpster south.

Commissioner Powers was OK with the dumpster location but questioned if there was a way to go from the kitchen to out back instead of through the front. Tom explained it would be difficult. Commissioner Powers questioned where the bags of garbage would be stored before taking it

outside to the dumpster. Tom explained he did not know the operational detail. He knows there is a dedicated area in the kitchen for storage, but he is unsure about the frequency.

Commissioner Powers wanted to see the approved February 14 plan with the current location.

Commissioner Blinova questioned if there were doors in the back. Tom confirmed there were emergency exit doors from the theaters.

Commissioner Creech questioned if they were using the same cement block as the theater. Tom explained it was split face CMU block. Mr. Robles explained the CMU block had consistently been used within the Town Center. Commissioner Creech explained the split face was a different product. Mr. Robles confirmed it was not prohibited in the Code. Commissioner Creech explained the Village frowns upon using split face CMU block for years and staining or painting masonry in the Village. Commissioner Creech noticed there was no coping or top on the trash enclosure. Tom explained there was currently no coping or top but once they get approval, the mason may suggest a coping.

Ms. Milluzzi clarified the design guidelines only require trash enclosures to be constructed of durable materials. Commissioner Creech explained there was a lot of leeway in asking so that it conforms with the rest of the Town Center. He thinks the split block is inconsistent with the Town Center. He wants the same material used as the theater. Commissioner Creech wants a poll taken about using split block as a painted product in the parking lot of the theater. Tom explained there were a couple of different manufacturers of CMU. Commissioner Creech mentioned split face was porous. Tom explained painting was a durable coating including CMU.

Commissioner Kalis had no questions.

Commissioner Yedinak expressed a concern with how far the trash must travel. Mr. Robles explained the Commission could not regulate how they accessed the trash enclosure, but the location of the trash enclosure could be regulated. Commissioner Yedinak was unsure how to get around it since the other three sides were for presentation.

Chairman Pro Tem Johnson is not pleased with how the trash needs to be rolled down the Village Green. He believes the theater and kitchen will generate a lot of trash so it would probably be several times a day the trash would be rolled out.

Chairman Pro Tem Johnson questioned if there was a hallway going out the north end. Mr. Robles confirmed it was an emergency exit only. Going out the north end would move the access but it would require moving the main corridor between the auditoriums so the trash would need to go out of the restaurant and into the main corridor of the theater with customers. Chairman Pro Tem Johnson suggested moving the trash enclosure back to where it was on the earlier plan. Mr. Robles agreed it could be moved but explained it would be something operational CMX would need to overcome.

Chairman Pro Tem Johnson has an issue with them hauling everything through the Village Green since it was to be the Gem of the whole project.

Commissioner Powers referred to their other location with a kitchen at Old Orchard. Tom was not familiar with the setup but he didn't think the theater would want to track the trash through an interior theater. Chairman Pro Tem Johnson didn't want it tracked through the Village Green.

Commissioner Yedinak referred to an egress corridor that goes out to the north side of the building, but it would still entail bringing the trash from the kitchen through the customer area and out the egress corridor.

Commissioner Kalis felt the trash enclosure was placed where it should be as it relates to the approved plans for the interior. He thinks a hallway should have been built in between two theaters.

Commissioner Powers questioned if the petitioner could match the color of the trash enclosure in the proposed material. Tom confirmed they could not find a color that would match the gray fiber cement panels so they proposed a split face CMU that could be painted to match.

Chairman Pro Tem Johnson took a poll if the Commission would allow split face CMU painted to match the existing color.

Commissioner Creech: not in favor, wants to see some samples
Commissioner Yedinak: abstained since he's not familiar with the material
Commissioner Blinova: in favor
Commissioner Kalis: not in favor
Commissioner Powers: not in favor
Chairman Pro Tem Johnson: not in favor

The vote was 4:1 not in favor of the proposed materials.

Chairman Pro Tem Johnson took a poll regarding the proposed location of the trash enclosure. If not in favor, a location should be provided. The Commission cannot require the petitioner on how they remove the trash. The petitioner stated they would not bring the trash through the interior of the building.

Commissioner Creech: in favor
Commissioner Yedinak: in favor
Commissioner Blinova: in favor
Commissioner Kalis: in favor
Commissioner Powers: in favor
Chairman Pro Tem Johnson: in favor

The poll was 6:0 in favor of the proposed location.

The petitioner will return with samples for the trash enclosure.

Commissioner Yedinak moved, seconded by Commissioner Powers to continue Docket No. PC 19-10 to May 9th, 2019.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

The Commission took a break at 7:33 p.m. and reconvened at 7:37 p.m.

C) Docket No. 2019-8 A&B (Petition sent back from April 15, 2019 Village Board)
Chicago Auto Center
309 N. Wolf Road
2019-8A Variation to Required Parking
2019-8B Special Use-Site Plan Approval for Light Motor Vehicle Repair Facility

See Findings of Fact and Recommendation for Docket No. 2019-8A&B.

Commissioner Blinova moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2019-8A, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11 General Development Standards, Chapter 19.11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading, Section E Parking Standards, Subsection 1 Minimum Required Parking per Land Use Category, and associated sections, to reduce the required parking for the proposed light motor vehicle repair facility, from 36 to 25), which consists of an 13 parking stall variation, for Chicago Auto Center, to be located at 309 N. Wolf Road, Wheeling Illinois with the following conditions:

1. The parking shall be for a parking variation for a total of 17 parking spaces; and
2. Any future owner would need to demonstrate legal access to offsite parking for use during business hours.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Yedinak to recommend approval of Docket No. 2019-8B to grant special use-site plan approval for a light motor vehicle repair facility

in accordance with the following exhibits submitted by Chicago Auto Center to be located at 309 N. Wolf Road, Wheeling, Illinois:

- Project Description Letter, February 1, 2019
- Site/floor plan, prepared by Community Development staff titled "Staff Floor Plan Exhibit"
- Plat of Survey, March 7, 2019

And with the following conditions of approval:

1. All property owners must demonstrate legal access to offsite parking; and
2. There should be no outside storage on the subject property.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Kalis to close Docket No. 2019-8A&B. The motion was approved by a voice vote.

D) Docket No. 2019-12 (Petition to be continued to May 9, 2019)
4 Ever Dance Fitness LLC
15 N. Elmhurst Road
Special Use for Recreational and Instructional Facility

Mr. Robles reported Docket No. 2019-12 needed to be continued to the May 9th Plan Commission meeting due to improper public notice.

Commissioner Powers moved, seconded by Commissioner Yedinak to continue Docket No. 2019-12 to May 9, 2019.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES – April 11, 2019 (including Findings for Docket No. 2018-30 and 2019-10)

Commissioner Powers moved, seconded by Commissioner Kalis to approve the minutes dated April 11, 2019 as presented. The motion was approved by a voice vote.

9. OTHER BUSINESS

Mr. Robles announced the May 23rd meeting would be a joint workshop with the Village Board. This was the workshop that was originally scheduled in March.

10. ADJOURNMENT

Commissioner Kalis moved, seconded by Commissioner Yedinak to adjourn the meeting at 8:33 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. 2019-8A&B

FINDINGS OF FACT
AND RECOMMENDATION

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: Docket No. 2019-8A&B
Chicago Auto Center
309 N. Wolf Road
2019-8A Variation to Required Parking
2019-8B Special Use-Site Plan Approval for Light Motor Vehicle Repair Facility

Chicago Auto Center, Ltd., contract purchaser, seeking Variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-11 General Development Standards, Section 19-11-010 Off-Street Parking and Loading, Section E Parking Standards, Subsection 1 Minimum Required Parking per Land Use Category, and associated sections, to reduce the required parking; and 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, for a light motor vehicle repair facility for the property located at 309 N. Wolf Road, which is zoned MXC Commercial-Residential Mixed Use District.

Chairman Pro Tem Johnson called Docket No. 2019-8A&B on April 25, 2019. Present were Commissioners Blinova, Johnson, Kalis, Powers and Yedinak. Also, present were Steve Robles, Assistant Director of Community Development and Mallory Milluzzi, Village Attorney.

Chairman Pro Tem Johnson announced the docket was returned from the April 15, 2019 Village Board Meeting.

Mr. Robles asked the Commission to make a motion to reopen the public hearing for Docket No. 2019-8A&B.

Commissioner Powers moved, seconded by Commissioner Kalis to reopen Docket No. 2019-8A&B.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.
Mr. Robles explained this petitioner was initially at a public hearing from the Plan Commission

on March 28th. During some discussion regarding the use of the property as well as the interior use of the building, on the conclusion the Plan Commission had motions for the variance and special use which both failed to have received enough positive votes for either petition. Prior to appearing in front of the Village Board for final consideration, the petitioner requested the return to the Plan Commission in order to present new testimony and evidence on how they plan to use the building and property. For tonight's meeting, the entire items do not need to be re-discussed but the discussion should be about the new evidence being presented at the meeting.

Dimitrios Irzos and Adam Irzos, 309 North Wolf Road, Wheeling were present and previously sworn in.

Mr. Irzos wanted to address some of the concerns about the parking. They measured the outside parking and were able to obtain one more parking space on the west side. The current variance is 18 spaces. He addressed the concern on how they would display their equipment. He explained they measured the interior and presented a layout and determined the layout would work for them.

Mr. Irzos asked to be able to count the interior parking spaces a well as the outside. The parking variance is for a 5,300 square feet building but he noted they were not using the entire building. In addition, he addressed the concern about the house located next to the building. He mentioned the house was currently abandoned but they contacted the owners and they now have a contract to purchase the property. The property has parking for at least 4 cars, and they have plans to demolish the building and add additional parking on the second property. They contacted the church to ask for shared parking and they were given 5 spaces. There are 14 spaces on the outside and 5 spaces from the church for a total of 19 spaces, so they are short 17 spaces. If they were permitted to count the 5 spaces from the inside the variance would be 12 spaces. If they count the 4 spaces from their property next door for use of their personal cars, the variance would be 8 and with the 5 spaces from the church it brings the variance to 3 spaces. He stated they would not need the parking. The property they are purchasing next door is 3,000 square feet.

Ms. Milluzzi clarified since at the last meeting the Commission decided not to count the 5 interior spaces and to stay consistent, the variation would now be 16 with the additional outdoor space. The Commission can still consider the additional areas where they can park (inside, church shared parking, the contracted lot) as ways they could alleviate the parking needs so its not just 17 spaces since they found potential ways to fill them. The variation number would still be the same, but the question is if it was enough information for the Commission to find whether the standards had been met to grant the variation.

Ms. Milluzzi addressed the second lot. Any parking lot construction would require Plan Commission approval. If they built the lot, at the same time they would likely bring to the Commission an ordinance to remove the parking variation since at the time, they would no longer need the variation. Mr. Irzos agreed the goal was for no variations.

Chairman Pro Tem Johnson opened the discussion to the public.

From the audience, Mr. Terry Steilen, 473 Briarwood Drive, Wheeling was sworn in. He condones what the petitioner was trying to do to offset the variation of 17 and meet the parking requirements.

He has a problem since they would still need the variation and the variation goes with the building. He was unsure if conditions could be placed on a variation. He was not in favor of giving them a variation of 17 since it would set a precedent that anyone without enough parking could find parking on the street or next door. He was not in favor of a having a large parking variation on a small property since it would set a bad example for any other future business. He suggested giving the petitioner a variation of 4 spaces.

Ms. Milluzzi explained the Commission could consider the 5-interior parking as part of the accepted parking which would lower the variation amount. The variation is tied to the specific use so any similar use could come in and have the large variation. Any new business with the same type of use would still need to get special use approval. The variation runs with the land, but it is tied to this use.

Commissioner Yedinak questioned if the petitioner sold the business to a similar business but the new business wanted to add more lifts with more mechanics. Ms. Milluzzi explained it would still be 10 parking inside since the lifts were counted as parking spaces so there technically would be the same amount of parking. Lifts are counted per the Code, the Commission decided not to count the floor parking toward the variation. If another similar use came in, they would still need a special use so the Commission would still review the layout of the lifts and parking. The special use would still need approval and they would still need to meet all the standards including the standards related to parking and traffic.

Chairman Pro Tem Johnson questioned if the lot next door became part of their property. Ms. Milluzzi explained if they amended the special use to make it one zoning lot for any future parking lot, they would also remove the variation and the special use would be amended to reflect both properties if they did it in the future.

In reply to Commissioner Kalis' question, Ms. Milluzzi confirmed it would be a subdivision.

In reply to Commissioner Yedinak's question, Ms. Milluzzi confirmed they would need to change the plat.

Mr. Irzos explained the reason they were purchasing the property next door was to join them as one and not to have any parking variations. They don't want to ask for parking elsewhere to meet the Village's requirements to operate their business.

Commissioner Creech mentioned the rendering did not include dimensions on the inside and when calculating they didn't add up to the space the petitioner provided. He stated the Village's parking requirement for automobiles was 18'6" x 9' wide and with the lifts and tool boxes in front he felt they would need an additional 5' plus 18'6" and the proposed is only 18' deep. He did not see that they had enough room inside at all for parking on the other side. He stated the Code requires 62' for two rows of parallel parking. Mr. Robles confirmed 62' was needed for exterior parking spaces. Commissioner Creech felt the 62' should also be required for the interior spaces. He also mentioned they would need another 4' for the tool boxes against the wall. Mr. Robles explained Staff did not apply the Code on the interior since it was not open to the public and was a private use. From Staff's perspective they have demonstrated the spaces met Code which was different

than the previous request where they couldn't demonstrate the spaces were legally sized. In this case, they have done it and have demonstrated they could get a wide enough single row drive aisle between the lifts and spaces. Commissioner Creech questioned if there was a traffic study showing the turning radius. Mr. Robles explained a traffic study was not needed for an interior layout. Commissioner Creech mentioned the dimensions were 4'6" smaller. He referred to 16' as the length of an average car and 17' for an average SUV with a lift of 18' and he felt the tool boxes in front would not fit. Mr. Irzos explained the tool boxes could be placed in between or on the sides and he mentioned most of the work done by mechanics was done using a wheel cart. Commissioner Creech questioned the eight parking spaces on the outside which would bring it back up to a 24-car variance. Ms. Milluzzi stated for the record it had never been 24. Commissioner Creech referred to the 8 spaces on the west side of the property which didn't have a 10' setback. Ms. Milluzzi explained they were legal, non-conforming. Commissioner Creech argued that they were changing the use of the building and parking was not considered real property. Ms. Milluzzi stated that Engineering or the Fire Department did not provide any comments concerning the parking spaces.

Commissioner Creech questioned if the building was sprinkled. Mr. Robles stated it was not and he confirmed it was a Code requirement that it needed to be sprinklered.

Commissioner Creech referred to the three-tank drain system or seal exhaust. The petitioner confirmed there was an existing triple basin and confirmed they would be adding sprinklers.

Commissioner Creech stated that it was a 24-car parking space variance. Mr. Robles confirmed it was a 17-car parking space variance. Commissioner Creech questioned if Staff didn't agree with his calculation. Mr. Robles explained it was a similar conversation about the truck parking and it was a fundamental disagreement on the Code requirement. Commissioner Creech disagreed since it was not used as a repair facility in the past and with a request for a variation on the building which would stay with the building. He felt it would set a precedent for others in the future. Ms. Milluzzi explained that wasn't how special uses and variations worked. Legally, they are each an individual case-by-case fact-based consideration where they must demonstrate that their specific unique circumstance meets the standards of the Code, variation or special use. Commissioner Creech disagreed. Ms. Milluzzi stated it was the Law.

Commissioner Kalis appreciated Ms. Milluzzi's interpretation of the Law.

Commissioner Kalis didn't think the petitioner would need the required amount of parking. Mr. Irzos confirmed they would not. Commissioner Kalis questioned if the Code was accurate for this use since there had been other lengthy discussions with the same problem. Mr. Irzos confirmed they were not going to demolish the house right away since their priority was to open the business since they hadn't been operating for 3 months. Their priority was to get the building ready and business open. The parking lot would be the next project.

Commissioner Kalis didn't personally think the petitioner would have cars spilling over and making the property look terrible. He respects the Code but considers everything else.

Commissioner Yedinak questioned what would happen if the petitioner sold the business to

someone who kept the same name, but the new owner did not buy the lot next door. Mr. Robles confirmed it would be permitted. If the property was sold to a different use, the use would have to be permitted by the MXC zoning. If they sold it to another auto repair facility who wanted to increase the number of lifts, that would require the new operator to return and seek an increase in the intensity of the special use. As approved, it would only be for the 5 lifts. Commissioner Yedinak questioned if the second lot could be made a condition. Ms. Milluzzi explained the condition could be broader that they would have to have adequate offsite parking to alleviate the parking demands of the variation. There could be a variation that any change in use or ownership demonstrates that they adequately meet the standards to alleviate the parking needs as well because it was being used as part of the reason if it was granted.

Commissioner Yedinak questioned if the second lot was considered, there was no diagrams or pictures showing how the four spaces would be added. Ms. Milluzzi explained the petitioner can answer but it wasn't considered part of this specific site. It's similar to the spaces at the church's parking lot. If they parked in a way that violated the residential code, they would get cited for it by the residential parking requirements. Mr. Irzos explained they would use the space next to the garage and if there was a fourth car, it would be in front of the garage. The cars would be parked farthest away from Wolf Road and parked on a paved surface.

Commissioner Yedinak referred to his question at the previous meeting about his concern that there isn't a backlot. He questioned how they avoided scrap and cars in progress spilling out to the front lot. He questioned if a car in progress counted as outdoor storage. Mr. Robles explained one of the benefits to this property is that there isn't access to the rear other than a single man door. There isn't an overhead door that allows them to roll a vehicle in the back that would be hidden from public view. Since there isn't an ability for them to store trash and other things away from public view, they need to contain it properly inside or in a trash container. Any vehicles in progress of being repaired outside, would be in violation. No outdoor storage is a requirement that requires approval.

Commissioner Yedinak expressed concern for the next occupant if they don't manage the business in the same manner. Mr. Robles explained the Commission is only considering their request at this time and it can't be based on speculation. Today's request is for the petitioner based on the facts they presented today on how they would operate the use. If you don't feel they met the standards, it needs to be addressed.

Commissioner Yedinak wanted clarification on what variation was being considered. He questioned if Staff concurred with the additional space in the front lot. Mr. Robles confirmed the existing exterior spaces were 10' so there is an extra foot to gain from these spaces plus a little access pavement on the south. By restriping and narrowing them to the standard minimum 9' width, they are able to pick up the extra footage they need to add one more singular space. There are no approvals necessary since it is legal, nonconforming. At the last discussion, the Plan Commission took a poll and agreed the variance would be 18 spaces since they gained one space, it reduces it down to 17 spaces. The 4 spaces on the second lot, can be considered as offset of how they plan to control and use parking on the property. It does not alleviate the fact that there aren't the four spaces on the site. Part of the discussion tonight, is whether it's appropriate that they provided additional measures to have parking elsewhere to account for the lack of spaces by Code

on this property. Commissioner Yedinak assumed the church would not agree with cars in progress being parked. Ms. Milluzzi stated that Staff was comfortable counting the additional 5 interior spaces as part of the parking requirement, the Commission was polled at the last meeting and was not comfortable with counting them toward the total number. Those were the only additional parking spaces Staff was comfortable with for reducing the variation number. The next-door lot and the arrangement with the church were just considerations.

Commissioner Powers liked having the layouts since the diagrams were not provided at the last meeting. Commissioner Creech noted it was not to scale.

Commissioner Powers agreed with Commissioner Kalis that they wouldn't need all the parking spaces. He was comfortable with the proposed.

Commissioner Blinova's concerns were addressed.

Chairman Pro Tem Johnson questioned if the purchase of the second lot would happen right away. Mr. Irzos confirmed they were currently under contract for both buildings. Chairman Pro Tem Johnson questioned the target date for demolishing and adding the parking lot. Mr. Irzos hoped within 6 months or less. Chairman Pro Tem Johnson questioned if the petitioner would agree with a deadline of 12 months. Mr. Irzos agreed. Ms. Milluzzi cautioned against including a deadline because they could evaluate that they determined based on the operation that the additional parking wasn't needed. The petitioner will need to return for approval. Chairman Pro Tem Johnson was not in favor of having an empty house for 20 years.

Chairman Pro Tem Johnson questioned when they return for permits for parking next door did it affect the variations on the main property. Ms. Milluzzi explained if they came before the Commission when they were building a parking lot, Staff would also amend the variation to either remove it entirely or whatever the change would be based on the design of any future parking lot.

Commissioner Yedinak questioned if they could add a structure for material storage. Ms. Milluzzi explained they could put a structure on the lot, but it would also need to return for approval.

Chairman Pro Tem Johnson questioned if the lot next door was the same depth. Mr. Irzos confirmed it was the same depth but half the width. The lot was approximately 13,000 square feet.

The variation would remain at 17. The interior spaces were not being counted since they were not counted for the previous petitioner.

Commissioner Blinova moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2019-8A, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11 General Development Standards, Chapter 19.11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading, Section E Parking Standards, Subsection 1 Minimum Required Parking per Land Use Category, and associated sections, to reduce the required parking for the proposed light motor vehicle repair facility, from 36 to 25), which consists of an 13 parking stall variation, for Chicago Auto Center, to be located at 309 N. Wolf Road, Wheeling Illinois with the following conditions:

1. The parking variation shall be for a total of 17 parking spaces; and
2. Any future owner must demonstrate legal access to offsite parking for use during business hours.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Yedinak to recommend approval of Docket No. 2019-8B to grant special use-site plan approval for a light motor vehicle repair facility in accordance with the following exhibits submitted by Chicago Auto Center to be located at 309 N. Wolf Road, Wheeling, Illinois:

- Project Description Letter, February 1, 2019
- Site/floor plan, prepared by Community Development staff titled "Staff Floor Plan Exhibit"
- Plat of Survey, March 7, 2019

And with the following conditions of approval:

1. All property owners must demonstrate legal access to offsite parking; and
2. There shall be no outside storage on the subject property.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Kalis to close Docket No. 2019-8A&B. 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 5/3/2019
FOR APPROVAL ON 5/9/2019