



**WHEELING PLAN COMMISSION
THURSDAY, JULY 11, 2019 6:30 P.M.**

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

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

*Municipal Code 2.03.060 Subjects of Orders of Business:

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

6. CONSENT ITEMS

- A) [Docket No. SCBA 19-16](#)
Gorditas La Milpa
48 W. Dundee Road
Appearance Approval of a Wall Sign

7. ITEMS FOR REVIEW

- A) [Docket No. 2019-15](#)
Gorditas La Milpa
48 W. Dundee Road
Special Use for Sit-Down Restaurant
- B) [Docket No. 2019-19](#)
415 Walnut Avenue Setback Variation
415 Walnut Avenue
Variance to Permit a Reduction in Side Yard Setback
- C) [Docket No. 2019-17A&B](#)
Hutton
1048 S. Milwaukee Avenue

2019-17A Special Use-Site Plan & Appearance Approval to Establish a Gas Station
with Convenience Store

2019-17B Special Use to Establish a Sit-Down Restaurant with Drive-Through

8. APPROVAL OF MINUTES – [June 27, 2019](#) (including Findings for Docket No's. 2019-14 and 2019-18)

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
July 11, 2019
(Attachment to Agenda)

2019-14 Gorditas La Milpa, lessee, seeking Special Use approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, and Chapter 19-10 Use Regulations, and associated sections, in order to establish a sit-down restaurant, for the property located at 48 W. Dundee Road.

2019-19 Jack Arnoux, property owner, seeking a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-04, Residential Districts, and associated sections, to permit a reduction of the side setback for detached accessory buildings from the minimum required six (6) feet to three (3) feet to construct a detached garage, for the property located at 415 Walnut Avenue.

2019-17A&B Hutton, applicant, seeking the following requests: 2019-17 (A) Special use-site plan and appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish a gas station with convenience store; and 2019-6 (B) Special use approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, and associated sections, in order to establish a sit-down restaurant with drive-through, for the property located at 1048 S. Milwaukee Avenue.

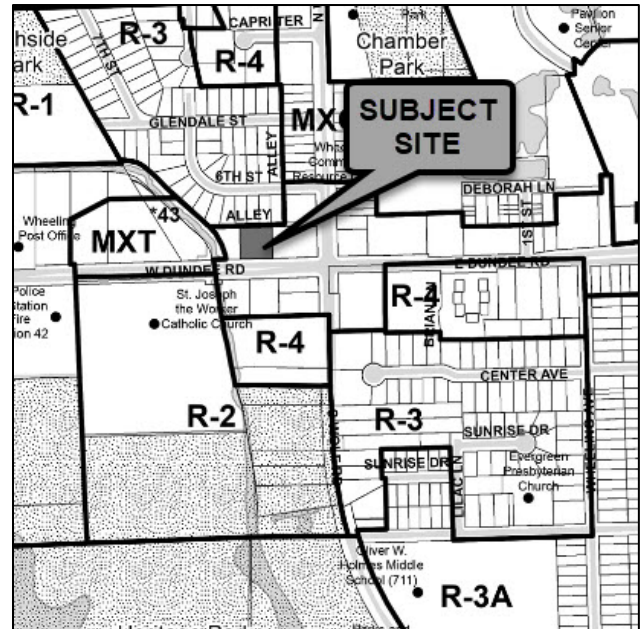
VILLAGE OF WHEELING PLAN COMMISSION - STAFF PROJECT REVIEW

SUBJECT: Docket No. SCBA 19-16
Gorditas La Milpa, 48 W. Dundee Rd

MEETING DATE: July 11, 2019

REQUESTED ACTION: Appearance Approval of a Wall Sign

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant:	Signs Now Mundelein
Existing Use of Property:	Vacant retail space
Existing Zoning:	B-3, General Commercial and Office District
Zoning History:	SCBA 06-60, Appearance approval of a wall sign (Mariana's Bakery), approved October 12, 2006.

SUMMARY OF REQUEST

The petitioner requests appearance approval for a new wall sign associated with a new sit-down restaurant, Gorditas La Milpa, which will be located in the former Mariana's Bakery at 48 W. Dundee Rd.

SIGN ANALYSIS

The attached sign rendering and detail is provided to describe the proposed wall sign. The wall sign will consist of individual, internally illuminated, letters that will be mounted to a raceway and installed on the tenant façade facing Dundee Road. The sign will consist of block letters in yellow color.

The following table identifies permitted and proposed sign dimensions:

Permitted Wall Sign Area (max)	Proposed Sign Area
16 sq. ft.	15.9 sq. ft.

STAFF REVIEW

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

* * * * *

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

Approve Docket No. SCBA 19-16 to permit the installation of a wall sign in accordance with the sign plan prepared by Signs Now Mundelein (4 sheet total), for Gorditas La Milpa, located at 48 W. Dundee Road.

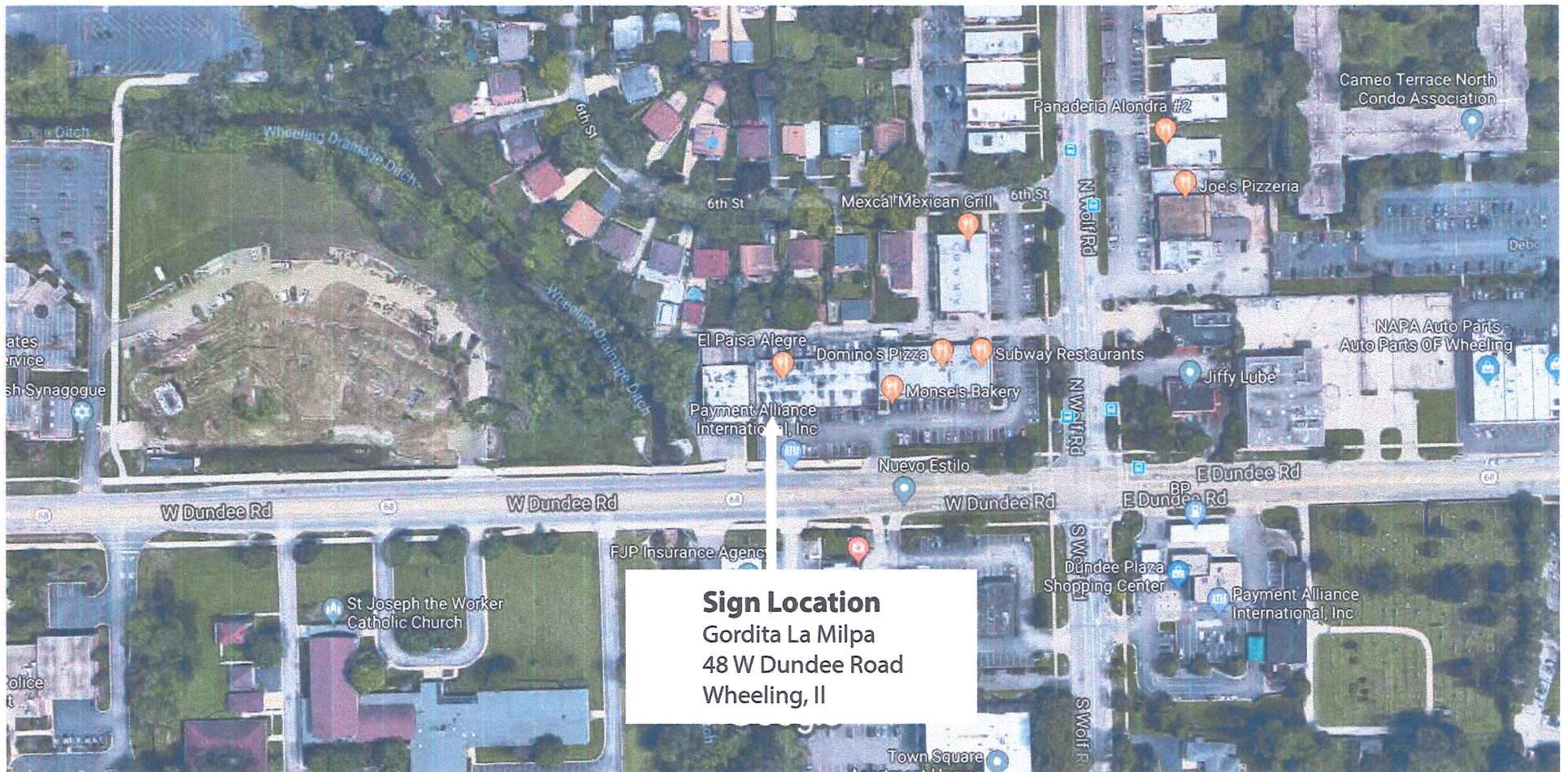
ATTACHMENTS:

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

[Gorditas La Milpa Sign Plan \(4 sheets total\)](#)



Existing conditions of subject unit (looking south)



Imagery ©2019 Google, Map data ©2019 Google 100 ft

SCBA 19-16, 48 W. Dundee Rd

1/2 Scale

GORDITAS LA MILPA

TAQUERIA

· CAKES
· COOKIES
· PASTRIES

· PASTELES
· GALLETAS
· PASTRIES

CARNITAS

EL PAISA

847-808-

OPEN Happy



HOURS

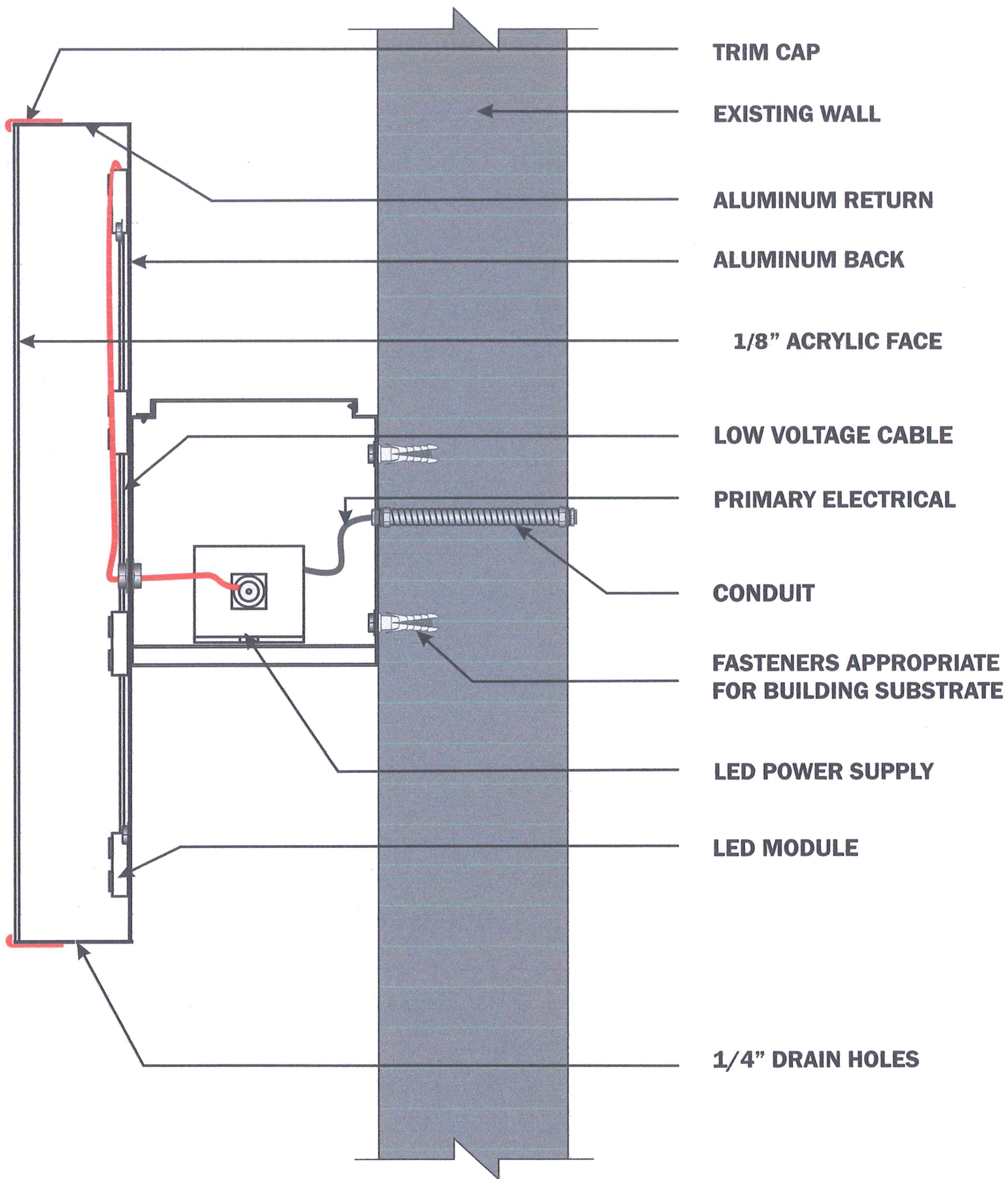


SCBA 19-16, 48 W. Dundee Rd



Internal illuminated channel letter sign, raceway mounted
LED illumination, yellow faces. UL listed.
Raceway and returns will be a rusty red color to closely match roof color

SCBA 19-16, 48 W. Dundee Rd



Standard Face Lit - LED Illuminated w/ Raceway

SCBA 19-16, 48 W. Dundee Rd

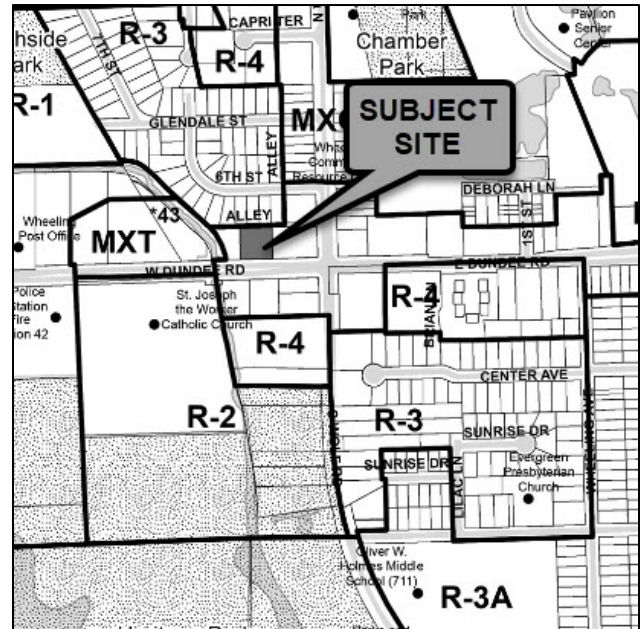
VILLAGE OF WHEELING PLAN COMMISSION - STAFF PROJECT REVIEW

SUBJECT: Docket No. 2019-15
Gorditas La Milpa, 48 W. Dundee Road

MEETING DATE: July 11, 2019

REQUESTED ACTION: Special Use for a Sit-Down Restaurant

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant:	Irma Campos, lessee
Property size:	0.56 acres (24,280 sq. ft.) 1,282 sq. ft. building
Neighboring Property Land Use(s):	North: Single-Family Residential West: Commercial South: Commercial/Dundee Road East: Commercial
Existing Use of Property:	Vacant tenant space (formerly Mariana's Bakery)
Existing Zoning:	B-3, General Commercial & Office District
Comprehensive Plan Designation:	Commercial
Zoning History:	Ordinance No. 3863, special use and site plan approval for a carry-out restaurant (Docket 2004-12), approved April 26, 2004

SUMMARY OF REQUEST

The petitioner, Irma Campos, requests special use approval for a sit-down restaurant to be known as Gorditas La Milpa, which will be a quick service concept offering authentic Mexican food featuring gorditas, located at 48 W. Dundee Road (Wolf Plaza).

USE ANALYSIS

In 2004, the subject tenant space received a special use to permit a carry-out restaurant (bakery) by Ordinance No. 3863. Since the petitioner is seeking to expand the use of the subject space from carry-out to a sit-down restaurant, a new special use is required by the zoning code. The proposed request is consistent with the Comprehensive Plan designation of commercial uses for the location.

The petitioner proposes to renovate the interior space to accommodate the new sit-down restaurant, as illustrated in the attached floor plan. A total of 20 customer seats is proposed; however, based on the available parking for this tenant space (8 parking spaces), the maximum number of seats allowed is 18 seats (including 2 employees). A condition should be added that limits the total number of seats to a maximum of 18.

Standards for Special Use: Following are the petitioner's responses (*in italics*) to the standards for special use. (Any staff comments follow the petitioner's response)

1. State why the Special Use is necessary for the public convenience at the proposed location.

"We are proposing homemade style traditional Mexican food for our patrons. We are currently situated in a 1-story strip mall site with ample parking for our patrons separated from private residential parking off a main (Dundee) road. Per village of wheeling zoning department this project requires a special use permit approval for the proposed sit-in restaurant."

The proposed use is consistent with the B-3 District and Comprehensive Plan land use designation.

2. State how the Special Use will not alter the essential character of the area in which it is to be located.

"The special use for sit-in restaurant should not alter the character of the area since it is located within a commercial district alongside other businesses off a main road, Dundee road and adjacent to Wolf road. Both roads are also provided with public transportation bus routes."

Staff concurs that the sit-down restaurant will not alter the commercial character of the center.

3. State how the location and size of the Special Use, the nature and intensity of the operation involved in or conducted with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it will be in harmony with and not impede the normal, appropriate and orderly

development of the district in which it is to be located and the development of surrounding properties.

"The restaurant is situated within a 1-story commercial use building with its own parking lot for patrons at front-south and rear-north parking primarily for employees and staff. The restaurant is separated from private residential homes, from an existing public alleyway at the north side of the property and no other adjacent homes to site. The net square footage of restaurant is approximately 1,168 sq. ft. including equipment and non-habitable spaces, such as storage, utility, and toilet room. The space is designed to have 2 full time employees and we are proposing to have as many as 21 patrons with typical duration of 30 minutes per customer. The hours of operation will be 9am to 8pm Monday thru Sunday."

The proposed use will occupy an existing commercial tenant space in the center, no external changes are proposed to the property.

- 4. State how the location, nature and height of buildings, walls and fences, and the nature and extent of the landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, or will not impair the value thereof.**

"The proposed restaurant will be developed within an existing 1-story commercial strip mall site with 24 hour existing parking spaces at front-south and 18 parking spaces at the rear-north. At west and east off this property are other commercial facilities of similar use. There is a public alleyway separating the rear from existing residential. At front the property is separated by a public walk way off the main road (Dundee road)."

The proposed use will occupy an existing commercial tenant space in the center, no external changes are proposed to the property.

- 5. State how the parking areas will be of adequate size for the particular use, properly located and suitably screened from adjacent residential uses, entrance and exit drives shall be laid out so as to prevent traffic hazards and nuisances and the development will not cause traffic congestion.**

"The proposed restaurant will be developed within an existing 1-story commercial strip mall site with 24 hour existing parking spaces at front-south and 18 parking spaces at the rear-north. At west and east off this property are other commercial facilities of similar use. There is a public alleyway separating the rear from existing residential. At front-south, the property is separated by a public walkway off the main road. (Dundee road)."

The existing parking spaces and parking lot are sufficient for the proposed use and for the center as a whole.

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

"The business proposed is homemade style traditional Mexican food. "Gorditas" are a unique type of food. We strongly believe that our patrons would enjoy. Our business

relies on our community to give us an opportunity to try our food and become an established restaurant that anyone can come and enjoy. Having a sit-in restaurant will provide the opportunity to become successful.”

The subject space was previously granted a special use for a carry-out restaurant, this request would expand to include tables for dining inside the space.

SITE ANALYSIS

Site Plan: The existing site and tenant space will remain unchanged.

Building Elevations: No external changes are proposed.

Floor Plan: The attached floor plan is for illustrative purposes. Building code compliance and occupancy will be verified at building permit review.

Parking/Access: The following parking table identifies required and proposed parking based on the number of participants and employees:

Parking Required	Parking Provided	Parking Deficit/Surplus
9 (20 seats + 2 employees)	35 total (8 total spaces allocated for tenant space)	-1

Based on the proposed floor plan, 20 customer seats are proposed, which results in 9 required parking spaces (includes 2 employees). However, a total of 8 spaces are allocated for this tenant space. Therefore, the maximum number of seats permitted would be 18 (including 2 employees). A condition has been added that limits the total number of seats to a maximum of 18.

STAFF REVIEW

Fire Department Review: All remaining Fire Department review comments are related to occupancy/building construction and will need to be reconciled during building permit review.

Engineering Division Review: All remaining Engineering Division review comments are related to site construction and will need to be reconciled during engineering permit review.

Health Division Review: All remaining Health Division review comments will need to be reconciled during building permit review.

Staff Recommended Action: Staff recommends approval of the special use, subject to the following condition:

1. The total number of seating shall not exceed 18 seats.

* * * * *

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of a special use, an appropriate motion would be to:

Recommend approval of Docket No. 2019-15, granting Special Use, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, and Chapter 19-10 Use Regulations, and associated sections, in order to establish a sit-down restaurant located at 48 W. Dundee Road, and with the following condition of approval:

1. The total number of seating shall not exceed 18 seats.

ATTACHMENTS:

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

[Project Description Letter](#)

[Restaurant Build-Out Plans \(3 sheets\)](#)

[Wolf Plaza Survey/Parking Layout](#)



Existing conditions of subject unit (looking south)

Irma Campos, Business Owner
Gorditas La Milpa
574 Fairway View Drive # 2k
Wheeling, IL 60090
irmacampos05@gmail.com
847-345-5719

Village of Wheeling
2 Community Boulevard
Wheeling, IL 60090

RE: Project #2019-15 Response to Question 1

Overview of the proposal:

Gorditas La Milpa an exciting new restaurant with a quick service concept. We will be offering authentic Mexican food that features Gorditas, handmade corn tortillas stuffed with traditionally cooked dishes with authentic ingredients. A few of our exciting menu dishes will be desebrada (shredded meat traditionally prepared in green salsa), picadillo rojo (diced potatoes in our special red chile sauce). Guests will be able to view prepared dishes upfront at the steam table and select one of many delicious dishes at the service counter. The Gorditas are accessible for dining in or carry out.

Background of the Business:

I have been a proud member of my community for many years, throughout the years I have noticed a large number of Latinos in my community. This has made me aware of the culinary traditions that exist within the community and has taught me how important food is in everyone's way of life. Food has always been a big influence in Latino culture and of bringing the families together. This social and cultural experience binds us as a community and allows us to express the traditions that are carried throughout the food.

By offering homemade dishes with traditional representations we will give our guests the opportunity to eat typical forms of food that many of them have consumed throughout their lives, we will bring that traditional experience to them. This will also give us the opportunity to open our doors to prospective guests that have not had the opportunity to try our traditional food.

Our food will include a wide variety of homemade prepared dishes with authentic ingredients. Our recipes come from our families in Mexico that have been passed down, and will be prepared with the same passion and technique. Our featured item the Gordita is a very traditional food in my family's home state of Durango, Mexico. Putting our traditional values in the food we create I believe is a good food option that allows our guest to enjoy variety, nutrition, flavor, and tradition.

Operational Details:

- Irma Campos will be the Manager, the person in charge of the operation.
- I will hire two staff members to aide in the customer service, food prep, and cleanup of the restaurant
- The hours of operation will be from 9 am to 8 pm Monday-Sunday.
- Meal prices will range from \$3-\$10
- Typical guest duration approximately 30 min
- The menu will be very simplistic, encouraging guests to pick from our view of prepped dishes
- I will offer fresh horchata & Jamaica beverages along with traditional soda beverages
- The dishes will be prepped and cooked each morning
- The Gorditas will be prepped each morning and created as ordered

Gorditas La Milpa

48 W. DUNDEE RD. 60090

INTERIOR BUILD-OUT FOR PROPOSED (Sit-in) RESTAURANT

GENERAL NOTES:

ALL CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, AND THE VILLAGE OF WHEELING BUILDING AND ZONING CODES AND 2018 INTERNATIONAL ENERGY CODES.

VERIFICATION OF ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS. THE GENERAL CONTRACTOR WILL VERIFY ALL DIMENSIONS IN PLANS, ELEVATIONS, DETAILS, ETC. AND SHALL REPORT ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.

THE ASSIGNED ARCHITECTS SHALL HAVE NO RESPONSIBILITY FOR JOB SITE SAFETY ON THE PROJECT AND DOES NOT HAVE CHARGE OF THE WORK. THE CONTRACTOR SHALL HAVE FULL AND SOLE AUTHORITY FOR ALL SAFETY PROGRAMS AND PRECAUTIONS IN CONNECTION WITH THE WORK. WHEN THE ARCHITECT IS PRESENT AT THE SITE, WHETHER PARTICIPATING IN MEETINGS OR OBSERVING ANY OF THE WORK, SUCH PRESENCE SHALL ONLY BE FOR THE PURPOSE OF ENDEAVORING TO PROTECT AGAINST ANY DEVIATIONS OR DEFECTS IN THE COMPLETED WORK, AND THE ARCHITECT SHALL HAVE NO AUTHORITY TO TAKE ANY ACTION WHATSOEVER ON THE SITE REGARDING SAFETY PRECAUTIONS OR PROCEDURES.

ALL WORK PERFORMED AND MATERIALS USED SHALL COMPLY WITH APPLICABLE VILLAGE OF WHEELING BUILDING AND ZONING CODES.

LOCATE UNDERGROUND UTILITIES BEFORE COMMENCING WORK, J.U.L.I.E. # 800-892-0123.

CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION AND SAFETY PROCEDURES THROUGHOUT THE DURATION OF WORK AND SHALL CARRY ALL NECESSARY INSURANCE LICENSES AND BONDS TO PERFORM WORK. CONTRACTOR SHALL DESIGN AND PROVIDE ALL SHORING AND BRACING FOR EXISTING STRUCTURES AS REQUIRED.

ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING A ONE MILLION DOLLAR (OR LOCAL MUNICIPALITY REQUIREMENT WHICH EVER IS HIGHER) INSURANCE POLICY FOR ALL ON-SITE WORKERS. THE ARCHITECTURAL FIRM WILL NOT BE HELD RESPONSIBLE FOR ANY INJURIES INCURRED BY NON-ARCHITECTURAL EMPLOYEES ON WORK SITE.

ALL WORK IS TO CONFORM WITH ARCHITECT'S DRAWINGS AND SPECIFICATIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AS REQUIRED TO FULFILL THE INTENTIONS OF THESE DOCUMENTS.

ALL WORK SHALL CONFORM TO RECOGNIZED BUILDING STANDARDS AND MANUFACTURES RECOMMENDATIONS FOR CONSTRUCTION, ASSEMBLY AND APPLICATION. CONTRACTOR MEANS ANY ONE PERSON, PEOPLE, OR COMPANY WHO WORKS FOR CONSRUCTION UNDER THIS PROJECT.

ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED. MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS UNLESS OTHERWISE NOTED.

ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT.

ALL WORK SHOULD BE CONSTRUCTED NEATLY & COMPLETELY DISPLAYING GOOD WORKMANSHIP.

ALL CONTRACTORS ARE TO VISIT THE SITE TO BE FAMILIARIZED WITH ALL EXISTING CONDITIONS BEFORE SUBMITTING BIDS.

ALL DIMENSIONS ARE TO VERIFIED BEFORE COMMENCEMENT OF WORK.

PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO INSURE PUBLIC SAFETY. PRIOR TO THE ERECTION OF TEMPORARY BARRICADES, OBTAIN WRITTEN APPROVAL FROM THE OWNER. ALLOW FREE ACCESS TO AND FROM OCCUPIED PORTIONS OF THE BUILDING. PROTECT EXISTING FLOORS AND WALKS AND FINISH WORK TO REMAIN FROM DAMAGE AND ADEQUATELY ISOLATE NOISY, DIRTY OR DUSTY OPERATIONS. CONTRACTOR SHALL PROVIDE PLYWOOD PROTECTION OF CORRIDOR FLOOR COVERINGS AS DIRECTED BY OWNER WHEN REMOVING DEBRIS AND SHALL MAINTAIN SAME IN A SAFE AND CLEAN CONDITION. COVER VENTILATION DUCTS TO PREVENT THE MIGRATION OF DUST, BARRICADES AND OTHER PROTECTION SHALL BE PROMPTLY REMOVED UPON COMPLETION OF THE WORK.

REMOVE DEBRIS AS WORK PROGRESSES, MAINTAIN THE PREMISES IN NEAT AND CLEAN CONDITION. UPON COMPLETION OF ALL WORK, REMOVE ALL MATERIAS AND RUBBISH OF ANY SORT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CLEANING OF ALL PROJECT AREAS INCLUDING SPACES ADJACENT TO PROJECT AREAS USED FOR MATERIAL REMOVAL & DELIVERY AND SHALL BE PROPERLY DISPOSED AWAY FROM THE SITE. ALL PROJECT AREAS AND SPACES TO BE TURNED OVER TO THE OWNER IN A "MOVE IN" CONDITION.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACQUISITION AND LOCATION OF SUFFICIENT SIZED CONTAINERS TO HOLD RUBBISH AND DEBRIS SO AS NOT TO INTERFERE WITH ACCESS TO THE BUILDING, PROPERTY OR SURROUNDING PROPERTY.

CONTRACTOR WILL COOPERATE WITH, AND COORDINATE WORK OF TELEPHONE COMPANY AND OTHER DATA OR COMMUNICATIONS COMPANIES REQUIRED BY OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIR AND PATCHING WORK AT COMPLETION OF THEIR WORK.

ALL INTERIOR FINISHES SHALL HAVE A MINIMUM CLASS 1 FLAME SPREAD.

ALL HEADERS TO BE (2) 2x12 UNLESS NOTED OTHERWISE WHERE APPLICABLE.

FIRE AND DRAFT STOPPING SHALL BE INSTALLED PER CODE REQUIREMENTS USE 2 INCH NOMINAL LUMBER OR OTHER APPROVED MATERIALS FOR FIRESTOPPING WHERE APPLICABLE.

ALL NEW FOUNDATION FOOTINGS SHALL BEAR ON UNDISTURBED OR PROPERLY COMPACTED SOIL A MINIMUM OF 42 INCHES BELOW FINISHED GRADE, HAVING MINIMUM BEARING PRESSURE OF 3000 PSF. ALL OPENINGS IN WALLS TO BE FIRE STOPPED WITH 1-HR FIRE RATING. ALL THRU-WALL PENETRATIONS TO BE FIRESTOPPED WITH 1-HR FIRE RATING.

ALL WORK SHALL BE BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT.

ALL PARTITIONS ARE DIMENSIONED FROM FINISHED SURFACES UNLESS OTHERWISE NOTED. ALL ALIGNMENT INDICATIONS ARE FROM FINISHED SURFACES UNLESS OTHERWISE NOTED.

THE GENERAL CONTRACTOR WALL BE RESPONSIBLE FOR THE ACQUISITION AND LOCATION OF SUFFICIENT SIZED CONTAINERS TO HOLD RUBBISH AND DEBRIS SO AS NOT TO INTERFERE WITH ACCESS TO THE BUILDING, PROPERTY OR SURROUNDING PROPERTY.

IT IS THE RESPONSIBILITY OF OWNER'S CONTRACTORS AND SUB-CONTRACTORS TO SCHEDULE ALL INSPECTIONS AND TO OBTAIN AN OCCUPANCY PERMIT OR CERTIFICATE. TO ALL OWNER OR OWNER'S CONTRACTORS AND MATERIAL SUPPLIERS, AND SAFETY PROCEDURES REQUIRED FOR THE CONTRACTOR AND MATERIAL SUPPLIERS TO PERFORM THEIR WORK.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPERVISING AND DIRECTING THE WORK USING THEIR BEST SKILLS AND ATTENTION.

THE CONTRACTORS ARE REQUIRED TO COORDINATE THE SCHEDULING OF EXISTING AND ALL NEW CONSTRUCTION WITH THE OWNERS AND ADJACENT PROPERTY OWNERS.

EXISTING UTILITIES SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION AND KEPT IN SERVICE UNLESS SPECIFIED.

THE ARCHITECT WILL NOT PROVIDE SITE VISITS OR INSPECTIONS UNLESS SPECIFIED ON THE CONTRACT.

CONSTRUCTION HOURS

HOURS OF CONSTRUCTION SHALL BE 7:00 A.M. – 7:00 P.M. ON ALL STRUCTURES, EXCEPT FOR RESIDENTIALLY ZONED ACCESSORY STRUCTURES OR EMERGENCY WORK INCLUDED BUT NOT LIMITED TO PUBLIC IMPROVEMENTS OR PUBLIC UTILITIES, AND FOR THE OPERATION OF PUMPS WHEN CONTINUOUS PUMPING IS NECESSARY FOR REMOVAL OF WATER FROM THE CONSTRUCTION AREA.

EXIT REQUIREMENTS

EVERY HABITABLE ROOM WITHIN TWENTY (20) FEET OF GRADE IN A RESIDENTIAL OCCUPANCY SHALL INCLUDE A SECONDARY MEANS OF ESCAPE. THE SECONDARY MEANS OF ESCAPE SHALL BE AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS, KEYS OR SPECIAL EFFORT AND SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE MINIMUM WIDTH SHALL BE 20 INCHES AND THE MINIMUM HEIGHT SHALL BE 24 INCHES. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44 INCHES ABOVE THE FLOOR.

SAFETY OF EXCAVATIONS

EXCAVATIONS FOR BUILDINGS, AND EXCAVATIONS ACCESSORY THERETO, SHALL BE PROTECTED AND GUARDED AGAINST DANGER TO LIFE AND PROPERTY. PERMANENT EXCAVATIONS SHALL HAVE RETAINING WALLS SUFFICIENT IN STRENGTH TO RETAIN THE EMBANKMENT, TOGETHER WITH ANY SURCHARGED LOADS. NO EXCAVATION FOR ANY PURPOSE SHALL EXTEND WITHIN THE VOLUME INCLUDED BELOW A PLANE WHICH SLOPES DOWNWARD ON A TWO (HORIZONTAL) TO ONE (VERTICAL) SLOPE FROM THE UNDERPINNED OR PROTECTED AGAINST SETTLEMENT, OR UNLESS APPROVED SOIL TESTING AND ANALYSIS INDICATES THAT THE SUPPORTING SOIL HAS SUFFICIENT STRENGTH TO PROVIDE A FACTOR OF SAFETY OF THREE AGAINST FAILURE OF FOUNDATIONS. IN MATTERS NOT COVERED BY THIS ORDINANCE THE SAFETY OF EXCAVATIONS SHALL BE IN ACCORDANCE WITH THE AMERICAN SAFETY CODE FOR BUILDING CONSTRUCTION, A10.2.

CONCRETE SPECIFICATIONS

1. THE CONTRACTOR SHALL VERIFY ALL PLAN DIMENSIONS AND CONFIRM THE FOUNDATION LAYOUT AND STAKING WITH THE SITE PLAN AND SETBACKS BEFORE PROCEEDING.
2. THE CONTRACTOR SHALL COORDINATE THE WORK WITH ALL TRADE EFFECTED IN OR UNDER THE FOUNDATION BEFORE THE PLACEMENT OF CONCRETE.
3. ALL REINFORCED CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE (ACI 318), LATEST EDITION.
4. ALL CONCRETE FOUNDATIONS AND SLABS SHALL REST ON COMPACTED FILL OR UNDISTURBED SOIL WITH A MINIMUM SOIL BEARING PRESSURE OF 3,500 P.S.F.
5. CONCRETE STRENGTH SHALL BE AT LEAST 3,500 P.S.I. (SEE PLANS FOR OTHER STRENGTHS ANNOTATED) IN COMPRESSION AT 28 DAYS FOR FOUNDATIONS.
6. FORMS SHALL BE SET TRUE AND SEVURE TO THE DIMENSIONS SHOWN ON THE PLANS AND SHALL NOT BE REMOVED UNTIL THE PROPER STRENGTH IS OBTAINED.
7. SLABS ON GRADE SHALL BE 4" (FOUR INCHES) MINIMUM THICKNESS AND REINFORCED WITH 6x6 10/10 WWF OVER A MINIMUM 6 MIL VAPOR BARRIER.
8. VERTICAL REINFORCING IN CONCRETE COLUMNS OR FILLED BLOCK CELLS SHALL BE ANCHORED WITH UPSET BARS SET IN THE CONCRETE FOUNDATION AND THE VERTICAL REINFORCING LAPPED 36 DIA. CONTINUOUS TO THE STEEL IN THE TIE BEAM.
9. CONCRETE SLABS SHALL BE FINISHED LEVEL AND TRUE TO THE ELEVATIONS OR SLOPES GIVEN ON THE PLANS.
10. CEMENTITIOUS MATERIALS SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

NATURAL CEMENT ASTM C 10
PORTLAND CEMENT ASTM C 150
AIR-ENTRAINING PORTLAND CEMENT ASTM C 175
PORTLAND BLAST FURNACE SLAG CEMENT ASTM C 205
READY-MIXED CONCRETE SHALL CONFORM TO ASTM C94

MASONRY CEMENT ASTM C 91
GYPSUM ASTM C 22
QUICKLIME ASTM C 5
HYDRATED LIME ASTM C 141
SLAG CEMENT ASTM C 358

FIREBLOCKING MATERIALS

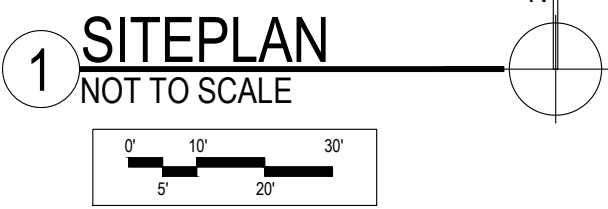
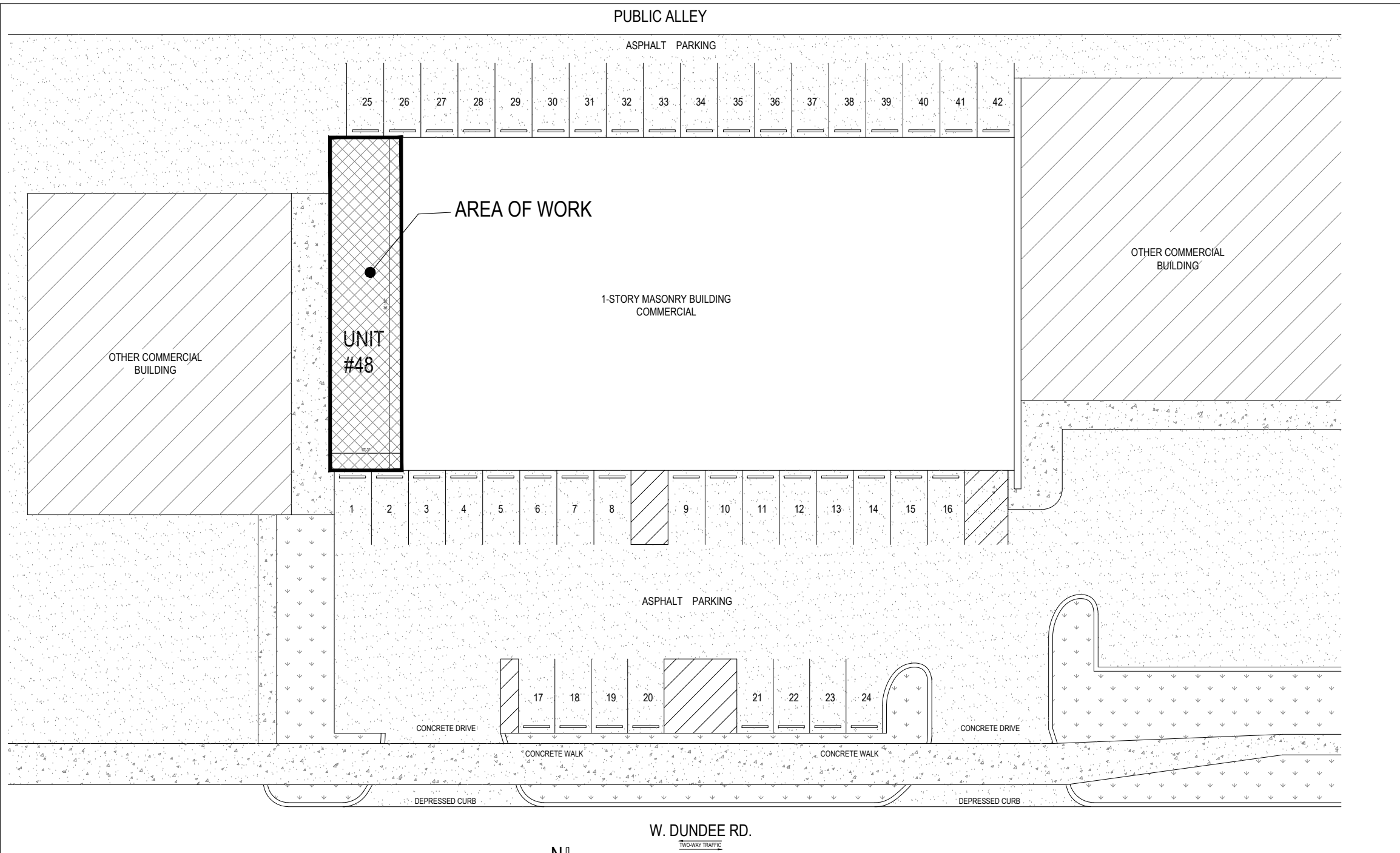
EXCEPT AS PROVIDED IN SECTION R302.11, ITEM 4, FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS:

1. TWO-INCH NOMINAL LUMBER.
2. TWO THICKNESSES OF 1" NOMINAL LUMBER WITH BROKEN LAP JOINTS.
3. ONE THICKNESS OF $\frac{3}{4}$ " WOOD STRUCTURAL PANELS WITH JOISTS BACKED BY $\frac{3}{4}$ " INCH WOOD STRUCTURAL PANELS.
4. ONE THICKNESS OF $\frac{3}{4}$ " PARTICLEBOARD WITH JOINTS BACKED BY $\frac{3}{4}$ " PARTICLEBOARD.
5. $\frac{1}{2}$ " GYPSUM BOARD.
6. $\frac{1}{2}$ " CEMENT-BASED MILLBOARD.
7. BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.
8. CELLULOSE INSULATION INSTALLED AS TESTED FOR THE SPECIFIC APPLICATION.

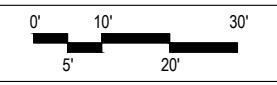
FIREBLOCKING

FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 - VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH GOVERNING BUILDING AND FIRE CODES.
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.



1 SITEPLAN
NOT TO SCALE



USE AND OCCUPANCY CLASSIFICATION

DINING AREA	SERVICE AREA	KITCHEN AREA
326 S.F. @ 15SF/PERSON = 21 OCCUPANTS (ASSEMBLY)	43 S.F. @ 60SF/PERSON = 1 OCCUPANTS (BUSINESS)	180 S.F. @ 200SF/PERSON = 1 OCCUPANTS (BUSINESS)
TOTAL OCCUPANT LOAD 23 OCCUPANTS MAX		

CLASSIFICATION OF MATERIALS

TYPE	CLASSIFICATION TYPE	FLAME SPREAD RATING	SMOKE DEVELOPMENT
COMMERCIAL	CLASS 1	0 TO 25	200

FLOOR AREA PER CHICAGO ZONING ORDINANCE (G.S.F.)

LEVEL	EXISTING	VOLUME	PROPOSED	VOLUME	NOTES
GROUND FLOOR	1,282.0	s.f.	12,392.0	c.f.	
TOTAL AREA(S)	1,282.0	s.f.	12,392.0	c.f.	

NOTES:
1. BASEMENT IS GREATER THAN 50% BELOW GRADE (SEE SECTION AND/OR ELEVATIONS), THEREFORE BASEMENT, GROSS SQUARE FEET - G.S.F. IS NOT ACCOUNTED FOR AND CONSIDERED ZERO SQUARE FEET.

BUILDING RENOVATION AREA

TOTAL AREA(S)	1,282.0	s.f.	TOTAL VOLUME(S)	12,392.0	c.f.
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SCOPE OF WORK

INTERIOR BUILD-OUT TO EXISTING COMMERCIAL SPACE PER PLANS. UPGRADE MECHANICAL, PLUMBING AND ELECTRICAL PER PLANS.

CODE COMPLIANCE

2018 INTERNATIONAL BUILDING CODE w/ local amendments
2018 INTERNATIONAL FIRE CODE w/ local amendments
2018 INTERNATIONAL FUEL GAS CODE w/ local amendments
2018 INTERNATIONAL MECHANICAL CODE w/ local amendments
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE w/ local amendments
2018 INTERNATIONAL EXISTING BUILDING CODE w/ local amendments
2017 NATIONAL ELECTRICAL CODE (NFPA 70) w/ local amendments
2018 ILLINOIS STATE PLUMBING CODE
2018 ILLINOIS STATE ENERGY CONSERVATION CODE
2018 ILLINOIS ACCESSIBILITY CODE

ILLINOIS ACCESSIBILITY CODE - 71 ILL. ADM. CODE (424/18)

VILLAGE OF WHEELING ZONING ORDINANCE & COOK COUNTY STORMWATER ORDINANCE

PROJECT DATA:	
ZONING DISTRICT:	B-3
CLASSIFICATION BY OCCUPANCY:	GROUP B (COMMERCIAL DISTRICT)
OCCUPANT LOAD	2 FULL TIME EMPLOYEES 21 MAX. PATRONS Typical time duration per customer = 30 minutes.
UNIT #48 (Gross Area)	1,282.0 s.f. (no change)
INTERIOR AREA TO BE RENOVATED	1,168.0 s.f. (net interior area)
BUILDING HEIGHT	1-STORY ABOVE STREET LEVEL (no change)
EXISTING CONSTRUCTION TYPE	TYPE III-A (no change)
FIRE ALARM SYSTEM	NEW (See separate fire alarm submittal by others)
(IAC) 400.510 PUBLIC FACILITIES, ALTERATIONS MINIMUM REQUIREMENTS	
Estimated Reproduction Cost	\$40,000.00 = 20.8% of Estimated Cost of Reproduction of Public Facility
Estimated Cost of Reproduction of the Public Facility	\$192,300.00

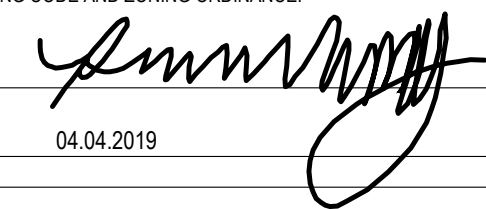
Sheet No.	DRAWING INDEX
G-0	TITLE, INDEX AND PROJECT NOTES AND SPECIFICATIONS
A-0	EXISTING, DEMO PLANS AND NOTES
A-1	PROPOSED, CONSTRUCTION PLANS AND NOTES
A-2	ELECTRIC AND REFLECTIVE CEILING PLANS AND NOTES
A-3	INTERIOR ELEVATIONS, AND ACCESSIBILITY NOTES
M-1	MECHANICAL GENERAL NOTES
M-2	MECHANICAL SPECIFICATIONS
M-3	MECHANICAL FLOOR PLANS
M-4	MECHANICAL DETAILS
M-5	MECHANICAL DETAILS
P-1	PLUMBING GENERAL NOTES
P-2	PLUMBING SPECIFICATIONS
P-3	PLUMBING FLOOR PLANS
P-4	PLUMBING DETAILS

COOK COUNTY PROPERTY IDENTIFICATION (P.I.N.) #

03-02-321-023-0000

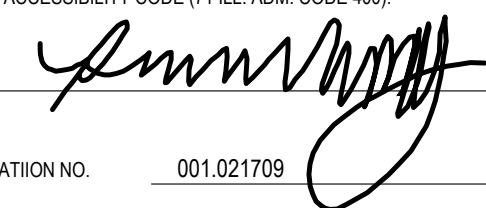
CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THEY CONFORM TO THE VILLAGE OF WHEELING BUILDING CODE AND ZONING ORDINANCE.

SIGNED: 
DATE: 04.04.2019

STATEMENT OF COMPLIANCE

I HAVE PREPARED OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT (410 ILCS 25) AND THE ILLINOIS ACCESSIBILITY CODE (71 ILL. ADM. CODE 400).

SIGNED: 
ILLINOIS REGISTRATION NO. 001.021709
DATE: 04.04.2019

RICARDO GARCIA
ARCHITECTS, LLC

ph:773.965.3500

fx:773.353.1590

email:
rgarcia3524@sbcglobal.net

4041 West Roscoe Street
Chicago, IL 60641

RAO
Engineering
Consultants

P: 773.505.8137
708.297.6568
F: 312.284.5362
E: info@raoengineers.com

4701 N. Milwaukee Ave
Chicago, IL 60630

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	FOR PERMIT AND CONSTRUCTION	04.04.2019
NO.	ISSUED FOR	DATE

PROJECT TEAM
THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN THE CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

rg 00341.00

PROJECT NUMBER

48 W. DUNDEE RD.
WHEELING, IL 60090

PROJECT NAME AND ADDRESS

INTERIOR RESTAURANT BUILD-OUT

RICARDO GARCIA JR

ARCHITECT OF RECORD

RG

DRAWN

RG

CHECK

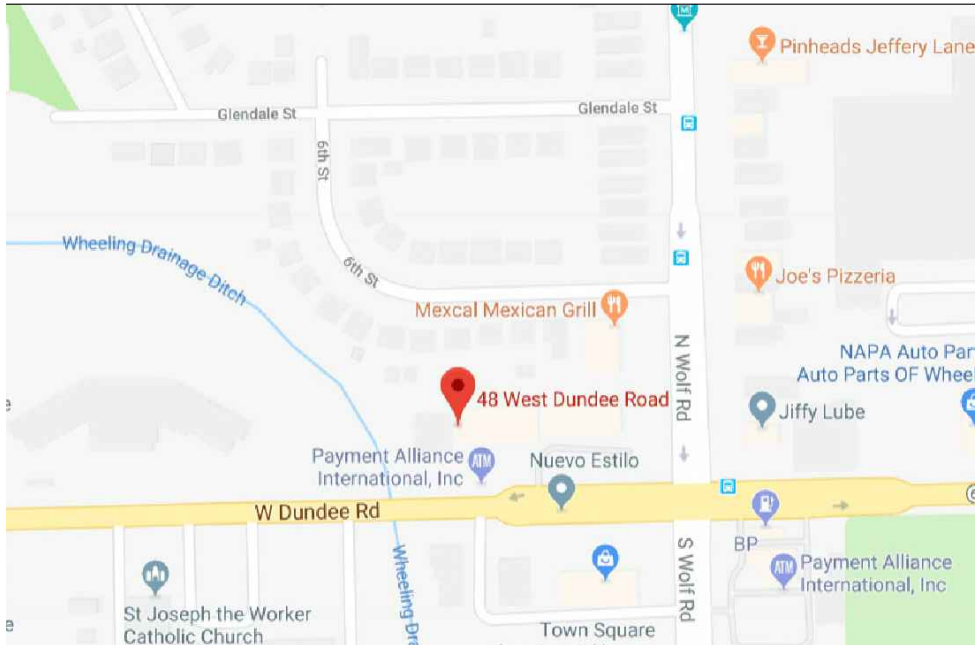
COVER SHEET, SPECIFICATIONS AND NOTES

SHEET TITLE

G-0

SHEET NUMBER

VERIFICATION OF ALL FIELD DIMENSIONS REQUIRED PRIOR TO START OF ANY WORK IS THE RESPONSIBILITY OF GENERAL CONTRACTOR(S).



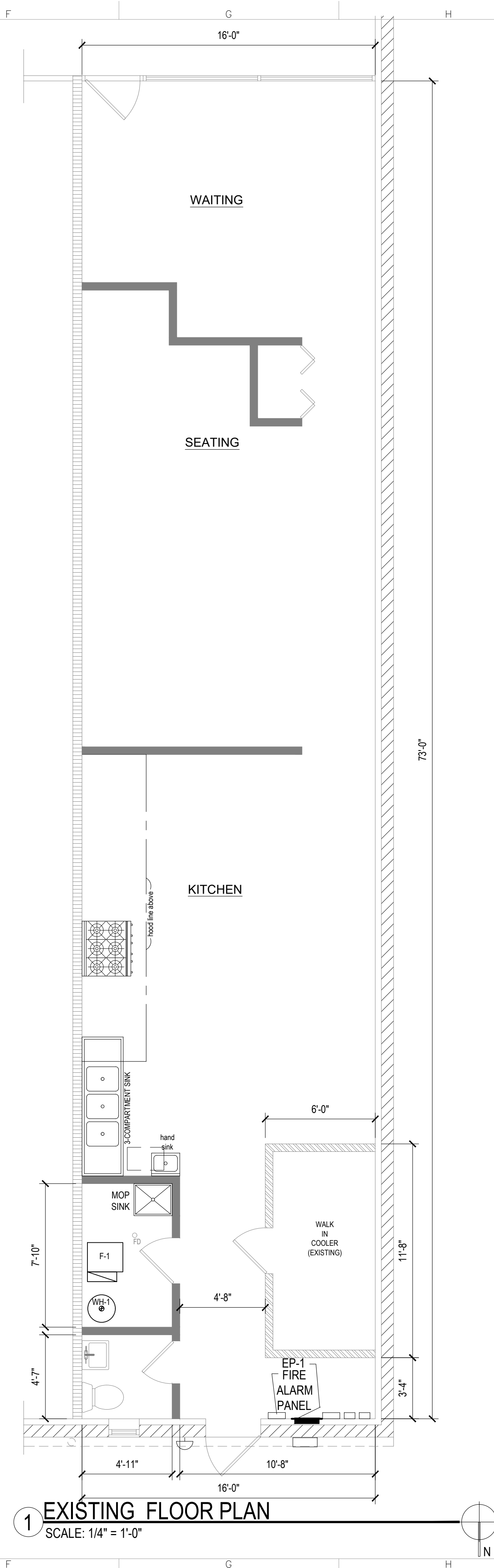
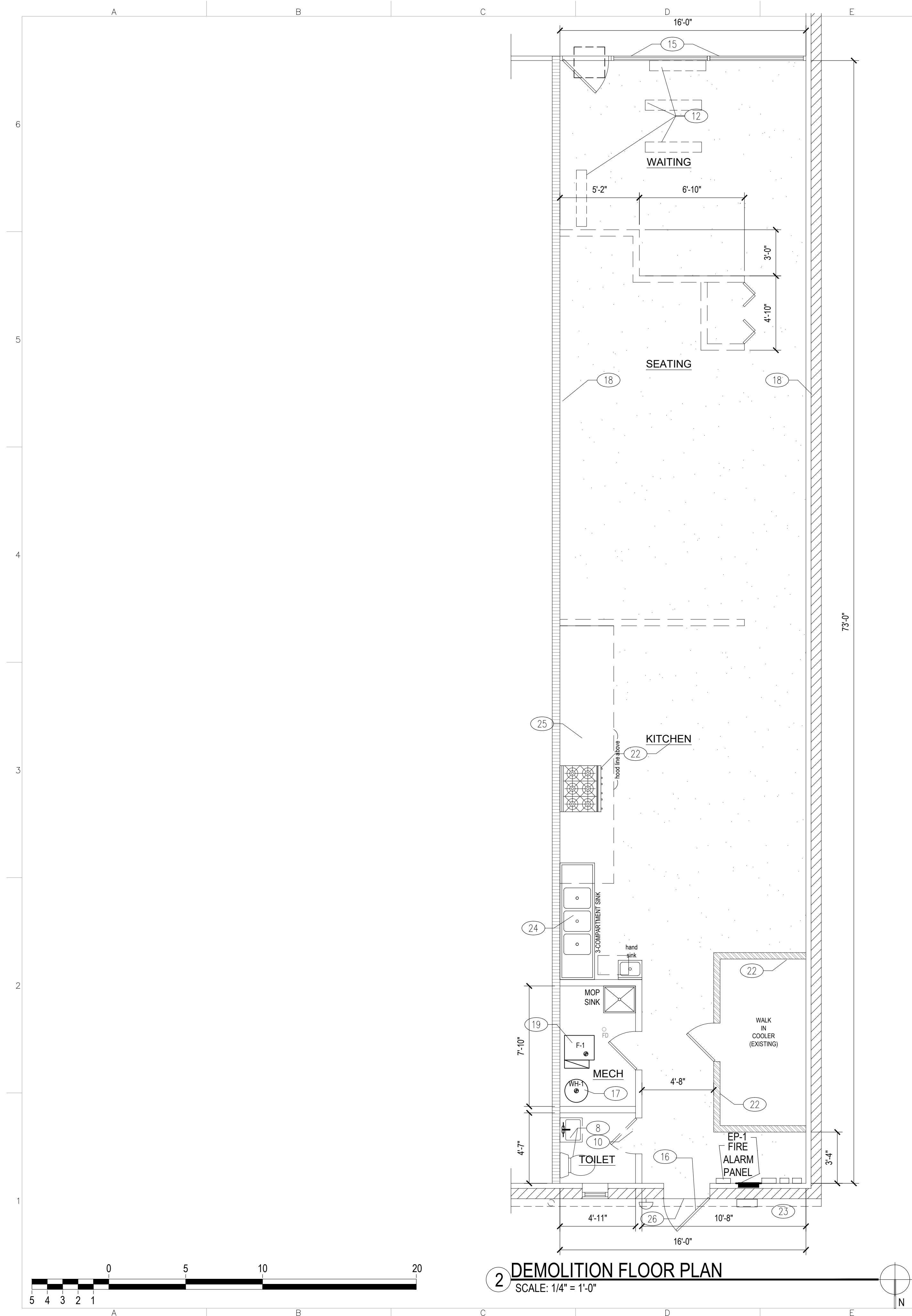
VICINITY MAP
NOT TO SCALE



NORTH VIEW
FROM REAR



FRONT VIEW
FROM MAIN ENTRY



DEMOLITION NOTES

1. DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS AND THE VILLAGE OF WHEELING BUILDING CODE.

2. CONTRACTOR TO PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM SPILLING INTO ADJACENT PROPERTIES. KEEP AREA CLEAN EVERYDAY DURING DEMOLITION AND CONSTRUCTION. PROVIDE REQUIRED DUMPSTERS FOR REFUSE REMOVAL OF ALL DEMOLITION DEBRIS.

3. ELECTRICAL CONTRACTOR SHALL DISCONNECT ALL POWER IN AREAS AFFECTED BY DEMOLITION PRIOR TO COMMENCEMENT OF DEMOLITION.

4. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREAS WITHIN AND OUT OF PROPERTY SHALL BELIEF IN "BROOM CLEAN" CONDITION.

5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS INCLUDING ALL SAFETY REQUIREMENTS ON THE PROJECT SITE AND SHALL COORDINATE ALL WORK ACTIVITIES WITH ALL TRADES AS REQUIRED.

6. CONTRACTOR IS RESPONSIBLE WITH MEANS AND METHODS TO PROVIDE TEMPORARY SUPPORT BRACING AND/OR SHORING AS REQUIRED FOR REMOVAL AND REPLACE OF ANY AND ALL STRUCTURAL MEMBERS. REFERENCE CONSTRUCTION PLANS FOR NEW FLOOR STRUCTURE SYSTEM.

7. PRIOR TO ANY DIGGING, TRENCHING, ETC. CONTACT J.U.L.I.E. (1800-892-0123) AND CONFIRM EXACT LOCATIONS OF ALL EXISTING UTILITIES.

8. PLUMBING CONTRACTOR TO REMOVE PLUMBING FIXTURES AT EXISTING TOILET ROOM. CAP AND SEAL WHERE REQUIRED IN PREPARATION FOR NEW WORK. SHUT OFF MAIN WATER LINE DURING CONSTRUCTION FOR NEW WORK. REFERENCE TO MECHANICAL DRAWINGS FOR DETAILS.

9. CONTRACTOR TO REMOVE EQUIPMENT NOT ASSOCIATED OR VACANT. VERIFY WITH OWNER AND ALL TRADES.

10. REMOVE EXISTING DOOR AT THIS LOCATION.

11. UNLESS OTHERWISE NOTED, EXISTING CEILING SYSTEM SHALL REMAIN. PATCH, REPAIR AND PAINT WHERE REQUIRED PER NEW WORK. SEE PROPOSED PLANS.

12. REMOVE EXISTING LIGHT FIXTURES AT THIS LOCATION. ELECTRICAL CONTRACTOR TO VERIFY POWER ELECTRICAL TO BE IN COMPLIANCE WITH CURRENT VILLAGE OF WHEELING BUILDING AND ELECTRIC CODES. REFERENCE SHEETS G-0 FOR PROJECT CODE MATRIX AND SHEET A-2 ELECTRICAL PLANS, NOTES AND DIAGRAMS.

13. EXISTING FIRE ALARM SYSTEM TO REMAIN. LICENSED FIRE ALARM CONTRACTOR SHALL PROVIDE SEPARATE DESIGN/BUILD PACKAGE FOR FIRE ALARM.

14. CONTRACTOR TO EXPOSE INTERIOR WALLS AND CEILINGS ONLY WHERE REQUIRED FOR NEW WORK, INCLUDING NEW PROPOSED ROOF/CEILING. SEE ALL PROPOSED PLANS FOR NEW WORK.

15. EXISTING STOREFRONT SYSTEM AND MAIN ENTRY DOOR TO REMAIN. REFERENCE PROPOSED PLAN AND DOOR SCHEDULE FOR DOOR SPECIFICATIONS ON SHEET A-1.

16. REMOVE EXISTING METAL DOOR AND FRAME AND PREP FOR NEW DOOR AND FRAME INSTALLATION. REFERENCE PROPOSED PLAN AND DOOR SCHEDULE FOR NEW DOORS HARDWARE ON SHEET A-1.

17. EXISTING 40 GALLON NATURAL GAS WATER HEATER "WH-1" (MFR: RHEEM, MODEL # PROG40 - 3BN RH62) TO REMAIN AT MECHANICAL ROOM. LICENSED PLUMBER TO VERIFY EQUIPMENT IN PROPER OPERATING MODE AND COMPLIANT WITH ALL CURRENT PLUMBING CODES.

18. EXISTING DEMISING PARTITIONS TO REMAIN. CONTRACTOR TO VERIFY IN THE FIELD FOR ANY DEFICIENCIES NOTED. REPAIR WHERE REQUIRED TO MATCH EXISTING ADJACENT CONSTRUCTION.

19. EXISTING NATURAL GAS FIRED FURNACE "F-1" TO REMAIN. REFERENCE MECHANICAL PLANS, SCHEDULES, DIAGRAMS AND NOTES ON SHEETS M-1 THRU M-5.

20. REMOVE EXISTING FINISH FLOORING THROUGHOUT AND PREP FOR NEW FLOOR FINISH.

21. REFERENCE SHEET A-2 FOR ELECTRICAL PLANS AND NOTES.

22. EXISTING WALK-IN COOLER TO REMAIN. LICENSED CONTRACTOR TO VERIFY EQUIPMENT OPERATING IN PROPER ORDER.

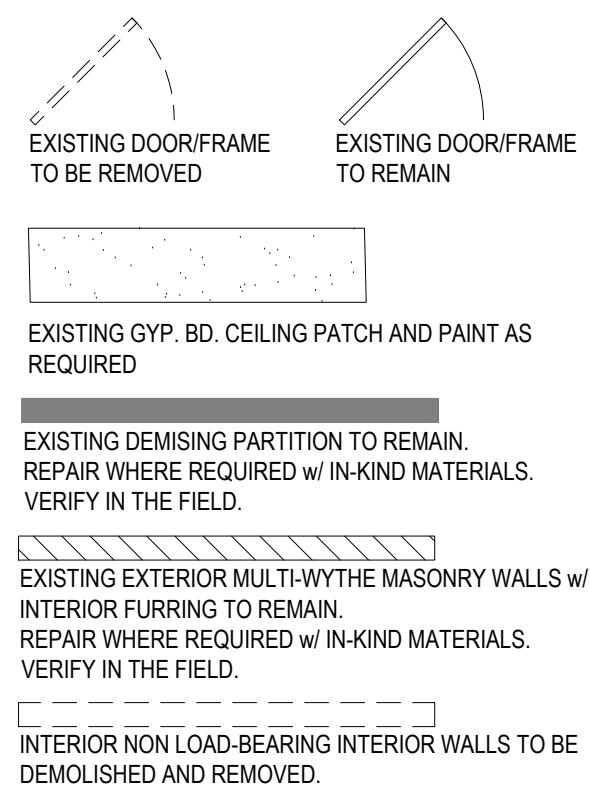
23. EXISTING ELECTRICAL METER. LICENSED ELECTRICIAN TO VERIFY IN PROPER ORDER AND COMPLIANT WITH CURRENT ELECTRICAL CODES. SEE ALSO SHEET A-2.

24. EXISTING COMPARTMENT SINK TO REMAIN. REFERENCE PLUMBING PLANS ON SHEETS P-1 THRU P-4 FOR NEW WORK.

25. REMOVE EXISTING COMMERCIAL HOOD AND ASSOCIATED EQUIPMENT AND PREP FOR NEW HOOD INSTALLATION.

26. EXISTING EXTERIOR LOUVER TO REMAIN ABOVE AT THIS LOCATION. REFERENCE SHEETS M-3, M-4 FOR SPECIFICATIONS.

DEMOLITION



MECHANICAL LEGEND

-  SUPPLY REGISTER
 RETURN REGISTER
 HVAC UNIT
 A/C CONDENSER
 EXHAUST/LIGHT COMBO

**RICARDO GARCIA
ARCHITECTS, LLC**

ph:773.965.3500
fx:773.353.1590

email:
rgarcia3524@sbcglobal.net

4041 West Roscoe Street
Chicago, IL 60641



P: 773.505.8137
708.299.6568
F: 312.284.5382
E: info@raoengineers.com

4701 N. Milwaukee Ave
Chicago, IL 60630

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rg 00341.00

PROJECT NUMBER

48 W. DUNDEE RD.
WHEELING, IL 60090

PROJECT NAME AND ADDRESS

INTERIOR RESTAURANT BUILD-OUT

RICARDO GARCIA JR

ARCHITECT OF RECORD

RG RG

DRAWN	CHECK
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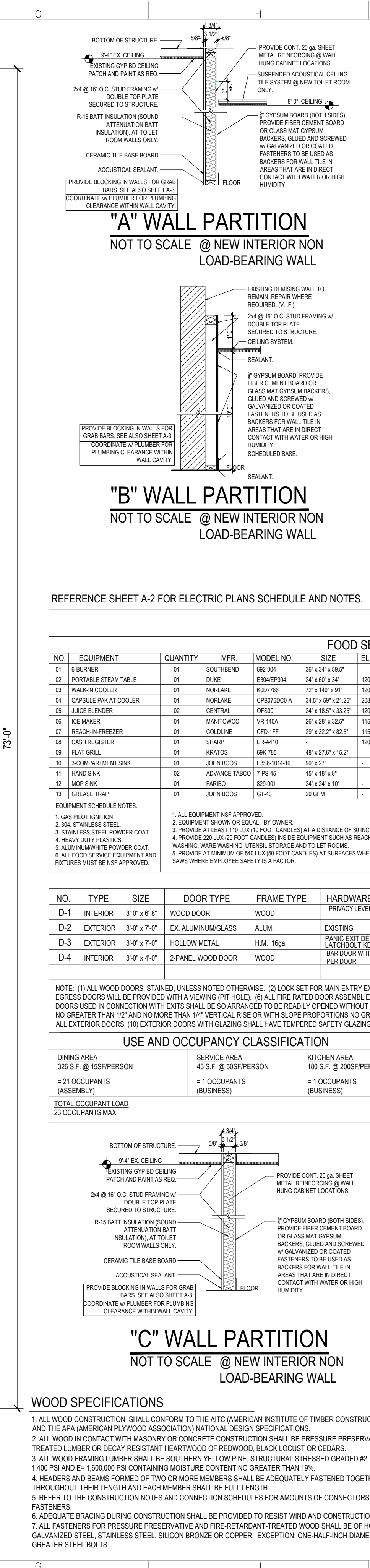
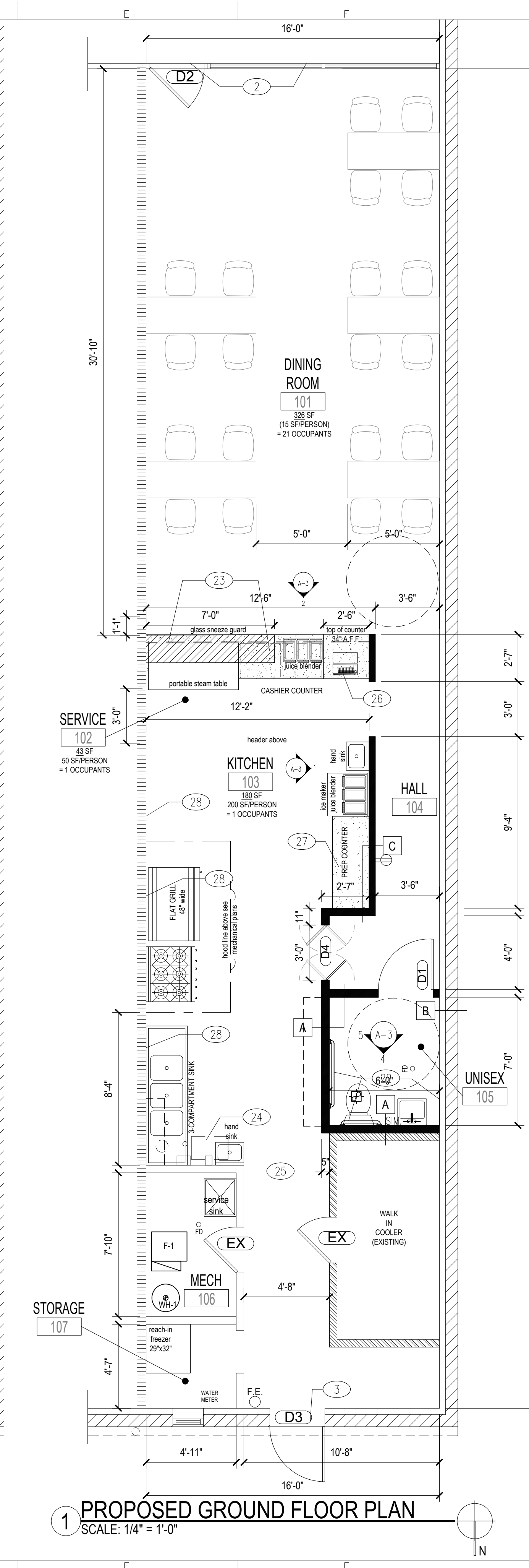
EXISTING & DEMOLITION PLANS
AND NOTES

SHEET TITLE

SHEET NUMBER _____

VERIFICATION OF ALL FIELD DIMENSIONS REQUIRED PRIOR TO
START OF ANY WORK IS THE RESPONSIBILITY OF GENERAL
CONTRACTOR(S).

A-0



CONSTRUCTION NOTES

1. CONTRACTOR TO PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM SPILLING INTO ADJACENT PROPERTIES. KEEP AREA CLEAN EVERYDAY DURING DEMOLITION AND CONSTRUCTION.

2. EXISTING STOREFRONT SYSTEM AND MAIN ENTRY DOOR TO REMAIN. REFERENCE DOOR SCHEDULE FOR SPECIFICATIONS, THIS SHEET.

3. NEW HOLLOW CORE METAL DOOR AND FRAME ON REAR. REFERENCE DOOR SCHEDULE THIS SHEET.

4. INSTALL NEW PLUMBING FIXTURES AS SHOWN AT PLAN. ALL PLUMBING FIXTURES (EXCEPT SERVICE SINK) SHALL MEET ALL THE REQUIRED CLEARANCES PER ILLINOIS ACCESSIBILITY CODE 2018 AND COMPLIANCE WITH 2014 STATE OF ILLINOIS PLUMBING CODE.

5. ELECTRICAL WILL BE MODIFIED IN COMPLIANCE w/ 2017 NATIONAL ELECTRICAL CODE (NFPA 70) w/ local amendments BY A LICENSED ELECTRICIAN ONLY. SEE COVER SHEET FOR CODES.

6. REFERENCE SHEET A-2 FOR ELECTRICAL PLANS, REFERENCED CEILING PLAN AND NOTES.

7. CONTRACTOR TO BUILD LAMINATE COUNTERTOP AT CASH REGISTER AREA WITH TOP OF SURFACE TO BE AT 34" A.F.F. x 30" WIDE HORIZONTAL CLEARANCE w/ OPEN BELOW COUNTER. REFERENCE SHEET A-3 FOR BASE CABINET DETAILS AND ELEVATIONS.

8. INSTALL NEW ADA ACCESSIBLE PEDESTAL HAND SINK AND WATER CLOSET AT UNISEX TOILET ROOM AT REAR AND PROVIDE (1) VENTED FLOOR DRAIN AT TOILET ROOM. REFERENCE SHEET A-3 FOR ACCESSIBLE TOILET AND ACCESSORIES.

9. INSTALL NEW SLP RESISTANT CERAMIC FLOOR TILE AT UNISEX BATHROOM.

10. ALL "WET" WALLS TO RECEIVE FIBER CEMENT BOARD OR GLASS MAT GYPSUM BACKERS, GLUED AND SCREWED w/ GALVANIZED OR COATED FASTENERS TO BE USED AS BACKERS FOR WALL TILE AREAS AND WALL PANELS THAT ARE IN DIRECT CONTACT WITH WATER OR HIGH HUMIDITY.

11. INSTALL NEW RESTROOM SIGNAGE PER IAC REQUIREMENTS. SEE SHEET M-4 FOR DETAILS.

12. INSTALL NEW STOREFRONT CABINETS (BASE) WITH COUNTERTOP AT CASHER COUNTER. REFERENCE SHEET A-3.

13. TOILET ROOM EXHAUST FAN SHALL VENT DIRECTLY TO EXTERIOR AND TO BE INSPECTED IN THE FIELD PRIOR TO INTERIOR SHEATHING. SEE ALSO MECHANICAL PLANS.

14. EXISTING CEILING TO REMAIN. REPAIR WHERE REQUIRED WITH IN-KIND MATERIALS. VERIFY IN THE FIELD.

15. REFERENCE MECHANICAL PLANS FOR SPECIFICATIONS ON SHEETS M-1 THRU M-5.

16. REFERENCE SHEET A-2 FOR ELECTRICAL PLANS AND NOTES.

17. REFERENCE PLUMBING PLANS FOR SCHEDULES, DIAGRAMS AND NOTES ON SHEETS P-1 THRU P-4.

18. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS INCLUDING ALL SAFETY REQUIREMENTS ON THE PROJECT SITE AND SHALL COORDINATE ALL WORK ACTIVITIES WITH ALL TRADES AS REQUIRED.

19. EXISTING FIRE ALARM SYSTEM TO REMAIN. LICENSED FIRE ALARM CONTRACTOR SHALL PROVIDE SEPARATE DESIGN/BUILD PACKAGE FOR FIRE ALARM SYSTEM.

20. ALL FINISHES TO BE SELECTED BY OWNER.

21. FURNITURE SHOWN FOR REFERENCE. AT LEAST (1) DINING TABLE SHALL BE IN COMPLIANCE PER IAC 2018 GUIDELINES.

22. CONTRACTOR TO PROVIDE WALL BLOCKING/REINFORCING AT TOILET ROOM FOR REQUIRED GRAB BARS BY WATER CLOSET TO BE IN COMPLIANCE PER IAC 2018 GUIDELINES. REFERENCE SHEET A-1 AND A-3.

23. NEW SNEEZE GUARD NSF APPROVED w/ SAFETY TEMPERED GLAZING AT PORTABLE STEAM TABLE ORDER AREA. SELECTED BY OWNER.

24. EXISTING GREASE TRAP TO BE DISCONTINUED AT THIS LOCATION. LICENSED PLUMBER TO CAP AND SEAL.

25. NEW UNDERGROUND GREASE INTERCEPTOR AT THIS LOCATION. REFERENCE PLUMBING SHEETS P-3, P-4 FOR DETAILS AND INSTALLATION LOCATION. TOP OF INTERCEPTOR TO BE FLUSH WITH FINISH FLOOR.

26. POINT OF SALE REGISTER.

27. ALL FLOOR PREP AREAS SHALL HAVE A STAINLESS STEEL SLOD SURFACE AREA. NSF APPROVED.

28. WALL SURFACE AT FOOD PREP AREA TO RECEIVE 18ga STAINLESS STEEL WALL COVERING UP TO 80 INCHES min. ABOVE FINISH FLOOR AND FULL HEIGHT TO UNDERSIDE OF COMMERCIAL HOOD, NSF APPROVED.

SERVICE EQUIPMENT SCHEDULE

ELECTRICAL	WATER SUPPLY/WASTE	GAS	BTU/HHR	REF.	LOCATION	REMARKS
-	-	3/4"	28,000	-	KITCHEN	6 burner countertop range
-	-	-	-	-	SERVICE AREA	-
1/8" V-16 TAMP-60HZ	-	-	-	-	KITCHEN	EXISTING
1/8" V-8 SAMP-60HZ	-	-	-	R404	KITCHEN	CEILING MOUNT
1/8" V-8 SAMP-60HZ	-	-	-	-	KITCHEN	-
1/8" V-8 SAMP-60HZ	-	-	-	-	KITCHEN	-
1/8" V-16 TAMP-60HZ	-	-	-	R200	KITCHEN	-
1/8" V-8 SAMP-60HZ	-	-	-	-	TRUCK STORAGE	-
-	-	3/4"	120,000	-	KITCHEN	-
3/4" WATER	1 1/2" WASTE	-	-	-	KITCHEN	18"x21"x13" bowl size (3-bowl)
3/4" WATER	1 1/2" WASTE	-	-	-	KITCHEN	-
3/4" WATER	2" WASTE	-	-	-	MEDICAL	-
12" WATER	2" WASTE	-	-	-	BELOW 3-COMP SINK	CARBON STEEL

NOTES ABOVE FLOOR, IN KITCHEN AREA AND IN OTHER AREAS DURING PERIODS OF CLEANING

1. MAIN AND UNDER COUNTER REFRIGERATORS AT A DISTANCE OF 30" FROM W/ THE FLOOR IN AREAS USED FOR HAND

2. THE FOOD EMPLOYEE(S) ARE WORKING WITH FOOD OR WORKING WITH UTENSILS SUCH AS KNIVES, SLICERS, GRINDERS OR

DOOR SCHEDULE

TYPE OF DOOR	ASSEMBLY RATING	REMARKS
DOOR WITH LOCKABLE 1" LOOK DEVICE AT EXTERIOR (23) DB DEGREE HINGERS	45 MINUTE U.L. RATING	SELF CLOSING DEVICE "KNURLED LEVER" SELF CLOSING DEVICE PROVIDE SIGNAGE OUTSIDE ROOM "TOILET" EXISTING ALUMINUM AND GLASS STOREFRONT ENTRY BOOM w/ SELF CLOSING DEVICE AND WEATHER STRIPPING AND PUSH/PULL HARDWARE
DOOR WITH LOCKABLE 1" LOOK DEVICE AT EXTERIOR (23) DB DEGREE HINGERS	45 MINUTE U.L. RATING	SELF CLOSING DEVICE WITH WEATHERIZATION

NOTES ABOVE FLOOR, IN KITCHEN AREA AND IN OTHER AREAS DURING PERIODS OF CLEANING

1. MAIN AND UNDER COUNTER REFRIGERATORS AT A DISTANCE OF 30" FROM W/ THE FLOOR IN AREAS USED FOR HAND

2. THE FOOD EMPLOYEE(S) ARE WORKING WITH FOOD OR WORKING WITH UTENSILS SUCH AS KNIVES, SLICERS, GRINDERS OR

DOOR LEGEND

D1

D2

D3

D4

1

2

NOTE: ALL DOORS 80 INCHES HIGH UNLESS OTHERWISE NOTED.

SEE DOOR SCHEDULE FOR DOOR WIDTH AND ADDITIONAL INFORMATION.

(1) 3/8" TEMPERED GLASS ANY WINDOW OR SLIDELIGHT WITHIN 24" HORIZONTALLY OF A DOOR SHALL BE TEMPERED GLASS.

CONSTRUCTION LEGEND

EXISTING DOOR/FRAME TO REMAIN

NEW/RELOCATED DOOR

D1 DOOR TAG

W6 WINDOW TAG

X WALL TAG

REFERENCE ENCLOSURE DESIGN DETAILS

EXISTING DEMISING PARTITION TO REMAIN. REPAIR WHERE REQUIRED w/ IN-KIND MATERIALS. VERIFY IN THE FIELD.

EXISTING INTERIOR WALL PAINTED.

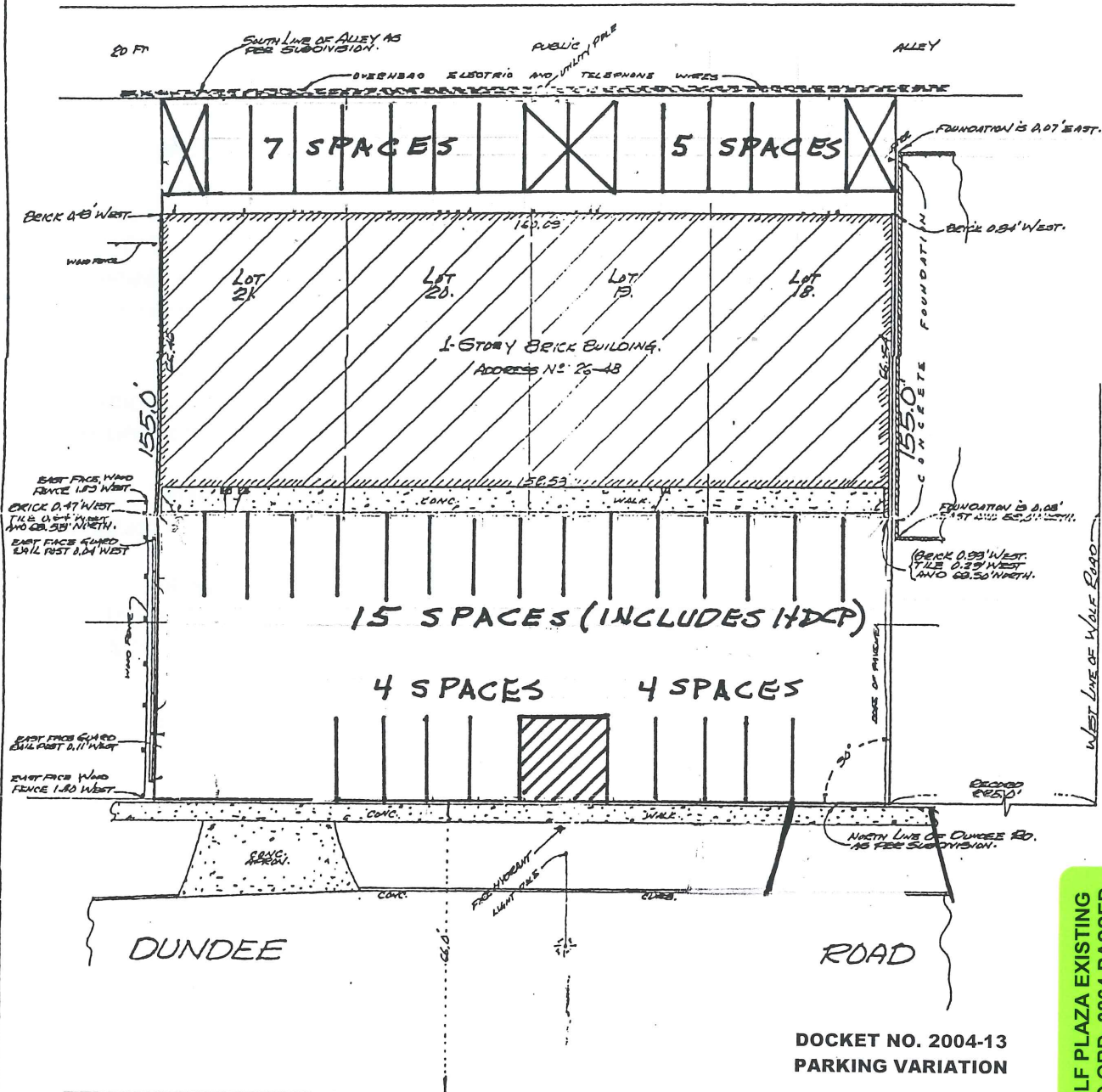
NEW INTERIOR NON LOAD-BEARING FRAME WALL: 2x4 @ 16" O.C. STUDS w/ (1) LAYER OF 5/8" GYPSUM BOARD BOTH SIDES. TOP OF WALL TO BE 12" ABOVE CEILING MIN. (SEE WALL TYPES "A, B, C" THIS SHEET).

RICARDO GARCIA ARCHITECTS, LLC ph: 773.965.3500 fx: 773.353.1590 email: rgarcia3524@sbcglobal.net 4041 West Roscoe Street Chicago, IL 60641		
RAO Engineering Consultants P: 773.505.8137 708.299.6568 F: 312.284.5382 E: info@raoengineers.com 4701 N. Milwaukee Ave Chicago, IL 60630 2016 © COPYRIGHT RAO ENGINEERING CONSULTANTS, LLC. ALL RIGHTS RESERVED.	ALL DRAWINGS, SPECIFICATIONS, PLANS, CONCEPTS, ARRANGEMENTS AND DESIGN REPRESENTED OR REFERRED TO IN THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND THEREFORE ARE THE PROPERTY OF RAO ENGINEERING CONSULTANTS, LLC. NO PART OF THE ABOVE MAY BE DISCLOSED TO ANY PERSONS FOR ANY PURPOSE WITHOUT WRITTEN AUTHORIZATION OF RAO ENGINEERING CONSULTANTS, LLC.	
ISSUE	FOR PERMIT AND CONSTRUCTION	04.04.2019
NO.	ISSUED FOR	DATE
PROJECT TEAM		
THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN THE CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTED WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER CALLED DIMENSIONS; CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP SETS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL, BEFORE PROCEEDING WITH FABRICATION.		
rg 00341.00		
PROJECT NUMBER		
48 W. DUNDEE RD. WHEELING, IL 60090		
PROJECT NAME AND ADDRESS		
INTERIOR RESTAURANT BUILD-OUT		
RICARDO GARCIA JR		
ARCHITECT OF RECORD		
RG	RG	
DRAWN	CHECK	
PROPOSED PLAN, DETAILS AND NOTES		
SHEET TITLE		
A-1		

MAR 23 2004

LOT 19, 20 AND 21 IN HOLLAND'S RESUBDIVISION OF LOTS 1 TO 12 INCL. 1/2 AC. AND VACATED STREETS AND ALLEYS IN DALL'S SUNNYSIDE ADJ. ON TO WHEELING, IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON SEPTEMBER 16, 1955 AS DOCUMENT NO. 1621040.

AREA IN SURVEY
24,800.20 SQ. FT.
0.569 ACS.



DOCKET NO. 2004-13
PARKING VARIATION

TOTAL OF 35 SPACES

EXISTING PARKING PLAN

26-48 W. Dundee

STATE OF ILLINOIS)
COUNTY OF COOK)

JENS K.DOE SURVEY SERVICE INC. DO HEREBY CERTIFY TO CHICAGO TITLE INSURANCE CO., AMERICAN NATIONAL BANK
AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 20, 1989 AND KNOWN AS TRUST NUMBER 10768-08

THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND PREPARED THE PLAT HEREON DRAWN IN ACCORDANCE WITH AMERICAN LAND TITLE ASSOCIATION (A.L.T.A.) SURVEY STANDARDS ALSO THE OFFICIAL RECORDS AND IN STRICT COMPLIANCE WITH THE REQUIREMENTS APPLICABLE TO SUCH SURVEYS AND TO THE LAWS OF THE STATE OF ILLINOIS AND THE ILLINOIS LAND SURVEY STANDARDS, JOINTLY ESTABLISHED AND ADOPTED BY THE CHICAGO BAR ASSOCIATION, ILLINOIS REGISTERED LAND SURVEYORS ASSOCIATION AND THE SOCIETY OF PROFESSIONAL LAND SURVEYORS IN 1968, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY.

FRACTIONAL DEC EQUIVALENTS
OF NUMERATING POLYMER

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ATTACHMENT (WOLF PLAZA EXISTING PARKING PLAN) TO ORD. 3864 PASSED

4-26-04

DOCKET COPY

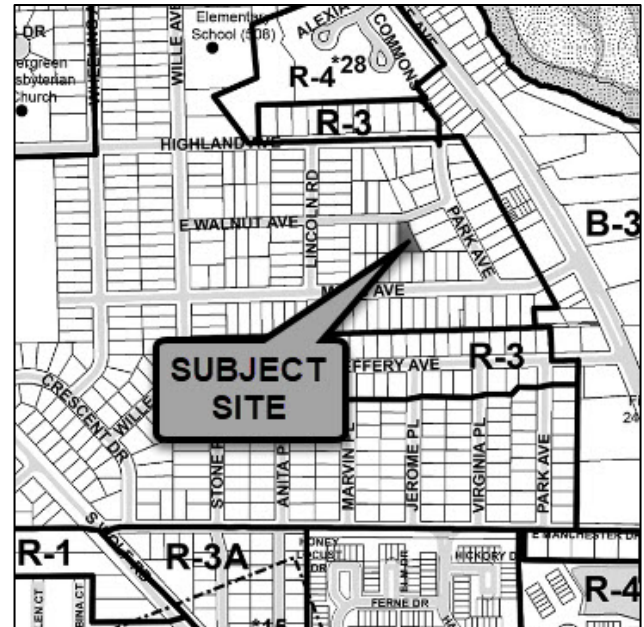
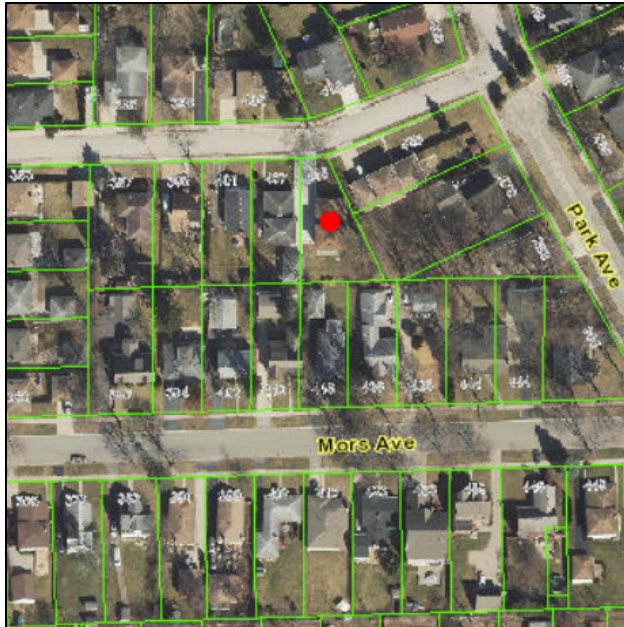
VILLAGE OF WHEELING PLAN COMMISSION - STAFF PROJECT REVIEW

SUBJECT: Docket No. 2019-19
415 Walnut Avenue Setback Variance, 415 Walnut Ave

MEETING DATE: July 11, 2019

REQUESTED ACTION: Variance to Reduce the Side Yard Setback to Three Feet for a Detached Garage

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant:	Jack Arnoux, property owner
Property size:	0.16 acres (7,340.64 sq. ft.)
Neighboring Property Land Use(s):	North: Residential/Walnut Avenue West: Residential South: Residential East: Residential
Existing Use of Property:	Single-family residential
Existing Zoning:	R-3A Single-Family Residential District
Comprehensive Plan Designation:	Residential
Zoning History:	None

SUMMARY OF REQUEST

The petitioner requests a variation to reduce the side setback for detached accessory buildings from the minimum required 6 feet to 3 feet in order to construct a detached garage along the west side lot line. The property does not currently have a garage.

VARIANCE ANALYSIS

The R-3A District establishes minimum side setbacks for principal and detached accessory buildings as follows:

Principal Building	
Aggregate total for both sides	10 ft.
From either side	3 ft.
Detached Accessory Building	
From either side	6 ft.

Although the minimum side setback in the R-3A District for principal buildings is 3 feet, the minimum setback is increased to 6 feet for detached structures. As indicated by the petitioner, the setback reduction request along the west side yard is needed to allow sufficient maneuvering space for two cars to access the garage.

Standards for Variation: Following are the petitioner's responses (*in italics*) to the standards for variation. (Any staff comments follow the petitioner's response)

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

"The conditions are just applying to the lot and the building structure."

When the property was originally platted, the size of the lot and location of the building did not anticipate a garage, which creates difficulties in a compliant location for the garage.

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

"Applying only to the property which the shape of the lot is a triangle".

The subject lot is uniquely shaped. Combined with the location of the home on the lot, the configuration creates a unique circumstance in locating a detached garage.

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

"The conditions creating the hardship were not caused by any person still having an interest in the property."

Staff concurs with the petitioner.

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.**

"Without the variance, we would not have enough room to back out of the garage. If we moved the garage further over on our property, it would be too far over and too tight to access".

Staff concurs with the petitioner.

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

"Granting the variation will not alter the essential character of the locality".

Many homes in the surrounding area have detached garages in a similar location as this request.

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.**

"The variation will not impair an adequate supply of light and air to the property."

The variation would not impair the adjacent property or neighborhood. The garage on the neighboring property is along the same property line, with the two driveways essentially joined.

STAFF REVIEW

Fire Department Review: There are no review comments related to the variance request.

Engineering Division Review: There are no review comments related to the variance request.

Staff Recommended Action: Due to the age of the subject property and when it was originally platted, the lot size didn't anticipate the needs of modern homeownership and the need to park more than one car within a garage. Staff acknowledges that locating the detached garage further away from the west side property line will increase the difficulty in the ability to access the second garage space.

*** * * * ***

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of a variation, an appropriate motion would be to:

Recommend approval of Docket No. 2019-19, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-04, Residential Districts, and associated sections, to permit a reduction of the side setback for detached accessory buildings from the minimum required six (6) feet to three (3) feet to construct a detached garage, for the property located at 415 Walnut Avenue, in accordance with the following exhibit:

- Site plan

ATTACHMENTS:

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

[Site plan](#)

[Sample detached garage photo \(petitioner\)](#)



Existing conditions of subject property (looking south)



Existing conditions of subject property (looking south)

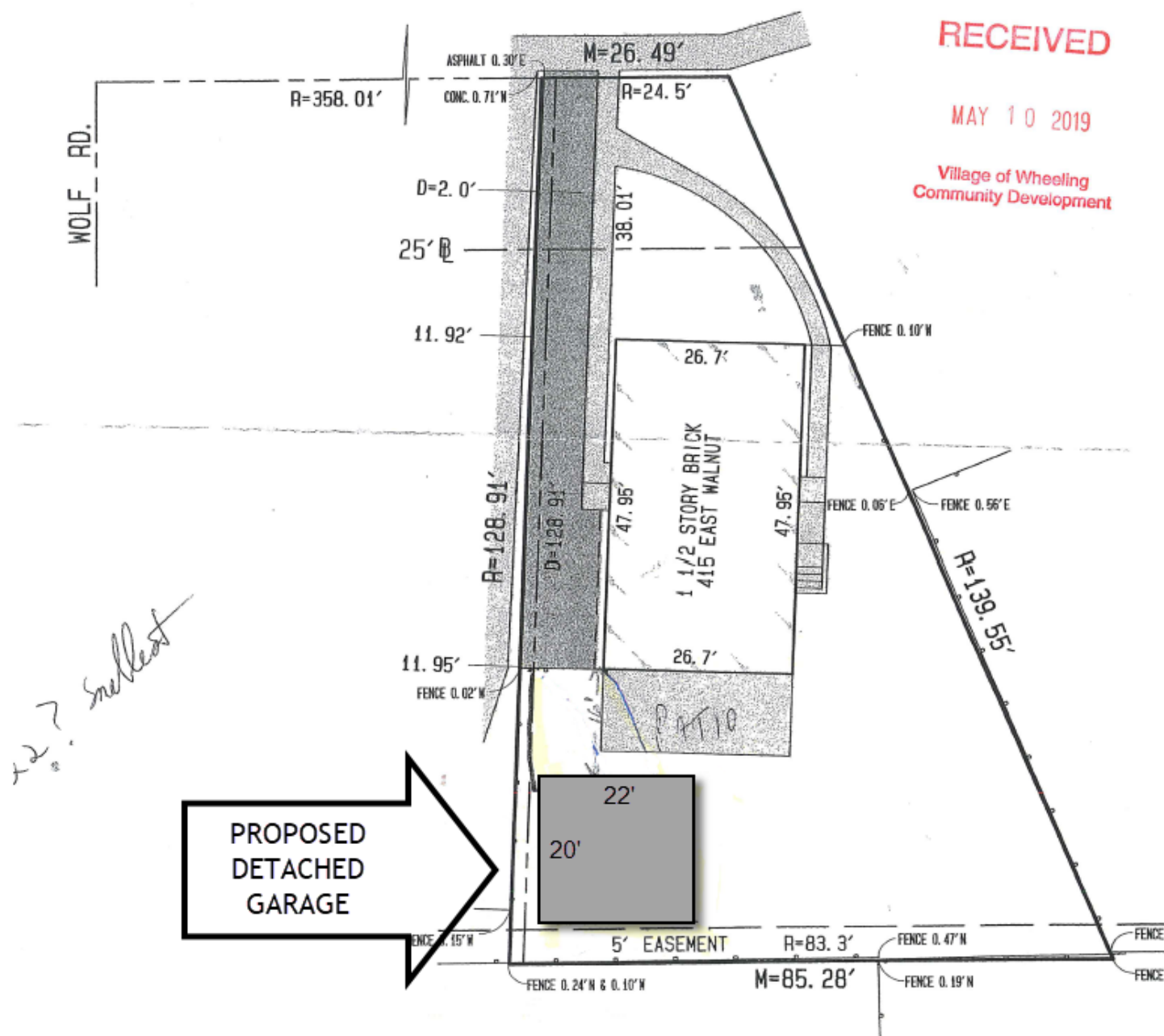


Existing conditions of subject property (looking south)

415 WALNUT AVE.

RECEIVED

MAY 10 2019

Village of Wheeling
Community Development

GEN'D
LIMITS of BUILDING -
CONCRETE -
ASPHALT -
- RECORD
- MEASURED
- DEED
- FOUND IRON PIPE
- SET IRON PIPE

STATE of ILLINOIS
COUNTY of KANE S. S.

WE, LAND DIVISIONS INC., CERTIFY THAT THIS SURVEY
ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS
FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT
PROFESSIONAL SERVICE REPRESENTS A TESTED OPINION
BOUNDARY OF THE ABOVE CAPTIONED PROPERTY.
DATE OF SURVEY: DECEMBER 12, 2003



Sample Detached Garage Photo (Petitioner)

VILLAGE OF WHEELING PLAN COMMISSION - STAFF PROJECT REVIEW

SUBJECT: Docket No. 2019-17A&B
Hutton, 1048 S. Milwaukee Avenue

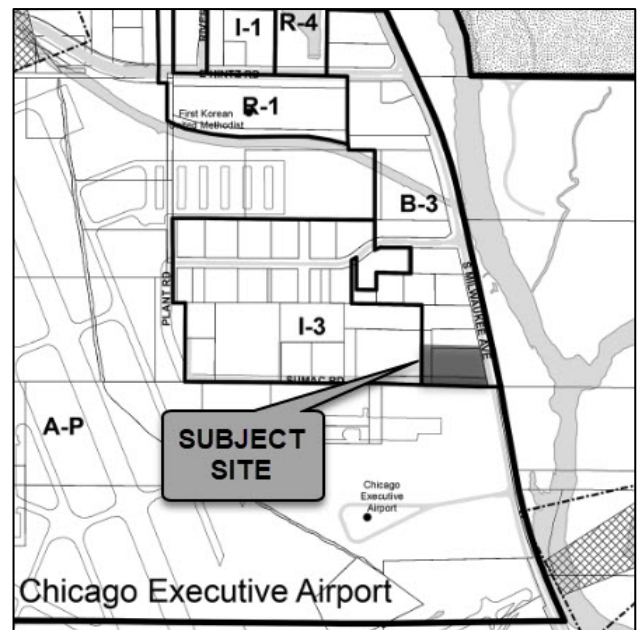
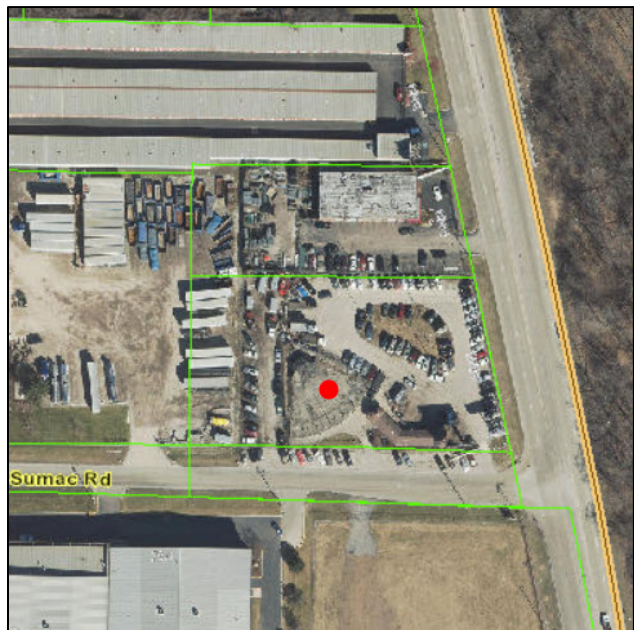
MEETING DATE: July 11, 2019

REQUESTED ACTIONS:

2019-17 (A) Special Use-Site Plan & Appearance approval for a new gas station and convenience store; and

2019-17 (B) Special Use to permit sit-down restaurant with drive through within a portion of the convenience store.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant:	Hutton, contract purchaser
Property size:	1.63 acres (70,794 sq. ft.) 3,482 sq. ft. building
Neighboring Property Land Use(s):	North: Industrial West: Industrial South: Sumac Road/Chicago Executive Airport East: Milwaukee Avenue/Cook County Forest Preserve
Existing Use of Property:	Motor vehicles sales
Existing Zoning:	B-3, General Commercial & Office District

Comprehensive Plan Designation: Gas Station with Convenience Store per Industrial Lane Redevelopment Plan

Zoning History: None

SUMMARY OF REQUESTS

The petitioner is requesting special use approval and site plan-appearance approval for the redevelopment of the northwest corner of Sumac Road and S. Milwaukee Avenue, to construct a new gas station, convenience store, and small sit-down restaurant (coffee shop) with drive-through for the property located at 1048 S. Milwaukee Avenue.

USE ANALYSIS (2019-17A Special Use for gas station and convenience store)

The subject property is located in the B-3 District, which requires a special use for gas stations/convenience stores. The Industrial Lane Redevelopment Plan of the Comprehensive Plan land specifically designates this property for a gas station with convenience store, which this special use request is consistent with the plan recommendation.

USE ANALYSIS (2019-17B Special Use for sit-down restaurant with drive-through)

The convenience store will include a pizza food menu along with a small coffee shop that will provide 4 tables (16 seats) for customers. The coffee shop will also include a drive-through service window. Due to the dining tables and drive-through service, a special use is required by the B-3 District.

The Industrial Lane Redevelopment Plan of the Comprehensive Plan land specifically designates this property for a gas station with convenience store. Although sit-down restaurants or drive-through uses are identified in the Plan for the subject site, the food service would not be the principal use at the site, and is complementary to the gas station/convenience store use.

Standards for Special Use: The petitioner has submitted the following single set of responses (*in italics*) to the standards for both requested special uses. (Staff comments, if any, follow the petitioner's response, and are not italicized.)

1. State why the Special Use is necessary for the public convenience at the proposed location.

"Construction of a Gas Station with a Convenience Store would provide the public with easier accessibility to gas and goods. The closest gas station to this site is approximately 1 mile southwest on Palatine road. The proposed gas station would help service the neighborhood to the north along with the commercial area along the Chicago Executive Airport and traffic driving along Milwaukee Avenue."

Staff concurs with the petitioner's response.

2. State how the Special Use will not alter the essential character of the area in which it is to be located.

"The area surrounding the site is commercial buildings offering retail and business type services. To the north, along Milwaukee Avenue, there are several auto shops and self storage facilities. South of the site, along Milwaukee Avenue, there are several restaurants and aviation service buildings. A gas station and convenience store would fit in with the local commercial businesses this area."

The subject property is located within an largely industrial area, the proposed use will enhance the character of the area with a new commercial development.

- 3. State how the location and size of the Special Use, the nature and intensity of the operation involved in or conducted with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it will be in harmony with and not impede the normal, appropriate and orderly development of the district in which it is to be located and the development of surrounding properties.**

"The gas station and convenience store is an appropriate use for this site. Access to the site would use Sumac Road which currently services the southern portion of the airport and is currently being used to serve this commercial area. The gas station building is proposed to be set along the west side of the site with the gas pumps along the Milwaukee frontage. The current use of the surrounding area will not be adversely impacted by the traffic entering/exiting the site. Entrance to the site will be off of Sumac just west of the Milwaukee intersection. Vehicles exiting will be at the western side of the site to minimize conflicts and there will be no direct access to Milwaukee. The site design for the gas station pushes traffic to leave the site further into Sumac Road, allowing more access for the intersection."

The proposal includes improvements to Sumac Road that will remove on-street parking and curbing to define the limits of the street and assist with stormwater. Access to the site will remain on Sumac Road, which will not create any additional conflicts with Milwaukee Avenue. At the concept review with the Village Board on July 1st, the petitioner indicated that IDOT will require a left turn lane onto Sumac during the permit process.

- 4. State how the location, nature and height of buildings, walls and fences, and the nature and extent of the landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, or will not impair the value thereof.**

"The proposed 1-Story building will be in conformance with the Wheeling Code, landscaping, buffers and fencing will comply with the landscaping code. The proposed development will enhance this area which is dominated by parking lots and outdated buildings."

Staff concurs with the petitioner's response.

- 5. State how the parking areas will be of adequate size for the particular use, properly located and suitably screened from adjacent residential uses, entrance**

and exit drives shall be laid out so as to prevent traffic hazards and nuisances and the development will not cause traffic congestion.

"The proposed development is not adjacent to residential, the drive-thru will service patrons with the appropriate stacking, most patrons will utilize the space at the gas pump and depart the premises, parking is provided in front of the store for quick access and departure for short trips to the Convenience Store."

The site layout, including parking, has been designed to provide efficient use of the site and not create any negative impacts to the surrounding area. All uses surrounding the property are commercial or industrial, so there will be no impact to residential uses.

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

"The proposed development will meet the requirements of the Village of Wheeling's zoning code."

The proposed uses are consistent with the Industrial Lane Redevelopment Plan designation of gas station with convenience store.

SITE ANALYSIS

Site Plan: As proposed, the site would be redeveloped for the construction of a 2,898 sq. ft. gas station/convenience store. The convenience store will also include a drive-through that will wrap around the back (west) side of the building. The main fuel pumps will be located along the Milwaukee Avenue frontage, with the convenience store located at the west end of the site (behind the pumps). A second fuel island for diesel gas will be located on the south portion of the site, fronting Sumac Road. There will be only 2 diesel fuel pumps. Access to the site will remain on Sumac Road, the driveway locations will be revised based on the new gas station layout. Pedestrian sidewalks will be added along both street frontages.

Staff has previously advised the petitioner that the preference of the Village is to remove the existing billboard in conjunction with the development. At the concept review meeting with the Board on July 1st, the Village attorney confirmed that the billboard itself is a land use, and is considered legal nonconforming. The petitioner indicated that the removal of the billboard would result in the loss of a significant revenue stream. The preference of the Village Board is that the billboard be removed with this request.

Building Elevations: 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 consistent materials used around the entire building. The "main" elevation (east elevation) includes varying roof heights, with aluminum cornice detail to cap off the building walls. A flat red metal canopy will be installed over the windows and customer entrance to provide additional visual interest and weather protection. An angled red metal canopy will be installed over the drive-through window. Windows are limited to the east (main) elevation, a small drive-through window is located on the south elevation. The west

façade does not contain windows, but is finished in the same materials used on the main building elevations.

Staff is not convinced the proposed Slimlite porcelain panels used as vertical detailing on the east, north and south elevations are fitting with the overall building design theme. The panels appear to create a simulated marble effect, which seems out-of-character with the rest of the building. Staff also questions the durability of the panels and their ability to endure the climate conditions. Staff has advised to the petitioner to consider alternate materials based on these concerns. At the concept review meeting with the Board on July 1st, the petitioner stated that an accent brick would replace the porcelain panels. Revised building elevations have been provide by the petitioner that removes the originally proposed porcelain panels with “tan herringbone” inlay detail. Additionally, the revised elevations include a white renaissance stone base and the front elevation has been simplified from the previous design. Both elevations are attached to this report.

Floor Plan: The attached floor plan is for illustrative purposes. Building code compliance and occupancy will be verified at building permit review.

Parking/Access: The following parking table identifies required and proposed parking based on the size of the gas station (2,898 sq. ft.), number of seats (16) and employees (4):

Parking Required	Parking Provided	Parking Deficit/Surplus
28	28	0

Access to the site will remain on Sumac Road; however the driveways will be modified based on the site layout (no access to Milwaukee Avenue will be provided). As requested by the Engineering Division, Sumac Road will be improved by removing the current on-street parking and adding curbing along the frontage of the site. The preliminary comments that the petitioner received from IDOT stated that a left turn lane would be required from northbound Milwaukee Avenue onto Sumac.

The Engineering Division has requested that the eastern driveway be a right in/right out only design due to the close proximity to Milwaukee Avenue. The petitioner has added “Do Not Enter” signs at each side of the driveway; however the driveway design could still allow customers to exit the site through this driveway. Staff recommends that pavement markings be added to the driveway to include an arrow (pointing into the site) and text (“Enter Only” or similar) to the acceptance of the Engineering Division.

Pedestrian sidewalks will be installed along both street frontages. A pedestrian connection from the sidewalk into the site has also been provided to allow pedestrians to access the site without having to use the vehicle driveways. Additionally, an easement for the sidewalks along Sumac Road will need to be platted to identify the sidewalk will be owned and maintained by the owner, since Sumac Road is a private road.

Bicycle parking: No external bicycle parking is identified on the plan. The petitioner should clarify if such parking will be provided inside the building.

Landscaping: The attached landscape plan identifies the proposed landscaping for the new gas station. A variety of shade trees, deciduous shrubs, evergreen shrubs, and ornamental grasses are proposed. A total of 9 trees are proposed throughout the site, which 7 are street trees (4 along Milwaukee Avenue and 3 along Sumac Road). The landscape plan also includes 2 bioswales to serve as stormwater quality treatment areas; along Milwaukee Avenue and second bioswale behind the trash enclosure area. The primary benefit of bioswales is to provide natural water quality treatment before being released into the storm sewer, but also provides native landscaped areas that would otherwise be grass areas.

Landscape 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.

Trash Enclosure: A trash enclosure is proposed at the southwest corner of the site, along Sumac Road. The enclosure will be finished with the same brick material as the convenience store and include a limestone coping (cap). The building elevations include a detail of the trash enclosure's design and materials.

Lighting: The attached photometric plan has been provided that identifies new lighting for the gas stations, which complies with the zoning code requirements.

Signage: General wall sign locations are identified on the building elevations. Additionally, the location of a freestanding sign is shown on the site plan and landscape plans. Any specific signs will require review and approval by the Sign Code Board of Appeals prior to the issuance of any sign permits.

STAFF REVIEW

Fire Department Review: All remaining Fire Department review comments are related to occupancy/building construction and will need to be reconciled during building permit review.

Engineering Division Review: The Engineering Division's review of the site plan resulting in the following items:

1. For a looped water main, a plat of easement shall be required and provided prior to (engineering) permit issuance.
2. The sidewalk proposed in the private Sumac Road limits will need to be added to the plat of easement, with language stating the walk is to be owned and maintained by the easement owner.
3. Due to the close proximity to Milwaukee Avenue, Engineering is recommending the eastern full access should be right in/right out only.

All other comments are related to site construction and will be confirmed during engineering permit review.

Health Division Review: All remaining Health Division review comments will need to be reconciled during building permit review.

Staff Recommended Action: Staff recommends approval of both special uses and site plan-appearance approval; subject to the following conditions:

1. The Plan Commission review of the accent brick that is intended to replace the porcelain panels on the elevations.
2. Pavement markings shall be added to the eastern driveway (Sumac Road) to include an arrow (pointing into the site) and text ("Enter Only" or similar) to the acceptance of the Engineering Division.
3. For a looped water main, a plat of easement shall be required and provided prior to (engineering) permit issuance.
4. The sidewalk proposed in the private Sumac Road limits will need to be added to the plat of easement, with language stating the walk is to be owned and maintained by the easement owner.
5. Due to the close proximity to Milwaukee Avenue, Engineering is recommending the eastern full access should be right in/right out only.
6. Prior to the issuance of a building permit, an irrigation plan shall be included for staff review.
7. Confirmation of whether the existing billboard is to be removed in conjunction with the proposed development.

* * * * *

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of special use-site plan approval, the appropriate motions would be to:

Recommend approval of Docket No. 2019-17A, granting Special Use-site plan and appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish a gas station with convenience store located at 1048 S. Milwaukee Avenue, in accordance with the following exhibits:

- Project description letter, prepared by Advantage Consulting Engineers, dated July 3, 2019
- Geometric Site Plan, prepared by Advantage Consulting Engineers, dated May 13, 2019 and last revised July 3, 2019
- Landscape Plans, prepared by Gary R. Weber Associates Inc., dated May 10, 2019, and last revised July 3, 2019
- Photometric Plan, received June 18, 2019

- Building Elevations, prepared by WT Group, received July 3, 2019
- Fuel Canopy and Trash Enclosure Elevations, prepared by WT Group, received July 3, 2019
- Rooftop Equipment Screening Views, prepared by WT Group, received June 18, 2019
- Rooftop Equipment Screening (Viewpoint Reference Plan), prepared by Advantage Consulting Engineers, dated May 13, 2019 and last revised June 17, 2019

And subject to the following conditions:

1. Pavement markings shall be added to the eastern driveway (Sumac Road) to include an arrow (pointing into the site) and text ("Enter Only" or similar) to the acceptance of the Engineering Division.
2. For a looped water main, a plat of easement shall be required and provided prior to (engineering) permit issuance.
3. The sidewalk proposed in the private Sumac Road limits will need to be added to the plat of easement, with language stating the walk is to be owned and maintained by the easement owner.
4. Due to the close proximity to Milwaukee Avenue, Engineering is recommending the eastern full access should be right in/right out only.
5. Prior to the issuance of a building permit, an irrigation plan shall be included for staff review.

Recommend approval of Docket No. 2019-17B, granting Special Use approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, and associated sections, in order to establish a sit-down restaurant with drive-through located at 1048 S. Milwaukee Avenue, in accordance with the following exhibits:

- Project description letter, prepared by Advantage Consulting Engineers, dated July 3, 2019

ATTACHMENTS:

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

[Project description letter](#)

[Plat of Survey](#)

[Site Plan](#)

[Building and Canopy Elevations \(version presented at July 1 Board concept review and revised version\)](#)

[Floor Plan](#)

[Landscape Plan](#)

[Photometric Plan](#)

[Rooftop Equipment Screening Views](#)



Existing conditions of subject property (looking north)



Existing conditions of subject property (looking north)



Existing conditions of subject property (looking northeast)



Existing conditions of subject property (looking northeast)



Existing conditions of Sumac Rd (looking east)



Existing conditions of subject property (looking east)



Existing conditions of subject property/Sumac Rd (looking west)

ADVANTAGE

CONSULTING ENGINEERS

May 13, 2019

R July 3, 2019

1048 S Milwaukee Avenue

ACE 19-007

To Whom This May Concern:

Hutton is proposing to construct for a Convenience Store, Drive-thru and fuel service center at 1048 S Milwaukee Avenue. The site is located at Northwest corner of Milwaukee Avenue and Sumac and is currently zoned B-3.

The subject project will include: A 3,428 square foot building: A gasoline fueling bay under a 114'x37' canopy with eight (8) multi product dispensers: A diesel fueling bay under a 30'x30' canopy with two (2) diesel dispensers; and three (3) Underground storage tanks for fuel. The building will include 530 square feet of storage; ~~178 square foot of gaming area (5 seats);~~ and ~~2,720~~ **2,898** square feet of store area which will include a food preparation area for the drive-thru and walk-in customers. The drive-thru will include stacking for up to 10 vehicles and a bypass through lane. There will be 28 parking stalls provided. The site is accessible from Sumac Road, a right-in only at the east side and a full access entrance at the west side.

The number of employees will be: Coffee Services: 3 part-time and 2 full time; C-Store: 1 part-time and 4 full-time. During the Peak Hour the total number of employees will be four (4) people, two (2) for Coffee Service and two (2) in C-Store. The hours of operation will be 5 am to Midnight, 7 days a week. OM Group, owner of Lucky Brothers, started their business in 2006, they are based out of Burr Ridge Illinois and currently own and operated over 50 C-Stores and over 45 Restaurants.

The existing site has a small, one story building that is 1,311 square feet. This building is located on the south side of the site along Sumac Road. The site is currently being used as an auto retailer. There is bituminous pavement and concrete situated around the north side of the site for the cars of the retailer. Water and Sanitary lines are located along Sumac Road. There are storm sewer lines located along S Milwaukee Avenue.

Located next to the site are several commercial businesses, an airport hangar, and the Des Plaines River. The Des Plaines river is located on the eastern side of S Milwaukee Avenue. An auto center is along the north side of the site. Along Sumac road, west of the site, sits the airport hangar and SET Environmental, Inc.

Very Truly Yours,

Advantage Consulting Engineers

William J. Zalewski, P.E.

Partner

LEGEND & ABBREVIATIONS

	UTILITY POLE		MANHOLE		P.O.C. POINT OF COMMENCEMENT
	LIGHT POLE		SANITARY MANHOLE		P.O.B. POINT OF BEGINNING
	TRANSFORMER		STORM STRUCTURE (CLOSED)		DEGREES
	UTILITY PEDESTAL		STORM STRUCTURE (OPEN)		FEET/MINUTES
	TRAFFIC SIGNAL		CURB INLET		INCHES/SECONDS
	SIGNAL BOX		VALVE VAULT		SF. SQUARE FEET
	GAS VALVE		FLARED END SECTION		(R) RECORD BEARING/DISTANCE
	WATER VALVE		WATER LINE		TF TOP OF FOUNDATION
	ELECTRIC METER		TELEPHONE/CATV LINE		FF FINISHED FLOOR
	GAS METER		GAS LINE		TP TOP OF PIPE
	FIRE HYDRANT		ELECTRIC LINE		B.S.L. BUILDING SETBACK LINE
	AUTO SPRINKLER		OVERHEAD WIRES		P.U.E. PUBLIC UTILITY EASEMENT
	MONITORING WELL		STORM SEWER		D.E. DRAINAGE EASEMENT
	GROUND LIGHT		SANITARY SEWER		L ARC LENGTH
	BOLLARD		CHAIN LINK FENCE		R RADIUS LENGTH
	B/BOX		STOCKADE FENCE		C CHORD LENGTH
	SIGN		GUARD RAIL		CH CHORD BEARING
	FLAG POLE		CONCRETE SURFACE		CMP CORRUGATED METAL PIPE
	PARKING STOP				

SIGNIFICANT OBSERVATIONS

- A** BILLBOARD OVERHANGS ONTO THE INGRESS/EGRESS EASEMENT.
- B** SITE PARKING LIES IN THE INGRESS/EGRESS EASEMENT.
- C** CHICAGO EXECUTIVE AIRPORT ENTRANCE CURB LIES IN THE INGRESS/EGRESS EASEMENT.

MISCELLANEOUS NOTES

- MN1** ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
- MN2** THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- MN3** ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.
- MN4** ASSUMED BEARING: THE SOUTH RIGHT OF WAY LINE OF SUMAC ROAD TO BE NORTH 89 DEGREES 12 MINUTES 00 SECONDS WEST.
- MN5** AT THE TIME OF THIS SURVEY THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY OR BURIAL GROUND.
- MN6** AT THE TIME OF THIS SURVEY, THE ADDRESS WAS POSTED AS 1048 S MILWAUKEE AVENUE.
- MN7** THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM SUMAC ROAD WHICH IS GOVERNED BY THE VILLAGE OF WHEELING.
- MN8** IN REGARDS TO TABLE "A" ITEM 10a, AT THE TIME OF THIS SURVEY, THERE WERE NO PARTY WALLS DESIGNATED BY THE CLIENT TO REFERENCE HEREON.
- MN9** IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- MN10** IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.
- MN11** IN REGARDS TO TABLE "A" ITEM 18, AT THE TIME OF THE SURVEY, THERE WAS NO STAKED WETLAND DELINEATION TO REFERENCE ON THIS SURVEY.
- MN12** IN REGARDS TO TABLE "A" ITEM 19, THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES AFFECTING THE SUBJECT PROPERTY REFLECTED IN THE TITLE COMMITMENT OR THAT THE SURVEYOR HAS BEEN MADE AWARE OF.

ZONING INFORMATION

THE SURVEYOR WAS NOT PROVIDED WITH THE ZONING INFORMATION BY THE INSURER PURSUANT TO TABLE A ITEM 6A.

UTILITY NOTE

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES. ILLINOIS UTILIZES A ONE CALL UTILITY LOCATOR J.U.L.I.E. AT 800-823-0123. DIG TICKET #X0571274

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X & AE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 17031C0207, WHICH BEARS AN EFFECTIVE DATE OF 08/19/2008 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARDOUS AREA, BY CONTACT DATED 03/09/2019 TO THE NATIONAL FLOOD INSURANCE PROGRAM <http://www.fema.gov/>. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE, AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ALTA/NSPS LAND TITLE SURVEY

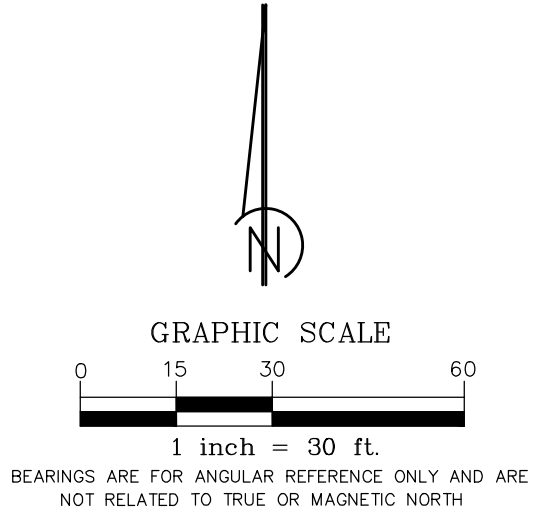
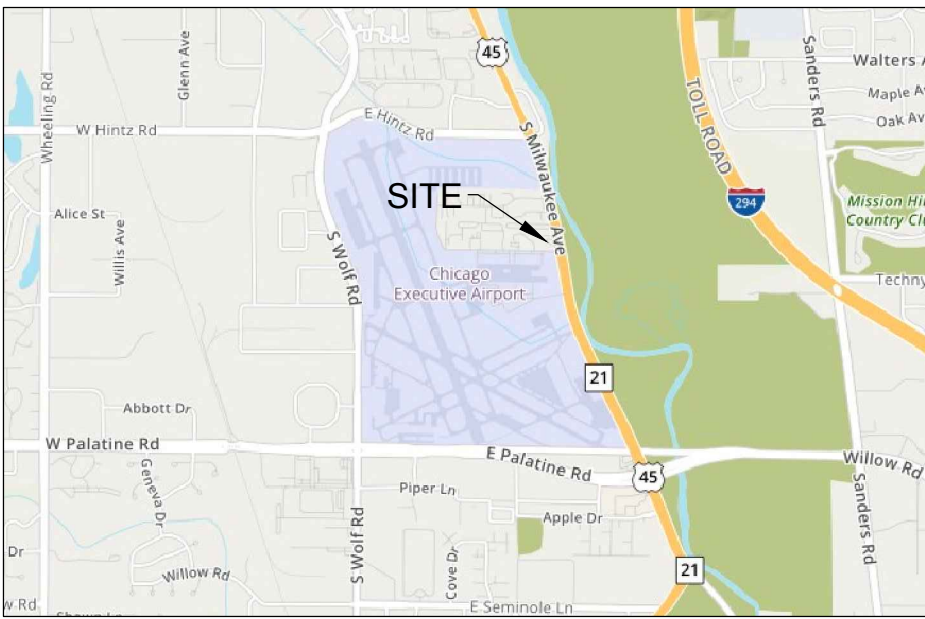
AS-SURVEYED DESCRIPTION

THAT PART OF THE NORTH 528.00 FEET OF THE SOUTH 1188.0 FEET OF THE NORTH 1/2 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF MILWAUKEE AVENUE AND THE NORTH LINE OF THE SOUTH 1188.0 FEET OF SAID NORTH 1/2 OF SECTION 13; THENCE WEST ALONG SAID NORTH LINE, 831.35 FEET; THENCE SOUTH PERPENDICULAR TO THE LAST DESCRIBED LINE, 460.0 FEET; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED LINE, 581.35 FEET TO THE POINT OF BEGINNING; THENCE N 00°48'00" E, 190.01 FEET; THENCE S 89°12'00" E, 246.23 FEET TO THE WEST RIGHT OF WAY LINE OF S MILWAUKEE AVENUE PER PLAT OF HIGHWAYS PROJECT NUMBER R-90-007-88; THENCE S 11°30'39" E, 264.08 FEET ALONG SAID WEST RIGHT OF WAY LINE, TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH 528.0 FEET OF THE SOUTH 1188.0 FEET OF THE NORTH 1/2 OF SAID SECTION 13; THENCE N 89°12'00" W, 302.54 FEET ALONG SAID SOUTH LINE; THENCE N 00°48'00" E, 68.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

THIS AS-SURVEYED DESCRIPTION WAS PREPARED FOR REFERENCE ONLY AND NOT INTENDED TO REPLACE OR SUPPLEMENT THE RECORDED DESCRIPTION REFERENCED IN THE TITLE COMMITMENT.

VICINITY MAP



LAND AREA:

70,794.00 SF± OR 1.63 ACRES±

EXISTING PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	18
HANDICAP	0
TOTAL	18

RECORD DESCRIPTION

THAT PART OF THE NORTH 528.00 FEET OF THE SOUTH 1188.0 FEET OF THE NORTH 1/2 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF MILWAUKEE AVENUE AND THE NORTH LINE OF THE SOUTH 1188.0 FEET OF SAID NORTH 1/2 OF SECTION 13; THENCE WEST ALONG SAID NORTH LINE, 831.35 FEET; THENCE SOUTH PERPENDICULAR TO THE LAST DESCRIBED LINE, 460.0 FEET TO THE POINT OF BEGINNING OF THE PROPERTY INTENDED TO BE DESCRIBED; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED LINE, 581.35 FEET; THENCE NORTH PERPENDICULAR TO THE LAST DESCRIBED LINE, 310.0 FEET; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED LINE, 285.14 FEET TO THE EAST PERPENDICULAR TO THE CENTERLINE OF MILWAUKEE AVENUE; THENCE SOUTHERLY ALONG SAID CENTER LINE, 368.12 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH 528.0 FEET OF THE SOUTH 1188.0 FEET OF THE NORTH 1/2 OF SAID SECTION 13; THENCE WEST ALONG SAID SOUTH LINE, 953.0 FEET TO A POINT ON A LINE SAID BEING DRAWN PERPENDICULAR TO THE NORTH LINE OF THE SOUTH 1188.0 FEET OF THE NORTH 1/2 OF SAID SECTION 13, FROM A POINT IN SAID LINE, SAID POINT BEING 831.5 FEET WEST OF THE INTERSECTION OF THE NORTH LINE OF SAID SOUTH 1188.0 FEET AND THE CENTER LINE OF MILWAUKEE AVENUE; THENCE NORTH ALONG SAID PERPENDICULAR LINE, 68.0 FEET TO THE POINT OF BEGINNING (EXCEPTING FROM THE AFORESAID DESCRIBED TRACT THE NORTH 120 FEET THEREOF, AS MEASURED PERPENDICULAR TO THE NORTH LINE THEREOF) AND ALSO (EXCEPTING FROM THE AFORESAID DESCRIBED TRACT THE WEST 581.35 FEET OF THE SOUTH 68.0 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 528 FEET OF THE SOUTH 1,188 FEET OF THE NORTH HALF OF SAID SECTION 13 AND THE CENTERLINE OF MILWAUKEE AVENUE; THENCE WESTERLY ON SAID SOUTH LINE, 66.40 FEET ON AN ASSUMED BEARING OF NORTH 89 DEGREES 12 MINUTES 42 SECONDS WEST; THENCE NORTH 11 DEGREES 31 MINUTES 21 SECTIONS WEST, 266.01 FEET TO THE GRANTOR'S NORTH PROPERTY LINE; THENCE SOUTH 89 DEGREES 12 MINUTES 42 SECONDS EAST, 66.65 FEET ON SAID NORTH LINE TO THE CENTERLINE OF MILWAUKEE AVENUE, BEING A 15,823.70 FOOT RADIUS CURVE, CENTER OF CIRCLE BEARS SOUTH 78 DEGREES 02 MINUTES 50 SECONDS WEST; THENCE SOUTHERLY, 265.96 FEET ON SAID CURVE AND CENTERLINE THROUGH A CENTRAL ANGLE OF 9 DEGREES 57 MINUTES 47 SECONDS TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.399 ACRE, MORE OR LESS, OF WHICH 0.202 ACRE, MORE OR LESS, HAS BEEN PREVIOUSLY DEDICATED FOR HIGHWAY PURPOSES.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 2049948-T, DATED JANUARY 22, 2019.

SCHEDULE B

- 7** GRANT OF EASEMENT TO CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST NO. 1070496 DATED SEPTEMBER 12, 1977 FILED FOR RECORD OCTOBER 5, 1977 AND RECORDED AS DOCUMENT NUMBER T2972029, AS AMENDED AND MODIFIED BY THAT CERTAIN GRANT OF EASEMENT TO ALLSTATE INSURANCE CO., DATED DECEMBER 28, 1979, FILED FOR RECORD JANUARY 11, 1980 AND RECORDED AS DOCUMENT NO. T3140402 AS FURTHER AMENDED AND MODIFIED BY THAT CERTAIN AGREEMENT PROVIDING GRANT OF EASEMENT AND ESTABLISHING ALLOCATION OF COSTS BY AND BETWEEN WHEELING TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST NO. 73-252 AND WESTERN BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 7713, DATED APRIL 10, 1980, FILED FOR RECORD APRIL 11, 1980 AND RECORDED AS DOCUMENT NO. T3155743 ALL REFERENCES TO RECORDER'S OFFICE, COOK COUNTY, ILLINOIS, ITEM IS PLATTED HEREON.
- 9** EASEMENTS, RIGHTS OF WAY AND ALL MATTERS AS DISCLOSED ON THE PLAT RECORDED AS DOCUMENT NO. 25990929, RECORDER'S OFFICE, COOK COUNTY, ILLINOIS. ITEM IS PLATTED HEREON.
- 11** EASEMENTS, RIGHTS OF WAY AND ALL MATTERS AS DISCLOSED ON THE PLAT RECORDED AS DOCUMENT NO. 25990930, RECORDER'S OFFICE, COOK COUNTY, ILLINOIS. ITEM IS PLATTED HEREON.
- 14** EASEMENTS, RIGHTS OF WAY AND ALL MATTERS AS DISCLOSED ON THE PLAT RECORDED AS DOCUMENT NO. 26353891, RECORDER'S OFFICE, COOK COUNTY, ILLINOIS. DOCUMENT DIMENSIONS ARE ILLEGIBLE, ITEM IS GRAPHICALLY PLATTED HEREON.
- 15** EASEMENTS, RIGHTS OF WAY AND ALL MATTERS AS DISCLOSED ON THE PLAT RECORDED AS DOCUMENT NO. 0335639066, RECORDER'S OFFICE, COOK COUNTY, ILLINOIS. ITEM IS PLATTED HEREON.

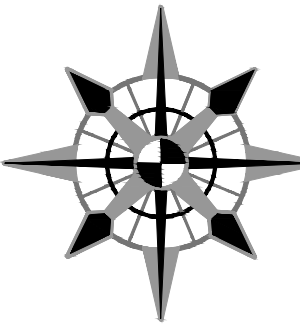
SURVEYOR'S CERTIFICATE

TO: HUTTON ST 17, LLC, A DELAWARE LIMITED LIABILITY COMPANY; THE TITLE FIRST AGENCY, INC; AND OLD REPUBLIC NATIONAL 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, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10a, 10b, 11, 13, 14, 16, 17, 18, 19, 20 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 05, 2019.

JAMES L. HARPOLE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3190
IN THE STATE OF ILLINOIS, EXPIRES 11-30-2020

JLH LAND
SURVEYING INC.
Illinois Professional Design Firm No. 184.007.20
910 Geneva Street, Shorewood, Illinois 60404
815.729.4000 www.jlhsurve.com



ADVANTAGE
CONSULTING ENGINEERS
8100A STREET, SUITE 11, LEONARD, ILLINOIS 60439
630.584.1758
www.advantage.com

PREPARED FOR:
HUTTON COMPANY
736 CHERRY STREET
CHATTANOOGA, TN 37402

DATE	BY	REVISIONS	CLIENT COMMENTS	REVISED TITLE COMMITMENT
03/12/19	JLH			
03/18/19	JLH			

ALTA/NSPS LAND TITLE SURVEY
1048 S MILWAUKEE AVENUE
WHEELING IL

PROJ. MGR.: JLH
DRAWN BY: JLH
CHECKED BY: SR
DATE: 03/08/19
SCALE: 1"=30'

SHEET
1 OF 1
19-632-107

FINAL SITE IMPROVEMENT PLANS

FOR

PROPOSED CONVENIENCE STORE

1048 S. MILWAUKEE AVENUE
WHEELING, ILLINOIS

48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

P: (423) 643-9235



ADVANTAGE CONSULTING ENGINEERS IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO CONSTRUCTION. STAKING REQUESTS FIVE (5) DAYS NOTICE BETWEEN SEPTEMBER 15th AND DECEMBER 15th AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

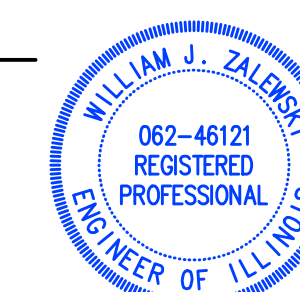
EXISTING TOTAL SITE AREA: 1.63 ACRES
PROPOSED DISTURBED AREA: 1.63 ACRES

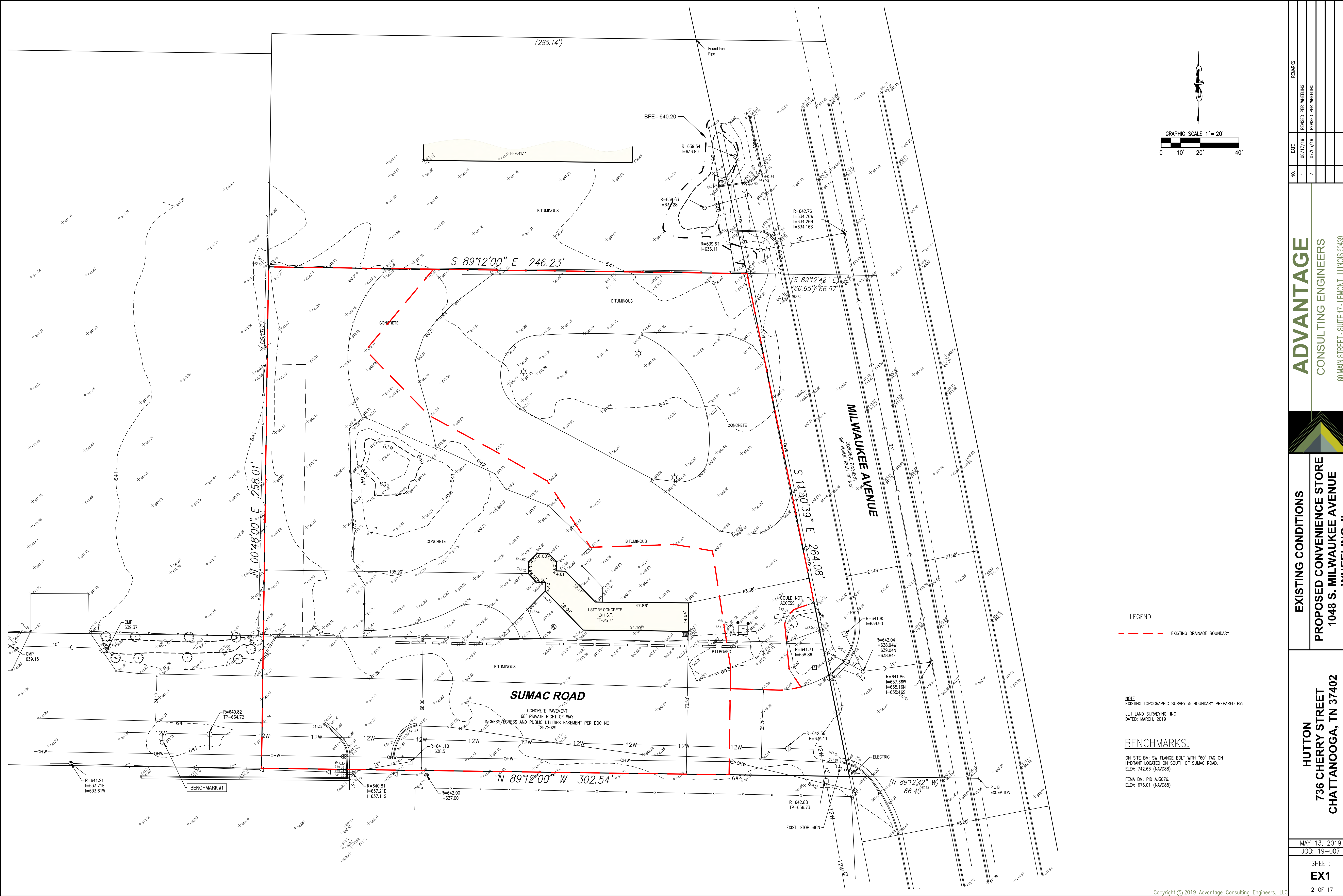
LOCATION MAP

The map displays the Chicago Executive Airport-PWK area. A callout box labeled "PROJECT LOCATION" points to a specific spot on S Milwaukee Ave. The map includes labels for various roads (S Wolf Rd, E Hartz Rd, E Palatine Rd, S Milwaukee Ave, W Marquardt Dr, Messier Dr, S Wolf Rd, E Palatine Rd, S Milwaukee Ave, S Wolf Rd, E Palatine Rd, S Milwaukee Ave), landmarks (Hunt Club Apartments, Alexander Graham Bell Montessori School, McDonald's, Family Dollar), and natural features (Des Plaines River, Buffalo Creek). The map also shows the Chicago Executive Airport-PWK and the Atlantic Aviation PWK.

[illegible][illegible]

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER.





LEGEND

--- EXISTING DRAINAGE BOUNDARY

NOTE
EXISTING TOPOGRAPHIC SURVEY & BOUNDARY PREPARED BY:
JLH LAND SURVEYING, INC
DATED: MARCH, 2019

BENCHMARKS:

ON SITE BM: SW FLANGE BOLT WITH "60" TAG ON
HYDRANT LOCATED ON SOUTH OF SUMAC ROAD.
ELEV: 742.63 (NAVD88)
FEMA BM: PID AJ3076.
ELEV: 676.01 (NAVD88)

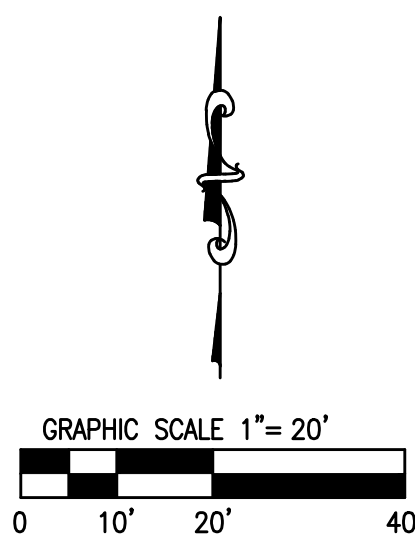
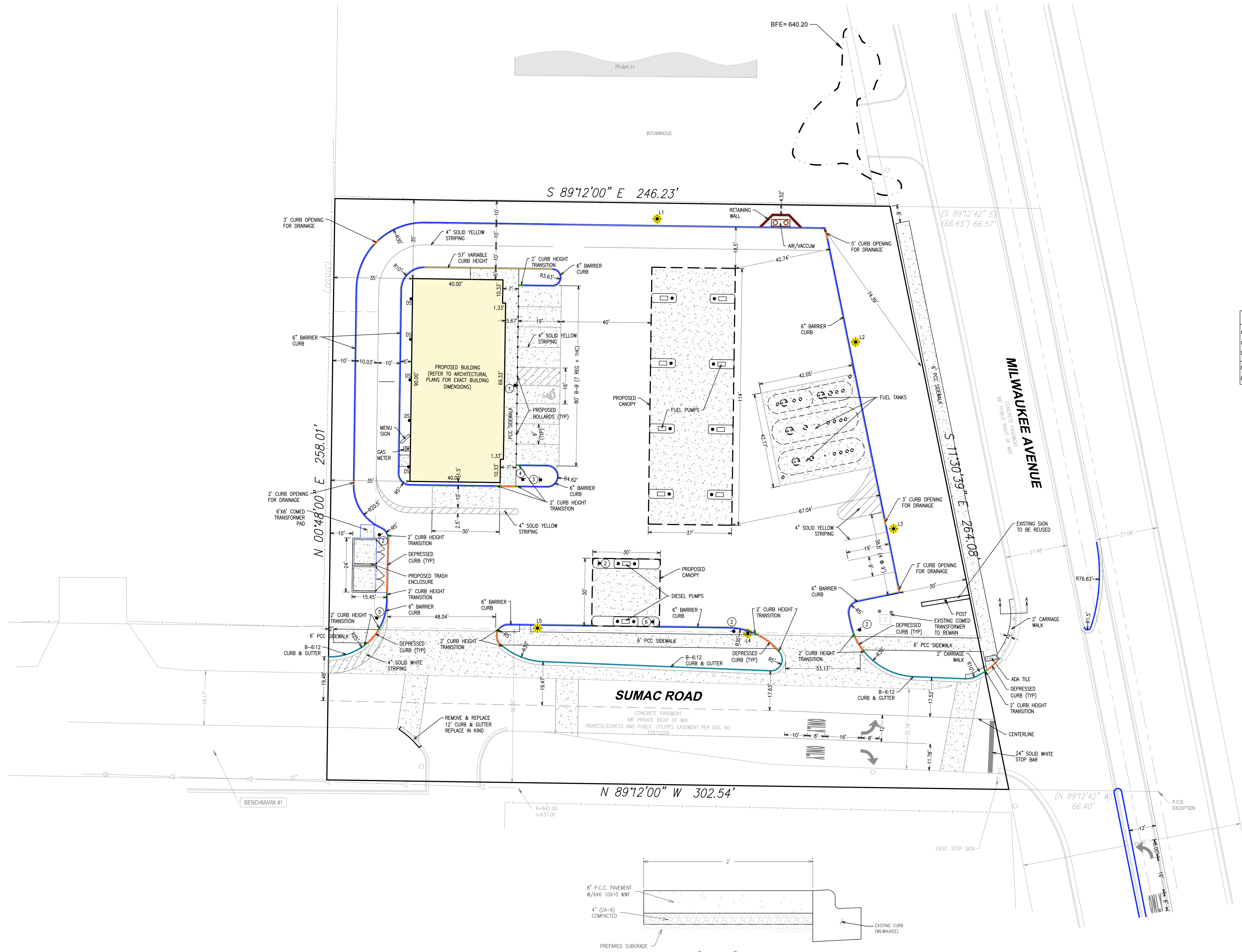
NO.	DATE	REMARKS
1	06/17/19	REVISED PER WHEELING
2	07/03/19	REVISED PER WHEELING

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
847-260-1758
WWW.ADVANTAGE-ILL.COM

EXISTING CONDITIONS
PROPOSED CONVENIENCE STORE
1048 S. MILWAUKEE AVENUE
WHEELING, IL

HUTTON
736 CHERRY STREET
CHATTANOOGA, TN 37402

MAY 13, 2019
JOB: 19-007
SHEET:
EX1
2 OF 17



BUILDING SUMMARY	
STORAGE AREA	530 SF
STORE AREA	2,898 SF
TOTAL BUILDING AREA	3,428 SF

PARKING SUMMARY	
GAS STATION: 6 SPACES/1,000 SQ. FT. (BASED ON 2,898 SQ. FT.)	18.00
GAS STATION: 1 SPACE/EMPLOYEE (4 EMPLOYEES)	4.00
DRIVE-THRU RESTAURANT: 1 SPACE/3 SEATS (16 SEATS TOTAL)	6.00
REQUIRED	28.00
PROVIDED	28.00

- LEGEND:
- B6 BARRIER CURB
 - DEPRESSED CURB OR CURB OPENING
 - B6:12 CURB
 - TRANSITION CURB
 - LIGHT POLE
 - DOWNSPOUT

- GEOMETRIC NOTES
- ALL DIMENSIONS ARE TO BACK OF CURB OR OUTSIDE FACE OF BUILDING.
 - ALL RADII ARE 5'-FT UNLESS NOTED OTHERWISE.
 - ALL PAVEMENT MARKINGS SHALL BE 4-INCH WHITE PAINT UNLESS NOTED OTHERWISE, OR AS PROVIDED FOR ON THE DETAILS.
 - THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
 - FOUNDATION, STAIR AND DOORWAY LOCATIONS SHOWN FOR REFERENCE ONLY. REFER TO PLANS BY ARCHITECT FOR EXACT DIMENSIONS AND LOCATIONS.
 - CONTRACTOR TO REVIEW GEOREPORT BY TERRACON.

- SIGN LEGEND:
- HANDICAP PARKING SIGN W/ FINE SIGN
 - DO NOT ENTER SIGN
 - EXIT SIGN
 - WATCH FOR CARS FROM RIGHT
 - STOP SIGN
 - TRUCKS OVER 30' LONG EXIT SUMAC WEST TO MILWAUKEE

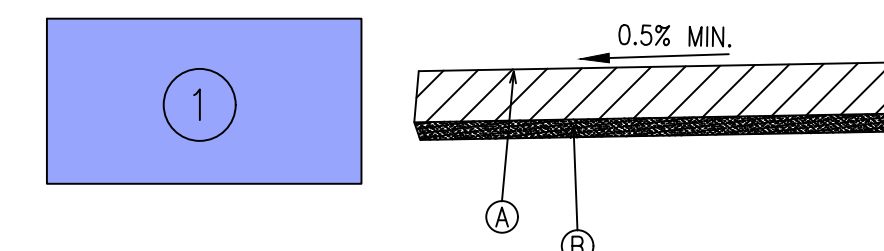
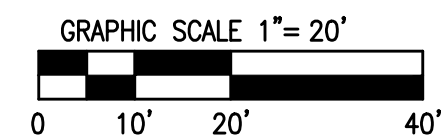
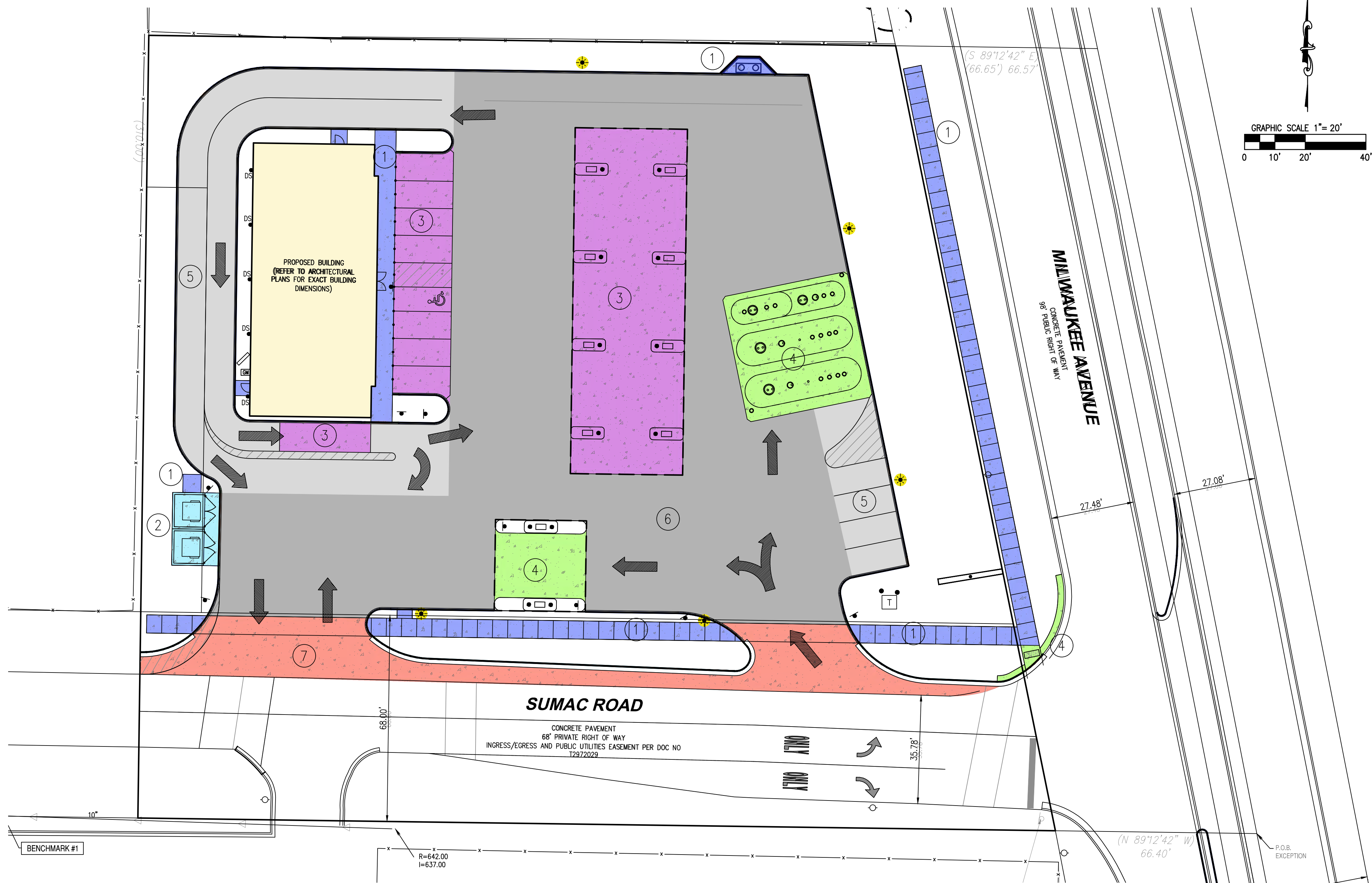
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80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
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GEOMETRIC PLAN
PROPOSED CONVENIENCE STORE
1048 S. MILWAUKEE AVENUE
WHEELING, IL

HUTTON
736 CHERRY STREET
CHATTANOOGA, TN 37402

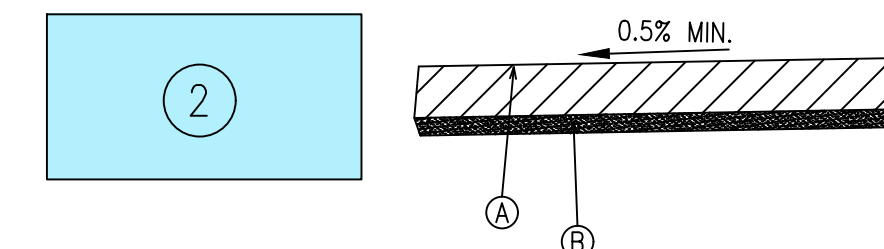
NO.	DATE	REMARKS
1	06/17/19	REVISED PER WHEELING
2	07/03/19	REVISED PER WHEELING

MAY 13, 2019
JOB: 19-007
SHEET:
L1
4 OF 17



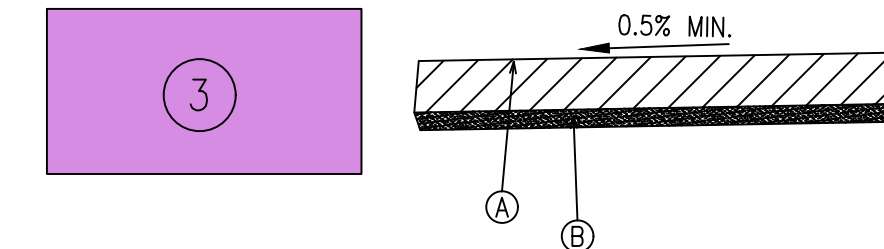
A 5" PORTLAND CEMENT CONCRETE PAVEMENT W/6X6 WWF
B 4" SUB-BASE GRANULAR MATERIAL (CA-6)

SECTION: SIDEWALK



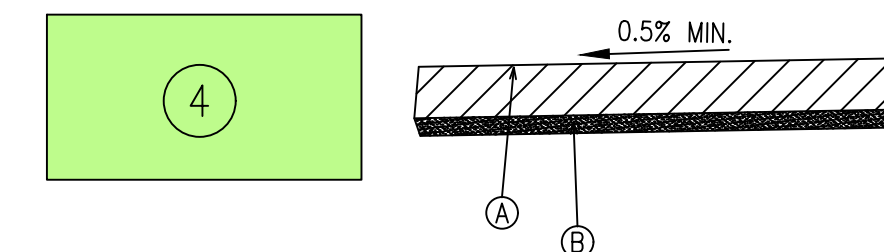
A 10" PORTLAND CEMENT CONCRETE PAVEMENT W/6X6 WWF
B 4" CRUSHED AGGREGATE SUB-BASE, T.Y. B.

SECTION: DUMPSTER PAD



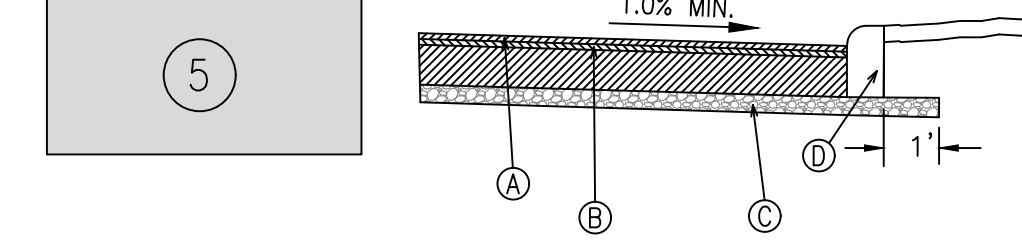
A 5.5" PORTLAND CEMENT CONCRETE PAVEMENT W/6X6 WWF
B 4" CA-6 CRUSHED GRAVEL

SECTION: CANOPY/PARKING/DRIVE-THRU



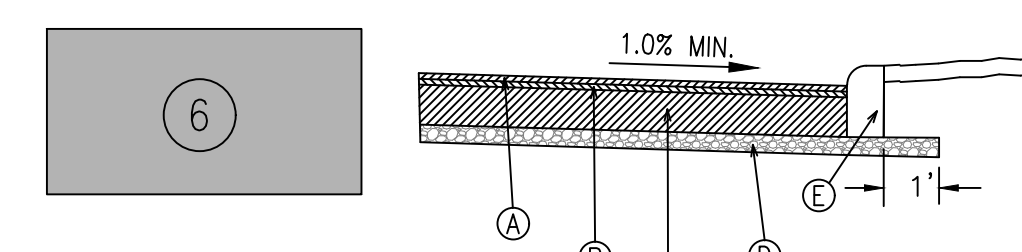
A 6" PORTLAND CEMENT CONCRETE PAVEMENT W/6X6 WWF
B 4" CA-6 CRUSHED GRAVEL

SECTION: HEAVY DUTY PADS



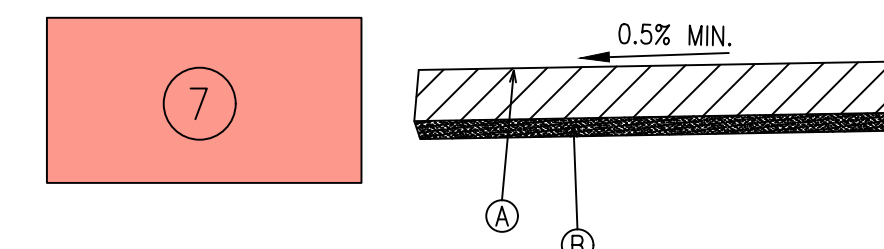
A 2" BITUMINOUS CONCRETE SURFACE COURSE, HOT MIX ASPHALT, MIX. C, N50
B 2.5" BITUMINOUS CONCRETE BINDER COURSE, HOT MIX ASPHALT, IL19, N50
C 10" CA-6 COMPACTED GRAVEL SUB BASE
D CONC. CURB, TYPE B 6"

ASPHALT PAVEMENT SECTION - DRIVE-THRU PAVEMENT



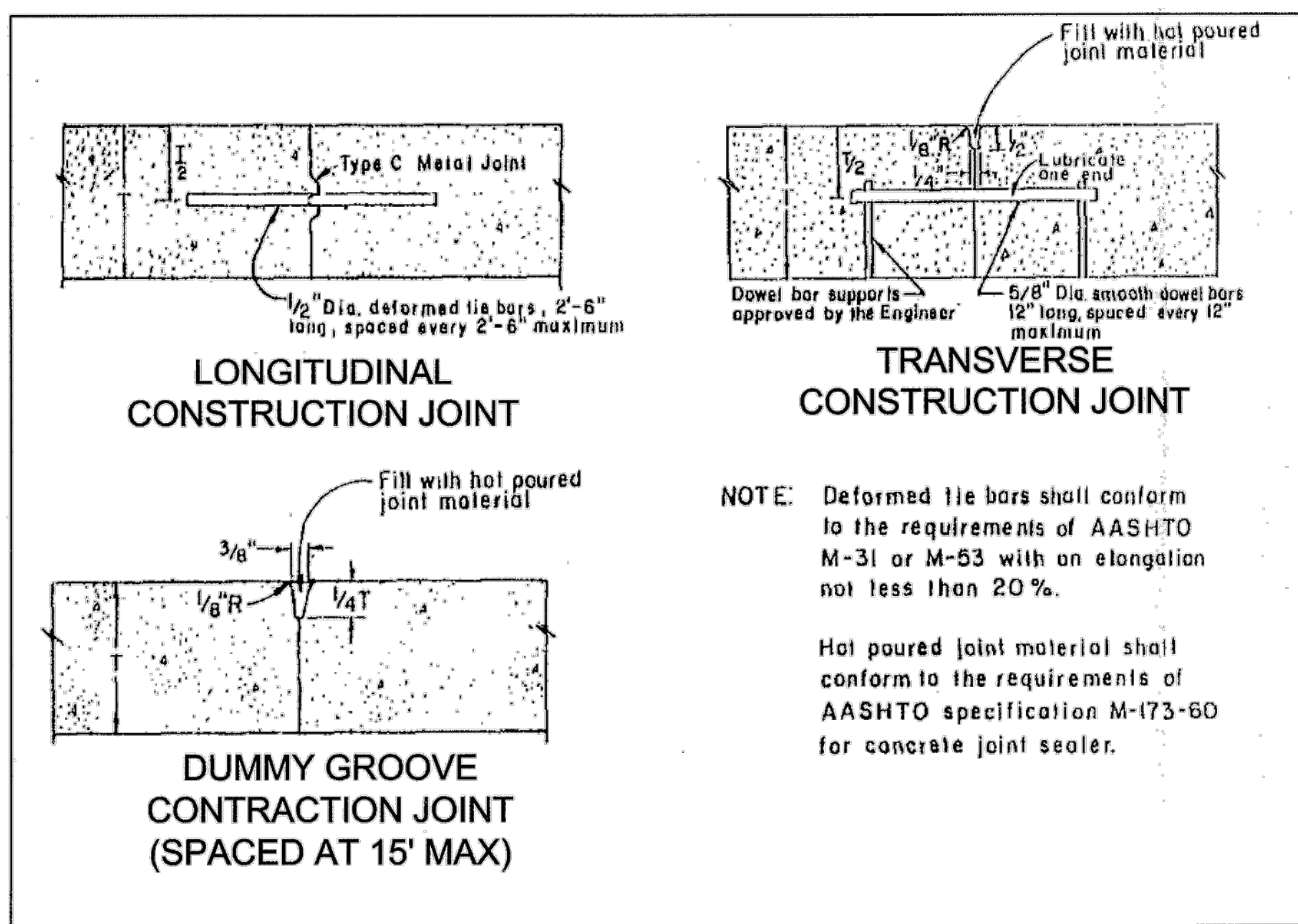
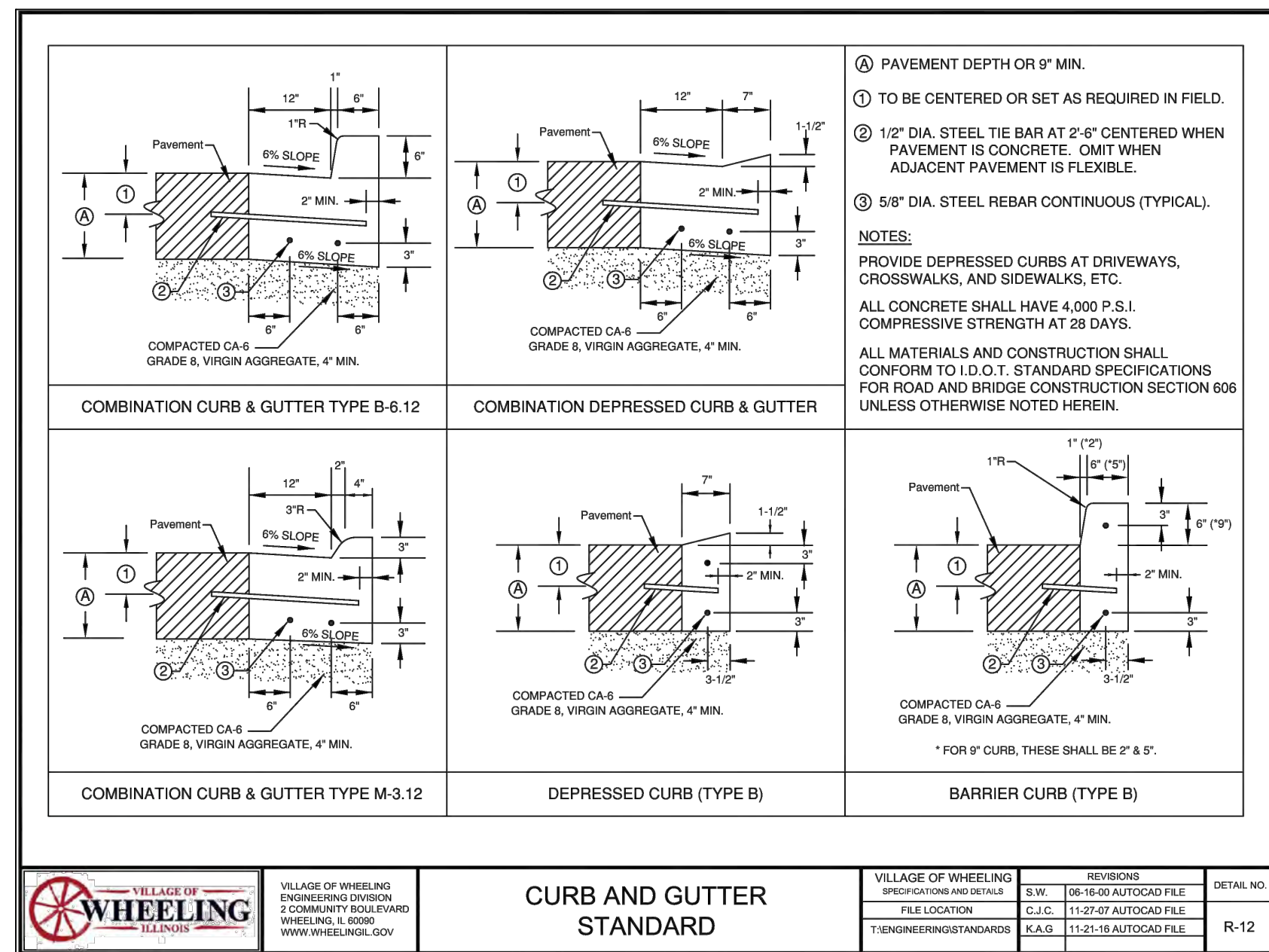
A 2" BITUMINOUS CONCRETE SURFACE COURSE, HOT MIX ASPHALT, MIX. C, N50
B 2.5" BITUMINOUS CONCRETE BINDER COURSE, HOT MIX ASPHALT, IL19, N50
C 14" CA-6 COMPACTED GRAVEL SUB BASE
D CONC. CURB, TYPE B 6"

ASPHALT PAVEMENT SECTION - HEAVY DUTY PAVEMENT



A 9" HIGH EARLY STRENGTH PORTLAND CEMENT CONCRETE WITH FIBERGLASS MESH
(6 BAG MIX/4000 PSI)
B 4" CA-6 CRUSHED GRAVEL

SECTION: SUMAC ROAD



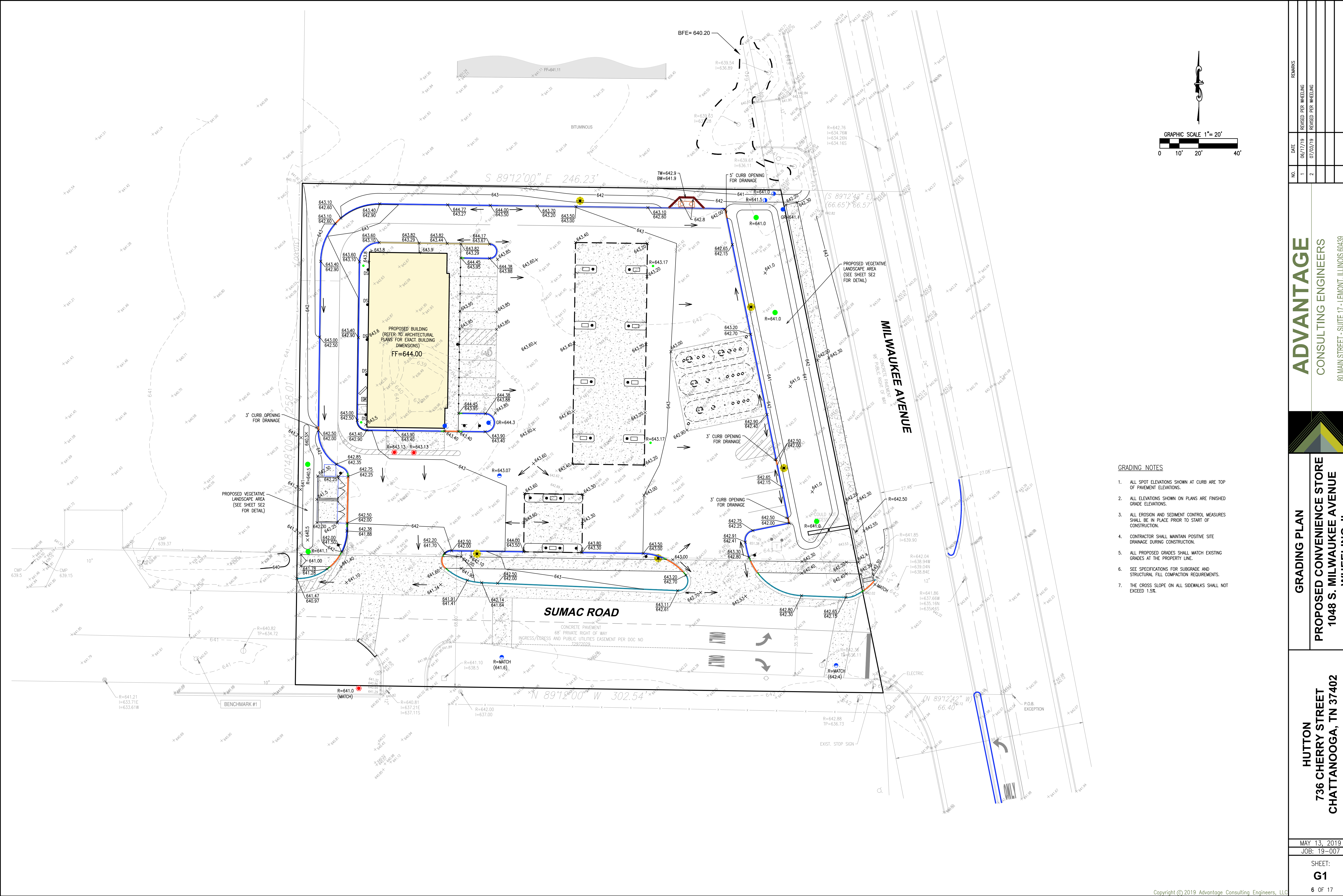
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CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
847-260-1758
WWW.ACEENGLS.COM

PAVEMENT PLAN
PROPOSED CONVENIENCE STORE
1048 S. MILWAUKEE AVENUE
WHEELING, IL

HUTTON
736 CHERRY STREET
CHATTANOOGA, TN 37402

REVISIONS
NO. 1
DATE 06/17/19
REVISION PER WHEELING
2
07/03/19
REVISION PER WHEELING

MAY 13, 2019
JOB: 19-007
SHEET:
L2
5 OF 17



- GRADING NOTES
1. ALL SPOT ELEVATIONS SHOWN AT CURB ARE TOP OF PAVEMENT ELEVATIONS.
 2. ALL ELEVATIONS SHOWN ON PLANS ARE FINISHED GRADE ELEVATIONS.
 3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
 4. CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE DURING CONSTRUCTION.
 5. ALL PROPOSED GRADES SHALL MATCH EXISTING GRADES AT THE PROPERTY LINE.
 6. SEE SPECIFICATIONS FOR SUBGRADE AND STRUCTURAL FILL COMPACTION REQUIREMENTS.
 7. THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.

REMARKS	
DATE	06/17/19
NO.	1
DATE	07/03/19
NO.	2

ADVANTAGE

CONSULTING ENGINEERS

80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439

847-260-1758

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GRADING PLAN

PROPOSED CONVENIENCE STORE

1048 S. MILWAUKEE AVENUE

WHEELING, IL

HUTTON

736 CHERRY STREET

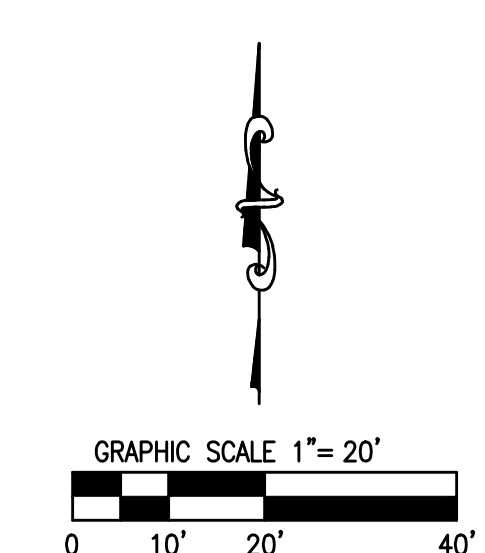
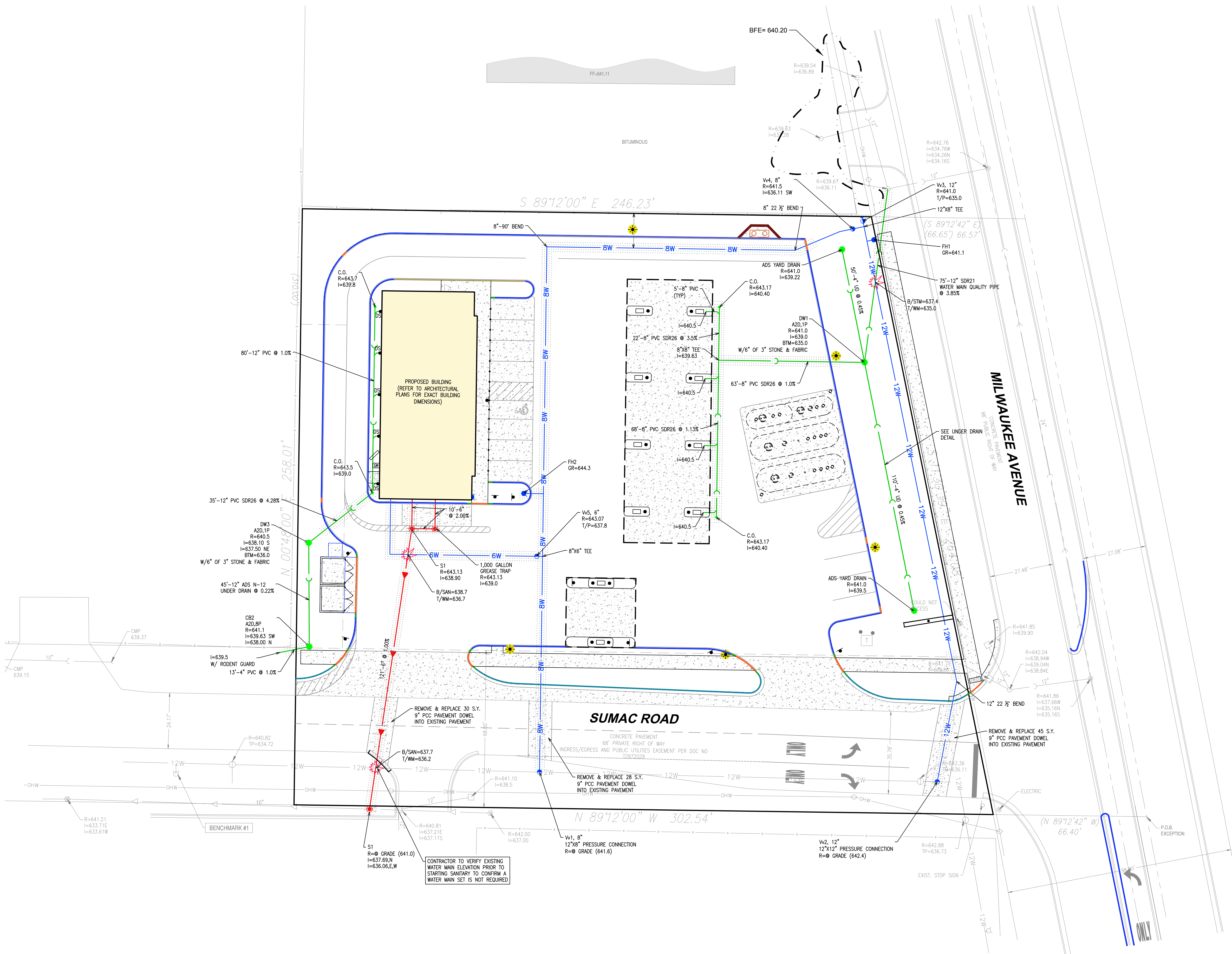
CHATTANOOGA, TN 37402

MAY 13, 2019

JOB: 19-007

SHEET: G1

6 OF 17



- NOTES FOR OVERALL UTILITY PLAN. ALL UTILITY SHEETS, AND PLAN AND PROFILE SHEETS.
- ALL 12" AND 15" STORM SEWERS SHALL BE RCP CL V, ALL OTHER STORM SEWERS TO BE RCP CL IV UNLESS NOTED OTHERWISE.
 - ALL SANITARY SEWER SHALL BE PVC SDR 21 WATER MAIN QUALITY UNLESS NOTED OTHERWISE.
 - ALL WATER MAIN SHALL BE D.I.P. CLASS 52 UNLESS NOTED OTHERWISE.
 - THE UNDERDRAIN SHALL BE PERFORMED PVC SDR 26 OR ADS N-12.
 - THE FRAME & GRATE/LID FOR STORM STRUCTURES SHALL BE AS FOLLOWS:
1P: NEENAH R-1712, TYPE D OPEN GRATE
1C: NEENAH R-1712, TYPE B CLOSED LID
3P: NEENAH R-3278 FRAME & TYPE A OPEN GRATE
8P: NEENAH R4340-A BEEHIVE OPEN GRATE
 - UTILITY STRUCTURE SYMBOL LEGEND:
M36: MANHOLE, STRUCTURE # 36
I: INLET
CB: CATCH BASIN
M: MANHOLE
DW: DRYWELL
S: SANITARY MANHOLE
NP: NYLOPLAST
FH: FIRE HYDRANT
V: VALVE VAULT
PC: PRESSURE CONNECTION
UD: PERFORATED UNDERDRAIN
A40,1P, TYPE A, 4" DIA., TYPE OF FRAME AND GRATE/LID.
 - CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES FOR CONNECTION OF PROPOSED UTILITIES.
 - CONTRACTOR SHALL COORDINATE ANY ROAD CLOSURES FOR OPEN CUT UTILITY WORK WITH THE APPROPRIATE AUTHORITIES.
 - LONG SERVICES INCLUDE TRENCH BACKFILL CA-6 CRUSHED AGGREGATE.
 - = TRENCH BACKFILL
 - 1-6" PVC SCH 40 CONDUIT FOR GAS
 - 3-4" PVC SCH 40 CONDUITS FOR COMED, AMERITECH, CABLE
 - ALL CONDUITS SHALL BE 30" BELOW FINISHED GRADE.
 - PIPE CROSSING

REMARKS	
1	REVISED PER WHEELING
2	REVISED PER WHEELING
DATE	
06/17/19	
07/03/19	
NO.	
1	
2	

ADVANTAGE

CONSULTING ENGINEERS

80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439

847-260-1758

WWW.ACEPIUS.COM

UTILITY PLAN

PROPOSED CONVENIENCE STORE

1048 S. MILWAUKEE AVENUE

WHEELING, IL

HUTTON

736 CHERRY STREET

CHATTANOOGA, TN 37402

MAY 13, 2019

JOB: 19-007

SHEET:

U1

7 OF 17



MWRD SUMMARY

LEGEND

- PROPOSED IMPERVIOUS AREA
- PERVIOUS AREA
- VOLUME CONTROL AREA

SUMMARY:
TOTAL PROPERTY OWNERSHIP = 1.63 AC.
TOTAL DEVELOPMENT AREA = 1.31 AC.
PROPOSED PERVIOUS AREA = 0.31 AC.
PROPOSED IMPERVIOUS AREA = 1.00 AC.
VOLUME CONTROL PROVIDED = 0.080 AC-FT
VOLUME CONTROL REQUIRED = 0.085 AC-FT

VCBMP VOLUME REQUIRED				
TOTAL IMPERVIOUS AREA	43500	S.F.		
VCBMP RATE REQUIRED	1	INCH		
VCBMP VOLUME REQUIRED	3625	C.F.		
VCBMP VOLUME REQUIRED	0.083	AC FT		

VOLUME CONTROL PROVIDED					
ELEV.	AREA S.F.	DEPTH (H) FT.	V=H/3(A1+A2+Sqrt(A1*A2)), C.F.	CUMM VOL. C.F.	VOLUME AC-FT
641.00	3,111				
642.00	4,310	1.00	3,694	3,694	0.085

REMARKS

DATE

NO.

1

2

REVISED PER WHEELING

REVISED PER WHEELING

ADVANTAGE

CONSULTING ENGINEERS

80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439

847-260-1758

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DRAINAGE AREA EXHIBIT

PROPOSED CONVENIENCE STORE

1048 S. MILWAUKEE AVENUE

WHEELING, IL

HUTTON

736 CHERRY STREET

CHATTANOOGA, TN 37402

MAY 13, 2019

JOB: 19-007

SHEET: DR1

13 OF 17



CIVIL ENGINEER
**ADVANTAGE CONSULTING
ENGINEERS**
80 MAIN STREET, SUITE 17
LEMONT, ILLINOIS 60439

HUTTON WHEELING SITE

1048 S. MILWAUKEE AVENUE
WHEELING, ILLINOIS

LANDSCAPE PLAN

Key	Qty	Botanical/Common Name	Size	Remarks
SHADE TREES				
GT	2	Gleditsia triacanthos var. inermis 'Skycole' SKYLINE HONEYLOCUST	2 1/2" Cal.	
QB	4	Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal.	
UM	3	Ulmus 'Morton' ACCOLADE ELM	2 1/2" Cal.	
DECIDUOUS SHRUBS				
CS	6	Cornus sericea 'Farrow' ARCTIC FIRE REDTWIG DOGWOOD	24" Tall	4' O.C.
SJ	14	Spiraea japonica 'Walburna' MAGIC CARPET SPIREA	24" Wide	3.5' O.C.
SM	17	Syringa patula 'Miss Kim' MISS KIM LILAC	30" Tall	4' O.C.
VJ	10	Viburnum x juddii JUDD VIBURNUM	30" Tall	4' O.C.
EVERGREEN SHRUBS				
JK	12	Juniperus chinensis 'Kallays Compact' KALLAYS COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
TM	12	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
CK	15	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
PV	23	Panicum virgatum 'Northwind' NORTHWIND SWITCHGRASS	#1	30" O.C.
SS	24	Schizachyrium scoparium 'Twilight Zone' TWILIGHT LITTLE BLUESTEM	#1	24" O.C.
SH	19	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
PERENNIALS				
AB	45	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
HH	50	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
MISC. MATERIALS				
	11	SHREDDED HARDWOOD MULCH	C.Y.	
	0.33	TURF SEED & EROSION CONTROL BLANKET	AC.	
	0.10	BIOSWALE SEED & EROSION CONTROL BLANKET	AC.	



Bioswale Plantings:

Botanical Name	Common Name	lbs. /AC	Plugs
Grasses			
<i>Bouteloua curtipendula</i>	Side Oats Grama	3.000	798
<i>Carex stipata</i>	Auflruited Sedge	0.500	
<i>Carex vulpinoidea</i>	Fox Sedge	0.500	418
<i>Elymus canadensis</i>	Prairie Wild Rye	3.000	
<i>Elymus virginicus</i>	Virginia Wild Rye	3.000	
<i>Juncus dudleyi</i>	Dudley's Rush	0.250	
Total Grasses:		10.25	1,216

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. See General Conditions and Specifications for landscape work for additional requirements.

2	7.03.2019
1	6.17.2019
REVISIONS	

DATE	5.10.2019
PROJECT NO.	AC1952
DRAWN	TRC
CHECKED	GFB
SHEET NO.	

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LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual, native, and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. Permits which may be required.

1.2 QUALITY ASSURANCE

- A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.
- B. Quality Control Procedures:
1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
 2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.
 3. Analysis and Standards: Package standard products with manufacturer's certified analysis.

1.3 SUBMITTALS

- A. Planting Schedule
- Submit three (3) copies of the proposed planting schedule showing dates for each type of planting
- B. Maintenance Instruction - Landscape Work
- Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.
- Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.
- C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.
- D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.
- E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

- A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.
- B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.
- C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

- A. Guarantee seeded and sodded areas through the specified maintenance period and until final acceptance.
- B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.
- C. Native Planting Area Performance Criteria
- 1st Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 25% of vegetation coverage shall be native, non-invasive species. At least 50% of the emergent species, if planted as plugs shall be alive and apparent.
- 2nd Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.
- 3rd Full Growing Season: At least 75% of vegetation coverage shall be native, non-invasive species. Non-native species shall constitute no more than 25% relative aerial coverage of the planted area. Non-native/ Invasive species for this project shall include but are not limited to the following: *Amorpha artemisiifolia* & *trifida* (Common & Giant Ragweed), *Cirsium arvense* (Canada Thistle), *Dipsacus laciniatus* (Cut-leaved Teasel), *Dipsacus sylvestris* (Common Teasel), *Lythrum salicaria* (Purple Loosestrife), *Malilatus* sp. (Sweet Clover), *Phalaris arundinacea* (Reed Canary Grass), *Phragmites australis* (Giant Reed), *Polygonum cuspidatum* (Japanese Knotweed), *Rhynchos cataractica* & *frangula* (Common & Glossy Buckthorn), *Typha* sp. (Broadleaf, Narrowleaf, and Hybrid Cattail).
- At least 90% of all woody vegetation planted within the boundaries of naturalized basins shall be alive and in healthy condition at the end of each growing season.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

- A. Lawn Seed Mixture - 5 lbs./1,000 sq. ft.
- 50% Kentucky Bluegrass 98/05
- 15% Cutler Perennial Ryegrass
- 10% Spartan Hard Fescue
- 10% Edge Perennial Ryegrass
- 10% Express Perennial Ryegrass
- 5% Pennium Creeping Red Fescue
- B. Temporary Lawn Seed Mixture - 5 lbs./1,000 sq.ft.
- 40% Kentucky Bluegrass 98/05
- 40% Perennial Ryegrass
- 20% Annual Ryegrass

2.3 NATIVE PLANTING MIXTURES

Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.

It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

A. Temporary Cover Crop:

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

For spring plantings use Seed Oats at the specified rate below:

Botanical Name	Common Name	lbs./AC.
<i>Avena sativa</i>	Seed Oats	30.0 lbs.

For fall or dormant plantings, use Regreen at the specified rates below:

Botanical Name	Common Name	lbs./AC
<i>Triticum aestivum</i>	Regreen	10.0 lbs.

2.4 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.5 TREES AND SHRUBS

- A. Name and Variety: Provide nursery grown plant material true to name and variety.
- B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.
- C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.
- D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.
- E. Evergreen Shrubs: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) and containerized evergreen shrubs.
- F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.6 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.7 EROSION CONTROL

- A. Erosion Control Blanket: North American Green S150, or equivalent approved equal.
- B. Shoreline Erosion Control Blanket: North American Green SC150, or approved equal. To be installed per manufacturer's recommendations.

2.8 MULCH

Provide mulch consisting of shredded hardwood. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

- A. Sodding New Lawns
1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.
 2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
 3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.
 4. Lay sod within 24 hours from time of stripping.
 5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.
 6. Water sod thoroughly with a fine spray immediately after planting.
- B. Seeding New Lawns
1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.
 2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
 3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.

4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.
 5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.
 6. Sow not less than specified rate.
 7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.
- C. Seeding Native Areas

1. The period for planting prairie seed shall be from April 1 to June 15 or September 15 to just before the first frost. Seeding outside of these timeframes must be approved by the landscape architect.
 2. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed prior to seeding. All areas must be properly prepared before seeding begins. Equipment having low unit pressure ground contact shall be utilized within the planting areas.
 3. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may, at the direction of the Wetland Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to diskings.
 4. Prior to seeding, planting areas shall have at least twelve inches of clean un-compacted topsoil, clumps, clods, stones over 2" diameter, roots and other extraneous matter shall be removed and disposed of legally off-site.
 5. Granular mycorrhizal inoculants shall be installed with the seed mix at a rate of 40lbs/ acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. Native areas shall not receive fertilizer.
 6. Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.
 7. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion seeder, or comparable equipment designed specifically for installation of areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Hand broadcast seed shall be spread at twice the specified rate. Other methods of seed installation may be used with prior approval from the Landscape Architect.
 8. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the Owner.
 9. Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.
 10. Wet mesic and emergent areas shall be planted, and seed allowed to germinate (if possible), prior to flooding with significant amounts of water. Any areas of significant permanent water located within the planting area will receive live plugs in lieu of seed.
 11. After the seeding operation is completed, install erosion control blanket per manufacturer's specifications.
- E. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

F. Trees and Shrubs

1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.
3. Mulch pits, trenches and planted areas. Provide not less than 2" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.
4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.
5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.
6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

- A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.
- B. Maintain planted and seeded areas by watering, rolling/reggrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.
- C. Native Planting areas are to be mowed only once per spring during the initial three-year establishment period.

3.4 NATIVE LANDSCAPED AREAS CONTINUED MONITORING & MAINTENANCE

A. Monitoring

The Owner's Environmental Specialist shall inspect the plantings and provide a copy of the planting locations, species, and quantities for verification.

The Owner's Environmental Specialist shall inspect the plantings at least twice per year during the three-year term of the establishment to determine compliance with the minimum annual performance criteria (See 1.5C Guarantees). A monitoring report will be provided to the Army Corps of Engineers (ACE) by January 31st following each inspection.

B. Maintenance:

First Season

With the exception of the emergent area, native seeding areas should be mowed to a height of 6" to control annual nonnative and invasive species early in the growing season. Mowing, including weed whipping, should be conducted during prior to weed seed production. Mowing height and timing may need to be adjusted per target species. Small quantities of undesirable plant species, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and nonnative herbaceous plants. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Second Season

Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application. Mowing and weed whipping shall be conducted as needed during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Third Season

Seasonal mowing and herbicide will continue as above but should be reduced over time. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

C. Long Term Wetland and Prairie Management/Maintenance

A final compliance report and Long-Term Operation and Maintenance Plan shall be submitted by the Developer/Owner's Environmental Specialist no less than 60 days prior to the expiration of any landscape Cash Bond or Letter of Credit posted for the native areas. Final acceptance and release shall be determined by the County or Municipality upon inspection of the site to verify compliance.

The Long -Term Operation and Maintenance Plan shall be written to include guidelines and schedules for mowing, application of herbicide, debris/litter removal and inspection schedule for storm structures and sediment removal.

3.5 CLEAN UP AND PROTECTION

- A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.6 INSPECTION AND ACCEPTANCE

- A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.
- B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.
- C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.
- D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.



GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CIVIL ENGINEER
ADVANTAGE CONSULTING
ENGINEERS
80 MAIN STREET, SUITE 17
LEMONT, ILLINOIS 60439

HUTTON WHEELING SITE

1048 S. MILWAUKEE AVENUE
WHEELING, ILLINOIS

LANDSCAPE SPECIFICATIONS

2	7.03.2019
1	6.17.2019

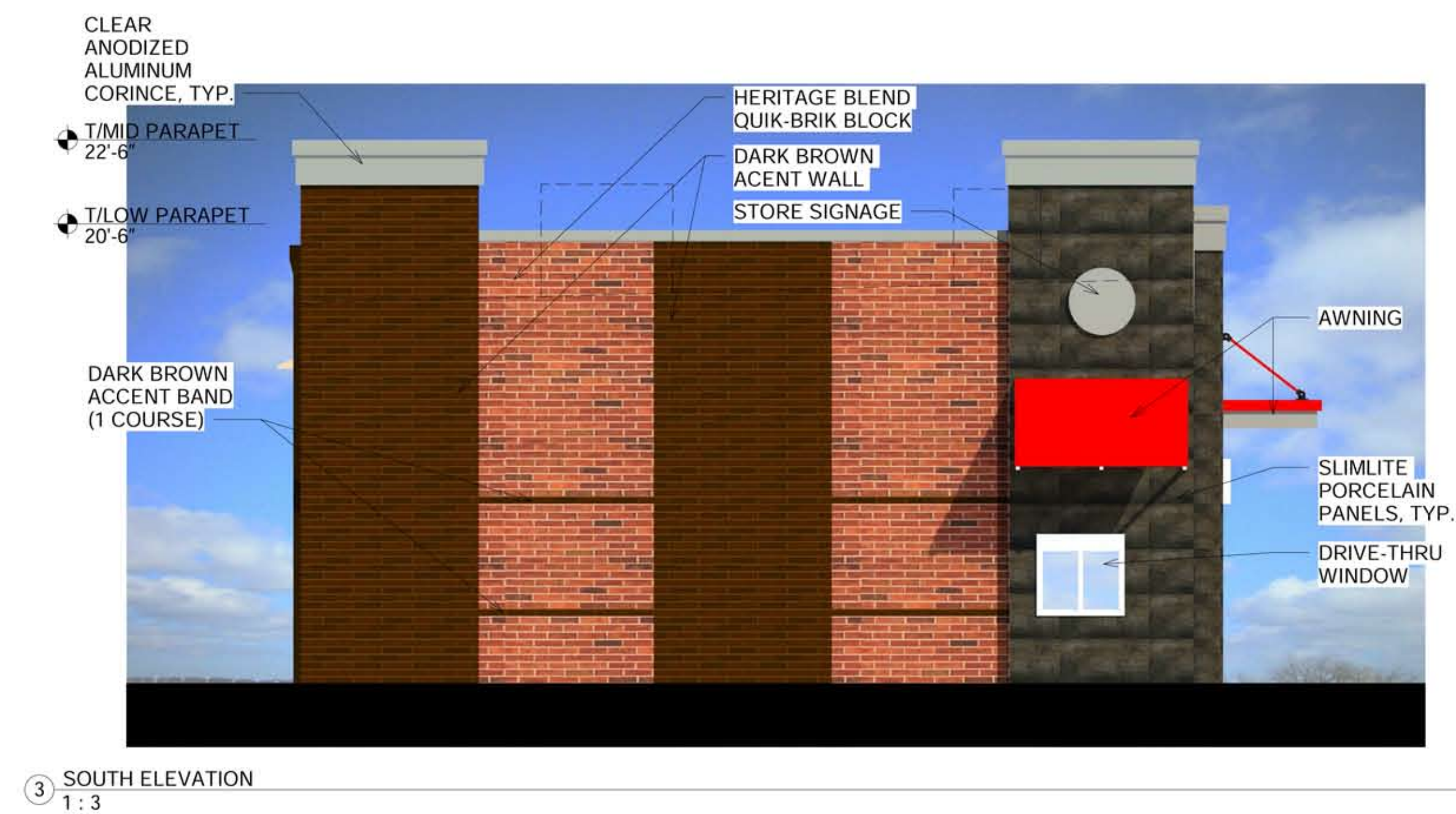
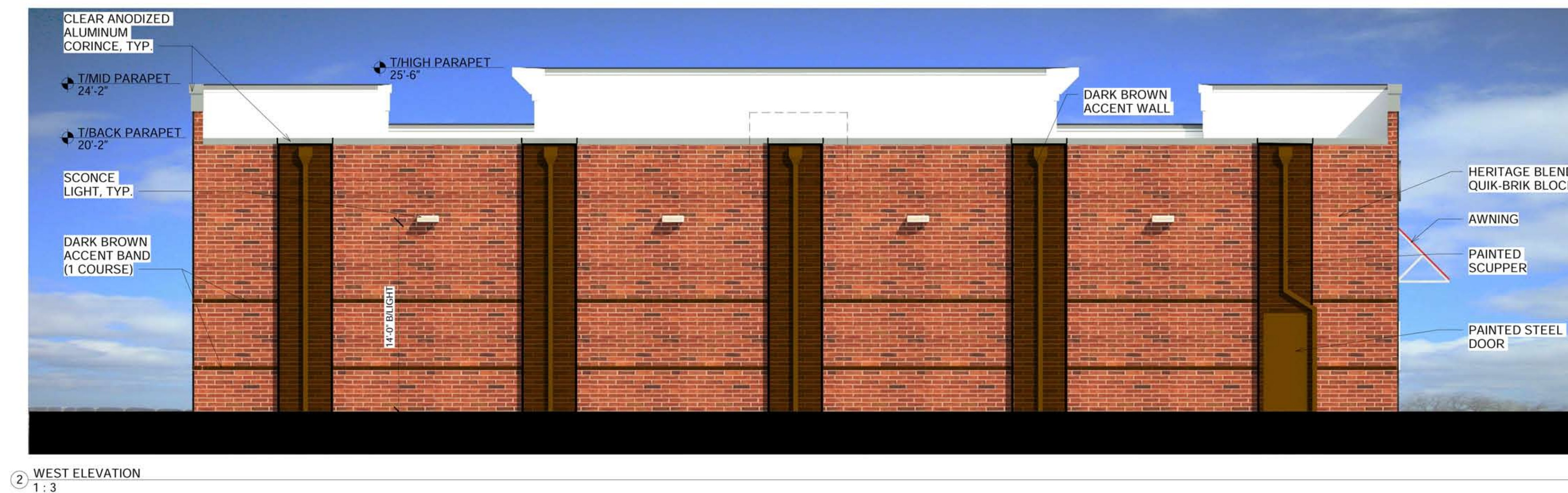
REVISIONS

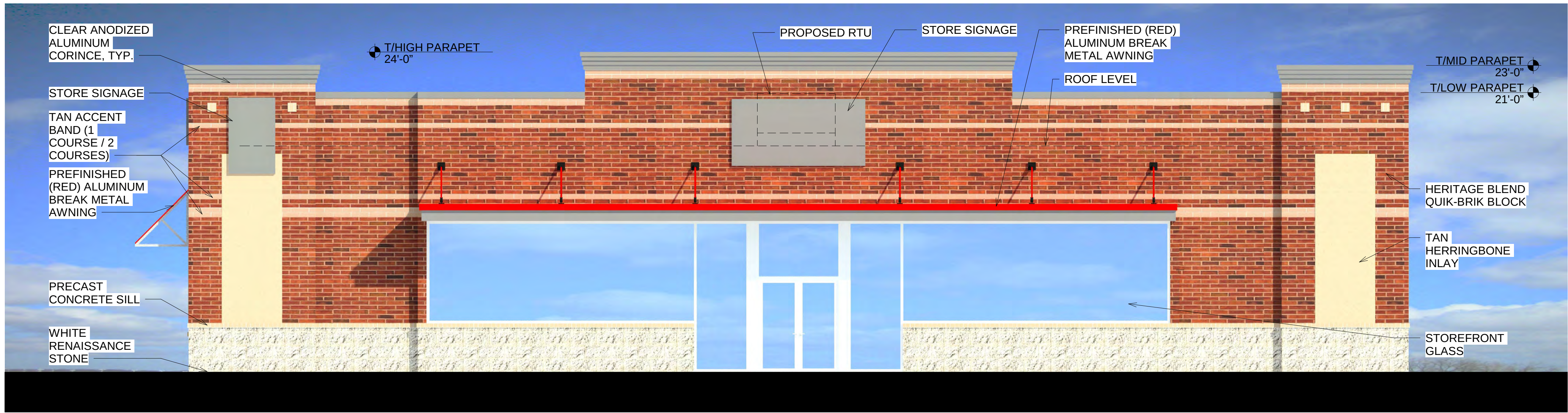
DATE	5.10.2019
PROJECT NO.	AC1952
DRAWN	TRC
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SHEET NO.	

17 OF 17

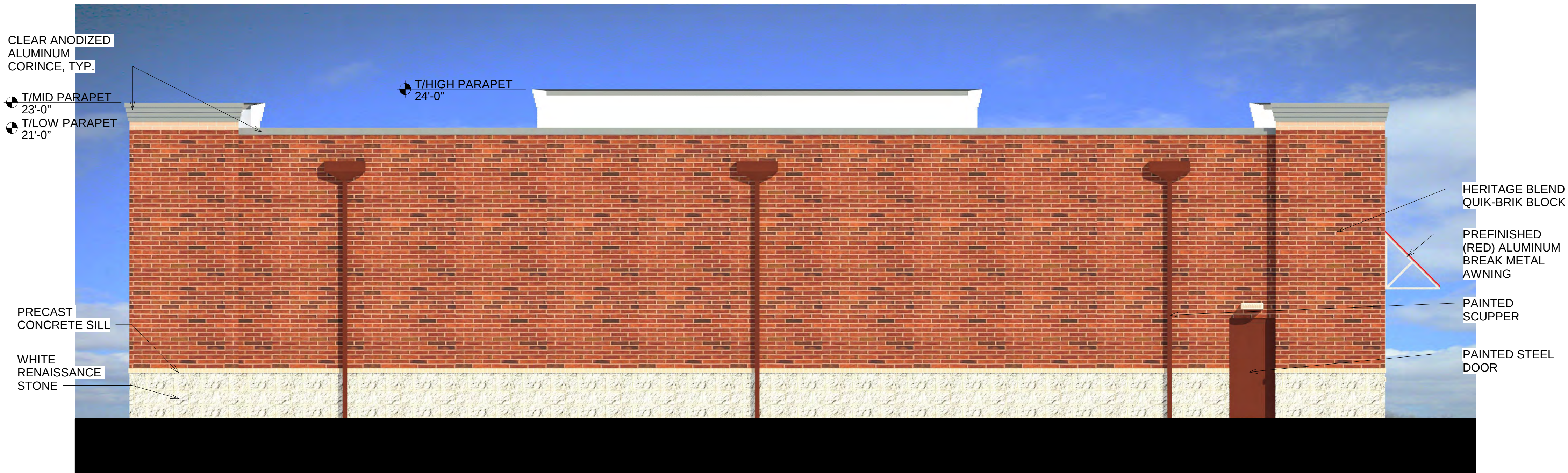


Keep your phone. Call before you dig.





① New Final Front Elevation
1 : 3



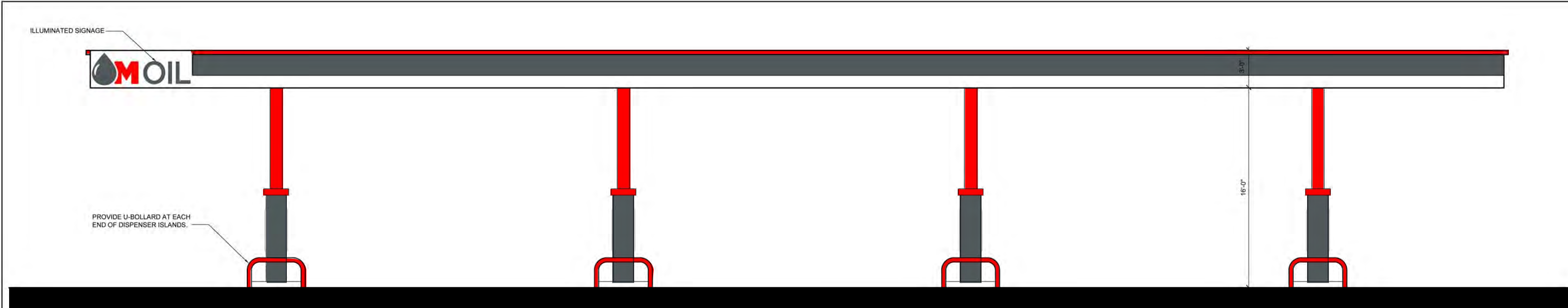
② New Final Back Elevation
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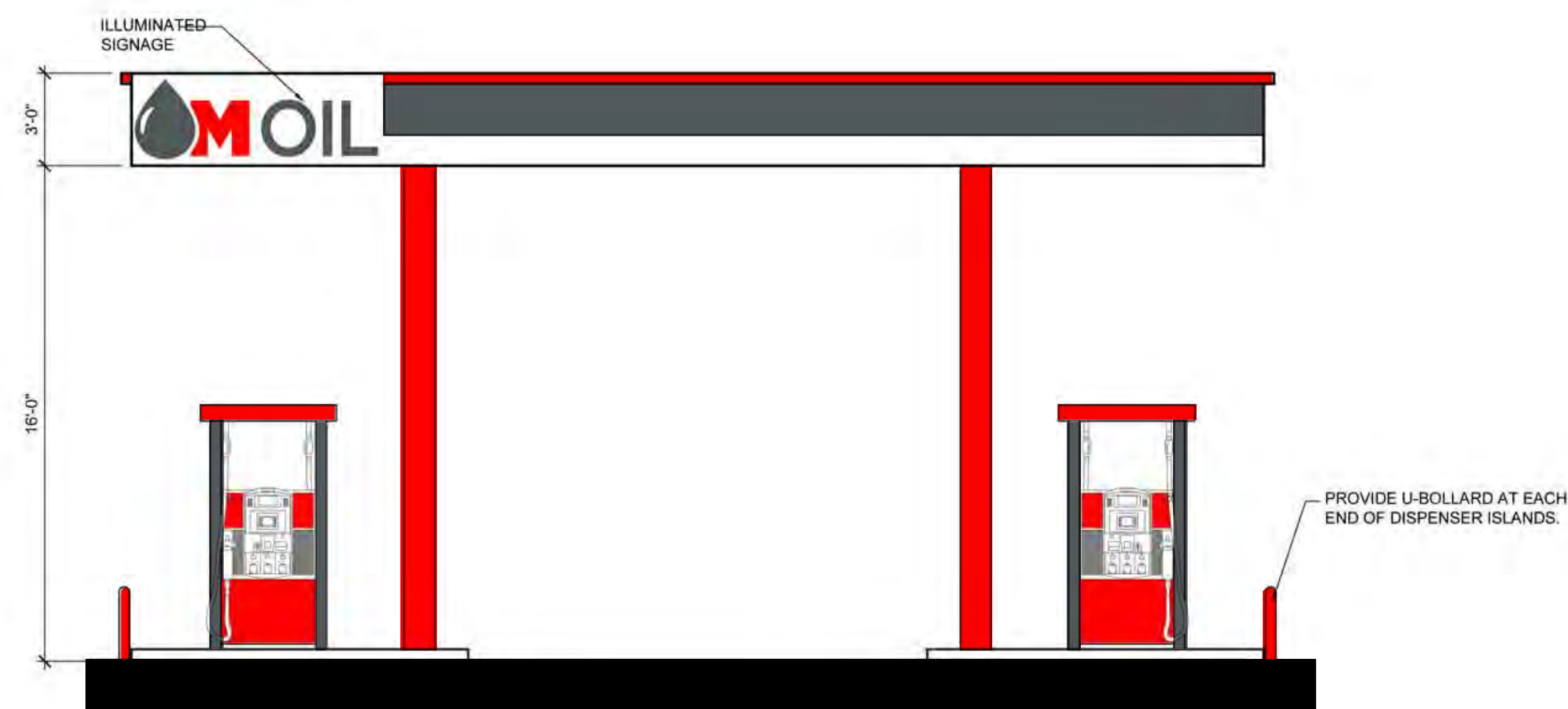
③ New Left Elevation
1 : 3



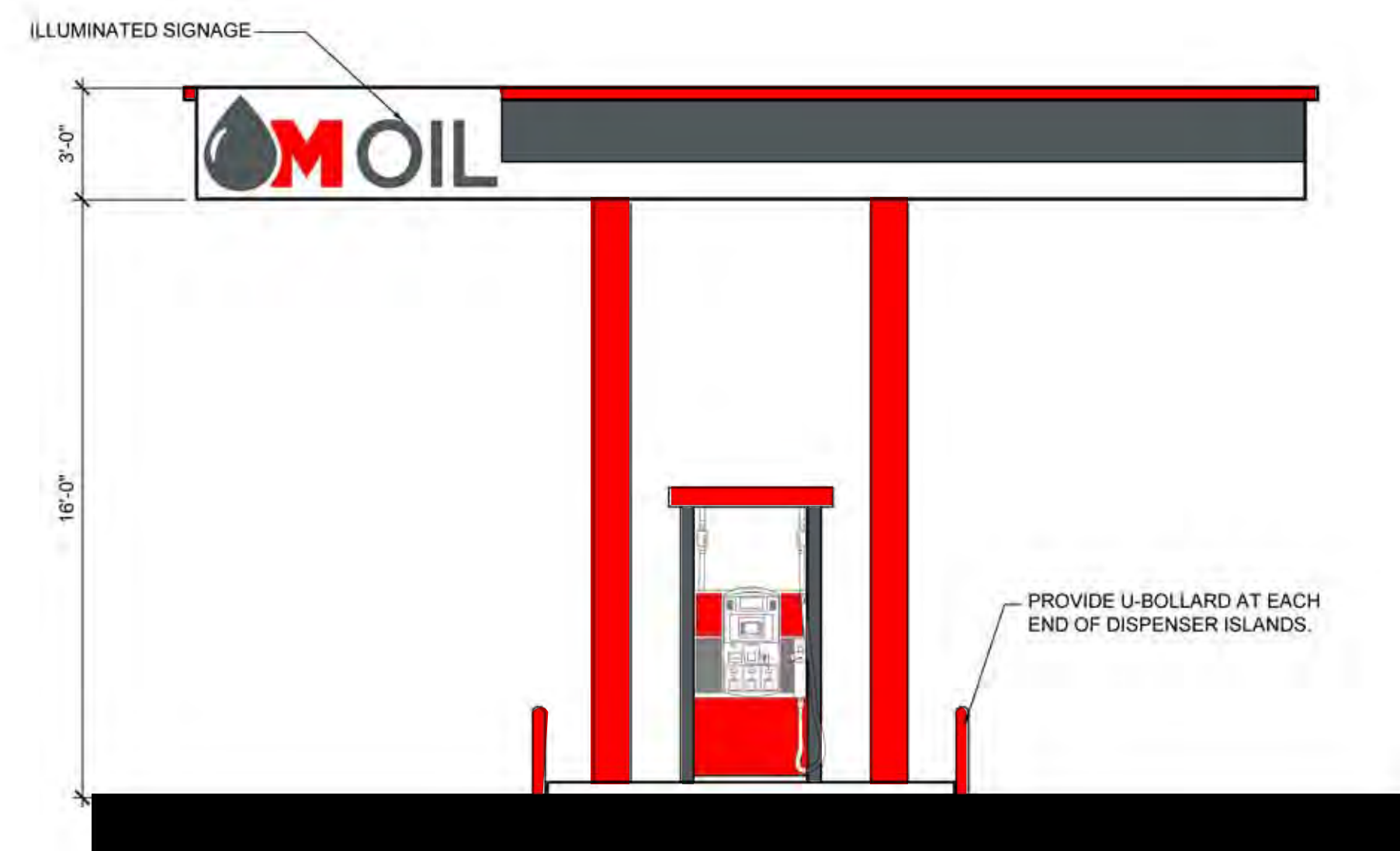
④ New Final Right Elevation
1 : 3



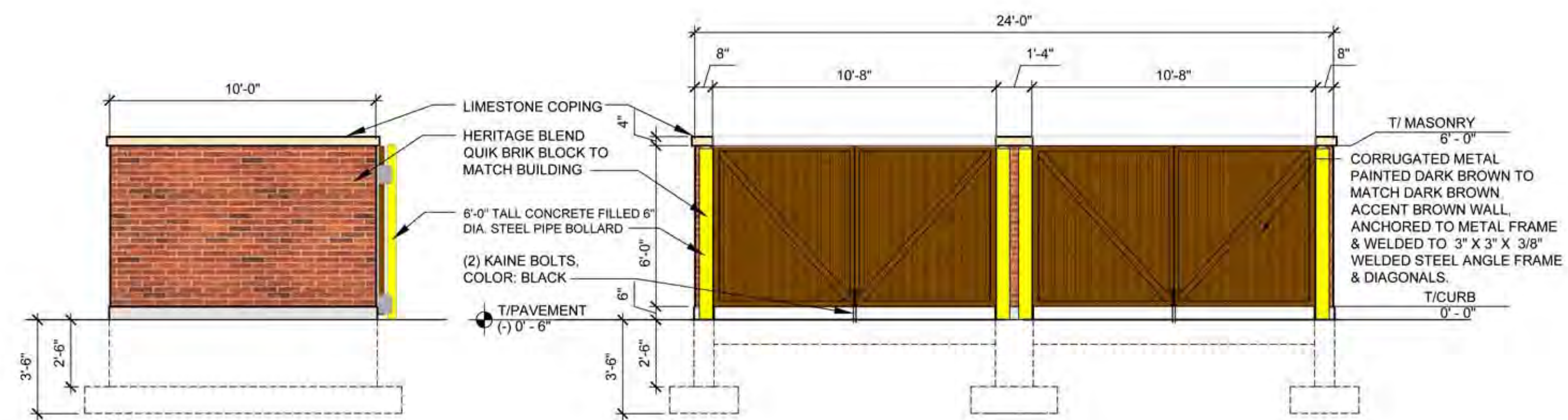
1 FUEL CANOPY EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 FUEL CANOPY SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



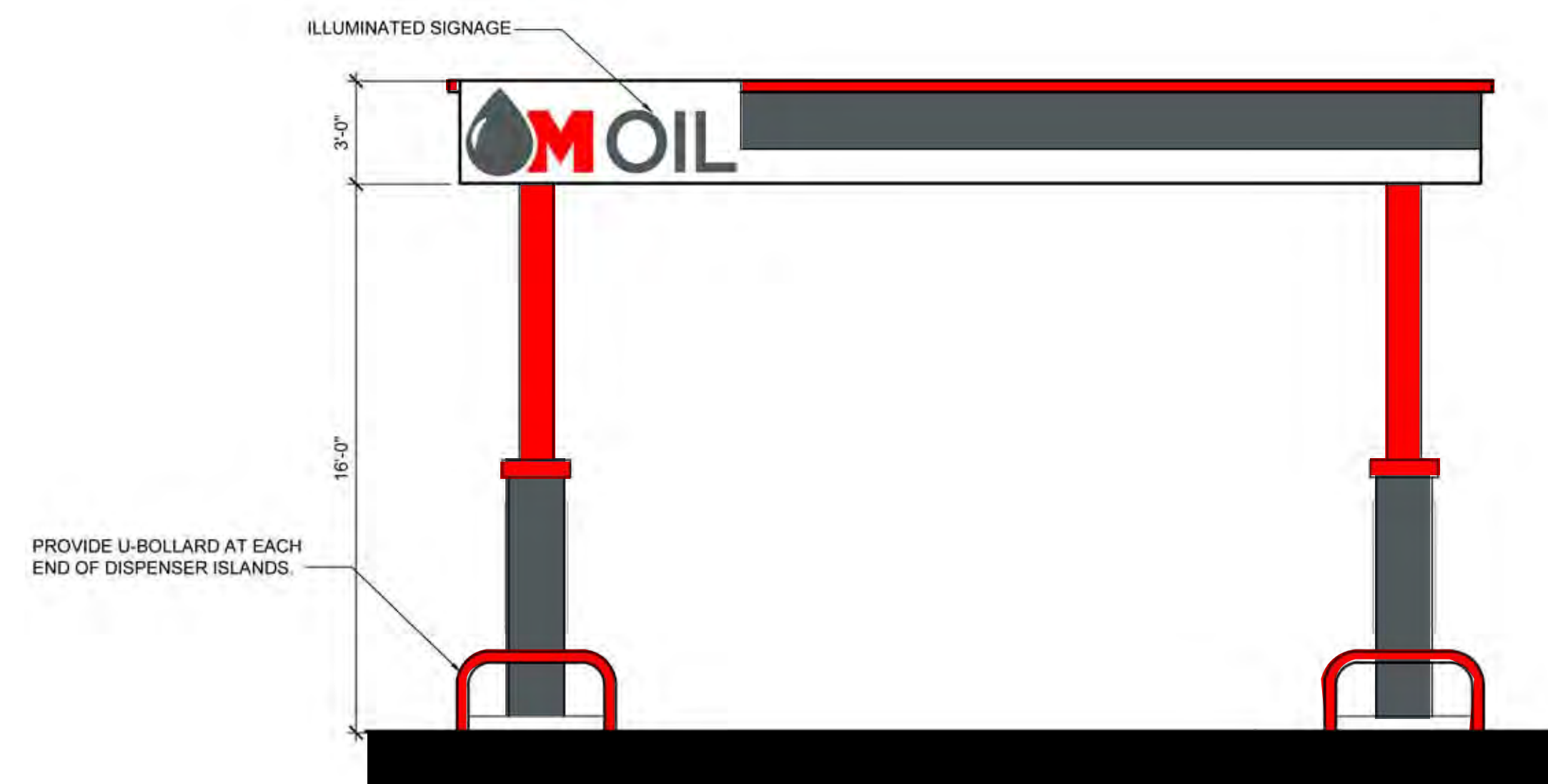
4 DIESEL CANOPY SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

WEST ELEVATION

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



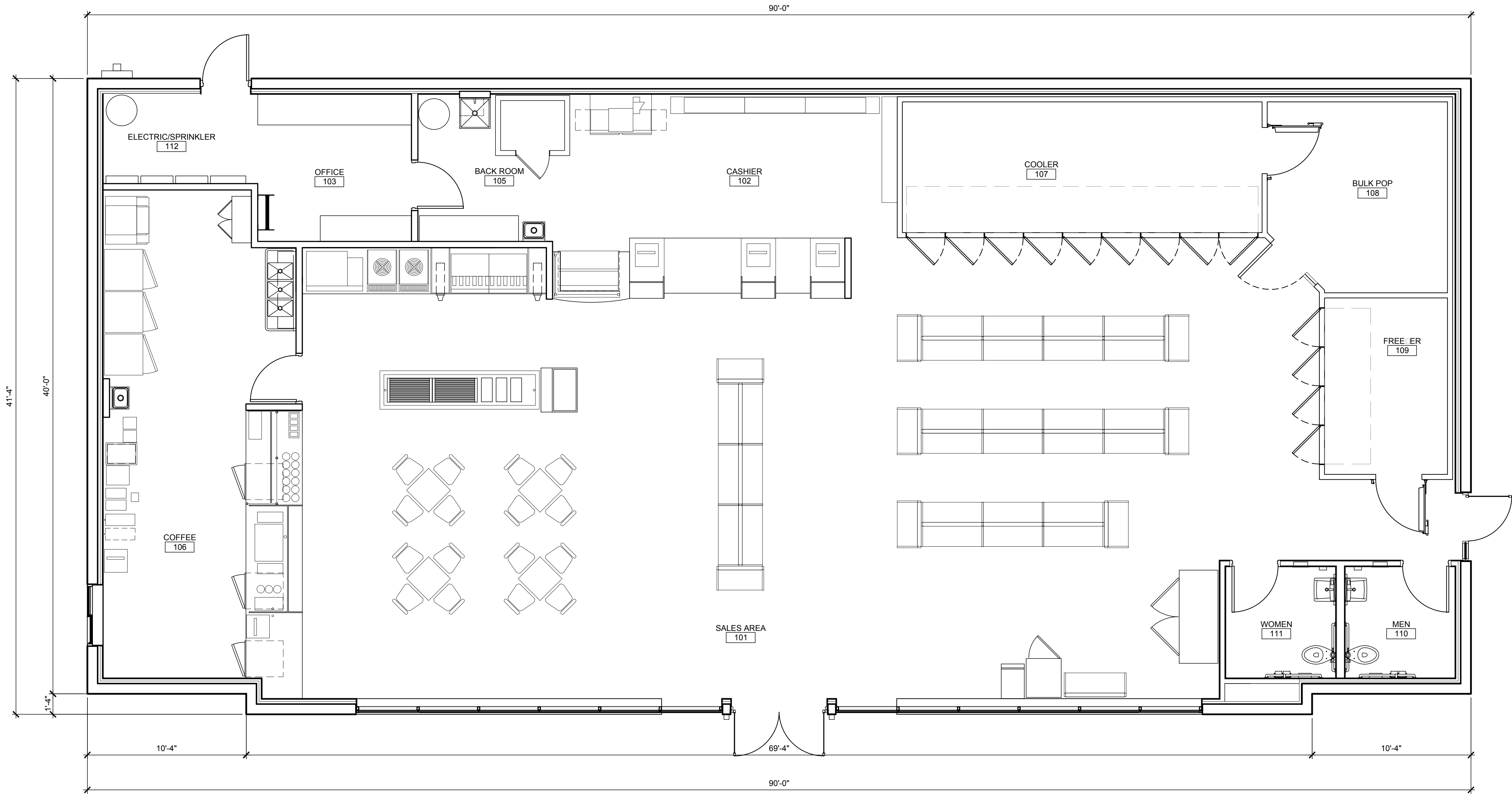
5 DIESEL CANOPY EAST ELEVATION
SCALE: 1/4" = 1'-0"

ISSUE

TO	DATE
REVIEW	4/15/19
REVIEW	5/7/19
REVIEW	7/2/19

1 PROPOSED FLOOR PLAN

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

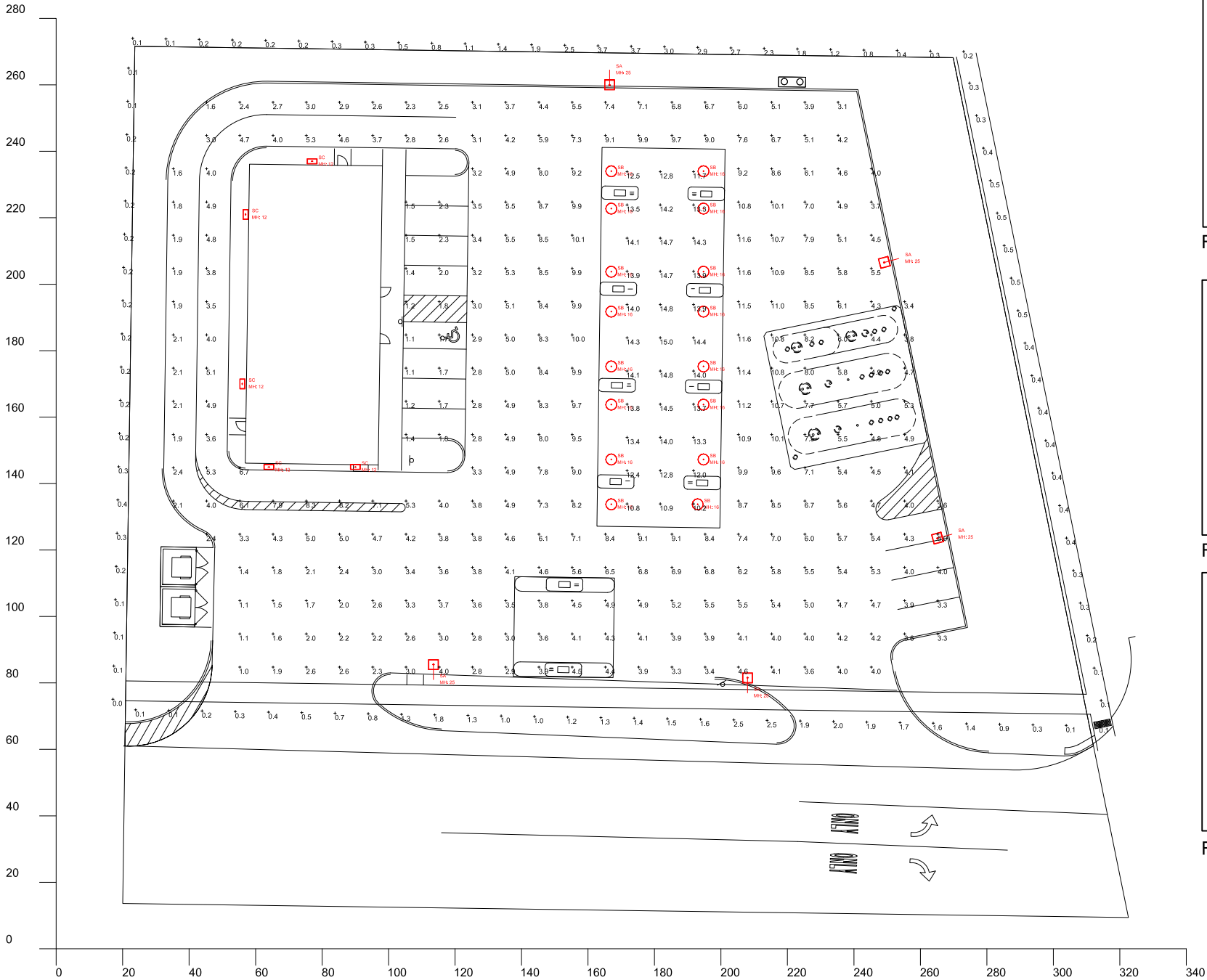


PROPOSED CONVENIENCE STORE
WHEELING, IL
SITE LIGHTING

Luminaire Schedule						
Symbol	Qty	Label	Description	LLF	Lum. Watts	Lum. Lumens
	5	SA	EATON#: GLEON-AF-03-LED-E1-T4W-1200 / MTD AT 25' AFG	0.900	191	20249
	16	SB	EATON#: TT-C6-LED-E1-RW / MTD AT 16' AFG	0.900	108	9969
	5	SC	EATON#: GWC-AF-01-LED-E1-T3 / WALL MTD AT 12' AFG	0.900	59	6505

Calculation Summary							
Label	CalcType	Units	Avg	Max	Mln	Avg/Mln	Max/Mln
CANOPY AREA	Illuminance	Fc	13.48	15.0	10.2	1.32	1.47
PARKING AREAS	Illuminance	Fc	5.10	11.6	1.0	5.10	11.60
PROPERTY LINE	Illuminance	Fc	0.80	3.7	0.0	N.A.	N.A.

Filename: CS-2019-06-14.AGI



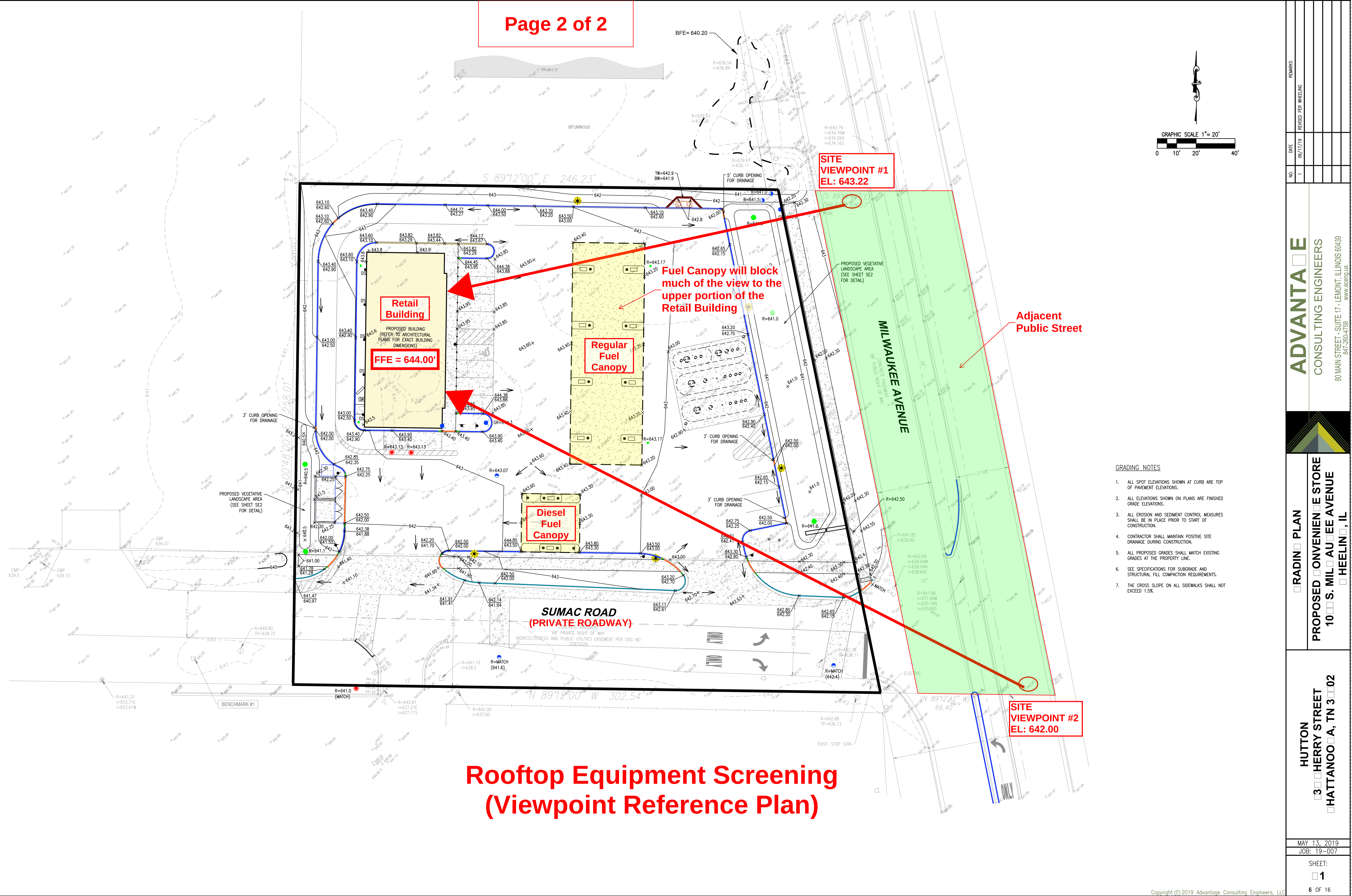
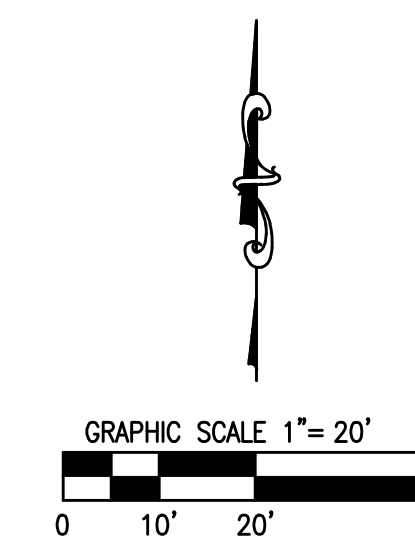
FIXTURE TYPE SA



FIXTURE TYPE SB



FIXTURE TYPE SC



- GRADING NOTES
1. ALL SPOT ELEVATIONS SHOWN AT CURB ARE TOP OF PAVEMENT ELEVATIONS.
 2. ALL ELEVATIONS SHOWN ON PLANS ARE FINISHED GRADE ELEVATIONS.
 3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
 4. CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE DURING CONSTRUCTION.
 5. ALL PROPOSED GRADES SHALL MATCH EXISTING GRADES AT THE PROPERTY LINE.
 6. SEE SPECIFICATIONS FOR SUBGRADE AND STRUCTURAL FILL COMPACTION REQUIREMENTS.
 7. THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.

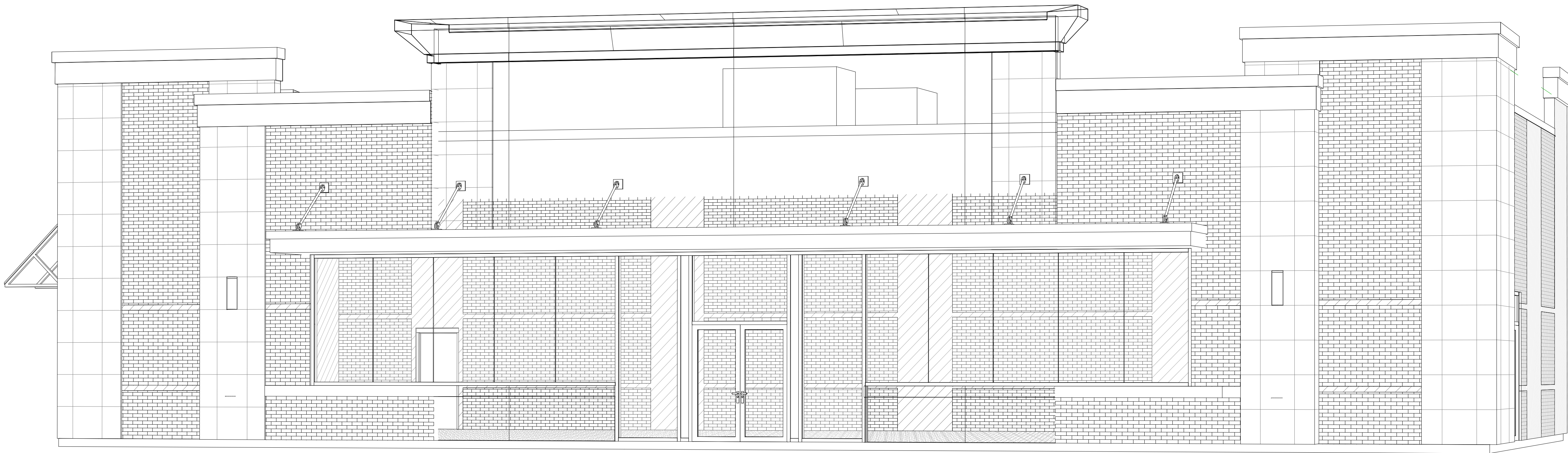
REMARKS	
DATE	06/17/19
NO.	1

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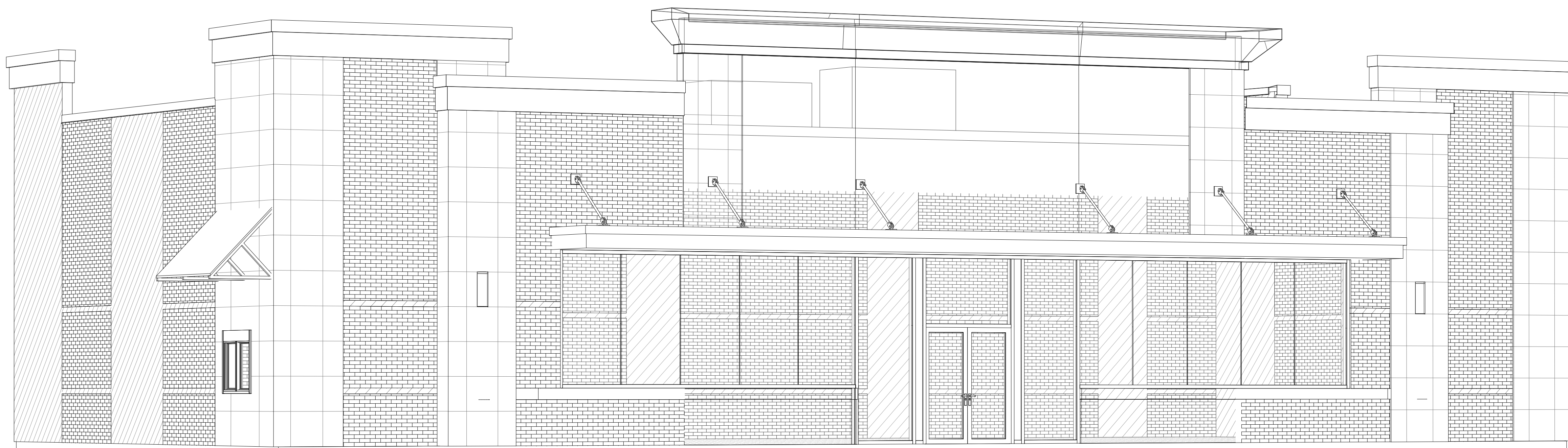
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MAY 13, 2019
JOB: 19-007
SHEET:
1
6 OF 16



1

VIEWPOINT



2

VIEWPOINT

Rooftop Equipment Screening Views
(Reference Site Plan for Viewpoint Locations)

Equipment Screen Louvers

[Home](#)[Products](#)[How It Works](#)[Design Help](#)[Gallery](#)[Contact](#)[FAQ](#)[Online Store](#)

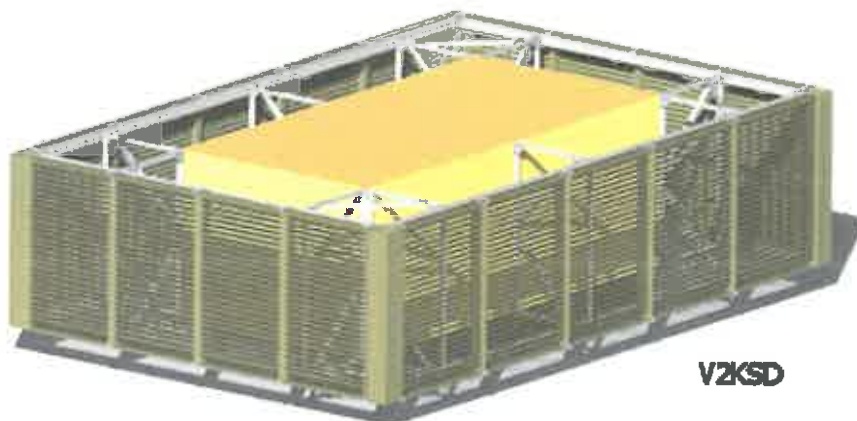
Louvered Roof Equipment Screens

Louvers can be used as vision barriers to hide mechanical equipment and other unsightly items. Louver blades allow airflow and reduce the wind loads imposed on structural framing.

Choose from 3 Options:

- 1. Direct Mount Framing Included:** Louvers include framing designed to attach directly to mechanical equipment.
- 2. Roof Framing Included:** Louvers include a [framing system](#) designed to attach to your flat roof.
- 3. Framing Excluded:** Louver panels for attachment to structural framing by others (see [structural framing guidelines](#))

Direct Mount



Direct mount equipment screens arrive complete with a framing system for mounting directly to mechanical equipment, eliminating the requirement for roof penetrations. Models available: [V2KSD](#) and [V4JSD](#)

Standard Mount

**Plan Commission
Regular Meeting**

June 27, 2019

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on Thursday, June 27, 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.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A)** [Docket No. SCBA 19-21](#)
 1900's Barber Parlor
 522 W. Dundee Road
 Appearance Approval of a Wall Sign

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

Approve Docket No SCBA 19-21 to permit the installation of a wall sign in accordance with the sign plan prepared by Right Way Signs (1 sheet total), received June 20, 2019, for 1900's Barber Parlor, located at 522 W. Dundee Road.

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 19-14](#)
Bucky's Mobile Mart
1515 E. Lake Cook Road
Minor Appearance Approval of Building Exterior Enhancements

Mr. Robles explained the request is for a façade update to Buck's Mobile based on corporate rebranding.

Staff had some initial concerns regarding the proposed aluminum panels; however, they visited a recently completed Bucky's Mobile Mart in Highland Park that received a similar façade treatment and there didn't appear to be any issues with it. It was slightly different since it was new construction, but the aluminum panels and color scheme were the same. Pictures were provided. The painting will be done onsite. The painting at the Highland Park store had not faded or chipped in the two years since construction.

Signage is typically put on the consent agenda but the reason their signage is on the normal agenda is because of the number of signs. It is split into three signs. Staff feels it is appropriate because the combination of sign area for the three signs is well under the maximum of a single sign. Rather than having one very large sign, they are proposing three smaller signs.

The petitioner explained Bucky's is going for a new look for their stores. The application is aluminum panels on the existing building. They are not adding to the footprint, just dressing up the exterior of the store and the car wash with a similar treatment. The metal panels will be cleaning up the existing wood siding by repainting it.

Commissioner Kalis questioned if they were doing anything with the existing gutters or mechanicals on the roof. The petitioner explained they will build a little cricket by the gutters. The gutters will be painted and replaced as needed. The roof screening will be repaired and replaced.

Commissioner Kalis questioned if they looked at alternative options to the aluminum since the Commission normally does not like painting materials. The petitioner explained the other option would be similar to the new branding at quick serve restaurants using Nichiha panels, but it would still be a painted finish.

Commissioner Yedinak personally liked the blue color scheme better. He referred to the Highland Park pictures and questioned if they needed to be concerned about the water stains running down in the pictures. Mr. Robles explained Staff had the same concern. He explained it was a cement block and not the aluminum panels. The cement block was used in Highland Park and it stained because it's a porous material. It is a different material than what what will be used in Wheeling.

Commissioner Creech had no questions.

Commissioner Blinova had no questions.

Commissioner Powers had no questions.

Chairman Johnson referred to the damage to the screening on the roof. The petitioner confirmed it would be repaired and made new. The damage wood side around the building will also be repaired.

Chairman Johnson was under the impression that the aluminum panels were manufactured with the color. The petitioner explained Bucky's selected a manufacturer that didn't manufacture them with the color. The painting is done on site after the installation.

Commissioner Powers moved, seconded by Commissioner Creech to approve Docket No. PC 19-14, granting minor appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, for Bucky's Mobile Mart, 1515 Lake Cook Road, in accordance with the following exhibits:

- Existing and Proposed Elevations, prepared by Kolbrook Design, dated June 7, 2019 (5 sheets total)
- Storefront Remodel plans, prepared by Omaha Neon Sign Co., Inc., dated December 18, 2018 (4 sheets total)

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- B)** [Docket No. SCBA 19-20](#)
 Bucky's Mobile Mart
 1515 E. Lake Cook Road
 Appearance Approval of Wall Signs.

Commissioner Yedinak moved, seconded by Commissioner Creech to approve Docket No. SCBA 19-20 to permit the installation of wall signs in accordance with sign plans prepared by Omaha Neon Sign Co., Inc., dated January 31, 2019, for Bucky's Mobile Mart, located at 1515

**Wheeling Plan Commission
Regular Meeting**

June 27, 2019

Lake Cook Road.

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.

- C) [Docket No. 2019-14](#) (Petition continued from June 13, 2019)
242 W. Norman Fence Variance
242 W. Norman Lane
Variance to Permit a Six Foot Tall Opaque Fence within the Front Yard Setback

See Findings of Fact and Recommendation for Docket No. 2019-14.

Commissioner Powers moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2019-14, granting variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, to permit a six foot tall opaque fence within the front yard setback area, which restricts opaque fencing to a maximum height of four feet, for the property located at 242 W. Norman Lane, in accordance with the following exhibits:

- Site plan • Fence photographs

And with the following condition of approval:

1. Prior to the issuance of a fence permit, the fence must demonstrate compliance with the vision clearance requirements of Section 19.11.030 of the Wheeling Zoning Code.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Kalis moved, seconded by Commissioner Powers to close Docket No. 2019-14. The motion was approved by a voice vote.

- D) [Docket No. 2019-18 \(Petition continued from June 13, 2019\)](#)
Village of Wheeling
Amendment to the Comprehensive Plan for the Station Area Plan

See Findings of Fact and Recommendation for Docket No. 2019-18.

Commissioner Kalis moved, seconded by Commissioner Creech to continue Docket No. 2019-18 to August 8, 2019.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES – June 13, 2019

Commissioner Kalis moved, seconded by Commissioner Powers to approve the minutes dated June 13, 2019 as presented. All were in favor on a unanimous voice vote and the motion was approved.

9. OTHER BUSINESS

Chairman Johnson announced tonight was Commissioner Powers' last meeting and he thanked him for his years of service on the Commission and to the Village of Wheeling.

A new Plan Commission Secretary needs to be elected. Ms. Milluzzi explained a motion was needed to open nominations and then followed by a vote with a roll call if there is more than one person nominated.

Commissioner Powers moved, seconded by Commissioner Kalis to open nominations. All were in favor on a unanimous voice vote and the motion was approved.

Commissioner Powers nominated Commissioner Kalis as Secretary. No other nominations were received.

Commissioner Powers moved, seconded by Commissioner Yedinak to nominate Commissioner Kalis as Secretary. All were in favor on a unanimous voice vote and the motion was approved.

The secretary also serves as Chairman Pro Tem. Commissioner Blinova remains as Secretary

**Wheeling Plan Commission
Regular Meeting**

June 27, 2019

Pro Tem.

Commissioner Kalis reminded the audience about the two open Plan Commission seats. Commissioners of the Plan Commission need to be a resident of Wheeling.

Commissioner Yedinak thanked Commissioner Powers for his service.

Commissioner Powers thanked the Board and Staff for allowing him to serve on the Commission for over 6 years.

Mr. Robles provided an update on the Wolf Road industrial speculative building that was before the Commission in February and was approved by the Board with a condition from the Plan Commission on the landscape plan (to increase the height of the landscaping over the south property line). Staff has worked with the developer to increase the height of evergreen trees from their original approved height of 8' to 10' and all other trees from 12-14' to 14'-16'. The petitioner is still working on the engineering of the proposed berm.

Mr. Robles reported the Village hired a Village Planner to replace Brooke. The new Village Planner will be on board starting on July 8th and will attend the July 11th Plan Commission meeting. She brings over 20 years of public and private planning experience. She is currently with a private firm in Lincolnshire.

Chairman Johnson asked for an update on the open Plan Commission positions. Mr. Robles was aware of an application received a couple of weeks ago that was forwarded to the Village Manager's office.

The quorum for the current Plan Commission of five is to have at least four Commissioners, so no more than one Commissioner could be absent at the same time.

10. ADJOURNMENT

Commissioner Kalis moved, seconded by Commissioner Powers to adjourn the meeting at 8:34 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. 2019-14

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: [Docket No. 2019-14](#)
242 W. Norman Fence Variance
242 W. Norman Lane
Variance to Permit a Six Foot Tall Opaque Fence within the Front Yard Setback

Marcin Czech, property owner, seeking a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations and associated sections, to permit a six foot tall opaque fence within the front yard setback area, which restricts opaque fencing to a maximum height of four feet, for the property located at 242 W. Norman Lane.

Chairman Johnson called Docket No. 2019-14 on June 27, 2019. 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.

The petitioner was not announced or sworn in.

The variation statement was not read into the record.

Mr. Czech provided a picture of the 6' wooden fence he is proposing. It will not impact the view of the front of the house. He explained the reason he wants to install the fence is for the safety of his two young children.

From the audience, XXXX was sworn in. She lives three houses down from the petitioner but on the opposite side of Fletcher Drive. She has lived in her house for 61 years and agrees Fletcher Drive is the main cut through to avoid the light at Dundee and Route 83. She agrees it is a very busy street. She did not object to the fence but expressed concern for anyone going east on West Norman when they stop at the stop sign. Her only concern is regarding the safety relating to the proposed height of the fence. She does not object to the fence. About 10 years ago, her husband counted 174 cars going through that intersection from 6:50 a.m. – 8:15 a.m. The cars do not stop at the stop sign which is in front of her house.

Mr. Czech understood her concern but explained the fence would be at the edge of his house and would not impact the sight. He felt a stop sign would be a good solution at the intersection.

Commissioner Blinova questioned if they could use a 4' high fence by the stop sign and increase it to 6' for the rest of the area. Mr. Czech explained he was concerned someone could pull over and grab his children.

Mr. Robles confirmed the proposed fence would be in line with the front of the house. He confirmed there would not be any obstruction with the vision triangle. There was an existing 4'

high fence that the petitioner removed. There is an existing 4' tall chain link fence that is where the petitioner wants to put the 6' tall wood fence. It would not extend beyond the front of the house and would not be any closer to the intersection. From Staff's opinion, it is far enough away to not cause any issue with the intersection. Mr. Czech also removed a tall pine tree at the corner of the intersection which obstructed the view.

Commissioner Creech questioned if the sight lines for a fence on a corner were 20' from both streets. Mr. Robles stated it was 20' from the intersecting lines of the curb so the house itself is 29' from the property line. Commissioner Creech mentioned the petitioner had 40' in both directions so he is well within the perimeters. He has no concerns.

In reply to Commissioner Powers' question, Mr. Robles explained there are two scenarios for the vision triangle, intersections and driveways. There is a scenario where a fence is installed adjacent to a neighbor's driveway. There is a vision triangle requirement for driveways so if a taller fence gets installed it wouldn't prevent the visibility of the neighbor being able to back out of their driveway and not have visibility of the sidewalk or cars going down the street. The vision triangle for driveways is a little different where it's measured from the center line of the driveway 20' and then from that point 20' the other direction to create the triangle. There may or may not be a conflict so when Mr. Czech comes in for the fence permit, he will need to show it meets the criteria. Staff can help him with it. It may need to be angled a little, so it wouldn't be in the triangle.

Commissioner Yedinak expressed concern that it could create a blind corner. He would like a condition that the fence steps down to 4' to the corner or cutting off the corner with a small decorative bush.

In reply to Commissioner Kalis' question, Mr. Robles explained during the permit review, Staff would also review the location of the fence to make sure it follows with the ordinance and Code requirement on the vision triangle.

In reply to Commissioner Kalis' question, Mr. Czech confirmed the proposed fence is a 6' high wood board-on-board fence. They will try and match the existing wood color.

Chairman Johnson questioned the ownership of the existing wood fence. Mr. Czech was unsure but agreed to replace it.

Commissioner Powers moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2019-14, granting variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, to permit a six foot tall opaque fence within the front yard setback area, which restricts opaque fencing to a maximum height of four feet, for the property located at 242 W. Norman Lane, in accordance with the following exhibits:

- Site plan • Fence photographs

And with the following condition of approval:

1. Prior to the issuance of a fence permit, the fence must demonstrate compliance with the vision clearance requirements of Section 19.11.030 of the Wheeling Zoning Code.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Commissioner Kalis moved, seconded by Commissioner Powers to close Docket No. 2019-14. The motion was approved by a voice vote.

Respectfully submitted,

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

**DISTRIBUTED TO THE COMMISSION 7/5/2019
FOR APPROVAL ON 7/11/2019**

DRAFT

DOCKET NO. 2019-18

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: [Docket No. 2019-18](#)
Village of Wheeling
Amendment to the Comprehensive Plan for the Station Area Plan

Village of Wheeling, seeking an Amendment to the Comprehensive Plan for the Village of Wheeling, Station Area Plan, to update the entirety of the Station Area Plan.

Chairman Johnson called Docket No. 2019-18 on June 27, 2019. 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.

Mr. Tim Kirkby, Farr Associates Planners and Architects, Ms. Kelly Conolly, Sam Schwartz Engineering were present.

Mr. Kirkby referred to the 4 key recommendations included in the draft. He reframed the recommendations by explaining the Village should adopt the plan. Part of the goal is to give some clarity of what the Village and Commission wants to see. The first recommendation they make goes together with a conceptual site plan which is a formed based code. For each subarea or street, it would show build to lines, setbacks, height restrictions, etc. The benefits of a formed based code are it makes everything a bit more predictable. With conventional zoning, you don't know what you'll get. With a formed based code, there is a chance for architects to still be creative with knowing how the streetscape will look.

The first is to adopt a plan, try to get the formed based code. Once the plan is adopted, the next is to market the plan. Take it out and show to developers and try to generate interest. Don't be so quick to issue an RFP for some of the properties because you may want to see how the town center goes. Give it time to get the value. The 2004 plan recommended about 900 new units of housing which has already been entitled. They don't know if the market will be saturated or not so it would be interested to see how it works. It may not make sense to have another very big multi-family building.

Mr. Kirkby explained there were things the Village could do since they owned some properties. He referred to the property across the street. He agreed it was a good idea to hold on to it to have leverage to hopefully get a better outcome. He also referred to the building on the west side of the tracks that the Village owns and is holding on to.

Mr. Kirkby recommended not doing things that were not consistent with a long-term vision. He explained next time there was a big decision to be made, make sure it is consistent with the long-term vision.

Mr. Kirkby referred to the survey (14 replies). The survey showed the Village wants a walkable town center. The station area is split between the north and south sides of Dundee and carves out the town center. They are trying to make a transit-oriented development that is divided by a street with a lot of traffic. Mr. Kirkby tried to find examples of similar places. He referred to Park Ridge which has a nice transit-oriented development (TOD), a street with 2-3 story buildings, coffee shops, train station and it has an IDOT road with a lot more traffic compared to Dundee Road. Typically, the TODs have a high traffic road which is wanted to bring in customers and people that will get out of their cars and walk. The train station is typically off the high traffic street. Touhy Avenue has a lot more cars than Dundee Road and it cuts right through downtown Park Ridge and it works. The train station is typically far from the high traffic street (not walkable). The challenge is to be able to cross the street and hopefully to see what's across the street. The two recommended crossings are strategically in between the two crosswalks. The one to the west is shown on the hump of the train tracks for safety reasons. Mr. Kirkby suggested reducing the lanes to less than 12' if it ever gets torn up since it invites cars to go very fast. Ms. Conolly thinks some of the lanes are more like 14, 15 or 16'. Commissioner Kalis questioned if 10.5' was Code. Ms. Conolly explained 11' was the minimum width for IDOT and she felt was a lot better than 12'.

Mr. Kirkby asked for feedback regarding the pedestrian crossings. He felt the sooner the vision is added into the plan the stronger their position will be when the time comes to fight for it.

Mr. Kirkby questioned if there were any objections to the two proposed pedestrian crossings.

Commissioner Kalis questioned if the idea was to slow down traffic so it's more walkable. He questioned the goal of the proposed island. Mr. Kirkby explained the first goal was to allow people to cross the street. Commissioner Kalis questioned the impact during rush hour. Mr. Kirkby didn't think it would impact rush hour because the cars wouldn't be going fast. While the traffic is going slow, there are opportunities for people to cross. Ms. Conolly explained they were not proposing to change the capacity of the road. At peak times, when all the capacity is being used, that is the speed you would get. It is more about times when there is excess capacity so they are traveling the speed limit or higher that it would be helpful to have the narrower lanes or maybe a buffer between the traffic and the pedestrians.

Commissioner Kalis was surprised a pedestrian bridge had not been proposed. Chairman Johnson referred to ADA laws. Mr. Kirkby explained that it is permitted but elevators were now required and were very costly. IDOT prefers the maintenance responsibility to the local municipalities which were costly over time. Chairman Johnson explained the Village almost lost the existing bridge years ago. Ms. Conolly mentioned overpasses or underpasses are 100% safe for the people that use them but were not helpful for people who didn't. They found that a lot of the bridges that were put in retroactively, people don't use and still cross at the street which was less safe because the accommodations hadn't been put in place.

Commissioner Powers questioned if there would be signalization at the proposed island. He referred to a marked crosswalk on Route 83, north of Palatine Road where cars don't stop. Ms. Conolly explained as traffic and pedestrian consultants they have struggled with it with IDOT for years. She reported they have come a long way in accommodating requests for pedestrian

crossings at unsignalized locations. They recently put out guidelines for traffic control and signage that is appropriate and is based on the volumes on the road being crossed. In the proposed area, it would either be one of the pedestrian actuated flashing beacons in addition to a refuge island or it would be a hawk signal that are traffic regulators and not just warning signage. It is a 3 head signal that is dark when it's not activated and once it's been activated by a pedestrian at a marked crosswalk location, the yellow light flashes and then two red heads go on so it becomes a stop signal for the traffic but it is only in use when a pedestrian actions it. They have not been permitted in the State particularly in District 1, but they have recently issued guidance on when it was appropriate to be used.

Commissioner Powers felt the formed based was interesting with the housing proposals that encourages people to go from one side of the road to the other. He mentioned the Village had tried to get a crosswalk on Milwaukee Avenue by the Dunkin Donuts and Wheeling Road. He is in favor of including the crosswalks in the original plans to have a better chance in getting them.

Mr. Kirkby believes the crossing by the train tracks was already being used unofficially as a crosswalk. He believes the crosswalk to the east coincides with the proposed multiuse trail that follows the creek. They think it is feasible and implementable and would make a big difference for the Village. Mr. Kirkby mentioned there was strong support in the survey for the bike and pedestrian network even outside of the station area. They think the Village should strongly consider it. The proposed crosswalk to the east is near St. Joseph's behind the new senior building.

Chairman Johnson has difficulty with the proposed crosswalk by the train tracks especially with signalization. Mr. Kirkby referred to the one in Libertyville with a big fluorescent sign. He believes it could be very effective even if someone doesn't respect it by slowing down or stopping, the pedestrian would get halfway across.

Chairman Johnson questioned where the current pedestrians were moving between. Mr. Robles thinks maybe the Burger King in the morning. Mr. Kirkby didn't think there were many people crossing there today. He wants to strengthen the connection to help the viability of Lynn Plaza. He said the owner of Lynn Plaza was on board with chopping a hole in the plaza.

Chairman Johnson expressed concern for emergency vehicles. He mentioned he saw an emergency vehicle driving in the center median the entire length because traffic was backed up. Mr. Kirkby suggested making the median mountable.

Mr. Kirkby referred to a recommendation to consolidate curb cuts when there is opportunity. He referred to the idea of a mixed-use development for the area. Most of those developments end up being mixed use horizontally with apartments behind the commercial. They love the idea of buildings being taller (2-3 stories) to make the street feel like outdoor room. Most commercial doesn't want to be on the second floor so maybe there could be apartments on the second and third floors. The surface parking is usually way out front with the buildings set back. A model set by Lake Forest, is using teaser parking. Having two developments across from each other, refocuses what people think about Dundee and it appears connected. He suggested including a water feature which could elevate it.

Mr. Kirkby wants to return with a plan that consolidates all the ideas and removes all the bad ideas to have a vision that could be used as guidance in the future.

Commissioner Powers referred to the three or four scenarios that were discussed the last time the Plan Commission met with the consultants. There was a statement that had been made about more involvement that needed to happen by Staff and a price to get to that point. Mr. Robles explained the third scenario is where the Village is more involved in terms of land acquisition. Some of the less intense scenarios don't include the Village being involved in land acquisition. If the Plan Commission likes the types of themes that are set in the third scenario, the participate scenario, then the Commission is wanting the Village to get more involved to create the end result. Mr. Kirkby explained they will make recommendations of priorities since the Village can't have everything.

Commissioner Kalis felt the third level of participate was a great plan. He questioned how realistic it was to cut through buildings and consult with a lot of business owners. Mr. Kirkby explained if there was a master sub area plan that showed the vision of the town and if any of the properties started to turn over for a major redevelopment, it would be the chance to enforce it. It would be done one at a time and takes a lot of time.

Commissioner Yedinak referred to the train schedule and questioned if there should be another focus. If someone was looking to live close to a train today, that person may decide to live in a downtown area that already had better train schedule. He questioned if the train should be an afterthought. Mr. Kirkby suggested building it to the TOD form and not to worry about if the transit comes. If it doesn't come, it would still add value and is still the right thing to do. In some cases when there is no transit at all, they are looking for Federal grants. He explained the transit always takes a long time. Commissioner Yedinak questioned if the consultants had surveyed renters, buyers and/or developers. Based on the analysis from the fall with 900 units, Mr. Kirkby is suspicious someone should keep building more and more but at the same time, it seems to be successful. He noted that Northgate Crossing was sold out. He believes people would move here because the train is nice to have but they also love that they could own a car and have parking. Their recommendation is to keep going with it because at the end of the day, Mundelein is leading the charge to lobby Metro to increase the service so the more the Village could support it, the better. He asked the Commission not to do things they wish they could undo later. He referred to the building across the street with the cool architecture, but he didn't like that it had 80' of parking between the front door and the sidewalk. Moving forward, he hopes the formed based code would show how to do it. Even if people were not coming by train, they want to park and walk around.

In response to Commissioner Kalis' question, Mr. Kirkby confirmed he would have put the parking behind the building or underneath which is very expensive.

When Mr. Kirkby did the analysis of the pedestrian experience, the best of all the things is the Burger King since it's close to the sidewalk and has dining upfront.

Mr. Robles asked the Commission if anything exciting really jumped out at them or if there were

there things the Commission didn't think were worth pursuing.

Mr. Kirkby mentioned the town center could expand to the north and to the west toward the train station but he felt the Village should work hard to try and relocate the concrete facility so it could become something else. One of the scenarios suggested a dog park or if remediation needed to be done maybe a Top Golf which would fit perfect. Commissioner Yedinak is not in favor of Top Golf because it would look tacky in the area and would take up a lot of space in a downtown area. He would prefer a small park or dog park.

Mr. Robles asked the Commission if they agreed with the Top Golf idea. Chairman Johnson didn't think it was a bad idea but would spin it around the other way with the nets on Dundee Road. Mr. Kirkby explained they needed to face the nets a certain direction because of the sun. Mr. Robles felt recreation was a good idea, but it would need to tie into the pedestrian feel. He suggested a park amenity that wasn't currently in the area. Commissioner Kalis didn't agree another park needed to be added. Commissioner Creech wanted a parking garage with residential facing west so the parking garage would block the noise. Mr. Kirkby was skittish about showing more big buildings with structure parking since there was already so much of it. Commissioner Creech suggested retail on the Dundee side and parking behind it. Mr. Kirkby referred to the Lynn Plaza area with the large parking lot that would never be anything else because of the ComEd easement. He asked the Commission to keep the area in mind for extra parking in the future.

Mr. Kirkby asked how the Commission felt about a dog park. Commissioner Kalis questioned what an economic study showed for the area and what did all the residents want. He mentioned he went to the tumble gym at the Glenn and he liked that idea, but he didn't represent everybody in Wheeling. Mr. Robles explained you take the concept of some sort of family activity but not determining exactly what it is but that it would fill a need that's not currently being provided. The Park District has outdoor family activities but maybe nothing indoors. The consultants can put together something that is an indoor recreation zone which then the Village could use as the marketing material for the economical development team. Commissioner Kalis is personally fine with a dog park, tumbling zone or Top Golf. He drives to Wood Dale for Top Golf and he thinks people would come to Wheeling for it. He suggested surveying people who recently moved into Wheeling about the three choices. Mr. Kirkby mentioned the survey was available for a long time and there wasn't a lot of interest, so he is depending on the Commission to be representative of the community. Mr. Kirkby felt a Top Golf as an economic development engine would bring hundreds of jobs and a lot of revenue. He referred to the Schaumburg location and was surprised with the amount of jobs and revenue it brought into the Village.

Ms. Milluzzi pointed out that the purpose of this kind of comprehensive plan/station area plan is for the Village and Plan Commission to set what it wants for the community. The Plan Commission represents the Village. The Village sets the higher-level goals and then the developer as they come in, will do the market study and do the further analysis to determine the best fit.

Commissioner Yedinak questioned the process to get from A to point B. Mr. Kirkby explained as part of the plan; they will have some imagery that paints a picture that could go someday with

an RFP that the Village could use. He referred to an area in Durham, NC with a bunch of brick buildings that were turned into an entertainment district. Commissioner Yedinak thinks Top Golf is only for a segment of people. Commissioner Kalis thinks coworking space could work.

Commissioner Powers likes the closeness of everything to the street. He thinks Park Ridge is laid out nice.

Commissioner Powers hopes formed based would get developers to come in with proposals and would drive something.

Chairman Johnson questioned if formed based was making major changes to current setbacks and parking. Mr. Robles explained that it would require the Village to add to the zoning regulations formed regulations and not looking at setbacks and or minimums/maximums. It would look at how a block or area is to be developed. The next step is to go through the formed based code process in another workshop and public hearing.

Mr. Kirkby explained that most conventional zoning would say that the building must be set back 25' or 50' from the sidewalk but with the formed based code it would say 75% of the width of the property the building would need to be within 2' of the sidewalk. Not everything but somewhere between 50-75% would need to be near the sidewalk in order to keep the continuity. There would probably be some rules included in it. Ms. Milluzzi explained it would only be for a specific area. The formed based code would only be adopted for a specific area to facilitate a specific type of zoning, aesthetics and design.

Commissioner Kalis questioned how long it would take for the formed based code for an area. Mr. Kirkby explained it should be on the fast track about 3 months.

Mr. Kirkby suggested when someone comes in for a PUD, Staff should encourage them to get as much in the secondary plan approval into the preliminary plan approval. He thinks the more the Village could get a reputation as being a place a developer would have confidence that they wouldn't be sent back to the drawing board 2 or 3 times.

Commissioner Kalis asked if the parking code would be revamped with a formed based code. Mr. Robles agreed in general it needed to be done. Mr. Kirkby mentioned that having parking maximums instead of minimums is currently happening. He felt a lot of developers were radically reducing the amount of parking they were building since it isn't being used.

Commissioner Yedinak asked if there were suggestions the consultants could make to jumpstart some of the development such as having the Village do some infrastructures like putting in bike paths, pedestrian bridges, etc. Mr. Kirkby explained they'll clarify it in the final recommendations including the costs. He believes one of them will be to pursue the idea of the bike trail network. He suggested burying the utility lines and planting trees but didn't think it would make or break anything.

Mr. Kirkby asked the Commission to email any comments or suggestions to Steve.

Commissioner Kalis moved, seconded by Commissioner Creech to continue Docket No. 2019-18 to August 8, 2019.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Respectfully submitted,

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

**DISTRIBUTED TO THE COMMISSION 7/5/2019
FOR APPROVAL ON 7/11/2019**