Wednesday, December 17, 2025
Plan Commission Regular Meeting Agenda

PUBLIC NOTICE - in accordance with the applicable statutes of the state of Illinois and Ordinances of the Village of Wheeling, notice is hereby given that the Regular Meeting of the Wheeling Plan Commission will be held in the Board Room, Wheeling Village Hall, 2 Community Boulevard, Wheeling, Illinois, at 6:30 PM, during which meeting it is anticipated there will be discussion and consideration of and, if so determined, action upon the matters contained in the following agenda:

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call**

4. **Changes to the Agenda**

5. **Citizen Concerns and Comments**

6. **Consent Items**

7. **Items for Review**

   A. Docket No. PSPMIN25-0030, Request for Minor Site Plan & Appearance Approval to Establish a Pick-Up and Drop-Off Area Associated with Inspired Learners Academy (410 E. Dundee Road).

   B. Docket No. PSPMIN25-0026, Request for Minor Site Plan and Appearance Approval for the Construction of Retaining Walls, Installation of Six-Foot Tall Board on Board Fencing, and Associated Site Improvements Along the East Property Line of Lakeside Villas Subdivision (794 Lakeside Circle Drive).

   C. Docket No. PSU25-0011, Request for Special Use Approval to Permit the Operation of a Day Care Facility for K-Educate, Inc. Day Care Center (740 W. Hintz Road). **PUBLIC HEARING**

   D. Docket No. PV25-0003, Request for a Variation to Permit a Reduction in the Minimum Required Rear and Side Yard Setbacks From 19 Feet and 25 Feet, Respectively, to Zero Feet Associated with the Construction of a Playground for K-Educate, Inc. Day Care Center (740 W. Hintz Road). **PUBLIC HEARING**

   E. Docket No. PV25-0004, Request for a Variation to Permit a Reduction in the Minimum Required Fence Height for a Day Care Center from 6 Feet to 5 Feet for K-Educate, Inc. Day Care Center (740 W. Hintz Road). **PUBLIC HEARING**

   F. Docket No. PSPMIN25-0033, Request for Minor Site Plan & Appearance Approval for the Construction of a Playground for K-Educate, Inc. Day Care Center (740 W. Hintz Road).

   G. Docket No. PV25-0007, Request for a Variation to Reduce the Minimum Required Side Yard Setback on the North Property Line from 17 Feet to Zero Feet Associated with a Non-Permitted Building Addition (1290 Peterson Drive). **PUBLIC HEARING**

   H. Docket No. PSPMAJ25-0004, Request for Major Site Plan and Building Appearance Approval to Permit a Building Addition for Gene's Towing (1290 Peterson Drive).

8. **Approval of Minutes**

A. Approval of Minutes of the Regular Meeting of December 3, 2025 (including the Findings of Fact for Docket Nos. PSU25-0025, PSU25-0019, PSU25-0015, and PSU25-0026).

9. **Other Business**

10. **Adjournment**

This meeting will be televised on channels 17 and 99. If you would like to attend a Village meeting but require an auxiliary aid such as a sign language interpreter, call 847-499-9085 AT LEAST 72 HOURS PRIOR TO THE MEETING. To view the full agenda packet, visit https://wheelingil.portal.civicclerk.com/.

MEMORANDUM

DATE: December 17, 2025
FROM: Marcy Knysz, Village Planner
SUBJECT: Docket No. PSPMIN25-0030, Request for Minor Site Plan & Appearance Approval to Establish a Pick-Up and Drop-Off Area Associated with Inspired Learners Academy (410 E. Dundee Road).
RECOMMENDED ACTION: **Approval of Docket No. PSPMIN24-0030,** granting minor site plan approval as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for the establishment of a drop-off and pick-up area associated with Inspired Learners Academy located at 410 E. Dundee Road, in accordance with the Petitioner's Project Description Letter prepared by Karyn Olszak, received by the Village on 11/5/2025; Updated Drop-Off and Pick-Up Narrative prepared by Karyn Olszak, received by the Village on 11/24/2025; Drop Off- and Pick-Up Site Plan prepared by Karyn Olszak, received by the Village on 11/24/2025; and subject to the following conditions:

1. A designated staff member shall be present during all pick-up and drop-off periods. The staff member shall wear a reflective safety vest and utilize a handheld stop sign or similar device to ensure safe operations.
2. All pick-up and drop-off activity shall occur on-site. Vehicle queuing on public streets or access drives outside of the designated loading area is prohibited.
3. Any changes to the approved Site Plan, including circulation patterns or designated loading areas, shall be resubmitted to the Community Development Department for review and approval prior to implementation.

EXECUTIVE SUMMARY

GENERAL PROPERTY INFORMATION

Petitioner: Inspired Learners Academy, lessee

Address: 410 E. Dundee Road

Property size: 7.04 acres (306,535 sq. ft.)

Building size: 7,300 sq. ft. Unit / 73,932 sq. ft. building

Neighboring Property Land Use(s):
North: Residential/Vacant Commercial (former Don Roth's property)
East: Forest Preserve
South: Dundee Road/Commercial
West: Friendship Park/Milwaukee Avenue

Existing Use of Property: Vacant Residential/Commercial Office Building

Existing Zoning: MXC, Commercial/Residential Mixed Use Zoning District

Comprehensive Plan Designation: Commercial

Zoning History:

- Ordinance #1135 approved 4/12/1971, granting a variance in to permit the construction of a building not to exceed 80' in height (Docket # 268).
- Ordinance #1512 approved 9/22/1977, approving a sign variance (Docket #455).
- PC-155 #87-1 approved 1/5/1987, waiving preliminary and approving final plat for subdivision.
- Ordinance #2310 approved 1/5/1987, granting a variation to street access (Docket #1986-26).
- Ordinance #1644 approved 8/6/1990, approving a special sign district (Docket # 1990-9).
- Ordinance #3198 approved 3/3/1998, granting a parking variation (Docket #1996-20).
- Ordinance #3626 approved 4/8/2002, granting a variance to allow 2 freestanding signs larger than the permitted sign area (Docket #2002-9).
- Ordinance #3655 approved variation to install wall signs larger than permitted sign area (Docket #2002-18).
- Ordinance # 5321, approved 1/20/2020, granting special use approval to permit a day spa with submersion pools for Spa Forest (Docket #. 2019-25).
- Ordinance #5322, approved 1/20/2020, granting major site plan and building appearance approval for a building addition and related site improvements for Spa Forest (Docket #. PC 19-22).
- Ordinance #2024-5644, approved March 4, 2024, granting a rezoning from the B-3, General Commercial and Office Zoning District to the MXC, Commercial/Residential Mixed-Use Zoning District (Docket #PRZ24-0001).
- Ordinance #2024-5645, approved March 4, 2024, granting special use for Preliminary Planned Unit Development (PUD) approval for Forest View Mixed-Used Development (Docket #PSU23-0001).
- Resolution No. 2024-035, approved March 4, 2024, granting a Preliminary Plat of Subdivision associated with the proposed Preliminary Planned Unit Development for a Mixed-Use Development, Forest View Subdivision (Docket #PSUBPP24-0001).
- Ordinance #2024-5678, approved September 16, 2024, granting special use for Final Planned Unit Development (PUD) approval for Forest View Mixed-Used Development (Docket #PPUD23-0001).
- Resolution No. 2024-116, approved September 16, 2024, granting a Preliminary Plat of Subdivision associated with the proposed Preliminary Planned Unit Development for a Mixed-Use Development, Forest View Subdivision (Docket #PSUBFP24-0002)
- Ordinance No. 5739, approved July 21, 2025, granting special use to permit a private therapeutic special education school (PSU25-0008).

SUMMARY OF REQUEST

The petitioner, Inspired Learners Academy (lessee), is seeking Minor Site Plan Approval for the establishment of a designated drop-off/pick-up area associated with the private therapeutic special education school located at 410 E. Dundee Road.

SITE ANALYSIS

For the purposes of promoting compatible development and ensuring adequate public facilities, Site Plan review and approval is required prior to issuance of a building permit or commencing use of land, except for single and two-family residences. Site Plan review only involves the static aspects of a site – layout, parking, landscaping, fencing, etc., and not the land use or operations of a business.

Pick-Up/Drop-Off Area: The petitioner is proposing to establish a designated pick-up and drop-off area within the eastern parking area of the Forest View Planned Unit Development, to support student arrivals and dismissals. As described in the petitioner's project narrative, the proposal is designed to accommodate up to 25 students during parent drop-off/pick-up. According to supplemental information received November 24, 2025, the proposed drop-off period will occur from 8:30 AM to 9:00 AM, and the proposed pick-up period will occur from 3:00 PM to 3:30 PM. To minimize congestion, the petitioner will assign each of the five classrooms a specific time slot for both pick-up and drop-off, resulting in a staggered circulation pattern.

A designated staff member will function as a safety monitor, wearing a reflective vest and utilizing a handheld stop sign to control traffic and assist with pedestrian safety. Students will remain in their vehicles until their assigned Registered Behavior Technician (RBT) arrives to escort them directly to and from the building. The petitioner indicates that students with Autism Spectrum Disorder (ASD) typically require approximately one to two minutes to enter the building with their RBT.

A Site Plan illustrating the circulation path and operational procedure has been provided. The anticipated traffic flow assumes vehicles will enter the site from the Milwaukee Avenue or Dundee Road entrances, circulate around to the north side of the building, to the eastern drive aisle (identified as "Existing Parking Lot #1") and exit via either Milwaukee Avenue or Dundee Road. Stacking for six vehicles is identified on the Site Plan in which awaiting vehicles will queue for drop-off and pick-up. *The petitioner's materials do not clarify if drop-off/pick-up will occur exclusively at "Space 1" or at all*

six spaces, which the Commission should further evaluate the use of each designated space, especially since spaces 2 and 3 are obstructed with an existing planting bed/landscaped area.

The petitioner has specified that no other improvements, such as permanent signage, pavement markings, lighting or physical barriers will be installed to the building or at the subject site.

STAFF REVIEW

Fire Department Review: There are no comments related to the Minor Site Plan Review.

Engineering Division Review: There are no comments related to the Minor Site Plan Review.

Staff Recommended Action: Staff recommends approval of the Minor Site Plan Review subject to the following conditions:

1. A designated staff member shall be present during all pick-up and drop-off periods. The staff member shall wear a reflective safety vest and utilize a handheld stop sign or similar device to ensure safe operations.
2. All pick-up and drop-off activity shall occur on-site. Vehicle queuing on public streets or access drives outside of the designated loading area is prohibited.
3. Any changes to the approved Site Plan, including circulation patterns or designated loading areas, shall be resubmitted to the Community Development Department for review and approval prior to implementation.

****

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

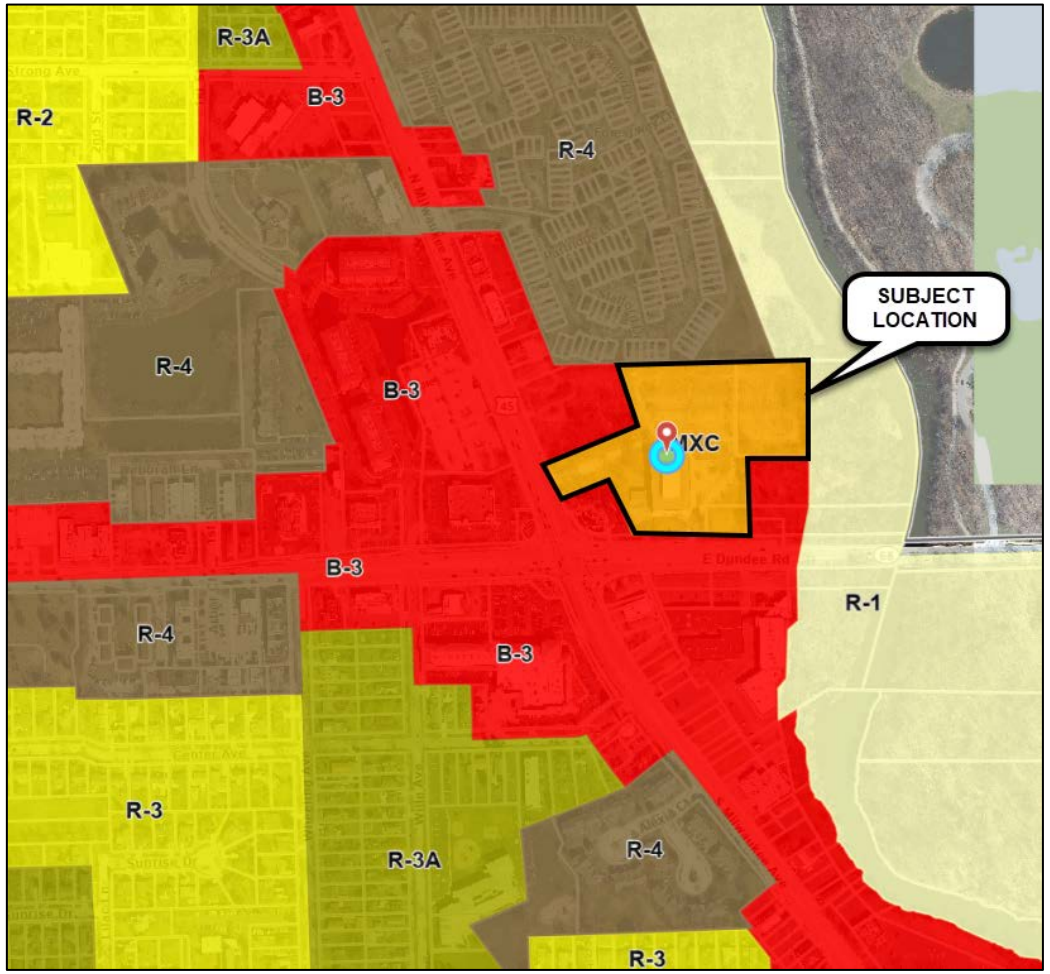
Approval of Docket No. PSPMIN24-0030,granting minor site plan approval as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for the establishment of a drop-off and pick-up area associated with Inspired Learners Academy located at 410 E. Dundee Road, in accordance with the Petitioner's Project Description Letter prepared by Karyn Olszak, received by the Village on 11/5/2025; Updated Drop-Off and Pick-Up Narrative prepared by Karyn Olszak, received by the Village on 11/24/2025; Drop Off- and Pick-Up Site Plan prepared by Karyn Olszak, received by the Village on 11/24/2025; and subject to the following conditions:

1. A designated staff member shall be present during all pick-up and drop-off periods. The staff member shall wear a reflective safety vest and utilize a handheld stop sign or similar device to ensure safe operations.
2. All pick-up and drop-off activity shall occur on-site. Vehicle queuing on public streets or access drives outside of the designated loading area is prohibited.
3. Any changes to the approved Site Plan, including circulation patterns or designated loading areas, shall be resubmitted to the Community Development Department for review and approval prior to implementation.

ATTACHMENTS:

Attachments to Staff Report (Staff)
Petitioner's Project Description Letter prepared by Karyn Olszak, received by the Village on 11/5/2025
Updated Drop-Off and Pick-Up Narrative prepared by Karyn Olszak, received by the Village on 11/24/2025
Drop-Off and Pick-Up Site Plan prepared by Karyn Olszak, received by the Village on 11/24/2025

Location Map



Zoning Map

Photo of drop off area facing north from Dundee Road entrance.

Received by the Village 11/5/2025

Inspired Learners ACADEMY

RE: Special Use Proposal – Pick-Up/Drop-Off Plan
Inspired Learners Academy – 410 E. Dundee Road, Wheeling, IL

To Whom It May Concern,

Inspired Learners Academy is proposing a designated pick-up and drop-off area to support the safe and efficient arrival and dismissal of students. The system is designed to serve up to 25 students and will operate during the following times: 8:15–8:30 AM for morning drop-off and 3:30–3:45 PM for afternoon pick-up.

A designated staff member will act as a safety guard, wearing a reflective vest and using a handheld stop sign to manage traffic flow and ensure the safety of families and students. Each student will remain in their vehicle until their assigned 1:1 behavioral therapist arrives to escort them directly to and from the building, ensuring a secure handoff process.

This plan emphasizes safety, minimizes congestion, and creates a structured system for parents, students, and staff.

Attached is the approved PUD site plan, which serves as the base for identifying the proposed pick-up and drop-off location. The red highlighted area indicates where cars will line up for student pick-up and drop-off, and the entrance has been circled and labeled "Entrance."

Sincerely,

Karyn Olszak, Ed.S, BCBA
Founder Inspired Learners Academy

Received by the Village 11/24/2025

Inspired Learners ACADEMY

RE: Response for Feedback Regarding Pick-Up/Drop-Off Plan
Inspired Learners Academy – 410 E. Dundee Road, Wheeling, IL

PLANNING DIVISION

1. Provide the anticipated volume of vehicles that would use this area during the 15 minute drop off/pick up periods.

In response to the feedback, we will expand the pick-up and drop-off times to 8:30–9:00 a.m. and 3:00–3:30 p.m. We will have a total of five classrooms and will assign each classroom a specific time. We anticipate approximately 3 cars at any given moment. On average, it takes students with ASD (autism spectrum disorder) about 1–3 minutes to enter the school building with their RBT (registered behavior technician).

Drop Off 830-900am	
Time	# of Cars
8:30-8:40am	3 cars (Elementary classrooms)
8:40-8:50 am	3 cars (middle School Classroom)
8:50-9:00am	3 cars (High School Classroom)
Pick up 3-330pm	
Time	# of Cars
3:00-3:10 pm	3 cars (Elementary classrooms)
3:10-3:20pm	3 cars (middle School Classroom)
3:20-3:30pm	3 cars (High School Classroom)

2. On the Site Plan, illustrate how cars will queue and direction of travel to ensure a continuous flow in and out of the property and to account for back-ups. Include the number of cars as noted in Comment No. 1.

Yes, this is completed. Cars are labeled with numbers (1–6), and arrows indicate the direction of the traffic flow.

3. Identify any safety features that will be installed within the drop off area (e.g., signage, pavement markings, lighting, speed limits, physical barriers). If so, these site features need to be added to the Site Plan, along with any details/specifications.

There will not be any permanent signage, pavement markings, lighting, speed limits, or physical barriers.

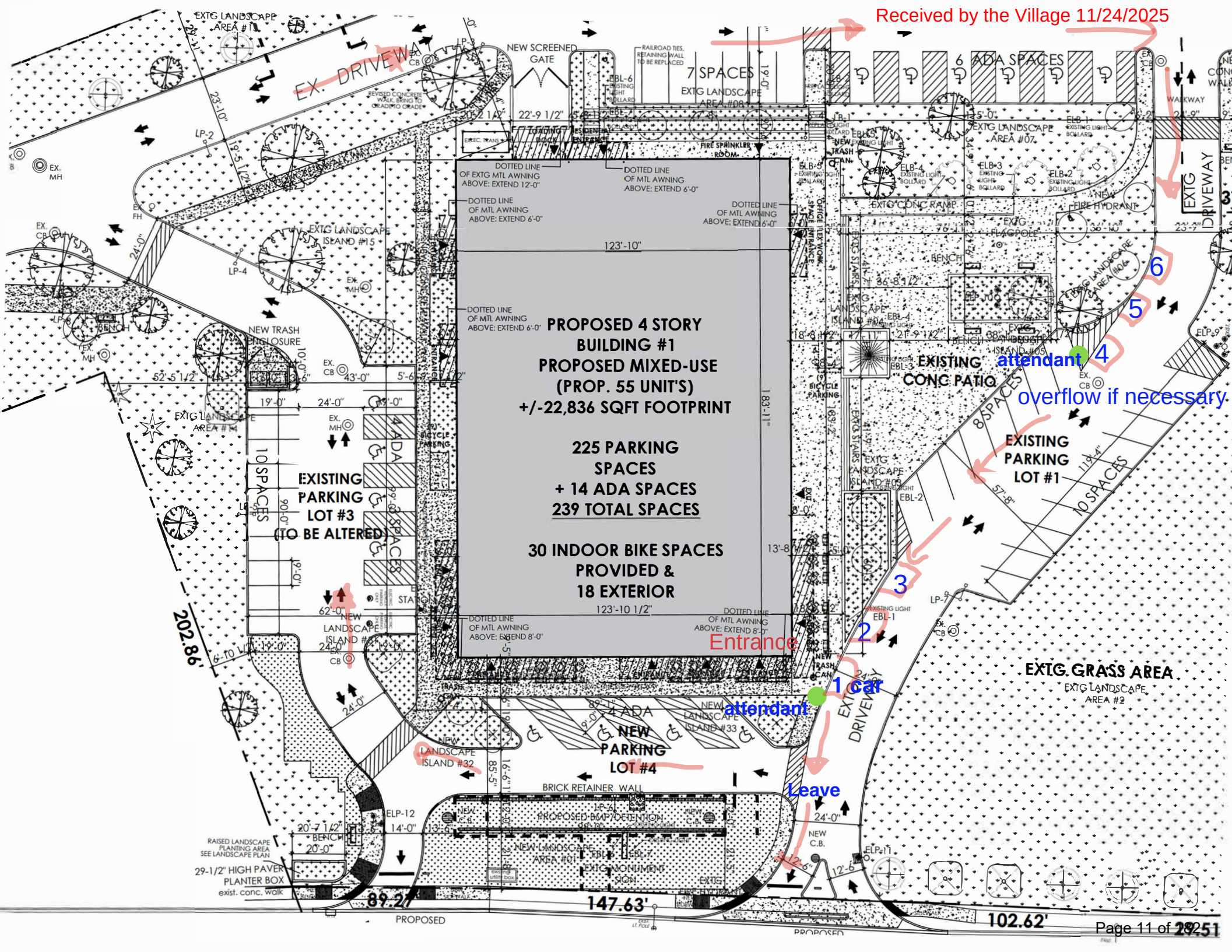
We will have 2 designated staff wearing reflective vests with hand held stop signs to help direct traffic. We will also have 2 temporary cones to indicate where cars should stop and wait for a staff member to come and get the student out of their cars.

4. Please verify if the proposed location is accessible for individuals with disabilities.
Yes, this location is accessible for individuals with disabilities. Our student population consists of children with autism who are able-bodied. We will not have students who use wheelchairs or who have medical needs requiring ramps or lifts. If a future student does require ramp access, parents will be directed to park in a designated parking space, and staff will assist by safely wheeling the student into the building using the ramp.

ENGINEERING DIVISION
1. Revise the site plan to clearly show the location and layout of any proposed "Student Drop-Off Only"area, including pavement markings, striping, and signage. All regulatory signage and markings shall conform to MUTCD requirements.
As noted above, we will not have any permanent pavement markings, striping, and signage.
Sincerely,

Karyn Olszak, Ed.S, BCBA
Founder Inspired Learners Academy

Received by the Village 11/24/2025



MEMORANDUM

DATE: December 17, 2025
FROM: Marcy Knysz, Village Planner
SUBJECT: Docket No. PSPMIN25-0026, Request for Minor Site Plan and Appearance Approval for the Construction of Retaining Walls, Installation of Six-Foot Tall Board on Board Fencing, and Associated Site Improvements Along the East Property Line of Lakeside Villas Subdivision (794 Lakeside Circle Drive).

RECOMMENDED ACTION: **Approval of Docket No. PSPMIN25-0026,** granting minor site plan and appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for the construction of retaining walls, installation of six-foot tall board on board fencing, and associated site improvements, along the east property line of Lakeside Villas subdivision, generally located at 794 Lakeside Circle Drive, in accordance with the Petitioner's Project Description Letter prepared by John Everard, dated 10/10/2025; Proposed Improvements for Lakeside Villas East Property Line – North, prepared by Manhard Consulting, last revised 11/25/2025; Proposed Improvements for Lakeside Villas East Property Line – South, prepared by Manhard Consulting, last revised 11/25/2025; and subject to the following conditions:

1. A tree survey or inventory identifying the species, size (DBH), condition, and form of each tree proposed for removal shall be submitted to the Community Development Department for staff approval prior to the issuance of a construction permit and prior to the removal of any trees.
2. The maximum height of the fence shall be 6 feet. Height shall be measured from the finished grade level (top of retaining wall) and shall be identified on Final as-built drawings.
3. The finished/completed side of the fence must face outward from the property to which the fence is constructed.
4. Prior to installation of any lighting and landscaping, the construction permit shall be revised to include lighting and landscaping specifications for staff analysis in order to determine if formal Plan Commission approval is required.
5. All construction activity shall not disturb the adjacent property owners' properties.
6. A structural engineer shall inspect the wall and fence installation during construction. Prior to final approval, the petitioner shall submit a signed and sealed letter from a licensed structural engineer certifying that the retaining walls and fence have been designed and constructed in accordance with all applicable building codes, engineering standards, and manufacturer specifications.
7. All proposed storm sewer improvements shall comply with Village engineering standards. Final as-built drawings shall be submitted to the Village following installation and prior to issuance of final project approval.
8. No additional site work, building alterations, or accessory structures beyond what is shown on the approved plans shall be permitted without further Village review and approval.

EXECUTIVE SUMMARY

GENERAL PROPERTY INFORMATION
Petitioner: Manhard Consulting on behalf of Lakeside Villas Homeowners Association, property owner

Address: 794 Lakeside Circle Drive

Neighboring Properties:
North: Multi-Family Residential
West: Multi-Family Residential
South: Multi-Family Residential
East: Single-Family Residential

Existing Use of Property: Multi-Family Residential

Existing Zoning: R-4, Multi-Family Residential

Comprehensive Plan Designation: Residential

Zoning History: None related

SUMMARY OF REQUEST

The petitioner, Manhard Consulting, on behalf of Lakeside Villas Homeowners Association (HOA), is seeking Minor Site Plan and Appearance Approval for the construction of a retaining wall and 6' tall solid fence along the east property line of the Lakeside Villas subdivision. The project limits extend from Bayside Lane on the south to Westwood Court on the north.

SITE ANALYSIS

For the purposes of promoting compatible development and ensuring adequate public facilities, Site Plan review and approval is required prior to issuance of a building permit or commencing use of land, except for single and two-family residences. Site Plan review only involves the static aspects of a site – layout, parking, landscaping, fencing, etc., and not the land use or operations of a business.

As outlined in the petitioner's Project Description letter, the proposal includes construction of five retaining wall segments, with wall heights varying up to approximately 4 to 5 feet, along the east property line of the Lakeside Villas subdivision. The project also includes installation of a 6' tall board-on-board fence along the top of the retaining wall, as depicted in Detail "A-A" on Sheet 4 of the North plan set, to provide year-round privacy between the adjoining single-family residences to the east. Additional fence details are provided on Sheet S1 of both the North and South plan sets. The purpose of the proposed project would be to establish a more level grade between the townhome residences and the east property line.

To account for stormwater management, the project would also include the installation of a 12-inch storm sewer behind the retaining walls, lighting, associated landscaping and surface restoration. Staff has requested additional details for the proposed lighting and landscaping to determine the scope of review and approvals required; however, no further details have been provided at this time. Staff has added a condition that prior to installation of any lighting and landscaping, the construction permit shall be revised to include lighting and landscaping specifications for staff analysis in order to determine if Commission approval is required.

As part of the proposed work, five mature trees are identified for removal, as shown on the Existing Conditions sheets (Sheet 2) of both plan sets. A tree survey/inventory report has been requested in order to verify the species, condition, and form of the trees to be removed, as required by Village Code. As of the date of this report, staff has yet to receive the requested survey/inventory. As the trees identified for removal straddle the property line, consent for tree removal from each adjoining property owner would be required, which the petitioner has obtained from all adjacent property owners.

No other site improvements are proposed as part of this request.

STAFF REVIEW

Fire Department Review: There are no comments related to the minor site plan and appearance review.

Engineering Division Review:

1. All construction activity shall not disturb the adjacent property owners' properties.
2. A structural engineer shall inspect the wall and fence installation during construction. Prior to final approval, the petitioner shall submit a signed and sealed letter from a licensed structural engineer certifying that the retaining walls and fence have been designed and constructed in accordance with all applicable building codes, engineering standards, and manufacturer specifications.
3. All proposed storm sewer improvements shall comply with Village engineering standards. Final as-built drawings

shall be submitted to the Village following installation and prior to issuance of final project approval.

Staff Recommended Action: Staff recommends approval of the Minor Site Plan and Appearance Review subject to the following conditions:

1. A tree survey or inventory identifying the species, size (DBH), condition, and form of each tree proposed for removal shall be submitted to the Community Development Department for staff approval prior to the issuance of a construction permit and prior to the removal of any trees.
2. The maximum height of the fence shall be 6 feet. Height shall be measured from the finished grade level (top of retaining wall) and shall be identified on Final as-built drawings.
3. The finished/completed side of the fence must face outward from the property to which the fence is constructed.
4. Prior to installation of any lighting and landscaping, the construction permit shall be revised to include lighting and landscaping specifications for staff analysis in order to determine if formal Plan Commission approval is required.
5. All construction activity shall not disturb the adjacent property owners' properties.
6. A structural engineer shall inspect the wall and fence installation during construction. Prior to final approval, the petitioner shall submit a signed and sealed letter from a licensed structural engineer certifying that the retaining walls and fence have been designed and constructed in accordance with all applicable building codes, engineering standards, and manufacturer specifications.
7. All proposed storm sewer improvements shall comply with Village engineering standards. Final as-built drawings shall be submitted to the Village following installation and prior to issuance of final project approval.
8. No additional site work, building alterations, or accessory structures beyond what is shown on the approved plans shall be permitted without further Village review and approval.

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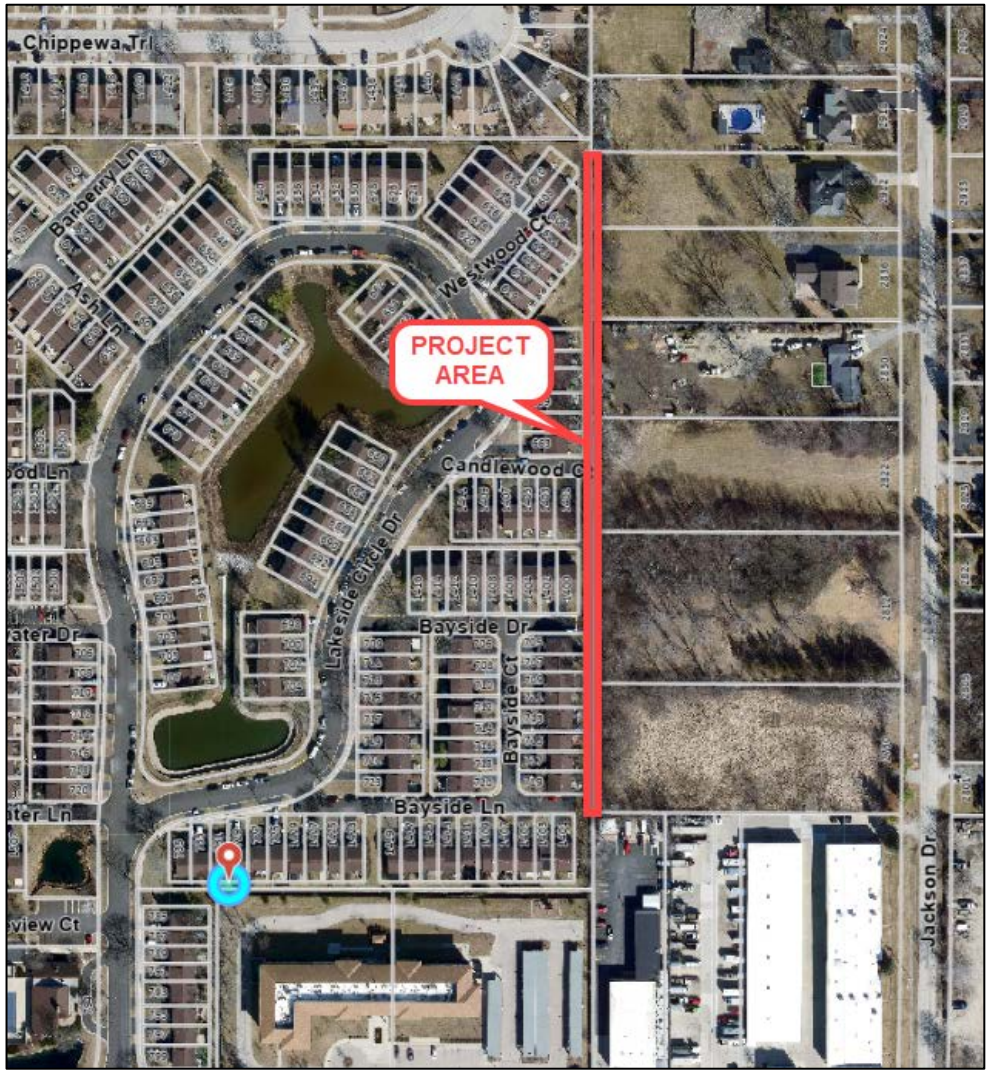
If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of minor site plan and appearance approval, the appropriate motion would be to:

Approval of Docket No. PSPMIN25-0026,granting minor site plan and appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for the construction of retaining walls, installation of six-foot tall board on board fencing, and associated site improvements, along the east property line of Lakeside Villas subdivision, generally located at 794 Lakeside Circle Drive, in accordance with the Petitioner's Project Description Letter prepared by John Everard, dated 10/10/2025; Proposed Improvements for Lakeside Villas East Property Line – North, prepared by Manhard Consulting, last revised 11/25/2025; Proposed Improvements for Lakeside Villas East Property Line – South, prepared by Manhard Consulting, last revised 11/25/2025; and subject to the following conditions:

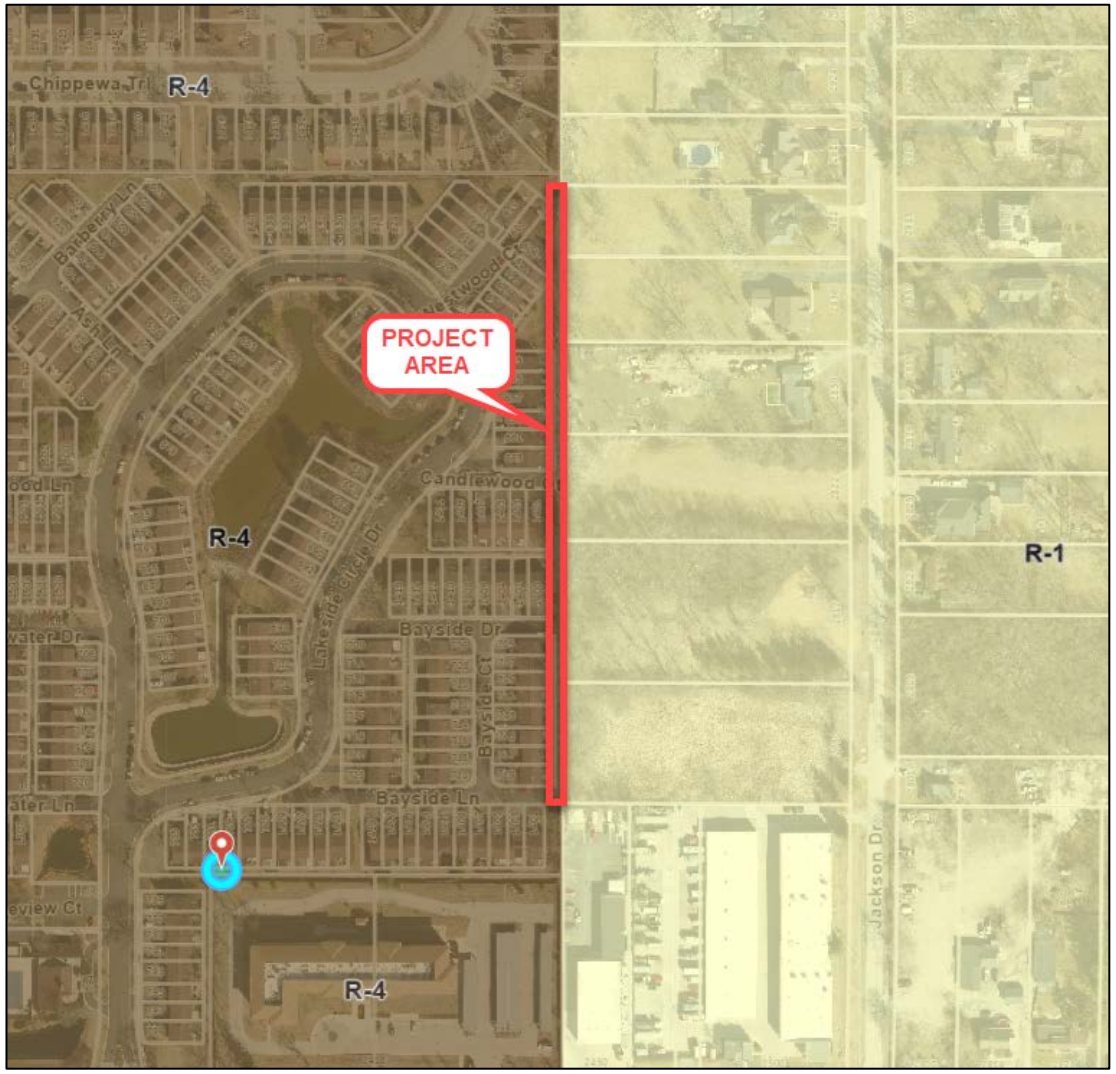
1. A tree survey or inventory identifying the species, size (DBH), condition, and form of each tree proposed for removal shall be submitted to the Community Development Department for staff approval prior to the issuance of a construction permit and prior to the removal of any trees.
2. The maximum height of the fence shall be 6 feet. Height shall be measured from the finished grade level (top of retaining wall) and shall be identified on Final as-built drawings.
3. The finished/completed side of the fence must face outward from the property to which the fence is constructed.
4. Prior to installation of any lighting and landscaping, the construction permit shall be revised to include lighting and landscaping specifications for staff analysis in order to determine if formal Plan Commission approval is required.
5. All construction activity shall not disturb the adjacent property owners' properties.
6. A structural engineer shall inspect the wall and fence installation during construction. Prior to final approval, the petitioner shall submit a signed and sealed letter from a licensed structural engineer certifying that the retaining walls and fence have been designed and constructed in accordance with all applicable building codes, engineering standards, and manufacturer specifications.
7. All proposed storm sewer improvements shall comply with Village engineering standards. Final as-built drawings shall be submitted to the Village following installation and prior to issuance of final project approval.
8. No additional site work, building alterations, or accessory structures beyond what is shown on the approved plans shall be permitted without further Village review and approval.

ATTACHMENTS:

Attachments to Staff Report (Staff)
Petitioner's Project Description Letter prepared by John Everard, dated 10/10/2025
Proposed Improvements for Lakeside Villas East Property Line – North, prepared by Manhard Consulting, last revised 11/25/2025
Proposed Improvements for Lakeside Villas East Property Line – South, prepared by Manhard Consulting, last revised 11/25/2025



Location Map



Zoning Map

View of project area facing south from Candlewood Court.

View of project area facing north from Candlewood Court.

View of the north end of the project area facing north.

View of the adjacent property fence and large trees to be removed in background.

Manhard CONSULTING

Civil Engineering
Surveying
Water Resources Management
Construction Management
Landscape Architecture
Land Planning

October 10, 2025

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

Lake Side Villas East Property Line Improvements
794 Lakeside Circle Drive
Village of Wheeling, Cook County, Illinois

To Whom it may Concern,

I am writing on behalf of the Lakeside Villas Homeowners Association regarding the proposed construction of a retaining wall at the existing residential development, Lakeside Villas, located at 794 Lakeside Circle Drive. This letter accompanies our design drawings, comment response letter, and supporting documentation submitted for approval.

Project Overview:
The proposed work is part of the existing residential development and addresses a change in the natural ground level that requires structural support. Improvements will be carried out solely along the eastern property line of the site, with the rest of the existing development remaining unimpacted. The purpose of this project is to level the eastern property line, create a more defined boundary between the residents and surrounding properties, and provide a safe, functional outdoor space for the community.

Scope of Works:
The proposed work will include:

- Installation of erosion control measures
- Site grading to reduce the grade and improve drainage along the eastern property line
- Construction of five retaining walls, one approximately 194', four roughly 70' in length and varying in height up to 4-5 feet, depending on site topography
- Installation of proper drainage behind the walls, including a proposed 12" storm sewer
- Installation of fencing and lighting
- Landscaping and surface restoration in affected areas

Construction and Access:
The construction will be carried out by licensed contractors with experience in similar retaining wall projects. Machinery access will be via Lakeside Circle Drive, over a stabilized construction entrance. Work will be scheduled to minimize disruption to residents and traffic. No construction activity will extend beyond the property limits. A silt fence will be placed 1 foot before the property line to ensure this. All work will comply with relevant work health and safety regulations and environmental management practices.

We respectfully request that this application be reviewed and approved at your earliest convenience.
If you have any questions or require additional information, please do not hesitate to contact us.

Yours Truly,
MANHARD CONSULTING, LTD.

John S. Everard

John S. Everard, P.E.

Proposed Improvements
for

LAKESIDE VILLAS EAST PROPERTY LINE - NORTH

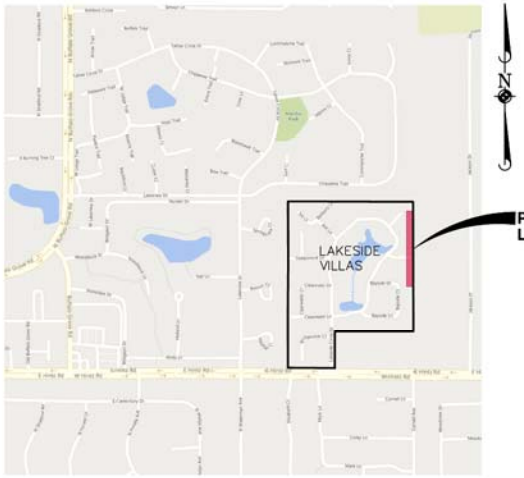
LAKESIDE CIRCLE DRIVE
VILLAGE OF WHEELING, ILLINOIS

STANDARD SYMBOLS

EXISTING		PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	COMBINED SANITARY SEWER	
	FORCEMAIN	
	DRAINTILE	
	WATER MAIN	
	ELECTRIC	
	GAS	
	TELEPHONE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	STORM INLET	
	CLEANOUT	
	HAY BALES	
	RIP RAP	
	VALVE IN VAULT	
	VALVE IN BOX	
	FIRE HYDRANT	
	BUFFALO BOX	
	FLARED END SECTION	
	STREET LIGHT	
	SUMMIT / LOW POINT	
795.20 / 790.05	RIM ELEVATION / INVERT ELEVATION	795.25 / 790.05
	DITCH OR SWALE	
	DIRECTION OF FLOW	
	OVERFLOW RELIEF SWALE	
764	1 FOOT CONTOURS	764
	CURB AND GUTTER	*
	DEPRESSED CURB AND GUTTER	
	REVERSE CURB AND GUTTER	
	SIDEWALK	
	DETECTABLE WARNINGS	
	PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	MAIL BOX	
	SIGN	
	TRAFFIC SIGNAL	
	POWER POLE	
	GUY WIRE	
	GAS VALVE	
	HANDHOLE	
	ELECTRICAL EQUIPMENT	
	TELEPHONE EQUIPMENT	
	CHAIN-LINK FENCE	
792.8	SPOT ELEVATION	792.8
	BRUSH/TREE LINE	
	DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TBR)	
	CONIFEROUS TREE WITH HEIGHT IN FEET (TBR)	
S	SILT FENCE	S
	RETAINING WALL	
	WETLAND	

ABBREVIATIONS

ADJ	ADJUST	F/L	FLOW LINE	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
AGG.	AGGREGATE	FM	FORCE MAIN	R	RADIUS
ARCH	ARCHITECT	G	GROUND	R.O.W.	RIGHT-OF-WAY
B.A.M.	BITUMINOUS AGGREGATE MIXTURE	GAS	GAS	RCP	REINFORCED CONCRETE PIPE
B-B	BACK TO BACK	G/F	GRADE AT FOUNDATION	REM	REMOVAL
B/C	BACK OF CURB	G/WALL	GRADE AT WALL	REV	REVERSE
B/P	BOTTOM OF PIPE	GW	GUY WIRE	RR	RAILROAD
B/W	BACK OF WALK	HDWL	HEADWALL	RT	RIGHT
B-BOX	BUFFALO BOX	HH	HANDHOLE	SAN	SANITARY
BIT.	BITUMINOUS	HWL	HIGH WATER LEVEL	SF	SQUARE FOOT
BM	BENCHMARK	HYD.	HYDRANT	SHLD.	SHOULDER
B.O.	BY OTHERS	INL	INLET	SL	STREET LIGHT
C.E.	COMMERCIAL ENTRANCE	INV.	INVERT	SMH	SANITARY MANHOLE
CB	CATCH BASIN	IP	IRON PIPE	ST	STORM
CL	CENTERLINE	LT	LEFT	STA.	STATION
CMP	CORRUGATED METAL PIPE	MAX.	MAXIMUM	STD	STANDARD
CNTRL	CONTROL	MB	MAILBOX	SW	SIDEWALK
C.O.	CLEANOUT	M/E	MEET EXISTING	SY	SQUARE YARDS
CONC.	CONCRETE	MH	MANHOLE	TBR	TO BE REMOVED
CY	CUBIC YARD	MIN.	MINIMUM	T	TELEPHONE
D	DITCH	NWL	NORMAL WATER LEVEL	T-A	TYPE A
DIA.	DIAMETER	P.E.	PRIVATE ENTRANCE	T/C	TOP OF CURB
DIP	DUCTILE IRON PIPE	PC	POINT OF CURVATURE	T/F	TOP OF FOUNDATION
DWM	DUCTILE IRON WATER MAIN	PCC	POINT OF COMPOUND CURVE	T/P	TOP OF PIPE
DS	DOWNSPOUT	PGL	PROFILE GRADE LINE	T/W	TOP OF WALK
DT	DRAIN TILE	PI	POINT OF INTERSECTION	T/WALL	TOP OF WALL
E	ELECTRIC	PL	PROPERTY LINE	TEMP	TEMPORARY
E-E	EDGE TO EDGE	PP	POWER POLE	TRANS	TRANSFORMER
ELEV.	ELEVATION	PROP.	PROPOSED	V.B.	VALVE BOX
E/P	EDGE OF PAVEMENT	PT	POINT OF TANGENCY	VCP	VITRIFIED CLAY PIPE
EX.	EXISTING	PVC	POLYVINYL CHLORIDE PIPE	V.V.	VALVE VAULT
F.E.	FIELD ENTRANCE	PVC	POINT OF VERTICAL CURVATURE	WL	WATER LEVEL
F-F	FACE TO FACE	PVI	POINT OF VERTICAL INTERSECTION	WM	WATER MAIN
F.F.	FINISHED FLOOR	PVT	POINT OF VERTICAL TANGENCY		
FES	FLARED END SECTION	P	PAVEMENT		



LOCATION MAP
N.T.S.

OWNER: LAKESIDE VILLAS HOA
ADDRESS: 794 LAKESIDE CIRCLE DRIVE
CITY: WHEELING, ILLINOIS 60090
PH.: (847) 751-8249

INDEX OF SHEETS

Sheet Number	Sheet Title
1	TITLE SHEET
2	EXISTING CONDITIONS AND DEMOLTION PLAN
3	SOIL EROSION AND SEDIMENT CONTROL PLAN
4	GRADING PLAN
5	UTILITY PLAN
6	CONSTRUCTION DETAILS
7	CONSTRUCTION SPECIFICATIONS
S1	SUPPLEMENTAL DETAILS – FENCING
S2	SUPPLEMENTAL DETAILS – RETAINING WALL

NOTE:
THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY MANHARD CONSULTING, LTD. ON MARCH 20TH 2024. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.

BENCHMARKS:

REFERENCE BENCHMARK: VILLAGE OF WHEELING BENCHMARK 4 – 2.5" ALUMINUM DISC STAMPED "VILLAGE OF WHEELING – SURVEY MARKER" NORTH SIDE OF SANITARY SEWER LIFT STATION

ELEVATION=655.27 DATUM=NAVD88

SITE BENCHMARK 3: MCL CONTROL NO. 9
CUT CROSS IN CONCRETE SIDEWALK LOCATED APPROXIMATELY 27 FEET WEST OF THE CENTERLINE OF LAKESIDE CIRCLE DRIVE AND 26 FEET SOUTH OF THE CENTERLINE OF CLEARWATER LANE.

ELEVATION=670.70 DATUM=NAVD88

SITE BENCHMARK 4: MCL CONTROL NO. 10
CUT CROSS IN TOP OF CURB LOCATED APPROXIMATELY 36 FEET SOUTH OF THE CENTERLINE OF BRIDGEVIEW COURT AND 203 FEET WEST OF THE CENTERLINE OF LAKESIDE CIRCLE DRIVE.

ELEVATION=672.22 DATUM=NAVD88

Manhard CONSULTING
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Construction Managers • Environmental Scientists • Landscape Architects • Planners

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GAS NORTH SHORE GAS COMPANY 3001 GRAND AVE. WAUKEGAN, IL 60085 (847) 263-4688 CONTACT: GEORGE PAPADAKIS	TELEPHONE AT&T 1000 COMMERCE DR. OAK BROOK, IL 60523 (630)-573-5696 CONTACT: BOB HODOROWICZ
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JULIE CALL OR CLICK 811 Simply Call 811

JOHN STEVEN EVERARD 062-076827 11-24-2025 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

SEAL

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DRAWN BY	REVISIONS	DATE
JOE	5 WALKENDE UPDATE, VILLAGE COMMENTS	11-25-25
GAW	5 FENCE RELOCATION AND GRADING REVIEW	09-22-25
MH	5 ADDENDUM #1	05-05-25

LAKESIDE VILLAS EAST PROPERTY LINE - NORTH
VILLAGE OF WHEELING, ILLINOIS
TITLE SHEET

PROJ. MGR.: JOE
PROJ. ASSOC.: GW
DRAWN BY: GAW
DATE: 03-13-25
SCALE: NTS

SHEET 1 OF 7
LSV.WHL08

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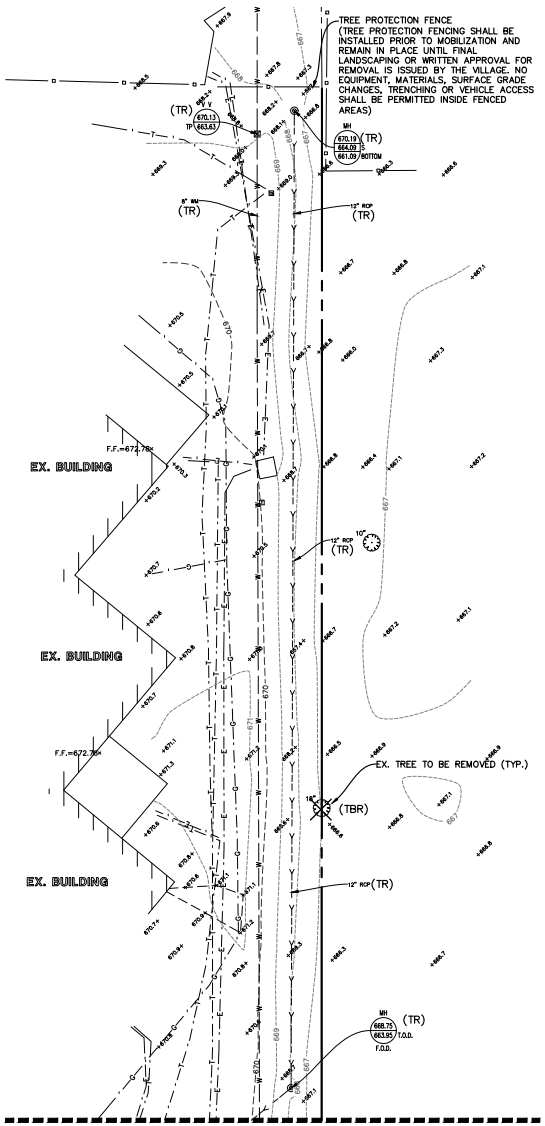

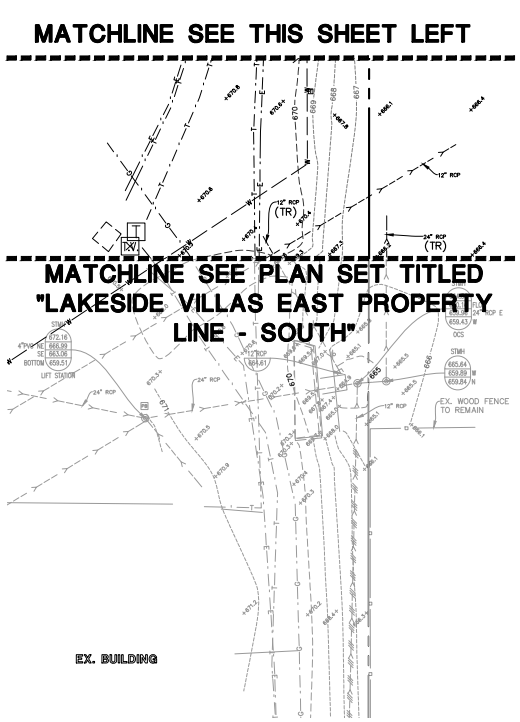

DEMOLITION LEGEND

× × ×	FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED
/// —/// —///	UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
	TREE TO BE REMOVED
—▫—	TREE PROTECTION FENCE
(TBR)	TO BE REMOVED
(TR)	TO REMAIN

REQUIRED TREE PROTECTION FENCING SPECIFICATION

A. FENCE TYPE: 4-FOOT HIGH-VISIBILITY ORANGE PLASTIC SNOW-FENCE MOUNTED ON STEEL OR WOOD POSTS.

B. PLACEMENT: INSTALL AT THE DRIPLINE OR AT THE CALCULATED ROOT PROTECTION ZONE (RPZ) — RPZ = 1.5 FT X DBH (INCHES) RECOMMENDED OR AS DIRECTED BY THE PROJECT ARBORIST.

C. PROTECTION MEASURES INSIDE FENCED AREA: NO GRADING, STOCKPILING, TRENCHING, SURFACE GRADE CHANGES, VEHICLE ACCESS, OR EQUIPMENT PARKING.

D. MONITORING & ENFORCEMENT: ARBORIST TO INSPECT FENCING PRIOR TO CONSTRUCTION START AND WEEKLY DURING CONSTRUCTION; PROVIDE INSPECTION LOG TO VILLAGE UPON REQUEST.

E. BARRIER MAINTENANCE: REPLACE OR REPAIR FENCE WITHIN 24 HOURS OF ANY DAMAGE.

F. EXCAVATION NEAR TREES: WHERE EXCAVATION WITHIN RPZ IS UNAVOIDABLE, USE HAND-DIGGING, AIR EXCAVATION, OR TUNNELING; ROOTS > 1.5" TO BE CUT CLEANLY AND RECORDED; ARBORIST TO PRESCRIBE MITIGATION.

EXISTING CONDITIONS AND DEMOLITION NOTES:

1. EXISTING CONDITIONS AND DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF MARCH 20 2024. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO PREPARE THE SITE FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.

2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

3. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL (IN A LOCATION APPROVED BY ALL JURISDICTIONAL GOVERNING ENTITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, ROAD, PARKING LOTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.

4. REFER TO SPECIFICATIONS SHEET FOR DEMOLITION NOTES.

5. ALL EXISTING UTILITIES ARE TO BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED

DRAWN BY	REVISIONS	DATE
JSE	WALL/FENCE UPDATE, VILLAGE COMMENTS	11-25-25
MH	ADDENDUM #1	12-05-25

Manhard CONSULTING

LAKESIDE VILLAS EAST PROPERTY LINE - NORTH
VILLAGE OF WHEELING, ILLINOIS
EXISTING CONDITIONS AND DEMOLTION PLAN

PROJ. MGR.: JSE
PROJ. ASSOC.: GW
DRAWN BY: GAW
DATE: 03-13-25
SCALE: 1"=10'

SHEET 2 OF 7
LSV.WHIL08

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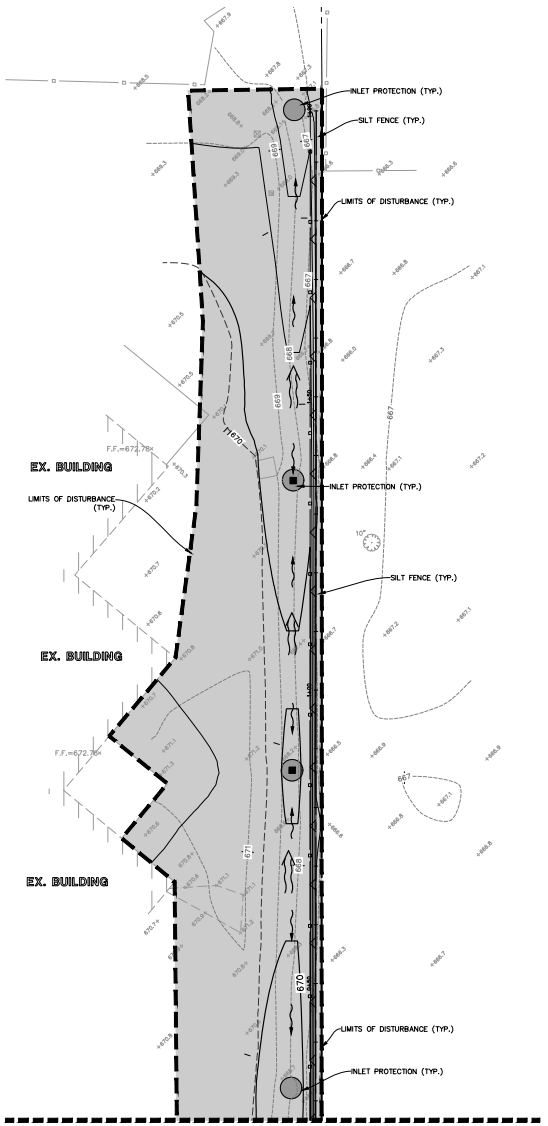
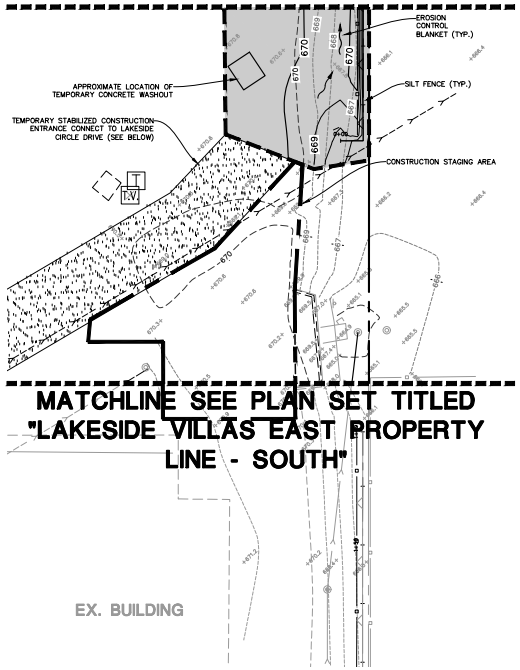
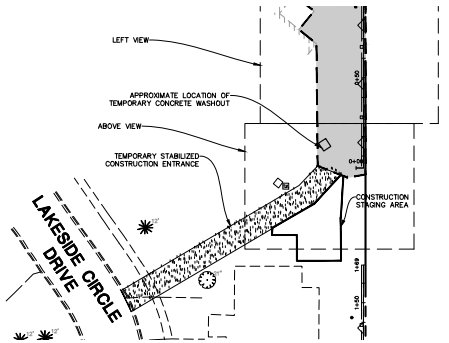
November 25, 2025 - 13:00 Dwg Name: \\mid-dc-mst\projects-wi\Lwwm\005\dwg\Dgn\Final Drawings\Plan Set\North\EX & DEMO - NORTH.dwg Updated By: gwalterwell





CONSTRUCTION ENTRANCE LOCATION



SCALE: 1" = 30'

SOIL PROTECTION CHART

STABILIZATION CHART	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
PERMANENT SEEDINGS					A				*	
DORMANT SEEDINGS	B									
TEMPORARY SEEDINGS							C			
TEMPORARY SEEDINGS	D									
SODDING									**	
MULCHING	F									

A – KENTUCKY BLUEGRASS 80 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 30 LBS./AC.
B – KENTUCKY BLUEGRASS 120 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 40 LBS./AC. 2 TONS STRAW MULCH PER ACRE
C – SPRING OATS
D – WHEAT OR CEREAL RYE
E – SOD (NURSERY GROWN, KENTUCKY BLUEGRASS)
F – STRAW MULCH 2 TONS PER ACRE
* IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER
** IRRIGATION NEEDED DAILY FOR 4 WEEKS AFTER SODDING

NOTE: THIS CHART IS A GUIDE TO ASSISTS THE CONTRACTOR IN UNDERSTANDING OPTIONS FOR SOIL STABILIZATION. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THIS CHART. ANY CONFLICT SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

SCALE: 1"=10'

LEGEND

- S — TEMPORARY SILT FENCE (PERIMETER EROSION BARRIER)
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN DS 75) (SEEDING PER LANDSCAPE PLAN)
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
- TEMPORARY STORM STRUCTURE PROTECTION
- SWALE DRAINAGE FLOW
- LIMITS OF DISTURBANCE/CONSTRUCTION

NOTE:

NOTE: CONTRACTOR TO ENSURE THAT ALL CONSTRUCTION IS TO STAY WITHIN THE LAKESIDE VILLAS PROPERTY LINE AND NOT IMPACT NEIGHBORING PROPERTIES TO THE EAST

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
2. INSTALL INLET PROTECTION.
3. PROVIDE STABILIZED CONSTRUCTION ENTRANCE.
4. CONSTRUCT TEMPORARY DITCHES, SWALES, AND/OR SEDIMENT TRAPS.
5. STRIP EXISTING TOPSOIL FROM PROPOSED LIMITS OF DISTURBANCE AND STOCKPILE WHERE SHOWN ON PLANS.
6. PROVIDE SILT FENCE AROUND THE BASE OF THE STOCKPILES.
7. CUT AND FILL SITE TO PLAN SUB-GRADE.
8. CONSTRUCT UNDERGROUND IMPROVEMENTS, I.e. SANITARY SEWER WATERMAIN AND STORM SEWER**, ETC.
9. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
10. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
11. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES:

1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
2. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE OWNER, SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
3. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER, OR EQUIVALENT SNOWFALL, WHEN THE SNOW MELTS AND THERE IS POTENTIAL FOR EROSION. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY. FOR SITES DISCHARGING DEWATERING WATER, AN INSPECTION MUST BE CONDUCTED DURING THE DISCHARGE, ONCE PER DAY ON WHICH THE DISCHARGE OCCURS AND DOCUMENTED AND KEPT IN THE SWPPP BOOKLET.
4. INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING OR GRADING. ONSITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILLING ACTIVITIES ON THE SITE.
5. STORM WATERS FALLING ON THE ENTIRE SITE SHALL BE DIVERTED INTO THE DETENTION BASIN, PRIOR TO BEGINNING MASS EXCAVATION, THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENTATION TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY AND CONVEY THEM TO THE DETENTION BASIN.
6. IF STORMWATER DETENTION IS NOT REQUIRED THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENT TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY.
7. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA.
8. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT 64 LBS/ACRE.
9. INLET PROTECTION SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.
10. STABILIZATION OF TOPSOIL STOCKPILES SHALL BE INITIATED IMMEDIATELY UPON COMPLETION UNLESS THEY WILL BE DISTURBED WITHIN FOURTEEN (14) CALENDAR DAYS. STABILIZATION OF STOCKPILES MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA. ALL SOIL STORAGE PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE ON THE DOWN SLOPE SIDE OF THE PILES.
11. DEWATERING DISCHARGES SHALL BE ROUTED THROUGH A SEDIMENT CONTROL (e.g. SEDIMENT TRAP OR BASIN, PUMPED WATER FILTER BAG) DESIGNED TO MINIMIZE DISCHARGES WITH VISUAL TURBIDITY. THE DISCHARGE SHALL NOT INCLUDE VISIBLE FLOATING SOLIDS OR FOAM. THE DISCHARGE MUST NOT CAUSE THE FORMATION OF A VISIBLE SHEEN ON THE WATER SURFACE, OR VISIBLE OILY DEPOSITS ON THE BOTTOM OR SHORELINE OF THE RECEIVING WATER. AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVISE SHALL BE USED TO TREAT OIL, GREASE, OR OTHER SIMILAR PRODUCTS IF DEWATERING WATER IS FOUND TO OR EXPECTED TO CONTAIN THESE MATERIALS. TO THE EXTENT FEASIBLE, USE WELL VEGETATED (e.g. GRASSY OR WOODED), UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE. USING RECEIVING WATERS AS PART OF THE TREATMENT AREA IS PROHIBITED. TO MINIMIZE DEWATERING RELATED EROSION AND RELATED SEDIMENT DISCHARGES, USE STABLE, EROSION RESISTANT SURFACES (e.g. WELL-VEGETATED GRASSY AREAS, CLEAN FILTER STONE, GEOTEXTILE UNDERLAYMENT) TO DISCHARGE FROM DEWATERING CONTROLS. DO NOT PLACE DEWATERING CONTROLS, SUCH AS PUMPED WATER FILTER BAGS ON STEEP SLOPES (15% OR GREATER IN GRADE. BACKWASH WATER (WATER USED TO BACKWASH/CLEAN ANY FILTERS USED AS PART OF STORMWATER TREATMENT) MUST BE PROPERLY TREATED OR HAULED OFF-SITE FOR DISPOSAL. DEWATERING TREATMENT DEVICES SHALL BE PROPERLY MAINTAINED.
12. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADER TO PROVIDE A UNIFORM RATE OF APPLICATION.
13. TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED, ADJUSTED OR RELOCATED AS NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
14. ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE STRUCTURE DURING CONSTRUCTION OPERATIONS SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
15. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE CLIENT OR OTHER JURISDICTIONAL GOVERNMENTAL ENTITIES.
16. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 30 DAYS OF FINAL STABILIZATION.

DRAWN BY	REVISIONS	DATE
JSE		
MH		
	1 WALL/FENCE UPDATE, VILLAGE COMMENTS	11-25-25
	2 ADDENDUM #1	03-06-26

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LAKESIDE VILLAS EAST PROPERTY LINE - NORTH
VILLAGE OF WHEELING, ILLINOIS
SOIL EROSION AND SEDIMENT CONTROL PLAN

PROJ. MGR.:	JSE
PROJ. ASSOC.:	GW
DRAWN BY:	GAW
DATE:	03-13-25
SCALE:	1"=10'

SHEET 3 OF 7

LSV.WHIL08

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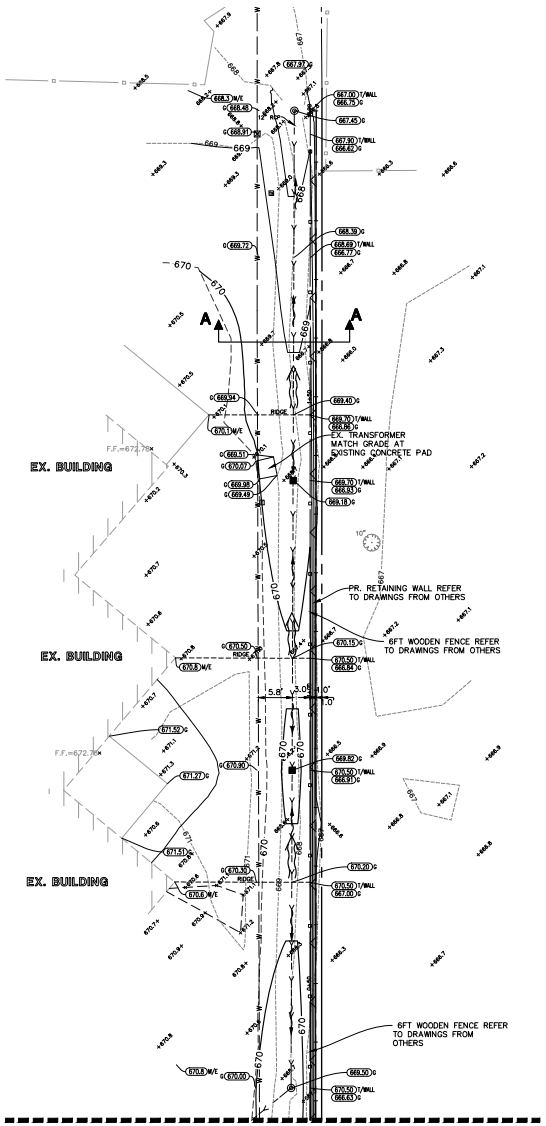

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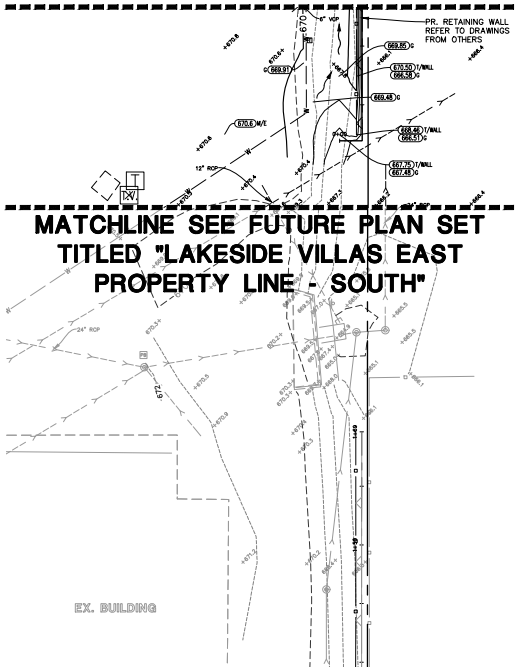
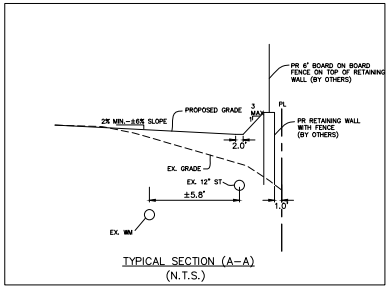
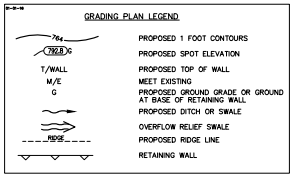


MATCHLINE SEE FUTURE PLAN SET TITLED "LAKESIDE VILLAS EAST PROPERTY LINE - SOUTH"



TYPICAL SECTION (A–A)
(N.T.S.)



GRADING NOTES:

1. RETAINING WALL TO BE DESIGNED BY LICENSED STRUCTURAL ENGINEER AND TO BE PROVIDED BY CONTRACTOR.
2. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
4. THE CONTRACTOR SHALL CONTACT JULLIE. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
7. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
8. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING ON MARCH 20TH 2024. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.

DATE	REMARKS	DRAWN BY
11-25-25	WALL/FENCE UPDATE, VILLAGE COMMENTS	JSE
09-22-25	FENCE RELOCATION AND GRADING REVIEW	GAW
06-06-25	ADDENDUM #1	MH

Manhard CONSULTING

LAKESIDE VILLAS EAST PROPERTY LINE - NORTH

VILLAGE OF WHEELING, ILLINOIS

GRADING PLAN

PROJ. MGR.:	JSE
PROJ. ENGR.:	GW
DRAWN BY:	JSE
DATE:	03-13-25
SCALE:	1"=10'

SHEET 4 OF 7

LSV.WHIL08

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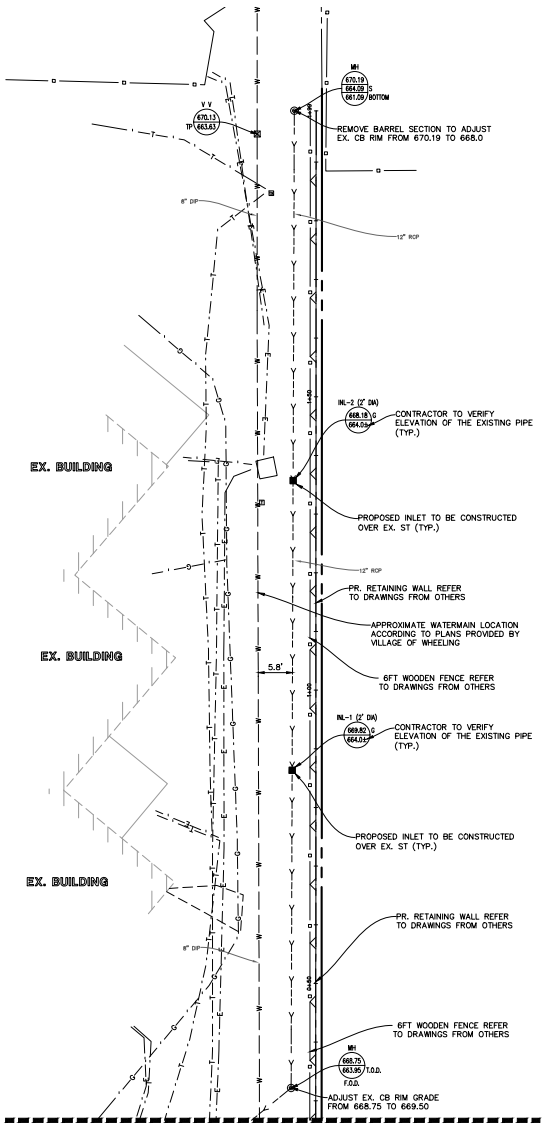
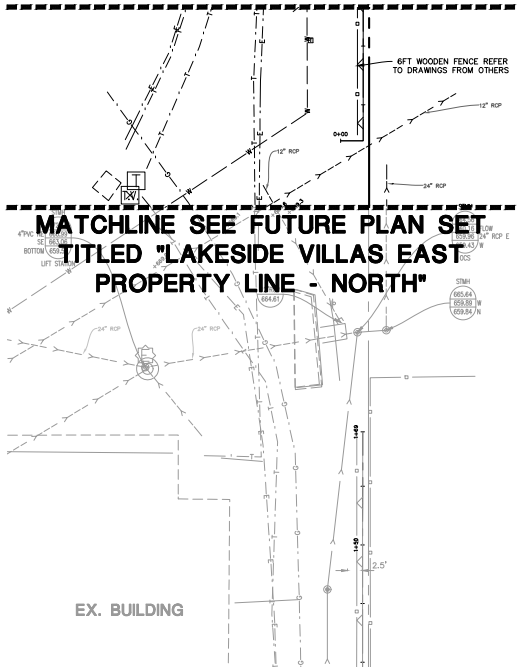
November 25, 2025 - 12:36 Dwg Name: P:\Lawn\05\Lsv\Civil\Final Drawings\Plan Set\North\Grading - NORTH.dwg Updated By: jkarand



MATCHLINE SEE THIS SHEET RIGHT

MATCHLINE SEE THIS SHEET LEFT



MATCHLINE SEE FUTURE PLAN SET TITLED "LAKESIDE VILLAS EAST PROPERTY LINE - NORTH"

UTILITY NOTES:

1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
4. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
5. LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
6. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
7. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
8. AT LOCATIONS WHERE WATER MAIN CROSSES BENEATH OR LESS THAN 18" ABOVE A SEWER, PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
9. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
10. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
11. ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FES.
12. PROVIDE CONCRETE COLLAR FOR ALL DRAINAGE STRUCTURES IN PAVEMENT, NOT ADJACENT TO CURB. SEE CONCRETE COLLAR DETAIL ON DETAIL SHEET.
13. EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
14. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
15. ALL UNDERGROUND IMPROVEMENTS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS. IN THE EVENT OF CONFLICTING GUIDELINES, THE MORE RESTRICTIVE SHALL GOVERN.

DRAWN BY	REVISIONS	DATE
JOE	5 WALL/FENCE UPDATE, VILLAGE COMMENTS	11-25-25
GAW	5 FENCE RELOCATION AND GRADING REVIEW	12-09-25
MH	5 ADDENDUM #1	01-05-26

Manhard CONSULTING

One Overlook Point, Suite 540 | Lincolnshire, IL 60069 | p 847.634.6200 | f 847.634.6300 | www.manhard.com

Civil Engineers • Surveyors • Water Resource Engineers • Structural Engineers • Construction Managers • Environmental Scientists • Landscape Architects • Planners

LAKESIDE VILLAS EAST PROPERTY LINE - NORTH

VILLAGE OF WHEELING, ILLINOIS

UTILITY PLAN

PROJ. MGR.:	JOE
PROJ. ASSOC.:	GW
DRAWN BY:	GAW
DATE:	03-13-25
SCALE:	1"=10'

SHEET 5 OF 7

LSV.WHIL08

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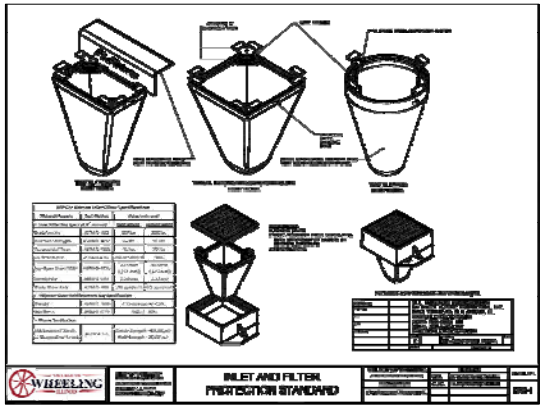
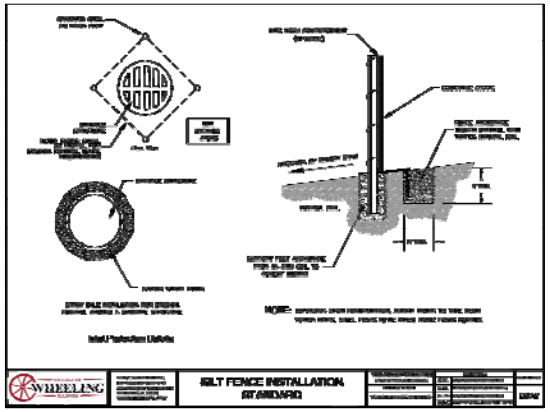
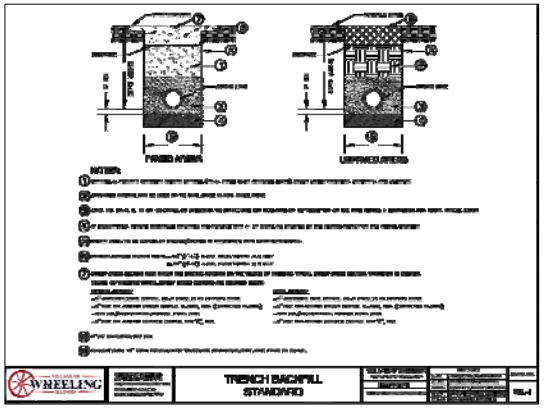
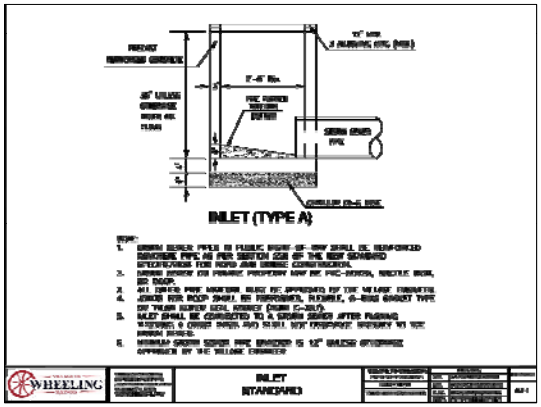
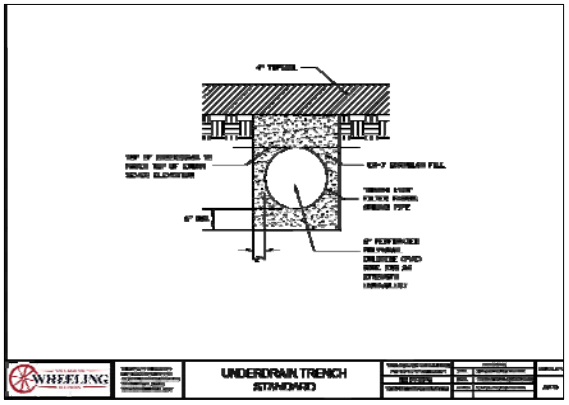
November 26, 2025 - 09:02 Dwg Name: \\mnl-dr-nas\projects-dr\Lisle\185\Civil\Eng\Eng Final Drawings\Plan Set\North Utility - North.dwg Updated By: jwenzel

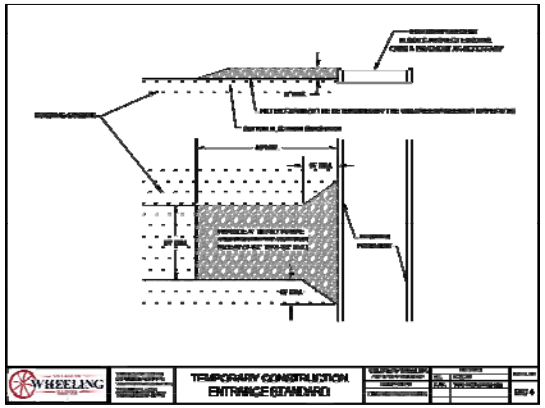


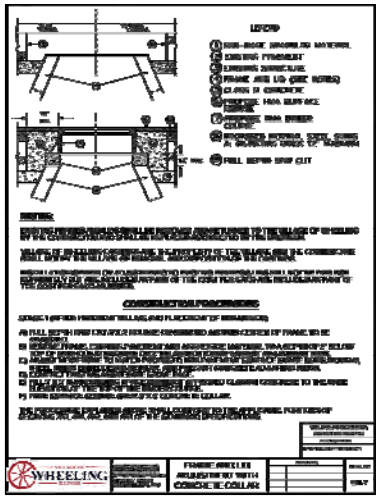


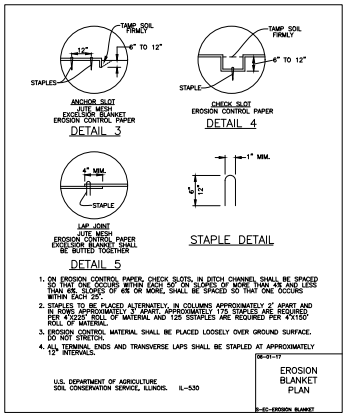


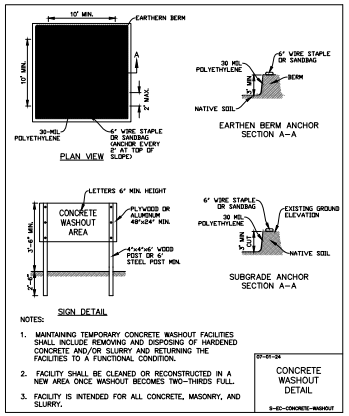


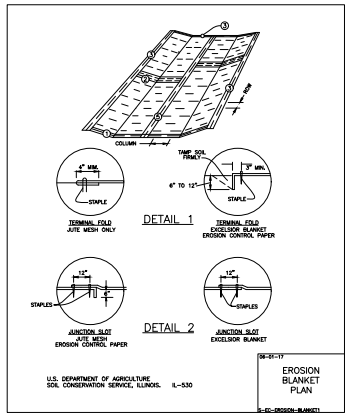












LAKESIDE VILLAS EAST PROPERTY LINE - NORTH
VILLAGE OF WHEELING, ILLINOIS
CONSTRUCTION DETAILS

PROJ. MGR.: JOE
PROJ. ASSOC.: DW
DRAWN BY: MH
DATE: 03-13-25
SCALE: NTS

SHEET 6 OF 7
LSV.WHIL08

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06-01-16

MANHARD CONSULTING
STANDARD SPECIFICATIONS

GENERAL CONDITIONS

CONTRACTOR acknowledges and agrees that the use and reliance of these Plans and Specifications is sufficient consideration for CONTRACTOR'S covenants stated herein.

DEFINITION OF TERMS

a. "CLIENT" shall mean Ralph Rousseau, which is the person or entity with whom Manhard Consulting has contracted with to prepare Civil Engineering PLANS and SPECIFICATIONS.

b. "ENGINEER" shall mean Manhard Consulting, a Civil Engineering consultant on the subject project.

c. "PLANS and SPECIFICATIONS" shall mean the Civil Engineering PLANS and SPECIFICATIONS prepared by the ENGINEER, which may be a part of the contract documents for the subject project.

d. "CONTRACTOR" shall mean any person or entity performing any work described in the PLANS and SPECIFICATIONS.

e. "JURISDICTIONAL GOVERNMENTAL ENTITY" shall mean any municipal, county, state or federal unit of government from whom an approval, permit and/or review is required for any aspect of the subject project.

INTENT OF THE PLANS AND SPECIFICATIONS

The intent of the PLANS and SPECIFICATIONS is to set forth certain requirements of performance, type of equipment and structures, and standards of materials and construction. They may also identify labor and materials, equipment and transportation necessary for the proper execution of the work but are not intended to be infinitely determined so as to include minor items obviously required as part of the work. The PLANS and SPECIFICATIONS require new material and equipment unless otherwise indicated, and to require complete performance of the work in spite of omissions of specific references to any minor component part, it is not intended, however, that materials or work not covered by or properly inferred from any heading, branch, class or trade of the SPECIFICATIONS shall be supplied unless distinctly so noted. Materials or work described in words, which so applied have a well-known technical or trade meaning, shall be held to such recognized standards.

INTERPRETATION OF PLANS AND SPECIFICATIONS

a. The CLIENT and/or CONTRACTOR shall promptly report any errors or ambiguities in the PLANS and SPECIFICATIONS to the ENGINEER, Questions as to meaning of PLANS and SPECIFICATIONS shall be interpreted by the ENGINEER, whose decision shall be final and binding on all parties concerned.

b. The ENGINEER will provide the CLIENT with such information as may be required to show revised or additional details of construction.

c. Should any discrepancies or conflicts on the PLANS or SPECIFICATIONS be discovered either prior to or after award of the contract, the ENGINEER'S attention shall be called to the same before the work is begun thereon and the proper corrections made. Neither the CLIENT nor the CONTRACTOR may take advantage of any error or omissions in the PLANS and SPECIFICATIONS. The ENGINEER will provide information when errors or omissions are discovered.

GOVERNING BODIES

All works herein proposed shall be completed in accordance with all requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, and all such pertinent laws, directives, ordinances and the like shall be considered to be a part of these SPECIFICATIONS. If a discrepancy is noted between the PLANS and SPECIFICATIONS and requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, the CLIENT and/or the CONTRACTOR shall immediately notify the ENGINEER in writing.

LOCATION OF UNDERGROUND FACILITIES AND UTILITIES

When the PLANS and SPECIFICATIONS include information pertaining to the location of existing underground facilities and utilities (including but not limited to water mains, sanitary sewers, storm sewers, electric, telephone, gas and cable TV lines), such information represents only the opinion of the ENGINEER as to the approximate location and elevation of such facilities and utilities. At the locations where detailed positions of these facilities and utilities become necessary to the new construction, including all points of connection, the CONTRACTOR shall furnish all labor and tools to verify or definitely establish the horizontal location, elevation, size and material (if appropriate) of the facilities and utilities. The CONTRACTOR shall notify the ENGINEER at least 48 hours prior to construction if any discrepancies in existing utility information or conflicts with existing utilities exist. The ENGINEER assumes no responsibility whatever with respect to the sufficiency or accuracy of the information shown on the PLANS and SPECIFICATIONS relative to the location of underground facilities and utilities, nor the manner in which they are removed or adjusted.

It shall be the CONTRACTOR'S responsibility prior to construction, to notify all Utility Companies of the intent to begin construction and to verify the actual location of all such facilities and utilities. The CONTRACTOR shall also obtain from the respective Utility Companies the working schedules for removing or adjusting these facilities.

UNSUITABLE SOILS

The PLANS have been prepared by the ENGINEER based on the assumption that all soils on the project are suitable to support the proposed improvements shown. The CLIENT or CONTRACTOR shall immediately notify the ENGINEER if he discovers or encounters an obstruction that prevents the installation of the improvement according to the line and grades shown on the PLANS.

PROTECTION OF TREES

All trees that are not to be removed shall be protected from damage. Trees shall not be removed unless requested to do so in writing by the CLIENT.

NOTIFICATION OF OWNERS OF FACILITIES AND UTILITIES

The CONTRACTOR shall notify all applicable Jurisdictional Governmental Entities or utility companies, i.e., water, sewer, electric, telephone, gas and cable TV prior to beginning any construction so that said entity or company can establish the location and elevation of underground pipes, conduits or cables adjoining or crossing proposed construction.

TRAFFIC CONTROL

The CONTRACTOR shall provide when required by any JURISDICTIONAL GOVERNMENTAL ENTITY, all signs, equipment, and personnel necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work. The CLIENT may, at his discretion, require the CONTRACTOR to furnish traffic control under these or other circumstances where in his opinion it is necessary for the protection of life and property. Emergency vehicle access shall be maintained at all times. Unless authorized by the CLIENT or CLIENT'S representative in writing, all existing access points shall be maintained at all times by the CONTRACTOR. The need for traffic control shall be anticipated by the CLIENT.

WORK AREA

The CONTRACTOR, his agents and employees and their employees and all equipment, machinery and vehicles shall confine their work within the boundaries of the project or work area specified by the Client. The CONTRACTOR shall be solely liable for damage caused by him or his agents and employees and their equipment, machinery and vehicles on adjacent property or areas outside designated work areas.

UTILITY POLES

It shall be the responsibility of the CONTRACTOR to arrange for the relocation or bracing of existing utility poles that may be within the working limits of this contract. It is expressly understood that all work and costs connected with the maintenance of these utility poles, their temporary relocations, etc., shall be the responsibility of the CLIENT or the CONTRACTOR.

RESTORATION

It is the intent of these SPECIFICATIONS that clean-up and final restoration shall be performed immediately upon completion of each phase of the work, both inside and outside the Project, or when so directed by the CLIENT so that these areas will be restored as nearly as possible to their original condition or better, and shall include but not be limited to, restoration of maintained lawns and rights-of-way, roadways, driveways, sidewalks, ditches, bushes, hedges, trees, shrubs, fences, mailboxes, sewers, drain tiles, water mains, etc.

CLEANING UP

The CONTRACTOR shall at all times keep the premises free from accumulations of waste material or rubbish caused by his employees or work, and at the completion of the work he shall remove all his rubbish, tools, scaffolding and surplus materials and shall leave his work "broom clean" or its equivalent, unless more exactly specified.

ROAD CLEANING

The CONTRACTOR shall maintain roadways adjoining the project site free from mud and debris at all times. If mud and/or debris is carried onto the roadways from vehicles entering onto the highway from either the CONTRACTOR'S trucks, his employees' vehicles, or his material suppliers, the CONTRACTOR shall immediately remove said mud and/or debris.

SAFETY AND PROTECTION

The CONTRACTOR shall be solely and completely responsible for the conditions of the job site, including safety of all persons and property during performance of the work. This requirement shall apply continuously and not be limited to normal working hours. The CONTRACTOR shall comply with all applicable Laws and Regulations relating to the safety of persons or property, or to the protection of persons or property from damage, injury, or loss; and shall erect and maintain all necessary safeguards for such safety and protection. CONTRACTOR'S duties and responsibilities for safety and for protection of the work shall continue until such time as all work is completed and the CLIENT has notified CONTRACTOR that the work is acceptable. The duties of the ENGINEER do not include review of the adequacy of either the CONTRACTOR'S or the general public's safety in, on, or near the construction site.

HOLD HARMLESS

To the fullest extent permitted by law, any CONTRACTOR, material supplier or other entity by use of these plans and specifications hereby waives any right of contribution and agrees to indemnify, defend, save and hold harmless the CLIENT and ENGINEER and its agents, employees and consultants from and against all manner of claims, causes, causes of action, damages, losses and expenses, including but not limited to, attorneys' fees arising out of, resulting from or in connection with the performance of any work, pursuant to or with respect to these plans and specifications. However, this indemnity shall not be construed to indemnify ENGINEER, its consultants, agents or employees against its own negligence.

Claims, damages, losses and expenses as these words are used in the Agreement shall mean and include, but not be limited to (1) injury or damage occurring by reason of the failure of or use or misuse of any hoist, rigging, blocking, scaffolding or any and all other kinds of items of equipment, whether or not the same be owned, furnished or loaned by any part or entity, including any contractor; (2) all attorneys' fees and costs incurred in bringing an action to enforce the provisions of this indemnity; (3) costs for time expended by the indemnified party and its employees, at its usual rates plus costs or travel, long distance telephone and reproduction of documents and (4) consequential damages.

In any and all claims against the CLIENT or ENGINEER or any of their agents or employees and consultants by any party, including any employee of the CONTRACTOR or any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation on the amount of type of damages, compensation or benefits payable by or for the CONTRACTOR or any Subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts or any insurance maintained by CONTRACTOR or any Subcontractor or any other party.

INSURANCE

Any party using or relying on these plans, including any contractor, material supplier, or other entity shall obtain, (prior to commencing any work) general public liability insurance insuring against all damages and claims for any bodily injuries, death or property damage arising out of any work, including the construction work provided for in these plans, and shall name the CLIENT and ENGINEER and its consultants, agents and representatives as additional insureds to the limits of such insurance policies; provided that any party using or relying on these plans having obligations to maintain specific insurance by reason of any agreement with CLIENT or any CONTRACTOR or ENGINEER shall provide evidence and certificates of insurance as required by such contract or agreement. Such insurance must contain a clause stating that the insurance is primary coverage for ENGINEER and ENGINEER'S other applicable coverage is considered secondary. Policies shall contain a waiver of subrogation against Manhard and Client. Such insurance shall not limit any liability of any party providing work or services or providing materials.

THIRD PARTY BENEFICIARY

Manhard Consulting, the ENGINEER, is intended to be a third party beneficiary of this willing agreement and requirement.

DETAILED SPECIFICATIONS

I. DEMOLITION

The CONTRACTOR shall coordinate with respective utility companies prior to the removal and/or relocation of utilities, The CONTRACTOR shall coordinate with the utility company concerning portions of work which may be performed by the Utility Company's forces and any fees which are to be paid to the utility company for their services. The CONTRACTOR is responsible for paying for all fees and charges.

Should removal and/or relocation activities damage features indicated to remain, the CONTRACTOR shall provide new materials/structures in accordance with the contract documents, Except for materials designed to be relocated on this plan, all other construction materials shall be new.

Prior to demolition occurring, all erosion control devices are to be installed.

All existing utility lines and conduits located under proposed buildings shall be removed and properly backfilled. All utility lines and conduits located under drives, on-site roads, parking lots or sidewalks shall be filled with a flowable backfill and end plugged. All existing structures shall be removed, All existing utility lines located under landscape areas shall be left in place and plugged at all structures.

The CONTRACTOR is responsible for demolition, removal and disposal (in a location approved by all JURISDICTIONAL GOVERNING ENTITIES) of all structures, pads, walls, flumes, foundations, road, parking lots, drives, drainage structures, utilities, etc., such that the improvements shown on these plans can be constructed. All demolition work shall be in accordance with all applicable federal, state and local requirements, All facilities to be removed shall be undercut to suitable material and brought to grade with suitable compacted fill material per the specifications.

The CONTRACTOR is responsible for obtaining all permits required for demolition and disposal.

Electrical, telephone, cable, water, fiber optic cable and/or gas lines needing to be removed shall be coordinated by the CONTRACTOR with the affected utility company.

CONTRACTOR must protect the public at all times with fencing, barricades, enclosures, and other appropriate best management practices.

Continuous access shall be maintained for surrounding properties at all times during demolition.

All fire access lanes within the project area shall remain in service, clean of debris, and accessible for use by emergency vehicles.

The CONTRACTOR shall coordinate water main work with the Fire Department and the JURISDICTIONAL GOVERNING ENTITY to plan the proposed improvements and to ensure adequate fire protection is available to the facility and site throughout this specific work and through all phases of construction, CONTRACTOR shall be responsible for any required water main shut offs with the JURISDICTIONAL GOVERNING ENTITY during construction. Any costs associated with water main shut offs will be the responsibility of the CONTRACTOR and no extra compensation will be provided.

CONTRACTOR shall maintain all existing parking areas, sidewalks, drives, etc. clean and free from any construction activity and/or material to ensure easy and safe pedestrian and vehicular traffic to and from the site, CONTRACTOR shall coordinate phase all construction activity within proximity of the building and utility interruptions with the facility manager to minimize disturbance and inconvenience to facility operations.

CONTRACTOR may limit saw-cut and pavement removal to only those areas where it is required as shown on these construction plans, however if any damage is incurred on any of the surrounding pavement, etc. the CONTRACTOR shall be responsible for ITS removal and repair.

Any existing wells encountered shall be exposed and sealed 2' below proposed finish grade by the CONTRACTOR in accordance with Section 920.120 (latest edition) of the Illinois Water Well Construction Code, Department of Public Health, and all applicable local rules and regulations, CONTRACTOR is responsible for obtaining all permits required by JURISDICTIONAL GOVERNMENTAL ENTITIES for abandoning existing wells.

Any existing septic tanks and grease traps encountered shall have all liquids and solids removed and disposed of by a licensed commercial hauler in accordance with JURISDICTIONAL GOVERNING ENTITY regulations, and the tank and grease traps shall then be filled with suitable materials or removed from the site and disposed of by the CONTRACTOR.

Voids left by any item removed under any proposed building, pavement, walk, etc. or within 24" thereof shall be filled and compacted with suitable materials by the CONTRACTOR.

The CONTRACTOR shall be responsible for the disconnection of utility services to the existing buildings prior to demolition of the buildings.

Any material containing asbestos found within existing structures shall be removed from the site and disposed of off-site by the CONTRACTOR in accordance with County, State and Federal regulations.

CONTRACTOR shall develop and implement a daily program of dust control and shall submit and obtain JURISDICTIONAL GOVERNING ENTITY approval of dust control procedures prior to demolition of any structures, Modification of dust control procedures shall be performed by the CONTRACTOR to the satisfaction of the JURISDICTIONAL GOVERNING ENTITY as requested.

The CONTRACTOR shall coordinate all demolition with the JURISDICTIONAL GOVERNING ENTITY and CLIENT to ensure protection and maintenance of sanitary sewer and water utilities as necessary and to provide stormwater conveyance until new facilities are constructed, tested and placed into operation.

The locations of all existing utilities shown on this plan have been determined from the best information available and are given for the convenience of the CONTRACTOR and are not to be interpreted as the exact location, or as the only obstacles that may occur on the site, The ENGINEER assumes no responsibility for their accuracy, Prior to the start of any demolition activity, the CONTRACTOR shall notify the utility companies for location of existing utilities and shall verify existing conditions and proceed with caution around any undisclosed features.

The CONTRACTOR is responsible for removing the existing irrigation system in the areas of proposed improvements. The contractor shall cap the existing irrigation system to remain such that the remaining system shall continue to function properly.

The parking lot shall be completed in sections such that it does not interrupt the facility operations, The CONTRACTOR shall coordinate with the construction manager for work to be performed.

II.EARTHWORK

STANDARDS

This work shall be completed in conformance with the applicable sections of the Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition except as modified below.

SOIL BORING DATA

Copies of results of soil boring and reports, if such borings were taken by the CLIENT in the vicinity of the proposed construction site, should be made available by the CLIENT to the CONTRACTOR, These borings are presented for whatever purpose the CONTRACTOR chooses to make of them. The ENGINEER makes no representation or warranty regarding the number, location, spacing or depth of borings taken, nor of the accuracy or reliability of the information given in the results thereof.

Further, the ENGINEER does not assume responsibility for the possibility that during construction, the soil and groundwater condition may be different than indicated, Neither does the ENGINEER assume responsibility for variations of soil and groundwater at location between borings, The CONTRACTOR is required to make its own borings, explorations and observations to determine soil and groundwater conditions.

EARTHWORK CALCULATIONS AND CROSS SECTIONS

The CONTRACTOR understands that any earthwork calculations, quantities or cross sections that have been furnished by the ENGINEER are for information only and are provided without any guarantee by the CLIENT or ENGINEER whatsoever as to their sufficiency or accuracy, CONTRACTOR warrants that he has performed his own subsurface investigations as necessary and his own calculations and cross sections to determine site soil conditions and earthwork volumes. The ENGINEER makes no representation or guarantee regarding earthwork quantities or that the earthwork for this project will balance due to the varying field conditions, changing soil types, allowable construction to tolerances and construction methods that are beyond the control of the ENGINEER.

CLEARING, GRUBBING AND TREE REMOVAL

The site shall be cleared, grubbed, and trees and stumps removed where designated on the PLANS. Trees designated to remain shall be protected from damage.

TOPSOIL STRIPPING

Upon completion of demolition, clearing, grubbing and tree removal, all topsoil shall be stripped from under all buildings and pavements areas, and other areas necessary to complete the work. Topsoil stripped shall be placed in stockpiles in locations as designated by the CLIENT.

TOPSOIL RESPREAD

Upon completion of roadway and/or parking lot improvements and installation of underground utilities a minimum of six inches (6") of topsoil shall be respread over all unpaved areas which have been disturbed by earthwork construction, except building pads and other designated areas, which shall be kept free from topsoil.

SEEDING

Upon completion of topsoil respread, the CONTRACTOR shall apply seed and fertilizer to all respread areas in accordance with IDOT standards or as designated on landscape drawings and specifications provided by the CLIENT.

SODDING

Upon completion of topsoil respread, the CONTRACTOR shall install sod to all areas designated on the plans or as designated on the landscape drawings and specifications provided by the CLIENT.

EXCAVATION AND EMBANKMENT

Upon completion of topsoil stripping, all excavation and embankments shall be completed as shown on the PLANS, All suitable excavated materials shall be hauled, placed (moisture conditioned if necessary) and compacted in the embankment areas, The CONTRACTOR shall include all dewatering, temporary ditching and culverts necessary to complete the excavation and embankment.

Specifically included in the scope of Excavation and Embankments is grading and shaping of all cut or fill areas including swales and ditches; handling of sewer spoil, etc., and all work required to provide positive drainage at the end of each working day and upon completion of a section.

The CONTRACTOR shall be responsible for the excavation of all swales and ditches and for the excavation or filling of the roads, building pads and parking lots within the work limits to lines & grades shown on the plans, He shall be responsible for obtaining compaction in accordance with the minimum values listed in the table below for all embankments unless more stringent values are listed in the soils report or are approved by the CLIENT, and to use any method approved by the CLIENT necessary to obtain this compaction (i.e., soil fabric or any undercutting that may be required).

Type Material	Percent Compaction Standard	Pavement & Floor Slabs	Grass Areas
Sandy Soils	Modified Proctor	95%	90%
Clayey Soils	Standard Proctor	95%	90%

The CONTRACTOR shall notify the CLIENT if proper compaction cannot be obtained so that the CLIENT may determine what remedial measures may be needed.

A soils testing firm employed by the CLIENT shall determine which soils are unsuitable, Materials in their natural state being defined as unsuitable that would be suitable material if moisture conditioned, shall be conditioned by the CONTRACTOR and used as suitable embankment material or hauled from the site.

For purposes of definition, unsuitable material shall be as follows unless determined otherwise by the Soils Engineer:

1. Any soil whose optimum moisture content exceeds 25%.
2. Any cohesive soil with an unconfined compressive strength of 1.5 tons per square foot or less.
3. Any soil whose silt content exceeds 60% by weight.
4. Any soil whose maximum density is less than 100 pounds per cubic foot.
5. Any soil containing organic, deleterious, or hazardous material.

Upon completion of excavation and shaping of the water retention areas intended to maintain a permanent pool of water, all silt seams and granular or sandy soils shall be removed to a minimum depth of three feet below the subgrade and replaced with an impermeable clay liner, including adjacent to and under storm sewer inlets and outlets, It is the intent of these PLANS and SPECIFICATIONS that the CONTRACTOR shall prepare the lake bottoms, side slopes, and compaction therein such that the lakes will maintain the proposed normal water level and that leakage does not exceed ½ inch per week.

Ditches and swales are to be excavated to the lines and grades indicated on the PLANS. All suitable materials excavated from the ditches shall be used in construction of the embankments.

The CONTRACTOR shall notify the CLIENT immediately upon encountering groundwater during excavation, If in the opinion of the CLIENT or the JURISDICTIONAL GOVERNING ENTITY this condition necessitates the installation of perforated drain tile bedded in washed gravel or open stone sewer joints wrapped with fabric, the CONTRACTOR shall install the same.

During excavation and embankment, grades may be adjusted to achieve an overall site earthwork balance, The CONTRACTOR shall cooperate fully with the CLIENT in the adjustment of grades, construction methods and placement of material to meet the above goals and shall immediately advise CLIENT if he believes that the earthwork will not balance.

It is the intent of these PLANS that storm waters falling on the site be diverted into sedimentation / lake / detention basins during construction, The CONTRACTOR shall construct and maintain any temporary ditches or swales that are necessary to accomplish this prior to beginning mass excavation.

EROSION CONTROL

Suitable erosion control practices shall be maintained by the CONTRACTOR in accordance with Illinois Urban Manual and all applicable Soil Erosion and Sedimentation Control ordinances and the PLANS.

UNDERCUTTING DURING EARTHWORK

If the subgrade cannot be dried adequately by discing as outlined above for placement of material to planned grades and if the CLIENT determines that the subgrade does not meet the standards set forth above, the CLIENT may require undercutting.

MISCELLANEOUS CONTRACT ITEMS

The following items may be required at the CLIENT'S option, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY:

(1) **GEOTEXTILE FABRIC**

Geotextile fabric or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY where proper compaction of embankments over existing soft soils is not possible. Geotextile fabric shall meet the material specifications of and shall be installed in accordance with the above standards.

(2) **EROSION CONTROL BLANKET**

Erosion control blanket or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY for the stabilization of disturbed areas, Erosion control blanket shall meet the material specifications of and shall be installed in accordance with the above standards, the Illinois Urban Manual and/or the details shown on the PLANS.

III.UNDERGROUND IMPROVEMENTS

A. GENERAL

STANDARDS

All underground improvements shall be constructed and tested in accordance with the Standard Specifications for Water and Sewer Construction in Illinois and Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition. In the event of conflicting guidelines, the more restrictive shall govern.

SELECTED GRANULAR BACKFILL

Selected Granular Backfill shall be required for all sewer and water main trenches lying under existing or proposed streets, driveways, parking lots and within 24" thereof, and where noted on PLANS. All material placed in such trenches shall be in accordance with the above standards.

MANHOLES, CATCH BASIN, INLETS & VALVE VAULTS

All Manholes, Catch Basins, Inlets, and Valve Vaults shall be constructed of reinforced precast concrete ring construction with tongue and groove joints in conformance with the latest revision of ASTM designation C-478. All joints between sections and frames (except sanitary manholes, see Section IIIB Manholes, below) shall be sealed with mastic type bituminous jointing compound, CONTRACTOR shall remove all excess mastic on inside of structure and butter joints with mortar, Manholes are to have offset cones except that no cone shall be used on storm manholes 6'-0" deep or less in which case a reinforced concrete flat top section shall be used, and Valve Vaults shall have concentric cones, Only concrete adjustment rings will be permitted where necessary and shall be limited to two adjustment rings totaling not more than 8" in height, All manholes and catch basin steps shall be copolymer polypropylene with continuous ½" steel reinforcement as manufactured by MA Industries, or approved equal.

AUGER/BORING AND CASING *INTENTIONALLY OMITTED

Casing pipe shall be welded steel pipe, installed where shown on the PLANS. The carrier pipe shall be securely blocked and banded and sanitary and storm sewers shall maintain the specified gradient. Upon installing the carrier pipe the ends shall be sealed with hydraulic cement.

AUGER (OPEN BORE) *INTENTIONALLY OMITTED

The CONTRACTOR shall auger (open bore) where noted on PLANS.

HORIZONTAL AND VERTICAL SEPARATION OF WATER AND SEWER MAINS

Horizontal and vertical separation of water and sewer mains shall be in accordance with Standard Specifications for Water and Sewer Construction in Illinois Section 41-2.01A and 41-2.01B and Standard Drawing 18, 19, 20, 21, 22, 23 and 24.

STRUCTURE ADJUSTMENTS

Structures shall be adjusted to the finished grade as shown on PLANS.

B. SANITARY SEWERS AND APPURTENANCES *INTENTIONALLY OMITTED

C. WATER MAINS AND APPURTENANCES *INTENTIONALLY OMITTED

D. STORM SEWERS AND APPURTENANCES

STORM SEWER PIPE

Storm sewer pipe shall conform to the following:

(1) Reinforced concrete pipe minimum Class IV in conformance with the latest revision of ASTM designation C76 with C443 flexible gasket joints, except that bituminous mastic joints may be used in grass areas.

(2) Polyvinyl Chloride (PVC) Pipe: ASTM D3034 (4-inch thru 15-inch) or ASTM F679 (18-inch thru 36-inch), rated SDR 35, continually marked with manufacturer's name, pipe size, cell classification, SDR rating, Joints shall be flexible elastomeric seals conforming to ASTM D3212.

(3) Ductile Iron Pipe (DIP) shall conform to ANSI/AWWA C151/21.5, Class 50 cement lined with push on type joints conforming to ANSI/AWWA C111/A21.11.

(4) Spiral Rib Metal Pipe Type 1R: 15-inch diameter and greater, Pipe ends shall be re-corrugated and installed with semi-corrugated Hugger type bands and "O" ring gaskets. (Only permitted with Municipality approval and/or when specifically indicated on PLANS).

(5) High Density Polyethylene Pipe (HDPE) Smooth Interior, AASHTO Designation M252 and M294, maximum diameter of 48 inches, Pipe joints and fittings shall be watertight gasketed joints. No band seals will be allowed. (Only permitted in landscape areas with Municipality Approval and/or when specifically indicated on PLANS).

(6) Polypropylene (PP) Pipe shall have a smooth interior and annular exterior corrugations and shall meet or exceed ASTM F2881 and AASHTO M330. Pipe shall be joined with a gasketed integral bell & spigot joint meeting the requirements of ASTM F2881; PP Pipe shall be watertight according to the requirements of ASTM D3212, Spigots shall have gaskets meeting the requirements of ASTM F477. (Only permitted with Municipality Approval and/or when specifically indicated on PLANS.)

(7) Polyvinyl Chloride (PVC) large diameter closed profile gravity sewer pipe, UNI-B-9: ASTM F794, (Only permitted with Municipality Approval and/or when specifically indicated on PLANS).

(8) Corrugated Steel (Metal) Pipe (CSP or CMP), ASTM A760, 16 gauge unless noted on PLANS. Corrugated steel pipe may be round pipe, arch pipe, or slotted drainpipe as indicated on PLANS. Slotted drainpipe shall have 1.75 inches wide drain waterway openings and 6 inches minimum height drain guide, (Only permitted with Municipality approval and/or when specifically indicated on PLANS).

Precast tees, bends, and manholes may be used if permitted by the JURISDICTIONAL GOVERNMENTAL ENTITY.

Storm sewer shall include bedding and trench backfill.

MANHOLES, INLETS & CATCH BASINS

Manholes, Inlets and Catch Basins shall be constructed in conformance with Section IIIA Manholes, etc. above, The space between connecting pipes and the wall of the manhole shall be completely filled with non-shrink hydraulic cement mortar, Frames and lids shall be Neenah or approved equal unless specified otherwise on the PLANS, All frames and grates shall be provided such that the flange fully covers the opening plus 2" of the structure as a minimum, * Provide "Vane" Type frame & grate for all structures located in curb where gradient exceed 2.0%, Manholes shall include steps, frame & grate, bedding and trench backfill.

FLARED END SECTIONS *INTENTIONALLY OMITTED

RIP RAP *INTENTIONALLY OMITTED

FOUNDATION, BEDDING AND HAUNCHING

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the details.

UNDERDRAINS

Pipe underdrains shall be corrugated flexible plastic pipe conforming to AASHTO Designation M252 perforated corrugated polyethylene pipe (PE) with a smooth interior of the diameter indicated on the PLANS and wrapped in a sediment filter sock supplied and installed by the CONTRACTOR, Perforations may be circular or slotted, but shall provide a minimum inlet area of 1.0 square inch per 2.0 linear feet of pipe, CONTRACTOR shall submit fabric and pipe catalogue Specifications for approval by the CLIENT, CONTRACTOR shall bed and backfill the underdrain in one of the following IDOT gradations of aggregate (CA-5, CA-7, CA-11, CA-14 or CA-15).

MISCELLANEOUS

(1) All existing field drainage tile or storm sewers encountered or damaged during construction shall either be restored to their original condition, properly rerouted and/or connected to the storm sewer system.

(2) Footing drains shall be connected to sump pumps or discharged directly into storm sewers. Footing drains or drainage tile shall not be connected to the sanitary sewer.

CONNECTION FOR STORM SERVICE TO STORM MAIN

Connections of storm sewer services to storm sewer mains should be made with manufactured tees when available. Availability of manufactured tees will be a function of the storm sewer material and pipe diameter size of the service sewer and main. If manufactured tees are not reasonably available, connections should be made in accordance with manufacturer's recommendations for all storm sewer other than concrete pipe. For concrete pipe connections without manufactured tees the storm sewer main shall be machine cored and the service sewer connected using non-shrink grout for the void between pipes. The service sewer shall be cut flush with the inside wall of the sewer main and not extend into the inside flow area of the main or otherwise impede flow.

IV. ROADWAY AND PARKING LOT IMPROVEMENTS *INTENTIONALLY OMITTED

DRAWN BY	DATE	REVISIONS
JSE	03-25-25	WALL/FENCE UPDATE, VILLAGE COMMENTS
MH	05-06-25	ADDENDUM #1

Manhard CONSULTING

Civil Engineering • Land Development • Water Resource Engineering • Surveying • Water & Wastewater Engineering • Environmental Engineering • Planning • Construction Management • Landscape Architecture • Transportation Engineering

LAKESIDE VILLAS EAST PROPERTY LINE - NORTH
VILLAGE OF WHEELING, ILLINOIS
CONSTRUCTION SPECIFICATIONS

PROJ. MGR.:	JSE
PROJ. ASSOC.:	CW
DRAWN BY:	MH
DATE:	03-13-25
SCALE:	N.T.S.

SHEET 7 OF 7

LSV.WHIL08

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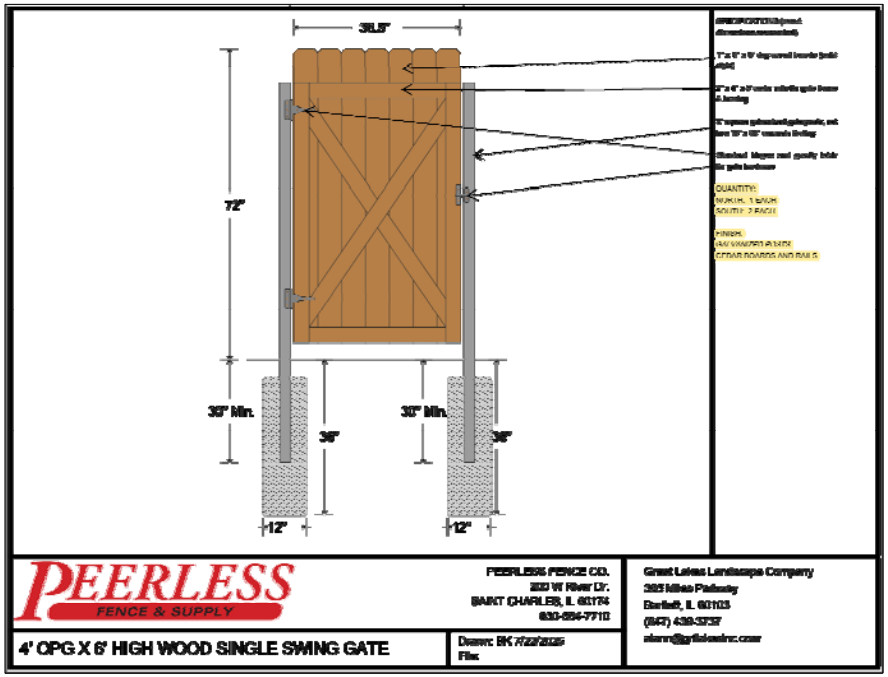
Date Plotted: Jul 29, 2025 - 14:49 Dwg Name: \\Manhard\Projects\Lakeside Villas\Civil\Engineering\Final Drawings\Specifications\Standard Specifications.dwg Xrefs: Standard Specifications - North.dwg Updated By: mwhitesell



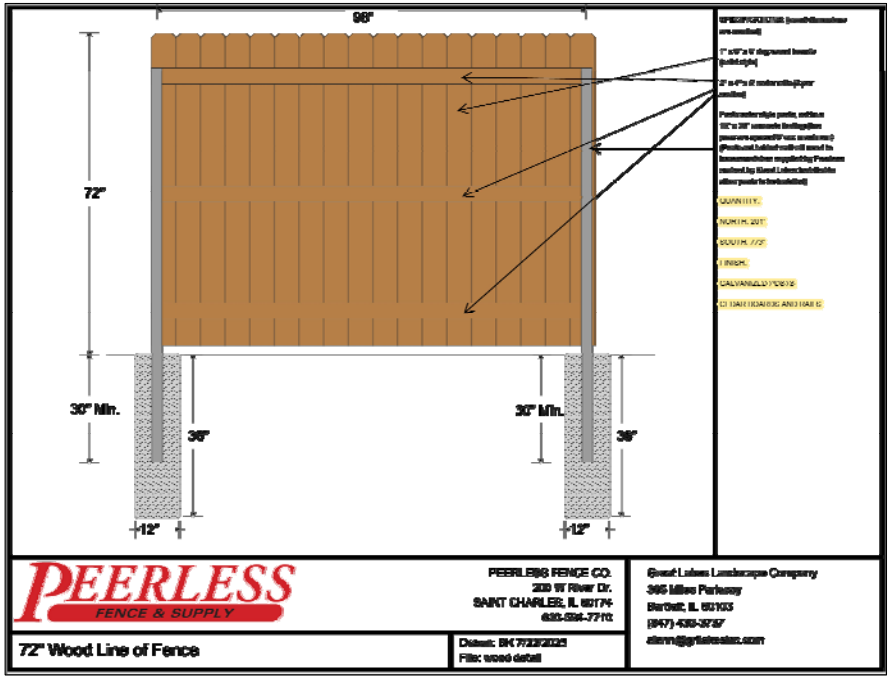
PEERLESS FENCE & SUPPLY

PEERLESS FENCE CO.
203 W River Dr.
SAINT CHARLES, IL 60174
630-584-7710

Great Lakes Landscape Company
395 Milles Parkway
Bartlett, IL 60103
(847) 439-3737
alann@greatlakesinc.com

4' OPG X 6' HIGH WOOD SINGLE SWING GATE

Drawn: BK 7/22/2025
File:



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203 W River Dr.
SAINT CHARLES, IL 60174-
630-584-7710

Great Lakes Landscape Company
395 Milles Parkway
Bartlett, IL 60103
(847) 439-3737
alann@greatlakesinc.com

72" Wood Line of Fence

Dated: BK 7/22/2025
File: wood detail

DETAILS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. REFER TO PLANS AND DETAILS PROVIDED BY OTHERS FOR CONSTRUCTION.

DRAWN BY	REMARKS	DATE
JSE	11-25-25 WALL/FENCE UPDATE- VILLAGE COMMENTS	

Manhard CONSULTING

LAKESIDE VILLAS EAST PROPERTY LINE - NORTH
VILLAGE OF WHEELING, ILLINOIS
SUPPLEMENTAL DETAILS - FENCING

PROJ. MGR.: JSE
PROJ. ASSOC.: DW
DRAWN BY: ----
DATE: 03-13-25
SCALE: 1"=10'

SHEET
S1
LSV.WHIL08

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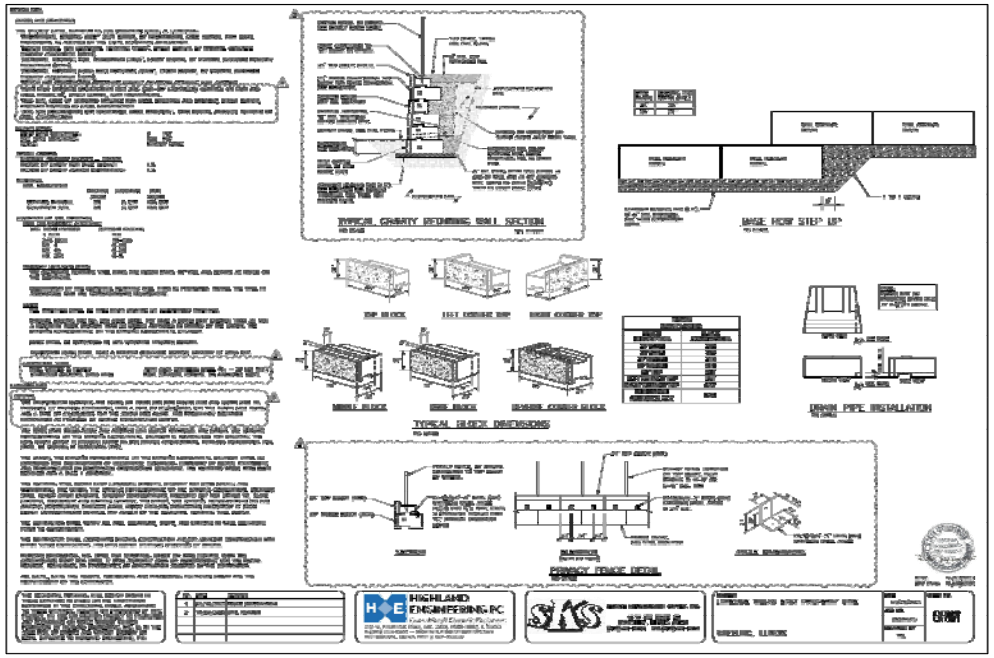
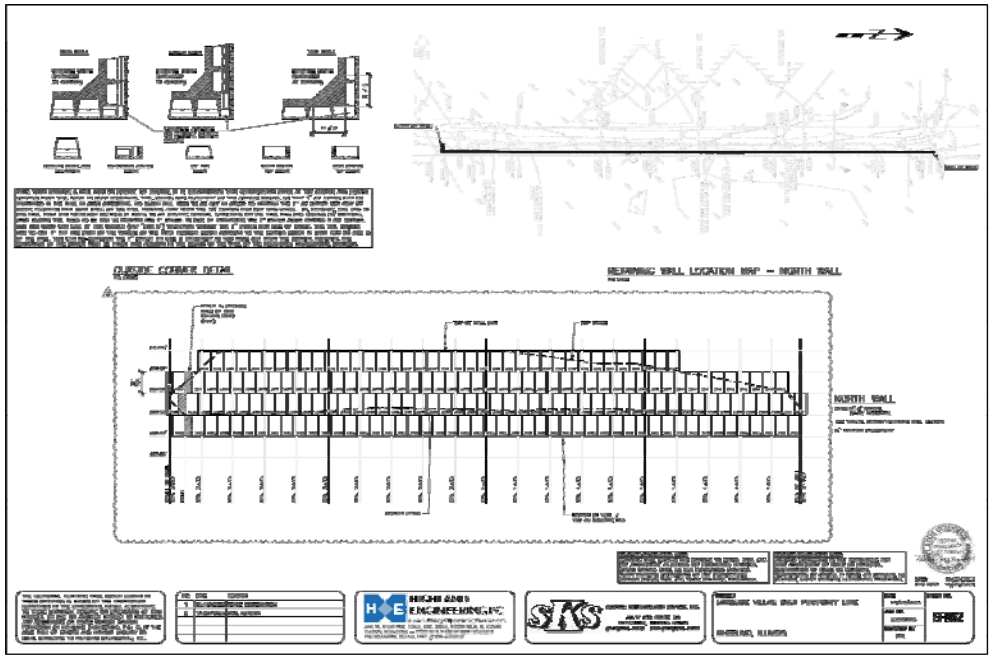
November 25, 2025 - 12:14 Dwg. Name: P:\Lsv\WHIL\Lsv\Civil\Final Drawings\Plan Set\North\DETAILS.dwg Updated By: alann





DETAILS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. REFER TO PLANS AND DETAILS PROVIDED BY OTHERS FOR CONSTRUCTION.

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Manhard CONSULTING

DRAWN BY	DATE	REVISIONS
JSE		
	11-25-25	WALL/FENCE UPDATE - VILLAGE COMMENTS

LAKESIDE VILLAS EAST PROPERTY LINE - NORTH

VILLAGE OF WHEELING, ILLINOIS

SUPPLEMENTAL DETAILS - RETAINING WALL

PROJ. MGR.: JSE
PROJ. ASSOC.: CW
DRAWN BY: ----
DATE: 03-13-25
SCALE: 1"=10'

SHEET
S2
LSV.WHIL08

November 25, 2025 - 12:14 Dwg. Name: P:\Lsv\WHIL\Lsv\Civil\Final Drawings\Plan Set\North\DETAILS.dwg Updated By: jsteinkamp

Proposed Improvements
for

KESIDE VILLAS EAST PROPERTY LINE - SOUTH

LAKESIDE CIRCLE DRIVE
VILLAGE OF WHEELING, ILLINOIS

STANDARD SYMBOLS

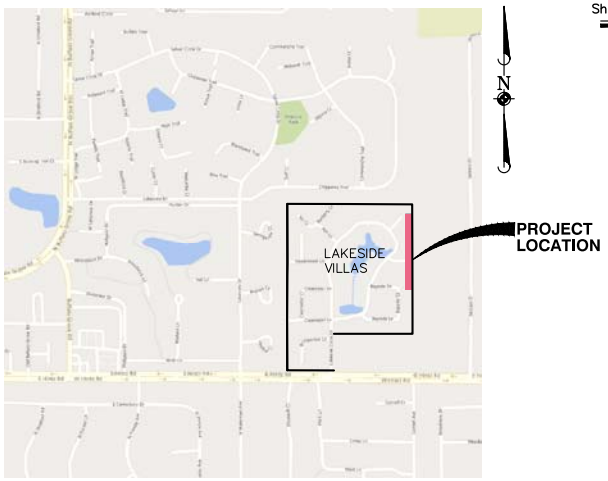
PROPOSED

STORM SEWER
SANITARY SEWER
COMBINED SANITARY SEWER
FORCEMAIN
DRAINTILE
WATER MAIN
ELECTRIC
GAS
TELEPHONE
SANITARY MANHOLE
STORM MANHOLE
CATCH BASIN
STORM INLET
CLEANOUT
HAY BALES
RIP RAP
VALVE IN VAULT
VALVE IN BOX
FIRE HYDRANT
BUFFALO BOX
FLARED END SECTION
STREET LIGHT
SUMMIT / LOW POINT
RIM ELEVATION
INVERT ELEVATION
DITCH OR SWALE
DIRECTION OF FLOW
OVERFLOW RELIEF SWALE
1 FOOT CONTOURS
CURB AND GUTTER
DEPRESSED CURB AND GUTTER
REVERSE CURB AND GUTTER
SIDEWALK
DETECTABLE WARNINGS
PROPERTY LINE
EASEMENT LINE
SETBACK LINE
MAIL BOX
SIGN
TRAFFIC SIGNAL
POWER POLE
GUY WIRE
GAS VALVE
HANDHOLE
ELECTRICAL EQUIPMENT
TELEPHONE EQUIPMENT
CHAIN-LINK FENCE
SPOT ELEVATION
BRUSH/TREE LINE
DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TBR)
CONIFEROUS TREE WITH HEIGHT IN FEET (TBR)
SILT FENCE
RETAINING WALL
WETLAND

ABBREVIATIONS

F/L	FLOW LINE
FM	FORCE MAIN
G	GROUND
GAS	GAS
G/F	GRADE AT FOUNDATION
G/WALL	GRADE AT WALL
GW	GUY WIRE
HDWL	HEADWALL
HH	HANDHOLE
HWL	HIGH WATER LEVEL
HYD.	HYDRANT
INL	INLET
INV.	INVERT
IP	IRON PIPE
LT	LEFT
MAX.	MAXIMUM
MB	MAILBOX
M/E	MEET EXISTING
MH	MANHOLE
MIN.	MINIMUM
NWL	NORMAL WATER LEVEL
P.E.	PRIVATE ENTRANCE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PGL	PROFILE GRADE LINE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PP	POWER POLE
PROP.	PROPOSED
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
P	PAVEMENT
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
R	RADIUS
R.O.W.	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
REM	REMOVAL
REV	REVERSE
RR	RAILROAD
RT	RIGHT
SAN	SANITARY
SF	SQUARE FOOT
SHLD.	SHOULDER
SL	STREET LIGHT
SMH	SANITARY MANHOLE
ST	STORM
STA.	STATION
STD	STANDARD
SW	SIDEWALK
SY	SQUARE YARDS
TBR	TO BE REMOVED
T	TELEPHONE
T-A	TYPE A
T/C	TOP OF CURB
T/F	TOP OF FOUNDATION
T/P	TOP OF PIPE
T/W	TOP OF WALK
T/WALL	TOP OF WALL
TEMP	TEMPORARY
TRANS	TRANSFORMER
V.B.	VALVE BOX
VCP	VITRIFIED CLAY PIPE
V.V.	VALVE VAULT
WL	WATER LEVEL
WM	WATER MAIN

IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE
IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR
R SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR
ERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.



LOCATION MAP
N.T.S.

OWNER: LAKESIDE VILLAS HOA
ADDRESS: 794 LAKESIDE CIRCLE DRIVE
CITY: WHEELING, ILLINOIS 60090
PH.: (847) 751-8249

INDEX OF SHEETS

Sheet Number	Sheet Title
1	TITLE SHEET
2	EXISTING CONDITIONS AND DEMOLITION PLAN
3	SOIL EROSION AND SEDIMENT CONTROL PLAN
4	SITE AND GRADING PLAN
5	SITE AND GRADING PLAN 2
6	UTILITY PLAN
7	CONSTRUCTION DETAILS
8	CONSTRUCTION SPECIFICATIONS
S1	SUPPLEMENTAL DETAILS – FENCING
S2	SUPPLEMENTAL DETAILS – RETAINING WALL

NOTE:

THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY MANHARD CONSULTING, LTD. ON MARCH 20TH 2024. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.

BENCHMARKS:

REFERENCE BENCHMARK: VILLAGE OF WHEELING BENCHMARK 4 – 2.5" ALUMINUM DISC STAMPED "VILLAGE OF WHEELING – SURVEY MARKER" NORTH SIDE OF SANITARY SEWER LIFT STATION

ELEVATION=655.27 DATUM=NAVD88

SITE BENCHMARK 3: MCL CONTROL NO. 9
CUT CROSS IN CONCRETE SIDEWALK LOCATED APPROXIMATELY 27 FEET WEST OF THE CENTERLINE OF LAKESIDE CIRCLE DRIVE AND 26 FEET SOUTH OF THE CENTERLINE OF CLEARWATER LANE.

ELEVATION=670.70 DATUM=NAVD88

SITE BENCHMARK 4: MCL CONTROL NO. 10
CUT CROSS IN TOP OF CURB LOCATED APPROXIMATELY 36 FEET SOUTH OF THE CENTERLINE OF BRIDGEVIEW COURT AND 203 FEET WEST OF THE CENTERLINE OF LAKESIDE CIRCLE DRIVE.

ELEVATION=672.22 DATUM=NAVD88

Manhard CONSULTING

Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

UTILITY CONTACTS

ELECTRIC COMED 1500 FRANKLIN BLVD. LIBERTYVILLE, IL 60048 (847) 816-5384 CONTACT: ROBERT NAVARRETE	WATER VILLAGE OF WHEELING 77 W HINTZ ROAD WHEELING, IL 60090 (847) 279-6901 CONTACT: MARK JANECK
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JULIE ILLINOIS ONE-CALL SYSTEM Simply Call 811

JOHN STEVEN EVERARD 062-070827 11-14-25 LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

SEAL

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DRAWN BY	REVISIONS	DATE
JSE	VILLAGE UPDATES, VILLAGE COMMENTS	11-26-25
GAW	VILLAGE COMMENTS	11-14-25
GAW	FINAL ENGINEERING REVIEW	09-22-25
MH	FENCE RELOCATION AND GRADING REVIEW	03-25-25
	ADDENDUM #1	01-06-25

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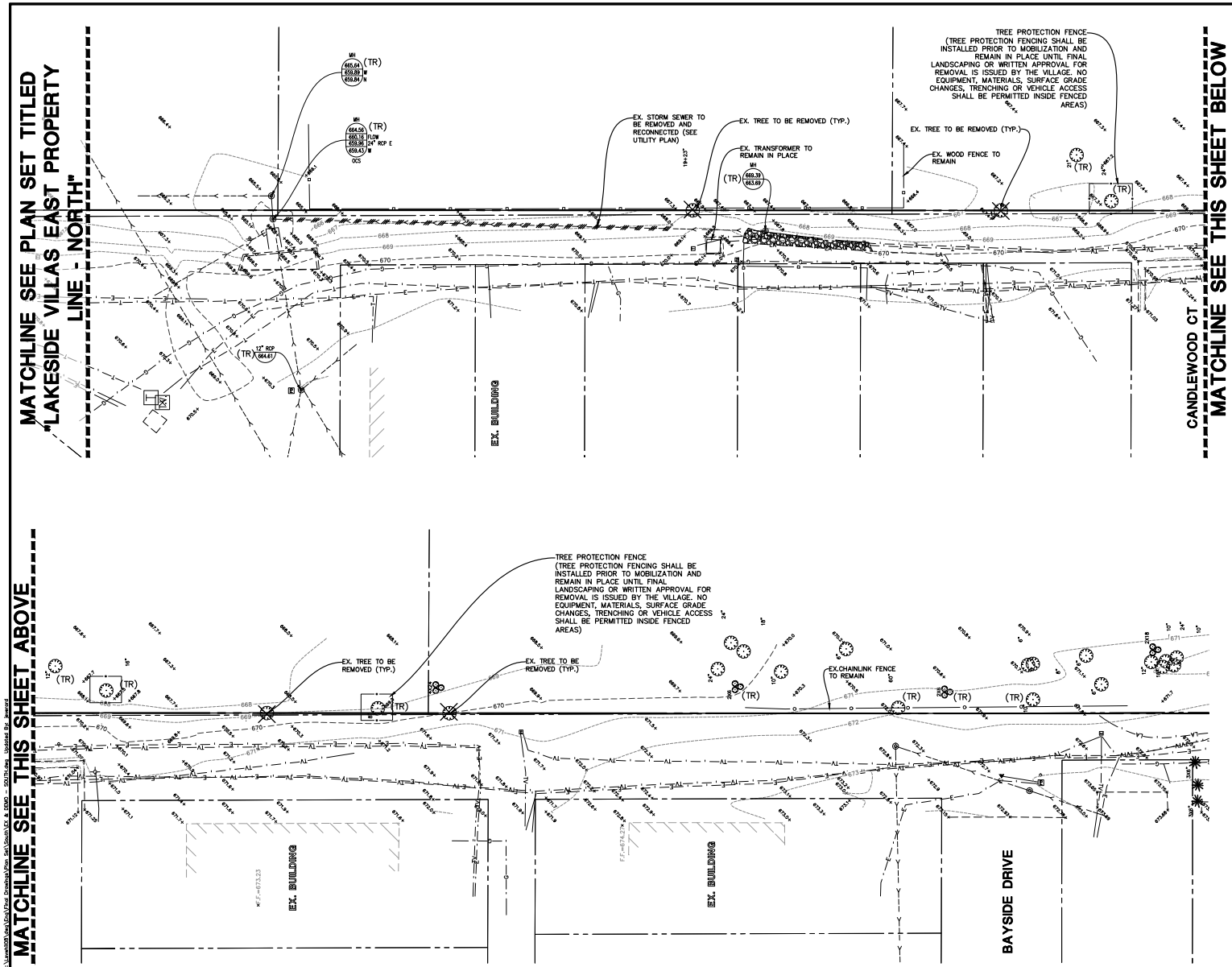
LAKESIDE VILLAS EAST PROPERTY LINE - SOUTH
VILLAGE OF WHEELING, ILLINOIS
TITLE SHEET

PROJ. MGR.: JSE
PROJ. ASSOC.: GW
DRAWN BY: GAW
DATE: 03-13-25
SCALE: NTS

SHEET 1 OF 8

LSV.WHILOB



0 5 10 20

SCALE: 1"=10'

DEMOLITION LEGEND

- FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED
- UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
- TREE TO BE REMOVED
- TREE PROTECTION FENCE
- (TBR) TO BE REMOVED
- (TR) TO REMAIN

REQUIRED TREE PROTECTION FENCING SPECIFICATION

A. FENCE TYPE: 4-FOOT HIGH-VISIBILITY ORANGE PLASTIC SNOW-FENCE MOUNTED ON STEEL OR WOOD POSTS.

B. PLACEMENT: INSTALL AT THE DRIPLINE OR AT THE CALCULATED ROOT PROTECTION ZONE (RPZ) -- RPZ = 1.5 FT X DBH (INCHES) RECOMMENDED OR AS DIRECTED BY THE PROJECT ARBORIST.

C. PROTECTION MEASURES INSIDE FENCED AREA: NO GRADING, STOCKPILING, TRENCHING, SURFACE GRADE CHANGES, VEHICLE ACCESS, OR EQUIPMENT PARKING.

D. MONITORING & ENFORCEMENT: ARBORIST TO INSPECT FENCING PRIOR TO CONSTRUCTION START AND WEEKLY DURING CONSTRUCTION; PROVIDE INSPECTION LOG TO VILLAGE UPON REQUEST.

E. BARRIER MAINTENANCE: REPLACE OR REPAIR FENCE WITHIN 24 HOURS OF ANY DAMAGE.

F. EXCAVATION NEAR TREES: WHERE EXCAVATION WITHIN RPZ IS UNAVOIDABLE, USE HAND-DIGGING, AIR EXCAVATION, OR TUNNELING; ROOTS > 1.5" TO BE CUT CLEANLY AND RECORDED; ARBORIST TO PRESCRIBE MITIGATION.

EXISTING CONDITIONS AND DEMOLITION NOTES:

1. EXISTING CONDITIONS AND DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF MARCH 20TH 2024. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO PREPARE THE SITE FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL (IN A LOCATION APPROVED BY ALL JURISDICTIONAL GOVERNING ENTITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, ROAD, PARKING LOTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
4. REFER TO SPECIFICATIONS SHEET FOR DEMOLITION NOTES.
5. ALL EXISTING UTILITIES ARE TO BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED

DRAWN BY	DATE	REVISIONS
JSE	11-25-25	WALL/FENCE UPDATE, VILLAGE COMMENTS
GAW	10-22-25	REMOVAL OF TWO SOUTHERNMOST WALLS
MH	06-06-25	ADDENDUM #1

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LAKESIDE VILLAS EAST PROPERTY LINE - SOUTH
VILLAGE OF WHEELING, ILLINOIS
EXISTING CONDITIONS AND DEMOLITION PLAN

PROJ. MGR.: JSE
PROJ. ASSOC.: GW
DRAWN BY: GAW
DATE: 03-13-25
SCALE: 1"=10'

SHEET 2 OF 8

LSV.WHIL08

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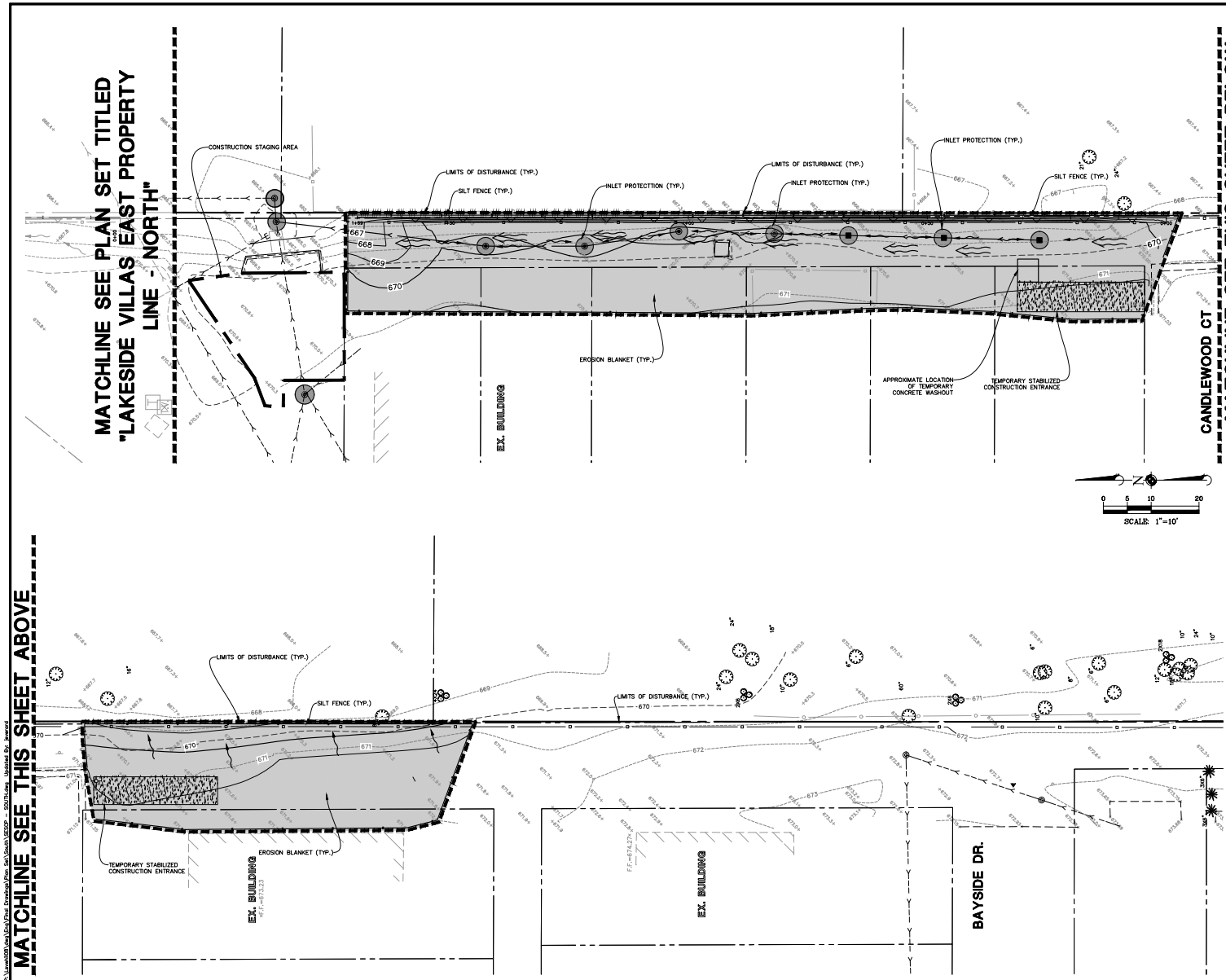
November 26, 2025 - 10:22 Dwg Name: P:\Vernon\05-Data\Civil\Plat Drawings\Plan Set\Sheets\02 & 03\01 - SOUTH.dwg Updated By: jsward



SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES:

1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
2. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE OWNER, SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
3. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER, OR EQUIVALENT SNOWFALL, WHEN THE SNOW MELTS AND THERE IS POTENTIAL FOR EROSION. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY. FOR SITES DISCHARGING DEWATERING WATER, AN INSPECTION MUST BE CONDUCTED DURING THE DISCHARGE, ONCE PER DAY ON WHICH THE DISCHARGE OCCURS AND DOCUMENTED AND KEPT IN THE SWPPP BOOKLET.
4. INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING OR GRADING. ONSITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILLING ACTIVITIES ON THE SITE.
5. STORM WATERS FALLING ON THE ENTIRE SITE SHALL BE DIVERTED INTO THE DETENTION BASIN, PRIOR TO BEGINNING MASS EXCAVATION, THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENTATION TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY AND CONVEY THEM TO THE DETENTION BASIN.
6. IF STORMWATER DETENTION IS NOT REQUIRED THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENT TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY.
7. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA.
8. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT 64 LBS/ACRE.
9. INLET PROTECTION SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.
10. STABILIZATION OF TOPSOIL STOCKPILES SHALL BE INITIATED IMMEDIATELY UPON COMPLETION UNLESS THEY WILL BE DISTURBED WITHIN FOURTEEN (14) CALENDAR DAYS. STABILIZATION OF STOCKPILES MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA. ALL SOIL STORAGE PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE ON THE DOWN SLOPE SIDE OF THE PILES.
11. DEWATERING DISCHARGES SHALL BE ROUTED THROUGH A SEDIMENT CONTROL (e.g. SEDIMENT TRAP OR BASIN, PUMPED WATER FILTER BAG) DESIGNED TO MINIMIZE DISCHARGES WITH VISUAL TURBIDITY. THE DISCHARGE SHALL NOT INCLUDE VISIBLE FLOATING SOLIDS OR FOAM. THE DISCHARGE MUST NOT CAUSE THE FORMATION OF A VISIBLE SHEEN ON THE WATER SURFACE, OR VISIBLE OILY DEPOSITS ON THE BOTTOM OR SHORELINE OF THE RECEIVING WATER. AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVISE SHALL BE USED TO TREAT OIL, GREASE, OR OTHER SIMILAR PRODUCTS IF DEWATERING WATER IS FOUND TO OR EXPECTED TO CONTAIN THESE MATERIALS. TO THE EXTENT FEASIBLE, USE WELL VEGETATED (e.g. GRASSY OR WOODED), UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE. USING RECEIVING WATERS AS PART OF THE TREATMENT AREA IS PROHIBITED. TO MINIMIZE DEWATERING RELATED EROSION AND RELATED SEDIMENT DISCHARGES, USE STABLE, EROSION RESISTANT SURFACES (e.g. WELL-VEGETATED GRASSY AREAS, CLEAN FILTER STONE, GEOTEXTILE UNDERLAYMENT) TO DISCHARGE FROM DEWATERING CONTROLS. DO NOT PLACE DEWATERING CONTROLS, SUCH AS PUMPED WATER FILTER BAGS ON STEEP SLOPES (15% OR GREATER IN GRADE. BACKWASH WATER (WATER USED TO BACKWASH/CLEAN ANY FILTERS USED AS PART OF STORMWATER TREATMENT) MUST BE PROPERLY TREATED OR HAULED OFF-SITE FOR DISPOSAL. DEWATERING TREATMENT DEVICES SHALL BE PROPERLY MAINTAINED.
12. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADER TO PROVIDE A UNIFORM RATE OF APPLICATION.
13. TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED, ADJUSTED OR RELOCATED AS NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
14. ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE STRUCTURE DURING CONSTRUCTION OPERATIONS SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
15. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE CLIENT OR OTHER JURISDICTIONAL GOVERNMENTAL ENTITIES.
16. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 30 DAYS OF FINAL STABILIZATION.

SOIL PROTECTION CHART

STABILIZATION CHART	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDINGS	A											
DORMANT SEEDINGS	B										B	
TEMPORARY SEEDINGS	C											
TEMPORARY SEEDINGS	D											
SODDING	E**											
MULCHING	F											

A – KENTUCKY BLUEGRASS 50 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 30 LBS./AC.

B – KENTUCKY BLUEGRASS 150 LBS./AC. MIXED WITH CREEPING RED FESCUE 45 LBS./AC. 2 TONS STRAW MULCH PER ACRE

C – SPRING OATS 96 LBS./AC.

D – WHEAT OR CEREAL RYE 150 LBS./AC.

E – SOD (NURSERY GROWN, KENTUCKY BLUEGRASS)

F – STRAW MULCH 2 TONS PER ACRE

* IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER

** IRRIGATION NEEDED FOR 21 WEEKS AFTER SODDING

NOTE: THIS CHART IS A GUIDE TO ASSISTS THE CONTRACTOR IN UNDERSTANDING OPTIONS FOR SOIL STABILIZATION. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THIS CHART. ANY CONFLICT SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
2. PROVIDE STABILIZED CONSTRUCTION ENTRANCE.
3. CONSTRUCT TEMPORARY DITCHES, SWALES, AND/OR SEDIMENT TRAPS.
4. STRIP EXISTING TOPSOIL FROM PROPOSED LIMITS OF DISTURBANCE AND STOCKPILE WHERE SHOWN ON PLANS.
5. PROVIDE SILT FENCE AROUND THE BASE OF THE STOCKPILES.
6. CUT AND FILL SITE TO PLAN SUB-GRADE.
7. CONSTRUCT UNDERGROUND IMPROVEMENTS, i.e. SANITARY SEWER WATERMAIN AND STORM SEWER**, ETC.
8. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
9. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
10. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

** INSTALL INLET PROTECTION AROUND DRAINAGE STRUCTURES AS CONSTRUCTED.

NOTE:

NOTE: CONTRACTOR TO ENSURE THAT ALL CONSTRUCTION IS TO STAY WITHIN THE LAKESIDE VILLAS PROPERTY LINE AND NOT IMPACT NEIGHBORING PROPERTIES TO THE EAST

LEGEND

- TEMPORARY SILT FENCE (PERIMETER EROSION BARRIER)
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN DS 75) (SEEDING PER LANDSCAPE PLAN)
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
- TEMPORARY STORM STRUCTURE PROTECTION
- TEMPORARY PERFORATED RISER
- SWALE DRAINAGE FLOW
- LIMITS OF DISTURBANCE/CONSTRUCTION

NO.	DATE	REMARKS	DRAWN BY
1	11-25-25	WALL/FENCE UPDATE, VILLAGE COMMENTS	JSE
2	12-22-25	REMOVAL OF TWO SOUTHERNMOST WALLS	GAW
3	01-05-26	ADDENDUM #1	MH

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LAKESIDE VILLAS EAST PROPERTY LINE - SOUTH
VILLAGE OF WHEELING, ILLINOIS
SOIL EROSION AND SEDIMENT CONTROL PLAN

PROJ. MGR.: JSE
PROJ. ASSOC.: GW
DRAWN BY: GAW
DATE: 03-13-25
SCALE: 1"=10'

SHEET 3 OF 8
LSV.WHIL08

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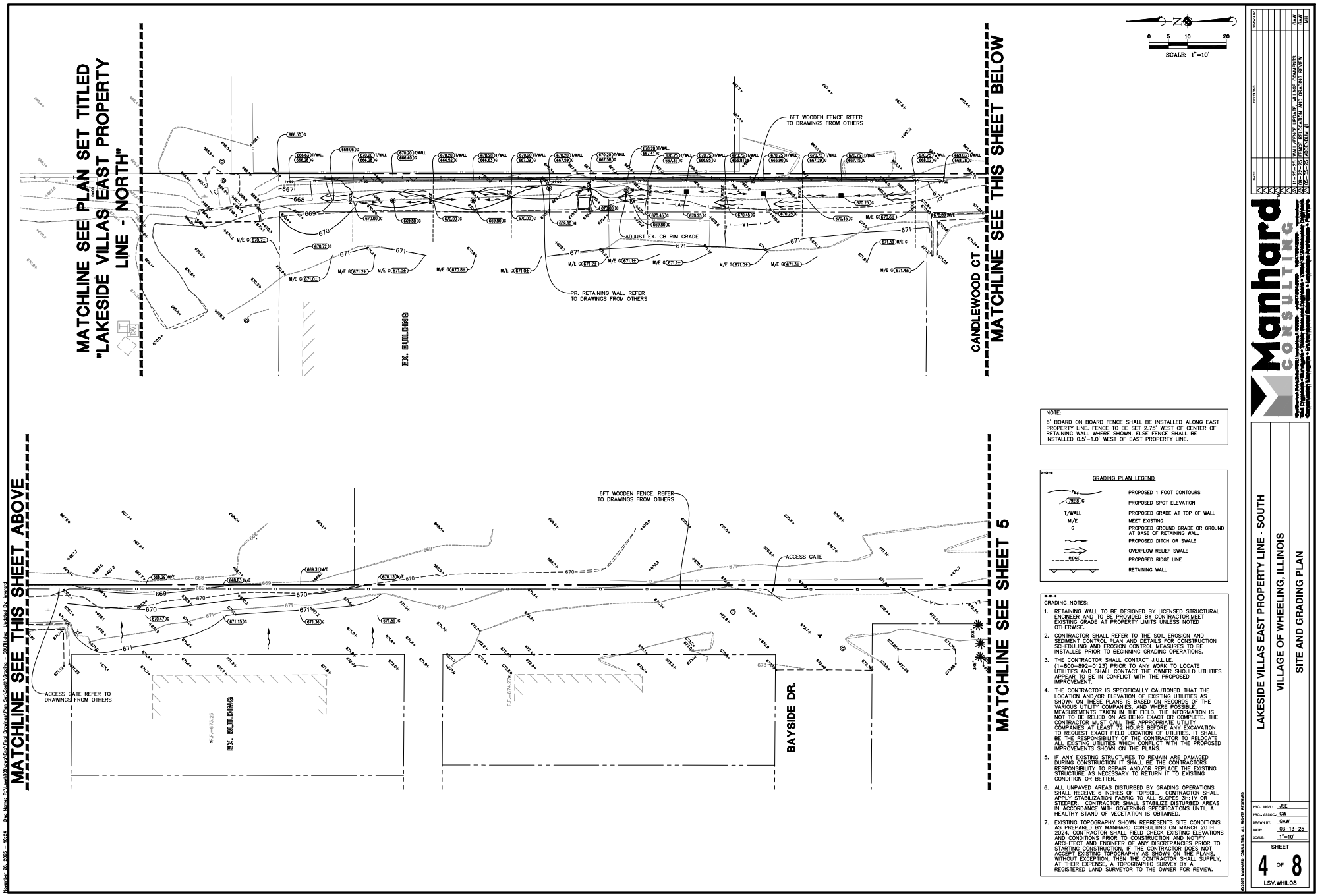

NOTE:
6' BOARD ON BOARD FENCE SHALL BE INSTALLED ALONG EAST PROPERTY LINE. FENCE TO BE SET 2.75' WEST OF CENTER OF RETAINING WALL WHERE SHOWN. ELSE FENCE SHALL BE INSTALLED 0.5'-1.0' WEST OF EAST PROPERTY LINE.

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
T/WALL	PROPOSED GRADE AT TOP OF WALL
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	OVERFLOW RELIEF SWALE
RIDGE	PROPOSED RIDGE LINE
	RETAINING WALL

GRADING NOTES:

1. RETAINING WALL TO BE DESIGNED BY LICENSED STRUCTURAL ENGINEER AND TO BE PROVIDED BY CONTRACTOR.MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
3. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
6. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
7. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING ON MARCH 20TH 2024. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.

DATE	REVISIONS	DRAWN BY
11-25-25	WALL/FENCE EXPOSE, VILLAGE COMMENTS	GAW
09-22-25	FENCE RELOCATION AND GRADING REVIEW	GAW
04-06-26	ADDENDUM #1	MH

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LAKESIDE VILLAS EAST PROPERTY LINE - SOUTH
VILLAGE OF WHEELING, ILLINOIS
SITE AND GRADING PLAN

PROJ. MGR.: JDE
PROJ. ASSOC.: DW
DRAWN BY: GAW
DATE: 03-13-25
SCALE: 1"=10'

SHEET 4 OF 8
LSV.WHIL08

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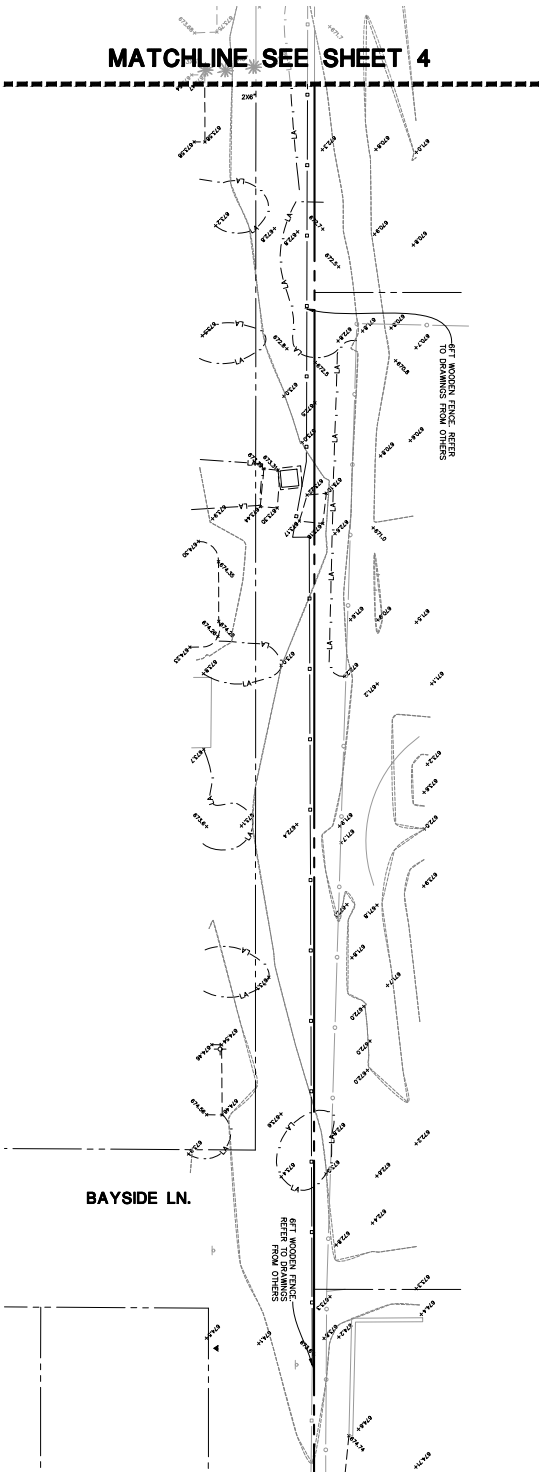

NOTE:
1. BOARD ON BOARD FENCE SHALL BE INSTALLED ALONG EAST PROPERTY LINE. FENCE TO BE SET 1' INSET OF CENTER OF RETAINING WALL WHERE SHOWN, ELSE FENCE SHALL BE INSTALLED 0.5'-1.0' WEST OF EAST PROPERTY LINE.

SCALE: 1"=10'

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SHEET 5 OF 8 LSV.WHL08

DESIGNED:	JSE
DRAWN BY:	JSE
CHECKED:	MH
DATE:	09-22-25
SCALE:	1"=10'

LAKESIDE VILLAS EAST PROPERTY LINE - SOUTH
VILLAGE OF WHEELING, ILLINOIS
SITE AND GRADING PLAN 2

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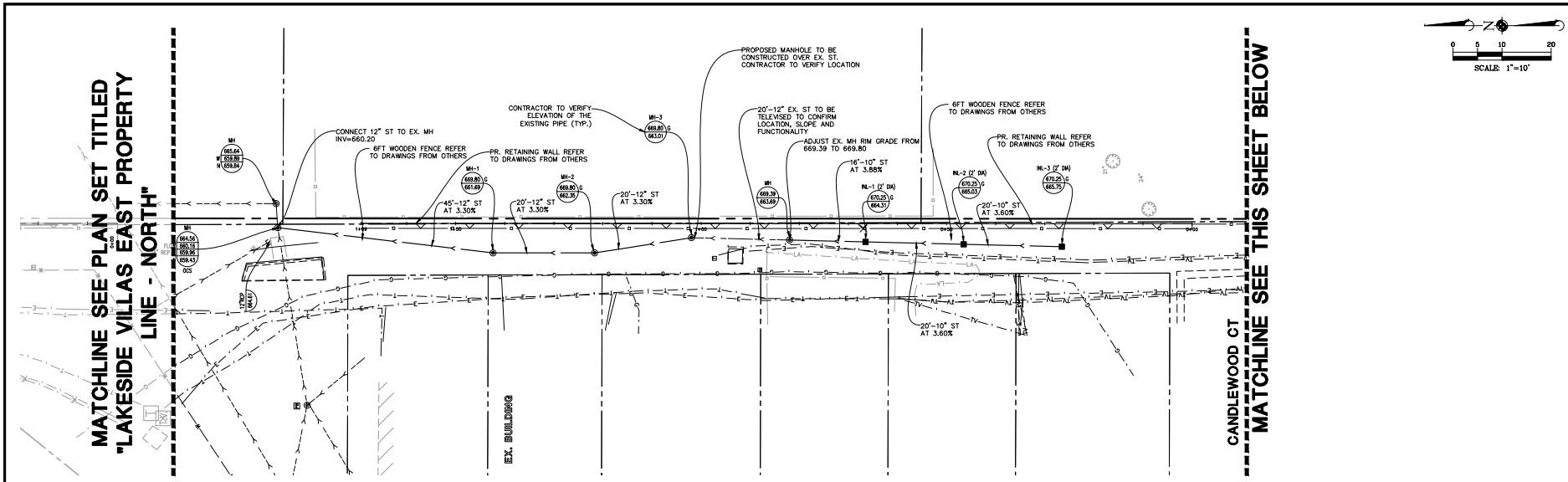
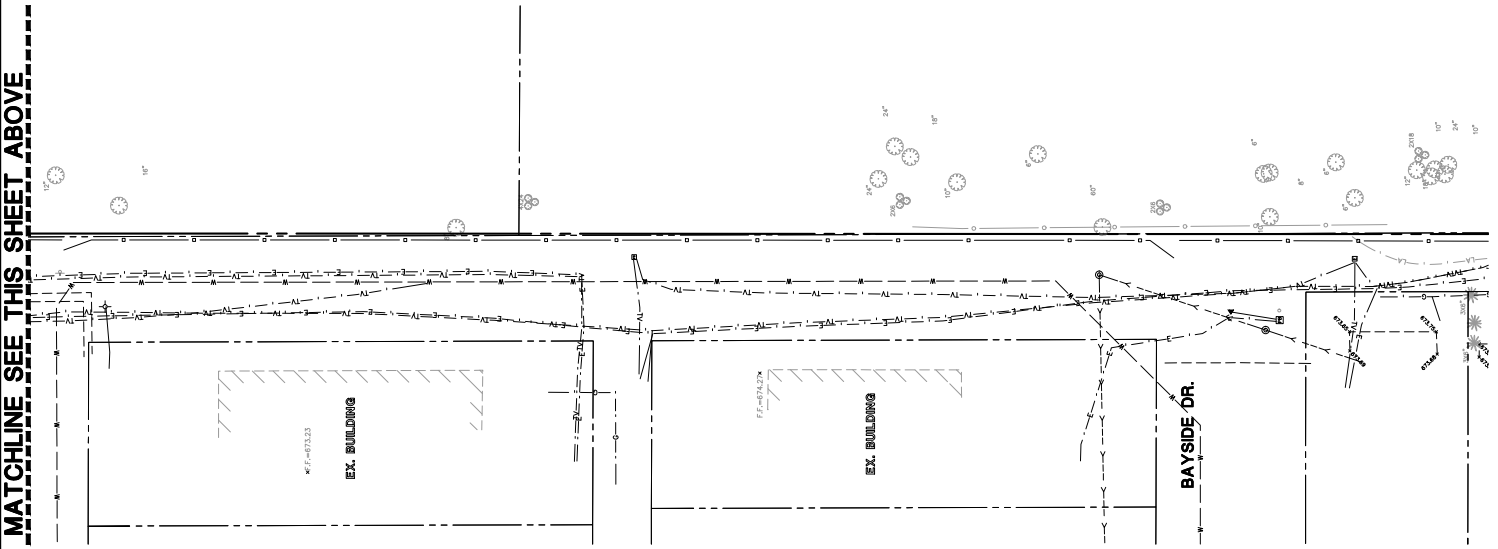
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
11-25-25	WALL/FENCE UPDATE, VILLAGE COMMENTS	JSE
10-22-25	REMOVAL OF TWO SOUTHERNMOST WALLS	GAW
09-22-25	FENCE RELOCATION AND GRADING REVIEW	GAW
05-05-25	ADDENDUM #1	MH





UTILITY NOTES:

1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
4. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
5. LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
6. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
7. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
8. AT LOCATIONS WHERE WATER MAIN CROSSES BENEATH OR LESS THAN 18" ABOVE A SEWER, PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
9. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
10. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
11. ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FES.
12. PROVIDE CONCRETE COLLAR FOR ALL DRAINAGE STRUCTURES IN PAVEMENT, NOT ADJACENT TO CURB. SEE CONCRETE COLLAR DETAIL ON DETAIL SHEET.
13. EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
14. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
15. ALL UNDERGROUND IMPROVEMENTS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, IN THE EVENT OF CONFLICTING GUIDELINES, THE MORE RESTRICTIVE SHALL GOVERN.

DATE	REVISIONS	DRAWN BY
11-25-25	WALL/FENCE UPDATE, VILLAGE COMMENTS	JSE
09-22-25	FENCE RELOCATION AND GRADING REVIEW	MSL
06-06-25	ADDENDUM #1	MH

Manhard CONSULTING

LAKESIDE VILLAS EAST PROPERTY LINE - SOUTH
VILLAGE OF WHEELING, ILLINOIS
UTILITY PLAN

PROJ. MGR.: JSE
PROJ. ASSOC.: GW
DRAWN BY: GAW
DATE: 03-13-25
SCALE: 1"=10'

SHEET 6 OF 8
LSV.WHIL08

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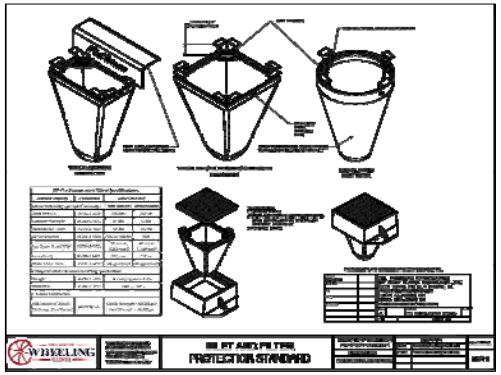
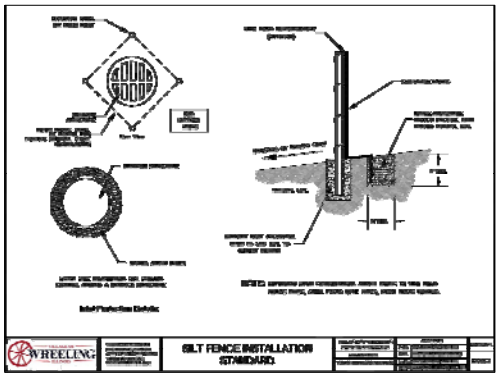


INLET FILTER PROTECTION STANDARD



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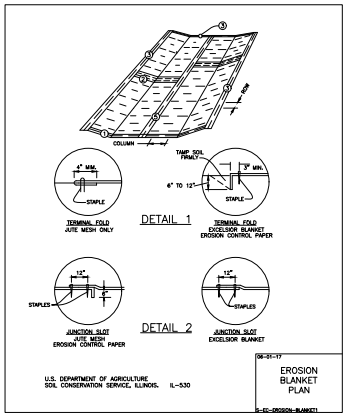

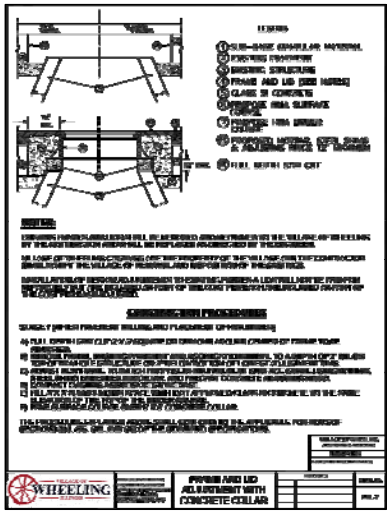

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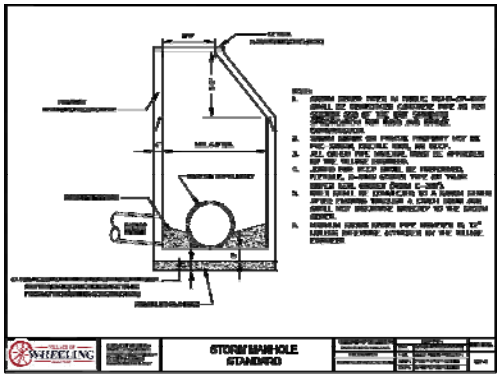

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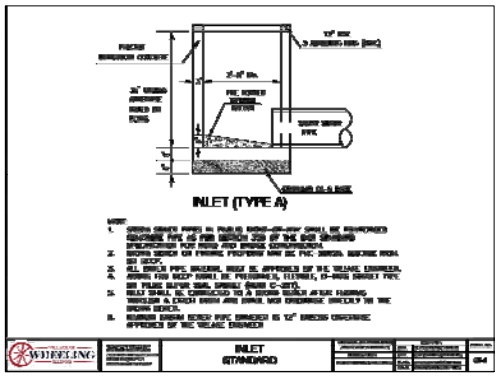

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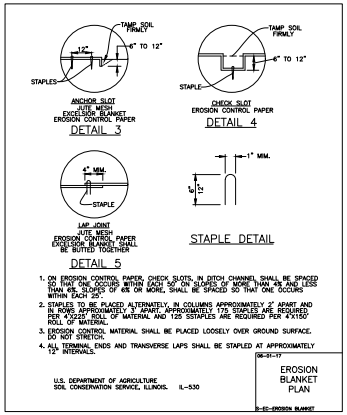

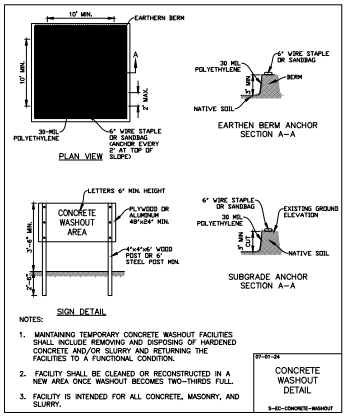

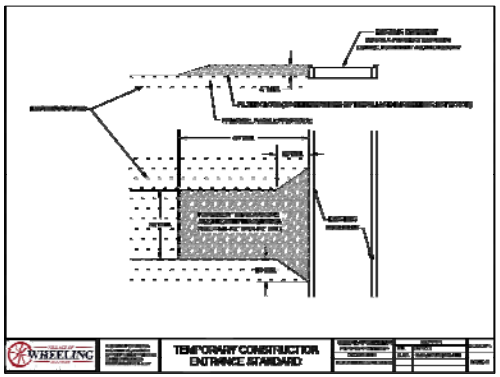

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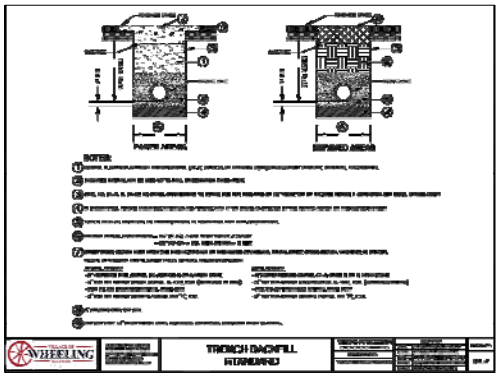

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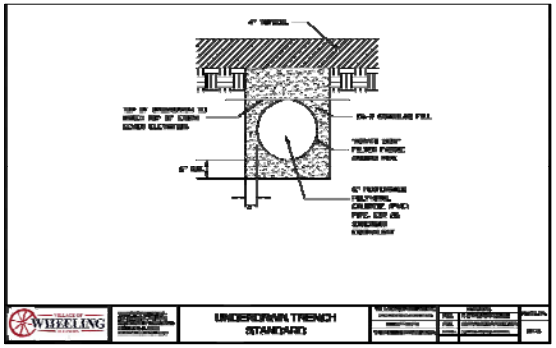

UNDERDRAIN TRENCH STANDARD

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DRAWN BY	REFERENCE	DATE
JOE		
GAW		
MH		
	1 - 25 - 25 WALL/FENCE UPDATE, VILLAGE COMMENTS	11-25-25
	2 - 25 - 25 REMOVAL OF TWO SOUTHERNMOST WALLS	12-22-25
	3 - 25 - 26 ADDENDUM #1	01-05-26

Manhard CONSULTING

LAKESIDE VILLAS EAST PROPERTY LINE - SOUTH
VILLAGE OF WHEELING, ILLINOIS
CONSTRUCTION DETAILS

PROJ. MGR.:	JOE
PROJ. ASSOC.:	GW
DRAWN BY:	GAW
DATE:	03-13-25
SCALE:	1"=10'

SHEET 7 OF 8

LSV.WHIL08

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06-01-16

MANHARD CONSULTING
STANDARD SPECIFICATIONS

GENERAL CONDITIONS

CONTRACTOR acknowledges and agrees that the use and reliance of these Plans and Specifications is sufficient consideration for CONTRACTOR'S covenants stated herein.

DEFINITION OF TERMS

a. "CLIENT" shall mean Ralph Rousseau, which is the person or entity with whom Manhard Consulting has contracted with to prepare Civil Engineering PLANS and SPECIFICATIONS.

b. "ENGINEER" shall mean Manhard Consulting, a Civil Engineering consultant on the subject project.

c. "PLANS and SPECIFICATIONS" shall mean the Civil Engineering PLANS and SPECIFICATIONS prepared by the ENGINEER, which may be a part of the contract documents for the subject project.

d. "CONTRACTOR" shall mean any person or entity performing any work described in the PLANS and SPECIFICATIONS.

e. "JURISDICTIONAL GOVERNMENTAL ENTITY" shall mean any municipal, county, state or federal unit of government from whom an approval, permit and/or review is required for any aspect of the subject project.

INTENT OF THE PLANS AND SPECIFICATIONS

The intent of the PLANS and SPECIFICATIONS is to set forth certain requirements of performance, type of equipment and structures, and standards of materials and construction. They may also identify labor and materials, equipment and transportation necessary for the proper execution of the work but are not intended to be infinitely determined so as to include minor items obviously required as part of the work. The PLANS and SPECIFICATIONS require new material and equipment unless otherwise indicated, and to require complete performance of the work in spite of omissions of specific references to any minor component part, it is not intended, however, that materials or work not covered by or properly inferred from any heading, branch, class or trade of the SPECIFICATIONS shall be supplied unless distinctly so noted. Materials or work described in words, which so applied have a well-known technical or trade meaning, shall be held to refer to such recognized standards.

INTERPRETATION OF PLANS AND SPECIFICATIONS

a. The CLIENT and/or CONTRACTOR shall promptly report any errors or ambiguities in the PLANS and SPECIFICATIONS to the ENGINEER, Questions as to meaning of PLANS and SPECIFICATIONS shall be interpreted by the ENGINEER, whose decision shall be final and binding on all parties concerned.

b. The ENGINEER will provide the CLIENT with such information as may be required to show revised or additional details of construction.

c. Should any discrepancies or conflicts on the PLANS or SPECIFICATIONS be discovered either prior to or after award of the contract, the ENGINEER'S attention shall be called to the same before the work is begun thereon and the proper corrections made. Neither the CLIENT nor the CONTRACTOR may take advantage of any error or omissions in the PLANS and SPECIFICATIONS. The ENGINEER will provide information when errors or omissions are discovered.

GOVERNING BODIES

All works herein proposed shall be completed in accordance with all requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, and all such pertinent laws, directives, ordinances and the like shall be considered to be a part of these SPECIFICATIONS. If a discrepancy is noted between the PLANS and SPECIFICATIONS and requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, the CLIENT and/or the CONTRACTOR shall immediately notify the ENGINEER in writing.

LOCATION OF UNDERGROUND FACILITIES AND UTILITIES

When the PLANS and SPECIFICATIONS include information pertaining to the location of existing underground facilities and utilities (including but not limited to water mains, sanitary sewers, storm sewers, electric, telephone, gas and cable TV lines), such information represents only the opinion of the ENGINEER as to the approximate location and elevation of such facilities and utilities. At the locations where detailed positions of these facilities and utilities become necessary to the new construction, including all points of connection, the CONTRACTOR shall furnish all labor and tools to verify or definitely establish the horizontal location, elevation, size and material (if appropriate) of the facilities and utilities. The CONTRACTOR shall notify the ENGINEER at least 48 hours prior to construction if any discrepancies in existing utility information or conflicts with existing utilities exist. The ENGINEER assumes no responsibility whatever with respect to the sufficiency or accuracy of the information shown on the PLANS and SPECIFICATIONS relative to the location of underground facilities and utilities, nor the manner in which they are removed or adjusted.

It shall be the CONTRACTOR'S responsibility prior to construction, to notify all Utility Companies of the intent to begin construction and to verify the actual location of all such facilities and utilities. The CONTRACTOR shall also obtain from the respective Utility Companies the working schedules for removing or adjusting these facilities.

UNSUITABLE SOILS

The PLANS have been prepared by the ENGINEER based on the assumption that all soils on the project are suitable to support the proposed improvements shown. The CLIENT or CONTRACTOR shall immediately notify the ENGINEER if he discovers or encounters an obstruction that prevents the installation of the improvement according to the line and grades shown on the PLANS.

PROTECTION OF TREES

All trees that are not to be removed shall be protected from damage. Trees shall not be removed unless requested to do so in writing by the CLIENT.

NOTIFICATION OF OWNERS OF FACILITIES AND UTILITIES

The CONTRACTOR shall notify all applicable Jurisdictional Governmental Entities or utility companies, i.e., water, sewer, electric, telephone, gas and cable TV prior to beginning any construction so that said entity or company can establish the location and elevation of underground pipes, conduits or cables adjoining or crossing proposed construction.

TRAFFIC CONTROL

The CONTRACTOR shall provide when required by any JURISDICTIONAL GOVERNMENTAL ENTITY, all signs, equipment, and personnel necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work. The CLIENT may, at his discretion, require the CONTRACTOR to furnish traffic control under these or other circumstances where in his opinion it is necessary for the protection of life and property. Emergency vehicle access shall be maintained at all times. Unless authorized by the CLIENT or CLIENT'S representative, all existing access points shall be maintained at all times by the CONTRACTOR. The need for traffic control shall be anticipated by the CLIENT.

WORK AREA

The CONTRACTOR, his agents and employees and their employees and all equipment, machinery and vehicles shall confine their work within the boundaries of the project or work area specified by the Client. The CONTRACTOR shall be solely liable for damage caused by him or his agents and employees and their equipment, machinery and vehicles on adjacent property or areas outside designated work areas.

UTILITY POLES

It shall be the responsibility of the CONTRACTOR to arrange for the relocation or bracing of existing utility poles that may be within the working limits of this contract. It is expressly understood that all work and costs connected with the maintenance of these utility poles, their temporary relocations, etc., shall be the responsibility of the CLIENT or the CONTRACTOR.

RESTORATION

It is the intent of these SPECIFICATIONS that clean-up and final restoration shall be performed immediately upon completion of each phase of the work, both inside and outside the Project, or when so directed by the CLIENT so that these areas will be restored as nearly as possible to their original condition or better, and shall include but not be limited to, restoration of maintained lawns and rights-of-way, roadways, driveways, sidewalks, ditches, bushes, hedges, trees, shrubs, fences, mailboxes, sewers, drain tiles, water mains, etc.

CLEANING UP

The CONTRACTOR shall at all times keep the premises free from accumulations of waste material or rubbish caused by his employees or work, and at the completion of the work he shall remove all his rubbish, tools, scaffolding and surplus materials and shall leave his work "broom clean" or its equivalent, unless more exactly specified.

ROAD CLEANING

The CONTRACTOR shall maintain roadways adjoining the project site free from mud and debris at all times. If mud and/or debris is carried onto the roadways from vehicles entering onto the highway from either the CONTRACTOR'S trucks, his employees' vehicles, or his material suppliers, the CONTRACTOR shall immediately remove said mud and/or debris.

SAFETY AND PROTECTION

The CONTRACTOR shall be solely and completely responsible for the conditions of the job site, including safety of all persons and property during performance of the work. This requirement shall apply continuously and not be limited to normal working hours. The CONTRACTOR shall comply with all applicable Laws and Regulations relating to the safety of persons or property, or to the protection of persons or property from damage, injury, or loss; and shall erect and maintain all necessary safeguards for such safety and protection. CONTRACTOR'S duties and responsibilities for safety and for protection of the work shall continue until such time as all work is completed and the CLIENT has notified CONTRACTOR that the work is acceptable. The duties of the ENGINEER do not include review of the adequacy of either the CONTRACTOR'S or the general public's safety in, on, or near the construction site.

HOLD HARMLESS

To the fullest extent permitted by law, any CONTRACTOR, material supplier or other entity by use of these plans and specifications hereby waives any right of contribution and agrees to indemnify, defend, save and hold harmless the CLIENT and ENGINEER and its agents, employees and consultants from and against all manner of claims, causes, causes of action, damages, losses and expenses, including but not limited to, attorneys' fees arising out of, resulting from or in connection with the performance of any work, pursuant to or with respect to these plans and specifications. However, this indemnity shall not be construed to indemnify ENGINEER, its consultants, agents or employees against its own negligence.

Claims, damages, losses and expenses as these words are used in the Agreement shall mean and include, but not be limited to (1) injury or damage occurring by reason of the failure of or use or misuse of any hoist, rigging, blocking, scaffolding or any and all other kinds of items of equipment, whether or not the same be owned, furnished or loaned by any part or entity, including any contractor; (2) all attorneys' fees and costs incurred in bringing an action to enforce the provisions of this indemnity; (3) costs for time expended by the indemnified party and its employees, at its usual rates plus costs or travel, long distance telephone and reproduction of documents and (4) consequential damages.

In any and all claims against the CLIENT or ENGINEER or any of their agents or employees and consultants by any party, including any employee of the CONTRACTOR or any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation on the amount of type of damages, compensation or benefits payable by or for the CONTRACTOR or any Subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts or any insurance maintained by CONTRACTOR or any Subcontractor or any other party.

INSURANCE

Any party using or relying on these plans, including any contractor, material supplier, or other entity shall obtain, (prior to commencing any work) general public liability insurance insuring against all damages and claims for any bodily injuries, death or property damage arising out of any work, including the construction work provided for in these plans, and shall name the CLIENT and ENGINEER and its consultants, agents and representatives as additional insureds to the limits of such insurance policies; provided that any party using or relying on these plans having obligations to maintain specific insurance by reason of any agreement with CLIENT or any CONTRACTOR or ENGINEER shall provide evidence and certificates of insurance as required by such contract or agreement. Such insurance must contain a clause stating that the insurance is primary coverage for ENGINEER and ENGINEER'S other applicable coverage is considered secondary. Policies shall contain a waiver of subrogation against Manhard and Client. Such insurance shall not limit any liability of any party providing work or services or providing materials.

THIRD PARTY BENEFICIARY

Manhard Consulting, the ENGINEER, is intended to be a third party beneficiary of this willing agreement and requirement.

DETAILED SPECIFICATIONS

I. DEMOLITION

The CONTRACTOR shall coordinate with respective utility companies prior to the removal and/or relocation of utilities, The CONTRACTOR shall coordinate with the utility company concerning portions of work which may be performed by the Utility Company's forces and any fees which are to be paid to the utility company for their services. The CONTRACTOR is responsible for paying for all fees and charges.

Should removal and/or relocation activities damage features indicated to remain, the CONTRACTOR shall provide new materials/structures in accordance with the contract documents, Except for materials designed to be relocated on this plan, all other construction materials shall be new.

Prior to demolition occurring, all erosion control devices are to be installed.

All existing utility lines and conduits located under proposed buildings shall be removed and properly backfilled, All utility lines and conduits located under drives, on-site roads, parking lots or sidewalks shall be filled with a flowable backfill and end plugged, All existing structures shall be removed, All existing utility lines located under hardscape areas shall be left in place and plugged at all structures.

The CONTRACTOR is responsible for demolition, removal and disposal (in a location approved by all JURISDICTIONAL GOVERNING ENTITIES) of all structures, pads, walls, flumes, foundations, road, parking lots, drives, drainage structures, utilities, etc., such that the improvements shown on these plans can be constructed, All demolition work shall be in accordance with all applicable federal, state and local requirements, All facilities to be removed shall be undercut to suitable material and brought to grade with suitable compacted fill material per the specifications.

The CONTRACTOR is responsible for obtaining all permits required for demolition and disposal.

Electrical, telephone, cable, water, fiber optic cable and/or gas lines needing to be removed shall be coordinated by the CONTRACTOR with the affected utility company.

CONTRACTOR must protect the public at all times with fencing, barricades, enclosures, and other appropriate best management practices.

Continuous access shall be maintained for surrounding properties at all times during demolition.

All fire access lanes within the project area shall remain in service, clean of debris, and accessible for use by emergency vehicles.

The CONTRACTOR shall coordinate water main work with the Fire Department and the JURISDICTIONAL GOVERNING ENTITY to plan the proposed improvements and to ensure adequate fire protection is available to the facility and site throughout this specific work and through all phases of construction, CONTRACTOR shall be responsible for any required water main shut offs with the JURISDICTIONAL GOVERNING ENTITY during construction, Any costs associated with water main shut offs will be the responsibility of the CONTRACTOR and no extra compensation will be provided.

CONTRACTOR shall maintain all existing parking areas, sidewalks, drives, etc. clean and free from any construction activity and/or material to ensure easy and safe pedestrian and vehicular traffic to and from the site, CONTRACTOR shall coordinate phase all construction activity within proximity of the building and utility interruptions with the facility manager to minimize disturbance and inconvenience to facility operations.

CONTRACTOR may limit saw-cut and pavement removal to only those areas where it is required as shown on these construction plans, however if any damage is incurred on any of the surrounding pavement, etc. the CONTRACTOR shall be responsible for ITS removal and repair.

Any existing wells encountered shall be exposed and sealed 2' below proposed finish grade by the CONTRACTOR in accordance with Section 920.120 (latest edition) of the Illinois Water Well Construction Code, Department of Public Health, and all applicable local rules and regulations, CONTRACTOR is responsible for obtaining all permits required by JURISDICTIONAL GOVERNMENTAL ENTITIES for abandoning existing wells.

Any existing septic tanks and grease traps encountered shall have all liquids and solids removed and disposed of by a licensed commercial hauler in accordance with JURISDICTIONAL GOVERNING ENTITY regulations, and the tank and grease traps shall then be filled with suitable materials or removed from the site and disposed of by the CONTRACTOR.

Voids left by any item removed under any proposed building, pavement, walk, etc. or within 24" thereof shall be filled and compacted with suitable materials by the CONTRACTOR.

The CONTRACTOR shall be responsible for the disconnection of utility services to the existing buildings prior to demolition of the buildings.

Any material containing asbestos found within existing structures shall be removed from the site and disposed of off-site by the CONTRACTOR in accordance with County, State and Federal regulations.

CONTRACTOR shall develop and implement a daily program of dust control and shall submit and obtain JURISDICTIONAL GOVERNING ENTITY approval of dust control procedures prior to demolition of any structures, Modification of dust control procedures shall be performed by the CONTRACTOR to the satisfaction of the JURISDICTIONAL GOVERNING ENTITY as requested.

The CONTRACTOR shall coordinate all demolition with the JURISDICTIONAL GOVERNING ENTITY and CLIENT to ensure protection and maintenance of sanitary sewer and water utilities as necessary and to provide stormwater conveyance until new facilities are constructed, tested and placed into operation.

The locations of all existing utilities shown on this plan have been determined from the best information available and are given for the convenience of the CONTRACTOR and are not to be interpreted as the exact location, or as the only obstacles that may occur on the site, The ENGINEER assumes no responsibility for their accuracy, Prior to the start of any demolition activity, the CONTRACTOR shall notify the utility companies for location of existing utilities and shall verify existing conditions and proceed with caution around any undetected features.

The CONTRACTOR is responsible for removing the existing irrigation system in the areas of proposed improvements, The contractor shall cap the existing irrigation system to remain such that the remaining system shall continue to function properly.

The parking lot shall be completed in sections such that it does not interrupt the facility operations, The CONTRACTOR shall coordinate with the construction manager for work to be performed.

II.EARTHWORK

STANDARDS

This work shall be completed in conformance with the applicable sections of the Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition except as modified below.

SOIL BORING DATA

Copies of results of soil boring and reports, if such borings were taken by the CLIENT in the vicinity of the proposed construction site, should be made available by the CLIENT to the CONTRACTOR, These borings are presented for whatever purpose the CONTRACTOR chooses to make of them, The ENGINEER makes no representation or warranty regarding the number, location, spacing or depth of borings taken, nor of the accuracy or reliability of the information given in the results thereof.

Further, the ENGINEER does not assume responsibility for the possibility that during construction, the soil and groundwater condition may be different than indicated, Neither does the ENGINEER assume responsibility for variations of soil and groundwater at location between borings, The CONTRACTOR is required to make its own borings, explorations and observations to determine soil and groundwater conditions.

EARTHWORK CALCULATIONS AND CROSS SECTIONS

The CONTRACTOR understands that any earthwork calculations, quantities or cross sections that have been furnished by the ENGINEER are for information only and are provided without any guarantee by the CLIENT or ENGINEER whatsoever as to their sufficiency or accuracy, CONTRACTOR warrants that he has performed his own subsurface investigations as necessary and his own calculations and cross sections to determine site soil conditions and earthwork volumes, The ENGINEER makes no representation or guarantee regarding earthwork quantities or that the earthwork for this project will balance due to the varying field conditions, changing soil types, allowable construction to tolerances and construction methods that are beyond the control of the ENGINEER.

CLEARING, GRUBBING AND TREE REMOVAL

The site shall be cleared, grubbed, and trees and stumps removed where designated on the PLANS, Trees designated to remain shall be protected from damage.

TOPSOIL STRIPPING

Upon completion of demolition, clearing, grubbing and tree removal, all topsoil shall be stripped from under all buildings and pavements areas, and other areas necessary to complete the work, Topsoil stripped shall be placed in stockpiles in locations as designated by the CLIENT.

TOPSOIL RESPREAD

Upon completion of roadway and/or parking lot improvements and installation of underground utilities a minimum of six inches (6") of topsoil shall be respread over all unpaved areas which have been disturbed by earthwork construction, except building pads and other designated areas, which shall be kept free from topsoil.

SEEDING

Upon completion of topsoil respread, the CONTRACTOR shall apply seed and fertilizer to all respread areas in accordance with IDOT standards or as designated on landscape drawings and specifications provided by the CLIENT.

SODDING

Upon completion of topsoil respread, the CONTRACTOR shall install sod to all areas designated on the plans or as designated on the landscape drawings and specifications provided by the CLIENT.

EXCAVATION AND EMBANKMENT

Upon completion of topsoil stripping, all excavation and embankments shall be completed as shown on the PLANS, All suitable excavated materials shall be hauled, placed (moisture conditioned if necessary) and compacted in the embankment areas, The CONTRACTOR shall include all dewatering, temporary ditching and culverts necessary to complete the excavation and embankment.

Specifically included in the scope of Excavation and Embankments is grading and shaping of all cut or fill areas including swales and ditches; handling of sewer spoil, etc., and all work required to provide positive drainage at the end of each working day and upon completion of a section.

The CONTRACTOR shall be responsible for the excavation of all swales and ditches and for the excavation or filling of the roads, building pads and parking lots within the work limits to lines & grades shown on the plans, He shall be responsible for obtaining compaction in accordance with the minimum values listed in the table below for all embankments unless more stringent values are listed in the soils report or are approved by the CLIENT, and to use any method approved by the CLIENT necessary to obtain this compaction (i.e., sod fabric or any undercutting that may be required).

Type Material	Percent Compaction Standard	Pavement & Floor Slabs	Grass Areas
Sandy Soils	Modified Proctor	95%	90%
Clayey Soils	Standard Proctor	95%	90%

The CONTRACTOR shall notify the CLIENT if proper compaction cannot be obtained so that the CLIENT may determine what remedial measures may be needed.

A soils testing firm employed by the CLIENT shall determine which soils are unsuitable, Materials in their natural state being defined as unsuitable that would be suitable material if moisture conditioned, shall be conditioned by the CONTRACTOR and used as suitable embankment material or hauled from the site.

For purposes of definition, unsuitable material shall be as follows unless determined otherwise by the Soils Engineer:

1. Any soil whose optimum moisture content exceeds 25%.
2. Any cohesive soil with an unconfined compressive strength of 1.5 tons per square foot or less.
3. Any soil whose silt content exceeds 60% by weight.
4. Any soil whose maximum density is less than 100 pounds per cubic foot.
5. Any soil containing organic, deleterious, or hazardous material.

Upon completion of excavation and shaping of the water retention areas intended to maintain a permanent pool of water, all silt seams and granular or sandy soils shall be removed to a minimum depth of three feet below the subgrade and replaced with an impermeable clay liner, including adjacent to and under storm sewer inlets and outlets, It is the intent of these PLANS and SPECIFICATIONS that the CONTRACTOR shall prepare the lake bottoms, side slopes, and compaction therein such that the lakes will maintain the proposed normal water level and that leakage does not exceed ½ inch per week.

Ditches and swales are to be excavated to the lines and grades indicated on the PLANS. All suitable materials excavated from the ditches shall be used in construction of the embankments.

The CONTRACTOR shall notify the CLIENT immediately upon encountering groundwater during excavation, If in the opinion of the CLIENT or the JURISDICTIONAL GOVERNING ENTITY this condition necessitates the installation of perforated drain tile bedded in washed gravel or open storm sewer joints wrapped with fabric, the CONTRACTOR shall install the same.

During excavation and embankment, grades may be adjusted to achieve an overall site earthwork balance, The CONTRACTOR shall cooperate fully with the CLIENT in the adjustment of grades, construction methods and placement of material to meet the above goals and shall immediately advise CLIENT if he believes that the earthwork will not balance.

It is the intent of these PLANS that storm waters falling on the site be diverted into sedimentation / lake / detention basins during construction, The CONTRACTOR shall construct and maintain any temporary ditches or swales that are necessary to accomplish this prior to beginning mass excavation.

EROSION CONTROL

Suitable erosion control practices shall be maintained by the CONTRACTOR in accordance with Illinois Urban Manual and all applicable Soil Erosion and Sedimentation Control ordinances and the PLANS.

UNDERCUTTING DURING EARTHWORK

If the subgrade cannot be dried adequately by discing as outlined above for placement of material to planned grades and if the CLIENT determines that the subgrade does not meet the standards set forth above, the CLIENT may require undercutting.

MISCELLANEOUS CONTRACT ITEMS

The following items may be required at the CLIENT'S option, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY:

(1) **GEOTEXTILE FABRIC**

Geotextile fabric or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY where proper compaction of embankments over existing soft soils is not possible, Geotextile fabric shall meet the material specifications of and shall be installed in accordance with the above standards.

(2) **EROSION CONTROL BLANKET**

Erosion control blanket or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY for the stabilization of disturbed areas, Erosion control blanket shall meet the material specifications of and shall be installed in accordance with the above standards, the Illinois Urban Manual and/or the details shown on the PLANS.

III.UNDERGROUND IMPROVEMENTS

A. GENERAL

STANDARDS

All underground improvements shall be constructed and tested in accordance with the Standard Specifications for Water and Sewer Construction in Illinois and Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition, In the event of conflicting guidelines, the more restrictive shall govern.

SELECTED GRANULAR BACKFILL

Selected Granular Backfill shall be required for all sewer and water main trenches lying under existing or proposed streets, driveways, parking lots and within 24" thereof, and where noted on PLANS, All material placed in such trenches shall be in accordance with the above standards.

MANHOLES, CATCH BASIN, INLETS & VALVE VAULTS

All Manholes, Catch Basins, Inlets, and Valve Vaults shall be constructed of reinforced precast concrete ring construction with tongue and groove joints in conformance with the latest revision of ASTM designation C-478, All joints between sections and frames (except sanitary manholes, see Section IIIB Manholes, below) shall be sealed with mastic type bituminous jointing compound, CONTRACTOR shall remove all excess mastic on inside of structure and butter joints with mortar, Manholes are to have offset cones except that no cone shall be used on storm manholes 6'-0" deep or less in which case a reinforced concrete flat top section shall be used, and Valve Vaults shall have concentric cones, Only concrete adjustment rings will be permitted where necessary and shall be limited to two adjustment rings totaling not more than 8" in height, All manholes and catch basin steps shall be copolymer polypropylene with continuous ½" steel reinforcement as manufactured by MA Industries, or approved equal.

AUGER/BORING AND CASING *INTENTIONALLY OMITTED

Casing pipe shall be welded steel pipe, installed where shown on the PLANS, The carrier pipe shall be securely blocked and banded and sanitary and storm sewers shall maintain the specified gradient, Upon installing the carrier pipe the ends shall be sealed with hydraulic cement.

AUGER (OPEN BORE) *INTENTIONALLY OMITTED

The CONTRACTOR shall auger (open bore) where noted on PLANS.

HORIZONTAL AND VERTICAL SEPARATION OF WATER AND SEWER MAINS

Horizontal and vertical separation of water and sewer mains shall be in accordance with Standard Specifications for Water and Sewer Construction in Illinois Section 41-2.01A and 41-2.01B and Standard Drawing 18, 19, 20, 21, 22, 23 and 24.

STRUCTURE ADJUSTMENTS

Structures shall be adjusted to the finished grade as shown on PLANS.

B. SANITARY SEWERS AND APPURTENANCES *INTENTIONALLY OMITTED

C. WATER MAINS AND APPURTENANCES *INTENTIONALLY OMITTED

D. STORM SEWERS AND APPURTENANCES

STORM SEWER PIPE

Storm sewer pipe shall conform to the following:

(1) Reinforced concrete pipe minimum Class IV in conformance with the latest revision of ASTM designation C76 with C443 flexible gasket joints, except that bituminous mastic joints may be used in grass areas.

(2) Polyvinyl Chloride (PVC) Pipe: ASTM D3034 (4-inch thru 15-inch) or ASTM F679 (18-inch thru 36-inch), rated SDR 35, continually marked with manufacturer's name, pipe size, cell classification, SDR rating, Joints shall be flexible elastomeric seals conforming to ASTM D3212.

(3) Ductile Iron Pipe (DIP) shall conform to ANSI/AWWA C151/21.5, Class 50 cement lined with push on type joints conforming to ANSI/AWWA C111/A21.11.

(4) Spiral Rib Metal Pipe Type 1R: 15-inch diameter and greater, Pipe ends shall be re-corrugated and installed with semi-corrugated Hugger type bands and "O" ring gaskets, (Only permitted with Municipality approval and/or when specifically indicated on PLANS).

(5) High Density Polyethylene Pipe (HDPE) Smooth Interior, AASHTO Designation M252 and M294, maximum diameter of 48 inches, Pipe joints and fittings shall be watertight gasketed joints, No band seals will be allowed, (Only permitted in landscape areas with Municipality Approval and/or when specifically indicated on PLANS).

(6) Polypropylene (PP) Pipe shall have a smooth interior and annular exterior corrugations and shall meet or exceed ASTM F2881 and AASHTO M330, Pipe shall be joined with a gasketed integral bell & spigot joint meeting the requirements of ASTM F2881, PP Pipe shall be watertight according to the requirements of ASTM D3212, Spigots shall have gaskets meeting the requirements of ASTM F477, (Only permitted with Municipality Approval and/or when specifically indicated on PLANS.)

(7) Polyvinyl Chloride (PVC) large diameter closed profile gravity sewer pipe, UNI-B-9: ASTM F794, (Only permitted with Municipality Approval and/or when specifically indicated on PLANS).

(8) Corrugated Steel (Metal) Pipe (CSP or CMP), ASTM A760, 16 gauge unless noted on PLANS, Corrugated steel pipe may be round pipe, arch pipe, or slotted drainpipe as indicated on PLANS, Slotted drainpipe shall have 1.75 inches wide drain waterway openings and 6 inches minimum height drain guide, (Only permitted with Municipality approval and/or when specifically indicated on PLANS).

Precast tees, bends, and manholes may be used if permitted by the JURISDICTIONAL GOVERNMENTAL ENTITY.

Storm sewer shall include bedding and trench backfill.

MANHOLES, INLETS & CATCH BASINS

Manholes, Inlets and Catch Basins shall be constructed in conformance with Section IIIA Manholes, etc. above, The space between connecting pipes and the wall of the manhole shall be carefully filled with non-shrink hydraulic cement mortar, Frames and lids shall be Neenah or approved equal unless specified otherwise on the PLANS, All frames and grates shall be provided such that the flange fully covers the opening plus 2" of the structure as a minimum, * Provide "Vane" Type frame & grate for all structures located in curb where gradient exceed 2.0%, Manholes shall include steps, frame & grate, bedding and trench backfill.

FLARED END SECTIONS *INTENTIONALLY OMITTED

RIP RAP *INTENTIONALLY OMITTED

FOUNDATION, BEDDING AND HAUNCHING

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the details.

UNDERDRAINS

Pipe underdrains shall be corrugated flexible plastic pipe conforming to AASHTO Designation M252 perforated corrugated polyethylene pipe (PE) with a smooth interior of the diameter indicated on the PLANS and wrapped in a sediment filter fabric supplied and installed by the CONTRACTOR, Perforations may be circular or slotted, but shall provide a minimum inlet area of 1.0 square inch per 2.0 linear feet of pipe, CONTRACTOR shall submit fabric and pipe catalogue Specifications for approval by the CLIENT, CONTRACTOR shall bed and backfill the underdrain in one of the following IDOT gradations of aggregate (CA-5, CA-7, CA-11, CA-14 or CA-15).

MISCELLANEOUS

(1) All existing field drainage tile or storm sewers encountered or damaged during construction shall either be restored to their original condition, properly rerouted and/or connected to the storm sewer system.

(2) Footing drains shall be connected to sump pumps or discharged directly into storm sewers, Footing drains or drainage tile shall not be connected to the sanitary sewer.

CONNECTION FOR STORM SERVICE TO STORM MAIN

Connections of storm sewer services to storm sewer mains should be made with manufactured tees when available, Availability of manufactured tees will be a function of the storm sewer material and pipe diameter size of the service sewer and main, If manufactured tees are not reasonably available, connections should be made in accordance with manufacturer's recommendations for all storm sewer other than concrete pipe, For concrete pipe connections without manufactured tees the storm sewer main shall be machine cored and the service sewer connected using non-shrink grout for the void between pipes, The service sewer shall be cut flush with the inside wall of the sewer main and not extend into the inside flow area of the main or otherwise impede flow.

IV. ROADWAY AND PARKING LOT IMPROVEMENTS *INTENTIONALLY OMITTED

DRAWN BY	DATE	REMARKS
JSE	11-25-25	WALL/FENCE UPDATE, VILLAGE COMMENTS
MH	03-05-26	ADDENDUM #1

Manhard CONSULTING

Civil Engineering • Surveying • Water Resource Engineering • Water & Wastewater Engineering • Transportation Engineering • Land Development Consulting • Construction Management • Environmental Consulting • Planning

LAKESIDE VILLAS EAST PROPERTY LINE - SOUTH

VILLAGE OF WHEELING, ILLINOIS

CONSTRUCTION SPECIFICATIONS

PROJ. MGR.: JSE
PROJ. ENGR.: GW
DRAWN BY: GAW
DATE: 03-13-25
SCALE: 1"=10'

SHEET 8 OF 8

LSV.WHIL08

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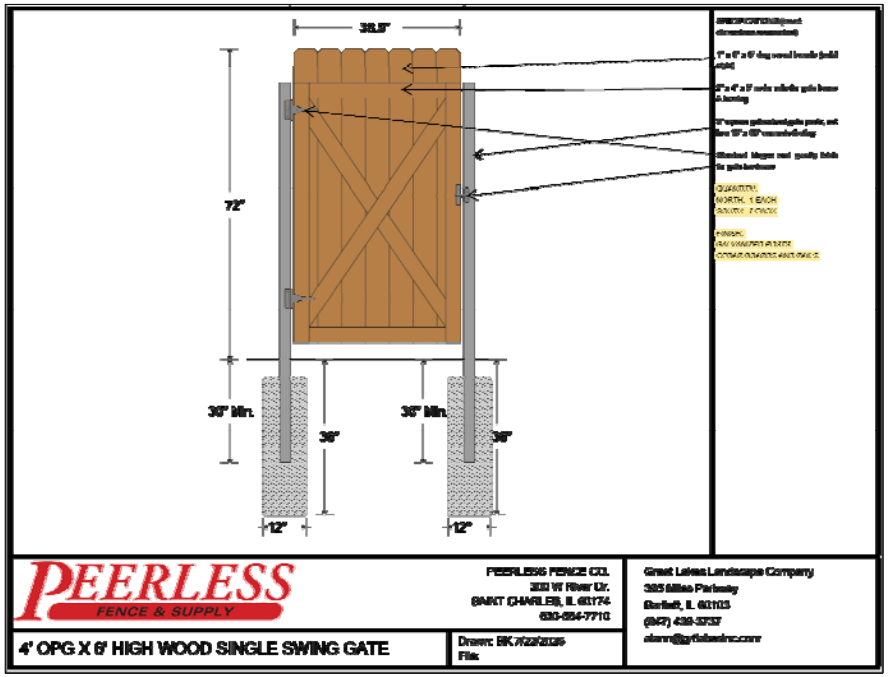
September 15, 2025 - 12:24 Dwg Name: P:\Lennar\00\Civil\Civil\Final Drawings\Plan Set\Goals\GPCS - SOUTH.dwg Updated By: gcastellanos



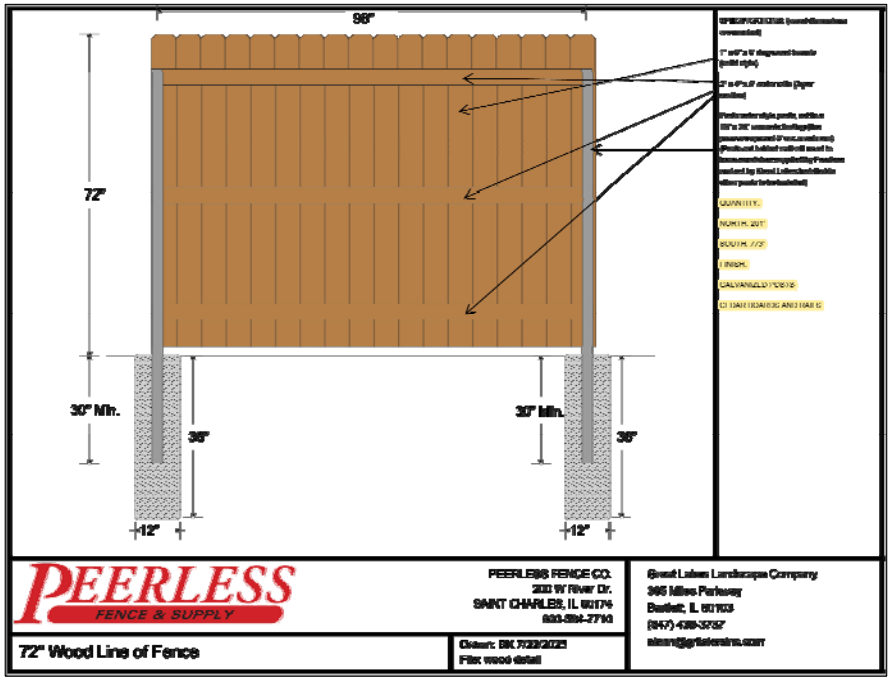
PEERLESS FENCE & SUPPLY

PEERLESS FENCE CO.
200 W River Dr.
SAINT CHARLES, IL 60174
630-584-7710

Great Lakes Landscape Company
365 Millen Parkway
Bartlett, IL 60103
(847) 439-3737
alann@greatlakesinc.com

4' OPG X 6' HIGH WOOD SINGLE SWING GATE

Drawn: BK 7/22/2025
File:



PEERLESS FENCE & SUPPLY

PEERLESS FENCE CO.
200 W River Dr.
SAINT CHARLES, IL 60174
630-584-7710

Great Lakes Landscape Company
365 Millen Parkway
Bartlett, IL 60103
(847) 439-3737
alann@greatlakesinc.com

72" Wood Line of Fence

Drawn: BK 7/22/2025
File: wood detail

DETAILS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. REFER TO PLANS AND DETAILS PROVIDED BY OTHERS FOR CONSTRUCTION.

DATE	REVISIONS	DRAWN BY
11-25-25	WAL/FENCE UPDATE - VILLAGE COMMENTS	JSE

Manhard CONSULTING

LAKESIDE VILLAS EAST PROPERTY LINE - SOUTH
VILLAGE OF WHEELING, ILLINOIS
SUPPLEMENTAL DETAILS - FENCING

PROJ. MGR.: JSE
PROJ. ASSOC.: GW
DRAWN BY: GAW
DATE: 03-13-25
SCALE: 1"=10'

SHEET
S1
LSV.WHIL08

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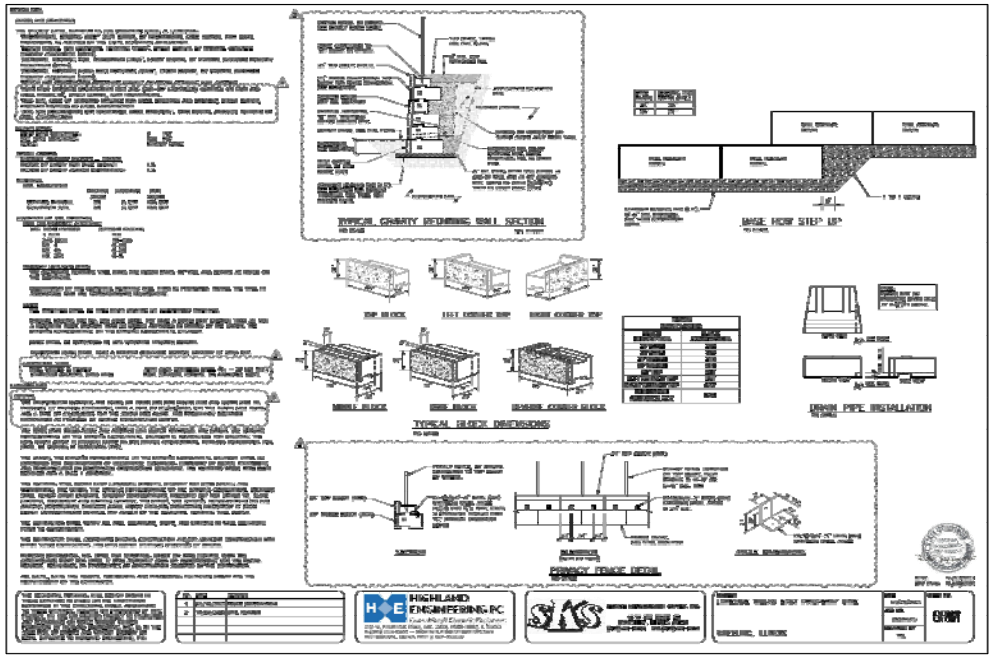
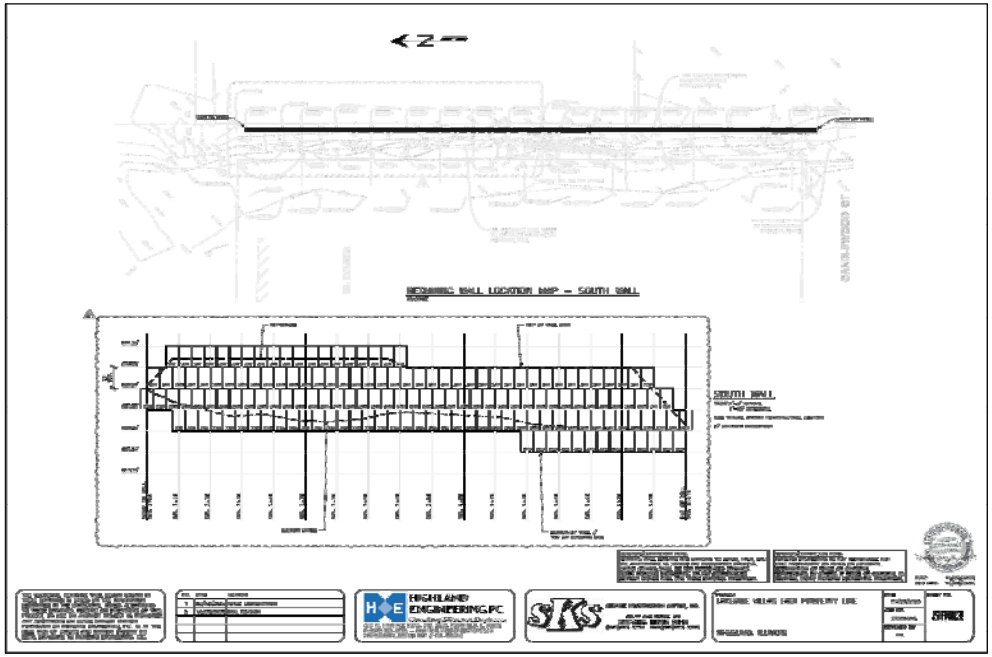
November 26, 2025 - 12:14 Dwg. Name: P:\Lsv\WHIL\Lsv\Civil\Final Drawings\Plan Set\South\DETAILS - SOUTH.dwg Updated By: gwaldeier





DETAILS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. REFER TO PLANS AND DETAILS PROVIDED BY OTHERS FOR CONSTRUCTION.

DATE	REVISIONS	DRAWN BY
		JSE
11-25-25	WALL/FENCE UPDATE, VILLAGE COMMENTS	GAW
12-22-25	REMOVAL OF TWO SOUTHERNMOST WALLS	

Manhard CONSULTING

LAKESIDE VILLAS EAST PROPERTY LINE - SOUTH
VILLAGE OF WHEELING, ILLINOIS
SUPPLEMENTAL DETAILS - RETAINING WALL

PROJ. MGR.: JSE
PROJ. ASSOC.: GW
DRAWN BY: GAW
DATE: 03-13-25
SCALE: 1"=10'

SHEET
S2
LSV.WHIL08

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November 26, 2025 - 13:14 Dwg Name: P:\Lsv\WHIL\Lsv\Dsn\Final Drawings\Plan Set\South\DETAILS - SOUTH .dwg Updated By: gwalderski

MEMORANDUM

DATE: December 17, 2025
FROM: Marcy Knysz, Village Planner
SUBJECT: Docket No. PSU25-0011, Request for Special Use Approval to Permit the Operation of a Day Care Facility for K-Educate, Inc. Day Care Center (740 W. Hintz Road). **PUBLIC HEARING**
RECOMMENDED ACTION: **Recommend approval of Docket No. PSU25-0011,** granting Special Use approval, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in order to permit the operation of a day care center for K-Educate, Inc. Day Care Center, located at 740 W. Hintz Road, in accordance with the Petitioner's Project Description Letter received by the Village on 6/20/2025; Drop-off and Pick-up Procedures prepared by Katerina Shafran, dated 6/20/2025; Floor Plan received by the Village on 11/13/2025; Grading Plan prepared by RBD Associates, Inc., last revised 12/10/2025; Proposal for Fence by ABC Fence, Inc. dated 8/24/2025; Existing Conditions Landscape Plan prepared by Intrinsic Landscaping dated 9/19/2025; and subject to the following conditions:

1. Special Use approval is contingent upon approval of Docket No. PV25-0003 (variation to permit a reduction in the minimum required rear and side yard setbacks for a playground); Docket No. PV25-0004 (variation to permit a reduction in the minimum required fence height); and Docket No. PSPMIN25-0033 (request for minor site plan and appearance approval to construct an outdoor playground).
2. The day care facility shall obtain and maintain all required State of Illinois Department of Children and Family Services (DCFS) licenses prior to the commencement of business operations. A copy of the approved DCFS license shall be submitted to the Village before a Wheeling Business License is issued.
3. Hours of operation shall be limited to Monday through Friday, 7:00 AM to 6:00 PM, consistent with the petitioner's project description letter (received by the Village on 6/20/2025). Any modification of operational hours shall constitute a special use revision pursuant to Section 19.10.030 of the Wheeling Zoning Code.

EXECUTIVE SUMMARY

Docket No. PSU25-0011: K-Educate, Inc. Day Care Center (456 Chicory Lane, Buffalo Grove, IL 60089), lessee, is seeking special use approval pursuant to Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.10 Use Regulations, and associated sections, in order to permit the operation of a day care center, for the property located at 740 W. Hintz Road, which is zoned B-3, General Commercial and Office.

GENERAL PROPERTY INFORMATION

Petitioner: K-Educate, Inc. Day Care Center

Property size: 33,600 sq. ft. (0.77 acres)

Unit size: 3,665 sq. ft. / 5,900 sq. ft. building

Neighboring Property Land Use(s):
North/East: Residential (Assisted Living)
West: Wheeling High School (across Elmhurst Road)

South: Commercial and Single Family Residential (across Hintz Road)

Existing Use of Property: Commercial retail space (vacant)

Existing Zoning: B-3, General Commercial and Office

Comprehensive Plan Designation: Commercial

Zoning History:

- Ordinance No. 4518, approved 4/19/2010, granting site plan and appearance approval for Family Video (Docket # PC 10-6).
- Ordinance No. 4517, approved 4/19/2010, granting a rear yard setback variation, side yard setback variation and parking setback variation for Family Video (Docket # 2018-8).
- Ordinance No. 4529, approved 6/7/2010, granting site plan and appearance approval – amendment to Ordinance No. 4518 to correct a scrivener's error (Docket # PC 10-6).
- Docket #SCBA 11-7, approved 3/10/2011, granting appearance approval of two wall signs and a monument sign (Family Video).
- Ordinance No. 5128, approved 12/4/2017, granting special use and site plan approval for a health club (Docket # 2017-14).
- Docket #SCBA 18-1, approved 1/11/2018, granting appearance approval of wall signs (Stay Fit 24).
- Docket #PC 20-5, approved 4/22/2020, granting minor site plan and appearance approval for interior and exterior alterations (Aura Family Dental).

SUMMARY OF REQUEST

K-Educate, Inc. Day Care Center ("K-Educate") is requesting special use approval to permit the operation of a day care center within the former Family Video building located 740 W. Hintz Road.

In addition, the petitioner also seeks further zoning approvals associated with the proposed day care operation, which includes minor site plan and appearance approval to construct an outdoor playground (Docket No. PSPMIN25-0033) and variations associated with the proposed playground (Docket No's. PV25-0003 & PV25-0004).

SPECIAL USE ANALYSIS

A Special Use is the use of land in which, because of their unique characteristics, cannot ordinarily be allowed in a particular zoning district without consideration of their impact upon neighboring land uses and would not be detrimental to the public health, safety or general welfare. After review of the Standards summarized in this staff report, the Commission may impose reasonable restrictions that make the special use more compatible for the zoning district in which it is located, which may include conditions related to site plan aspects to mitigate adverse effects.

The petitioner is requesting special use approval to operate K-Educate Day Care Learning Center, within the existing commercial retail building formerly occupied by Family Video. Upon the closing of Family Video, the building was subsequently divided to create two commercial tenant spaces, with the western portion occupied by Aura Family Dental. This request for a day care operation would be located within the eastern portion of the building. As described in the petitioner's project description letter, the facility proposes to accommodate up to 60 children, ranging in age from 18 months to 12 years. The day care will offer full-time, part-time, and drop-in care.

The proposed hours of operation are Monday through Friday, 7:00 AM to 6:00 PM. Typical drop-off hours are anticipated to occur between 8:00 AM and 9:00 AM, with pick-up hours between 5:00 PM and 6:00 PM. A total of eight employees will be present during the peak shift, including three teachers, three assistants, one director, and one kitchen staff member.

Floor Plan

The day care will be accessed through the existing main entrance located on the south façade of the building. Interior improvements will include a reception area, three classrooms, food preparation area, conference room, office, utility room, and restrooms. A second existing door is located on the east façade of the building and will serve a classroom situated at the northeast corner of the building, providing direct access to the playground. In addition, a new exterior door is proposed on the east façade of the building (south of the existing door) to provide playground

access for the new interior hallway connecting the classrooms.

Parking
There are 40 parking spaces on the shared lot serving both the subject tenant space and the adjacent business, Aura Family Dental. The petitioner has submitted an addendum to their Project Description Letter describing the operational procedures for drop-off and pick-up to ensure safe and efficient circulation on the site. As described, it is anticipated that parents would spend fewer than five minutes on site during drop-off and pick-up periods, and 4 marked parking spaces will be designated exclusively for this purpose to help manage short-term traffic flow and minimize congestion within the lot.

Pursuant to the Village's off-street parking requirements for day care centers, parking must be provided at a ratio of 2 spaces per 1,000 square feet of floor area, plus 1 space per employee during the shift with the greatest number of employees. Based on the size of the tenant space and eight employees on the busiest shift, the proposed day care use requires 15 parking spaces.

The site provides a total of 40 shared parking spaces, which is sufficient to meet the required parking demand for both tenants. Staff finds that the shared parking supply adequately accommodates the proposed day care use.

Standards for Special Use: The petitioner has submitted the following responses 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.**

   Petitioner: There is a strong public need for affordable, high-quality child care in Wheeling, This use serves working families, supports early childhood education, and enhances community wellbeing.

   Staff: The proposed location within the B-3, General Commercial and Office Zoning District permits day care centers subject to the granting of a Special Use, which the proposed use will be compatible with typical B-3 uses of the subject site.

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

   Petitioner: The project adapts a vacant commercial space for a low-impact, daytime use that complements surrounding businesses. It preserves the existing structure and character of the area.

   Staff: The proposed day care center will utilize an existing commercial building and will add a fenced outdoor playground area along the east and north sides of the building. These improvements are consistent with similar low-impact service uses within the B-3 district. The combination of indoor and outdoor activities will not alter the essential character of the area, as the use maintains the commercial nature of the site.

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.**

   Petitioner: The use fits within the commercial context, with no proposed expansion beyond the current structure. Access to Hintz Rd. is safe and efficient, and operations are modest in intensity.

   Staff: The proposed day care center and associated outdoor playground will occupy an existing developed site with sufficient building area, circulation space, and parking to support the use. No expansion of the building footprint is proposed, and the outdoor playground will be contained within an existing fenced area, minimizing operational impacts on surrounding properties. Vehicular access from Hintz Road is adequate for parent drop-offs and pick-ups, and overall daytime activity levels are modest in intensity. The Special Use will not interfere with the normal or orderly development of adjacent commercial properties and will operate in harmony with surrounding land uses.

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.

Petitioner: No new walls or fencing will obstruct surrounding development. Landscaping will be improved and the site will remain compatible with adjacent uses.

Staff: The proposed use will operate within the existing commercial building and will utilize a fenced outdoor playground area that does not introduce new building mass or structures that would negatively affect adjacent properties. Playground fencing will remain consistent with the existing enclosure and will not obstruct visibility or hinder the appropriate use of surrounding land. However, several mature trees are proposed to be removed as part of the project. Staff is opposed to the removal of healthy mature trees and will require compliance with all applicable tree preservation, documentation, and replacement standards. With appropriate landscape mitigation, the proposed improvements, including the outdoor playground, are not anticipated to hinder or discourage the development or use of adjacent properties or impair their value.

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.**

   Petitioner: Parking demand is modest and met by the existing shared lot. No residential traffic routes are affected. Driveways are safe and well-placed for customer and staff access.

   Staff: The proposed day care center will occupy a tenant space within an existing commercial development that provides shared parking. Based on the anticipated staffing levels and parent drop-off/pick-up activity, the existing parking supply is sufficient to accommodate the operational needs of the proposed use. The site includes established drive aisles and access points along Hintz Road that are designed to safely manage vehicle circulation and prevent traffic conflicts.

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.**

   Petitioner: The unit has remained vacant due to its limited commercial demand. Without a Special Use, a reasonable return is unlikely. The use provides stable tenancy while meeting a community need.

   Staff: The proposed use is consistent with the B-3, General Commercial and Office Zoning District and the Comprehensive Land Use designation of Commercial.

STAFF REVIEW

Fire Department Review:

The fenced area is part of the exiting system for the petitioner's tenant space. The gates referenced in the submittal documents shall meet the requirements in Chapter 10 of the Village's Fire Prevention Code. This will be verified at the time of permit submittal. This would include:

1. The use of padlocks to secure the gate would be prohibited.
2. Latching hardware provided shall be lever type or a push bar to meet the requirements in Section 1008.1.9 of the Fire Prevention Code.

Engineering Division Review: No comments from the Engineering Division related to the Special Use.

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

1. Special Use approval is contingent upon approval of Docket No. PV25-0003 (variation to permit a reduction in the minimum required rear and side yard setbacks for a playground); Docket No. PV25-0004 (variation to permit a reduction in the minimum required fence height); and Docket No. PSPMIN25-0033 (request for minor site plan and appearance approval to construct an outdoor playground).
2. The day care facility shall obtain and maintain all required State of Illinois Department of Children and Family Services (DCFS) licenses prior to the commencement of business operations. A copy of the approved DCFS license shall be submitted to the Village before a Wheeling Business License is issued.
3. Hours of operation shall be limited to Monday through Friday, 7:00 AM to 6:00 PM, consistent with the

petitioner's project description letter (received by the Village on 6/20/2025). Any modification of operational hours shall constitute a special use revision pursuant to Section 19.10.030 of the Wheeling Zoning Code.

******

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

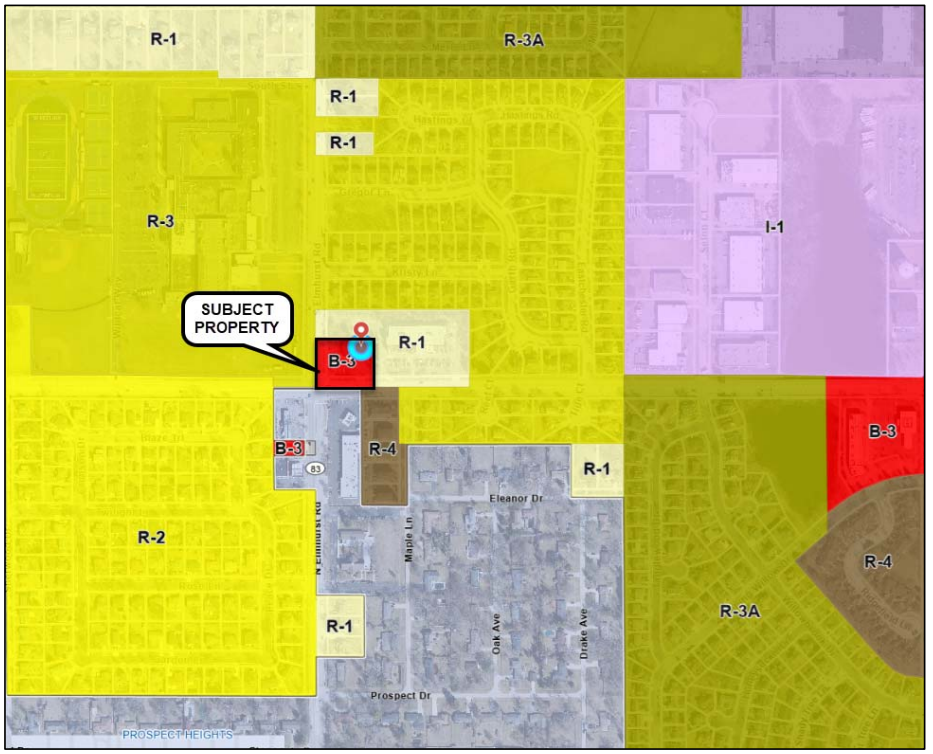
Recommend approval of Docket No. PSU25-0011, granting Special Use approval, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in order to permit the operation of a day care center for K-Educate, Inc. Day Care Center, located at 740 W. Hintz Road, in accordance with the Petitioner's Project Description Letter received by the Village on 6/20/2025; Drop-off and Pick-up Procedures prepared by Katerina Shafran, dated 6/20/2025; Floor Plan received by the Village on 11/13/2025; Grading Plan prepared by RBD Associates, Inc., last revised 12/10/2025; Proposal for Fence by ABC Fence, Inc. dated 8/24/2025; Existing Conditions Landscape Plan prepared by Intrinsic Landscaping dated 9/19/2025; and subject to the following conditions:

1. Special Use approval is contingent upon approval of Docket No. PV25-0003 (variation to permit a reduction in the minimum required rear and side yard setbacks for a playground); Docket No. PV25-0004 (variation to permit a reduction in the minimum required fence height); and Docket No. PSPMIN25-0033 (request for minor site plan and appearance approval to construct an outdoor playground).
2. The day care facility shall obtain and maintain all required State of Illinois Department of Children and Family Services (DCFS) licenses prior to the commencement of business operations. A copy of the approved DCFS license shall be submitted to the Village before a Wheeling Business License is issued.
3. Hours of operation shall be limited to Monday through Friday, 7:00 AM to 6:00 PM, consistent with the petitioner's project description letter (received by the Village on 6/20/2025). Any modification of operational hours shall constitute a special use revision pursuant to Section 19.10.030 of the Wheeling Zoning Code.

ATTACHMENTS:

Attachments to Staff Report (Staff)
Petitioner's Project Description Letter received by the Village on 6/20/2025
Drop-off and Pick-up Procedures prepared by Katerina Shafran, dated 6/20/2025
Floor Plan received by the Village on 11/13/2025
Grading Plan prepared by RBD Associates, Inc., last revised 12/10/2025
Proposal for Fence by ABC Fence, Inc. dated 8/24/2025
Existing Conditions Landscape Plan prepared by Intrinsic Landscaping dated 9/19/2025

LOCATION MAP



ZONING MAP

Photo of the front of the building (south façade) facing north from Hintz Road.

Photo of existing door on east building façade.

Photo of trees in the northeast corner of the fenced in area.

Photo of trees in the rear yard (north of the building).

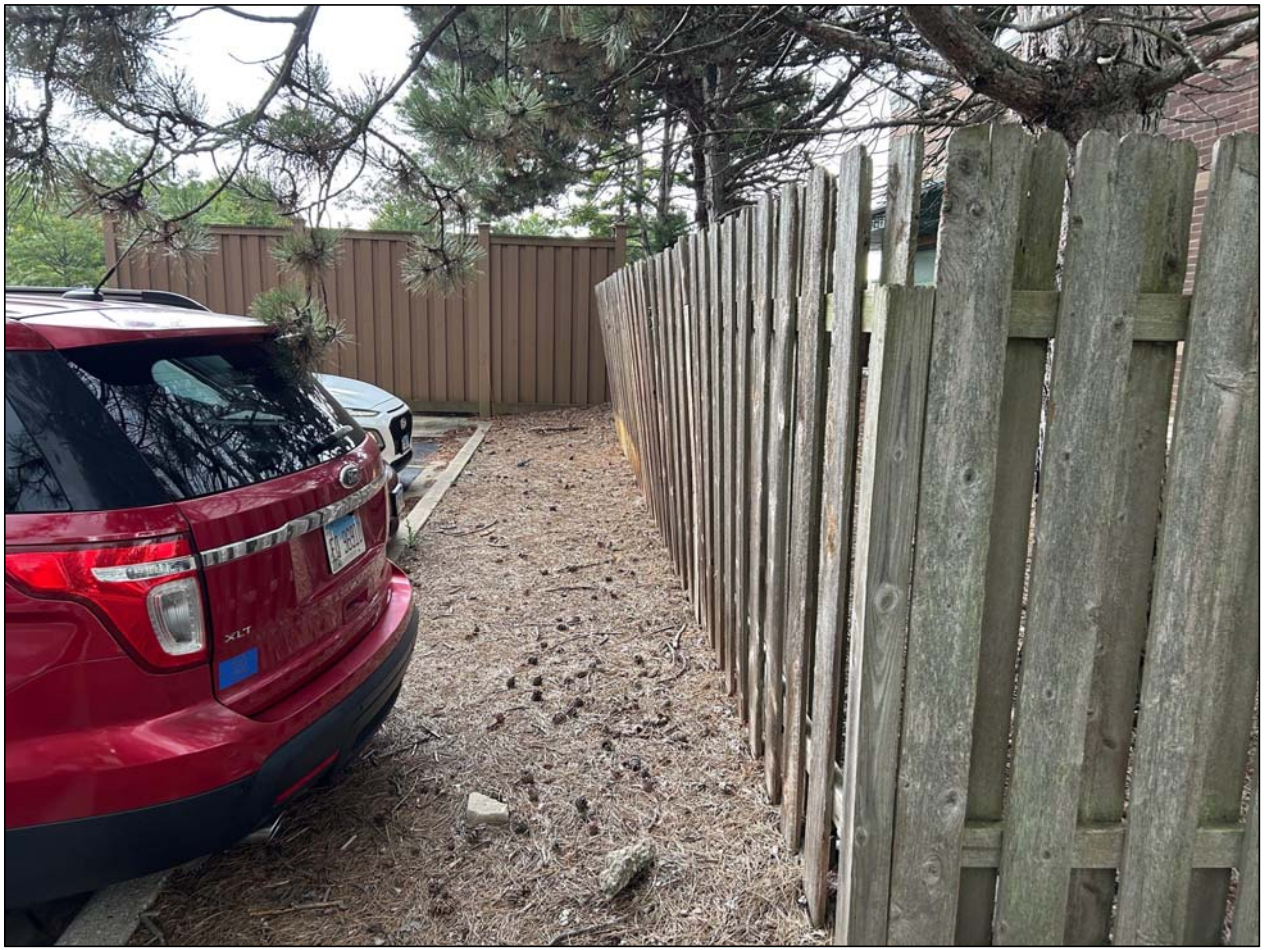


Photo of the fence along the east property line that needs repair.

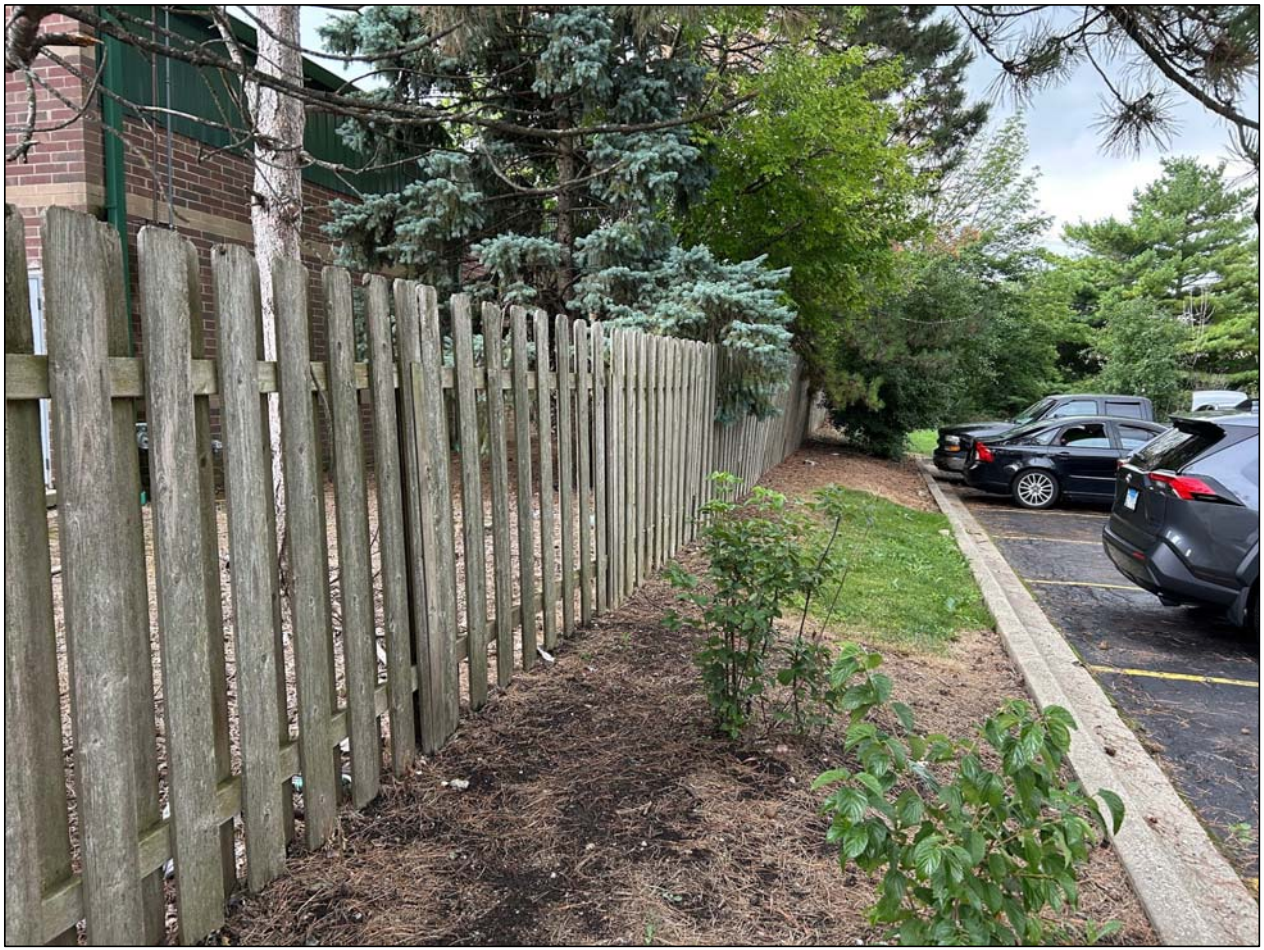


Photo of the fence along the north property line.

K-Educate, INC
Katerina Shafran
456 Chicory Ln
Buffalo Grove, IL,60089
224-433-4830
keducate123@gmail.com

20th of June 2025

Village of Wheeling

To Whom It May Concern,

We want to build a K-Educate Daycare learning center with approximately up to 60 kids and will be located at 740 W. Hintz, Wheeling , IL, 60090. We will cater to children approximately aged 18 months to 12 years old and will offer full-time, part-time, and drop-in care for students. The daycare center will open from 7am to 6pm Monday through Friday and most of the students will drop off somewhere between 8am and 9am and pick up from 5pm to 6pm. When the parents come to pick up their child, they have enough space in the parking lot. We have 40 shared stalls in the parking area. The parents will spend less than 5 minutes dropping off and picking up their kids.

We have a big backyard that is fenced in with a gate. The fence is 6 feet high to ensure the safety of the children. We want to build a playground within the sandbox, playhouse, and gross motor area. The students will play outside approximately from 11am-12pm and from 5pm to 6pm.

Our curriculum is based on the Illinois Early Learning Standards. I use these standards throughout my lessons to maximize the learning that can take place throughout the school day. I also use a Russian curriculum that is based on my knowledge and multiple degrees in preschool education.

Sincerely,

Katerina Shafran

Received by the Village on 6/20/2025

Docusign Envelope ID: B525724D-00C2-4925-BEAE-3BEE941D55AD

Project Narrative – Special Use Application

740 W Hintz Rd, Wheeling, IL 60090

Overview of the Proposal

K-Educate, Inc. proposes the development and operation of a child care/day care facility at 740 W Hintz Rd, Wheeling, IL. The facility will occupy approximately 3,665 square feet in a standalone commercial building formerly occupied by Legacy Family Video. The space will be renovated to meet all licensing and safety standards required for early childhood education, including interior build-out, updated ADA compliance, and improved landscaping.

Background of the Business

K-Educate, Inc. is an educational organization focused on early childhood development and community enrichment. The new Wheeling location will provide essential child care services to working families in the surrounding area. Our programs emphasize social-emotional learning, early literacy, and school readiness while fostering a safe and stimulating environment.

Operational Details

- Hours of Operation: Monday through Friday, 7:00 AM – 6:00 PM
- Estimated Staff: 8-10 employees on-site during operational hours
- Number of Children Served: 45-60 (age-appropriate classrooms)
- On-site Vehicles: Minimal — primarily staff vehicles
- Parking: Shared lot with ample space; no changes proposed to the current layout

Community Impact

The proposed child care facility fulfills a growing need for quality early childhood education in Wheeling. The location provides convenient access for working parents, particularly those commuting via nearby arterial roads. The adaptive reuse of the vacant building will revitalize a visible commercial corner, promote foot traffic, and support local economic development. Enhanced landscaping and updated fencing will improve the visual appeal of the site. This project directly benefits families, supports working parents, and contributes positively to the community fabric.

Zoning & Development Standards

The proposed use requires a Special Use permit under the current zoning district. The requested use is consistent with adjacent commercial and service-oriented properties. No exterior additions are planned. The proposed use will operate harmoniously with surrounding businesses without generating undue noise, traffic, or environmental impact.

Docusign Envelope ID: B525724D-00C2-4925-BEAE-3BEE941D55AD

Landlord-Supported Improvements

Per the Letter of Intent, the landlord will complete essential improvements including:

- Removal of dead/fallen landscaping
- Fence repair and replacement
- Tenant improvement (TI) allowance of $50,000 toward facility build-out

Addendum to Planning Division Comments: Drop-Off/Pick-Up Area:

The proposed drop-off and pick-up operations will follow this detailed plan:

- Four clearly marked parking spaces will be designated exclusively for drop-off and pick-up.

- Parents will park, walk their children into the center, assist with removing outerwear and preparing for the classroom.

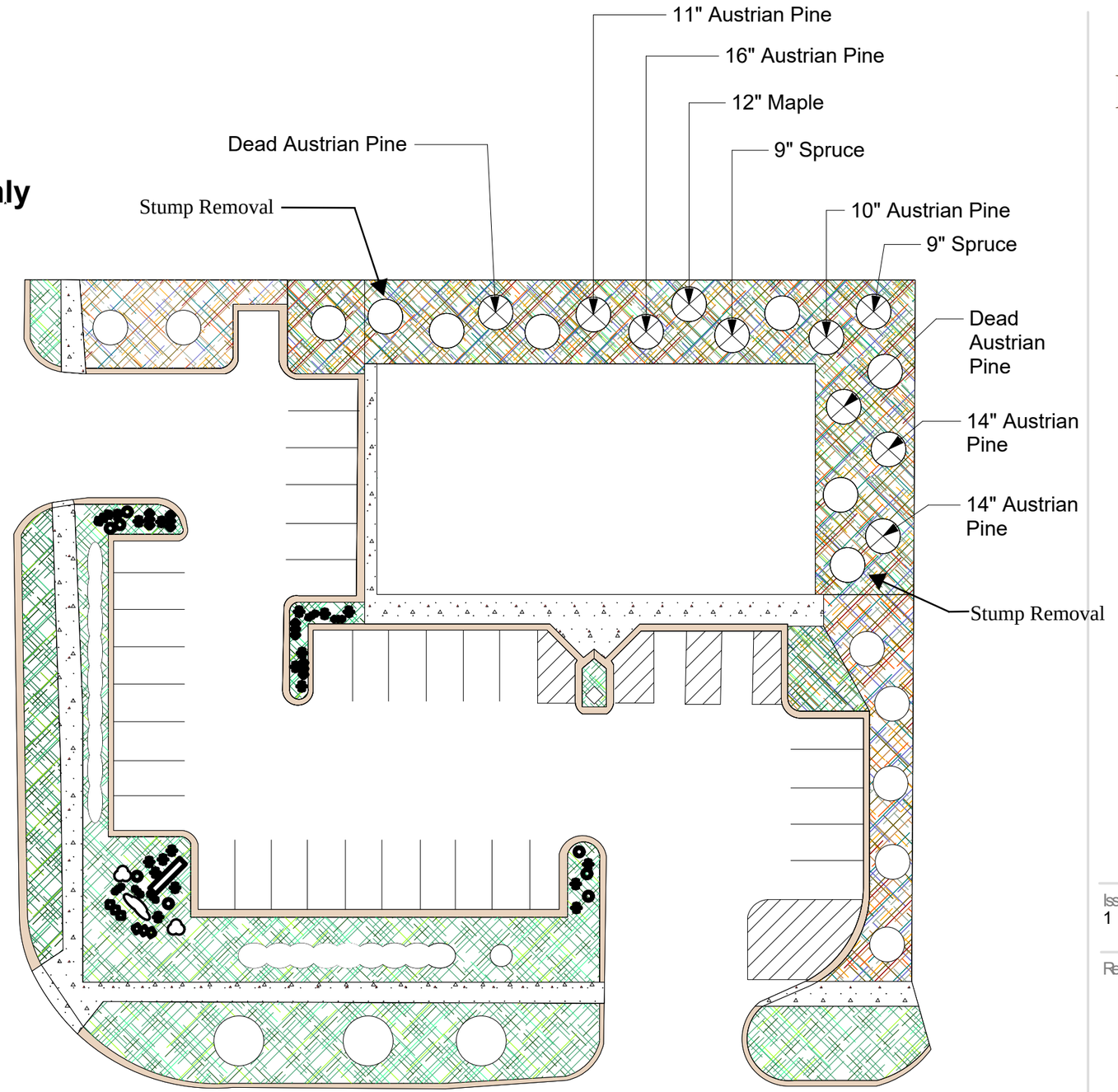
- Children will then be escorted directly to their assigned classrooms by the parent, handed off securely to their teacher or caregiver.

- The process is expected to take less than five minutes per child, minimizing traffic and maintaining efficient turnover in parking spaces.

- Staff supervision will be in place during peak hours to support smooth traffic flow and ensure adherence to this procedure.

Tree/plant location for reference only

Description	Latin Name	Common Name	Mature Size	Container Size	QTY
Perennial	Achillea millefolium 'Marie Ann'	Yellow Yarrow	18"	1G	21
Grass	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	4'	1G	3
Shrub	Cornus sericea 'Allemans Dwarf'	Dwarf Redosier Dogwood	6'H x 5'W	30"	13
Shrub	Cotoneaster adpressus 'Tom Thumb'	Creeping Cotoneaster	1.5'H x 1.5'W	3G	6
Perennial	Hemerocallis x 'Stella De Oro'	Yellow Daylily	15-18"T	1G	25
Shrub	Hydrangea Paniculata 'Pink Diamond'	Panicle Hydrangea	6'H x 6'W	24"	2
Evergreen	Juniperus horizontalis	Youngstown Juniper'	1.5'H x 5'W	24"	6
Perennial	Nepeta x faassenii 'Walker's Low'	Catmint	10"T	1G	10
Grass	Pennisetum alopecuroides 'Red Head'	Fountain Grass	3'	1G	12
Perennial	Perovskia artriplicifolia	Russian Sage	4'	1G	3
Shrub	Rosa x	Pink Knockout Rose	4'H x 4'W	3G	5
Perennial	Sedum x	Autumn Joy Sedum	18"T	1G	21



1 Landscape Plan
Scale: 1" = 30'-0"

N

INTRINSIC landscaping
3126 West Lake Ave
Glenview, IL
intrinsiclandscaping.com
intrinsiclandscapinginc

Family Video
Elmhurst and Hintz
Wheeling, IL 60090

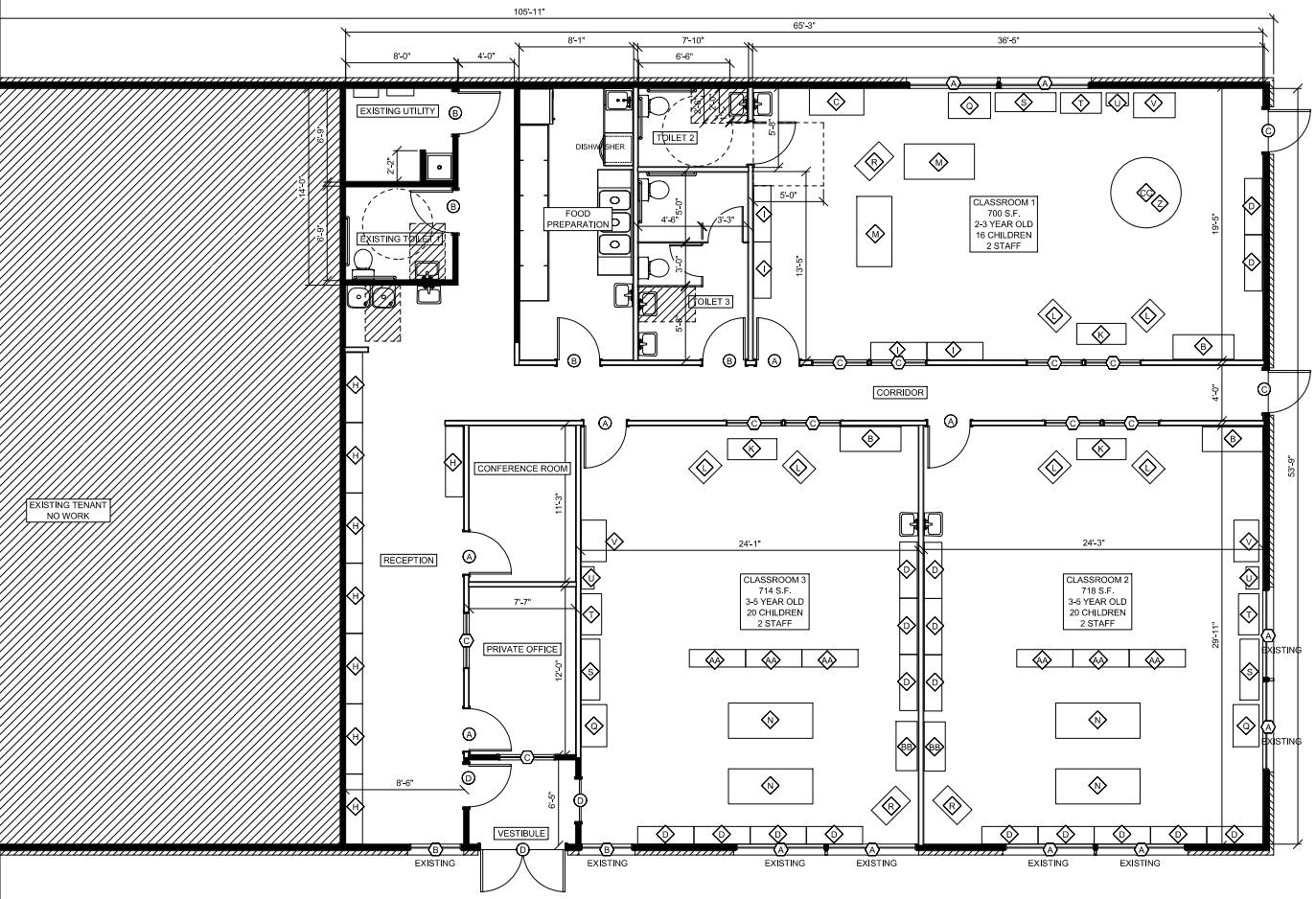
Issue	Date
1	9/19/2025

Revision	Date

11 x 17

L-1.0

Received by the Village on 11/13/2025



FURNITURE SCHEDULE

SYMBOL	DESCRIPTION	DIMENSIONS LENGTH	WIDTH	HEIGHT	MODEL NO.	QUANTITY
A	STANDARD COT					
B	STANDARD COT CARRIER (7,6 S.F.)	52"	21"	7"		3
C	CHANGING TABLE	46½"	23"	36"		1
D	SHELF STORAGE	48"	15"	36"		17
E	STORAGE UNIT	48"	15"	24"		0
F	STORAGE ISLAND	48"	29"	30"		0
G	BOOK STORAGE	23"	23"	44"		0
H	LOCKERS (5-SECTION)	60"	15"	48"		8
I	LOCKERS (4-SECTION)	48"	15"	48"		4
J	WALL LOCKER (FULLY ASSEMBLED)	46¼"	14½"	24¼"		0
K	COUCH	42"	18"	22"		3
L	CHAIR	22"	18"	22"		6
M	TABLE (8 SEATS)	60"	30"	30"		2
N	TABLE (10 SEATS)	72"	30"	30"		4
O	TODDLER ACTIVITY TABLE	36"	24"	18"		0
P	WATER PLAY CENTER	45"	28"	24"		0
Q	DRESS UP CENTER	36"	22"	42"		3
R	TEACHER CENTER	29¼"	18"	51"		3
S	PRETEND PLAY KITCHEN	52"	16-1/8"	44½"		3
T	PRETEND PLAY MARKET	35"	17¼"	52"		3
U	DRESSING TABLE WITH STOOL	19"	11"	32"		3
V	DOCTOR ACTIVITY CENTER	35½"	21¼"	37¼"		3
W	DOLL HOUSE	27.95"	15.87"	35.45"		0
X	TALL STORAGE CABINET FOR TEACHER	30"	20½"	70"		0
Y	WALL CABINET	30"	12½"	36½"		0
Z	ROUND HARDWOOD TABLE	30"Ø		24"		1
AA	MOBILE STORAGE	48"	15"	30"		6
BB	TEACHER DESK	42"	18"	22"		2
CC	7-PIECE FOAM CLIMBING BLOCKS	52"	21"	7"		1

REAR/SIDE YARD GRADING IMPROVEMENT

FOR
740 W HINTZ RD,
WHEELING, ILLINOIS 60090

740 W HINTZ RD – 25-740 – 10/29/2025

GENERAL NOTES

THE CONTRACTOR SHALL PERFORM ALL WORK PER THE 2018 INTERNATIONAL CODES AND MUST COMPLY WITH THE REQUIREMENTS OF THE VILLAGE ENGINEER.

THE CONTRACTOR SHALL NOTIFY THE OWNER, MUNICIPALITY,.A MINIMUM OF THREE (3) DAYS BEFORE START OF CONSTRUCTION.

THE CONTRACTOR SHALL REQUEST A UTILITY LOCATE A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION ACTIVITIES. CONTACT J.U.L.I.E. AT (800) 892–0123 OR 811.

THE CONTRACTOR SHALL VERIFY THE LOCATIONS & DEPTHS OF ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS AND SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE DONE TO UTILITIES WITHIN THE LIMITS OF IMPROVEMENT.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE CIVIL ENGINEERING PLANS AND ANY PLANS PREPARED BY OTHERS ARE CONCURRENT.

DO NOT SCALE PLANS FOR CONSTRUCTION DRAWINGS, VERIFY ALL DIMENSIONS IN FIELD.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING INSPECTIONS.

A COPY OF THE APPROVED ENGINEERING PLANS IS TO REMAIN ON SITE AT ALL TIMES.

THE CONTRACTOR SHALL INSTALL BARRICADES, CLOSE WALKS BEFORE STARTING AND COVER EXCAVATIONS AT THE END OF EACH DAY.

THE CONTRACTOR SHALL MAINTAIN "POSITIVE" SITE DRAINAGE DURING CONSTRUCTION.

THE CONTRACTOR SHALL REMOVE OR SECURE CONSTRUCTION EQUIPMENT AT THE END OF EACH DAY.

THE CONTRACTOR SHALL OBTAIN ALL REQUIRED LOCAL PERMITS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CONSTRUCTION STAKING AND LAYOUT.

THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER AND JURISDICTIONAL AUTHORITIES, INCLUDING THEIR AGENCIES, AND NEIGHBORING PROPERTY OWNERS FROM LIABILITIES.

THE CONTRACTOR SHALL VERIFY ELEVATIONS BEFORE STARTING WORK AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL PROVIDE ADEQUATE CONSTRUCTION SIGNS & BARRICADES.

THE CONTRACTOR SHALL MERGE COST FOR ANY INCIDENTAL ITEMS INTO HIS PROPOSAL.

THE CONTRACTOR SHALL GUARANTEE PLANT/PAVING MATERIALS & WORKMANSHIP FOR ONE YEAR.

THE CONTRACTOR SHALL REMOVE AND DISPOSE OF UNSUITABLE AND EXCESS MATERIAL.

THE CONTRACTOR SHALL COMPLY WITH PA 96–1416/CLEAN CONSTRUCTION DEBRIS REMOVAL & OFF–SITE DISPOSAL REQUIREMENTS.

THESE ENGINEERING PLANS DO NOT MEET THE MINIMUM REQUIREMENTS FOR A PLAT OF SURVEY. THE PROPERTY LINES AND BOUNDARIES SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL REFER TO THE TITLE, DEED, ABSTRACT OR PLAT OF SURVEY AND SHALL VERIFY THE PROPERTY BOUNDARY PRIOR TO CONSTRUCTION STAKING.

ANY DEVIATION FROM THIS APPROVED PLAN SHALL REQUIRE

WRITTEN APPROVAL FROM THE VILLAGE & RBD ASSOCIATES, INC.

INSPECTIONS–CONTACT THE VILLAGE DEVELOPMENT SERVICE DEPARTMENT TO SCHEDULE THE FOLLOWING REQUIRED ENGINEERING

A. EROSION CONTROL INSPECTION

C. FINAL ENGINEERING INSPECTION

NOTES:

1. MAINTAIN POSITIVE GRADES AWAY FROM THE ADDITION.
2. GRADING AND PAVING SHALL PROVIDE POSITIVE DRAINAGE AND SHALL NOT ADVERSELY AFFECT NEIGHBORING PROPERTIES
3. SIDEYARDS ARE NOT TO BE PITCHED TO NEIGHBORING PROPERTIES.
4. SOD OR SEED/BLANKET WITH TOPSOIL TO BE INSTALLED IN DISTURBED AREAS.
5. ANY DEVIATION FROM THIS APPROVED PLAN SHALL REQUIRE PRIOR WRITTEN APPROVAL FROM THE VILLAGE OF WHEELING.

CONSTRUCTION NOTES

1. DISTURBED LAWN AREAS SHALL BE RESTORED:
   PARKWAY LAWN – 6" TOPSOIL AND SOD
   ON–SITE LAWN – 6" TOPSOIL AND SEED AND BLANKET
   OFF–SITE LAWN – 6" TOPSOIL AND SOD
2. CONTRACTOR SHALL RESTORE ANY DAMAGED ITEMS PRIOR TO FINAL INSPECTION.
3. ALL EXCAVATED MATERIAL NOT USED FOR BACKFILL SHALL BE HAULED FROM SITE.
4. MAINTAIN EXISTING DRAINAGE PATTERNS. NO GRADING SHALL BE PERFORMED, NOR SHALL LANDSCAPING BE PLACED, SO AS TO IMPEDE THE FLOW OF RUNOFF ONTO THIS SITE FROM ADJACENT PROPERTIES.
5. NO TRENCHING, EXCAVATION, OR CONSTRUCTION ACTIVITIES SHALL TAKE PLACE IN TREE PROTECTION ZONES.
6. THE VILLAGE RIGHT OF WAY SHALL NOT BE USED FOR STORAGE OF ANY KIND.

GENERAL NOTES –TREE & BERM WORK

CONTRACTOR SHALL REMOVE ALL TREES AND STUMPS AS SHOWN ON THE APPROVED PLANS OR AS DIRECTED BY THE VILLAGE OF WHEELING.

ALL TREE REMOVALS SHALL BE PERFORMED IN ACCORDANCE WITH THE VILLAGE OF WHEELING REQUIREMENTS.

STUMPS SHALL BE COMPLETELY REMOVED, INCLUDING LARGE ROOTS, TO A MINIMUM DEPTH OF 24 INCHES BELOW FINISHED GRADE. VOIDS SHALL BE BACKFILLED WITH CLEAN TOPSOIL AND COMPACTED.

AREAS DISTURBED BY TREE AND STUMP REMOVAL SHALL BE GRADED TO MATCH PROPOSED CONTOURS SHOWN ON THE PLANS AND PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES.

REGRADE BERMS PER PROPOSED GRADING PLAN TO ACHIEVE UNIFORM SLOPES AND SMOOTH TRANSITIONS TO EXISTING GRADES.

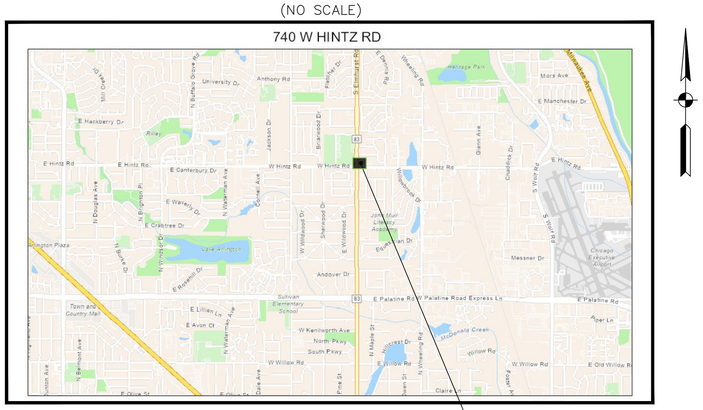
AFTER FINAL GRADING, PLACE A MINIMUM OF 6 INCHES OF CLEAN TOPSOIL ACROSS ALL DISTURBED AND REGRADED AREAS.

INSTALL SOD IN ALL DISTURBED GRASS AREAS AND MAINTAIN UNTIL FULLY ESTABLISHED.

ALL WORK SHALL COMPLY WITH VILLAGE OF WHEELING ENGINEERING AND FORESTRY DEPARTMENT STANDARDS AND BE SUBJECT TO INSPECTION AND APPROVAL.

Village Survey Monument
VILLAGE OF WHEELING CONTROL POINT VOW–13
5/8" IRON BAR WITH YELLOW PLASTIC CAP STAMPED V.O.W.
ROW, W SIDE S ELMHURST, ACROSS FROM KRISTY LN.
ELEVATION = 656.54 NAVD 88
SITE BENCHMARK:
CUT CROSS ON TOP OF CURB NEAR SOUTHEAST CORNER OF BUILDING, AS SHOWN.
ELEV=654.09 (NAVD–88)

LOCATION MAP
(NO SCALE)



DRAINAGE STATEMENT

TO THE BEST OF MY KNOWLEDGE, THE PROPOSED WORK QUALIFIES THAT THE DEVELOPMENT MEETS THE MINIMUM CRITERIA FOR STORMWATER MANAGEMENT IN ACCORDANCE WITH THE COOK COUNTY STORMWATER ORDINANCE AND THE VILLAGE CODE OF WHEELING.

RAMIZ B. DABABNEH
REGISTERED PROFESSIONAL ENGINEER
STATE OF ILLINOIS NO. 062–073740

Signed: 11/06/2025
Expires: 11/30/2027

INDEX OF SHEETS

SHEET NUMBER	SHEET TITLE
01	TITLE SHEET AND NOTES
02	EXISTING CONDITIONS & EROSION CONTROL
03	PROPOSED CONDITIONS
04	DETAILS SHEET

SURVEY INFORMATION:

ADDRESS: 740 W HINTZ RD, WHEELING, ILLINOIS 60090

1. LOT DIMENSIONS TAKEN FROM ORIGINAL SURVEY. ALL LOT LINES, SETBACK LINES, UTILITY EASEMENT, ARE TO BE LOCATED ON THE SITE BEFORE WORK STARTS.
2. CONTRACTOR IS SOLE RESPONSIBLE FOR COMPLIANCE WITH SETBACKS AND EASEMENTS.
3. CONTRACTOR AGREES TO COMPLY WITH THIS DIRECTIVE AND FURTHER AGREES TO HOLD ENGINEER HARMLESS FOR REMEDIAL ACTION DUE TO HIS FAILURE TO COMPLY.
4. THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR DEMOLITION OR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION.
5. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
7. FIELD WORK COMPLETED ON 10/16/2025.

RBD ASSOCIATES, INC. NOTES:

1. REAR/FRONT/SIDE YARD BASINS MAY EXPERIENCE STANDING WATER DURING HEAVY RAIN EVENTS.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL VILLAGE/COUNTY REGULATIONS AND CODES AS WELL AS STANDARDS.
3. SHOULD IT APPEAR THAT THE WORK COVERED BY THE CONTRACT DOCUMENTS IS NOT SUFFICIENTLY DETAILED OR EXPLAINED, AN RFI FORM SHALL BE SUBMITTED TO THE ENGINEER FOR FURTHER DRAWINGS OR EXPLANATIONS AS MAY BE NECESSARY TO CLARIFY THE POINT IN QUESTION PRIOR TO THE CONTRACT AWARD. IT IS THE INTENTION OF THE CONTRACT DOCUMENTS TO PROVIDE A JOB COMPLETE IN EVERY RESPECT. THE CONTRACTOR IS RESPONSIBLE FOR THIS RESULT AND TO TURN OVER THE PROJECT IN COMPLETE OPERATING CONDITION, IRRESPECTIVE OF WHETHER THE CONTRACT DOCUMENTS COVER EVERY INDIVIDUAL ITEM IN MINUTE DETAIL.

CALL JULIE
CALL 48 HOURS BEFORE YOU DIG
(EXCLUDING SAT., SUN. & HOLIDAYS)
1-800-892-0123

15 7.5 0 15
SCALE: 1" = 15' (24X26 FULL SCALE)
30 15 0 30
SCALE: 1" = 30' (11X17 HALF SCALE)

ENGINEERING PLANS PREPARED BY:

RBD ASSOCIATES,INC.
DESIGN FIRM LICENSE NUMBER:
184.008755
GLENVIEW, IL.
Ramiz@rbdengineering.com
224.425.0009

Signed: 11/06/2025
Expires: 11/30/2027

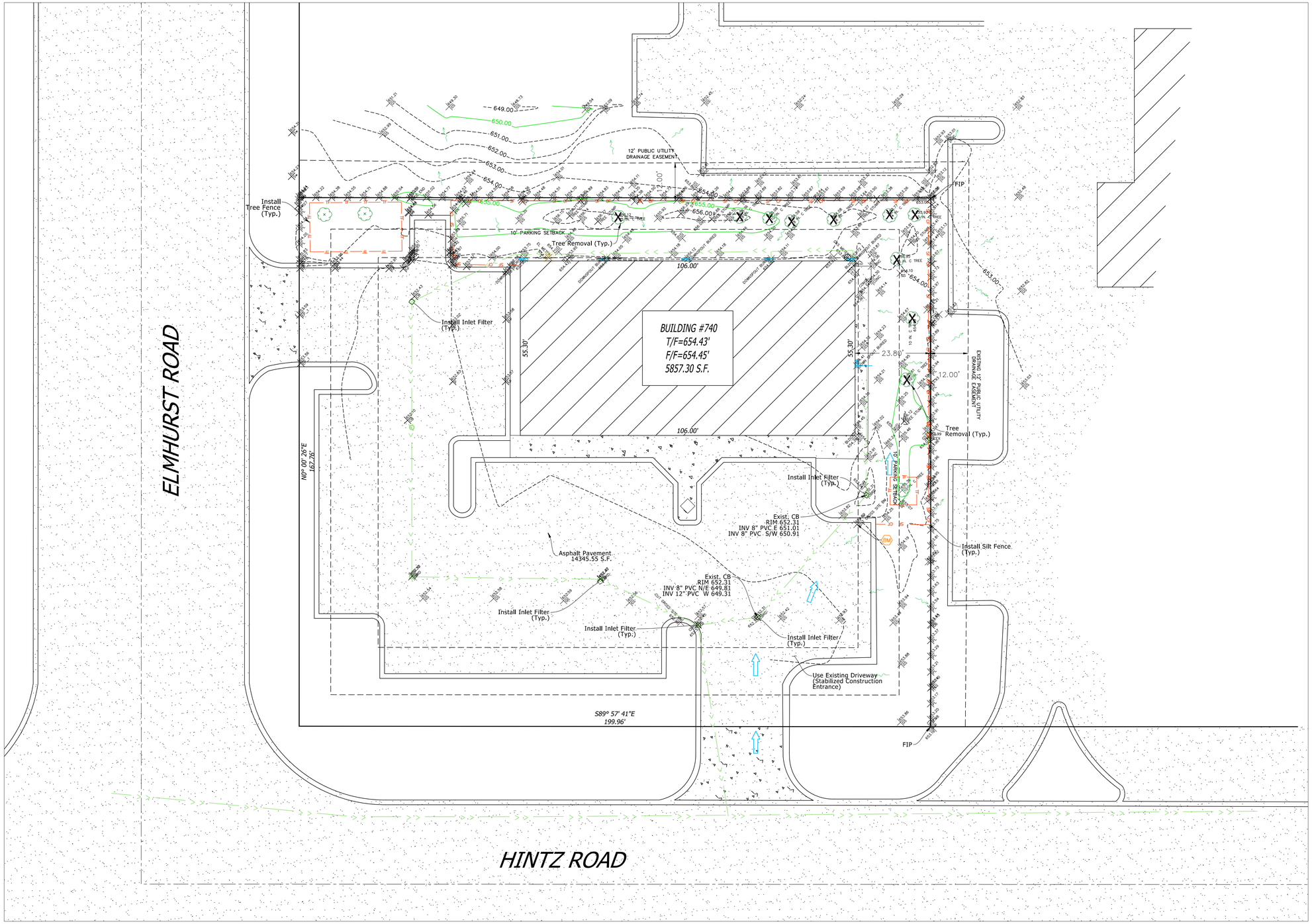
PLANS PREPARED FOR
BRIANNA CARLSON
BRIANNA.CARLSON@LEGACYPRO.COM
608–751–4056

RBD ASSOCIATES, INC.
| CIVIL ENGINEERING FIRM |
RBDENGINEERING.COM
224.425.0009

SUBMITTALS

DATE	REMARKS	DATE	REMARKS
11/6/2025	ISSUED FOR DESIGN COORDINATION		

PROJECT NO.: 25-740
DATE: 11/06/2025
SHEET 1 OF 4



LEGEND AND SYMBOLS:

N. = NORTH
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W. = WEST
E. = EAST
T/F = TOP OF FOUNDATION
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G/S = GARAGE SLAB
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T/P = TOP OF PIPE
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- FIRE HYDRANT
- FIRE SPRINKLER
- WATER VALVE
- B-BOX
- WATER MANHOLE
- STORM MANHOLE
- CATCH BASIN
- STORM INLET
- CURB INLET
- CULVERT HEADWALL
- SANITARY MANHOLE
- COMBINED MANHOLE
- CLEAN-OUT
- ELECTRIC MANHOLE
- ATT MANHOLE
- STORM SEWER MAIN
- STORM SEWER LATERAL
- SANITARY SEWER
- COMBINED SEWER
- WATER MAIN
- OVERHEAD WIRES
- UNDERGROUND ELEC.
- CABLE / PHONE
- GAS MAIN
- WOOD FENCE
- CHAIN LINK FENCE
- IRON FENCE
- SILT / CONSTRUCTION FENCE
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- WOOD POWER POLE
- DOWN SPOUT
- LIGHT FIXTURE
- OVERLAND FLOW
- MONUMENT
- ELECTRICAL HH
- GAS HH
- BENCHMARK
- EXISTING SPOT GRADE EL.
- PROPOSED SPOT GRADE EL.
- CUT SWALE
- MAILBOX
- TREE
- BUSH

- INDICATES B-6.12 CURB AND GUTTER
- INDICATES REVERSE PITCH B-6.12 CURB AND GUTTER
- INDICATES DEPRESS / ADA CURB
- INDICATES DETECTABLE WARNING
- INDICATES PARKING STALL COUNT
- INDICATES SIGN LOCATION
- SHADING INDICATES STANDARD ASPHALT PAVEMENT
- SHADING INDICATES STANDARD CONCRETE PAVEMENT
- SHADING INDICATES STANDARD PERMEABLE PAVEMENT

FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT CONFORM TO STANDARD SCALES. USE THE SCALE BELOW TO MAKE MEASUREMENTS ON REDUCED PLANS.

0' 7.5' 15' 37.5'

C-2
EXISTING CONDITIONS & EROSION CONTRAL

COPYRIGHT: THIS DRAWING SHALL NOT BE USED,REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

ENGINEERING PLANS PREPARED BY:

RBD Associates,Inc.
Design Firm License Number: 184.008755
GLENVIEW, IL.
Ramiz@rbdengineering.com
224.425.0009

RAMIZ DABABNEH 062-073740 LICENSED PROFESSIONAL ENGINEER STATE OF ILLINOIS

Signed: 11/06/2025
Expires: 11/30/2027

PLANS PREPARED FOR:

Brianna Carlson
brianna.carlson@legacypro.com
(608) 751-4056

Village Survey Monument
VILLAGE OF WHEELING CONTROL POINT VOW-13
5/8" IRON BAR WITH YELLOW PLASTIC CAP STAMPED V.O.W. ROW, W SIDE S ELMHURST, ACROSS FROM KRISTY LN.
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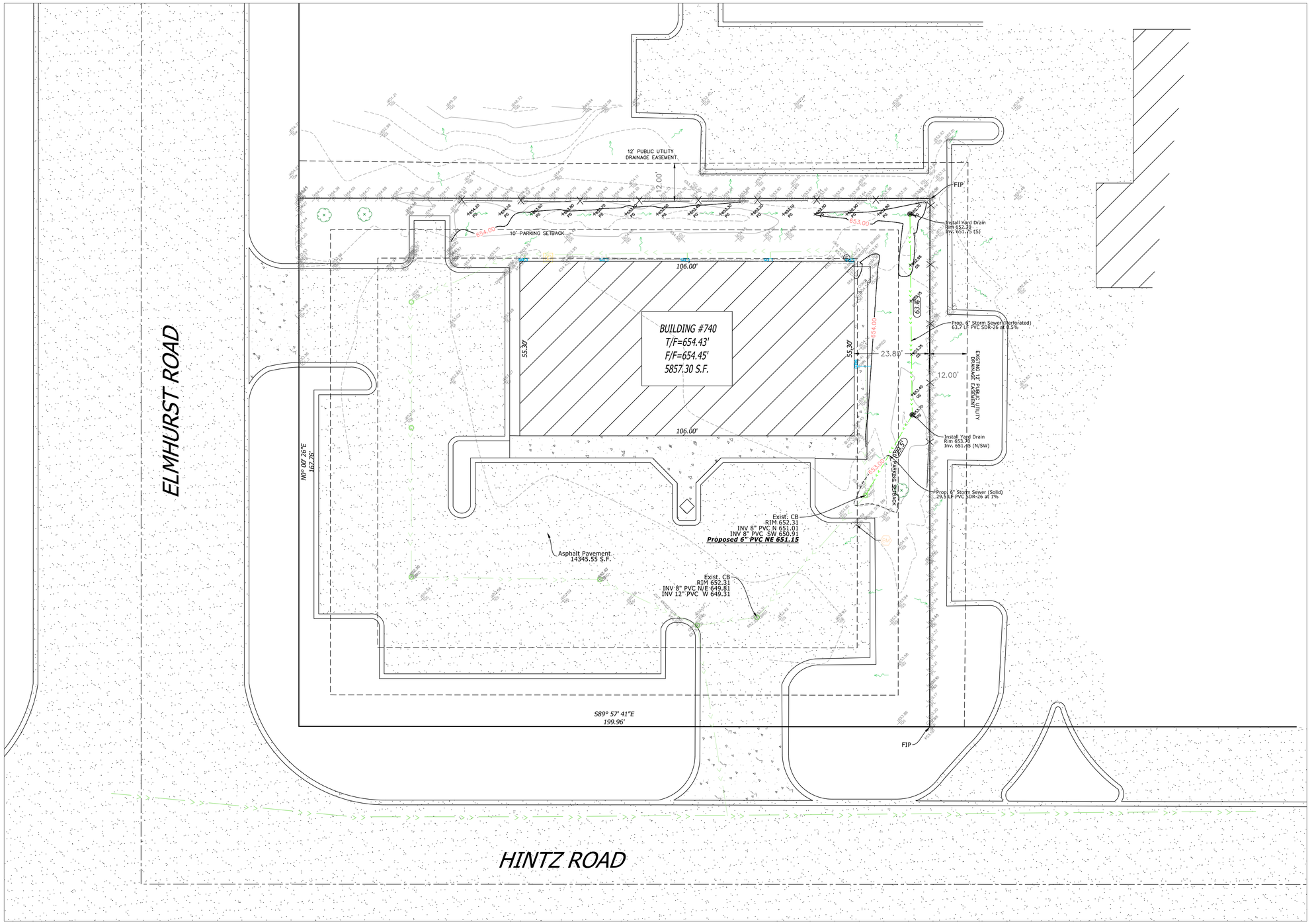
SUBMITTALS

DATE	REMARKS
12/10/2025	REVISED TREE REMOVAL
11/06/2025	ISSUED FOR DESIGN COORDINATION

REAR/SIDE GRADING IMPROVEMENTS
740 W HINTZ ROAD
WHEELING, IL 60090

DESIGNED BY: RBD
PROJECT NO.: 25-740
DATE: 11/06/2025
SCALE: 1:15 (FULL), 1:30 (HALF)
SHEET 2 OF 4



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- INDICATES REVERSE PITCH B-6.12 CURB AND GUTTER
- INDICATES DEPRESS / ADA CURB
- INDICATES DETECTABLE WARNING
- INDICATES PARKING STALL COUNT
- INDICATES SIGN LOCATION
- SHADING INDICATES STANDARD ASPHALT PAVEMENT
- SHADING INDICATES STANDARD CONCRETE PAVEMENT
- SHADING INDICATES STANDARD PERMEABLE PAVEMENT

FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT CONFORM TO STANDARD SCALES. USE THE SCALE BELOW TO MAKE MEASUREMENTS ON REDUCED PLANS.

0' 7.5' 15' 37.5'

C-3
PROPOSED CONDITIONS

ENGINEERING PLANS PREPARED BY:

RBD Associates,Inc.
Design Firm License Number: 184.008755
GLENVIEW, IL.
Ramiz@rbdengineering.com
224.425.0009

RAMIZ DABAINEH
062-073740
REGISTERED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

Signed: 11/06/2025
Expires: 11/30/2027

PLANS PREPARED FOR:

Brianna Carlson
brianna.carlson@legacypro.com
(608) 751-4056

Village Survey Monument
VILLAGE OF WHEELING CONTROL POINT VOW-13
5/8" IRON BAR WITH YELLOW PLASTIC CAP STAMPED V.O.W. ROW, W SIDE S ELMHURST, ACROSS FROM KRISTY LN.
ELEVATION = 656.54 NAVD 88
SITE BENCHMARK:
CUT CROSS ON TOP OF CURB NEAR SOUTHEAST CORNER OF BUILDING, AS SHOWN.
ELEV=654.09 (NAVD-88)

SUBMITTALS

DATE	REMARKS
11/06/2025	ISSUED FOR DESIGN COORDINATION

REAR/SIDE GRADING IMPROVEMENTS
740 W HINTZ ROAD
WHEELING, IL 60090

DESIGNED BY: RBD
PROJECT NO.: 25-740
DATE: 11/06/2025
SCALE: 1:15 (FULL), 1:30 (HALF)
SHEET 3 OF 4

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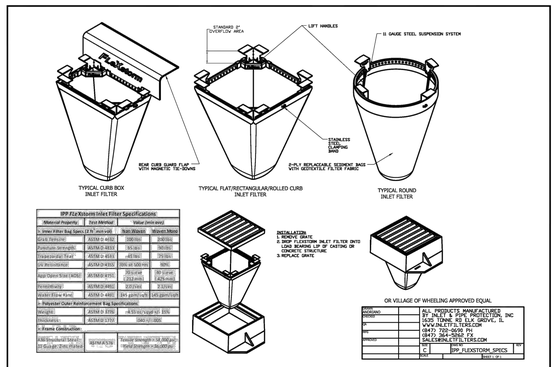
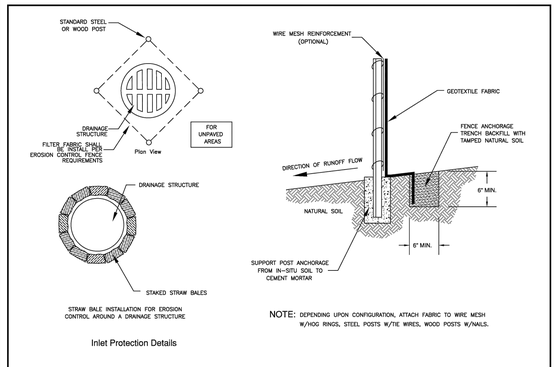
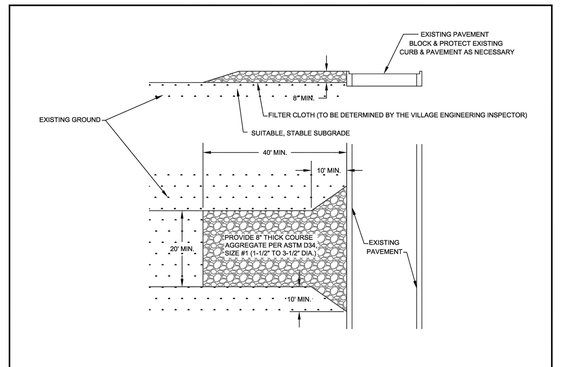
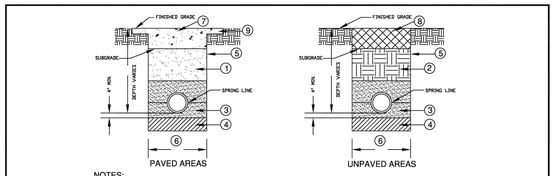
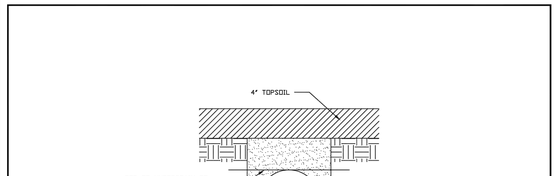


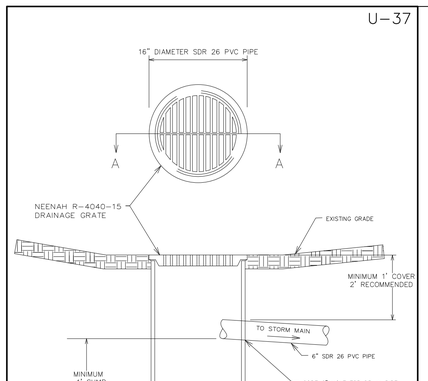






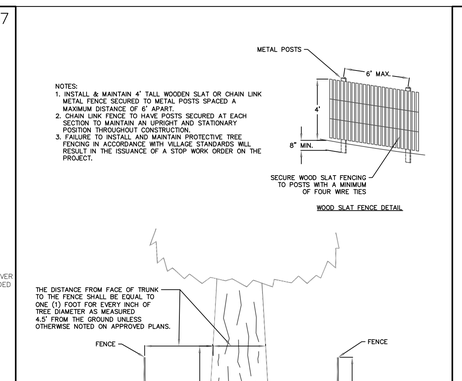
NOTES:
1. BACKFILL & COMPACT GRANULAR TRENCH BACKFILL (CA-6, GRADE B OR APPROVED EQUAL) UNDER STREET PAVEMENT, DRIVEWAYS, AND SIDEWALK.
2. EXCAVATED MATERIAL MAY BE USED UP TO FINAL GRADE IN NON-PAVED AREAS
3. GRAD. NO. CA-7, 8, 11 OR 13 GRAVEL OR LIMESTONE, TO SPRING LINE FOR RIGID PIPE OR 12" ABOVE TOP OF PVC PIPE METHOD 1 COMPACTION PER I.D.O.T. ARTICLE 550.07
4. IF ENCOUNTERED, REMOVE UNSUITABLE MATERIALS AND REPLACE WITH 4" OF STONE AS DIRECTED BY THE TESTING AGENCY OR THE VILLAGE ENGINEER
5. TRENCH SIDES TO BE SLOPED OR SHEETED/SHORED IN ACCORDANCE WITH OSHA REQUIREMENTS.
6. MAXIMUM PAYABLE TRENCH WIDTH = 18" (1'-6") + O.D. WHEN TRENCH < 5 FEET
   = 36" (3'-0") + O.D. WHEN TRENCH > 5 FEET
7. STREET CROSS SECTION MUST MATCH THE EXISTING ROADWAY OR THE VILLAGE OF WHEELING TYPICAL STREET CROSS SECTION, WHICHEVER IS GREATER.
   VILLAGE OF WHEELING TYPICAL STREET CROSS SECTIONS ARE OUTLINED BELOW:
   ARTERIAL ROADWAY
   -8" AGGREGATE BASE COURSE, CA-6 GRADE B OR 9 VIRGIN STONE
   -8" HOT MIX ASPHALT BINDER COURSE, IL-19.0, N50, (COMPACTED IN LIFTS)
   -0.05 GAL/SY BITUMINOUS MATERIAL PRIME COAT
   -2" HOT MIX ASPHALT SURFACE COURSE, MIX "C", N50.
   LOCAL ROADWAY
   -6" AGGREGATE BASE COURSE, CA-6 GRADE B OR 9 VIRGIN STONE
   -5" HOT MIX ASPHALT BINDER COURSE, IL-19.0, N50, (COMPACTED IN LIFTS)
   -0.05 GAL/SY BITUMINOUS MATERIAL PRIME COAT
   -2" HOT MIX ASPHALT SURFACE COURSE, MIX "C", N50.
8. 6" OF COMPACTED TOP SOIL
9. SAW CUT BACK 12" FROM TRENCH LIMITS TO PROVIDE CONTINUOUS BUTT JOINT PRIOR TO PAVING.





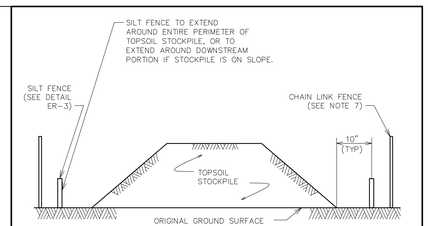
NOT TO SCALE

REVISED: 5-13-24



NOTES:
1. INSTALL & MAINTAIN 4' TALL WOODEN SLAT OR CHAIN LINK METAL FENCE SECURED TO METAL POSTS SPACED A MAXIMUM DISTANCE OF 6' APART.
2. CHAIN LINK FENCE TO HAVE POSTS SECURED AT EACH SECTION TO MAINTAIN AN UPRIGHT AND STATIONARY POSITION THROUGHOUT CONSTRUCTION.
3. FAILURE TO INSTALL AND MAINTAIN PROTECTIVE TREE FENCING IN ACCORDANCE WITH VILLAGE STANDARDS WILL RESULT IN THE ISSUANCE OF A STOP WORK ORDER ON THE PROJECT.

WOODENSLATORCHAINLINK TREEPROTECTIONDETAIL



NOTES:
1. AN ON-SITE DRAINAGE SWALE SHALL BE LOCATED BETWEEN THE TOPSOIL STOCKPILE AND OFF-SITE PROPERTY.
2. REFERENCE IS MADE TO THE SILT FENCE DETAIL (ER-3) FOR MATERIALS AND INSTALLATION METHODS.
3. IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, IT SHALL BE STABILIZED WITH STRAW BLANKET OR SEEDED TO MINIMIZE EROSION.
4. INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF HALF INCH (1/2") PER DAY OR EQUAL SNOW MELT. REPAIR OR REPLACEMENT OF SILT FENCE SHALL BE MADE PROMPTLY AS NEEDED.
5. SEDIMENT TRAPPED BY THE SILT FENCES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SEDIMENT ACCUMULATION DEPTH AT THE SILT FENCE IS APPROXIMATELY EQUAL TO TWELVE (12) INCHES (ONE-HALF OF SILT FENCE HEIGHT).
6. SILT FENCES SHALL BE MAINTAINED IN PLACE UNTIL TOPSOIL STOCKPILE HAS BEEN ELIMINATED AND SHALL BE REMOVED ONLY WHEN DIRECTED BY VILLAGE ENGINEERING.
7. TO COMPLY WITH THE VILLAGE'S SAFETY REQUIREMENTS ERECTION OF STABLE AND SECURE SIX (6) FEET HIGH CHAIN LINK FENCE AROUND THE PERIMETER OF THE STOCKPILED MATERIAL IS REQUIRED. COORDINATE WITH THE ENGINEER.
8. STOCKPILING OF MATERIALS SHALL BE OUTSIDE OF THE CRITICAL ROOT ZONE OF ALL TREES.

NOT TO SCALE

REVISED: 3-15-22

LEGEND AND SYMBOLS:

N. = NORTH
S. = SOUTH
W. = WEST
E. = EAST
T/F = TOP OF FOUNDATION
B/S = BOTTON OF SIDING
F/F = FINISH FLOOR
G/S = GARAGE SLAB
TC = TOP OF CURD
G = GUTTER
TW = TOP OF WALL
T/P = TOP OF PIPE
CONC. = CONCRETE

- FIRE HYDRANT
- FIRE SPRINKLER
- WATER VALVE
- B-BOX
- WATER MANHOLE
- STORM MANHOLE
- CATCH BASIN
- STORM INLET
- CURB INLET
- CULVERT HEADWALL
- SANITARY MANHOLE
- COMBINED MANHOLE
- CLEAN-OUT
- ELECTRIC MANHOLE
- ATT MANHOLE
- STORM SEWER MAIN
- STORM SEWER LATERAL
- SANITARY SEWER
- COMBINED SEWER
- WATER MAIN
- OVERHEAD WIRES
- UNDERGROUND ELEC.
- CABLE / PHONE
- GAS MAIN
- WOOD FENCE
- CHAIN LINK FENCE
- IRON FENCE
- SILT / CONSTRUCTION FENCE
- TREE PROTECTION FENCE
- WOOD POWER POLE
- DOWN SPOUT
- LIGHT FIXTURE
- OVERLAND FLOW
- MONUMENT
- ELECTRICAL HH
- GAS HH
- BENCHMARK
- EXISTING SPOT GRADE EL.
- PROPOSED SPOT GRADE EL.
- CUT SWALE
- MAILBOX
- TREE BUSH

- INDICATES B-6.12 CURB AND GUTTER
- INDICATES REVERSE PITCH B-6.12 CURB AND GUTTER
- INDICATES DEPRESS / ADA CURB
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0' 7.5' 15' 37.5'

C-4
SITE DETAILS

INLET AND FILTER PROTECTION STANDARD	VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS / FILE LOCATION / T:\ENGINEERING\STANDARDS	REVISIONS: S.W. 01-29-00 AUTOCAD FILE; C.J.C. 11-27-07 AUTOCAD FILE	DETAIL NO.: ERO-1
SILT FENCE INSTALLATION STANDARD	VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS / FILE LOCATION / T:\ENGINEERING\STANDARDS	REVISIONS: S.W. 09-01-00 AUTOCAD FILE; S.W. 11-07-07 PER COMMENTS; C.J.C. 01-29-08 AUTOCAD FILE; K.A.G. 12-20-16 INLET PROTECTION	DETAIL NO.: ERO-2
TEMPORARY CONSTRUCTION ENTRANCE STANDARD	VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS / FILE LOCATION / T:\ENGINEERING\STANDARDS	REVISIONS: P.J.- 08-16-99; C.J.C. 10-01-08 AUTOCAD FILE	DETAIL NO.: ERO-4
TRENCH BACKFILL STANDARD	VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS / FILE LOCATION / T:\ENGINEERING\STANDARDS	REVISIONS: S.W. 01-19-04 NO PVC'S ALLOW; C.J.C. 01-29-08 AUTOCAD FILE; K.A.G. 02-07-17 STREET SECTIONS; K.A.G. 11-06-18 BACKFILL MATERIAL; K.A.G. 12-21-20 ADDED NOTE 9	DETAIL NO.: UTL-1
UNDERDRAIN TRENCH STANDARD	VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS / FILE LOCATION / T:\ENGINEERING\STANDARDS	REVISIONS: S.W. 6-17-00 AUTOCAD FILE; S.W. 11-06-01 PER COMMENTS; K.R.G. 9-11-06 AUTOCAD FILE	DETAIL NO.: ST-9
PVC YARD DRAIN DETAIL			REVISED: 5-13-24	
STANDARDDETAIL G-3(01)		DATE / REVISIONS	(Sheet1of1)	
TEMPORARY TOPSOIL STOCKPILE DETAIL			REVISED: 3-15-22	

ENGINEERING PLANS PREPARED BY:

RBD Associates,Inc.
Design Firm License Number: 184.008755
GLENVIEW, IL.
Ramiz@rbdengineering.com
224.425.0009

RAMIZ DABABNEH 062-073740 STATE OF ILLINOIS REGISTERED PROFESSIONAL ENGINEER

Signed: 11/06/2025
Expires: 11/30/2027

PLANS PREPARED FOR:

Brianna Carlson
brianna.carlson@legacypro.com
(608) 751-4056

Village Survey Monument
VILLAGE OF WHEELING CONTROL POINT VOW-13
5/8" IRON BAR WITH YELLOW PLASTIC CAP STAMPED V.O.W. ROW, W SIDE S ELMHURST, ACROSS FROM KRISTY LN.
ELEVATION = 656.54 NAVD 88
SITE BENCHMARK:
CUT CROSS ON TOP OF CURB NEAR SOUTHEAST CORNER OF BUILDING, AS SHOWN.
ELEV=654.09 (NAVD-88)

SUBMITTALS

DATE	REMARKS
11/06/2025	ISSUED FOR DESIGN COORDINATION

REAR/SIDE GRADING IMPROVEMENTS
740 W HINTZ ROAD
WHEELING, IL 60090

DESIGNED BY: RBD
PROJECT NO.: 25-740
DATE: 11/06/2025
SCALE: 1:15 (FULL), 1:30 (HALF)
SHEET 4 OF 4

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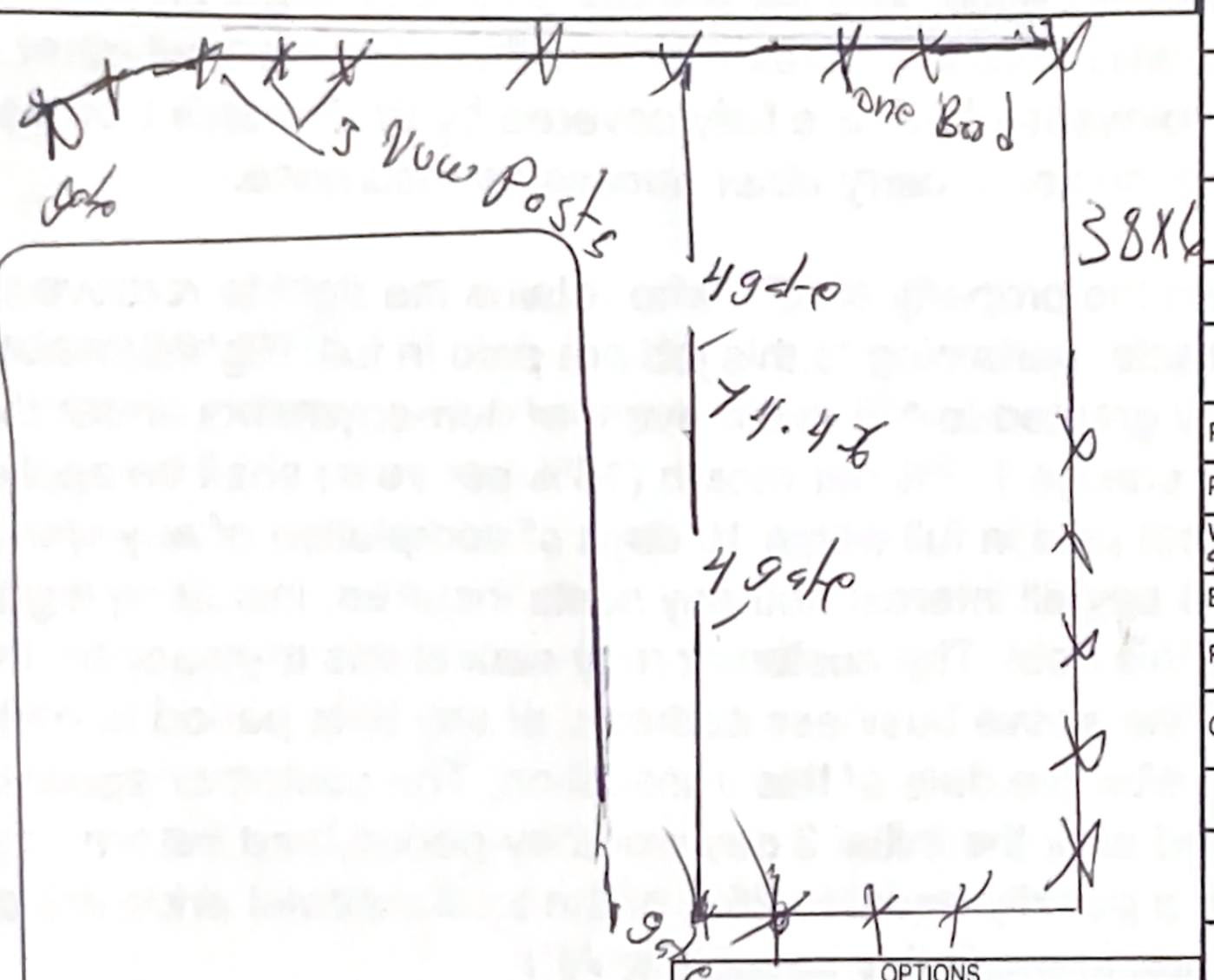
ABC Fence, Inc

Proposal & Contract

12N344 Hilltop Rd.
Elgin, IL 60124
PHONE: 847-372-8007
FAX: 847-608-8561
acbfence@gmail.com

COUNTY	CROSS STREET	MOBILE # (224) 433-4830	DATE 8/24/25
TOWNSHIP (XX UNINCORPORATE)	SUPERVISOR NAME	FAX # ( )	RECEIVED BY
COMPANY	Email kmshafran@gmail.com	WORK PHONE # ( )	SALESPERSON
NAME Katerina Shafran	JOB AMOUNT $ 6,194.00	JOBSITE NAME	
STREET ADDRESS 740 W Hintz Rd	DEPOSIT $	ADDRESS 740 W Hintz Rd	
CITY Wheeling STATE IL ZIP CODE 60090	BALANCE DUE $	CITY Wheeling	
		CONTACT NAME	PHONE #

Install 38 feet of 5 foot high shadow box treated wood. Replace 3 posts and 1 board. Install 74.46 feet of 4 foot high ornamental steel and two single gates, all the post be 36 inches in concrete



FT.	HGT.	GA/COLOR
TERMINALS	LINE POSTS	TOP RAIL
TENS WIRE TOP ☐ BOTTOM ☐	BRACING YES ☐	MID RAIL ☐ BOTTOM RAIL NO ☐
SINGLE GATES		GATES
DOUBLE		POSTS
CANTILEVER/ROLLING		POSTS

LEVEL ON TOP ☐ SPREAD DIRT ☐
FOLLOW GRADE ☐ HAUL DIRT ☐

TAKE DOWN 38 FT.
HAUL AWAY 38 FT.

CONCRETE/ASPHALT BREAKS # _____

ROCK DRILL ☐ WELDER ☐
CORE DRILL ☐ COMPRESSOR ☐

PERMIT

PLAT OF SURVEY

WOOD TYRES/STYLE shadow box

BOARD SIZE 1x6x5

POST SIZE 4x4x8

CROSS RAIL 2x4x8

IN ☐ FACE NAIL ☒ TOS-NAIL ☐

Haul away dirt
YES ☒ NO ☐

Treated ☒ Red Cedar ☐

OPTIONS

DEPOSIT — OFFICE USE

AMOUNT	CHK #

FINAL CHK _____ V. DIGITS

EXP DATE _____

_____

Customer To read following to place order:

1) ABC Fence to call J.U.L.I.E.
2) Customer to obtain all permits and approvals.
3) ABC Fence will need a signed contract, plat of survery and appropriate deposit (as outlined above) before work will be scheduled.
4) Installation dates are always weather permitting.
5) I hereby accept the terms and conditions on both sides of this contract.

CUSTOMERS TO CALL PERMIT # INTO OFFICE (IF APPLICABLE)

APPROVED & ACCEPTED:

Customer's Signature _____ Date _____

Customer's Signature _____ Date _____

ABC Fence, Inc.

Company Representative

This proposal May Be Withdrawn and voided if not accepted within_____ days

MEMORANDUM

DATE: December 17, 2025
FROM: Marcy Knysz, Village Planner
SUBJECT: Docket No. PV25-0003, Request for a Variation to Permit a Reduction in the Minimum Required Rear and Side Yard Setbacks From 19 Feet and 25 Feet, Respectively, to Zero Feet Associated with the Construction of a Playground for K-Educate, Inc. Day Care Center (740 W. Hintz Road). **PUBLIC HEARING**
RECOMMENDED ACTION: **Recommend approval of Docket No. PV25-0003** granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.06.040, B-3 General Commercial and Office District, and associated sections, to permit a reduction in the minimum required rear and side yard setbacks for a playground for K-Educate, Inc. Day Care Center from 19 feet and 25 feet, respectively, to zero feet, associated with the construction of a playground located at 740 W. Hintz Road in accordance with the Existing Conditions Landscape Plan prepared by Intrinsic Landscaping dated 9/19/2025; Grading Plan prepared by RBD Associates, Inc., last revised 12/10/2025; Petitioner's Project Description Letter received by the Village on 6/20/2025; Playground Equipment Details; Site Plan received by the Village on 11/19/2025; and subject to the following conditions:

1. The proposed Arborvitae plantings along the north and east property lines shall be installed by May 1, 2026, as shown on the Site Plan. All landscaping must be maintained in healthy condition; any dead or diseased material shall be replaced within one year from planting.
2. A permit shall be applied for and received from the Community Development Department prior to grading the play area and/or the removal of any existing trees.

EXECUTIVE SUMMARY

Docket No. PV25-0003: K-Educate, Inc. Day Care Center (456 Chicory Lane, Buffalo Grove, IL 60089), lessee, is seeking a variation as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.06.040, B-3 General Commercial and Office District, and associated sections, to permit a reduction in the minimum required rear and side yard setbacks from 19 feet and 25 feet, respectively, to zero feet, associated with the construction of a playground located at 740 W. Hintz Road.

GENERAL PROPERTY INFORMATION
Petitioner: K-Educate, Inc. Day Care Center

Property size: 33,600 sq. ft. (0.77 acres)

Unit size: 3,665 sq. ft. / 5,900 sq. ft. building

Neighboring Property Land Use(s):
North/East: Residential (Assisted Living)
West: Wheeling High School (across Elmhurst Road)
South: Commercial and Single Family Residential (across Hintz Road)

Existing Use of Property: Commercial retail space (vacant)

Existing Zoning: B-3, General Commercial and Office

Comprehensive Plan Designation: Commercial

Zoning History:

- Ordinance No. 4518, approved 4/19/2010, granting site plan and appearance approval for Family Video (Docket # PC 10-6).
- Ordinance No. 4517, approved 4/19/2010, granting a rear yard setback variation, side yard setback variation and parking setback variation for Family Video (Docket # 2018-8).
- Ordinance No. 4529, approved 6/7/2010, granting site plan and appearance approval – amendment to Ordinance No. 4518 to correct a scrivener's error (Docket # PC 10-6).
- Docket #SCBA 11-7, approved 3/10/2011, granting appearance approval of two wall signs and a monument sign (Family Video).
- Ordinance No. 5128, approved 12/4/2017, granting special use and site plan approval for a health club (Docket # 2017-14).
- Docket #SCBA 18-1, approved 1/11/2018, granting appearance approval of wall signs (Stay Fit 24).
- Docket #PC 20-5, approved 4/22/2020, granting minor site plan and appearance approval for interior and exterior alterations (Aura Family Dental).

SUMMARY OF REQUEST
K-Educate, Inc. Day Care Center (" K-Educate") is requesting a variation to permit a reduction in the minimum required building setbacks for a proposed playground from 19 feet to zero feet along the north property line, and 25 feet to zero feet along the east property line. The requested setback variation is associated with the construction of an outdoor playground area located at 740 W. Hintz Road.

The petitioner is also seeking special use approval to permit the operation of a day care center (Docket No. PSU25-0011), as well as a variation to permit a reduction in the minimum required fence height (Docket No. PV25-0004). In addition, the petitioner is requesting minor site plan & appearance approval to construct an outdoor playground area (Docket No. PSPMIN25-0033).

VARIANCE
A variation is to grant relief from the literal requirements of the zoning ordinance when unique circumstances, applicable to the property, deprive it from enjoying privileges commonly enjoyed by other properties in the same zoning district. After review of the Standards summarized in this staff report, the Commission must find beyond a reasonable doubt that all of the standards are met.

The petitioner is proposing to construct a playground on the north and east sides of the building, in conjunction with the proposed day care center for K-Educate (Docket No. PSU25-0011). The proposed playground would be located within an existing fenced area that is currently landscaped with a number of trees, which are to be removed to accommodate the playground. Since the proposed playground would be located within the existing fenced area, the playground encroaches into both the required rear and side yard setbacks, resulting in zero-foot setbacks. Pursuant to Ordinance No. 4517 (approved 4/19/2010), variations were granted for the construction of the (former) Family Video and established a rear yard setback (north side) of 19 feet, and a side yard setback (east side) of 25 feet. The petitioner's proposal would reduce both setbacks to zero feet to accommodate the playground improvements.

Standards for Variation: Following are the petitioner's responses to the standards for variation for the variance request. (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.

Petitioner: The site's existing layout and the size of the building on the lot result in limited space to place the playground area. Due to these physical limitations and the requirement for a minimum 1,050 SF outdoor space, strict compliance with both side and rear setbacks would create a hardship. We are requesting a variation of 2 to 4 feet to accommodate the fenced play area.

Staff: The subject site was initially developed for a video rental store, thus accommodations for an exterior

playground or any open space were not accounted for. As a result, the site presents physical constraints to sufficiently provide for a playground that complies with the setbacks established by Ordinance No. 4517.

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

Petitioner: This hardship is unique to this property. Other parcels do not face the same site geometry or existing footprint constraints, which makes this circumstance exceptional and not recurring.
Staff: The identified hardship is specific to this subject parcel.

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

Petitioner: This condition was not created by the current applicant or property owner. The existing building and site layout predate the day care use being proposed.

Staff: The existing building footprint and associated site improvements were established prior to the petitioner's proposal.

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.

Petitioner: Without the variation, the day care cannot operate in compliance with state licensing, resulting in loss of use and reasonable return from the space.

Staff: Without the requested variation, the petitioner's space could not support the intended use.

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

Petitioner: The proposed fenced playground will be screened, safe, and complementary to the area. It will not alter the essential character of the neighborhood.

Staff: The proposed playground improvements, and requested setback reductions, will occur within an existing fenced area and would not expand the existing conditions of the subject site.

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.

Petitioner: The minor variation does not reduce access to light or air, create congestion, or impact property values. The fencing maintains visibility and safety standards.

Staff: The proposed variation will not impair access to light or air, nor will it impact public safety or adjacent properties with the implementation of the proposed conditions.

STAFF REVIEW
Fire Department Review: No comments related to the Special Use.

Engineering Division Review: No comments related to the Special Use.

Staff Recommended Action: Staff recommends approval of the variance request subject to the following conditions:

1. The proposed Arborvitae plantings along the north and east property lines shall be installed by May 1, 2026, as shown on the Site Plan. All landscaping must be maintained in healthy condition; any dead or diseased material shall be replaced within one year from planting.
2. A permit shall be applied for and received from the Community Development Department prior to grading the play area and/or the removal of any existing trees.

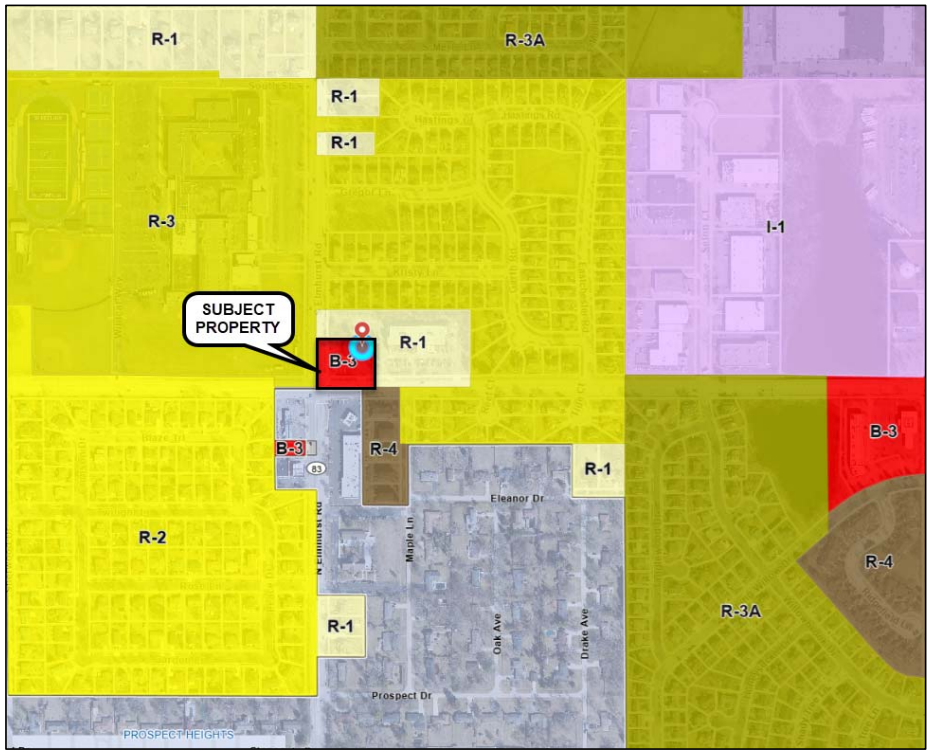
****
If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of a variation, the appropriate motion would be to:

Recommend approval of Docket No. PV25-0003 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.06.040, B-3 General Commercial and Office District, and associated sections, to permit a reduction in the minimum required rear and side yard setbacks for a playground for K-Educate, Inc. Day Care Center from 19 feet and 25 feet, respectively, to zero feet, associated with the construction of a playground located at 740 W. Hintz Road in accordance with the Existing Conditions Landscape Plan prepared by Intrinsic Landscaping dated 9/19/2025; Grading Plan prepared by RBD Associates, Inc., last revised 12/10/2025; Petitioner's Project Description Letter received by the Village on 6/20/2025; Playground Equipment Details; Site Plan received by the Village on 11/19/2025; and subject to the following conditions:

1. The proposed Arborvitae plantings along the north and east property lines shall be installed by May 1, 2026, as shown on the Site Plan. All landscaping must be maintained in healthy condition; any dead or diseased material shall be replaced within one year from planting.
2. A permit shall be applied for and received from the Community Development Department prior to grading the play area and/or the removal of any existing trees.

ATTACHMENTS:
Attachments to Staff Report (Staff)
Existing Conditions Landscape Plan prepared by Intrinsic Landscaping dated 9/19/2025
Grading Plan prepared by RBD Associates, Inc., last revised 12/10/2025
Petitioner's Project Description Letter received by the Village on 6/20/2025
Playground Equipment Details
Site Plan received by the Village on 11/19/2025

LOCATION MAP



ZONING MAP

Photo of the front of the building (south façade) facing north from Hintz Road.

Photo of existing door on east building façade.

Photo of trees in the northeast corner of the fenced in area.

Photo of trees in the rear yard (north of the building).

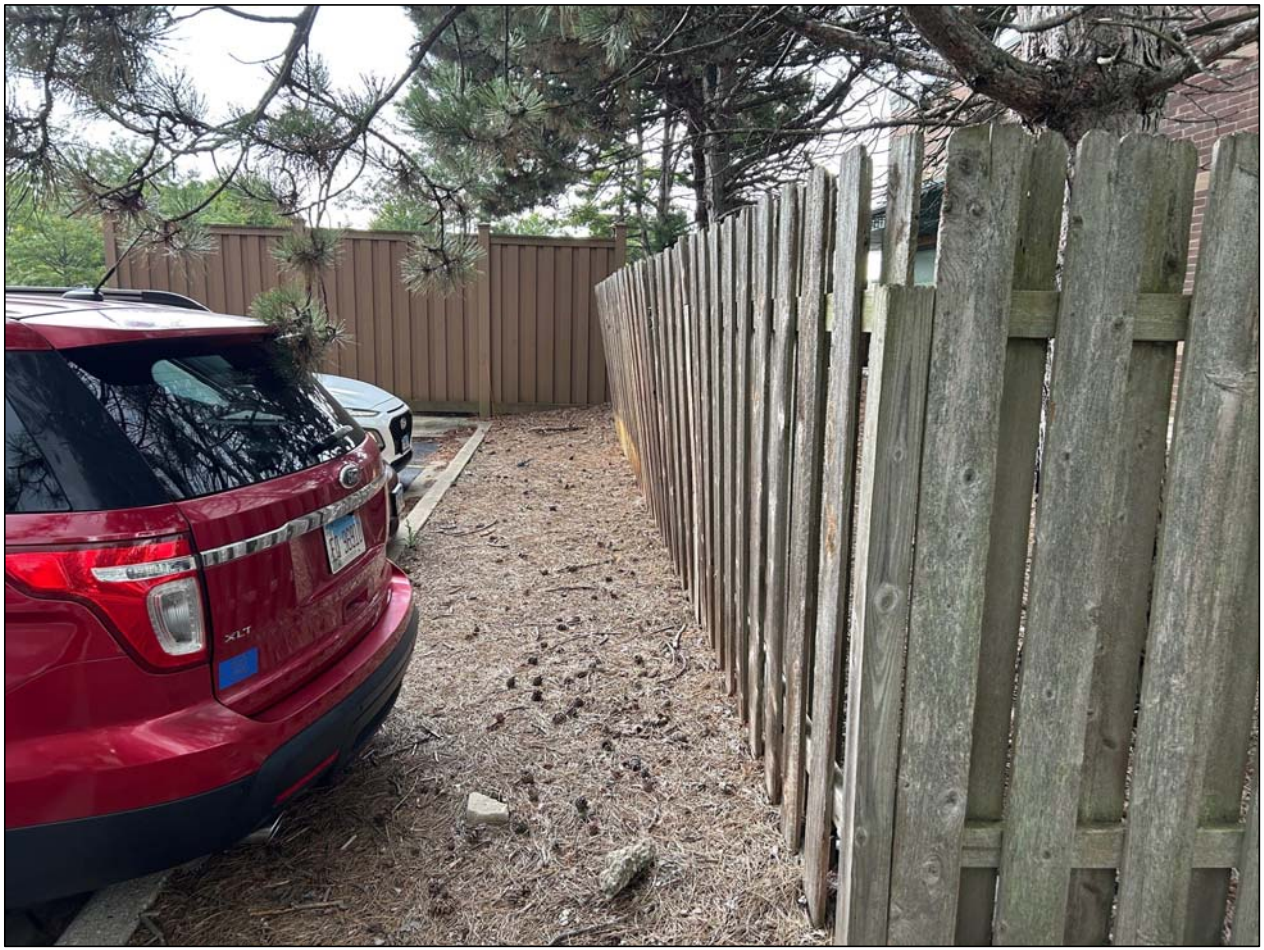


Photo of the fence along the east property line that needs repair.

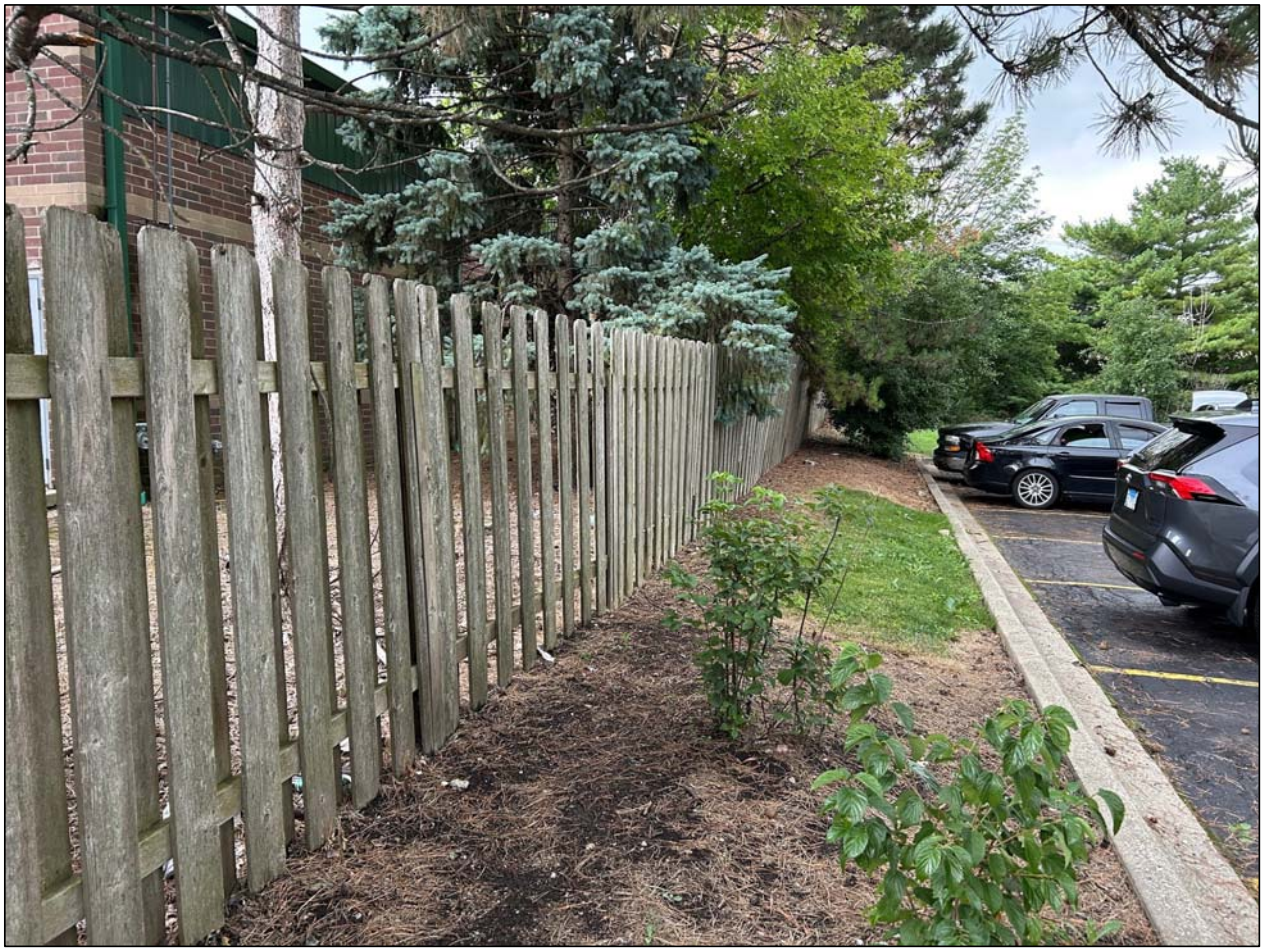
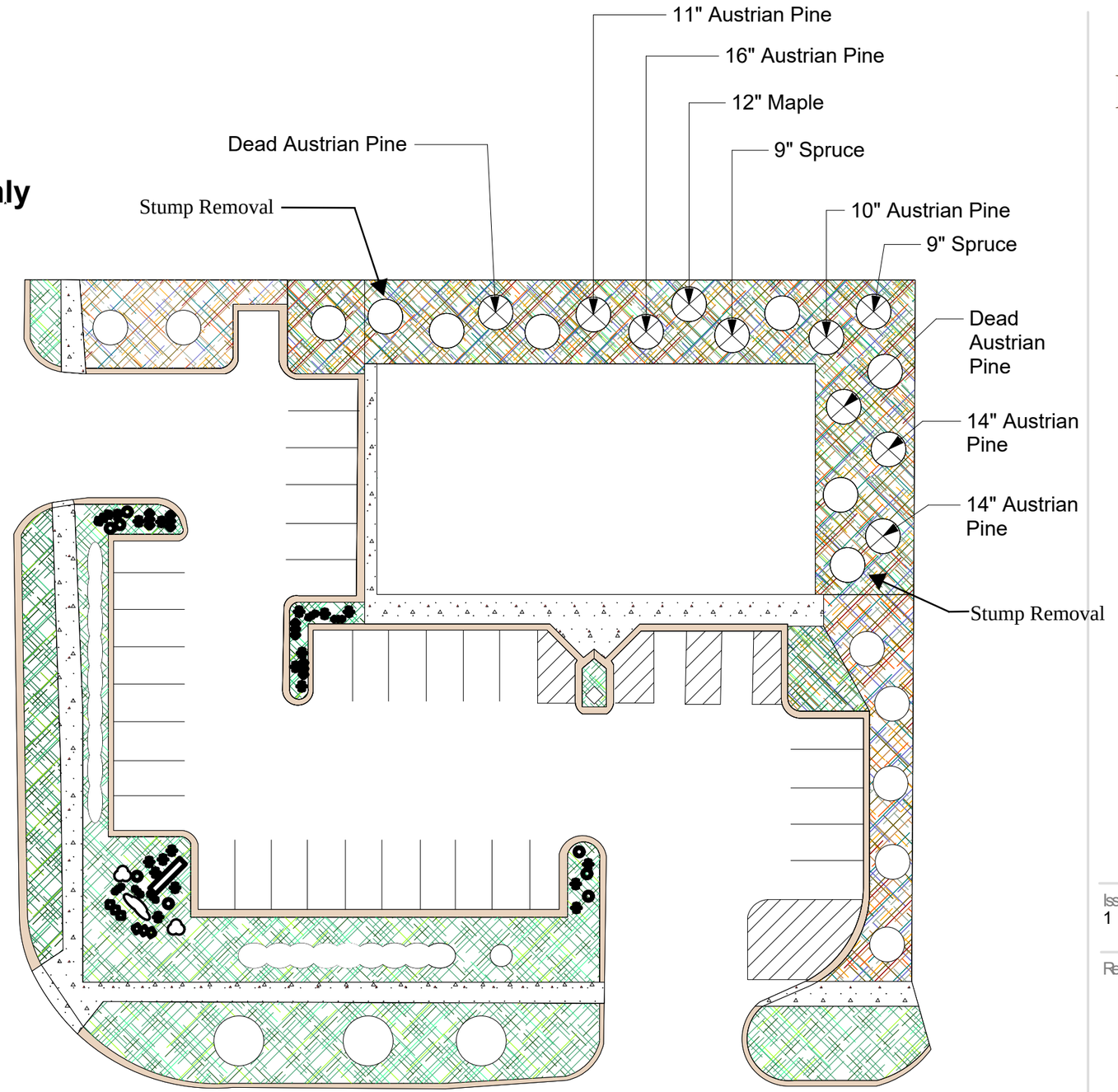


Photo of the fence along the north property line.

Tree/plant location for reference only

Description	Latin Name	Common Name	Mature Size	Container Size	QTY
Perennial	Achillea millefolium 'Marie Ann'	Yellow Yarrow	18"	1G	21
Grass	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	4'	1G	3
Shrub	Cornus sericea 'Allemans Dwarf'	Dwarf Redosier Dogwood	6'H x 5'W	30"	13
Shrub	Cotoneaster adpressus 'Tom Thumb'	Creeping Cotoneaster	1.5'H x 1.5'W	3G	6
Perennial	Hemerocallis x 'Stella De Oro'	Yellow Daylily	15-18"T	1G	25
Shrub	Hydrangea Paniculata 'Pink Diamond'	Panicle Hydrangea	6'H x 6'W	24"	2
Evergreen	Juniperus horizontalis	Youngstown Juniper'	1.5'H x 5'W	24"	6
Perennial	Nepeta x faassenii 'Walker's Low'	Catmint	10"T	1G	10
Grass	Pennisetum alopecuroides 'Red Head'	Fountain Grass	3'	1G	12
Perennial	Perovskia artriplicifolia	Russian Sage	4'	1G	3
Shrub	Rosa x	Pink Knockout Rose	4'H x 4'W	3G	5
Perennial	Sedum x	Autumn Joy Sedum	18"T	1G	21



1 Landscape Plan
Scale: 1" = 30'-0"

N

INTRINSIC landscaping
3126 West Lake Ave
Glenview, IL
intrinsiclandscaping.com
intrinsiclandscapinginc

Family Video
Elmhurst and Hintz
Wheeling, IL 60090

Issue	Date
1	9/19/2025

Revision	Date

11 x 17

L-1.0

REAR/SIDE YARD GRADING IMPROVEMENT

FOR
740 W HINTZ RD,
WHEELING, ILLINOIS 60090

740 W HINTZ RD – 25-740 – 10/29/2025

GENERAL NOTES

THE CONTRACTOR SHALL PERFORM ALL WORK PER THE 2018 INTERNATIONAL CODES AND MUST COMPLY WITH THE REQUIREMENTS OF THE VILLAGE ENGINEER.

THE CONTRACTOR SHALL NOTIFY THE OWNER, MUNICIPALITY,.A MINIMUM OF THREE (3) DAYS BEFORE START OF CONSTRUCTION.

THE CONTRACTOR SHALL REQUEST A UTILITY LOCATE A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION ACTIVITIES. CONTACT J.U.L.I.E. AT (800) 892–0123 OR 811.

THE CONTRACTOR SHALL VERIFY THE LOCATIONS & DEPTHS OF ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS AND SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE DONE TO UTILITIES WITHIN THE LIMITS OF IMPROVEMENT.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE CIVIL ENGINEERING PLANS AND ANY PLANS PREPARED BY OTHERS ARE CONCURRENT.

DO NOT SCALE PLANS FOR CONSTRUCTION DRAWINGS, VERIFY ALL DIMENSIONS IN FIELD.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING INSPECTIONS.

A COPY OF THE APPROVED ENGINEERING PLANS IS TO REMAIN ON SITE AT ALL TIMES.

THE CONTRACTOR SHALL INSTALL BARRICADES, CLOSE WALKS BEFORE STARTING AND COVER EXCAVATIONS AT THE END OF EACH DAY.

THE CONTRACTOR SHALL MAINTAIN "POSITIVE" SITE DRAINAGE DURING CONSTRUCTION.

THE CONTRACTOR SHALL REMOVE OR SECURE CONSTRUCTION EQUIPMENT AT THE END OF EACH DAY.

THE CONTRACTOR SHALL OBTAIN ALL REQUIRED LOCAL PERMITS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CONSTRUCTION STAKING AND LAYOUT.

THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER AND JURISDICTIONAL AUTHORITIES, INCLUDING THEIR AGENCIES, AND NEIGHBORING PROPERTY OWNERS FROM LIABILITIES.

THE CONTRACTOR SHALL VERIFY ELEVATIONS BEFORE STARTING WORK AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL PROVIDE ADEQUATE CONSTRUCTION SIGNS & BARRICADES.

THE CONTRACTOR SHALL MERGE COST FOR ANY INCIDENTAL ITEMS INTO HIS PROPOSAL.

THE CONTRACTOR SHALL GUARANTEE PLANT/PAVING MATERIALS & WORKMANSHIP FOR ONE YEAR.

THE CONTRACTOR SHALL REMOVE AND DISPOSE OF UNSUITABLE AND EXCESS MATERIAL.

THE CONTRACTOR SHALL COMPLY WITH PA 96–1416/CLEAN CONSTRUCTION DEBRIS REMOVAL & OFF–SITE DISPOSAL REQUIREMENTS.

THESE ENGINEERING PLANS DO NOT MEET THE MINIMUM REQUIREMENTS FOR A PLAT OF SURVEY. THE PROPERTY LINES AND BOUNDARIES SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL REFER TO THE TITLE, DEED, ABSTRACT OR PLAT OF SURVEY AND SHALL VERIFY THE PROPERTY BOUNDARY PRIOR TO CONSTRUCTION STAKING.

ANY DEVIATION FROM THIS APPROVED PLAN SHALL REQUIRE

WRITTEN APPROVAL FROM THE VILLAGE & RBD ASSOCIATES, INC.

INSPECTIONS–CONTACT THE VILLAGE DEVELOPMENT SERVICE DEPARTMENT TO SCHEDULE THE FOLLOWING REQUIRED ENGINEERING

A. EROSION CONTROL INSPECTION

C. FINAL ENGINEERING INSPECTION

NOTES:

1. MAINTAIN POSITIVE GRADES AWAY FROM THE ADDITION.
2. GRADING AND PAVING SHALL PROVIDE POSITIVE DRAINAGE AND SHALL NOT ADVERSELY AFFECT NEIGHBORING PROPERTIES
3. SIDEYARDS ARE NOT TO BE PITCHED TO NEIGHBORING PROPERTIES.
4. SOD OR SEED/BLANKET WITH TOPSOIL TO BE INSTALLED IN DISTURBED AREAS.
5. ANY DEVIATION FROM THIS APPROVED PLAN SHALL REQUIRE PRIOR WRITTEN APPROVAL FROM THE VILLAGE OF WHEELING.

CONSTRUCTION NOTES

1. DISTURBED LAWN AREAS SHALL BE RESTORED:
   PARKWAY LAWN – 6" TOPSOIL AND SOD
   ON–SITE LAWN – 6" TOPSOIL AND SEED AND BLANKET
   OFF–SITE LAWN – 6" TOPSOIL AND SOD
2. CONTRACTOR SHALL RESTORE ANY DAMAGED ITEMS PRIOR TO FINAL INSPECTION.
3. ALL EXCAVATED MATERIAL NOT USED FOR BACKFILL SHALL BE HAULED FROM SITE.
4. MAINTAIN EXISTING DRAINAGE PATTERNS. NO GRADING SHALL BE PERFORMED, NOR SHALL LANDSCAPING BE PLACED, SO AS TO IMPEDE THE FLOW OF RUNOFF ONTO THIS SITE FROM ADJACENT PROPERTIES.
5. NO TRENCHING, EXCAVATION, OR CONSTRUCTION ACTIVITIES SHALL TAKE PLACE IN TREE PROTECTION ZONES.
6. THE VILLAGE RIGHT OF WAY SHALL NOT BE USED FOR STORAGE OF ANY KIND.

GENERAL NOTES –TREE & BERM WORK

CONTRACTOR SHALL REMOVE ALL TREES AND STUMPS AS SHOWN ON THE APPROVED PLANS OR AS DIRECTED BY THE VILLAGE OF WHEELING.

ALL TREE REMOVALS SHALL BE PERFORMED IN ACCORDANCE WITH THE VILLAGE OF WHEELING REQUIREMENTS.

STUMPS SHALL BE COMPLETELY REMOVED, INCLUDING LARGE ROOTS, TO A MINIMUM DEPTH OF 24 INCHES BELOW FINISHED GRADE. VOIDS SHALL BE BACKFILLED WITH CLEAN TOPSOIL AND COMPACTED.

AREAS DISTURBED BY TREE AND STUMP REMOVAL SHALL BE GRADED TO MATCH PROPOSED CONTOURS SHOWN ON THE PLANS AND PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES.

REGRADE BERMS PER PROPOSED GRADING PLAN TO ACHIEVE UNIFORM SLOPES AND SMOOTH TRANSITIONS TO EXISTING GRADES.

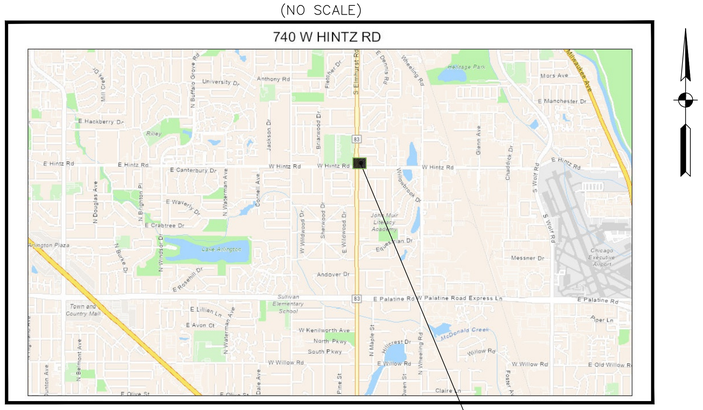
AFTER FINAL GRADING, PLACE A MINIMUM OF 6 INCHES OF CLEAN TOPSOIL ACROSS ALL DISTURBED AND REGRADED AREAS.

INSTALL SOD IN ALL DISTURBED GRASS AREAS AND MAINTAIN UNTIL FULLY ESTABLISHED.

ALL WORK SHALL COMPLY WITH VILLAGE OF WHEELING ENGINEERING AND FORESTRY DEPARTMENT STANDARDS AND BE SUBJECT TO INSPECTION AND APPROVAL.

Village Survey Monument
VILLAGE OF WHEELING CONTROL POINT VOW–13
5/8" IRON BAR WITH YELLOW PLASTIC CAP STAMPED V.O.W.
ROW, W SIDE S ELMHURST, ACROSS FROM KRISTY LN.
ELEVATION = 656.54 NAVD 88
SITE BENCHMARK:
CUT CROSS ON TOP OF CURB NEAR SOUTHEAST CORNER OF BUILDING, AS SHOWN.
ELEV=654.09 (NAVD–88)

LOCATION MAP
(NO SCALE)



SITE LOCATION:
740 W HINTZ RD,
WHEELING, ILLINOIS 60090

DRAINAGE STATEMENT

TO THE BEST OF MY KNOWLEDGE, THE PROPOSED WORK QUALIFIES THAT THE DEVELOPMENT MEETS THE MINIMUM CRITERIA FOR STORMWATER MANAGEMENT IN ACCORDANCE WITH THE COOK COUNTY STORMWATER ORDINANCE AND THE VILLAGE CODE OF WHEELING.

RAMIZ B. DABABNEH
REGISTERED PROFESSIONAL ENGINEER
STATE OF ILLINOIS NO. 062–073740

Signed: 11/06/2025
Expires: 11/30/2027

INDEX OF SHEETS

SHEET NUMBER	SHEET TITLE
01	TITLE SHEET AND NOTES
02	EXISTING CONDITIONS & EROSION CONTROL
03	PROPOSED CONDITIONS
04	DETAILS SHEET

SURVEY INFORMATION:

ADDRESS: 740 W HINTZ RD, WHEELING, ILLINOIS 60090

1. LOT DIMENSIONS TAKEN FROM ORIGINAL SURVEY. ALL LOT LINES, SETBACK LINES, UTILITY EASEMENT, ARE TO BE LOCATED ON THE SITE BEFORE WORK STARTS.
2. CONTRACTOR IS SOLE RESPONSIBLE FOR COMPLIANCE WITH SETBACKS AND EASEMENTS.
3. CONTRACTOR AGREES TO COMPLY WITH THIS DIRECTIVE AND FURTHER AGREES TO HOLD ENGINEER HARMLESS FOR REMEDIAL ACTION DUE TO HIS FAILURE TO COMPLY.
4. THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR DEMOLITION OR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION.
5. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
7. FIELD WORK COMPLETED ON 10/16/2025.

RBD ASSOCIATES, INC. NOTES:

1. REAR/FRONT/SIDE YARD BASINS MAY EXPERIENCE STANDING WATER DURING HEAVY RAIN EVENTS.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL VILLAGE/COUNTY REGULATIONS AND CODES AS WELL AS STANDARDS.
3. SHOULD IT APPEAR THAT THE WORK COVERED BY THE CONTRACT DOCUMENTS IS NOT SUFFICIENTLY DETAILED OR EXPLAINED, AN RFI FORM SHALL BE SUBMITTED TO THE ENGINEER FOR FURTHER DRAWINGS OR EXPLANATIONS AS MAY BE NECESSARY TO CLARIFY THE POINT IN QUESTION PRIOR TO THE CONTRACT AWARD. IT IS THE INTENTION OF THE CONTRACT DOCUMENTS TO PROVIDE A JOB COMPLETE IN EVERY RESPECT. THE CONTRACTOR IS RESPONSIBLE FOR THIS RESULT AND TO TURN OVER THE PROJECT IN COMPLETE OPERATING CONDITION, IRRESPECTIVE OF WHETHER THE CONTRACT DOCUMENTS COVER EVERY INDIVIDUAL ITEM IN MINUTE DETAIL.

CALL JULIE
CALL 48 HOURS BEFORE YOU DIG
(EXCLUDING SAT., SUN. & HOLIDAYS)
1-800-892-0123

15 7.5 0 15
SCALE: 1" = 15' (24X26 FULL SCALE)
30 15 0 30
SCALE: 1" = 30' (11X17 HALF SCALE)

ENGINEERING PLANS PREPARED BY:

RBD ASSOCIATES,INC.
DESIGN FIRM LICENSE NUMBER:
184.008755
GLENVIEW, IL.
Ramiz@rbdengineering.com
224.425.0009

Signed: 11/06/2025
Expires: 11/30/2027

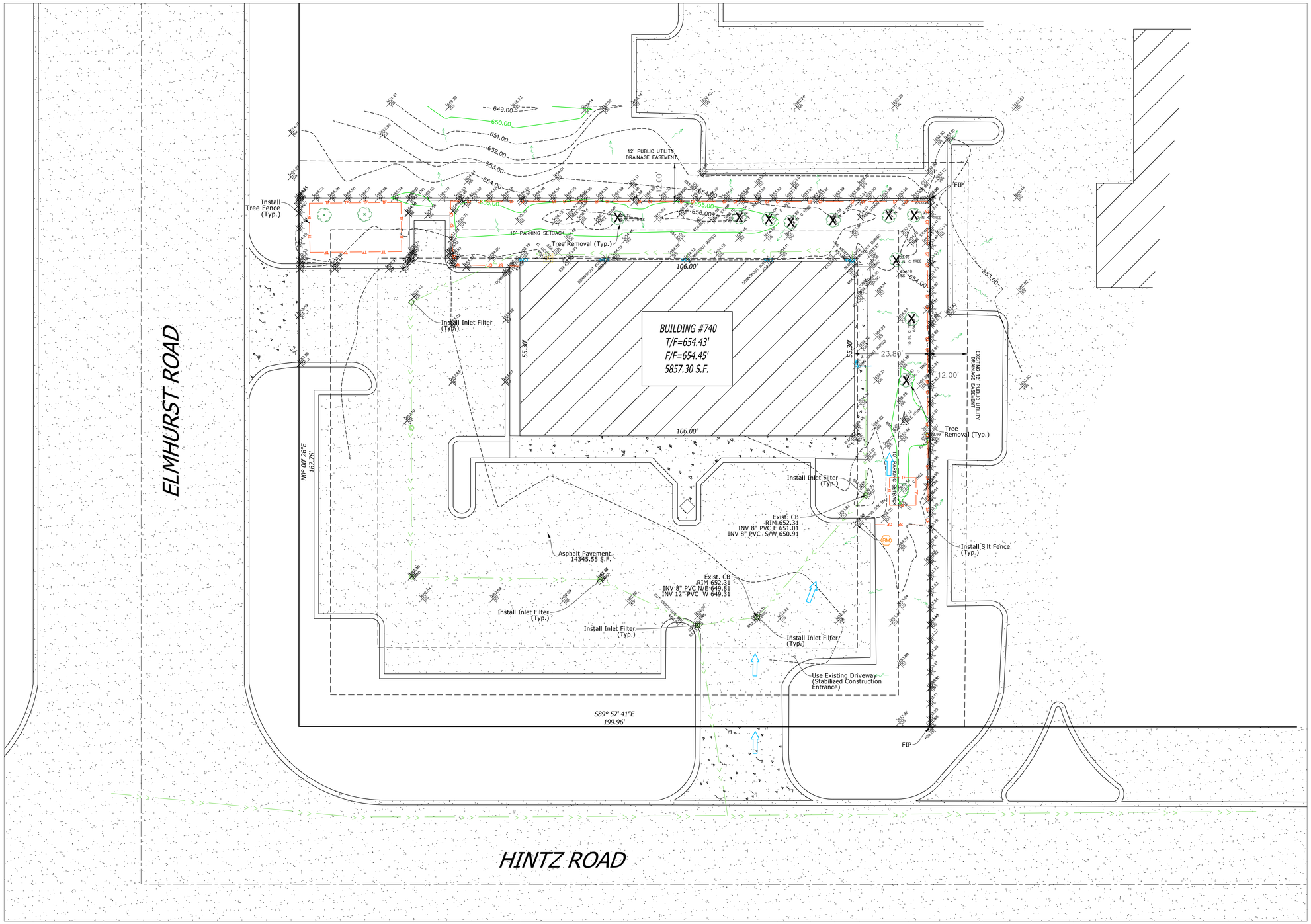
PLANS PREPARED FOR
BRIANNA CARLSON
BRIANNA.CARLSON@LEGACYPRO.COM
608–751–4056

RBD ASSOCIATES, INC.
| CIVIL ENGINEERING FIRM |
RBDENGINEERING.COM
224.425.0009

SUBMITTALS

DATE	REMARKS	DATE	REMARKS
11/6/2025	ISSUED FOR DESIGN COORDINATION		

PROJECT NO.: 25–740
DATE: 11/06/2025
SHEET 1 OF 4



LEGEND AND SYMBOLS:

N. = NORTH
S. = SOUTH
W. = WEST
E. = EAST
T/F = TOP OF FOUNDATION
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- FIRE SPRINKLER
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- B-BOX
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- STORM MANHOLE
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- STORM INLET
- CURB INLET
- CULVERT HEADWALL
- SANITARY MANHOLE
- COMBINED MANHOLE
- CLEAN-OUT
- ELECTRIC MANHOLE
- ATT MANHOLE
- STORM SEWER MAIN
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- LIGHT FIXTURE
- OVERLAND FLOW
- MONUMENT
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- GAS HH
- BENCHMARK
- EXISTING SPOT GRADE EL.
- PROPOSED SPOT GRADE EL.
- CUT SWALE
- MAILBOX
- TREE
- BUSH

- INDICATES B-6.12 CURB AND GUTTER
- INDICATES REVERSE PITCH B-6.12 CURB AND GUTTER
- INDICATES DEPRESS / ADA CURB
- INDICATES DETECTABLE WARNING
- INDICATES PARKING STALL COUNT
- INDICATES SIGN LOCATION
- SHADING INDICATES STANDARD ASPHALT PAVEMENT
- SHADING INDICATES STANDARD CONCRETE PAVEMENT
- SHADING INDICATES STANDARD PERMEABLE PAVEMENT

FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT CONFORM TO STANDARD SCALES. USE THE SCALE BELOW TO MAKE MEASUREMENTS ON REDUCED PLANS.

0' 7.5' 15' 37.5'

C-2
EXISTING CONDITIONS & EROSION CONTRAL

COPYRIGHT: THIS DRAWING SHALL NOT BE USED,REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

ENGINEERING PLANS PREPARED BY:

RBD Associates,Inc.
Design Firm License Number: 184.008755
GLENVIEW, IL.
Ramiz@rbdengineering.com
224.425.0009

RAMIZ DABABNEH 062-073740 LICENSED PROFESSIONAL ENGINEER STATE OF ILLINOIS

Signed: 11/06/2025
Expires: 11/30/2027

PLANS PREPARED FOR:

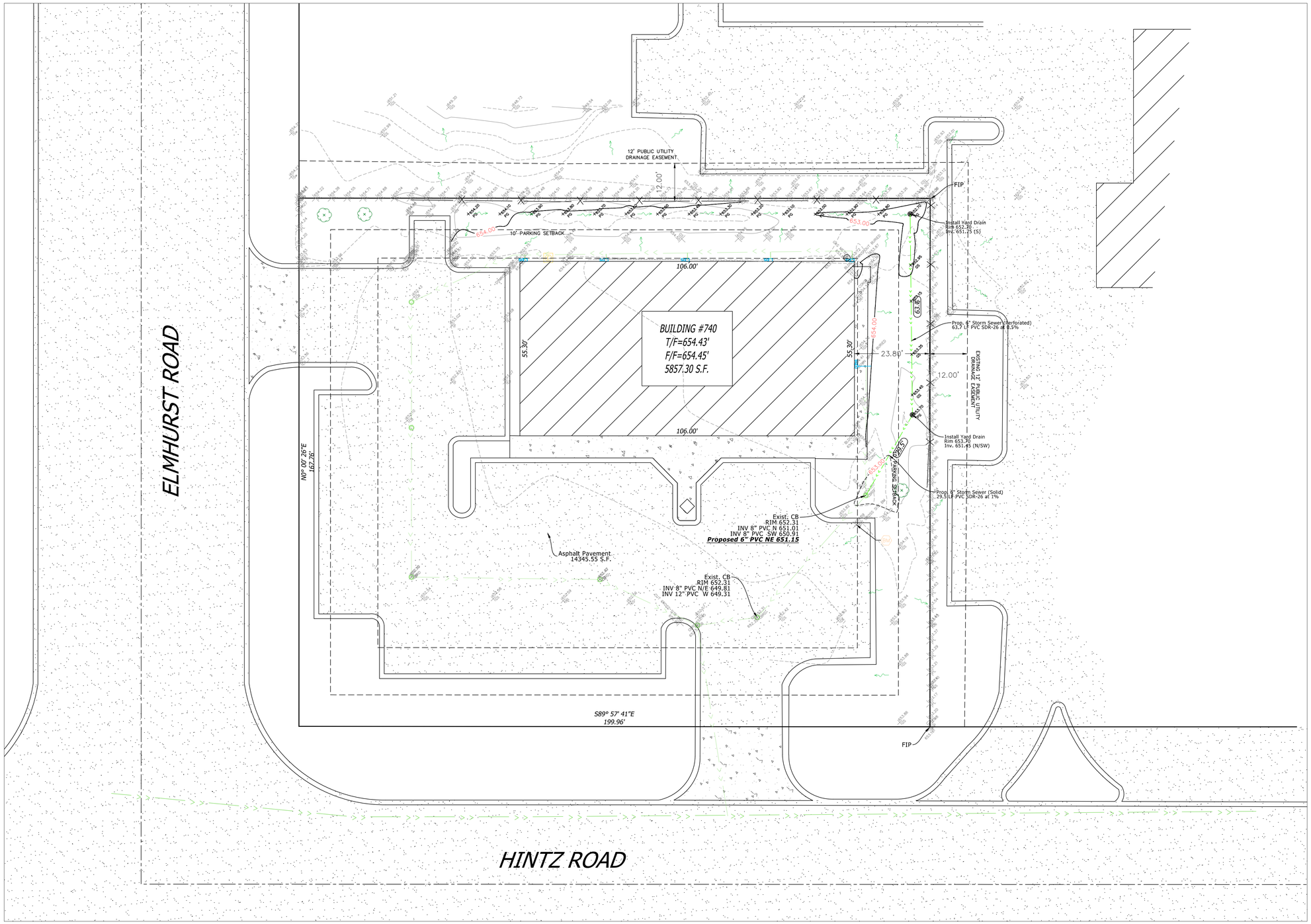
Brianna Carlson
brianna.carlson@legacypro.com
(608) 751-4056

Village Survey Monument
VILLAGE OF WHEELING CONTROL POINT VOW-13
5/8" IRON BAR WITH YELLOW PLASTIC CAP STAMPED V.O.W. ROW, W SIDE S ELMHURST, ACROSS FROM KRISTY LN.
ELEVATION = 656.54 NAVD 88
SITE BENCHMARK:
CUT CROSS ON TOP OF CURB NEAR SOUTHEAST CORNER OF BUILDING, AS SHOWN.
ELEV=654.09 (NAVD-88)

SUBMITTALS	
DATE	REMARKS
12/10/2025	REVISED TREE REMOVAL
11/06/2025	ISSUED FOR DESIGN COORDINATION

REAR/SIDE GRADING IMPROVEMENTS
740 W HINTZ ROAD
WHEELING, IL 60090

DESIGNED BY: RBD
PROJECT NO.: 25-740
DATE: 11/06/2025
SCALE: 1:15 (FULL), 1:30 (HALF)
SHEET 2 OF 4



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0' 7.5' 15' 37.5'

C-3
PROPOSED CONDITIONS

ENGINEERING PLANS PREPARED BY:

RBD Associates,Inc.
Design Firm License Number: 184.008755
GLENVIEW, IL.
Ramiz@rbdengineering.com
224.425.0009

RAMIZ DABAINEH
062-073740
REGISTERED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

Signed: 11/06/2025
Expires: 11/30/2027

PLANS PREPARED FOR:

Brianna Carlson
brianna.carlson@legacypro.com
(608) 751-4056

Village Survey Monument
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REAR/SIDE GRADING IMPROVEMENTS
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DESIGNED BY: RBD
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SCALE: 1:15 (FULL), 1:30 (HALF)
SHEET 3 OF 4

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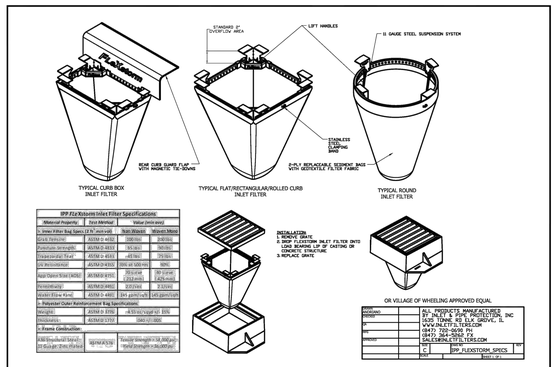
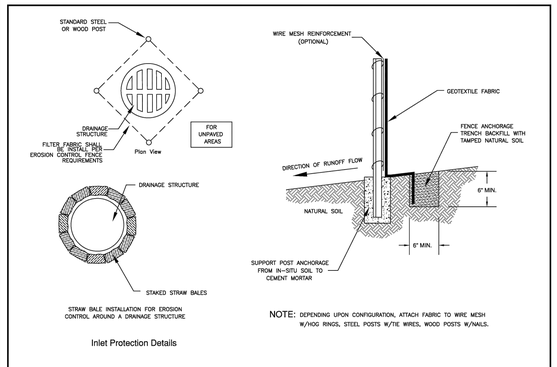


IPP FlexXsorm Inlet Filter Specifications:			
Material Property	Test Method	Value (min-ave)	
1. Inlet Filter Bag Specs (13"x 26"H x 24")		Non-Woven	Woven Mesh
Grab Tensile	ASTM D 4632	200 lbs	340 lbs
Puncture Strength	ASTM D 4833	90 lbs	90 lbs
Trapezoidal Tear	ASTM D 4533	40 lbs	75 lbs
UV Resistivity	ASTM D 4355	500 at 500 hrs	90%
Apparent Opening Size (AOS)	ASTM D 4751	70 U.S. std. sieve (212 microns)	30 U.S. std. sieve (425 microns)
Permittivity	ASTM D 4491	2.03 /sec	2.5 /sec
Water Flow Rate	ASTM D 4491	154 gpm/sq ft	185 gpm/sq ft
2. Polyester Outer Reinforcement Bag Specifications:			
Weight	ASTM D 3776	4.50 oz/sq yd ±5.25%	
Thickness	ASTM D 5199	0.040 in (1.000 mm)	
3. Frame Construction:			
ABS Structural Grade Plastic (Outside Trim Plate)	ASTM A 36	Tensile Strength 4.58_000 psi Yield Strength 36,000 psi	

ADDED HOUSING DEVICE		ALL PRODUCTS MANUFACTURED BY ADS, INC. ARE MADE IN THE USA
QTY		ADS, INC. 4640 TRUEMAN BLVD. HILLIARD, OHIO 43026
ITEM		800-733-7473
UPRIGHTS		WWW.INLETFILTER.COM
QTY		SALES@INLETFILTERS.COM
ITEM		614-658-0950
		IPP_FLEXSTORM_SPECS
		8/20/12 JC

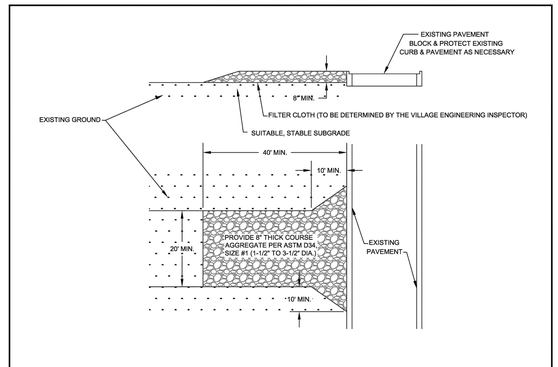
VILLAGE OF WHEELING	VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	INLET AND FILTER PROTECTION STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS: ILM. 01-29-00 AUTOCAD FILE; FILE LOCATION: T:\ENGINEERING\STANDARDS; DETAIL NO.: ERO-1
			REVISIONS: C.J.C. 11-27-07 AUTOCAD FILE



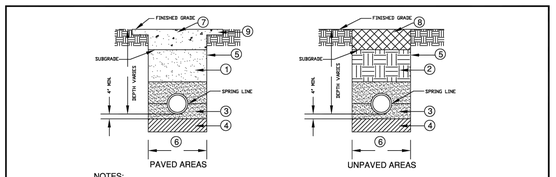
NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/HOG RINGS, STEEL POSTS W/TIE WIRES, WOOD POSTS W/NAILS.

Inlet Protection Details

VILLAGE OF WHEELING	VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	SILT FENCE INSTALLATION STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS: ILM. 09-01-00 AUTOCAD FILE; FILE LOCATION: T:\ENGINEERING\STANDARDS; DETAIL NO.: ERO-2
			REVISIONS: ILM. 11-07-01 PER COMMENTS; C.J.C. 01-29-08 AUTOCAD FILE; K.A.G. 12-20-16 INLET PROTECTION



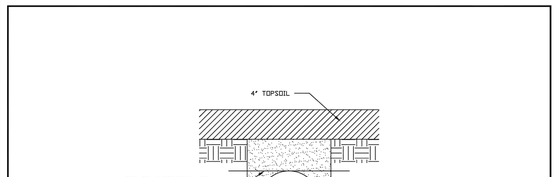
VILLAGE OF WHEELING	VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	TEMPORARY CONSTRUCTION ENTRANCE STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS: P.J.: 08-16-99; FILE LOCATION: T:\ENGINEERING\STANDARDS; DETAIL NO.: ERO-4
			REVISIONS: C.J.C. 10-01-08 AUTOCAD FILE



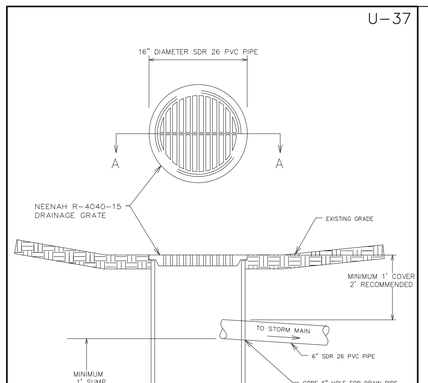
NOTES:

1. BACKFILL & COMPACT GRANULAR TRENCH BACKFILL (CA-6, GRADE B OR APPROVED EQUAL) UNDER STREET PAVEMENT, DRIVEWAYS, AND SIDEWALK.
2. EXCAVATED MATERIAL MAY BE USED UP TO FINAL GRADE IN NON-PAVED AREAS
3. GRAD. NO. CA-7, 8, 11 OR 13 GRAVEL OR LIMESTONE, TO SPRING LINE FOR RIGID PIPE OR 12" ABOVE TOP OF PVC PIPE METHOD 1 COMPACTION PER I.D.O.T. ARTICLE 550.07
4. IF ENCOUNTERED, REMOVE UNSUITABLE MATERIALS AND REPLACE WITH 4" OF STONE AS DIRECTED BY THE TESTING AGENCY OR THE VILLAGE ENGINEER
5. TRENCH SIDES TO BE SLOPED OR SHEETED/SHORED IN ACCORDANCE WITH OSHA REQUIREMENTS.
6. MAXIMUM PAYABLE TRENCH WIDTH = 18" (1'-6") + O.D. WHEN TRENCH < 5 FEET
   = 36" (3'-0") + O.D. WHEN TRENCH > 5 FEET
7. STREET CROSS SECTION MUST MATCH THE EXISTING ROADWAY OR THE VILLAGE OF WHEELING TYPICAL STREET CROSS SECTION, WHICHEVER IS GREATER.
   VILLAGE OF WHEELING TYPICAL STREET CROSS SECTIONS ARE OUTLINED BELOW:
   ARTERIAL ROADWAY
   -8" AGGREGATE BASE COURSE, CA-6 GRADE B OR 9 VIRGIN STONE
   -8" HOT MIX ASPHALT BINDER COURSE, IL-19.0, N50, (COMPACTED IN LIFTS)
   -0.05 GAL/SY BITUMINOUS MATERIAL PRIME COAT
   -2" HOT MIX ASPHALT SURFACE COURSE, MIX "C", N50.
   LOCAL ROADWAY
   -6" AGGREGATE BASE COURSE, CA-6 GRADE B OR 9 VIRGIN STONE
   -5" HOT MIX ASPHALT BINDER COURSE, IL-19.0, N50, (COMPACTED IN LIFTS)
   -0.05 GAL/SY BITUMINOUS MATERIAL PRIME COAT
   -2" HOT MIX ASPHALT SURFACE COURSE, MIX "C", N50.
8. 6" OF COMPACTED TOP SOIL
9. SAW CUT BACK 12" FROM TRENCH LIMITS TO PROVIDE CONTINUOUS BUTT JOINT PRIOR TO PAVING.

VILLAGE OF WHEELING	VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	TRENCH BACKFILL STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS: S.W. 01-19-04 NO PIPE BEDDING; C.J.C. 01-29-08 AUTOCAD FILE; FILE LOCATION: T:\ENGINEERING\STANDARDS; DETAIL NO.: UTL-1
			REVISIONS: K.A.G. 03-07-17 STREET SECTIONS; K.A.G. 12-20-18 BACKFILL MATERIAL; K.A.G. 01-21-20 ADDED NOTE 9



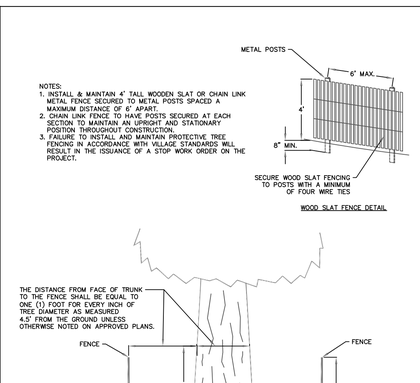
VILLAGE OF WHEELING	VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	UNDERDRAIN TRENCH STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS: S.W. 6-17-00 AUTOCAD FILE; FILE LOCATION: T:\ENGINEERING\STANDARDS; DETAIL NO.: ST-9
			REVISIONS: S.W. 11-08-01 PER COMMENTS; K.R.G. 9-11-06 AUTOCAD FILE



NOT TO SCALE

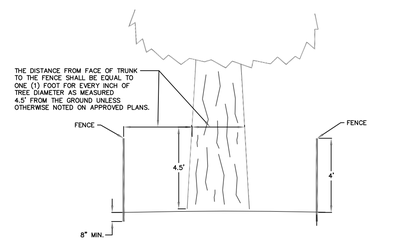
REVISED: 5-13-24

PVC YARD DRAIN DETAIL



NOTES:
1. INSTALL & MAINTAIN 4' TALL WOODEN SLAT OR CHAIN LINK METAL FENCE SECURED TO METAL POSTS SPACED A MAXIMUM DISTANCE OF 6' APART.
2. CHAIN LINK FENCE TO HAVE POSTS SECURED AT EACH SECTION TO MAINTAIN AN UPRIGHT AND STATIONARY POSITION THROUGHOUT CONSTRUCTION.
3. FAILURE TO INSTALL AND MAINTAIN PROTECTIVE TREE FENCING IN ACCORDANCE WITH VILLAGE STANDARDS WILL RESULT IN THE ISSUANCE OF A STOP WORK ORDER ON THE PROJECT.

WOOD SLAT FENCE DETAIL

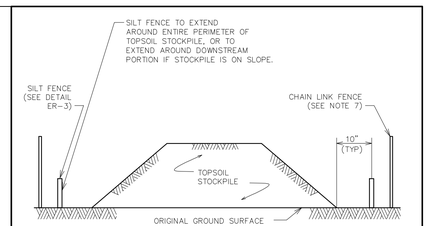


WOODENSLATORCHAINLINK TREEPROTECTIONDETAIL

DATE	REVISIONS

STANDARDDETAIL G-3(01)

(Sheet1of1)



NOTES:

1. AN ON-SITE DRAINAGE SWALE SHALL BE LOCATED BETWEEN THE TOPSOIL STOCKPILE AND OFF-SITE PROPERTY.
2. REFERENCE IS MADE TO THE SILT FENCE DETAIL (ER-3) FOR MATERIALS AND INSTALLATION METHODS.
3. IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, IT SHALL BE STABILIZED WITH STRAW BLANKET OR SEEDED TO MINIMIZE EROSION.
4. INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF HALF INCH (1/2") PER DAY OR EQUAL SNOW MELT. REPAIR OR REPLACEMENT OF SILT FENCE SHALL BE MADE PROMPTLY AS NEEDED.
5. SEDIMENT TRAPPED BY THE SILT FENCES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SEDIMENT ACCUMULATION DEPTH AT THE SILT FENCE IS APPROXIMATELY EQUAL TO TWELVE (12) INCHES (ONE-HALF OF SILT FENCE HEIGHT).
6. SILT FENCES SHALL BE MAINTAINED IN PLACE UNTIL TOPSOIL STOCKPILE HAS BEEN ELIMINATED AND SHALL BE REMOVED ONLY WHEN DIRECTED BY VILLAGE ENGINEERING.
7. TO COMPLY WITH THE VILLAGE'S SAFETY REQUIREMENTS ERECTION OF STABLE AND SECURE SIX (6) FEET HIGH CHAIN LINK FENCE AROUND THE PERIMETER OF THE STOCKPILED MATERIAL IS REQUIRED. COORDINATE WITH THE ENGINEER.
8. STOCKPILING OF MATERIALS SHALL BE OUTSIDE OF THE CRITICAL ROOT ZONE OF ALL TREES.

NOT TO SCALE

REVISED: 3-15-22

TEMPORARY TOPSOIL STOCKPILE DETAIL

LEGEND AND SYMBOLS:

N. = NORTH
S. = SOUTH
W. = WEST
E. = EAST
T/F = TOP OF FOUNDATION
B/S = BOTTON OF SIDING
F/F = FINISH FLOOR
G/S = GARAGE SLAB
TC = TOP OF CURD
G = GUTTER
TW = TOP OF WALL
T/P = TOP OF PIPE
CONC. = CONCRETE

- FIRE HYDRANT
- FIRE SPRINKLER
- WATER VALVE
- B-BOX
- WATER MANHOLE
- STORM MANHOLE
- CATCH BASIN
- STORM INLET
- CURB INLET
- CULVERT HEADWALL
- SANITARY MANHOLE
- COMBINED MANHOLE
- CLEAN-OUT
- ELECTRIC MANHOLE
- ATT MANHOLE
- STORM SEWER MAIN
- STORM SEWER LATERAL
- SANITARY SEWER
- COMBINED SEWER
- WATER MAIN
- OVERHEAD WIRES
- UNDERGROUND ELEC.
- CABLE / PHONE
- GAS MAIN
- WOOD FENCE
- CHAIN LINK FENCE
- IRON FENCE
- SILT / CONSTRUCTION FENCE
- TREE PROTECTION FENCE
- WOOD POWER POLE
- DOWN SPOUT
- LIGHT FIXTURE
- OVERLAND FLOW
- MONUMENT
- ELECTRICAL HH
- GAS HH
- BENCHMARK
- EXISTING SPOT GRADE EL.
- PROPOSED SPOT GRADE EL.
- CUT SWALE
- MAILBOX
- TREE BUSH

- INDICATES B-6.12 CURB AND GUTTER
- INDICATES REVERSE PITCH B-6.12 CURB AND GUTTER
- INDICATES DEPRESS / ADA CURB
- INDICATES DETECTABLE WARNING
- INDICATES PARKING STALL COUNT
- INDICATES SIGN LOCATION
- SHADING INDICATES STANDARD ASPHALT PAVEMENT
- SHADING INDICATES STANDARD CONCRETE PAVEMENT
- SHADING INDICATES STANDARD PERMEABLE PAVEMENT

FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT CONFORM TO STANDARD SCALES. USE THE SCALE BELOW TO MAKE MEASUREMENTS ON REDUCED PLANS.

0' 7.5' 15' 37.5'

C-4
SITE DETAILS

COPYRIGHT: THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

ENGINEERING PLANS PREPARED BY:

RBD Associates,Inc.
Design Firm License Number: 184.008755
GLENVIEW, IL.
Ramiz@rbdengineering.com
224.425.0009

RAMIZ DABABNEH 062-073740 LICENSED PROFESSIONAL ENGINEER STATE OF ILLINOIS

Signed: 11/06/2025
Expires: 11/30/2027

PLANS PREPARED FOR:

Brianna Carlson
brianna.carlson@legacypro.com
(608) 751-4056

Village Survey Monument
VILLAGE OF WHEELING CONTROL POINT VOW-13
5/8" IRON BAR WITH YELLOW PLASTIC CAP STAMPED V.O.W. ROW, W SIDE S ELMHURST, ACROSS FROM KRISTY LN.
ELEVATION = 656.54 NAVD 88
SITE BENCHMARK:
CUT CROSS ON TOP OF CURB NEAR SOUTHEAST CORNER OF BUILDING, AS SHOWN.
ELEV=654.09 (NAVD-88)

SUBMITTALS

DATE	REMARKS
11/06/2025	ISSUED FOR DESIGN COORDINATION

REAR/SIDE GRADING IMPROVEMENTS
740 W HINTZ ROAD
WHEELING, IL 60090

DESIGNED BY: RBD
PROJECT NO.: 25-740
DATE: 11/06/2025
SCALE: 1:15 (FULL), 1:30 (HALF)
SHEET 4 OF 4

K-Educate, INC
Katerina Shafran
456 Chicory Ln
Buffalo Grove, IL,60089
224-433-4830
keducate123@gmail.com

20th of June 2025

Village of Wheeling

To Whom It May Concern,

We want to build a K-Educate Daycare learning center with approximately up to 60 kids and will be located at 740 W. Hintz, Wheeling , IL, 60090. We will cater to children approximately aged 18 months to 12 years old and will offer full-time, part-time, and drop-in care for students. The daycare center will open from 7am to 6pm Monday through Friday and most of the students will drop off somewhere between 8am and 9am and pick up from 5pm to 6pm. When the parents come to pick up their child, they have enough space in the parking lot. We have 40 shared stalls in the parking area. The parents will spend less than 5 minutes dropping off and picking up their kids.

We have a big backyard that is fenced in with a gate. The fence is 6 feet high to ensure the safety of the children. We want to build a playground within the sandbox, playhouse, and gross motor area. The students will play outside approximately from 11am-12pm and from 5pm to 6pm.

Our curriculum is based on the Illinois Early Learning Standards. I use these standards throughout my lessons to maximize the learning that can take place throughout the school day. I also use a Russian curriculum that is based on my knowledge and multiple degrees in preschool education.

Sincerely,

Katerina Shafran

Received by the Village on 6/20/2025

Docusign Envelope ID: B525724D-00C2-4925-BEAE-3BEE941D55AD

Project Narrative – Special Use Application

740 W Hintz Rd, Wheeling, IL 60090

Overview of the Proposal

K-Educate, Inc. proposes the development and operation of a child care/day care facility at 740 W Hintz Rd, Wheeling, IL. The facility will occupy approximately 3,665 square feet in a standalone commercial building formerly occupied by Legacy Family Video. The space will be renovated to meet all licensing and safety standards required for early childhood education, including interior build-out, updated ADA compliance, and improved landscaping.

Background of the Business

K-Educate, Inc. is an educational organization focused on early childhood development and community enrichment. The new Wheeling location will provide essential child care services to working families in the surrounding area. Our programs emphasize social-emotional learning, early literacy, and school readiness while fostering a safe and stimulating environment.

Operational Details

- Hours of Operation: Monday through Friday, 7:00 AM – 6:00 PM
- Estimated Staff: 8-10 employees on-site during operational hours
- Number of Children Served: 45-60 (age-appropriate classrooms)
- On-site Vehicles: Minimal — primarily staff vehicles
- Parking: Shared lot with ample space; no changes proposed to the current layout

Community Impact

The proposed child care facility fulfills a growing need for quality early childhood education in Wheeling. The location provides convenient access for working parents, particularly those commuting via nearby arterial roads. The adaptive reuse of the vacant building will revitalize a visible commercial corner, promote foot traffic, and support local economic development. Enhanced landscaping and updated fencing will improve the visual appeal of the site. This project directly benefits families, supports working parents, and contributes positively to the community fabric.

Zoning & Development Standards

The proposed use requires a Special Use permit under the current zoning district. The requested use is consistent with adjacent commercial and service-oriented properties. No exterior additions are planned. The proposed use will operate harmoniously with surrounding businesses without generating undue noise, traffic, or environmental impact.

Docusign Envelope ID: B525724D-00C2-4925-BEAE-3BEE941D55AD

Landlord-Supported Improvements

Per the Letter of Intent, the landlord will complete essential improvements including:

- Removal of dead/fallen landscaping
- Fence repair and replacement
- Tenant improvement (TI) allowance of $50,000 toward facility build-out

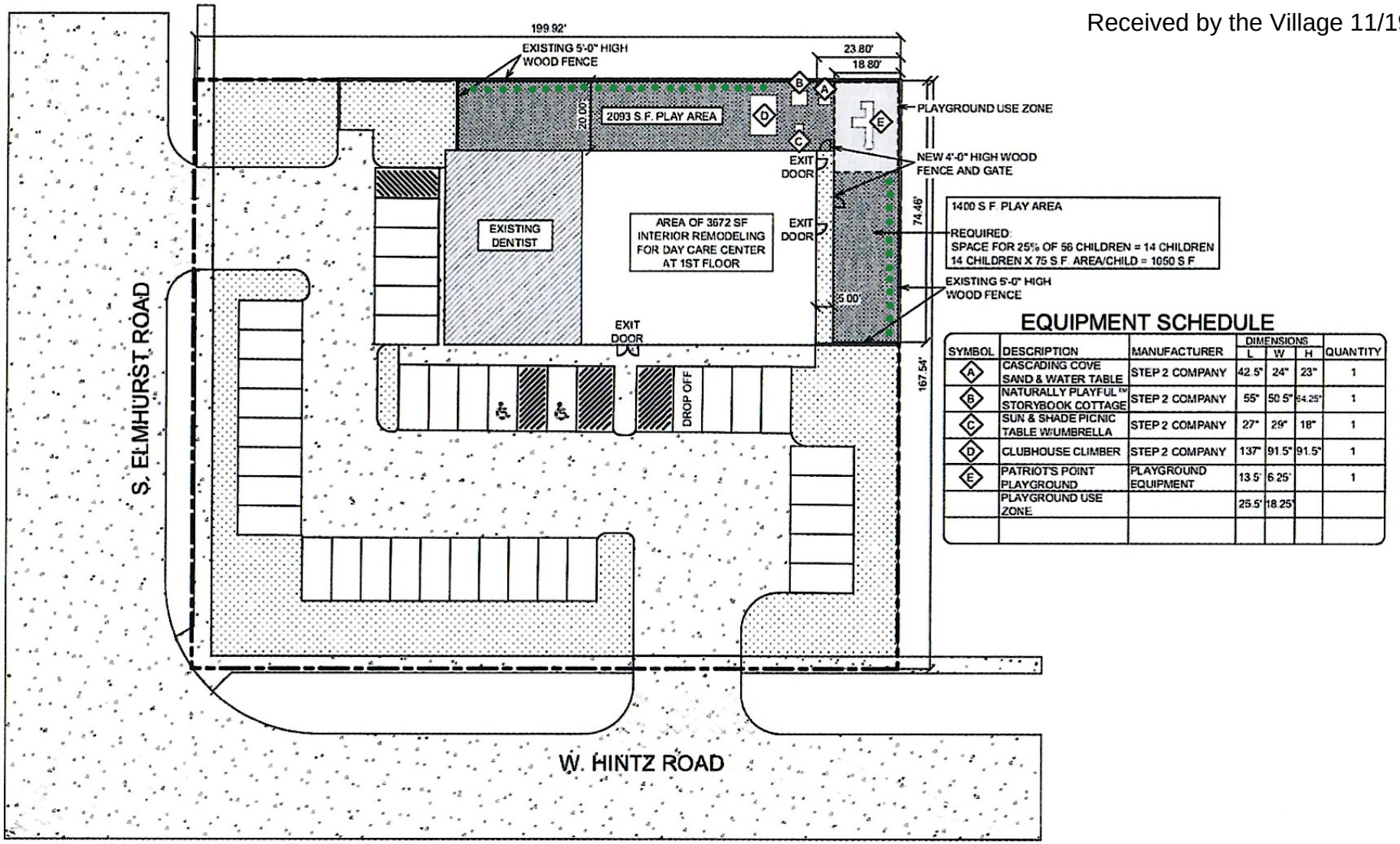
K-EDUCATE - PLAYGROUND EQUIPMENT

Step 2 Climber – Multi Play Structure

Step 2 – Playhouse

Willy Goat Patriot's Point

Step 2 – Sand and Water Table



EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	DIMENSIONS L	W	H	QUANTITY
A	CASCADING COVE SAND & WATER TABLE	STEP 2 COMPANY	42.5"	24"	23"	1
B	NATURALLY PLAYFUL™ STORYBOOK COTTAGE	STEP 2 COMPANY	55"	50.5"	64.25"	1
C	SUN & SHADE PICNIC TABLE W/UMBRELLA	STEP 2 COMPANY	27"	29"	18"	1
D	CLUBHOUSE CLIMBER	STEP 2 COMPANY	137"	91.5"	91.5"	1
E	PATRIOTS POINT PLAYGROUND	PLAYGROUND EQUIPMENT	13.5'	6.25'		1
	PLAYGROUND USE ZONE		25.5'	18.25'		

Site Plan

MEMORANDUM

DATE: December 17, 2025
FROM: Marcy Knysz, Village Planner
SUBJECT: Docket No. PV25-0004, Request for a Variation to Permit a Reduction in the Minimum Required Fence Height for a Day Care Center from 6 Feet to 5 Feet for K-Educate, Inc. Day Care Center (740 W. Hintz Road). **PUBLIC HEARING**
RECOMMENDED ACTION: **Recommend approval of Docket No. PV25-0004** granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.10.070(c)(2)(A) Accessory Uses and Structures – Specific Fence Requirements, and associated sections, to permit a reduction in the minimum required fence height for day care centers from 6 feet to 5 feet for K-Educate, Inc. Day Care Center, located at 740 W. Hintz Road in accordance with the Petitioner's Project Description Letter received by the Village on 6/20/2025, Site Plan received by the Village on 11/19/2025 and subject to the following condition:

1. Any leaning fence sections of the existing perimeter fencing located along the east property line shall be repaired at the same time the playground area is cleared and re-graded, and shall be included within the permit applied for and received from the Community Development Department prior to the commencement of any work.

EXECUTIVE SUMMARY

Docket No. PV25-0004: K-Educate, Inc. Day Care Center (456 Chicory Lane, Buffalo Grove, IL 60089), lessee, is seeking a variation as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.10.070(c)(2)(A) Accessory Uses and Structures – Specific Fence Requirements, and associated sections, to permit a reduction in the minimum required fence height for day care centers from 6 feet to 5 feet located at 740 W. Hintz Road.

GENERAL PROPERTY INFORMATION
Petitioner: K-Educate, Inc. Day Care Center

Property size: 33,600 sq. ft. (0.77 acres)

Unit size: 3,665 sq. ft. / 5,900 sq. ft. building

Neighboring Property Land Use(s):
North/East: Residential (Assisted Living)
West: Wheeling High School (across Elmhurst Road)
South: Commercial and Single Family Residential (across Hintz Road)

Existing Use of Property: Commercial retail space (vacant)

Existing Zoning: B-3, General Commercial and Office

Comprehensive Plan Designation: Commercial

Zoning History:

- Ordinance No. 4518, approved 4/19/2010, granting site plan and appearance approval for Family Video (Docket # PC 10-6).
- Ordinance No. 4517, approved 4/19/2010, granting a rear yard setback variation, side yard setback variation and

parking setback variation for Family Video (Docket # 2018-8).
- Ordinance No. 4529, approved 6/7/2010, granting site plan and appearance approval – amendment to Ordinance No. 4518 to correct a scrivener's error (Docket # PC 10-6).
- Docket #SCBA 11-7, approved 3/10/2011, granting appearance approval of two wall signs and a monument sign (Family Video).
- Ordinance No. 5128, approved 12/4/2017, granting special use and site plan approval for a health club (Docket # 2017-14).
- Docket #SCBA 18-1, approved 1/11/2018, granting appearance approval of wall signs (Stay Fit 24).
- Docket #PC 20-5, approved 4/22/2020, granting minor site plan and appearance approval for interior and exterior alterations (Aura Family Dental).

SUMMARY OF REQUEST

K-Educate, Inc. Day Care Center ("K-Educate") is requesting a variation to permit a reduction in the minimum required playground fence height for day care centers from 6 feet to 5 feet. The requested variation is associated with the operation of K-Educate, a proposed day care center, to be located at 740 W. Hintz Road.

The petitioner is also seeking special use approval to permit the operation of a day care center (Docket No. PSU25-0011), as well as a variation to permit a reduction in the minimum required rear and side yard setbacks for a playground (Docket No. PV25-0003). In addition, the petitioner is requesting minor site plan & appearance approval for an outdoor playground area with a fence (Docket No. PSPMIN25-0033).

VARIANCE

A variation is to grant relief from the literal requirements of the zoning ordinance when unique circumstances, applicable to the property, deprive it from enjoying privileges commonly enjoyed by other properties in the same zoning district. After review of the Standards summarized in this staff report, the Commission must find beyond a reasonable doubt that all of the standards are met.

As detailed in Docket No. PSPMIN25-0033, the petitioner is proposing to construct a playground on the north and east sides of the building, associated with the proposed day care center for K-Educate. The proposed playground area would be located within an existing enclosed area, with a 5' tall wood fenced enclosure. Since the petitioner is proposing to keep the existing 5' tall fence, a variation is required to reduce the minimum required fence height for day care centers from 6 feet to 5 feet.

As shown on the attached site photos, the section of fence along the east property line is leaning, but remains functional. Therefore, a condition has been included requiring the petitioner to repair the fence at the same time the area is cleared and re-graded for the installation of the playground. The strict regulations regarding playground fence height and solid material of the Wheeling Zoning Code do not align with the Illinois Department of Child and Family Services (ILDCFS) which allows for playgrounds to be enclosed with a minimum four-foot tall fence and also allows for "open" type fencing, such as chain link.

Standards for Variation: Following are the petitioner's responses to the standards for variation for the variance request. (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.**

   Petitioner: The current 5-foot fence encloses the playground. Spatial limitations prevent expanding or raising it. It already provides secure, screened boundaries for play, and meets safety needs.

   Staff: The petitioner is proposing to retain the existing 5' tall wood fence that encloses the proposed playground area at the subject property. The fence was originally constructed for a prior use and is incorporated into the site's existing layout.

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

   Petitioner: This property has pre-existing fencing. Many newer sites may have newer code-conforming structures. This site is uniquely limited by configuration.

Staff: The petitioner's hardship relates to the presence of an existing fence that was previously installed.

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

   Petitioner: The fence was installed prior to current use and not by the current applicant. This condition is inherited, not self-created.

   Staff: The existing 5' tall wood fence predates the petitioner's proposed day care use. The fence was not installed by the current applicant.

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.**

   Petitioner: Replacing the entire fence to add one foot in height is financially prohibitive and would prevent the site from reasonably supporting a licensed child care use.

   Staff: Allowing the existing fence to remain enables the property to be reasonably used for a licensed childcare facility without imposing excessive reconstruction costs.

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

   Petitioner: The existing fence aligns with neighborhood aesthetics and does not change the character of the area. Its retention poses no visual or community conflict.

   Staff: The existing 5' wood fence has been part of the site for many years and is consistent with the surrounding residential and commercial context. Maintaining the fence at its current height will not alter the appearance of the property or introduce any new visual elements.

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.**

   Petitioner: The fence provides safety, is maintained in good condition, and does not block light, air, or access. It introduces no risk of fire, congestion, or harm to neighboring properties.

   Staff: Retaining the fence at its existing 5' height will not obstruct light or air to adjacent properties. The variation relates solely to fence height and does not affect building placement, traffic circulation, or fire protection access.

STAFF REVIEW

Fire Department Review: No comments related to the Special Use.

Engineering Division Review: No comments related to the Special Use.

Staff Recommended Action: Staff recommends approval of the variance request subject to the following condition:

1. Any leaning fence sections of the existing perimeter fencing located along the east property line shall be repaired at the same time the playground area is cleared and re-graded, and shall be included within the permit applied for and received from the Community Development Department prior to the commencement of any work.

****

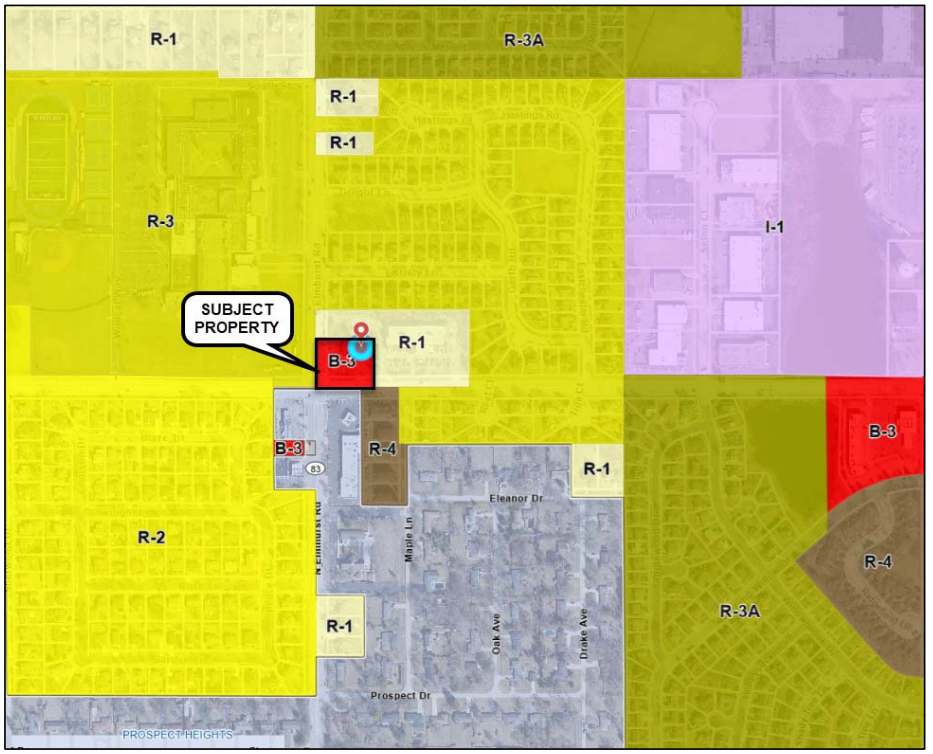
If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of a variation, the appropriate motion would be to:

Recommend approval of Docket No. PV25-0004granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.10.070(c)(2)(A) Accessory Uses and Structures – Specific Fence Requirements, and associated sections, to permit a reduction in the minimum required fence height for day care centers from 6 feet to 5 feet for K-Educate, Inc. Day Care Center, located at 740 W. Hintz Road in accordance with the Petitioner's Project Description Letter received by the Village on 6/20/2025, Site Plan received by the Village on 11/19/2025 and subject to the following condition:

1. Any leaning fence sections of the existing perimeter fencing located along the east property line shall be repaired at the same time the playground area is cleared and re-graded, and shall be included within the permit applied for and received from the Community Development Department prior to the commencement of any work.

ATTACHMENTS:
Attachments to Staff Report (Staff)
Petitioner's Project Description Letter received by the Village on 6/20/2025
Site Plan received by the Village on 1/19/2025

LOCATION MAP



ZONING MAP

Photo of the front of the building (south façade) facing north from Hintz Road.

Photo of existing door on east building façade.

Photo of trees in the northeast corner of the fenced in area.

Photo of trees in the rear yard (north of the building).

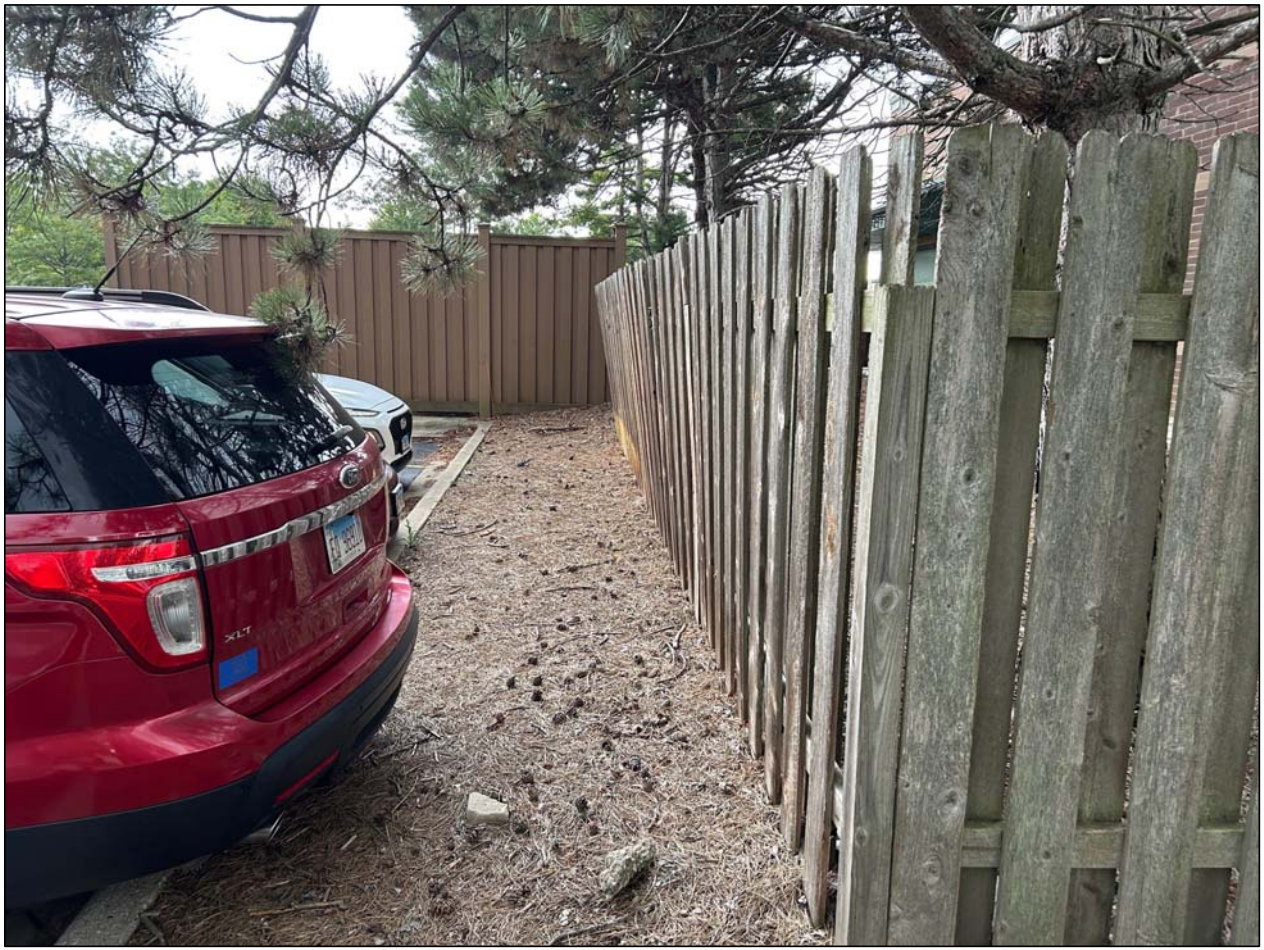


Photo of the fence along the east property line that needs repair.

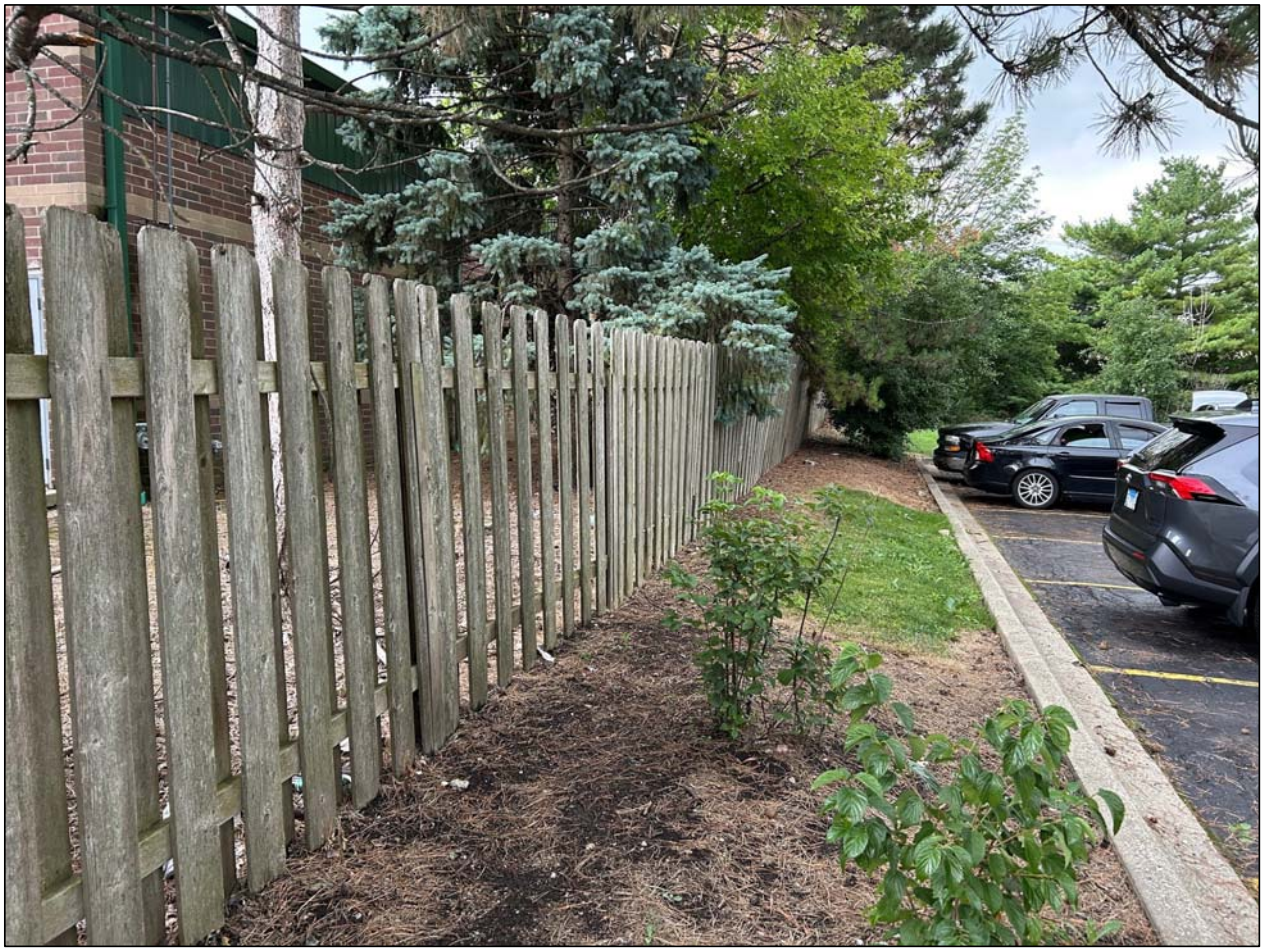


Photo of the fence along the north property line.

K-Educate, INC
Katerina Shafran
456 Chicory Ln
Buffalo Grove, IL,60089
224-433-4830
keducate123@gmail.com

20th of June 2025

Village of Wheeling

To Whom It May Concern,

We want to build a K-Educate Daycare learning center with approximately up to 60 kids and will be located at 740 W. Hintz, Wheeling , IL, 60090. We will cater to children approximately aged 18 months to 12 years old and will offer full-time, part-time, and drop-in care for students. The daycare center will open from 7am to 6pm Monday through Friday and most of the students will drop off somewhere between 8am and 9am and pick up from 5pm to 6pm. When the parents come to pick up their child, they have enough space in the parking lot. We have 40 shared stalls in the parking area. The parents will spend less than 5 minutes dropping off and picking up their kids.

We have a big backyard that is fenced in with a gate. The fence is 6 feet high to ensure the safety of the children. We want to build a playground within the sandbox, playhouse, and gross motor area. The students will play outside approximately from 11am-12pm and from 5pm to 6pm.

Our curriculum is based on the Illinois Early Learning Standards. I use these standards throughout my lessons to maximize the learning that can take place throughout the school day. I also use a Russian curriculum that is based on my knowledge and multiple degrees in preschool education.

Sincerely,

Katerina Shafran

Received by the Village on 6/20/2025

Docusign Envelope ID: B525724D-00C2-4925-BEAE-3BEE941D55AD

Project Narrative – Special Use Application

740 W Hintz Rd, Wheeling, IL 60090

Overview of the Proposal

K-Educate, Inc. proposes the development and operation of a child care/day care facility at 740 W Hintz Rd, Wheeling, IL. The facility will occupy approximately 3,665 square feet in a standalone commercial building formerly occupied by Legacy Family Video. The space will be renovated to meet all licensing and safety standards required for early childhood education, including interior build-out, updated ADA compliance, and improved landscaping.

Background of the Business

K-Educate, Inc. is an educational organization focused on early childhood development and community enrichment. The new Wheeling location will provide essential child care services to working families in the surrounding area. Our programs emphasize social-emotional learning, early literacy, and school readiness while fostering a safe and stimulating environment.

Operational Details

- Hours of Operation: Monday through Friday, 7:00 AM – 6:00 PM
- Estimated Staff: 8-10 employees on-site during operational hours
- Number of Children Served: 45-60 (age-appropriate classrooms)
- On-site Vehicles: Minimal — primarily staff vehicles
- Parking: Shared lot with ample space; no changes proposed to the current layout

Community Impact

The proposed child care facility fulfills a growing need for quality early childhood education in Wheeling. The location provides convenient access for working parents, particularly those commuting via nearby arterial roads. The adaptive reuse of the vacant building will revitalize a visible commercial corner, promote foot traffic, and support local economic development. Enhanced landscaping and updated fencing will improve the visual appeal of the site. This project directly benefits families, supports working parents, and contributes positively to the community fabric.

Zoning & Development Standards

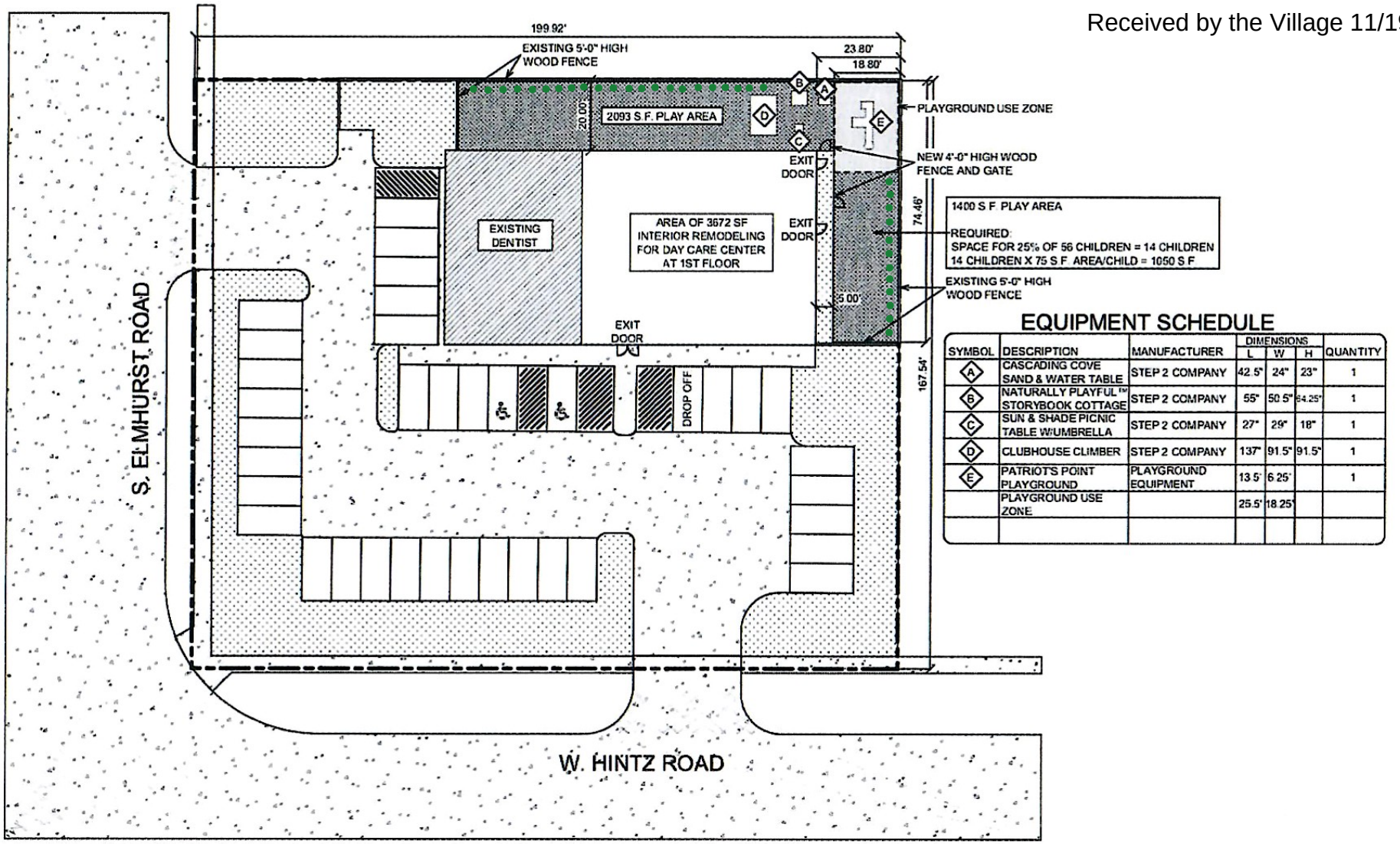
The proposed use requires a Special Use permit under the current zoning district. The requested use is consistent with adjacent commercial and service-oriented properties. No exterior additions are planned. The proposed use will operate harmoniously with surrounding businesses without generating undue noise, traffic, or environmental impact.

Docusign Envelope ID: B525724D-00C2-4925-BEAE-3BEE941D55AD

Landlord-Supported Improvements

Per the Letter of Intent, the landlord will complete essential improvements including:

- Removal of dead/fallen landscaping
- Fence repair and replacement
- Tenant improvement (TI) allowance of $50,000 toward facility build-out



EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	DIMENSIONS L	W	H	QUANTITY
A	CASCADING COVE SAND & WATER TABLE	STEP 2 COMPANY	42.5"	24"	23"	1
B	NATURALLY PLAYFUL™ STORYBOOK COTTAGE	STEP 2 COMPANY	55"	50.5"	64.25"	1
C	SUN & SHADE PICNIC TABLE W/UMBRELLA	STEP 2 COMPANY	27"	29"	18"	1
D	CLUBHOUSE CLIMBER	STEP 2 COMPANY	137"	91.5"	91.5"	1
E	PATRIOTS POINT PLAYGROUND	PLAYGROUND EQUIPMENT	13.5'	6.25'		1
	PLAYGROUND USE ZONE		25.5'	18.25'		

Site Plan

MEMORANDUM

DATE: December 17, 2025
FROM: Marcy Knysz, Village Planner
SUBJECT: Docket No. PSPMIN25-0033, Request for Minor Site Plan & Appearance Approval for the Construction of a Playground for K-Educate, Inc. Day Care Center (740 W. Hintz Road).

RECOMMENDED ACTION: **Approve Docket No. PSPMIN25-0033,** granting minor site plan and appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, and associated sections, for the construction of an outdoor playground for K-Educate, Inc. Day Care Center, for the property located at 740 W. Hintz Road, in accordance with the Existing Conditions Landscape Plan prepared by Intrinsic Landscaping dated 9/19/2025; Grading Plan prepared by RBD Associates, Inc., last revised 12/10/2025; Petitioner's Project Description Letter received by the Village on 6/20/2025; Playground Equipment Details; Proposal for Fence by ABC Fence, Inc dated 8/24/2025; Site Plan received by the Village on 11/19/2025; Wall Pack Light Specification; and subject to the following conditions:

1. Minor Site Plan and Appearance approval is contingent upon approval of Docket No. PSU25-0011, seeking special use approval to permit the operation of a day care center; Docket No. PV25-0003, a request for a variation to reduce the minimum required rear and side yard setback for a playground; and Docket No. PV25-0004, a request for a variation to reduce the minimum required fence height from 6 feet to 5 feet.
2. The site improvements shall be constructed, maintained, and operated in substantial compliance with the Site Plan, Playground Equipment Details, Grading Plan, Fence Proposal, Project Description Letter and Drop-off and Pick-up Procedures, except as modified by the Plan Commission or Village Board.
3. The proposed Arborvitae plantings (34 total) along the north and east property lines shall be installed by May 1, 2026, as shown on the Site Plan. All landscaping must be maintained in healthy condition; any dead or diseased material shall be replaced within one year from planting.
4. A permit shall be applied for and received from the Community Development Department prior to grading the play area and/or the removal of any existing trees.
5. All parking spaces serving the site shall be restriped and brought into full compliance with the Village Code no later than June 1, 2026.
6. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

EXECUTIVE SUMMARY

GENERAL PROPERTY INFORMATION
Petitioner: K-Educate, Inc. Day Care Center

Property Address: 740 W. Hintz Road

Property size: 33,600 sq. ft. (0.77 acres)

Unit size: 3,665 sq. ft. / 5,900 sq. ft. building

Neighboring Property Land Use(s):

North/East: Residential (Assisted Living)
West: Wheeling High School (across Elmhurst Road)
South: Commercial and Single Family Residential (across Hintz Road)

Existing Use of Property: Commercial retail space (vacant)

Existing Zoning: B-3, General Commercial and Office

Comprehensive Plan Designation: Commercial

Zoning History:

- Ordinance No. 4518, approved 4/19/2010, granting site plan and appearance approval for Family Video (Docket # PC 10-6).
- Ordinance No. 4517, approved 4/19/2010, granting a rear yard setback variation, side yard setback variation and parking setback variation for Family Video (Docket # 2018-8).
- Ordinance No. 4529, approved 6/7/2010, granting site plan and appearance approval – amendment to Ordinance No. 4518 to correct a scrivener's error (Docket # PC 10-6).
- Docket #SCBA 11-7, approved 3/10/2011, granting appearance approval of two wall signs and a monument sign (Family Video).
- Ordinance No. 5128, approved 12/4/2017, granting special use and site plan approval for a health club (Docket # 2017-14).
- Docket #SCBA 18-1, approved 1/11/2018, granting appearance approval of wall signs (Stay Fit 24).
- Docket #PC 20-5, approved 4/22/2020, granting minor site plan and appearance approval for interior and exterior alterations (Aura Family Dental).

SUMMARY OF REQUEST

The petitioner, K-Educate, Inc. Day Care Center, is requesting minor site plan and appearance approval to construct an outdoor playground area associated with a proposed day care center, located at 740 W. Hintz Road.

The petitioner is also seeking special use approval to permit the operation of a day care center (Docket No. PSU25-0011). Additionally, the petitioner is seeking variations related to the proposed outdoor playground, which includes a variation to reduce the minimum required yard setbacks on the north and east property lines (Docket No. PV25-0003), and a variation to reduce the minimum required fence height (Docket No. PV25-0004).

Site Plan and Appearance Review

For the purposes of promoting compatible development and ensuring adequate public facilities, Site Plan and Appearance review and approval is required prior to issuance of a building permit or commencing use of land, except for single and two-family residences. Site Plan review only involves the static aspects of a site – layout, parking, landscaping, fencing, etc., and not the land use or operations of a business. Appearance review only involves the aspects of exterior architectural design – style, form, scale, materials, colors, etc., and not the land use or operations of a business. Major Site Plan and Appearance review requires a concept review by the Village Board, a recommendation by the Commission, and a final decision by the Village Board. Minor Site Plan and Appearance review does not require a concept review and only requires a final decision by the Plan Commission.

The petitioner proposes to construct an outdoor playground area on the north and east sides of the building, within an existing fenced enclosure. The existing fence consists of a 5' tall board-on-board wood fence located along the north and east perimeter (which the petitioner is seeking a variance to allow the 5' tall perimeter fence to remain). Within the playground area, the petitioner proposes to install a new 4'-tall ornamental black steel fence to separate the service sidewalk along the east side of the building from the new playground area, as illustrated on the submitted Site Plan and Fence Proposal.

The playground surface will consist of mulch and include the equipment shown on the Playground Equipment Details submitted by the petitioner. All equipment will be located within the designated playground area.

To create a level surface and establish positive drainage, the petitioner proposes to re-grade the entire playground area as shown on the submitted Grading Plans. This work will result in the removal of 10 existing mature trees located along the north and east property lines, which comprises the majority of trees on the site (as identified on the attached Existing Conditions Landscape Plan and Grading Plan). The petitioner proposes to install a row of Arborvitae along the north and east property lines within the interior of the playground area as shown on the Site Plan, for a total of 34 trees.

Lighting
One wall pack will be installed above the new exterior door on the east façade.

No other site changes are proposed.

STAFF REVIEW
Fire Department Review: There are no comments related to the Minor Site Plan and Appearance Review.

Engineering Division Review: There are no comments related to the Minor Site Plan and Appearance Review.

Staff Recommended Actions: Staff recommends approval of the Minor Site Plan and Appearance review, subject to the following conditions:

1. Minor Site Plan and Appearance approval is contingent upon approval of Docket No. PSU25-0011, seeking special use approval to permit the operation of a day care center; Docket No. PV25-0003, a request for a variation to reduce the minimum required rear and side yard setback for a playground; and Docket No. PV25-0004, a request for a variation to reduce the minimum required fence height from 6 feet to 5 feet.
2. The site improvements shall be constructed, maintained, and operated in substantial compliance with the Site Plan, Playground Equipment Details, Grading Plan, Fence Proposal, Project Description Letter and Drop-off and Pick-up Procedures, except as modified by the Plan Commission or Village Board.
3. The proposed Arborvitae plantings (34 total) along the north and east property lines shall be installed by May 1, 2026, as shown on the Site Plan. All landscaping must be maintained in healthy condition; any dead or diseased material shall be replaced within one year from planting.
4. A permit shall be applied for and received from the Community Development Department prior to grading the play area and/or the removal of any existing trees.
5. All parking spaces serving the site shall be restriped and brought into full compliance with the Village Code no later than June 1, 2026.
6. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

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

Approve Docket No. PSPMIN25-0033, granting minor site plan and appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, and associated sections, for the construction of an outdoor playground for K-Educate, Inc. Day Care Center, for the property located at 740 W. Hintz Road, in accordance with the Existing Conditions Landscape Plan prepared by Intrinsic Landscaping dated 9/19/2025; Grading Plan prepared by RBD Associates, Inc., last revised 12/10/2025; Petitioner's Project Description Letter received by the Village on 6/20/2025; Playground Equipment Details; Proposal for Fence by ABC Fence, Inc dated 8/24/2025; Site Plan received by the Village on 11/19/2025; Wall Pack Light Specification; and subject to the following conditions:

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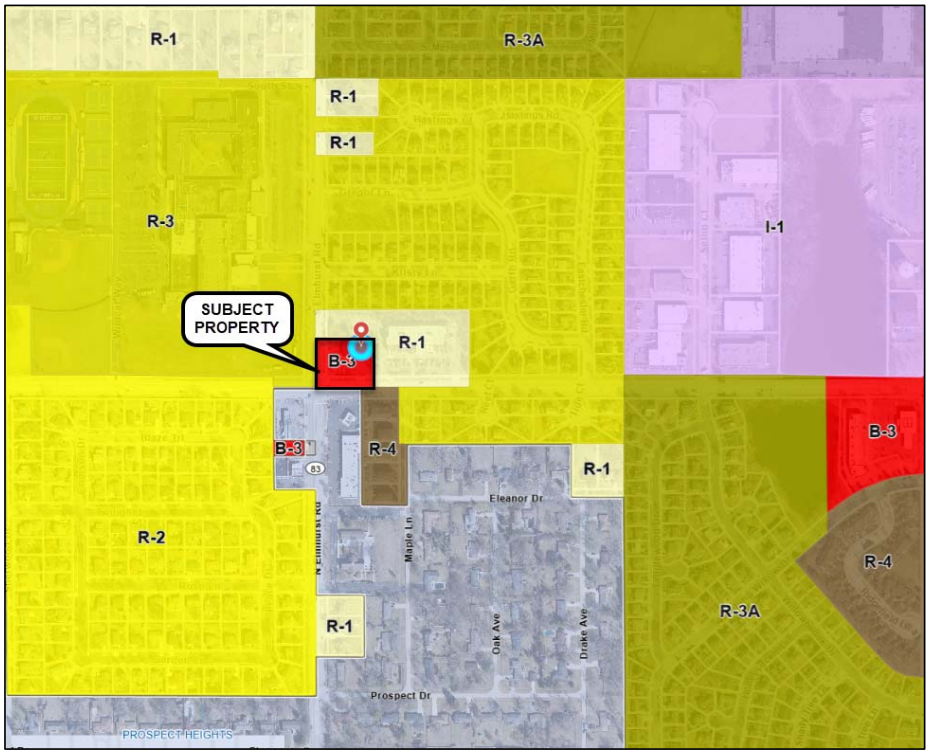
ATTACHMENTS:
Attachments to Staff Report (Staff)

Drop-off and Pick-up Procedures prepared by Katerina Shafran, dated 6/20/2025
Existing Conditions Landscape Plan prepared by Intrinsic Landscaping dated 9/19/2025
Floor Plan received by the Village on 11/13/2025
Grading Plan prepared by RBD Associates, Inc., last revised 12/10/2025
Petitioner's Project Description Letter received by the Village on 6/20/2025
Playground Equipment Details
Proposal for Fence by ABC Fence, Inc dated 8/24/2025
Site Plan received by the Village on 11/19/2025
Wall Pack Light Specification

LOCATION MAP



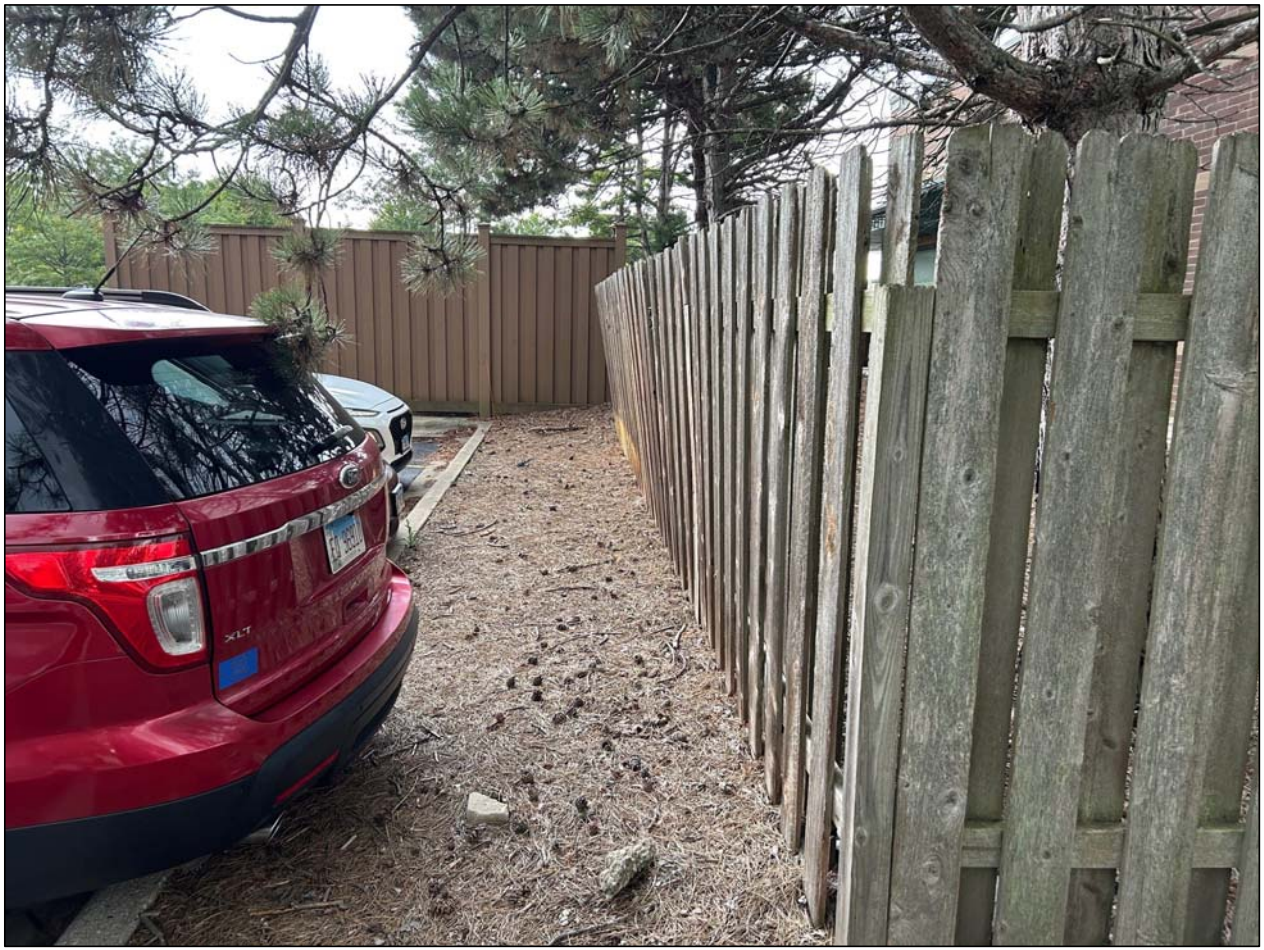
ZONING MAP

Photo of the front of the building (south façade) facing north from Hintz Road.

Photo of existing door on east building façade.

Photo of trees in the northeast corner of the fenced in area.

Photo of trees in the rear yard (north of the building).



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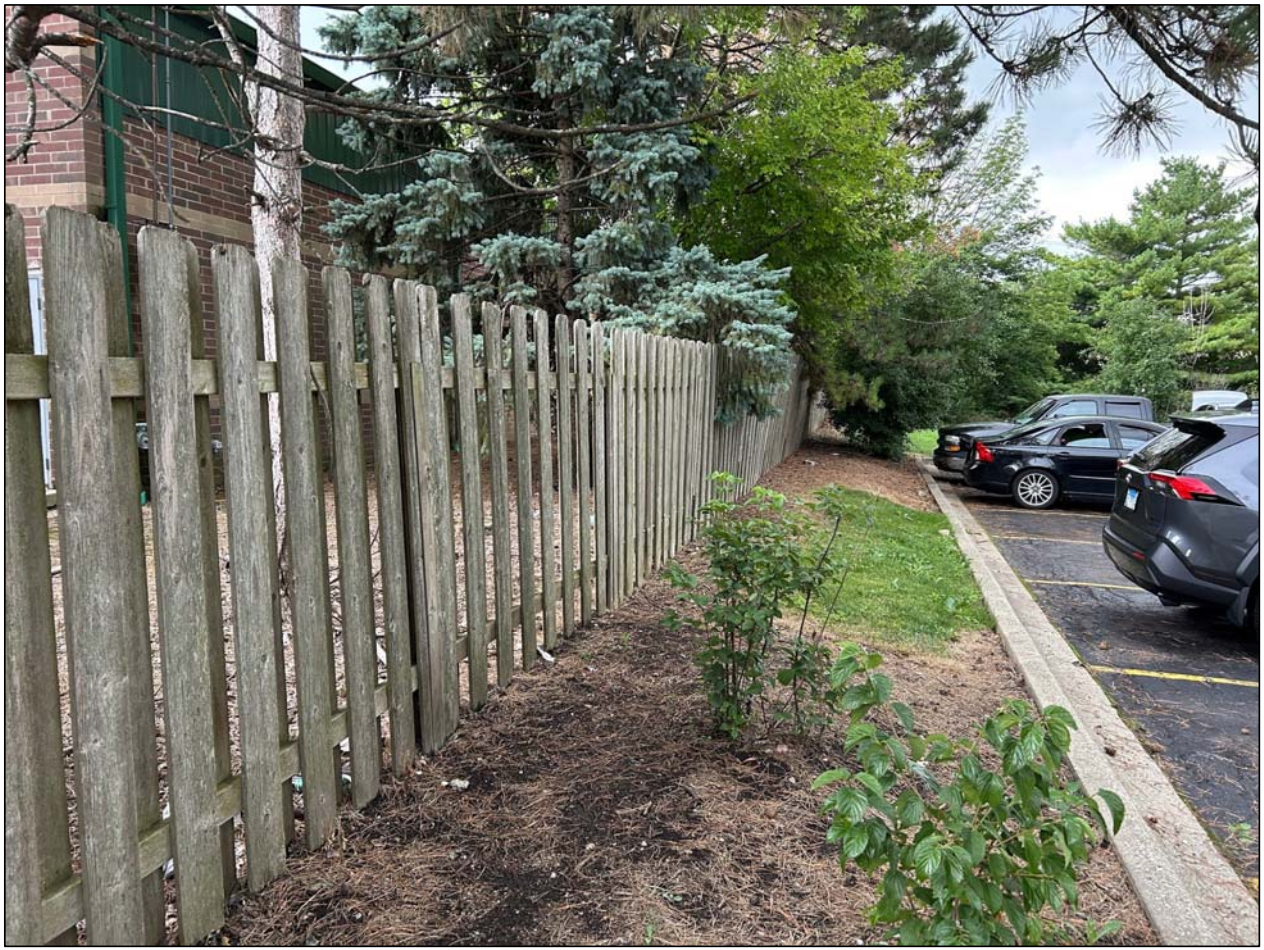


Photo of the fence along the north property line.

Addendum to Planning Division Comments: Drop-Off/Pick-Up Area:

The proposed drop-off and pick-up operations will follow this detailed plan:

- Four clearly marked parking spaces will be designated exclusively for drop-off and pick-up.

- Parents will park, walk their children into the center, assist with removing outerwear and preparing for the classroom.

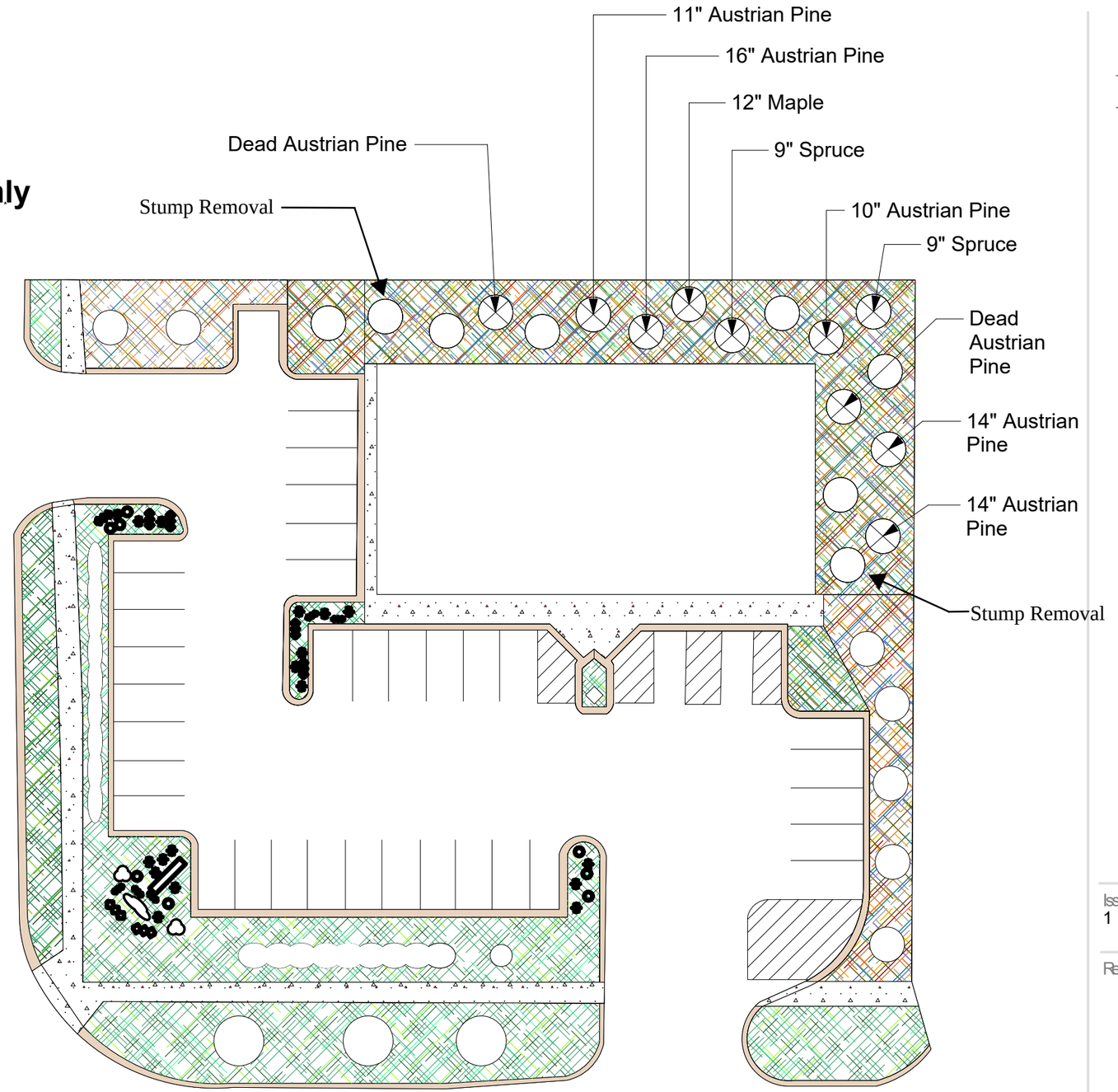
- Children will then be escorted directly to their assigned classrooms by the parent, handed off securely to their teacher or caregiver.

- The process is expected to take less than five minutes per child, minimizing traffic and maintaining efficient turnover in parking spaces.

- Staff supervision will be in place during peak hours to support smooth traffic flow and ensure adherence to this procedure.

Tree/plant location for reference only

Description	Latin Name	Common Name	Mature Size	Container Size	QTY
Perennial	Achillea millefolium 'Marie Ann'	Yellow Yarrow	18"	1G	21
Grass	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	4'	1G	3
Shrub	Cornus sericea 'Allemans Dwarf'	Dwarf Redosier Dogwood	6'H x 5'W	30"	13
Shrub	Cotoneaster adpressus 'Tom Thumb'	Creeping Cotoneaster	1.5'H x 1.5'W	3G	6
Perennial	Hemerocallis x 'Stella De Oro'	Yellow Daylily	15-18"T	1G	25
Shrub	Hydrangea Paniculata 'Pink Diamond'	Panicle Hydrangea	6'H x 6'W	24"	2
Evergreen	Juniperus horizontalis	Youngstown Juniper'	1.5'H x 5'W	24"	6
Perennial	Nepeta x faassenii 'Walker's Low'	Catmint	10"T	1G	10
Grass	Pennisetum alopecuroides 'Red Head'	Fountain Grass	3'	1G	12
Perennial	Perovskia artriplicifolia	Russian Sage	4'	1G	3
Shrub	Rosa x	Pink Knockout Rose	4'H x 4'W	3G	5
Perennial	Sedum x	Autumn Joy Sedum	18"T	1G	21



1 **Landscape Plan**
Scale: 1" = 30'-0"

N

INTRINSIC landscaping
3126 West Lake Ave
Glenview, IL
intrinsiclandscaping.com
intrinsiclandscapinginc

Family Video
Elmhurst and Hintz
Wheeling, IL 60090

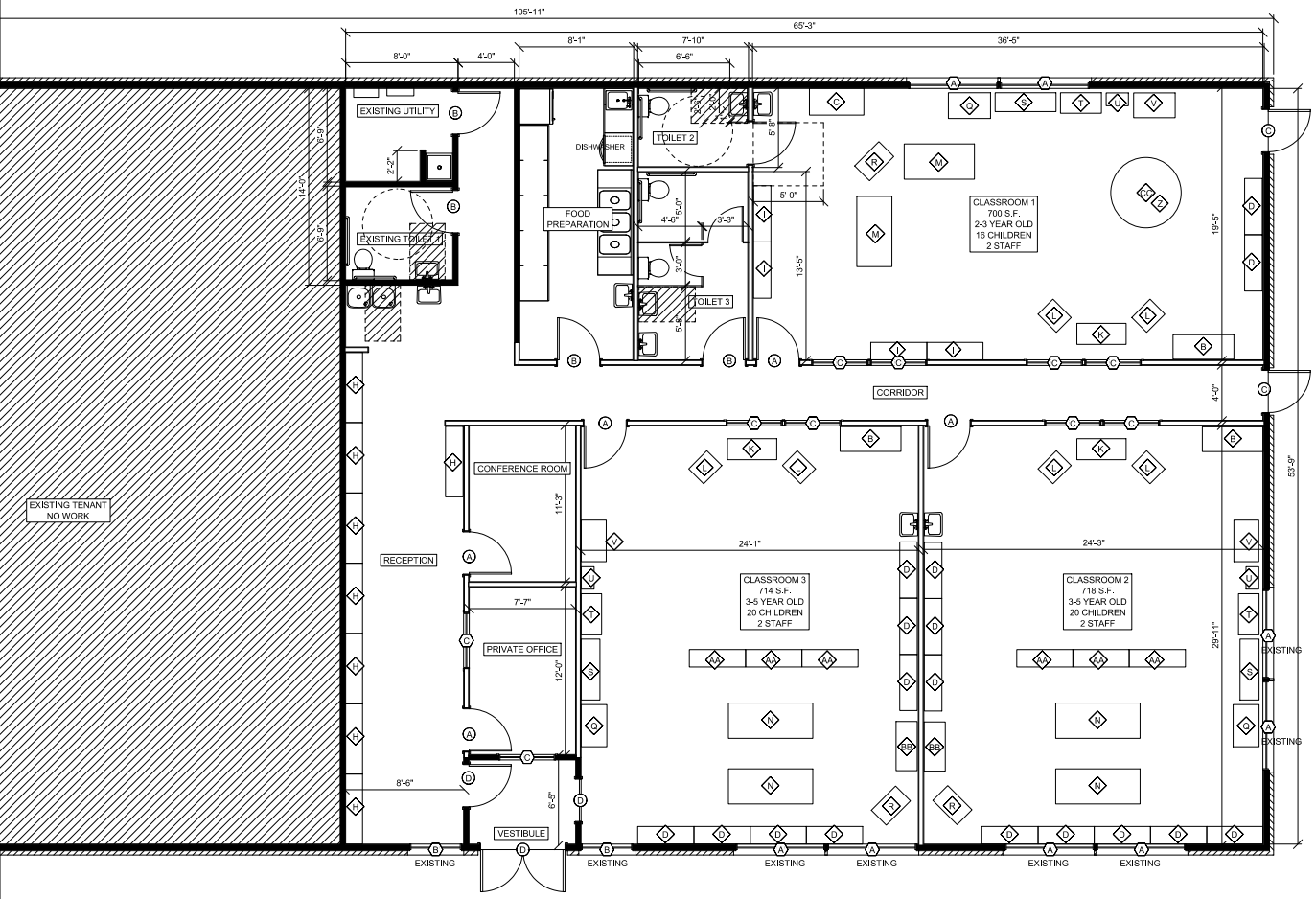
Issue	Date
1	9/19/2025

Revision	Date

11 x 17

L-1.0

Received by the Village on 11/13/2025



FURNITURE SCHEDULE

SYMBOL	DESCRIPTION	DIMENSIONS LENGTH	WIDTH	HEIGHT	MODEL NO.	QUANTITY
A	STANDARD COT					
B	STANDARD COT CARRIER (7.6 S.F.)	52"	21"	7"		3
C	CHANGING TABLE	46½"	23"	36"		1
D	SHELF STORAGE	48"	15"	36"		17
E	STORAGE UNIT	48"	15"	24"		0
F	STORAGE ISLAND	48"	29"	30"		0
G	BOOK STORAGE	23"	23"	44"		0
H	LOCKERS (5-SECTION)	60"	15"	48"		8
I	LOCKERS (4-SECTION)	48"	15"	48"		4
J	WALL LOCKER (FULLY ASSEMBLED)	46¼"	14½"	24¼"		0
K	COUCH	42"	18"	22"		3
L	CHAIR	22"	18"	22"		6
M	TABLE (8 SEATS)	60"	30"	30"		2
N	TABLE (10 SEATS)	72"	30"	30"		4
O	TODDLER ACTIVITY TABLE	36"	24"	18"		0
P	WATER PLAY CENTER	45"	28"	24"		0
Q	DRESS UP CENTER	36"	22"	42"		3
R	TEACHER CENTER	29¼"	18"	51"		3
S	PRETEND PLAY KITCHEN	52"	16-1/8"	44½"		3
T	PRETEND PLAY MARKET	35"	17¼"	52"		3
U	DRESSING TABLE WITH STOOL	19"	11"	32"		3
V	DOCTOR ACTIVITY CENTER	35½"	21¼"	37¼"		3
W	DOLL HOUSE	27.95"	15.87"	35.45"		0
X	TALL STORAGE CABINET FOR TEACHER	30"	20½"	70"		0
Y	WALL CABINET	30"	12½"	36½"		0
Z	ROUND HARDWOOD TABLE	30"Ø		24"		1
AA	MOBILE STORAGE	48"	15"	30"		6
BB	TEACHER DESK	42"	18"	22"		2
CC	7-PIECE FOAM CLIMBING BLOCKS	52"	21"	7"		1

REAR/SIDE YARD GRADING IMPROVEMENT

FOR
740 W HINTZ RD,
WHEELING, ILLINOIS 60090

740 W HINTZ RD – 25-740 – 10/29/2025

GENERAL NOTES

THE CONTRACTOR SHALL PERFORM ALL WORK PER THE 2018 INTERNATIONAL CODES AND MUST COMPLY WITH THE REQUIREMENTS OF THE VILLAGE ENGINEER.

THE CONTRACTOR SHALL NOTIFY THE OWNER, MUNICIPALITY,.A MINIMUM OF THREE (3) DAYS BEFORE START OF CONSTRUCTION.

THE CONTRACTOR SHALL REQUEST A UTILITY LOCATE A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION ACTIVITIES. CONTACT J.U.L.I.E. AT (800) 892–0123 OR 811.

THE CONTRACTOR SHALL VERIFY THE LOCATIONS & DEPTHS OF ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS AND SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE DONE TO UTILITIES WITHIN THE LIMITS OF IMPROVEMENT.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE CIVIL ENGINEERING PLANS AND ANY PLANS PREPARED BY OTHERS ARE CONCURRENT.

DO NOT SCALE PLANS FOR CONSTRUCTION DRAWINGS, VERIFY ALL DIMENSIONS IN FIELD.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING INSPECTIONS.

A COPY OF THE APPROVED ENGINEERING PLANS IS TO REMAIN ON SITE AT ALL TIMES.

THE CONTRACTOR SHALL INSTALL BARRICADES, CLOSE WALKS BEFORE STARTING AND COVER EXCAVATIONS AT THE END OF EACH DAY.

THE CONTRACTOR SHALL MAINTAIN "POSITIVE" SITE DRAINAGE DURING CONSTRUCTION.

THE CONTRACTOR SHALL REMOVE OR SECURE CONSTRUCTION EQUIPMENT AT THE END OF EACH DAY.

THE CONTRACTOR SHALL OBTAIN ALL REQUIRED LOCAL PERMITS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CONSTRUCTION STAKING AND LAYOUT.

THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER AND JURISDICTIONAL AUTHORITIES, INCLUDING THEIR AGENCIES, AND NEIGHBORING PROPERTY OWNERS FROM LIABILITIES.

THE CONTRACTOR SHALL VERIFY ELEVATIONS BEFORE STARTING WORK AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL PROVIDE ADEQUATE CONSTRUCTION SIGNS & BARRICADES.

THE CONTRACTOR SHALL MERGE COST FOR ANY INCIDENTAL ITEMS INTO HIS PROPOSAL.

THE CONTRACTOR SHALL GUARANTEE PLANT/PAVING MATERIALS & WORKMANSHIP FOR ONE YEAR.

THE CONTRACTOR SHALL REMOVE AND DISPOSE OF UNSUITABLE AND EXCESS MATERIAL.

THE CONTRACTOR SHALL COMPLY WITH PA 96–1416/CLEAN CONSTRUCTION DEBRIS REMOVAL & OFF–SITE DISPOSAL REQUIREMENTS.

THESE ENGINEERING PLANS DO NOT MEET THE MINIMUM REQUIREMENTS FOR A PLAT OF SURVEY. THE PROPERTY LINES AND BOUNDARIES SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL REFER TO THE TITLE, DEED, ABSTRACT OR PLAT OF SURVEY AND SHALL VERIFY THE PROPERTY BOUNDARY PRIOR TO CONSTRUCTION STAKING.

ANY DEVIATION FROM THIS APPROVED PLAN SHALL REQUIRE

WRITTEN APPROVAL FROM THE VILLAGE & RBD ASSOCIATES, INC.

INSPECTIONS–CONTACT THE VILLAGE DEVELOPMENT SERVICE DEPARTMENT TO SCHEDULE THE FOLLOWING REQUIRED ENGINEERING

A. EROSION CONTROL INSPECTION

C. FINAL ENGINEERING INSPECTION

NOTES:

1. MAINTAIN POSITIVE GRADES AWAY FROM THE ADDITION.
2. GRADING AND PAVING SHALL PROVIDE POSITIVE DRAINAGE AND SHALL NOT ADVERSELY AFFECT NEIGHBORING PROPERTIES
3. SIDEYARDS ARE NOT TO BE PITCHED TO NEIGHBORING PROPERTIES.
4. SOD OR SEED/BLANKET WITH TOPSOIL TO BE INSTALLED IN DISTURBED AREAS.
5. ANY DEVIATION FROM THIS APPROVED PLAN SHALL REQUIRE PRIOR WRITTEN APPROVAL FROM THE VILLAGE OF WHEELING.

CONSTRUCTION NOTES

1. DISTURBED LAWN AREAS SHALL BE RESTORED:
   PARKWAY LAWN – 6" TOPSOIL AND SOD
   ON–SITE LAWN – 6" TOPSOIL AND SEED AND BLANKET
   OFF–SITE LAWN – 6" TOPSOIL AND SOD
2. CONTRACTOR SHALL RESTORE ANY DAMAGED ITEMS PRIOR TO FINAL INSPECTION.
3. ALL EXCAVATED MATERIAL NOT USED FOR BACKFILL SHALL BE HAULED FROM SITE.
4. MAINTAIN EXISTING DRAINAGE PATTERNS. NO GRADING SHALL BE PERFORMED, NOR SHALL LANDSCAPING BE PLACED, SO AS TO IMPEDE THE FLOW OF RUNOFF ONTO THIS SITE FROM ADJACENT PROPERTIES.
5. NO TRENCHING, EXCAVATION, OR CONSTRUCTION ACTIVITIES SHALL TAKE PLACE IN TREE PROTECTION ZONES.
6. THE VILLAGE RIGHT OF WAY SHALL NOT BE USED FOR STORAGE OF ANY KIND.

GENERAL NOTES –TREE & BERM WORK

CONTRACTOR SHALL REMOVE ALL TREES AND STUMPS AS SHOWN ON THE APPROVED PLANS OR AS DIRECTED BY THE VILLAGE OF WHEELING.

ALL TREE REMOVALS SHALL BE PERFORMED IN ACCORDANCE WITH THE VILLAGE OF WHEELING REQUIREMENTS.

STUMPS SHALL BE COMPLETELY REMOVED, INCLUDING LARGE ROOTS, TO A MINIMUM DEPTH OF 24 INCHES BELOW FINISHED GRADE. VOIDS SHALL BE BACKFILLED WITH CLEAN TOPSOIL AND COMPACTED.

AREAS DISTURBED BY TREE AND STUMP REMOVAL SHALL BE GRADED TO MATCH PROPOSED CONTOURS SHOWN ON THE PLANS AND PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES.

REGRADE BERMS PER PROPOSED GRADING PLAN TO ACHIEVE UNIFORM SLOPES AND SMOOTH TRANSITIONS TO EXISTING GRADES.

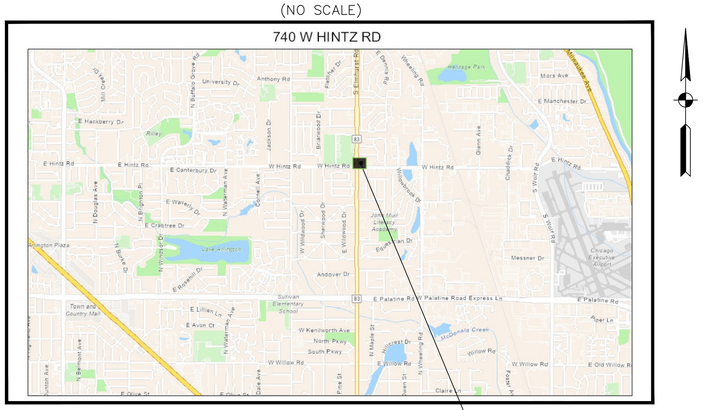
AFTER FINAL GRADING, PLACE A MINIMUM OF 6 INCHES OF CLEAN TOPSOIL ACROSS ALL DISTURBED AND REGRADED AREAS.

INSTALL SOD IN ALL DISTURBED GRASS AREAS AND MAINTAIN UNTIL FULLY ESTABLISHED.

ALL WORK SHALL COMPLY WITH VILLAGE OF WHEELING ENGINEERING AND FORESTRY DEPARTMENT STANDARDS AND BE SUBJECT TO INSPECTION AND APPROVAL.

Village Survey Monument
VILLAGE OF WHEELING CONTROL POINT VOW–13
5/8" IRON BAR WITH YELLOW PLASTIC CAP STAMPED V.O.W.
ROW, W SIDE S ELMHURST, ACROSS FROM KRISTY LN.
ELEVATION = 656.54 NAVD 88
SITE BENCHMARK:
CUT CROSS ON TOP OF CURB NEAR SOUTHEAST CORNER OF BUILDING, AS SHOWN.
ELEV=654.09 (NAVD–88)

LOCATION MAP
(NO SCALE)



SITE LOCATION:
740 W HINTZ RD,
WHEELING, ILLINOIS 60090

DRAINAGE STATEMENT

TO THE BEST OF MY KNOWLEDGE, THE PROPOSED WORK QUALIFIES THAT THE DEVELOPMENT MEETS THE MINIMUM CRITERIA FOR STORMWATER MANAGEMENT IN ACCORDANCE WITH THE COOK COUNTY STORMWATER ORDINANCE AND THE VILLAGE CODE OF WHEELING.

RAMIZ B. DABABNEH
REGISTERED PROFESSIONAL ENGINEER
STATE OF ILLINOIS NO. 062–073740

Signed: 11/06/2025
Expires: 11/30/2027

INDEX OF SHEETS

SHEET NUMBER	SHEET TITLE
01	TITLE SHEET AND NOTES
02	EXISTING CONDITIONS & EROSION CONTROL
03	PROPOSED CONDITIONS
04	DETAILS SHEET

SURVEY INFORMATION:

ADDRESS: 740 W HINTZ RD, WHEELING, ILLINOIS 60090

1. LOT DIMENSIONS TAKEN FROM ORIGINAL SURVEY. ALL LOT LINES, SETBACK LINES, UTILITY EASEMENT, ARE TO BE LOCATED ON THE SITE BEFORE WORK STARTS.
2. CONTRACTOR IS SOLE RESPONSIBLE FOR COMPLIANCE WITH SETBACKS AND EASEMENTS.
3. CONTRACTOR AGREES TO COMPLY WITH THIS DIRECTIVE AND FURTHER AGREES TO HOLD ENGINEER HARMLESS FOR REMEDIAL ACTION DUE TO HIS FAILURE TO COMPLY.
4. THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR DEMOLITION OR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION.
5. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
7. FIELD WORK COMPLETED ON 10/16/2025.

RBD ASSOCIATES, INC. NOTES:

1. REAR/FRONT/SIDE YARD BASINS MAY EXPERIENCE STANDING WATER DURING HEAVY RAIN EVENTS.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL VILLAGE/COUNTY REGULATIONS AND CODES AS WELL AS STANDARDS.
3. SHOULD IT APPEAR THAT THE WORK COVERED BY THE CONTRACT DOCUMENTS IS NOT SUFFICIENTLY DETAILED OR EXPLAINED, AN RFI FORM SHALL BE SUBMITTED TO THE ENGINEER FOR FURTHER DRAWINGS OR EXPLANATIONS AS MAY BE NECESSARY TO CLARIFY THE POINT IN QUESTION PRIOR TO THE CONTRACT AWARD. IT IS THE INTENTION OF THE CONTRACT DOCUMENTS TO PROVIDE A JOB COMPLETE IN EVERY RESPECT. THE CONTRACTOR IS RESPONSIBLE FOR THIS RESULT AND TO TURN OVER THE PROJECT IN COMPLETE OPERATING CONDITION, IRRESPECTIVE OF WHETHER THE CONTRACT DOCUMENTS COVER EVERY INDIVIDUAL ITEM IN MINUTE DETAIL.

CALL JULIE
CALL 48 HOURS BEFORE YOU DIG
(EXCLUDING SAT., SUN. & HOLIDAYS)
1-800-892-0123

15 7.5 0 15
SCALE: 1" = 15' (24X26 FULL SCALE)

30 15 0 30
SCALE: 1" = 30' (11X17 HALF SCALE)

ENGINEERING PLANS PREPARED BY:

RBD ASSOCIATES,INC.
DESIGN FIRM LICENSE NUMBER:
184.008755
GLENVIEW, IL.
Ramiz@rbdengineering.com
224.425.0009

Signed: 11/06/2025
Expires: 11/30/2027

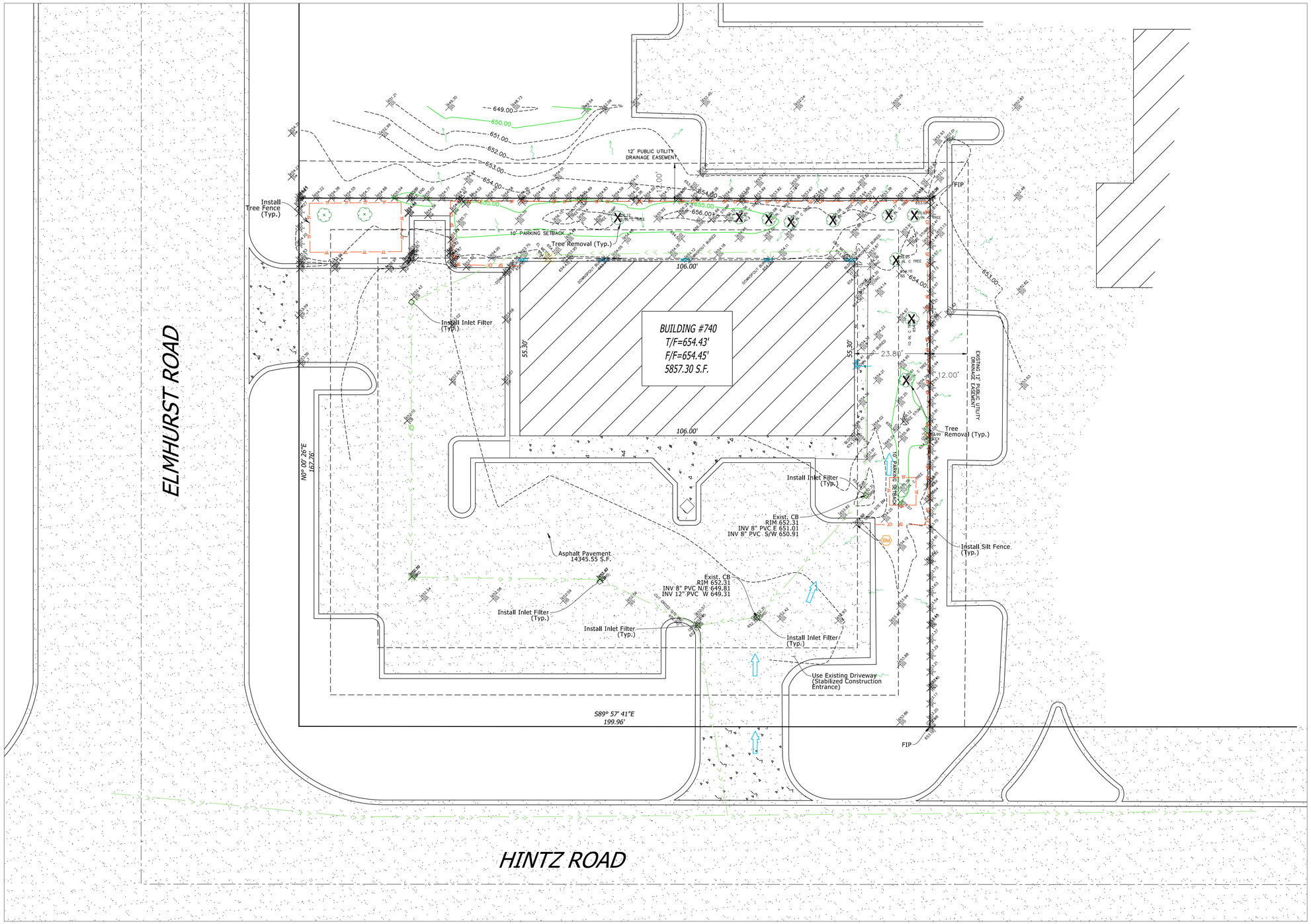
PLANS PREPARED FOR
BRIANNA CARLSON
BRIANNA.CARLSON@LEGACYPRO.COM
608–751–4056

RBD ASSOCIATES, INC.
| CIVIL ENGINEERING FIRM |
RBDENGINEERING.COM
224.425.0009

SUBMITTALS

DATE	REMARKS	DATE	REMARKS
11/6/2025	ISSUED FOR DESIGN COORDINATION		

PROJECT NO.: 25–740
DATE: 11/06/2025
SHEET 1 OF 4



LEGEND AND SYMBOLS:

N. = NORTH
S. = SOUTH
W. = WEST
E. = EAST
T/F = TOP OF FOUNDATION
B/S = BOTTON OF SIDING
F/F = FINISH FLOOR
G/S = GARAGE SLAB
TC = TOP OF CURD
G = GUTTER
TW = TOP OF WALL
T/P = TOP OF PIPE
CONC. = CONCRETE

- FIRE HYDRANT
- FIRE SPRINKLER
- WATER VALVE
- B-BOX
- WATER MANHOLE
- STORM MANHOLE
- CATCH BASIN
- STORM INLET
- CURB INLET
- CULVERT HEADWALL
- SANITARY MANHOLE
- COMBINED MANHOLE
- CLEAN-OUT
- ELECTRIC MANHOLE
- ATT MANHOLE
- STORM SEWER MAIN
- STORM SEWER LATERAL
- SANITARY SEWER
- COMBINED SEWER
- WATER MAIN
- OVERHEAD WIRES
- UNDERGROUND ELEC.
- CABLE / PHONE
- GAS MAIN
- WOOD FENCE
- CHAIN LINK FENCE
- IRON FENCE
- SILT / CONSTRUCTION FENCE
- TREE PROTECTION FENCE
- WOOD POWER POLE
- DOWN SPOUT
- LIGHT FIXTURE
- OVERLAND FLOW
- MONUMENT
- ELECTRICAL HH
- GAS HH
- BENCHMARK
- EXISTING SPOT GRADE EL.
- PROPOSED SPOT GRADE EL.
- CUT SWALE
- MAILBOX
- TREE BUSH

- INDICATES B-6.12 CURB AND GUTTER
- INDICATES REVERSE PITCH B-6.12 CURB AND GUTTER
- INDICATES DEPRESS / ADA CURB
- INDICATES DETECTABLE WARNING
- INDICATES PARKING STALL COUNT
- INDICATES SIGN LOCATION
- SHADING INDICATES STANDARD ASPHALT PAVEMENT
- SHADING INDICATES STANDARD CONCRETE PAVEMENT
- SHADING INDICATES STANDARD PERMEABLE PAVEMENT

FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT CONFORM TO STANDARD SCALES. USE THE SCALE BELOW TO MAKE MEASUREMENTS ON REDUCED PLANS.

0' 7.5' 15' 37.5'

C-2
EXISTING CONDITIONS & EROSION CONTRAL

COPYRIGHT: THIS DRAWING SHALL NOT BE USED,REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

ENGINEERING PLANS PREPARED BY:

RBD Associates,Inc.
Design Firm License Number: 184.008755
GLENVIEW, IL.
Ramiz@rbdengineering.com
224.425.0009

RAMIZ DABABNEH 062-073740 LICENSED PROFESSIONAL ENGINEER STATE OF ILLINOIS

Signed: 11/06/2025
Expires: 11/30/2027

PLANS PREPARED FOR:

Brianna Carlson
brianna.carlson@legacypro.com
(608) 751-4056

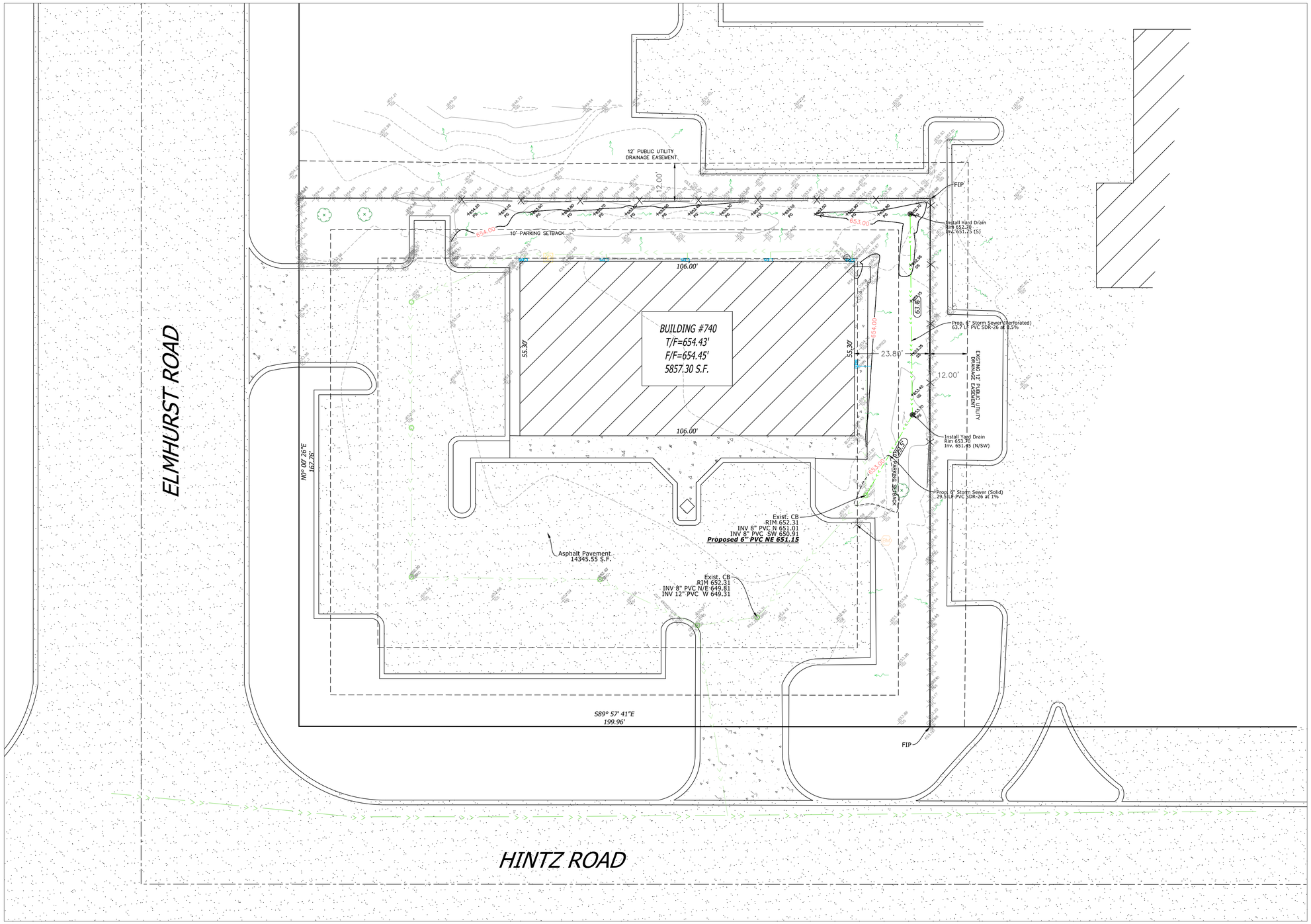
Village Survey Monument
VILLAGE OF WHEELING CONTROL POINT VOW-13
5/8" IRON BAR WITH YELLOW PLASTIC CAP STAMPED V.O.W. ROW, W SIDE S ELMHURST, ACROSS FROM KRISTY LN.
ELEVATION = 656.54 NAVD 88
SITE BENCHMARK:
CUT CROSS ON TOP OF CURB NEAR SOUTHEAST CORNER OF BUILDING, AS SHOWN.
ELEV=654.09 (NAVD-88)

SUBMITTALS

DATE	REMARKS
12/10/2025	REVISED TREE REMOVAL
11/06/2025	ISSUED FOR DESIGN COORDINATION

REAR/SIDE GRADING IMPROVEMENTS
740 W HINTZ ROAD
WHEELING, IL 60090

DESIGNED BY: RBD
PROJECT NO.: 25-740
DATE: 11/06/2025
SCALE: 1:15 (FULL), 1:30 (HALF)
SHEET 2 OF 4



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0' 7.5' 15' 37.5'

C-3
PROPOSED CONDITIONS

ENGINEERING PLANS PREPARED BY:

RBD Associates,Inc.
Design Firm License Number: 184.008755
GLENVIEW, IL.
Ramiz@rbdengineering.com
224.425.0009

RAMIZ DABAINEH
062-073740
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

Signed: 11/06/2025
Expires: 11/30/2027

PLANS PREPARED FOR:

Brianna Carlson
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SHEET 3 OF 4

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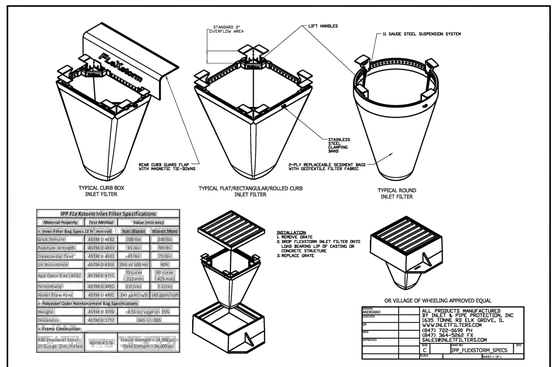
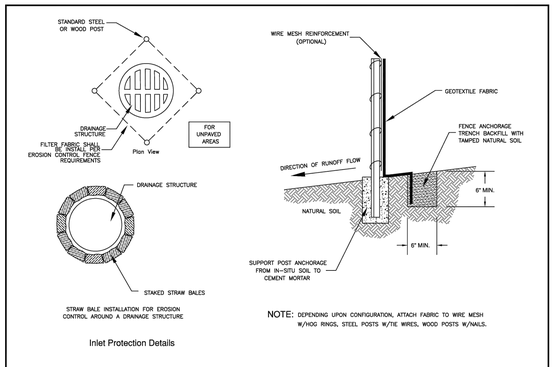


IPP FlexXstorm Inlet Filter Specifications:

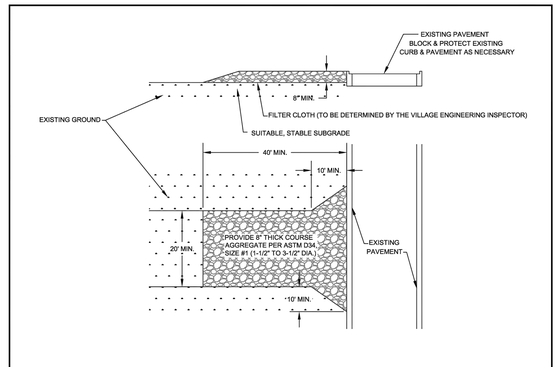
Material Property	Test Method	Value (min-ave)	
1. Inlet Filter Bag Specs (3 ft. inch wide)		Non-Woven	Woven Mesh
Grab Tensile	ASTM D 4632	200 lbs	340 lbs
Puncture Strength	ASTM D 4833	90 lbs	90 lbs
Trapezoidal Tear	ASTM D 4533	40 lbs	70 lbs
UV Resistivity	ASTM D 4355	70% at 500 hrs	90%
Apparent Opening Size	ASTM D 4751	70 U.S. sieve (212 microns)	30 U.S. sieve (425 microns)
Permittivity	ASTM D 4491	2.0 1/sec	2.5 1/sec
Water Flow Rate	ASTM D 4491	150 gpm/sq ft	185 gpm/sq ft
2. Polyester Outer Reinforcement Bag Specifications:			
Weight	ASTM D 3776	4.50 oz/sq yd ±5.25%	
Thickness	ASTM D 5199	0.060 in (1.524 mm)	
3. Frame Construction:			
ABS Structural Grade Plastic (0.50 lb/cubic foot density)	ASTM D 638	Tensile Strength @ 5.08 cm/min (2 in/min): 5,000 psi (344.74 bar)	

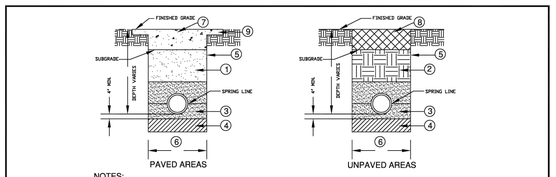
ADDED HOUSING DIMENSIONS		ALL PRODUCTS MANUFACTURED BY FLEXSTORM INLET FILTERS, INC
A=		5120 TENNY RD ELK GROVE, IL WWW.INLETFILTER.COM
B=		(847) 524-3552 TX (847) 524-3552 FX
STRADDLE		SALES@INLETFILTERS.COM
W=		QTY: SPP_FLEXSTORM_SPECS
		DWG. NO.



NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/HOG RINGS, STEEL POSTS W/TIE WIRES, WOOD POSTS W/NAILS.

Inlet Protection Details



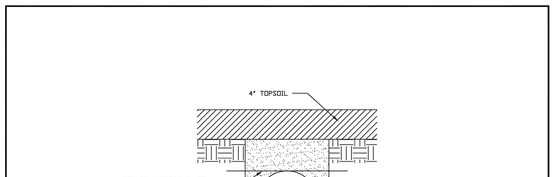


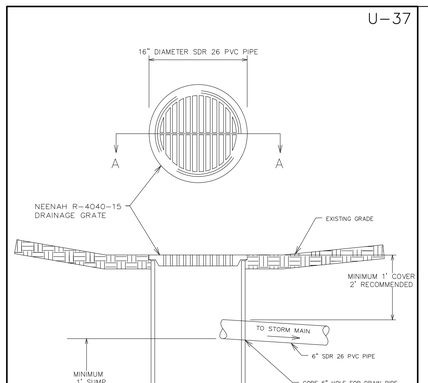
NOTES:

1. BACKFILL & COMPACT GRANULAR TRENCH BACKFILL (CA-6, GRADE B OR APPROVED EQUAL) UNDER STREET PAVEMENT, DRIVEWAYS, AND SIDEWALK.
2. EXCAVATED MATERIAL MAY BE USED UP TO FINAL GRADE IN NON-PAVED AREAS
3. GRAD. NO. CA-7, 8, 11 OR 13 GRAVEL OR LIMESTONE, TO SPRING LINE FOR RIGID PIPE OR 12" ABOVE TOP OF PVC PIPE METHOD 1 COMPACTION PER I.D.O.T. ARTICLE 550.07
4. IF ENCOUNTERED, REMOVE UNSUITABLE MATERIALS AND REPLACE WITH 4" OF STONE AS DIRECTED BY THE TESTING AGENCY OR THE VILLAGE ENGINEER
5. TRENCH SIDES TO BE SLOPED OR SHEETED/SHORED IN ACCORDANCE WITH OSHA REQUIREMENTS.
6. MAXIMUM PAYABLE TRENCH WIDTH = 18" (1'-6") + O.D. WHEN TRENCH < 5 FEET
   = 36" (3'-0") + O.D. WHEN TRENCH > 5 FEET
7. STREET CROSS SECTION MUST MATCH THE EXISTING ROADWAY OR THE VILLAGE OF WHEELING TYPICAL STREET CROSS SECTION, WHICHEVER IS GREATER.
   VILLAGE OF WHEELING TYPICAL STREET CROSS SECTIONS ARE OUTLINED BELOW:

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

   LOCAL ROADWAY
   -6" AGGREGATE BASE COURSE, CA-6 GRADE B OR 9 VIRGIN STONE
   -5" HOT MIX ASPHALT BINDER COURSE, IL-19.0, N50, (COMPACTED IN LIFTS)
   -0.05 GAL/SY BITUMINOUS MATERIAL PRIME COAT
   -2" HOT MIX ASPHALT SURFACE COURSE, MIX "C", N50.
8. 6" OF COMPACTED TOP SOIL
9. SAW CUT BACK 12" FROM TRENCH LIMITS TO PROVIDE CONTINUOUS BUTT JOINT PRIOR TO PAVING.

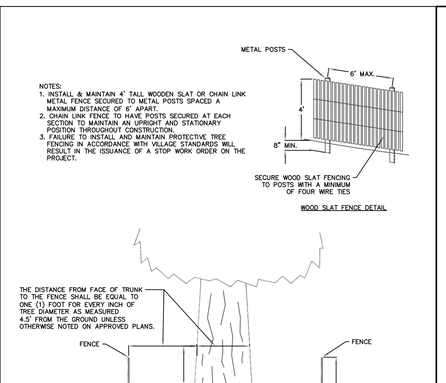




NOT TO SCALE

REVISED: 5-13-24

PVC YARD DRAIN DETAIL



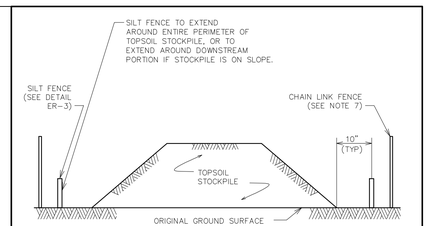
NOTES:
1. INSTALL & MAINTAIN 4' TALL WOODEN SLAT OR CHAIN LINK METAL FENCE SECURED TO METAL POSTS SPACED A MAXIMUM DISTANCE OF 6' APART.
2. CHAIN LINK FENCE TO HAVE POSTS SECURED AT EACH SECTION TO MAINTAIN AN UPRIGHT AND STATIONARY POSITION THROUGHOUT CONSTRUCTION.
3. FAILURE TO INSTALL AND MAINTAIN PROTECTIVE TREE FENCING IN ACCORDANCE WITH VILLAGE STANDARDS WILL RESULT IN THE ISSUANCE OF A STOP WORK ORDER ON THE PROJECT.

WOODENSLATORCHAINLINK TREEPROTECTIONDETAIL

DATE	REVISIONS

STANDARDDETAIL G-3(01)

(Sheet1of1)



NOTES:

1. AN ON-SITE DRAINAGE SWALE SHALL BE LOCATED BETWEEN THE TOPSOIL STOCKPILE AND OFF-SITE PROPERTY.
2. REFERENCE IS MADE TO THE SILT FENCE DETAIL (ER-3) FOR MATERIALS AND INSTALLATION METHODS.
3. IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, IT SHALL BE STABILIZED WITH STRAW BLANKET OR SEEDED TO MINIMIZE EROSION.
4. INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF HALF INCH (1/2") PER DAY OR EQUAL SNOW MELT. REPAIR OR REPLACEMENT OF SILT FENCE SHALL BE MADE PROMPTLY AS NEEDED.
5. SEDIMENT TRAPPED BY THE SILT FENCES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SEDIMENT ACCUMULATION DEPTH AT THE SILT FENCE IS APPROXIMATELY EQUAL TO TWELVE (12) INCHES (ONE-HALF OF SILT FENCE HEIGHT).
6. SILT FENCES SHALL BE MAINTAINED IN PLACE UNTIL TOPSOIL STOCKPILE HAS BEEN ELIMINATED AND SHALL BE REMOVED ONLY WHEN DIRECTED BY VILLAGE ENGINEERING.
7. TO COMPLY WITH THE VILLAGE'S SAFETY REQUIREMENTS ERECTION OF STABLE AND SECURE SIX (6) FEET HIGH CHAIN LINK FENCE AROUND THE PERIMETER OF THE STOCKPILED MATERIAL IS REQUIRED. COORDINATE WITH THE ENGINEER.
8. STOCKPILING OF MATERIALS SHALL BE OUTSIDE OF THE CRITICAL ROOT ZONE OF ALL TREES.

NOT TO SCALE

REVISED: 3-15-22

TEMPORARY TOPSOIL STOCKPILE DETAIL

LEGEND AND SYMBOLS:

N. = NORTH
S. = SOUTH
W. = WEST
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- CULVERT HEADWALL
- SANITARY MANHOLE
- COMBINED MANHOLE
- CLEAN-OUT
- ELECTRIC MANHOLE
- ATT MANHOLE
- STORM SEWER MAIN
- STORM SEWER LATERAL
- SANITARY SEWER
- COMBINED SEWER
- WATER MAIN
- OVERHEAD WIRES
- UNDERGROUND ELEC.
- CABLE / PHONE
- GAS MAIN
- WOOD FENCE
- CHAIN LINK FENCE
- IRON FENCE
- SILT / CONSTRUCTION FENCE
- TREE PROTECTION FENCE
- WOOD POWER POLE
- DOWN SPOUT
- LIGHT FIXTURE
- OVERLAND FLOW
- MONUMENT
- ELECTRICAL HH
- GAS HH
- BENCHMARK
- EXISTING SPOT GRADE EL.
- PROPOSED SPOT GRADE EL.
- CUT SWALE
- MAILBOX
- TREE BUSH

- INDICATES B-6.12 CURB AND GUTTER
- INDICATES REVERSE PITCH B-6.12 CURB AND GUTTER
- INDICATES DEPRESS / ADA CURB
- INDICATES DETECTABLE WARNING
- INDICATES PARKING STALL COUNT
- INDICATES SIGN LOCATION
- SHADING INDICATES STANDARD ASPHALT PAVEMENT
- SHADING INDICATES STANDARD CONCRETE PAVEMENT
- SHADING INDICATES STANDARD PERMEABLE PAVEMENT

FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT CONFORM TO STANDARD SCALES. USE THE SCALE BELOW TO MAKE MEASUREMENTS ON REDUCED PLANS.

0' 7.5' 15' 37.5'

C-4
SITE DETAILS

ENGINEERING PLANS PREPARED BY:

RBD Associates,Inc.
Design Firm License Number: 184.008755
GLENVIEW, IL.
Ramiz@rbdengineering.com
224.425.0009

RAMIZ DABABNEH 062-073740 LICENSED PROFESSIONAL ENGINEER STATE OF ILLINOIS

Signed: 11/06/2025
Expires: 11/30/2027

PLANS PREPARED FOR:

Brianna Carlson
brianna.carlson@legacypro.com
(608) 751-4056

Village Survey Monument
VILLAGE OF WHEELING CONTROL POINT VOW-13
5/8" IRON BAR WITH YELLOW PLASTIC CAP STAMPED V.O.W. ROW, W SIDE S ELMHURST, ACROSS FROM KRISTY LN.
ELEVATION = 656.54 NAVD 88
SITE BENCHMARK:
CUT CROSS ON TOP OF CURB NEAR SOUTHEAST CORNER OF BUILDING, AS SHOWN.
ELEV=654.09 (NAVD-88)

SUBMITTALS

DATE	REMARKS
11/06/2025	ISSUED FOR DESIGN COORDINATION

REAR/SIDE GRADING IMPROVEMENTS
740 W HINTZ ROAD
WHEELING, IL 60090

DESIGNED BY: RBD
PROJECT NO.: 25-740
DATE: 11/06/2025
SCALE: 1:15 (FULL), 1:30 (HALF)
SHEET 4 OF 4

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K-Educate, INC
Katerina Shafran
456 Chicory Ln
Buffalo Grove, IL,60089
224-433-4830
keducate123@gmail.com

20th of June 2025

Village of Wheeling

To Whom It May Concern,

We want to build a K-Educate Daycare learning center with approximately up to 60 kids and will be located at 740 W. Hintz, Wheeling , IL, 60090. We will cater to children approximately aged 18 months to 12 years old and will offer full-time, part-time, and drop-in care for students. The daycare center will open from 7am to 6pm Monday through Friday and most of the students will drop off somewhere between 8am and 9am and pick up from 5pm to 6pm. When the parents come to pick up their child, they have enough space in the parking lot. We have 40 shared stalls in the parking area. The parents will spend less than 5 minutes dropping off and picking up their kids.

We have a big backyard that is fenced in with a gate. The fence is 6 feet high to ensure the safety of the children. We want to build a playground within the sandbox, playhouse, and gross motor area. The students will play outside approximately from 11am-12pm and from 5pm to 6pm.

Our curriculum is based on the Illinois Early Learning Standards. I use these standards throughout my lessons to maximize the learning that can take place throughout the school day. I also use a Russian curriculum that is based on my knowledge and multiple degrees in preschool education.

Sincerely,

Katerina Shafran

Received by the Village on 6/20/2025

Docusign Envelope ID: B525724D-00C2-4925-BEAE-3BEE941D55AD

Project Narrative – Special Use Application

740 W Hintz Rd, Wheeling, IL 60090

Overview of the Proposal

K-Educate, Inc. proposes the development and operation of a child care/day care facility at 740 W Hintz Rd, Wheeling, IL. The facility will occupy approximately 3,665 square feet in a standalone commercial building formerly occupied by Legacy Family Video. The space will be renovated to meet all licensing and safety standards required for early childhood education, including interior build-out, updated ADA compliance, and improved landscaping.

Background of the Business

K-Educate, Inc. is an educational organization focused on early childhood development and community enrichment. The new Wheeling location will provide essential child care services to working families in the surrounding area. Our programs emphasize social-emotional learning, early literacy, and school readiness while fostering a safe and stimulating environment.

Operational Details

- Hours of Operation: Monday through Friday, 7:00 AM – 6:00 PM
- Estimated Staff: 8-10 employees on-site during operational hours
- Number of Children Served: 45-60 (age-appropriate classrooms)
- On-site Vehicles: Minimal — primarily staff vehicles
- Parking: Shared lot with ample space; no changes proposed to the current layout

Community Impact

The proposed child care facility fulfills a growing need for quality early childhood education in Wheeling. The location provides convenient access for working parents, particularly those commuting via nearby arterial roads. The adaptive reuse of the vacant building will revitalize a visible commercial corner, promote foot traffic, and support local economic development. Enhanced landscaping and updated fencing will improve the visual appeal of the site. This project directly benefits families, supports working parents, and contributes positively to the community fabric.

Zoning & Development Standards

The proposed use requires a Special Use permit under the current zoning district. The requested use is consistent with adjacent commercial and service-oriented properties. No exterior additions are planned. The proposed use will operate harmoniously with surrounding businesses without generating undue noise, traffic, or environmental impact.

Docusign Envelope ID: B525724D-00C2-4925-BEAE-3BEE941D55AD

Landlord-Supported Improvements

Per the Letter of Intent, the landlord will complete essential improvements including:

- Removal of dead/fallen landscaping
- Fence repair and replacement
- Tenant improvement (TI) allowance of $50,000 toward facility build-out

K-EDUCATE - PLAYGROUND EQUIPMENT

Step 2 Climber – Multi Play Structure

Step 2 – Playhouse

Willy Goat Patriot's Point

Step 2 – Sand and Water Table

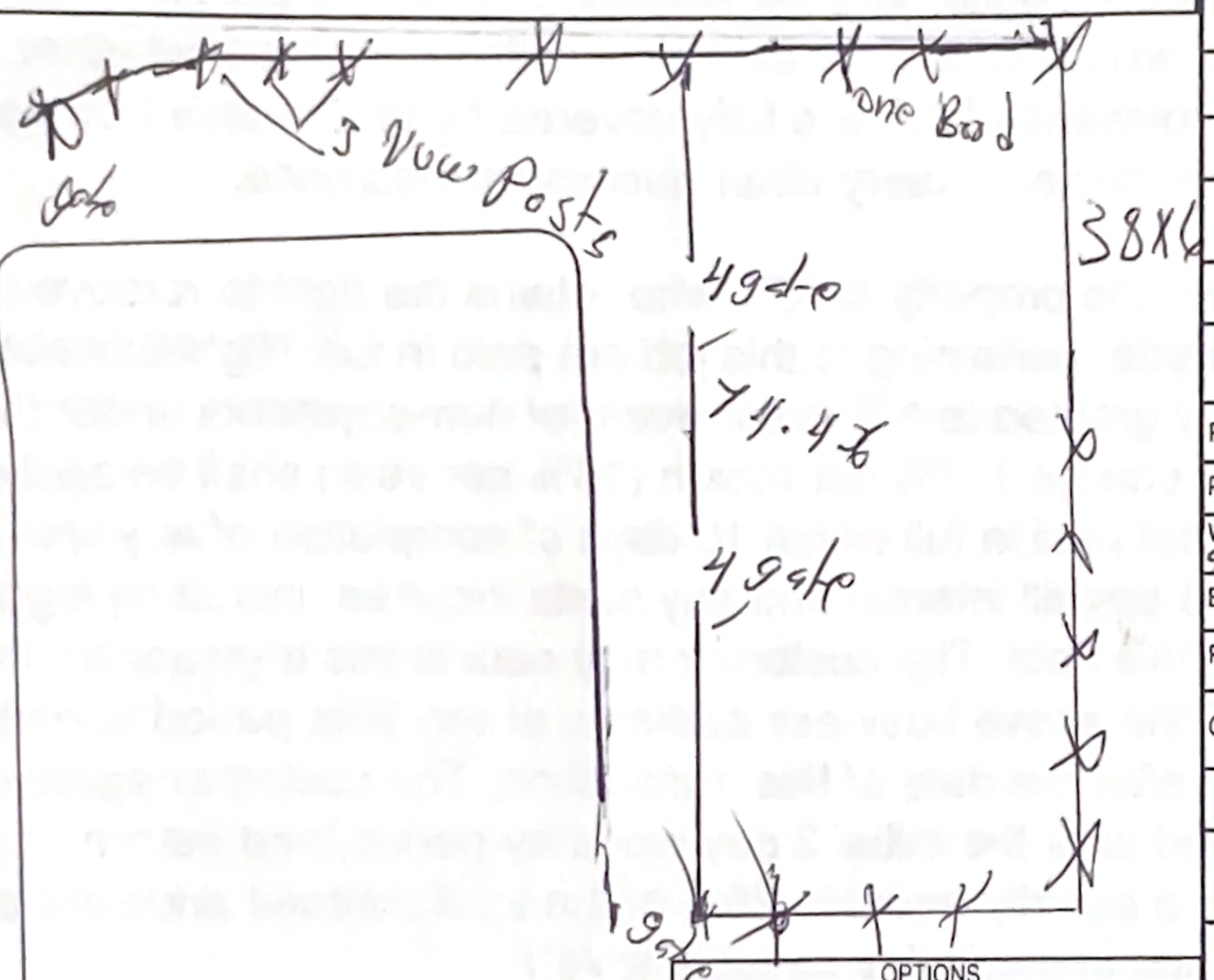
ABC Fence, Inc

Proposal & Contract

12N344 Hilltop Rd.
Elgin, IL 60124
PHONE: 847-372-8007
FAX: 847-608-8561
acbfence@gmail.com

COUNTY	CROSS STREET	MOBILE # (224) 433-4830	DATE 8/24/25
TOWNSHIP (XX UNINCORPORATE)	SUPERVISOR NAME	FAX # ( )	RECEIVED BY
COMPANY	Email khshafran@gmail.com	WORK PHONE # ( )	SALESPERSON
NAME Katerina Shafran	JOB AMOUNT $ 6,194.00	JOBSITE NAME	
STREET ADDRESS 740 W Hintz Rd	DEPOSIT $	ADDRESS 740 W Hintz Rd	
CITY Wheeling STATE IL ZIP CODE 60090	BALANCE DUE $	CITY Wheeling	
		CONTACT NAME	PHONE #

Install 38 feet of 5 foot high shadow box treated wood. Replace 3 posts and 1 board. Install 74.46 feet of 4 foot high ornamental steel and two single gates, all the post be 36 inches in concrete



FT.	HGT.	GA/COLOR
TERMINALS	LINE POSTS	TOP RAIL
TENS WIRE TOP ☐ BOTTOM ☐	BRACING YES ☐	MID RAIL ☐ BOTTOM RAIL NO ☐
SINGLE GATES		GATES
DOUBLE		POSTS
CANTILEVER/ROLLING		POSTS

LEVEL ON TOP ☐ SPREAD DIRT ☐
FOLLOW GRADE ☐ HAUL DIRT ☐

TAKE DOWN 38 FT.
HAUL AWAY 38 FT.

CONCRETE/ASPHALT BREAKS # _____

ROCK DRILL ☐ WELDER ☐
CORE DRILL ☐ COMPRESSOR ☐

PERMIT

PLAT OF SURVEY

WOOD TYRES/STYLE shadow box

BOARD SIZE 1x6x5

POST SIZE 4x4x8

CROSS RAIL 2x4x8

IN ☐ FACE NAIL ☒ TOS-NAIL ☐

Haul away dirt
YES ☒ NO ☐

Treated ☒ Red Cedar ☐

OPTIONS

DEPOSIT — OFFICE USE

AMOUNT	CHK #

FINAL CHK _____ V. DIGITS

EXP DATE _____

_____

Customer To read following to place order:

1) ABC Fence to call J.U.L.I.E.
2) Customer to obtain all permits and approvals.
3) ABC Fence will need a signed contract, plat of survery and appropriate deposit (as outlined above) before work will be scheduled.
4) Installation dates are always weather permitting.
5) I hereby accept the terms and conditions on both sides of this contract.

CUSTOMERS TO CALL PERMIT # INTO OFFICE (IF APPLICABLE)

APPROVED & ACCEPTED:

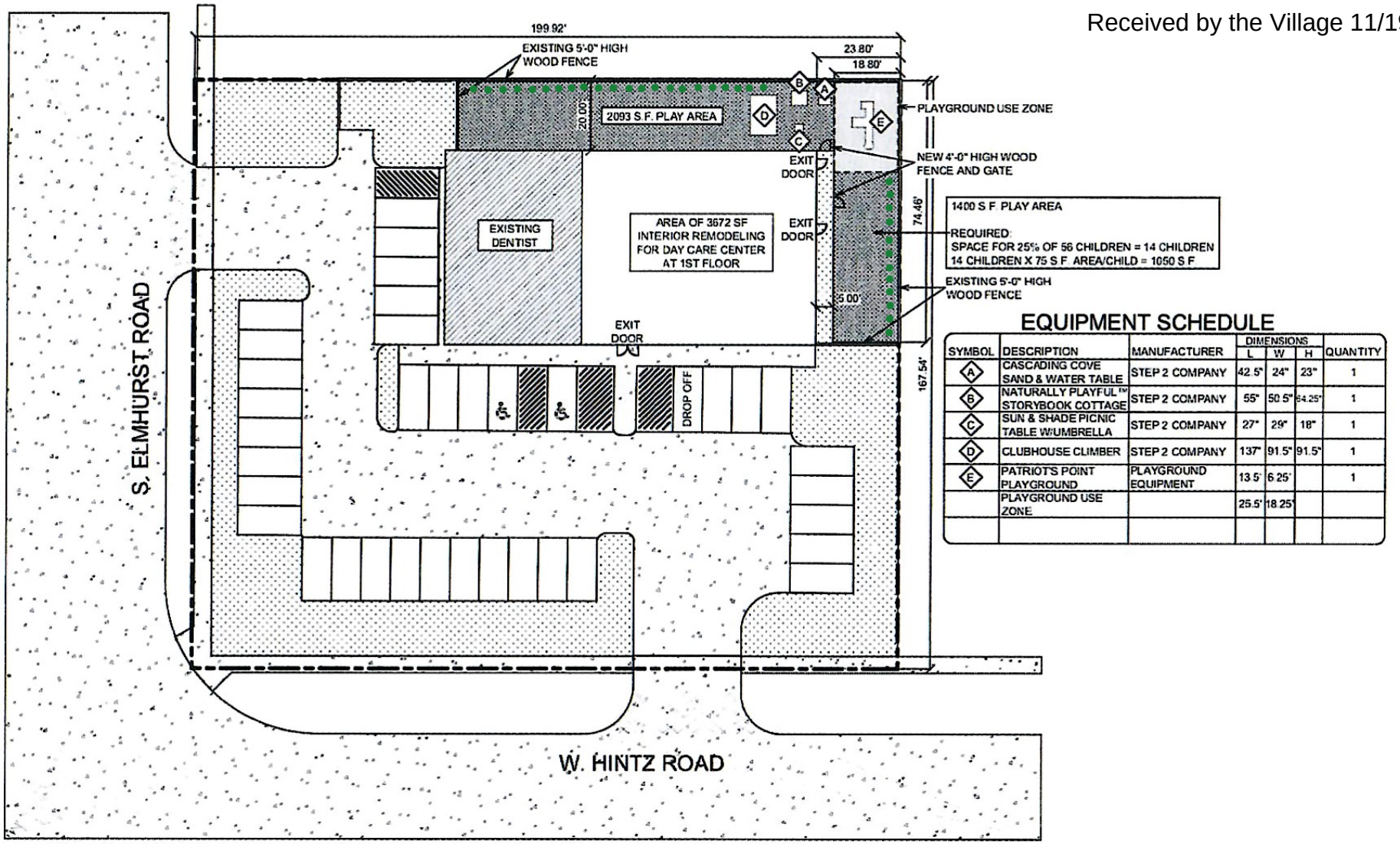
Customer's Signature _____ Date _____

Customer's Signature _____ Date _____

ABC Fence, Inc.

Company Representative

This proposal May Be Withdrawn and voided if not accepted within_____ days



EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	DIMENSIONS L	W	H	QUANTITY
A	CASCADING COVE SAND & WATER TABLE	STEP 2 COMPANY	42.5"	24"	23"	1
B	NATURALLY PLAYFUL™ STORYBOOK COTTAGE	STEP 2 COMPANY	55"	50.5"	64.25"	1
C	SUN & SHADE PICNIC TABLE W/UMBRELLA	STEP 2 COMPANY	27"	29"	18"	1
D	CLUBHOUSE CLIMBER	STEP 2 COMPANY	137"	91.5"	91.5"	1
E	PATRIOTS POINT PLAYGROUND	PLAYGROUND EQUIPMENT	13.5'	6.25'		1
	PLAYGROUND USE ZONE		25.5'	18.25'		

Site Plan

TWR1 LED
LED Wall Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

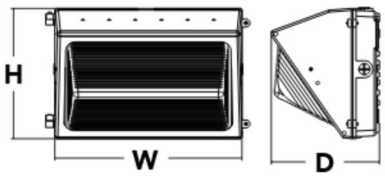
Introduction

The popular TWR1 luminaire is now available with long-lasting, energy-efficient LED technology. Featuring a classic dayform, the TWR1 LED offers a traditional appearance and is powered by advanced LEDs.

The TWR1 LED luminaire is powerful yet energy efficient, capable of replacing up to a 350W metal halide luminaire while saving up to 86% in energy costs. Offering an expected service life of more than 20 years, the TWR1 LED eliminates frequent lamp and ballast replacements associated with traditional technologies.

Specifications

Width:	12-15/16" *(32.9 cm)*
Height:	9" *(22.9 cm)*
Depth:	7-1/2" *(19 cm)*
Weight:	11.95 lbs *(5.42kg)*



Ordering Information

EXAMPLE: TWR1 LED 2 50K MVOLT

TWR1 LED					
Series	**Performance Package**	**Color Temperature**	**Voltage**	**Controls**	**Finish**
TWR1 LED	1 3,400 lumens 2 4,100 lumens 3 5,100 lumens	40K 4000 K [1] 50K 5000 K [1]	MVOLT [3]	(blank) No controls PE [3] MVOLT photo control	(blank) Dark bronze

NOTES
1. Correlated color temperature (CCT) shown is nominal per ANSI C78, 377-2008.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. Photo control not available with 4000 K.

FEATURES & SPECIFICATIONS

INTENDED USE
The TWR1 LED combines traditional wall pack design with high-output LEDs to provide an energy-efficient, low maintenance LED wall pack suitable for replacing up to 350W MH fixtures. The traditional shape helps maintain building aesthetics when replacing only a portion of your building's wall packs. TWR1 LED is ideal for outdoor applications such as carports, loading areas, driveways and parking areas.

CONSTRUCTION
Rugged cast-aluminum housing with bronze polyester powder paint for lasting durability. Door is hinged on the side so door swings out of the way during installation and service. Castings are sealed with a one-piece gasket to inhibit the entrance of external contaminants. MVOLT driver operates on any line voltage from 120-277V (50/60Hz). TWR1 LED 1 has 6kV surge protection. TWR1 LED 2 and 3 have 10kV protection. Rated for outdoor installations, -40°C minimum ambient.

OPTICS
High-performance LEDs maintain up to 90% of light output at 100,000 hours of service life (L90/100,000 hours). Prismatic glass lens designed for superior lighting distribution, uniformity and fixture spacing. See Lighting Facts label and photometry reports for specific fixture performance.

INSTALLATION
Designed for wall mounting above four feet from ground. Housing is configured for mounting directly over a standard 4" outlet box (by others) or for surface wiring via any of three convenient 1/2" threaded conduit entry hubs.

LISTINGS
UL Listed to U.S. and Canadian safety standards for wet locations. Tested in accordance with IESNA LM-79 and LM-80 standards.

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

WARRANTY
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Fixture Model Number	System Watts	Lumens	B	U	G	LPW	CRI
TWR1 LED 1 40K MVOLT	33	3,786	1	4	3	114	80
TWR1 LED 1 50K MVOLT	33	3,484	1	4	3	106	80
TWR1 LED 2 40K MVOLT	39	4,422	1	4	3	113	80
TWR1 LED 2 50K MVOLT	40	4,189	1	4	3	104	80
TWR1 LED 3 40K MVOLT	48	5,390	1	4	4	114	80
TWR1 LED 3 50K MVOLT	49	5,138	1	4	4	105	80

Electrical Load

		Current Load (A) @			
Fixture Model Number	System Watts	120V	208V	240V	277V
TWR1 LED 1 40K MVOLT	33W	0.31	0.18	0.15	0.13
TWR1 LED 1 50K MVOLT	33W	0.34	0.20	0.17	0.15
TWR1 LED 2 40K MVOLT	39W	0.36	0.21	0.18	0.16
TWR1 LED 2 50K MVOLT	40W	0.40	0.23	0.20	0.17
TWR1 LED 3 40K MVOLT	48W	0.51	0.29	0.25	0.22
TWR1 LED 3 50K MVOLT	49W	0.56	0.32	0.28	0.24

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a **40°C ambient**, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

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

Operating Hours	0	25,000	50,000	60,000	100,000
LM Factor TWR1 LED	1.0	>0.96	>0.94	>0.92	>0.90

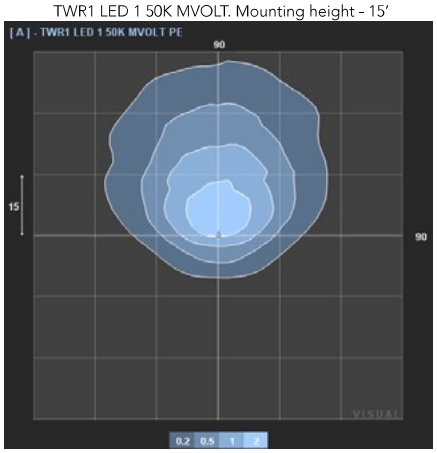
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting TWR1 LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

LEGEND

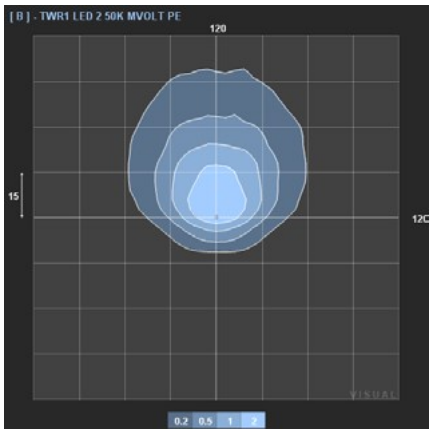
- 0.2 fc
- 0.5 fc
- 1.0 fc
- 2.0 fc

TWR1 LED 1 50K MVOLT. Mounting height - 15'



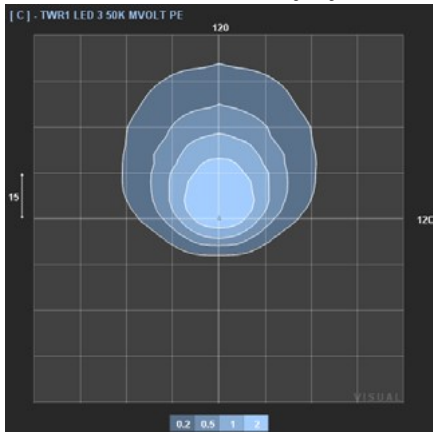
Test No. ISF 32821 tested in accordance with IESNA LM-79-08.

TWR1 LED 2 50K MVOLT. Mounting height - 15'



Test No. ISF 32820 tested in accordance with IESNA LM-79-08.

TWR1 LED 3 50K MVOLT. Mounting height - 15'



Test No. ISF 32819 tested in accordance with IESNA LM-79-08.

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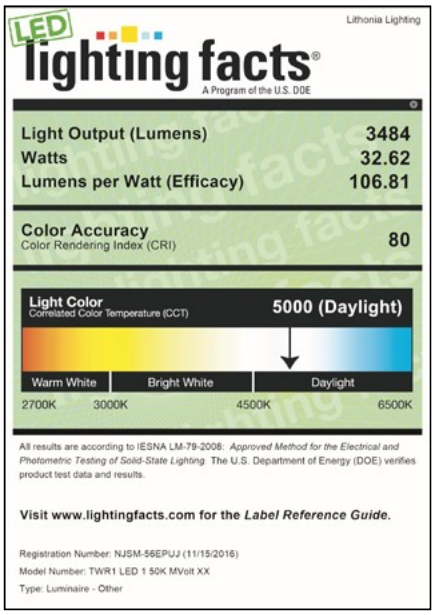
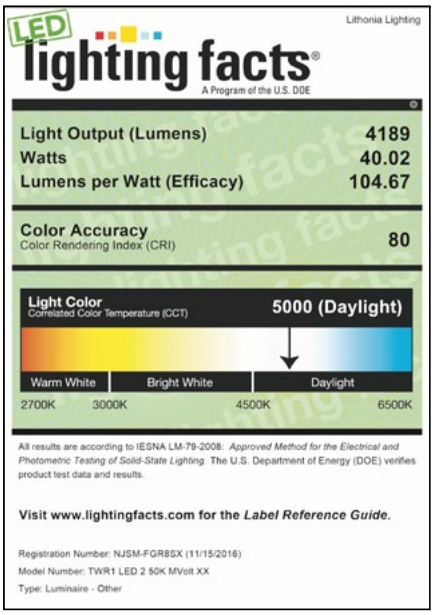
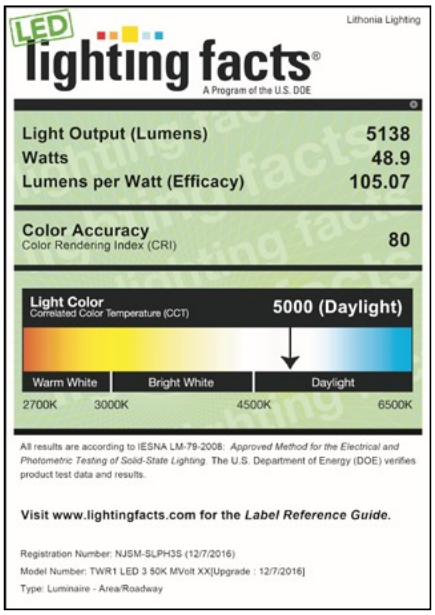
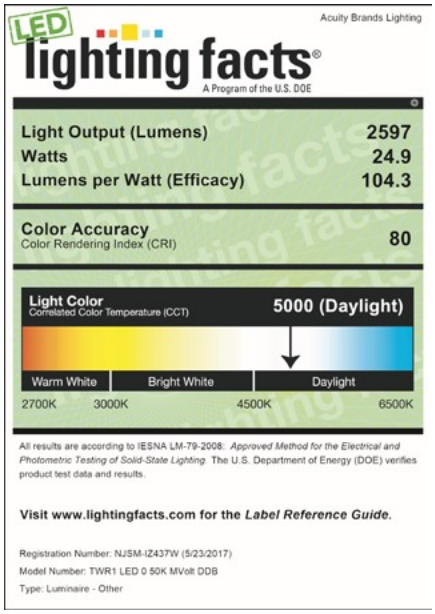
Lighting Facts Labels









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MEMORANDUM

DATE: December 17, 2025
FROM: Marcy Knysz, Village Planner
SUBJECT: Docket No. PV25-0007, Request for a Variation to Reduce the Minimum Required Side Yard Setback on the North Property Line from 17 Feet to Zero Feet Associated with a Non-Permitted Building Addition (1290 Peterson Drive). **PUBLIC HEARING**
RECOMMENDED ACTION: **Recommend approval of Docket No. PV25-0007** granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07, Industrial Districts, and associated sections, to reduce the minimum required side yard setback on the north property line from 17 feet to zero feet associated with a non-permitted building addition located at 1290 Peterson Drive, in accordance with the Petitioner's Project Description Letter prepared by Joseph Pascucci, Jr., dated 10/6/2025; Plan Set prepared by Michael Aiello, dated 1/31/2025; Proposal and exhibit prepared by Stardust Construction, Inc. dated 11/13/2025, and subject to the following conditions:

1. The petitioner shall obtain all necessary after-the-fact Village permits and inspections to bring the existing building addition into compliance with applicable Village codes no later than February 1, 2026.
2. No further expansion or modification of the building addition shall occur without permit review and approval by the Village. All aspects of the addition shall comply with the approved plans, Village codes, and any conditions imposed by the Village Board as part of this approval.
3. The petitioner shall complete the Plat of Consolidation (Docket No. PSUBFP25-0005) to consolidate all lots associated with the addition into a single lot.
4. No signage shall be installed on the addition unless approved through the Village Sign Permit process in compliance with Chapter 21.4 of the Wheeling Sign Code.

EXECUTIVE SUMMARY

PUBLIC HEARING INFORMATION
Docket No. PV25-0007: Gene's Village Towing, Inc. (1290 Peterson Drive, Wheeling, IL, 60090), property owner, is seeking a variation as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.07.040, I-3 General Industrial District and associated sections, to reduce the minimum required side yard setback on the north property line from 17 feet to zero feet associated with a non-permitted building addition located at 1290 Peterson Drive.

GENERAL PROPERTY INFORMATION
Address: 1290 Peterson Drive, Wheeling, IL

Property Size: +/- 60,317 sq. ft.

Building: +/- 14,000 sq. ft. (before addition) / 1,395 sq. ft. addition (already constructed)

Neighboring Property Land Use(s):
North, east, south: Industrial
West: ComEd property and railroad tracks

Existing Use of Property: Industrial, towing company

Proposed Use of Property: No change

Existing Zoning: I-3, General Industrial

Comprehensive Plan Designation: Industrial

Zoning History:

- Ordinance No. 2915, approved 11/1/1993, granting special use-site plan approval for carting, expressing, hauling or storage yard (Docket No. 1993-21).
- Ordinance No. 4376, approved 12/1/2008, granting special use-site plan approval for a towing company with light auto repair, light auto body and associated outdoor storage (Docket No. 2008-28).
- Docket No. SCBA 09-7, approved 2/26/2009, granting appearance approval for a wall sign for Gene's Towing.

SUMMARY SINCE OCTOBER 22, 2025 PLAN COMMISSION MEETING

At the October 22, 2025 public hearing, the Plan Commission recommended denial of the petitioner's request for a building setback variation from 17 feet to zero feet, and also recommended denial of the major site plan and appearance review (Docket No. PSPMAJ25-0004) for the non-permitted building addition for Gene's Village Towing. Following the Plan Commission hearing, the petitioner informed Community Development of their intent to modify the exterior façade of the addition in an effort to better align with the Village's building design guideline requirements. As a result, at the December 1, 2025 Village Board meeting, the Board remanded the request back to the Commission for consideration of the petitioner's revised submittal. This item is being presented as a new public hearing by the Commission.

The following staff report has been prepared to reflect the current request.

SUMMARY OF REQUEST

The petitioner is seeking a variation to reduce the minimum required building side yard setback on the north property line from 17 feet to zero feet associated with a non-permitted building addition for Gene's Towing, located at 1290 Peterson Drive. As described in the Petitioner's Project Description Letter, the addition is to provide a secured storage area that is fully enclosed, isolated, and protected from outdoor exposure. Since the necessary Village permits were not obtained prior to the construction of the addition, this approval is considered "after-the-fact".

Due to the size of the addition exceeding 1,000 sq. ft., the petitioner is also seeking major site plan and appearance approval (PSPMAJ25-0004), which requires final approval by the Village Board. Additionally, since the existing building and addition span three parcels, a Plat of Consolidation (Docket No. PSUBFP25-0005) will be processed to consolidate the three existing parcels into a single lot. The Plat of Consolidation requires approval by the Village Board only and therefore, will not require action at the Plan Commission.

VARIANCE

A Variation is to grant relief from the literal requirements of the zoning ordinance when unique circumstances, applicable to the property, deprive it from enjoying privileges commonly enjoyed by other properties in the same zoning district. After review of the Standards summarized in this staff report, the Commission must find beyond a reasonable doubt that all of the standards are met.

The Petitioner is seeking an after-the-fact variance to permit a zero foot side yard setback for a 1,395 sq. ft. building addition constructed along the north wall of the existing building. Since the necessary Village permits were not obtained prior to the construction of the addition, the Village could not ensure compliance with all applicable codes, including building setbacks. The building addition is constructed with steel framing, wrapped externally with a moisture barrier for insulation, and sheeted on the roof and sides with aluminum. Access to the addition is provided through overhead garage doors located on the east and west façades, as well as a man door on the north façade. The petitioner is further proposing to install a 4' tall faux-brick kneewall along the base of the east and north elevations of the addition. Further, the revision includes the installation of 6" gutter and 2 downspouts to the building addition (see attached scope of work and sketch exhibit).

Standards for Variation: Following are the petitioner's responses to the standards for variation for the variance request.

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.**

Petitioner: Gene's Village Towing serves as a first responder for the Wheeling Police Department and five additional police departments. As part of our responsibilities, we are required to maintain a secured, sectioned-off indoor storage area for MCAT fatality investigations. This area is critical for preserving police evidence and for housing vehicles involved in serious incidents, allowing police investigators to process them indoors, shielded from the weather and external elements. At any given time, we may have multiple vehicles stored in this area awaiting investigation.

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

   Petitioner: The need for this structure directly relates to our role as a police first responder. The placement and design of the building on our property allow us to safely store and process multiple vehicles, while providing police investigators with sufficient space to conduct thorough investigations. Without this structure and its specific location on the property, our ability to assist law enforcement efficiently and safely would be significantly impaired.

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

   Petitioner: We maintain strong, positive relationships with all our surrounding neighbors. None have expressed any concerns regarding the structure or its location. The building was designed to match the color, style, and texture of our existing structures, ensuring it integrates well with the surrounding environment.

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.**

   Petitioner: The requested zoning setback variation (1-3) will not negatively impact any future use of this property. The structure is appropriately sited to preserve the overall functionality of the lot and does not restrict future development or operations.

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

   Petitioner: Our property is located within an industrial park and backs up to active railroad tracks. The building façade has been designed to align with the industrial aesthetic of the park and surrounding properties, maintaining visual consistency within the area. The requested variance will not adversely affect the existing surrounding land usages.

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.**

   Petitioner: The structure does not impair light or air flow to adjacent properties, nor does it contribute to congestion on public streets. Our business is located at the corner of a dead-end street. It does not increase the risk of fire or pose any danger to public safety. All sides of the property, including front, rear, and both sides, remain fully accessible to

STAFF REVIEW

Fire Department Review: No comments related to the Special Use.

Engineering Division Review: No comments related to the Special Use.

Staff Recommended Action: Should the Plan Commission consider the after-the-fact variance request, the following conditions should be considered:

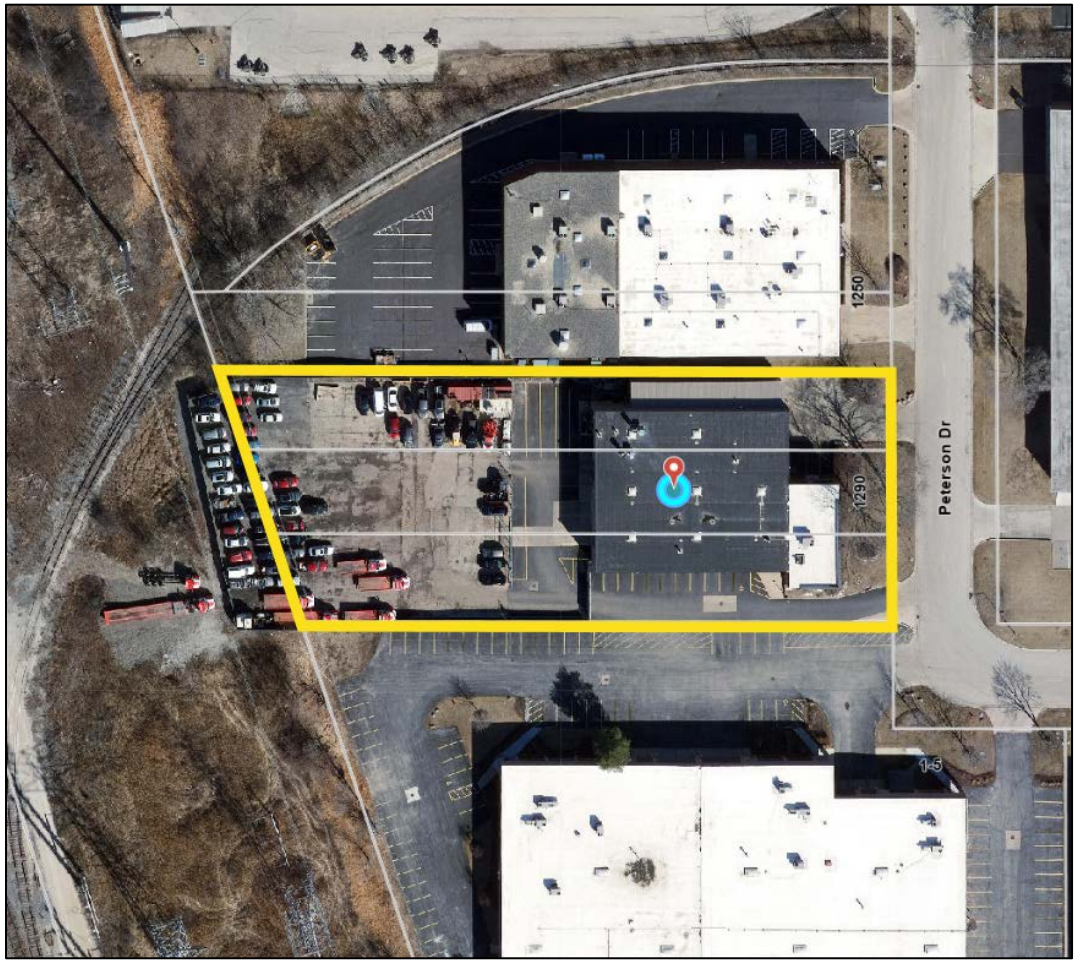
1. The petitioner shall obtain all necessary after-the-fact Village permits and inspections to bring the existing building addition into compliance with applicable Village codes no later than February 1, 2026.
2. No further expansion or modification of the building addition shall occur without permit review and approval by the Village. All aspects of the addition shall comply with the approved plans, Village codes, and any conditions imposed by the Village Board as part of this approval.
3. The petitioner shall complete the Plat of Consolidation (Docket No. PSUBFP25-0005) to consolidate all lots associated with the addition into a single lot.
4. No signage shall be installed on the addition unless approved through the Village Sign Permit process in compliance with Chapter 21.4 of the Wheeling Sign Code.

****

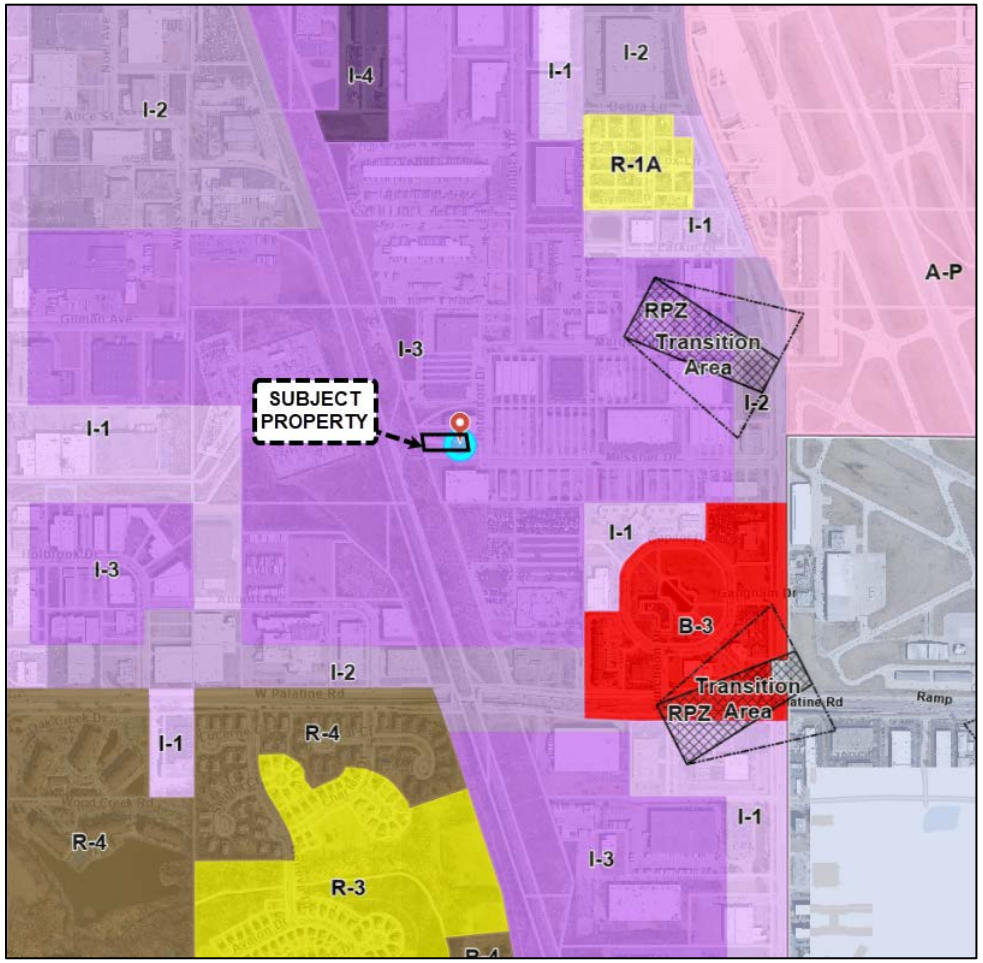
If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of a variation, the appropriate motion would be to:
Recommend approval of Docket No. PV25-0007granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07, Industrial Districts, and associated sections, to reduce the minimum required side yard setback on the north property line from 17 feet to zero feet associated with a non-permitted building addition located at 1290 Peterson Drive, in accordance with the Petitioner's Project Description Letter prepared by Joseph Pascucci, Jr., dated 10/6/2025; Plan Set prepared by Michael Aiello, dated 1/31/2025; Proposal and exhibit prepared by Stardust Construction, Inc. dated 11/13/2025, and subject to the following conditions:

1. The petitioner shall obtain all necessary after-the-fact Village permits and inspections to bring the existing building addition into compliance with applicable Village codes no later than February 1, 2026.
2. No further expansion or modification of the building addition shall occur without permit review and approval by the Village. All aspects of the addition shall comply with the approved plans, Village codes, and any conditions imposed by the Village Board as part of this approval.
3. The petitioner shall complete the Plat of Consolidation (Docket No. PSUBFP25-0005) to consolidate all lots associated with the addition into a single lot.
4. No signage shall be installed on the addition unless approved through the Village Sign Permit process in compliance with Chapter 21.4 of the Wheeling Sign Code.

ATTACHMENTS:
Attachments to Staff Report (Staff)
Petitioner's Project Description Letter prepared by Joseph Pascucci, Jr., dated 10/6/2025
Plan Set prepared by Michael Aiello, dated 1/31/2025
Proposal and exhibit prepared by Stardust Construction, Inc. dated 11/13/2025



LOCATION MAP



ZONING MAP

Photo of building addition from Peterson Drive facing West.

Photo of the new fence on the west property line.

Photo of the new fence with double gate on the west property line taken from Gene's Towing property.

Photo of the new fence on the west property line taken from ComEd property.

Gene's VILLAGE TOWING

We would like to respectfully request for the set back variation for an addition to our current structure at 1290 Peterson Dr. Wheeling, IL 60090. Gene's Village Towing serves as a first responder for the Wheeling Police Department and Five additional police departments. As part of our responsibilities, we are required to maintain a secured, sectioned-off indoor storage area for MCAT fatality investigations. This addition is being used for Police department investigations for fatalities and major crashes for MCAT so that the investigators have a secluded area sectioned off from the weather and elements so they can properly recreate the accident scenes. At any given time we have multiple vehicles stored in this area awaiting investigation.

Genes Village Towing, Inc.

Joseph D. Pascucci Jr.

10.6.25

DRAWING SHEET INDEX & DISTRIBUTION SCHEDULE

ISSUED FOR PANDORA APPROVAL ●
ISSUED FOR LL APPROVAL / BID ○
ISSUED WITH CORRECTIONS □
ISSUED FOR CONSTRUCTION ■

SHEET NUMBER	SHEET TITLE	ISSUED FOR PERMIT 10/15/24	PLAN REVIEW CORR 01/31/25	PLAN REVIEW CORR 02/11/25
T1	PROJECT INFORMATION AND SCHEDULES	●		
A1	PROPOSED SITE PLAN	●		
A2	PROPOSED FLOOR PLANS	●	□	
A3	PROPOSED ELEVATIONS	●		
A4	CROSS SECTION	●		
E1	ELECTRICAL PLANS		□	
S1	WALL AND ROOF FRAMING REINFORCING, DETAILS AND GENERAL NOTES			□
S2	SPECIAL INSPECTIONS			□

ABBREVIATIONS

ACOUS.	ACOUSTICAL	EL.	ELEVATION	K.S.	KNEE SPACE			REC/	RECESSED
A.C.T.	ACOUSTICAL CEILING TILE	ELAS.	ELASTOMERIC	LAM.	LAMINATED			REF.	REFERENCE
		ELEC.	ELECTRICAL	LAUN.	LAUNDRY			REFR.	REFRIGERATOR
ADH.	ADHESIVE	ELEV.	ELEVATOR	LAV.	LAVATORY			REQD	REQUIRED
ADJ.	ADJUSTIBLE	EMER.	EMERGENCY	LB(S).	POUND(S)			RESIL.	RESILIENT
A.F.F.	ABOVE FINISHED FLOOR	ENCL.	ENCLOSURE	L.F.	LINEAR FOOT			REV.	REVISION
		ENGR.	ENGINEER	L.H.	LEFT HAND			RFG	ROOFING
ALUM.	ALUMINUM	ENT.	ENTRANCE	LKR	LOCKER			RM	ROOM
ALT	ALTERNATE	E.J.	EXPANSION JOINT	L.P.	LOW POINT			R.O.	ROUGH OPENING
ANOD.	ANODIZED	E.O.	ELECTRICAL OUTLET	LT	LIGHT			S.	SOUTH
ANCH.	ANCHOR	E. PNL	ELECTRICAL PANEL	LTWT	LIGHTWEIGHT			SAN.	SANITARY
ANNUNC.	ANNUNCIATOR	EQ.	EQUAL	M.	METER			S.C.	SOLID CORE
A.P.	ACCESS PANEL	EQUIP.	EQUIPMENT	MACH.	MACHINE			SCHED.	SCHEDULE
APPROX.	APPROXIMATE	E.W.C.	ELECTRIC WATER COOLER	MAINT.	MAINTENANCE			S.D.	SOAP DISPENSER
ARCH.	ARCHITECTURAL			MAS.	MASONRY			SECT.	SECTION
ASPH.	ASPHALT	EXC.	EXCAVATION	MATL	MATERIAL			SECUR.	SECURITY
ASST	ASSISTANT	EXH.	EXHAUST	MAX.	MAXIMUM			S.F.	SQUARE FOOT (FEET)
ASSY	ASSEMBLY	EXIST.	EXISTING	M.C.B.	METAL CORNER BEAD			S.G.T.	STRUCTURAL GLAZED TILE
AUTO.	AUTOMATIC	EXP.	EXPANSION	MECH.	MECHANICAL				
BV	BOTTOM OF	EXPO.	EXPOSED	MEMB.	MEMBRANE			SHR	SHOWER
BB	BASEBOARD	EXT.	EXTERIOR	MEZZ.	MEZZANINE			SHT	SHEET
BD	BOARD	F.	FABRIC	MFR	MANUFACTURER			SIM.	SIMILAR
BITUM.	BITUMINOUS	F/	FACE OF	MH.	MANHOLE			S.P.	STANDPIPE
BLDG	BUILDING	F.A.	FIRE ALARM	MIN.	MINIMUM			SPEC.	SPECIFICATION
BLK	BLOCK	F. BR.	FACE BRICK	MISC.	MISCELLANEOUS			SPKR	SPEAKER
BLKG	BLOCKING	F.C.	FOOT CONTROL	MM.	MILLIMETER			SPRINK.	SPRINKLER
BM	BEAM	F.D.	FLOOR DRAIN	M.O.	MASONRY OPENING			SQ.	SQUARE
B.M.	BENCHMARK	FDN	FOUNDATION	MOV.	MOVEABLE			S. SK.	SERVICE SINK
BOT	BOTTOM	F.E.	FIRE EXTINGUISHER	MTD	MOUNTED			S. ST.	STAINLESS STEEL
BR.	BRICK	F.E.C.	FIRE EXTINGUISHER CABINET	MTG	MOUNTING			STA.	STATION
BRG	BEARING			MTL	METAL			S.T.C.	SOUND TRANSMISSION CLASS
BSMT	BASEMENT	F.H.C.	FIRE HOSE CABINET	MUL.	MULLION				
B.T.B.	BACK-TO-BACK	F.H.M.S.	FLAT HEAD MACHINE SCREW	N.	NORTH			STD	STEEL
B.U.R.	BUILT-UP ROOFING			N.I.C.	NOT IN CONTRACT			STL	STORAGE
CAB.	CABINET	F.H.R.	FIRE HOSE RACK	NO.	NUMBER			STOR.	STRUCTURAL
C.B.	CATCH BASIN	FIN.	FINISH	NOM.	NOMINAL			STRUC.	SUSPENDED
CEM.	CEMENT	FL.	FLOOR	N.T.S.	NOT TO SCALE			SUSP.	SWITCHBOARD
C.G.	CORNER GUARD	FLEX.	FLEXIBLE	O.A.	OVERALL			SWBD.	SYMETRICAL
CIRC.	CIRCULATION	FLUOR.	FLUORESCENT	O.C.	ON CENTER			SYM.	TREAD
C.L.	CENTERLINE	FPRF	FIREPROOF	O.D.	OUTSIDE DIAMETER			T.	TOP OF
CLR	CLEAR	FT	FOOT(FEET)	O.F.D.	OVERFLOW DRAIN			T/	TOP / BOTTOM
CLG	CEILING	F.T.F.	FACE TO FACE	OFF.	OFFICE			T&B	TOUNGE & GROOVE
CLO.	CLOSET	FTG	FOOTING	OF/CI	OWNER FURNISHED/ CONTRACTOR INSTALLED			T&G	TELEPHONE
CM	CENTIMETER	F.T.R.	FIN TUBE RADIATION					TEL.	TEMPERED
CMU	CONCRETE MASONRY UNIT	FURN.	FURNISH	O.H.	OVERHEAD			TEMP.	TERRAZZO
		FURR.	FURRING	OPNG	OPENING			TER.	TERRAZZO FLOOR
C.O.	CLEANOUT	FUT.	FUTURE	OPP.	OPPOSITE			T.F.T.	TILE
COL.	COLUMN	GA.	GAUGE	OPP. H.	OPPOSITE HAND			THK	THICK
CONC.	CONCRETE	GALV.	GALVANIZED	P.A.	PUBLIC ACCESS			TLT	TOILET
CONF.	CONFERENCE	GEN.	GENERAL	PAV.	PAVING			TOPO.	TOPOGRAPHY
CONN.	CONNECTION	GL.	GLASS	P.C.	PRE-CAST			T.V.	TELEVISION
CONSTR.	CONSTRUCTION	GND	GROUND	P.F.	PANEL FABRIC			TYP.	TYPICAL
CONT.	CONTINUOUS	G. PL.	GYPSUM PLASTER	PL.	PLATE			UNEXC.	UNEXCAVATED
CONTR.	CONTRACTOR	GR.	GRADE	P. LAM.	PLASTIC LAMINATE			UNF.	UNFINISHED
COORD.	COORDINATE	G.T.	GREASE TRAP	PLAS.	PLASTER			U.N.O.	UNLESS NOTED OTHERWISE
CORR.	CORRIDOR	G.W.B.	GYPSUM WALL BOARD	PLBG	PLUMBING				
CPT	CARPET	H.B.	HOSE BIB	PLWD	PLYWOOD			URI.	URINAL
C.J.	CONTROL JOINT	H.C.	HOLLOW CORE	PNT	PAINT			UTIL.	UTILITY
C.T.	CERAMIC TILE	HDWD	HARDWOOD	PNL	PANEL			V.C.T.	VINYL COMPOSITION TILE
CTR	CENTER	HDWE	HARDWARE	POL.	BRUSHED			VENT.	VENTILATION
CTSK	COUNTERSUNK	H.M.	HOLLOW METAL	PR	PAIR			VERT.	VERTICAL
CCTV	CLOSED CIRCUIT TELEVISION	H.O.	HOLD OPEN	PROP.	PROPERTY			VEST.	VESTIBULE
		HORIZ.	HORIZONTAL	P.S.F.	POUNDS PER SQUARE FOOT			VIF.	VERIFY IN FIELD
CU	CUBIC	H.P.	HIGH POINT	P.S.I.	POUNDS PER SQUARE INCH			V.I.F.	VOLUME
C.W.	COLD WATER	HR	HOUR					VOL.	VINYL TILE
DBL.	DOUBLE	HT	HEIGHT	PTD	PAINTED			V.T.	VINYL WALL COVERING
DEG.	DEGREE	HTG	HEATING	PTN	PARTITION			V.WC.	WEST
DEM.	DEMOLISH	H.V.A.C.	HEATING, VENTILATING, AND AIR CONDITIONING	P.T.S.	PNEUMATIC TUBE STATION			W.	WITH
DEPT	DEPARTMENT			PT	POINT			W/	WITHOUT
DIA.	DIAMETER	H.W.	HOT WATER	QT.	QUARRY TILE			W/O	WATER CLOSET
DIAG.	DIAGONAL	HYD.	HYDRANT	QTY	QUANTITY			W.C.	WOOD
DIFF.	DIFFUSER	I.D.	INSIDE DIAMETER					WD	WIDE FLANGE
DIM.	DIMENSION	IN.	INCH(ES)	R.	RISER			WF.	WATER HEATER
DISP.	DISPENSER	INCAND.	INCANDESCENT	RECEP.	RECEPTION			W.H.	WROUGHT IRON
DIV.	DIVISION	INCL.	INCLUDE(D)	REINF.	REINFORCING			W.I.	WINDOW
DN	DOWN	INSUL.	INSULATION	R/M	RIGHT-OF-WAY			WIN.	WIRE MESH
D.O.	DOOR OPENING	INT.	INTERIOR	RAD.	RADIUS			W.M.	WATERPROOFING
D.P.	DAMPPROOFING	INTERM.	INTERMEDIATE	RB.	RUBBER BASE			WMFG	WAINSCOT
DR	DOOR	INV. EL.	INVERT ELEVATION	R.C.P.	REFLECTED CEILING PLAN			WSCT	WEIGHT
D.S.	DOWNSPOUT	JAN.	JANITOR					WT.	WELDED WIRE FABRIC
DTL	DETAIL	J.C.	JANITOR'S CLOSET	RD.	ROOF DRAIN			W.W.F.	YARD
D.W.	DISTILLED WATER	JT	JOINT	R.H.	RIGHT HAND			YD	
DWG	DRAWING	K.D.	KNOCK DOWN						
E.	EAST	K.O.	KNOCK OUT						
EA.	EACH	KIT.	KITCHEN						

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL APPLY FOR AND SECURE THE BUILDING PERMIT. OWNER WILL PAY FOR THE PERMIT AND REVIEW FEES.
2. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL OBTAIN AND PAY FOR ALL FEES, LICENSES, BONDS, DEPOSITS, ETC., AS REQUIRED BY THE LOCAL AUTHORITY.
3. ALL CONTRACTORS SHALL BE LICENSED, BONDED AND INSURED, AND SHALL FURNISH A CERTIFICATE AS EVIDENCE OF INSURANCE AND INSURANCE LIMITS TO THE OWNER AND SHALL LIST THE OWNER AS "ADDITIONAL INSURED".
4. THE GENERAL CONTRACTOR SHALL ARRANGE ALL INSPECTIONS REQUIRED BY THE LOCAL AUTHORITY DURING CONSTRUCTION.
5. ALL CONTRACTORS SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER AND SHALL LEAVE THE WORK IN PERFECT ORDER AT COMPLETION AND NEITHER THE FINAL CERTIFICATE OR PAYMENT NOR ANY PROVISION IN THE CONTRACT DOCUMENTS SHALL RELIEVE THE CONTRACTORS OF THEIR RESPONSIBILITY FOR NEGLIGENCE OR FAULTY MATERIALS OR WORKMANSHIP WITHIN THE EXTENT AND PERIOD PROVIDED BY LAW, AND UPON WRITTEN NOTICE, HE/SHE SHALL REMEDY DEFECTS DUE THERETO, AND PAY ALL EXPENSES FOR DAMAGES TO OTHER WORK RESULTING THEREFROM.
6. ANY DAMAGE TO EXISTING OR NEW WORK DURING THE CONSTRUCTION PERIOD RESULTING FROM NEGLIGENCE BY OR ACTS OF THE CONTRACTORS, ITS SUBCONTRACTORS, EMPOLYEES, AGENTS OR INVITEES SHALL BE REPAIRED OR REPLACED TO ITS ORIGINAL CONDITION BY THE APPROPRIATE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
7. THE GENERAL CONTRACTOR SHALL UPON WRITTEN NOTICE BY THE OWNER, PROMPTLY CORRECT ALL WORK FOUND TO BE DEFICIENT OR FAILING TO CONFORM TO THE CONTRACT DOCUMENTS DURING THE CONSTRUCTION AND/OR THE GUARANTEE PERIOD.
8. ALL WORKMANSHIP AND MATERIAL ARE TO COMPLY WITH ALL LOCAL AND STATE BUILDING CODES, REGULATIONS AND ORDINANCE, THE LATEST ADOPTED EDITION OF EACH SHALL GOVERN.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH SELECTED MATERIAL MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS.
10. THE CONTRACTOR AND SUB-CONTRACTOR DURING AND AT COMPLETION OF WORK SHALL REMOVE ALL SURPLUS CONSTRUCTION MATERIAL, INCLUDING BOXES, DEBRIS, ETC., AND DISPOSE OF SAME OFF-SITE. LEAVE ALL SURFACES "BROOM CLEAN". ALL DEBRIS SHALL BE DEPOSITED IN CONTAINERS FURNISHED BY THE GENERAL CONTRACTOR.
11. THE SUB-CONTRACTORS SHALL FURNISH ALL MATERIALS AND LABOR FOR A COMPLETE JOB, U.N.O. IN THE DRAWINGS OR CONTRACT.
12. THE CONTRACTOR SHALL INSPECT THE SITE AND SHALL VERIFY ALL DATA PERTAINING TO THE EXISTING SITE AND ITS RELATION TO THE NEW WORK, AND REPORT TO THE OWNER ANY DISCREPANCIES WHICH MAY AFFECT HIS/HER WORK.
13. THE GENERAL CONTRACTOR SHALL COMPLY WITH AND PROVIDE FOR SITE CONSTRUCTION CLOSURE REQUIREMENTS AS REQUIRED BY LOCAL MUNICIPALITY AND GOVERNING BODIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE FOR ANY AND ALL CLOSURES AND PROTECTIVE DEVICES NECESSARY TO KEEP THE GENERAL PUBLIC FROM SITE ACCESS DURING THE CONSTRUCTION PERIOD.
14. ALL CONTRACTORS SHALL VERIFY LOCATIONS OF ANY AND ALL EXISTING UTILITIES AFFECTED BY THEIR WORK AND SHALL BE RESPONSIBLE FOR PROTECTING THE SAME DURING CONSTRUCTION. CONTRACTORS TO INCLUDE IN THEIR BID ANY REWORKING OF UTILITIES AS MAY BE REQUIRED BY THEIR WORK.
15. TEMPORARY BRACING SHALL BE PROVIDED WHERE NECESSARY TO INSURE STABILITY AND SAFETY DURING ERECTION AND CONSTRUCTION.
16. DO NOT SCALE FROM DRAWINGS, WORK ONLY WITH GIVEN DIMENSIONS.
17. VERIFY ACTUAL DIMENSIONS IN FIELD, AND MAKE ANY ADJUSTMENTS TO DIMENSIONS AS REQUIRED AT NO ADDITIONAL COST.
18. THE OWNER SHALL RESERVE THE RIGHT TO MAKE REASONABLE MODIFICATIONS IN THE LOCATIONS, PLACEMENT, OR SETTING OF NEW EQUIPMENT, FIXTURES AND/OR MATERIALS SHOWN ON THE PLANS PRIOR TO ROUGH-IN WITHOUT INVOLVING ADDITIONAL COSTS.
19. RECOGNIZED AUTHORITATIVE AGENCIES:

    AMERICAN STANDARDS ASSOCIATIONS (ASA)
    AMERICAN SOCIETY FOR TESTING MATERIALS (ASTM)
    NATIONAL BOARD OF FIRE UNDERWRITERS (NBFU)
    NATIONAL BUREAU OF STANDARDS, DEPARTMENT OF COMMERCE (NBS)
    NATIONAL FIRE PROTECTIONS AGENCY (NFPA)
    UNDERWRITERS LABORATORY (UL)

ENERGY CODE COMPLIANCE

BUILDING ENVELOPE ASSEMBLIES SHALL COMPLY WITH THE PRESCRIPTIVE METHOD OF CHICAGO ENERGY TRANSFORMATION CODE

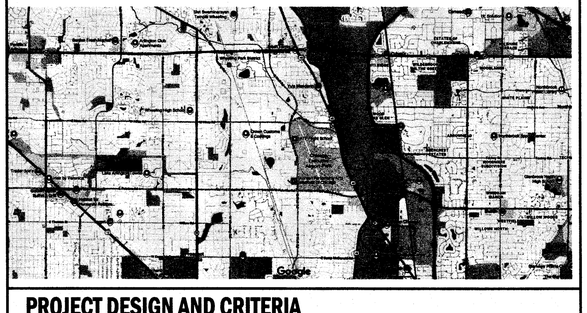
FENESTRATION U-FACTOR	0.30	
SKYLIGHT U-FACTOR	0.55	
CEILING R-VALUE	R-49	
WALL R-VALUE	R-20 OR	R-13 PLUS R-5 C.I.
FLOOR R-VALUE	R-30 OR	INSULATION SUFFICIENT TO FILL THE CAVITY BUT NO LESS THAN R-19
BASEMENT WALL R-VALUE	R-19 OR	R-15 C.I.

CONSTRUCTION NOTES

1. SUBMIT CUT SHEETS TO ARCHITECT FOR REVIEW AND APPROVAL, INCLUDING BUT NOT LIMITED TO ELECTRICAL FIXTURES AND DEVICES.
2. SUBMIT SAMPLES OF ALL FINISHES AND FINISHED MATERIALS TO ARCHITECT FOR REVIEW AND APPROVAL.
3. SUBMIT COMPLETE SHOP DRAWINGS/SCHEDULES TO ARCHITECT FOR REVIEW AND APPROVAL, INCLUDING BUT NOT LIMITED TO STEEL FRAMING, DOORS, FRAMES AND HARDWARE.
4. PAINT ALL EXPOSED, BARE, AND COVERED PIPES, DUCTS, HANGERS, STEEL, ELECTRICAL BOXES AND CONDUIT TO MATCH ADJACENT SURFACES OR AS SPECIFIED BY DRAWINGS OR FINISH SCHEDULE.
5. PROVIDE REQUIRED THRESHOLDS AT JUNCTURE OF DIFFERING FLOORING MATERIALS AND ABUTTING EXISTING FLOOR COVERINGS TO REMAIN.
6. ELECTRICAL OUTLETS, DATA OUTLETS AND SECURITY DEVICES ARE TO BE BRIGHT WHITE, UNLESS NOTED OTHERWISE.
7. FOR ANY ROOM TO RECEIVE PERMANENT IDENTIFICATION SIGNAGE, THE SIGN SHALL BE LOCATED ON THE LATCH SIDE OF THE DOOR AND THE SIGN SHALL BE 60" FROM THE FINISHED FLOOR TO THE CENTER OF SIGN. TOILET ROOMS TO RECEIVE PERMANENT IDENTIFICATION SIGNAGE.
8. DOOR HARDWARE SHALL BE CAPABLE OF OPERATION WITH THE USE OF ONE (1) HAND AND SHALL NOT REQUIRE TIGHT PINCHING, TIGHT GRASPING OR TWISTING OF THE WRIST TO OPERATE. THUMB TURN DEADBOLTS ARE PROHIBITED; LEVER OR PADDLE DEADBOLT RELEASE ARE ACCEPTABLE. DOOR THRESHOLD SHALL NOT EXCEED ONE-HALF INCH (1/2") IN HEIGHT; THRESHOLDS EXCEEDING ONE-QUARTER INCH (1/4") IN HEIGHT SHALL HAVE A 1:2 BEVEL. DOOR CLOSERS SHALL MEET OPENING FORCE AND SWEEP PERIOD REQUIREMENTS.
9. ALL EXIT SIGNS SHALL BE THE RED L.E.D. OR SELF-LUMINOUS TYPE.
10. DOORS USED IN CONNECTION WITH EXITS SHALL PERMIT IMMEDIATE OPENING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE FROM THE EGRESS SIDE.
11. ALL DOORS LEADING TO REQUIRED ACCESSIBLE ROOMS AND SPACES SHALL BE A MINIMUM OF 3'-0" WIDE, HAVE LEVEL OPERATED HARDWARE,OR EQUAL, HAVE A MIN. OPENING FORCE OF 5 LBS., AND FULLY COMPLY WITH IAC 400.310J AND INTERNATIONAL BUILDING CODE.
12. ALL NEW OR ALTERED ENVIRONMENTAL CONTROLS AND OPERATING MECHANISMS WILL COMPLY WITH IAC 400.310r FRONT REACH BETWEEN 15" AND 48" A.F.F. AND INTERNATIONAL BUILDING CODE.
13. ANY NEW EMERGENCY WARNING ALARMS, WHERE PROVIDED, SHALL BE BOTH AUDIBLE AND VISUAL AND COMPLY WITH IAC 400.310s AND INTERNATIONAL BUILDING CODE THE VISUAL ALARMS WILL BE FLASHING TYPE WHERE THE FLASHING IS SYNCHRONIZED & IN COMPLIANCE FOR INTENSITY & FREQUENCY
14. ALL SIGNAGE PROVIDED THROUGHOUT PROJECT TO COMPLY WITH IAC SECTION 400.310v AND INTERNATIONAL BUILDING CODE.

PROJECT LOCATION MAP

Google Maps 1290 Peterson Dr



PROJECT DESIGN AND CRITERIA

PROJECT LOCATION:	1290 PETERSON DRIVE, WHEELING, ILLINOIS 60090
PROJECT DESCRIPTION:	ADDITION OF STEEL FRAMED ACCESSORY BUILDING
FLOOR AREA:	1,442 SF
CONSTRUCTION CLASSIFICATION:	TYPE 2B NON-COMBUSTIBLE, UNPROTECTED, FULLY SPRINKLERED
OCCUPANCY CLASSIFICATIONS:	STORAGE GROUP S2
OCCUPANT LOAD:	5 OCCUPANTS 1442 SF / 300 SF PER PERSON = 4.97 OCCUPANTS
AUTOMATIC SPRINKLER SYSTEM: DEFERRED SUBMITTAL	MODIFICATIONS TO THE AUTOMATIC SPRINKLER SYSTEM TO BE IN ACCORDANCE WITH NFPA 13 AND ALL CURRENT APPLICABLE CODES - DESIGN/BUILD BY LICENSED SPRINKLER CONTRACTOR TO INCLUDE REQUIRED DRAWINGS, SPECIFICATIONS AND DOCUMENTATION FOR PERMITTING AND APPROVAL
LIFE SAFETY SYSTEM: DEFERRED SUBMITTAL	MODIFICATIONS TO THE LIFE SAFETY SYSTEM TO BE IN ACCORDANCE WITH NFPA 72 AND ALL CURRENT APPLICABLE CODES - DESIGN/BUILD BY LICENSED FIRE ALARM CONTRACTOR TO INCLUDE REQUIRED DRAWINGS, SPECIFICATIONS AND DOCUMENTATION FOR PERMITTING AND APPROVAL
CLASSIFICATION OF INTERIOR FINISHES:	CLASS II, F.S.R.
ACCESSIBILITY:	ALL WORK DESCRIBED HEREIN SHALL BE EXECUTED IN COMPLIANCE WITH THE ILLINOIS ACCESSIBILITY STANDARDS AND TITLE III OF THE AMERICANS WITH DISABILITIES ACT, 1991 AND THE INTERNATIONAL BUILDING CODE 2018

PROJECT TEAM

TENANT	ARCHITECT
JOEY PASCUCCI	MICHAEL AIELLO, AIA
WHEEL-INN BODY & MOTOR WORKS	AIELLO ARCHITECTURE DESIGN, INC.
1290 PETERSON DRIVE	1800 GLENVIEW ROAD
WHEELING, ILLINOIS 60090	GLENVIEW, ILLINOIS 60025
PHONE: -	PHONE: 847 . 767 . 0779
FAX: -	FAX: 847 . 730 . 3317
EMAIL: wheelinnjoey@comcast.net	EMAIL: maiello@aadgroup.com

CODES AND ORDINANCES

INTERNATIONAL BUILDING CODE, 2018
INTERNATIONAL FIRE CODE, 2018
INTERNATIONAL FUEL GAS CODE, 2018
INTERNATIONAL MECHANICAL CODE, 2018
INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018
INTERNATIONAL EXISTING BUILDING CODE, 2018
NATIONAL ELECTRICAL CODE, 2017
ILLINOIS STATE PLUMBING CODE, 2014
ILLINOIS STATE ENERGY CONSERVATION CODE, 2018
ILLINOIS ACCESSIBILITY CODE, 2018

PROJECT AUTHORIZATION

THE PROJECT ARCHITECT OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ACTION TAKEN BY ANY PERSON ON THE PROJECT IF THAT PERSON HAS KNOWLEDGE OF ANY DISCREPANCY, ERROR OR OMISSION OR AMBIGUITY IN THE CALCULATIONS, DRAWINGS AND / OR SPECIFICATIONS UNTIL THE PROJECT ARCHITECT OR ENGINEER HAS BEEN NOTIFIED AND HAS CORRECTED, MADE THE INCLUSION OR HAS MORE CLEARLY EXPLAINED THE INTENT OF THE DRAWINGS, CALCULATIONS, AND /OR SPECIFICATIONS.

THESE DRAWINGS HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF COMPLY WITH ALL GOVERNING BUILDING CODES. THE CONTRACTOR SHALL BEAR ALL COSTS OF ANY ITEMS OR CHANGES MADE BY THE BUILDING DEPARTMENT OR THEIR INSPECTORS WITH NO COST TO THE ARCHITECT OR HIS CONSULTANTS. ARCHITECT IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION OR SAFETY OF WORKERS.

MICHAEL AIELLO, AIA — 08/02/24
ILLINOIS LICENSED ARCHITECT #001-018710 — EXPIRATION 11/30/2024
AIELLO ARCHITECTURE DESIGN, INC - PROFESSIONAL DESIGN FIRM # 184-004859 — EXPIRATION 04/30/2025

MICHAEL AIELLO LICENSED ARCHITECT 001-018710 STATE OF ILLINOIS
Expires November 30, 2026

No.	Date	Issue / Revision
1	10/15/24	ISSUED FOR PERMIT
⚠	01/31/25	PLAN REVIEW CORRECTIONS

Project No. 2444
Drawing File: 2444_permit_24_1015.dwg
Drawn By: MA
Checked By: MA

Sheet Title: PROJECT INFORMATION AND SCHEDULES

Sheet: T1

1800 GLENVIEW ROAD GLENVIEW, ILLINOIS 60025 WWW.AADGROUP.COM 847 . 767 . 0779 PHONE

1290 PETERSON DRIVE, WHEELING, ILLINOIS 60090

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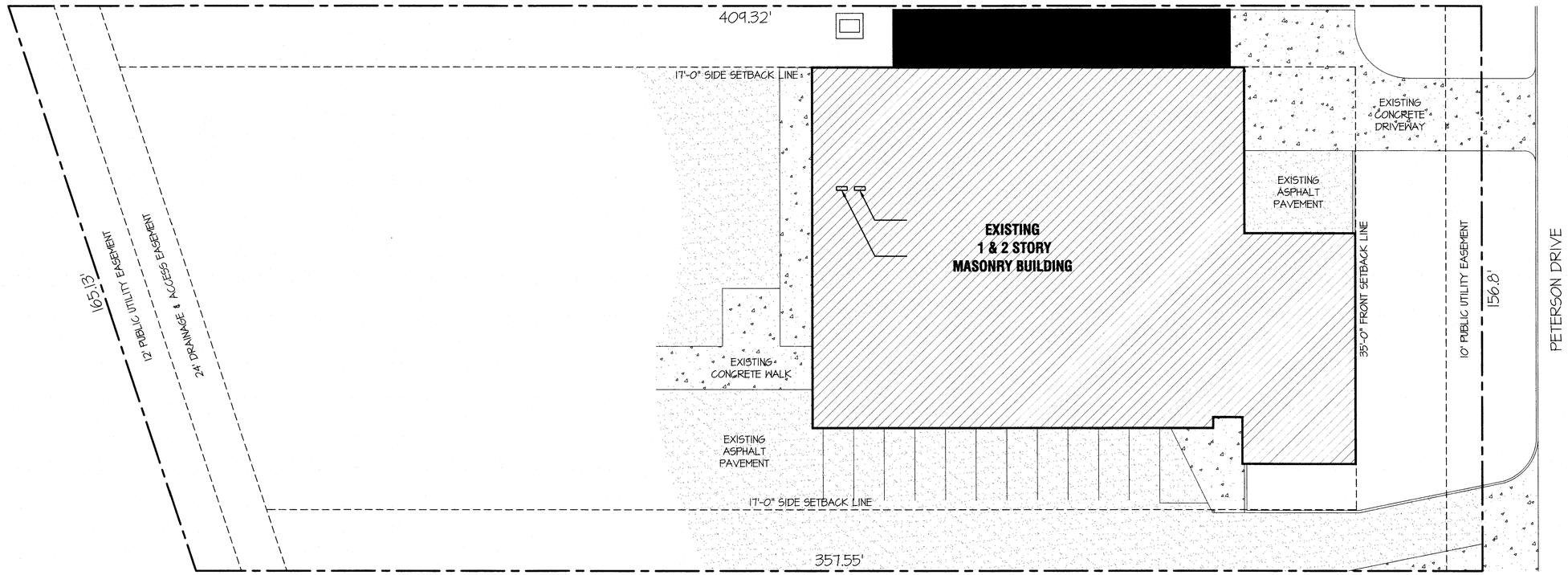

1 / A1 **PROPOSED SITE PLAN**

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

[redacted]

1200 PETERSON DRIVE, WHEELING, ILLINOIS 60090

LICENSED ARCHITECT
MICHAEL AIELLO
001-018710
STATE OF ILLINOIS

Expires November 30, 2026

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No.	Date	Issue / Revision
1	10/15/24	ISSUED FOR PERMIT

Project No.	2449
Drawing File:	2449_permit_24_1015.dwg
Drawn By:	MA
Checked By:	MA

Sheet Title: **PROPOSED SITE PLAN**

Sheet: **A1**

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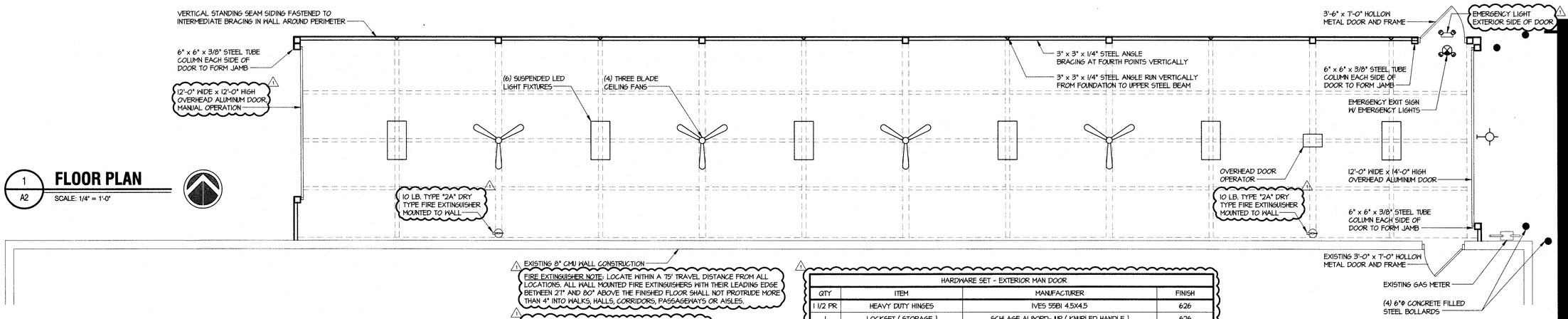


1 / A2 FLOOR PLAN

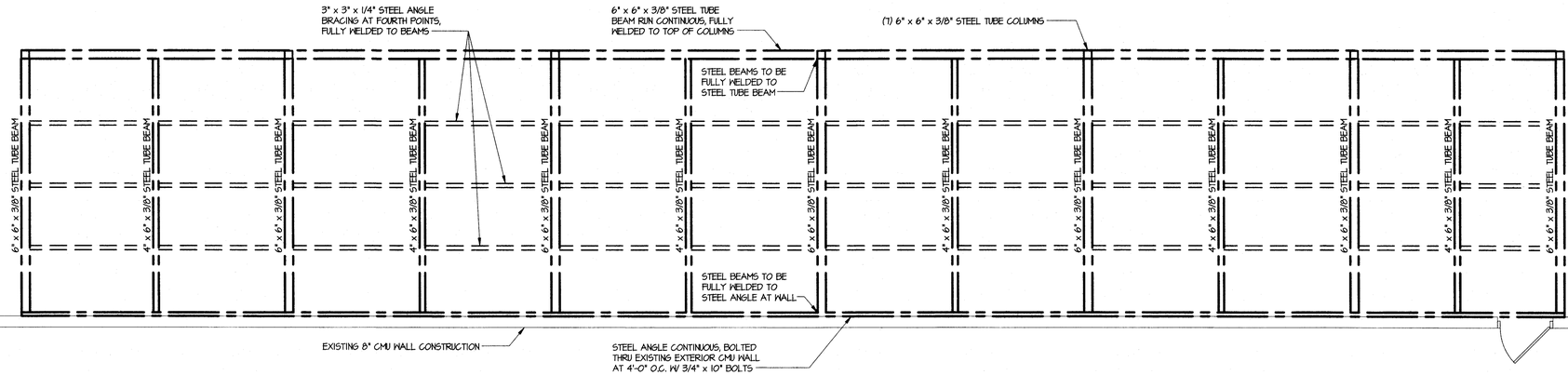
SCALE: 1/4" = 1'-0"

EXISTING 8" CMU WALL CONSTRUCTION

FIRE EXTINGUISHER NOTE: LOCATE WITHIN A 75' TRAVEL DISTANCE FROM ALL LOCATIONS. ALL WALL MOUNTED FIRE EXTINGUISHERS WITH THEIR LEADING EDGE BETWEEN 2'1" AND 8'0" ABOVE THE FINISHED FLOOR SHALL NOT PROTRUDE MORE THAN 4" INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS OR AISLES.

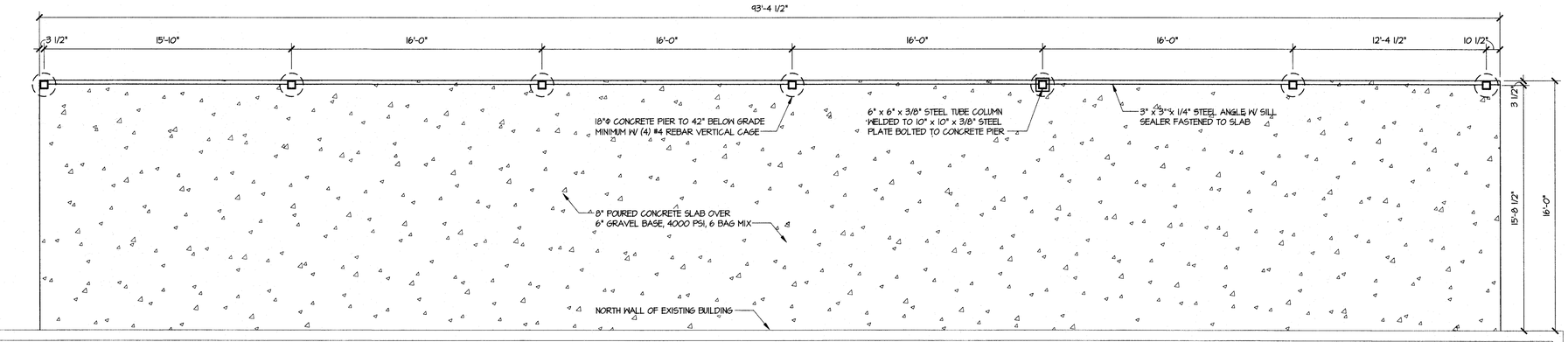
NOTE: BUILDING STEEL OF THE ADDITION MUST BE BONDED TO THE BUILDING STEEL OF THE EXISTING BUILDING.

HARDWARE SET - EXTERIOR MAN DOOR			
QTY	ITEM	MANUFACTURER	FINISH
1 1/2 PR	HEAVY DUTY HINGES	IVES 5BBI 4.5X4.5	626
1	LOCKSET (STORAGE)	SCHLAGE ALBOPD-JUP (KNURLED HANDLE)	626
	* KEYED EXTERIOR / ALWAYS OPERABLE FROM EGRESS SIDE *		
1	CLOSER	LCN 4010 HINGE SIDE MOUNT	626



2 / A2 FRAMING PLAN

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



3 / A2 FOUNDATION PLAN

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

MICHAEL AIELLO 001-018710 LICENSED ARCHITECT STATE OF ILLINOIS

Expires November 30, 2026

1290 PETERSON DRIVE, WHEELING, ILLINOIS 60090

No.	Date	Issue / Revision
1	10/15/24	ISSUED FOR PERMIT
⚠1	01/31/25	PLAN REVIEW CORRECTIONS

Project No. 2449
Drawing File: 2449_permit_24_1015.dwg
Drawn By: MA
Checked By: MA

Sheet Title: PROPOSED FLOOR PLANS

Sheet: A2

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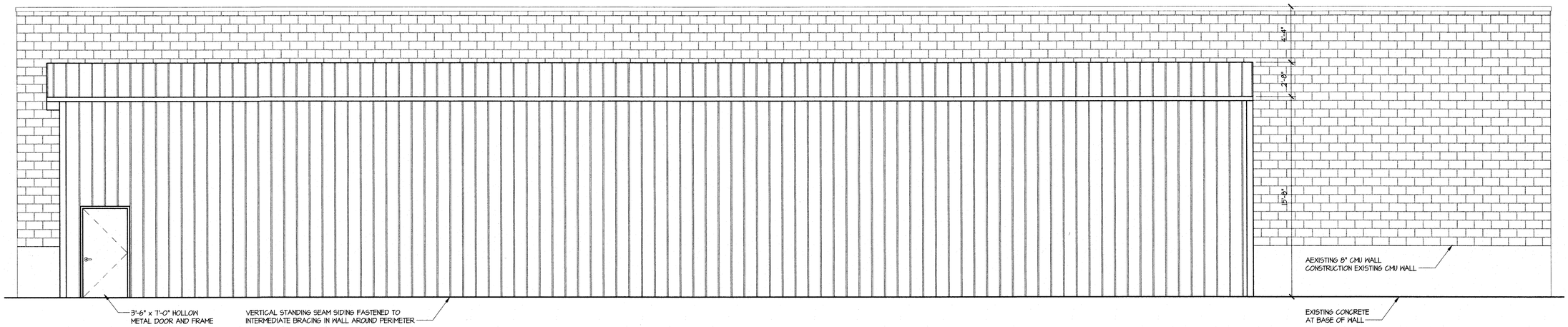
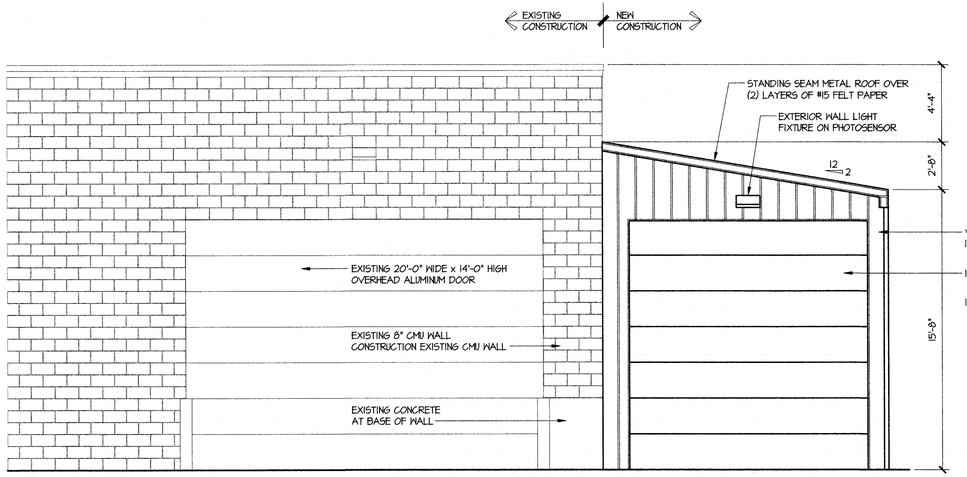


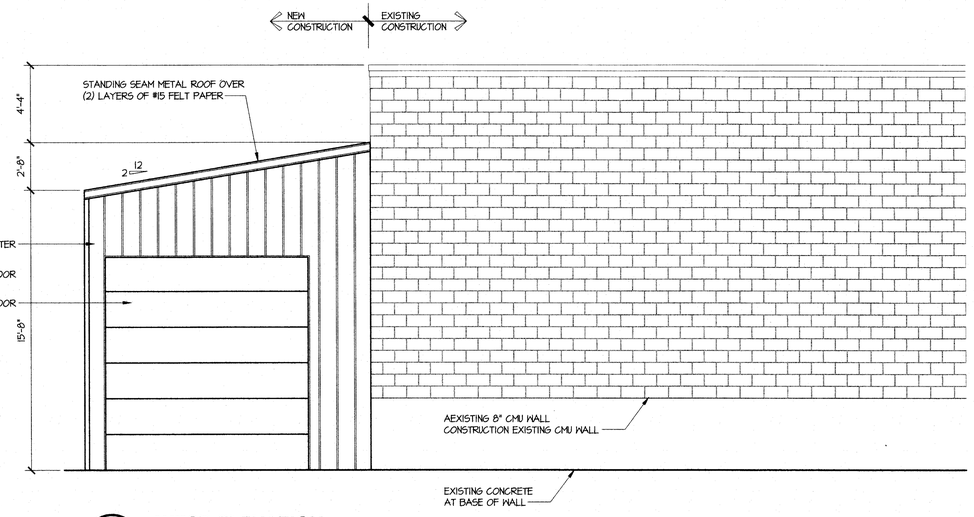
1 / A3 **NORTH ELEVATION**

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



2 / A3 **EAST ELEVATION**

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



3 / A3 **WEST ELEVATION**

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

1290 PETERSON DRIVE, WHEELING, ILLINOIS 60090

MICHAEL AIELLO 001-018720 LICENSED ARCHITECT STATE OF ILLINOIS

Expires November 30, 2026

1800 GLENVIEW ROAD GLENVIEW, ILLINOIS 60025 WWW.AADGROUP.COM 847 . 767 . 0779 PHONE

No.	Date	Issue / Revision
1	10/15/24	ISSUED FOR PERMIT

Project No.	2449
Drawing File:	2449_permit_24_1015.dwg
Drawn By:	MA
Checked By:	MA

Sheet Title: **PROPOSED ELEVATIONS**

Sheet: **A3**

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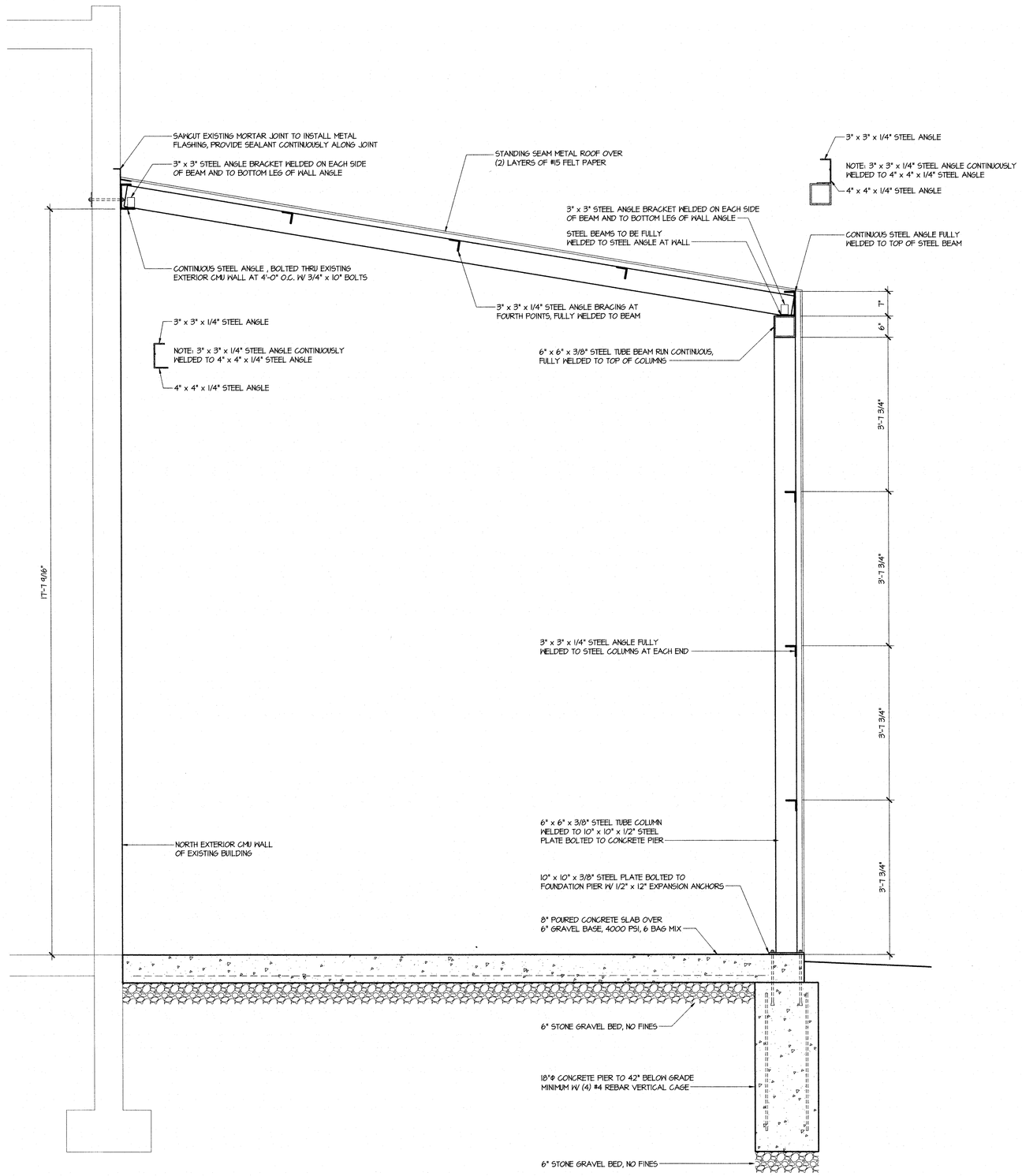

1 / A4 **CROSS SECTION**

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

MICHAEL AIELLO 001-018710 LICENSED ARCHITECT STATE OF ILLINOIS

Expires November 30, 2026

No.	Date	Issue / Revision
1	10/15/24	ISSUED FOR PERMIT

Project No.	2449
Drawing File:	2449_permit_24_1015.dwg
Drawn By:	MA
Checked By:	MA

PROPOSED CROSS SECTION

Sheet Title:

A4

Sheet:

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STARDUST CONSTRUCTION INC.

5854 W. School St., Chicago, IL 60634
Tel.: (773) 230-3407 • Fax: (773) 481-1529

CASH SALES CONTRACT

STARDUST CONSTRUCTION INC. (contractor) agrees to furnish all materials and labor necessary to do modernization work and improvements on the premises located at the address listed below under the following terms and conditions.

Owner's Name WHEEL INN BODY + MOTOR WORKS - JOE PASCUCCI Phone 847-812-269

Address 1290 PETERSON DR. Date 11-13-25

City WHEELING State IL Zip Code 60090

The undersigned Contractor agrees to furnish the following materials, improvements, labor, and/or services:

REFRAME SIDE DOOR + CAP WITH ALUMINUM. INSTALL 5/8" PLYWOOD FASTEN WITH EXTERIOR SCREWS APP 4' HIGH 100' LONG ON EAST + NORTHSIDE OF ADDITION, WRAP PLYWOOD VAPOR BARRIER. INSTALL PANEL BRICK TO THE AREA + TUCKPOINT. FLASH WITH ALUMINUM WERE NEEDED. INSTALL 6" GUTTER + 2 DOWNSPOUT ON THE NORTHSIDE OF ADDISON. CUSTOMER TO PROVIDE PANEL BRICK + MORTAR. ALL OTHER MATERIAL NEEDED - PLYWOOD FASTENER, FLASHING + CAULKING WILL BE PROVIDED BY STARDUST CONSTRUCTION INC.

Owner agrees to pay Contractor for all labor and material and services to be furnished by Contractor to Owner, under the terms of this contract.

All for the sum of $ 9,500.00

Deposit $

Balance $

Seller warrants workmanship for one year after date of completion and will remedy substantial defects on written notice from buyer within such one year period.

This contract shall become effective unless notified in writing within thirty days by an authorized officer of STARDUST CONSTRUCTION INC. This contract contains the entire understanding and agreement between the parties and no verbal agreements or changes are to be recognized.

Buyer(s) represents he owns property on which work is to be furnished.

Seller shall not be liable for delays caused by strikes, weather conditions, delay in obtaining goods or other causes beyond its control.

Contractor is not responsible for conditions or circumstances beyond its control including condensation resulting from or due to pre-existing conditions. Painting, staining or redecorating is not included in this contract.

Payment is due in full upon completion of installation as described above. Late fees will begin to accrue if payment in full is not received within three days of completion date. All sums remaining unpaid three days after date of completion shall bear interest at the rate of 1.75% per month, or fraction thereof.

Should the buyer fail to pay in full as provided herein upon completion, they will be responsible for court costs, costs of litigation, and reasonable attorney's fees incurred in the collection of any past due amounts.

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction.

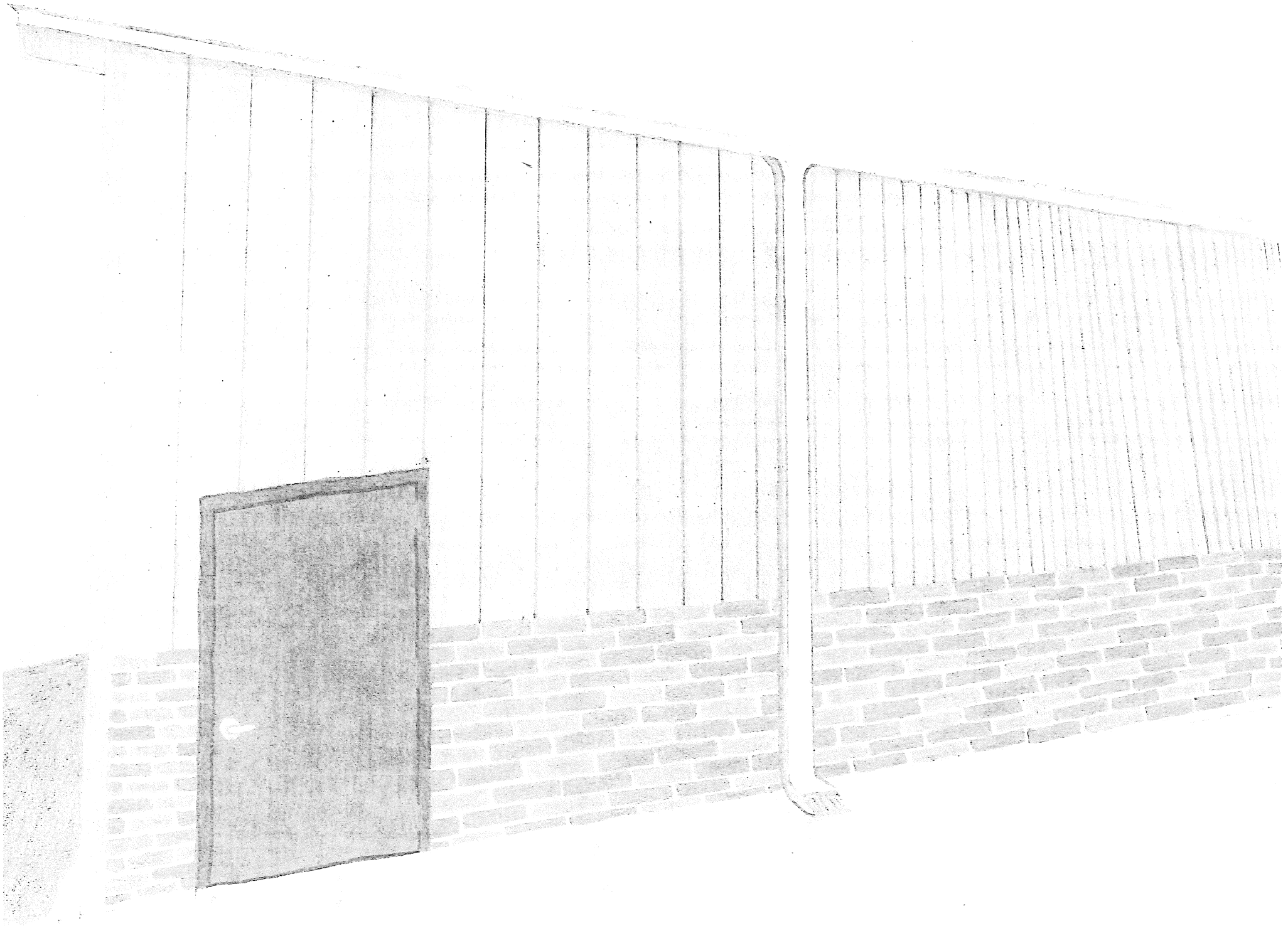
Dated 11-13, 2025

STARDUST CONSTRUCTION INC.

By: [signature]

Owner [signature] PRESIDENT

Owner's Spouse



MEMORANDUM

DATE: December 17, 2025
FROM: Marcy Knysz, Village Planner
SUBJECT: Docket No. PSPMAJ25-0004, Request for Major Site Plan and Building Appearance Approval to Permit a Building Addition for Gene's Towing (1290 Peterson Drive).
RECOMMENDED ACTION: **Recommend Approval of Docket No. PSPMAJ24-0004,** granting major site plan and building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, associated with a non-permitted building addition located at 1290 Peterson Drive, in accordance with the Petitioner's Project Description Letter prepared by Joseph Pascucci, Jr., dated 10/6/2025; Plan Set prepared by Michael Aiello, dated 1/31/2025; Proposal and exhibit prepared by Stardust Construction, Inc. dated 11/13/2025, and subject to the following conditions:

1. Major site plan and building appearance approval is contingent upon approval of Docket No. PV25-0007, variation to reduce the minimum required side yard setback on the north property line from 17 feet to zero feet associated with a non-permitted building addition.
2. The petitioner shall obtain all necessary after-the-fact Village permits and inspections to bring the existing building addition into compliance with applicable Village codes no later than February 1, 2026.
3. The petitioner shall apply for an after-the fact permit from the Community Development Department for the installation of a six-foot tall permanent fence along the west property line of 1290 Peterson Drive by February 1, 2026, which shall include the removal of the double swing gate section and be replaced with standard fence sections.
4. A removal and restoration plan shall be coordinated with and approved by ComEd for the removal of all unauthorized elements placed or installed within the adjacent ComEd property and restored upon the deadline agreed upon by ComEd. A copy of such agreement and plan shall be provided to the Director of Community Development.
5. No signage shall be installed on the addition unless approved through the Village Sign Permit process in compliance with Chapter 21.4 of the Wheeling Sign Code.

EXECUTIVE SUMMARY

GENERAL PROPERTY INFORMATION
Address: 1290 Peterson Drive, Wheeling, IL

Property Size: +/- 60,317 sq. ft.

Building: +/- 14,000 sq. ft. (before addition) / 1,395 sq. ft. addition (already constructed)

Neighboring Property Land Use(s):
North, east, south: Industrial
West: ComEd property and railroad tracks

Existing Use of Property: Industrial, towing company

Proposed Use of Property: No change

Existing Zoning: I-3, General Industrial

Comprehensive Plan Designation: Industrial

Zoning History:

- Ordinance No. 2915, approved 11/1/1993, granting special use-site plan approval for carting, expressing, hauling or storage yard (Docket No. 1993-21).
- Ordinance No. 4376, approved 12/1/2008, granting special use-site plan approval for a towing company with light auto repair, light auto body and associated outdoor storage (Docket No. 2008-28).
- Docket No. SCBA 09-7, approved 2/26/2009, granting appearance approval for a wall sign for Gene's Towing.

SUMMARY SINCE OCTOBER 22, 2025 PLAN COMMISSION MEETING

At the October 22, 2025 public hearing, the Plan Commission recommended denial of the petitioner's request for major site plan and appearance approval, along with the building setback variation (Docket No. PV25-0007), for a non-permitted building addition for Gene's Towing. Following the Plan Commission hearing, the petitioner informed Community Development of their intent to modify the exterior façade of the addition in an effort to better align with the Village's building design guideline requirements. As a result, at the December 1, 2025 Village Board meeting, the Board remanded the request back to the Commission for consideration of the petitioner's revised submittal. This item is being presented as a new request by the Commission.

The following staff report has been prepared to reflect the current request.

SUMMARY OF REQUEST

The petitioner is seeking after-the-fact major site plan and appearance approval for a non-permitted building addition for Gene's Towing, located at 1290 Peterson Drive. As described in the Petitioner's Project Description Letter, the addition is to provide a secured storage area that is fully enclosed, isolated, and protected from outdoor exposure. Since the necessary Village permits were not obtained prior to the construction of the addition, this approval is considered "after-the-fact".

Associated with this request, is a variation to reduce the minimum building side yard setback on the north property line from 17 feet to 0 feet (Docket No. PV25-0007). Additionally, since the existing building and addition span three parcels, a Plat of Consolidation (Docket No. PSUBFP25-0005) will be processed to consolidate the three existing parcels into a single lot. The Plat of Consolidation requires approval by the Village Board only and therefore, will not require action at the Plan Commission.

SITE ANALYSIS

For the purposes of promoting compatible development and ensuring adequate public facilities, Site Plan and Building Appearance review and approval is required prior to issuance of a building permit or commencing use of land, except for single and two-family residences. Site Plan review only involves the static aspects of a site – layout, parking, landscaping, fencing, etc., and not the land use or operations of a business.

The Zoning Code requires that additions to a principal structure that are greater than 1,000 sq. ft. have a concept review by the Village Board before being reviewed by the Plan Commission, unless waived by the Village Administrator. However, since the addition is already constructed, the concept review has been waived and the project is proceeding directly to the Commission for review. As this request is for major site plan and appearance approval, the Commission's recommendation will be forwarded to the Village Board for a final decision.

Site Plan: The 1,395 sq. ft. building addition constructed along the north wall of the existing building is to provide a secured storage area that is fully enclosed, isolated, and protected from outdoor exposure. Since the necessary Village permits were not obtained prior to the construction of the addition, the Village could not ensure compliance with all applicable codes, thus the addition was constructed within the required building north side yard setback (see Docket No. PV25-0007).

Elevations: The building addition is constructed with steel framing, wrapped externally with a moisture barrier for insulation, and sheeted on the roof and sides with aluminum. Access to the addition is provided through overhead garage doors located on the east and west façades, as well as a man door on the north façade. The petitioner is further proposing the installation of a 4' tall faux-brick kneewall along the base of the east and north elevations of the addition. Further, the revision includes the installation of 6" gutter and 2 downspouts to the building addition (see attached scope of work and sketch exhibit).

The revised submittal includes the addition of faux-brick at the base of the building addition to increase consistency with the principal building. However, the primary material of the addition remains of aluminum siding, which is not a permitted exterior material under current Village standards, nor is the addition consistent with the principal building.

Site Expansion & Restoration: The property owner extended surface parking and installed fencing beyond the western boundary of the subject site and onto the adjacent ComEd property to the west, without the consent of ComEd nor approval from the Village. At the request of Village staff, the petitioner has removed the fence panels from the adjacent ComEd property, and a new fence has been installed along the west property line; however, a permit was not obtained prior to the fence installation (as previously requested). In addition, the fencing installed includes a double swing gate section, which could allow further/continued access to the adjacent ComEd property. *The Commission should further evaluate the fence and gate installed on the west property line and if the inclusion of the gate is appropriate or should be removed to be replaced with standard fence sections to ensure no further access to the adjacent property*.

Further restoration efforts are needed to fully reestablish the ComEd property through removal of the gravel and asphalt surfacing. As a result, a condition has been added requiring the petitioner to complete the restoration of the ComEd property to be coordinated with ComEd, and obtain an after-the-fact Wheeling permit for the installation of a permanent six-foot tall solid fence along the west property line.

STAFF REVIEW

Fire Department Review: There are no comments at this time. The Fire Department will conduct an additional review during the building permit review.

Engineering Division Review: There are no comments at this time. The Engineering Division will conduct an additional review during the building permit review.

Staff Recommended Action: Should the Plan Commission consider the after-the-fact major site plan and appearance approval request, the following conditions should be considered:

1. Major site plan and building appearance approval is contingent upon approval of Docket No. PV25-0007, variation to reduce the minimum required side yard setback on the north property line from 17 feet to zero feet associated with a non-permitted building addition.
2. The petitioner shall obtain all necessary after-the-fact Village permits and inspections to bring the existing building addition into compliance with applicable Village codes no later than February 1, 2026.
3. The petitioner shall apply for an after-the fact permit from the Community Development Department for the installation of a six-foot tall permanent fence along the west property line of 1290 Peterson Drive by February 1, 2026, which shall include the removal of the double swing gate section and be replaced with standard fence sections.
4. A removal and restoration plan shall be coordinated with and approved by ComEd for the removal of all unauthorized elements placed or installed within the adjacent ComEd property and restored upon the deadline agreed upon by ComEd. A copy of such agreement and plan shall be provided to the Director of Community Development.
5. No signage shall be installed on the addition unless approved through the Village Sign Permit process in compliance with Chapter 21.4 of the Wheeling Sign Code.

******

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of major site plan and building appearance approval, the appropriate motion would be to:

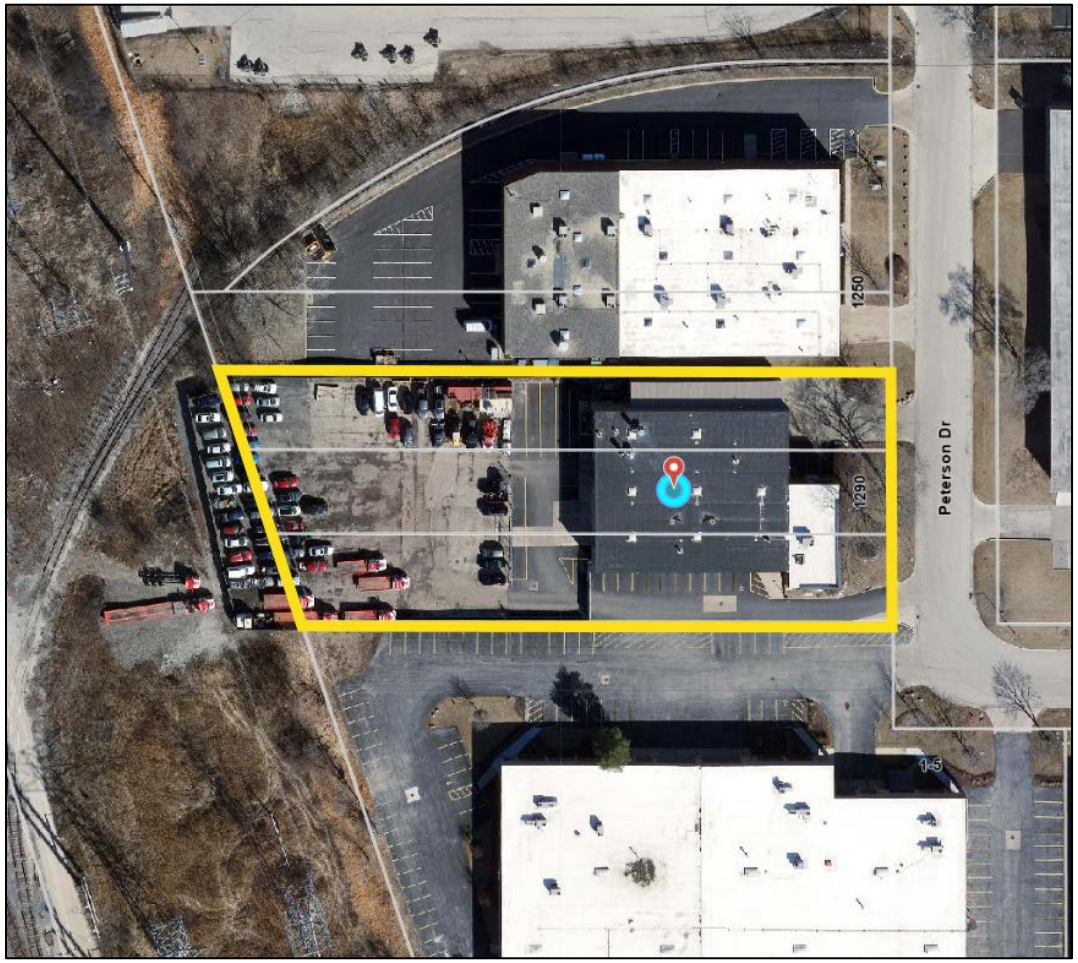
Recommend Approval of Docket No. PSPMAJ24-0004, granting major site plan and building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, associated with a non-permitted building addition located at 1290 Peterson Drive, in accordance with the Petitioner's Project Description Letter prepared by Joseph Pascucci, Jr., dated 10/6/2025; Plan Set prepared by Michael Aiello, dated 1/31/2025; Proposal and exhibit prepared by Stardust Construction, Inc. dated 11/13/2025, and subject to the following conditions:

1. Major site plan and building appearance approval is contingent upon approval of Docket No. PV25-0007, variation to reduce the minimum required side yard setback on the north property line from 17 feet to zero feet associated with a non-permitted building addition.
2. The petitioner shall obtain all necessary after-the-fact Village permits and inspections to bring the existing building addition into compliance with applicable Village codes no later than February 1, 2026.
3. The petitioner shall apply for an after-the fact permit from the Community Development Department for the installation of a six-foot tall permanent fence along the west property line of 1290 Peterson Drive by February 1, 2026, which shall include the removal of the double swing gate section and be replaced with standard fence sections.

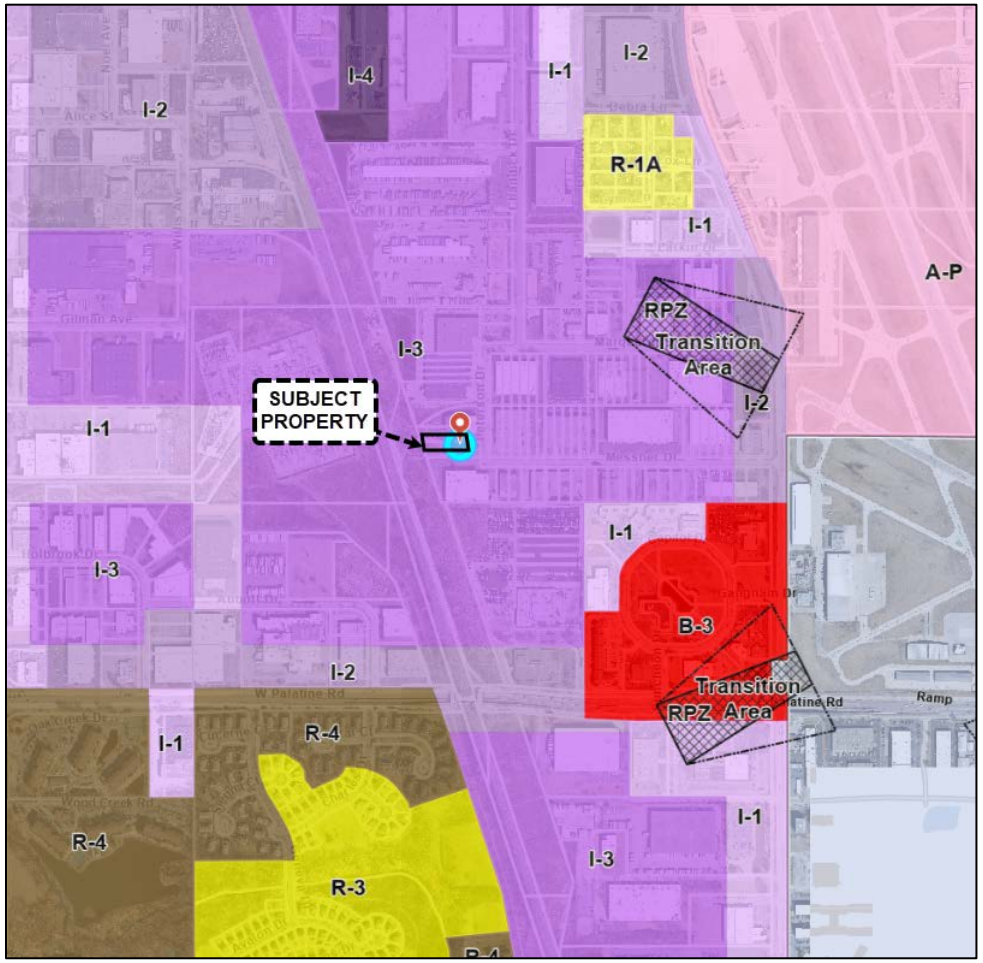
4. A removal and restoration plan shall be coordinated with and approved by ComEd for the removal of all unauthorized elements placed or installed within the adjacent ComEd property and restored upon the deadline agreed upon by ComEd. A copy of such agreement and plan shall be provided to the Director of Community Development.
5. No signage shall be installed on the addition unless approved through the Village Sign Permit process in compliance with Chapter 21.4 of the Wheeling Sign Code.

ATTACHMENTS:

Attachments to Staff Report (Staff)
Petitioner's Project Description Letter prepared by Joseph Pascucci, Jr., dated 10/6/2025
Plan Set prepared by Michael Aiello, dated 1/31/2025
Proposal and exhibit prepared by Stardust Construction, Inc. dated 11/13/2025



LOCATION MAP



ZONING MAP

Photo of building addition from Peterson Drive facing West.

Photo of the new fence on the west property line.

Photo of the new fence with double gate on the west property line taken from Gene's Towing property.

Photo of the new fence on the west property line taken from ComEd property.

Gene's
VILLAGE TOWING

We would like to respectfully request for the set back variation for an addition to our current structure at 1290 Peterson Dr. Wheeling, IL 60090. Gene's Village Towing serves as a first responder for the Wheeling Police Department and Five additional police departments. As part of our responsibilities, we are required to maintain a secured, sectioned-off indoor storage area for MCAT fatality investigations. This addition is being used for Police department investigations for fatalities and major crashes for MCAT so that the investigators have a secluded area sectioned off from the weather and elements so they can properly recreate the accident scenes. At any given time we have multiple vehicles stored in this area awaiting investigation.

Genes Village Towing, Inc.

Joseph D. Pascucci Jr.

10.6.25

DRAWING SHEET INDEX & DISTRIBUTION SCHEDULE

ISSUED FOR PANDORA APPROVAL ●
ISSUED FOR LL APPROVAL / BID ○
ISSUED WITH CORRECTIONS □
ISSUED FOR CONSTRUCTION ■

SHEET NUMBER	SHEET TITLE	ISSUED FOR PERMIT 10/15/24	PLAN REVIEW CORR 01/31/25	PLAN REVIEW CORR 02/11/25
T1	PROJECT INFORMATION AND SCHEDULES	●		
A1	PROPOSED SITE PLAN	●		
A2	PROPOSED FLOOR PLANS	●	□	
A3	PROPOSED ELEVATIONS	●		
A4	CROSS SECTION	●		
E1	ELECTRICAL PLANS		□	
S1	WALL AND ROOF FRAMING REINFORCING, DETAILS AND GENERAL NOTES			□
S2	SPECIAL INSPECTIONS			□

ABBREVIATIONS

ACOUS.	ACOUSTICAL
A.C.T.	ACOUSTICAL CEILING TILE
ADH.	ADHESIVE
ADJ.	ADJUSTIBLE
A.F.F.	ABOVE FINISHED FLOOR
ALUM.	ALUMINUM
ALT	ALTERNATE
ANOD.	ANODIZED
ANCH.	ANCHOR
ANNUNC.	ANNUNCIATOR
A.P.	ACCESS PANEL
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
ASST	ASSISTANT
ASSY	ASSEMBLY
AUTO.	AUTOMATIC
BV	BOTTOM OF
BB	BASEBOARD
BD	BOARD
BITUM.	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
B.M.	BENCHMARK
BOT	BOTTOM
BR.	BRICK
BRG	BEARING
BSMT	BASEMENT
B.T.B.	BACK-TO-BACK
B.U.R.	BUILT-UP ROOFING
CAB.	CABINET
C.B.	CATCH BASIN
CEM.	CEMENT
C.G.	CORNER GUARD
CIRC.	CIRCULATION
C.L.	CENTERLINE
CLR	CLEAR
CLG	CEILING
CLO.	CLOSET
CM	CENTIMETER
CMU	CONCRETE MASONRY UNIT
C.O.	CLEANOUT
COL.	COLUMN
CONC.	CONCRETE
CONF.	CONFERENCE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
COORD.	COORDINATE
CORR.	CORRIDOR
CPT	CARPET
C.J.	CONTROL JOINT
C.T.	CERAMIC TILE
CTR	CENTER
CTSK	COUNTERSUNK
CCTV	CLOSED CIRCUIT TELEVISION
CU	CUBIC
C.W.	COLD WATER
DBL.	DOUBLE
DEG.	DEGREE
DEM.	DEMOLISH
DEPT	DEPARTMENT
DIA.	DIAMETER
DIAG.	DIAGONAL
DIFF.	DIFFUSER
DIM.	DIMENSION
DISP.	DISPENSER
DIV.	DIVISION
DN	DOWN
D.O.	DOOR OPENING
D.P.	DAMPPROOFING
DR	DOOR
D.S.	DOWNSPOUT
DTL	DETAIL
D.W.	DISTILLED WATER
DWG	DRAWING
E.	EAST
EA.	EACH
EL.	ELEVATION
ELAS.	ELASTOMERIC
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSURE
ENGR.	ENGINEER
ENT.	ENTRANCE
E.J.	EXPANSION JOINT
E.O.	ELECTRICAL OUTLET
E. PNL	ELECTRICAL PANEL
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.W.C.	ELECTRIC WATER COOLER
EXC.	EXCAVATION
EXH.	EXHAUST
EXIST.	EXISTING
EXP.	EXPANSION
EXPO.	EXPOSED
EXT.	EXTERIOR
F.	FABRIC
F/	FACE OF
F.A.	FIRE ALARM
F. BR.	FACE BRICK
F.C.	FOOT CONTROL
F.D.	FLOOR DRAIN
FDN	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.C.	FIRE HOSE CABINET
F.H.M.S.	FLAT HEAD MACHINE SCREW
F.H.R.	FIRE HOSE RACK
FIN.	FINISH
FL.	FLOOR
FLEX.	FLEXIBLE
FLUOR.	FLUORESCENT
FPRF	FIREPROOF
FT	FOOT(FEET)
F.T.F.	FACE TO FACE
FTG	FOOTING
F.T.R.	FIN TUBE RADIATION
FURN.	FURNISH
FURR.	FURRING
FUT.	FUTURE
GA.	GAUGE
GALV.	GALVANIZED
GEN.	GENERAL
GL.	GLASS
GND	GROUND
G. PL.	GYPSUM PLASTER
GR.	GRADE
G.T.	GREASE TRAP
G.W.B.	GYPSUM WALL BOARD
H.B.	HOSE BIB
H.C.	HOLLOW CORE
HDWD	HARDWOOD
HDW.	HARDWARE
H.M.	HOLLOW METAL
H.O.	HOLD OPEN
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
HR	HOUR
HT	HEIGHT
HTG	HEATING
H.V.A.C.	HEATING, VENTILATING, AND AIR CONDITIONING
H.W.	HOT WATER
HYD.	HYDRANT
I.D.	INSIDE DIAMETER
IN.	INCH(ES)
INCAND.	INCANDESCENT
INCL.	INCLUDE(D)
INSUL.	INSULATION
INT.	INTERIOR
INTERM.	INTERMEDIATE
INV. EL.	INVERT ELEVATION
JAN.	JANITOR
J.C.	JANITOR'S CLOSET
JT	JOINT
K.D.	KNOCK DOWN
K.O.	KNOCK OUT
KIT.	KITCHEN
K.S.	KNEE SPACE
LAM.	LAMINATED
LAUN.	LAUNDRY
LAV.	LAVATORY
LB(S).	POUND(S)
L.F.	LINEAR FOOT
L.H.	LEFT HAND
LKR	LOCKER
L.P.	LOW POINT
LT	LIGHT
LTWT	LIGHTWEIGHT
M.	METER
MACH.	MACHINE
MAINT.	MAINTENANCE
MAS.	MASONRY
MATL	MATERIAL
MAX.	MAXIMUM
M.C.B.	METAL CORNER BEAD
MECH.	MECHANICAL
MEMB.	MEMBRANE
MEZZ.	MEZZANINE
MFR	MANUFACTURER
M.H.	MANHOLE
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MM.	MILLIMETER
M.O.	MASONRY OPENING
MOV.	MOVEABLE
MTD	MOUNTED
MTG	MOUNTING
MTL	METAL
MUL.	MULLION
N.	NORTH
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.A.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.D.	OVERFLOW DRAIN
OFF.	OFFICE
OF/CI	OWNER FURNISHED/ CONTRACTOR INSTALLED
O.H.	OVERHEAD
OPNG	OPENING
OPP.	OPPOSITE
OPP. H.	OPPOSITE HAND
P.A.	PUBLIC ACCESS
PAV.	PAVING
P.C.	PRE-CAST
P.F.	PANEL FABRIC
PL.	PLATE
P. LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLBG	PLUMBING
PLWD	PLYWOOD
PNT	PAINT
PNL	PANEL
POL.	BRUSHED
PR	PAIR
PROP.	PROPERTY
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
PTD	PAINTED
PTN	PARTITION
P.T.S.	PNEUMATIC TUBE STATION
PT	POINT
QT.	QUARRY TILE
QTY	QUANTITY
R.	RISER
RECEP.	RECEPTION
REINF.	REINFORCING
R/M	RIGHT-OF-WAY
RAD.	RADIUS
R.B.	RUBBER BASE
R.C.P.	REFLECTED CEILING PLAN
R.D.	ROOF DRAIN
R.H.	RIGHT HAND
REC/	RECESSED
REF.	REFERENCE
REFR.	REFRIGERATOR
REQD	REQUIRED
RESIL.	RESILIENT
REV.	REVISION
RFG	ROOFING
RM	ROOM
R.O.	ROUGH OPENING
S.	SOUTH
SAN.	SANITARY
S.C.	SOLID CORE
SCHED.	SCHEDULE
S.D.	SOAP DISPENSER
SECT.	SECTION
SECUR.	SECURITY
S.F.	SQUARE FOOT (FEET)
S.G.T.	STRUCTURAL GLAZED TILE
SHR	SHOWER
SHT	SHEET
SIM.	SIMILAR
S.P.	STANDPIPE
SPEC.	SPECIFICATION
SPKR	SPEAKER
SPRINK.	SPRINKLER
SQ.	SQUARE
S. SK.	SERVICE SINK
S. ST.	STAINLESS STEEL
STA.	STATION
S.T.C.	SOUND TRANSMISSION CLASS
STD	STEEL
STL	STORAGE
STOR.	STRUCTURAL
STRUC.	SUSPENDED
SUSP.	SHEETROCK/BOARD
SYMBO.	SYMETRICAL
SYM.	TREAD
T.	TOP OF
T/	TOP / BOTTOM
T&B	TOUNGE & GROOVE
T&G	TELEPHONE
TEL.	TEMPERED
TEMP.	TERRAZZO
TER.	TERRAZZO FLOOR
T.F.T.	TILE
THK	THICK
TLT	TOILET
TOPO.	TOPOGRAPHY
T.V.	TELEVISION
TYP.	TYPICAL
UNEXC.	UNEXCAVATED
UNF.	UNFINISHED
U.N.O.	UNLESS NOTED OTHERWISE
UR.	URINAL
UTIL.	UTILITY
V.C.T.	VINYL COMPOSITION TILE
VENT.	VENTILATION
VERT.	VERTICAL
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
VOL.	VOLUME
V.T.	VINYL TILE
V.W.C.	VINYL WALL COVERING
W.	WEST
W/	WITH
W/O	WITHOUT
W.C.	WATER CLOSET
WD.	WOOD
WF	WIDE FLANGE
W.H.	WATER HEATER
W.I.	WROUGHT IRON
WIN.	WINDOW
WM.	WIRE MESH
WP.	WATERPROOFING
WPFG	WAINSCOT
WSCT	WEIGHT
WT	WELDED WIRE FABRIC
W.W.F.	YARD
YD	

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL APPLY FOR AND SECURE THE BUILDING PERMIT. OWNER WILL PAY FOR THE PERMIT AND REVIEW FEES.
2. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL OBTAIN AND PAY FOR ALL FEES, LICENSES, BONDS, DEPOSITS, ETC., AS REQUIRED BY THE LOCAL AUTHORITY.
3. ALL CONTRACTORS SHALL BE LICENSED, BONDED AND INSURED, AND SHALL FURNISH A CERTIFICATE AS EVIDENCE OF INSURANCE AND INSURANCE LIMITS TO THE OWNER AND SHALL LIST THE OWNER AS "ADDITIONAL INSURED".
4. THE GENERAL CONTRACTOR SHALL ARRANGE ALL INSPECTIONS REQUIRED BY THE LOCAL AUTHORITY DURING CONSTRUCTION.
5. ALL CONTRACTORS SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER AND SHALL LEAVE THE WORK IN PERFECT ORDER AT COMPLETION AND NEITHER THE FINAL CERTIFICATE OR PAYMENT NOR ANY PROVISION IN THE CONTRACT DOCUMENTS SHALL RELIEVE THE CONTRACTORS OF THEIR RESPONSIBILITY FOR NEGLIGENCE OR FAULTY MATERIALS OR WORKMANSHIP WITHIN THE EXTENT AND PERIOD PROVIDED BY LAW, AND UPON WRITTEN NOTICE, HE/SHE SHALL REMEDY DEFECTS DUE THERETO, AND PAY ALL EXPENSES FOR DAMAGES TO OTHER WORK RESULTING THEREFROM.
6. ANY DAMAGE TO EXISTING OR NEW WORK DURING THE CONSTRUCTION PERIOD RESULTING FROM NEGLIGENCE BY OR ACTS OF THE CONTRACTORS, ITS SUBCONTRACTORS, EMPOLYEES, AGENTS OR INVITEES SHALL BE REPAIRED OR REPLACED TO ITS ORIGINAL CONDITION BY THE APPROPRIATE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
7. THE GENERAL CONTRACTOR SHALL UPON WRITTEN NOTICE BY THE OWNER, PROMPTLY CORRECT ALL WORK FOUND TO BE DEFICIENT OR FAILING TO CONFORM TO THE CONTRACT DOCUMENTS DURING THE CONSTRUCTION AND/OR THE GUARANTEE PERIOD.
8. ALL WORKMANSHIP AND MATERIAL ARE TO COMPLY WITH ALL LOCAL AND STATE BUILDING CODES, REGULATIONS AND ORDINANCE, THE LATEST ADOPTED EDITION OF EACH SHALL GOVERN.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH SELECTED MATERIAL MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS.
10. THE CONTRACTOR AND SUB-CONTRACTOR DURING AND AT COMPLETION OF WORK SHALL REMOVE ALL SURPLUS CONSTRUCTION MATERIAL, INCLUDING BOXES, DEBRIS, ETC., AND DISPOSE OF SAME OFF-SITE. LEAVE ALL SURFACES "BROOM CLEAN". ALL DEBRIS SHALL BE DEPOSITED IN CONTAINERS FURNISHED BY THE GENERAL CONTRACTOR.
11. THE SUB-CONTRACTORS SHALL FURNISH ALL MATERIALS AND LABOR FOR A COMPLETE JOB, U.N.O. IN THE DRAWINGS OR CONTRACT.
12. THE CONTRACTOR SHALL INSPECT THE SITE AND SHALL VERIFY ALL DATA PERTAINING TO THE EXISTING SITE AND ITS RELATION TO THE NEW WORK, AND REPORT TO THE OWNER ANY DISCREPANCIES WHICH MAY AFFECT HIS/HER WORK.
13. THE GENERAL CONTRACTOR SHALL COMPLY WITH AND PROVIDE FOR SITE CONSTRUCTION CLOSURE REQUIREMENTS AS REQUIRED BY LOCAL MUNICIPALITY AND GOVERNING BODIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE FOR ANY AND ALL CLOSURES AND PROTECTIVE DEVICES NECESSARY TO KEEP THE GENERAL PUBLIC FROM SITE ACCESS DURING THE CONSTRUCTION PERIOD.
14. ALL CONTRACTORS SHALL VERIFY LOCATIONS OF ANY AND ALL EXISTING UTILITIES AFFECTED BY THEIR WORK AND SHALL BE RESPONSIBLE FOR PROTECTING THE SAME DURING CONSTRUCTION. CONTRACTORS TO INCLUDE IN THEIR BID ANY REWORKING OF UTILITIES AS MAY BE REQUIRED BY THEIR WORK.
15. TEMPORARY BRACING SHALL BE PROVIDED WHERE NECESSARY TO INSURE STABILITY AND SAFETY DURING ERECTION AND CONSTRUCTION.
16. DO NOT SCALE FROM DRAWINGS, WORK ONLY WITH GIVEN DIMENSIONS.
17. VERIFY ACTUAL DIMENSIONS IN FIELD, AND MAKE ANY ADJUSTMENTS TO DIMENSIONS AS REQUIRED AT NO ADDITIONAL COST.
18. THE OWNER SHALL RESERVE THE RIGHT TO MAKE REASONABLE MODIFICATIONS IN THE LOCATIONS, PLACEMENT, OR SETTING OF NEW EQUIPMENT, FIXTURES AND/OR MATERIALS SHOWN ON THE PLANS PRIOR TO ROUGH-IN WITHOUT INVOLVING ADDITIONAL COSTS.
19. RECOGNIZED AUTHORITATIVE AGENCIES:

    AMERICAN STANDARDS ASSOCIATIONS (ASA)
    AMERICAN SOCIETY FOR TESTING MATERIALS (ASTM)
    NATIONAL BOARD OF FIRE UNDERWRITERS (NEFU)
    NATIONAL BUREAU OF STANDARDS, DEPARTMENT OF COMMERCE (NBS)
    NATIONAL FIRE PROTECTIONS AGENCY (NFPA)
    UNDERWRITERS LABORATORY (UL)

ENERGY CODE COMPLIANCE

BUILDING ENVELOPE ASSEMBLIES SHALL COMPLY WITH THE PRESCRIPTIVE METHOD OF CHICAGO ENERGY TRANSFORMATION CODE

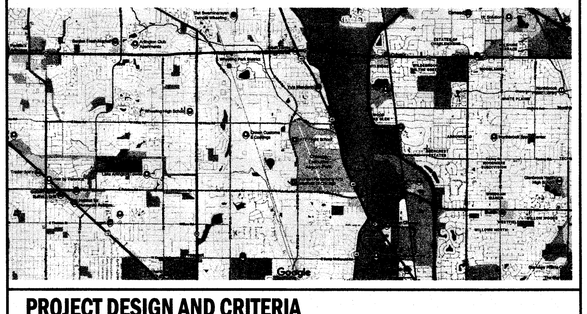
FENESTRATION U-FACTOR	0.30	
SKYLIGHT U-FACTOR	0.55	
CEILING R-VALUE	R-49	
WALL R-VALUE	R-20 OR	R-13 PLUS R-5 C.I.
FLOOR R-VALUE		R-30 OR INSULATION SUFFICIENT TO FILL THE CAVITY BUT NO LESS THAN R-19
BASEMENT WALL R-VALUE	R-19 OR	R-15 C.I.

CONSTRUCTION NOTES

1. SUBMIT CUT SHEETS TO ARCHITECT FOR REVIEW AND APPROVAL, INCLUDING BUT NOT LIMITED TO ELECTRICAL FIXTURES AND DEVICES.
2. SUBMIT SAMPLES OF ALL FINISHES AND FINISHED MATERIALS TO ARCHITECT FOR REVIEW AND APPROVAL.
3. SUBMIT COMPLETE SHOP DRAWINGS/SCHEDULES TO ARCHITECT FOR REVIEW AND APPROVAL, INCLUDING BUT NOT LIMITED TO STEEL FRAMING, DOORS, FRAMES AND HARDWARE.
4. PAINT ALL EXPOSED, BARE, AND COVERED PIPES, DUCTS, HANGERS, STEEL, ELECTRICAL BOXES AND CONDUIT TO MATCH ADJACENT SURFACES OR AS SPECIFIED BY DRAWINGS OR FINISH SCHEDULE.
5. PROVIDE REQUIRED THRESHOLDS AT JUNCTURE OF DIFFERING FLOORING MATERIALS AND ABUTTING EXISTING FLOOR COVERINGS TO REMAIN.
6. ELECTRICAL OUTLETS, DATA OUTLETS AND SECURITY DEVICES ARE TO BE BRIGHT WHITE, UNLESS NOTED OTHERWISE.
7. FOR ANY ROOM TO RECEIVE PERMANENT IDENTIFICATION SIGNAGE, THE SIGN SHALL BE LOCATED ON THE LATCH SIDE OF THE DOOR AND THE SIGN SHALL BE 60" FROM THE FINISHED FLOOR TO THE CENTER OF SIGN. TOILET ROOMS TO RECEIVE PERMANENT IDENTIFICATION SIGNAGE.
8. DOOR HARDWARE SHALL BE CAPABLE OF OPERATION WITH THE USE OF ONE (1) HAND AND SHALL NOT REQUIRE TIGHT PINCHING, TIGHT GRASPING OR TWISTING OF THE WRIST TO OPERATE. THUMB TURN DEADBOLTS ARE PROHIBITED; LEVER OR PADDLE DEADBOLT RELEASE ARE ACCEPTABLE. DOOR THRESHOLD SHALL NOT EXCEED ONE-HALF INCH (1/2") IN HEIGHT; THRESHOLDS EXCEEDING ONE-QUARTER INCH (1/4") IN HEIGHT SHALL HAVE A 1:2 BEVEL. DOOR CLOSERS SHALL MEET OPENING FORCE AND SWEEP PERIOD REQUIREMENTS.
9. ALL EXIT SIGNS SHALL BE THE RED L.E.D. OR SELF-LUMINOUS TYPE.
10. DOORS USED IN CONNECTION WITH EXITS SHALL PERMIT IMMEDIATE OPENING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE FROM THE EGRESS SIDE.
11. ALL DOORS LEADING TO REQUIRED ACCESSIBLE ROOMS AND SPACES SHALL BE A MINIMUM OF 3'-0" WIDE, HAVE LEVEL OPERATED HARDWARE,OR EQUAL, HAVE A MIN. OPENING FORCE OF 5 LBS., AND FULLY COMPLY WITH IAC 400.310J AND INTERNATIONAL BUILDING CODE.
12. ALL NEW OR ALTERED ENVIRONMENTAL CONTROLS AND OPERATING MECHANISMS WILL COMPLY WITH IAC 400.310r FRONT REACH BETWEEN 15" AND 48" A.F.F. AND INTERNATIONAL BUILDING CODE.
13. ANY NEW EMERGENCY WARNING ALARMS, WHERE PROVIDED, SHALL BE BOTH AUDIBLE AND VISUAL AND COMPLY WITH IAC 400.310s AND INTERNATIONAL BUILDING CODE THE VISUAL ALARMS WILL BE FLASHING TYPE WHERE THE FLASHING IS SYNCHRONIZED & IN COMPLIANCE FOR INTENSITY & FREQUENCY
14. ALL SIGNAGE PROVIDED THROUGHOUT PROJECT TO COMPLY WITH IAC SECTION 400.310v AND INTERNATIONAL BUILDING CODE.

PROJECT LOCATION MAP

Google Maps 1290 Peterson Dr



PROJECT DESIGN AND CRITERIA

PROJECT LOCATION:	1290 PETERSON DRIVE, WHEELING, ILLINOIS 60090
PROJECT DESCRIPTION:	ADDITION OF STEEL FRAMED ACCESSORY BUILDING
FLOOR AREA:	1,442 SF
CONSTRUCTION CLASSIFICATION:	TYPE 2B NON-COMBUSTIBLE, UNPROTECTED, FULLY SPRINKLERED
OCCUPANCY CLASSIFICATIONS:	STORAGE GROUP S2
OCCUPANT LOAD:	5 OCCUPANTS 1442 SF / 300 SF PER PERSON = 4.97 OCCUPANTS
AUTOMATIC SPRINKLER SYSTEM: DEFERRED SUBMITTAL	MODIFICATIONS TO THE AUTOMATIC SPRINKLER SYSTEM TO BE IN ACCORDANCE WITH NFPA 13 AND ALL CURRENT APPLICABLE CODES - DESIGN/BUILD BY LICENSED SPRINKLER CONTRACTOR TO INCLUDE REQUIRED DRAWINGS, SPECIFICATIONS AND DOCUMENTATION FOR PERMITTING AND APPROVAL
LIFE SAFETY SYSTEM: DEFERRED SUBMITTAL	MODIFICATIONS TO THE LIFE SAFETY SYSTEM TO BE IN ACCORDANCE WITH NFPA 72 AND ALL CURRENT APPLICABLE CODES - DESIGN/BUILD BY LICENSED FIRE ALARM CONTRACTOR TO INCLUDE REQUIRED DRAWINGS, SPECIFICATIONS AND DOCUMENTATION FOR PERMITTING AND APPROVAL
CLASSIFICATION OF INTERIOR FINISHES:	CLASS II, F.S.R.
ACCESSIBILITY:	ALL WORK DESCRIBED HEREIN SHALL BE EXECUTED IN COMPLIANCE WITH THE ILLINOIS ACCESSIBILITY STANDARDS AND TITLE III OF THE AMERICANS WITH DISABILITIES ACT, 1991 AND THE INTERNATIONAL BUILDING CODE 2018

PROJECT TEAM

TENANT	ARCHITECT
JOEY PASCUCCI	MICHAEL AIELLO, AIA
WHEEL-INN BODY & MOTOR WORKS	AIELLO ARCHITECTURE DESIGN, INC.
1290 PETERSON DRIVE	1800 GLENVIEW ROAD
WHEELING, ILLINOIS 60090	GLENVIEW, ILLINOIS 60025
PHONE: -	PHONE: 847 . 767 . 0779
FAX: -	FAX: 847 . 730 . 3317
EMAIL: wheelinnjoey@comcast.net	EMAIL: maiello@aadgroup.com

CODES AND ORDINANCES

INTERNATIONAL BUILDING CODE, 2018
INTERNATIONAL FIRE CODE, 2018
INTERNATIONAL FUEL GAS CODE, 2018
INTERNATIONAL MECHANICAL CODE, 2018
INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018
INTERNATIONAL EXISTING BUILDING CODE, 2018
NATIONAL ELECTRICAL CODE, 2017
ILLINOIS STATE PLUMBING CODE, 2014
ILLINOIS STATE ENERGY CONSERVATION CODE, 2018
ILLINOIS ACCESSIBILITY CODE, 2018

PROJECT AUTHORIZATION

THE PROJECT ARCHITECT OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ACTION TAKEN BY ANY PERSON ON THE PROJECT IF THAT PERSON HAS KNOWLEDGE OF ANY DISCREPANCY, ERROR OR OMISSION OR AMBIGUITY IN THE CALCULATIONS, DRAWINGS AND / OR SPECIFICATIONS UNTIL THE PROJECT ARCHITECT OR ENGINEER HAS BEEN NOTIFIED AND HAS CORRECTED, MADE THE INCLUSION OR HAS MORE CLEARLY EXPLAINED THE INTENT OF THE DRAWINGS, CALCULATIONS, AND /OR SPECIFICATIONS.

THESE DRAWINGS HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF COMPLY WITH ALL GOVERNING BUILDING CODES. THE CONTRACTOR SHALL BEAR ALL COSTS OF ANY ITEMS OR CHANGES MADE BY THE BUILDING DEPARTMENT OR THEIR INSPECTORS WITH NO COST TO THE ARCHITECT OR HIS CONSULTANTS. ARCHITECT IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION OR SAFETY OF WORKERS.

MICHAEL AIELLO, AIA
ILLINOIS LICENSED ARCHITECT #001-018710
AIELLO ARCHITECTURE DESIGN, INC - PROFESSIONAL DESIGN FIRM # 184-004859

08/02/24
EXPIRATION 11/30/2024
EXPIRATION 04/30/2025

MICHAEL AIELLO LICENSED ARCHITECT 001-018710 STATE OF ILLINOIS

Expires November 30, 2026

No.	Date	Issue / Revision
1	10/15/24	ISSUED FOR PERMIT
⚠	01/31/25	PLAN REVIEW CORRECTIONS

Project No. 2444
Drawing File: 2444_permit_24_1015.dwg
Drawn By: MA
Checked By: MA

Sheet Title: PROJECT INFORMATION AND SCHEDULES

Sheet: T1

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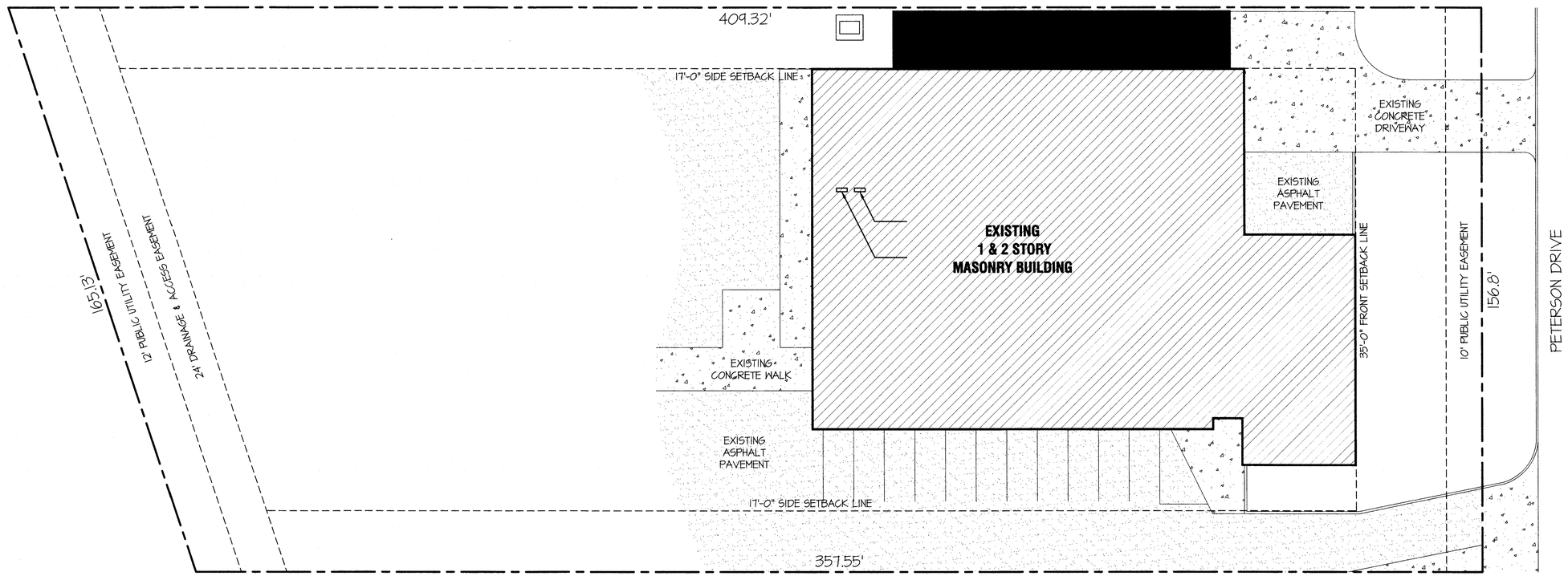
1290 PETERSON DRIVE, WHEELING, ILLINOIS 60090



1 / A1 **PROPOSED SITE PLAN**

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

[redacted]

1200 PETERSON DRIVE, WHEELING, ILLINOIS 60090

LICENSED ARCHITECT
MICHAEL AIELLO
001-018710
STATE OF ILLINOIS

Expires November 30, 2026

1800 GLENVIEW ROAD GLENVIEW, ILLINOIS 60025 WWW.AADGROUP.COM 847 . 767 . 0779 PHONE

No.	Date	Issue / Revision
1	10/15/24	ISSUED FOR PERMIT

Project No.	2449
Drawing File:	2449_permit_24_1015.dwg
Drawn By:	MA
Checked By:	MA

Sheet Title: **PROPOSED SITE PLAN**

Sheet: **A1**

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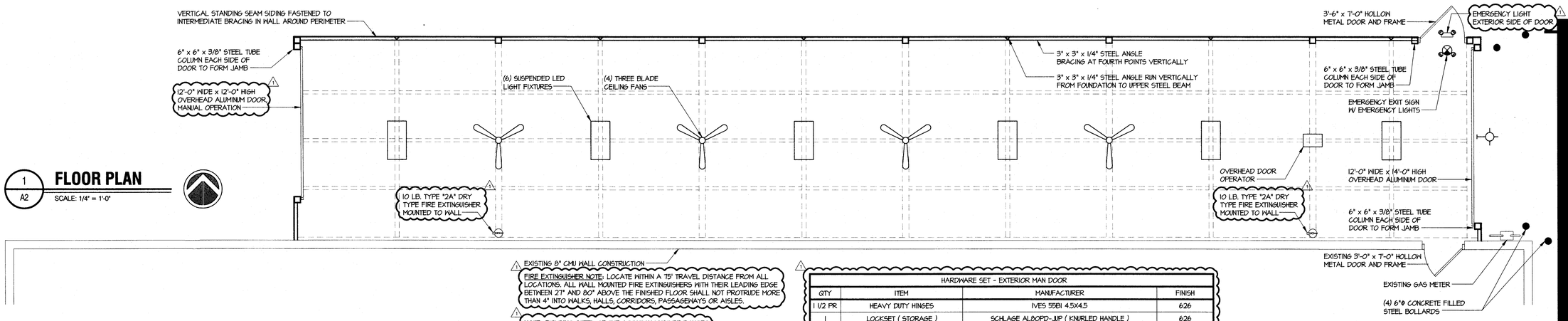


1 / A2 FLOOR PLAN

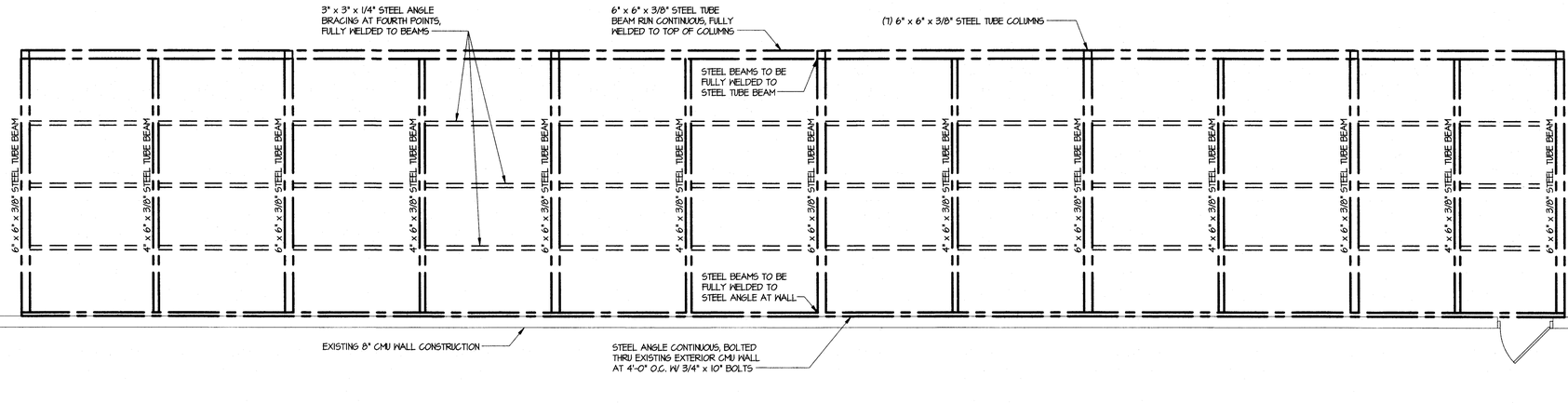
SCALE: 1/4" = 1'-0"

EXISTING 8" CMU WALL CONSTRUCTION

FIRE EXTINGUISHER NOTE: LOCATE WITHIN A 75' TRAVEL DISTANCE FROM ALL LOCATIONS. ALL WALL MOUNTED FIRE EXTINGUISHERS WITH THEIR LEADING EDGE BETWEEN 2'1" AND 8'0" ABOVE THE FINISHED FLOOR SHALL NOT PROTRUDE MORE THAN 4" INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS OR AISLES.

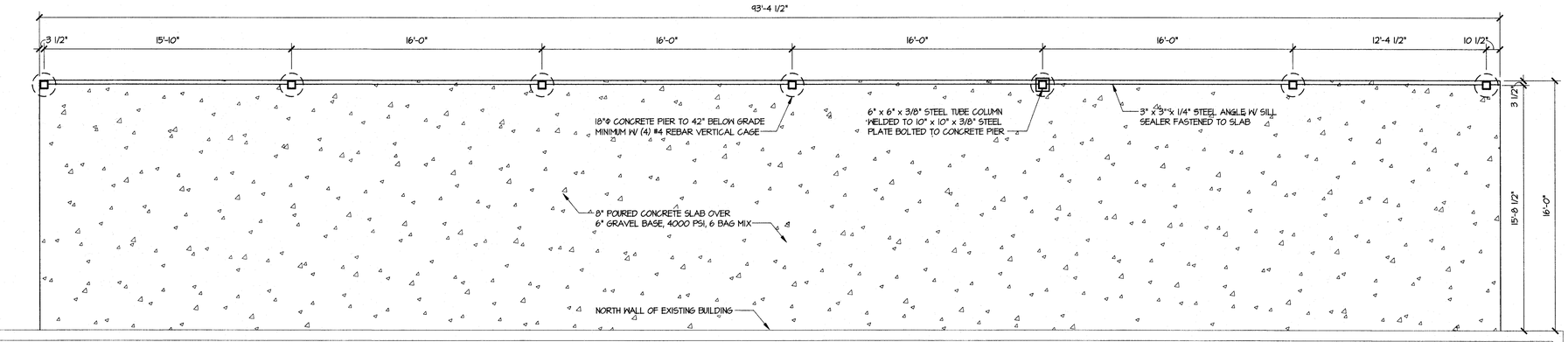
NOTE: BUILDING STEEL OF THE ADDITION MUST BE BONDED TO THE BUILDING STEEL OF THE EXISTING BUILDING.

HARDWARE SET - EXTERIOR MAN DOOR			
QTY	ITEM	MANUFACTURER	FINISH
1 1/2 PR	HEAVY DUTY HINGES	IVES 5BBI 4.5X4.5	626
1	LOCKSET (STORAGE)	SCHLAGE ALBOPD-JUP (KNURLED HANDLE)	626
	* KEYED EXTERIOR / ALWAYS OPERABLE FROM EGRESS SIDE *		
1	CLOSER	LCN 4010 HINGE SIDE MOUNT	626



2 / A2 FRAMING PLAN

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



3 / A2 FOUNDATION PLAN

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

MICHAEL AIELLO
LICENSED ARCHITECT
001-018710
STATE OF ILLINOIS
Expires November 30, 2026

1800 GLENVIEW ROAD GLENVIEW, ILLINOIS 60025 WWW.AADGROUP.COM 847.767.0779 PHONE

No.	Date	Issue / Revision
1	10/15/24	ISSUED FOR PERMIT
2	01/31/25	PLAN REVIEW CORRECTIONS

Project No.	2449
Drawing File:	2449_permit_24_1015.dwg
Drawn By:	MA
Checked By:	MA

Sheet Title: **PROPOSED FLOOR PLANS**

Sheet: **A2**

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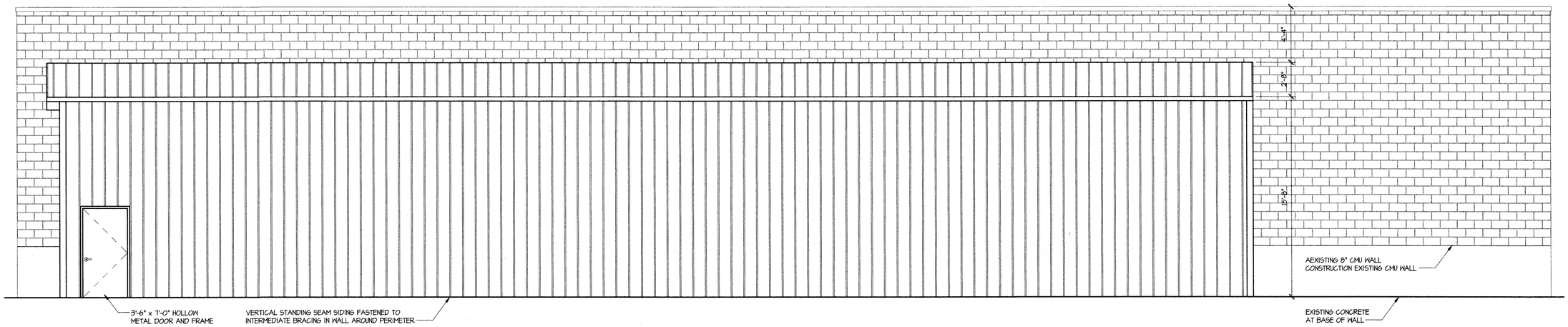
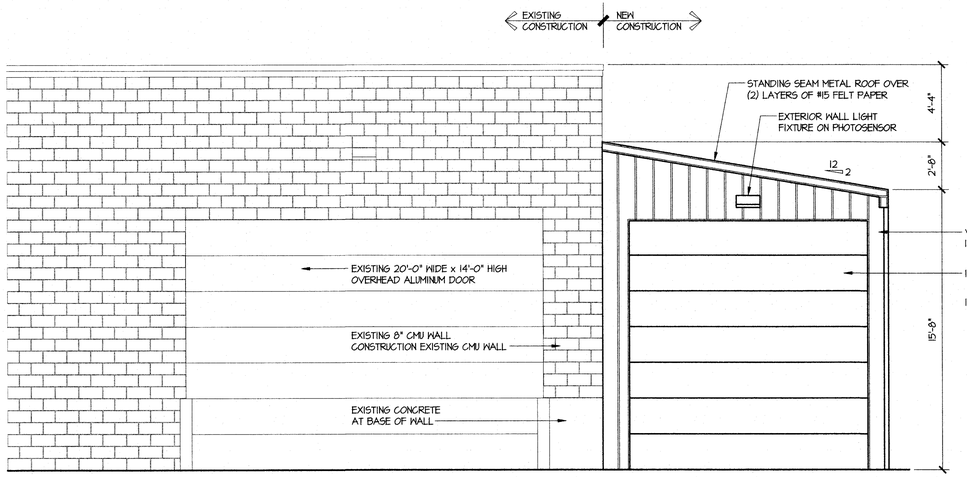
1290 PETERSON DRIVE, WHEELING, ILLINOIS 60090



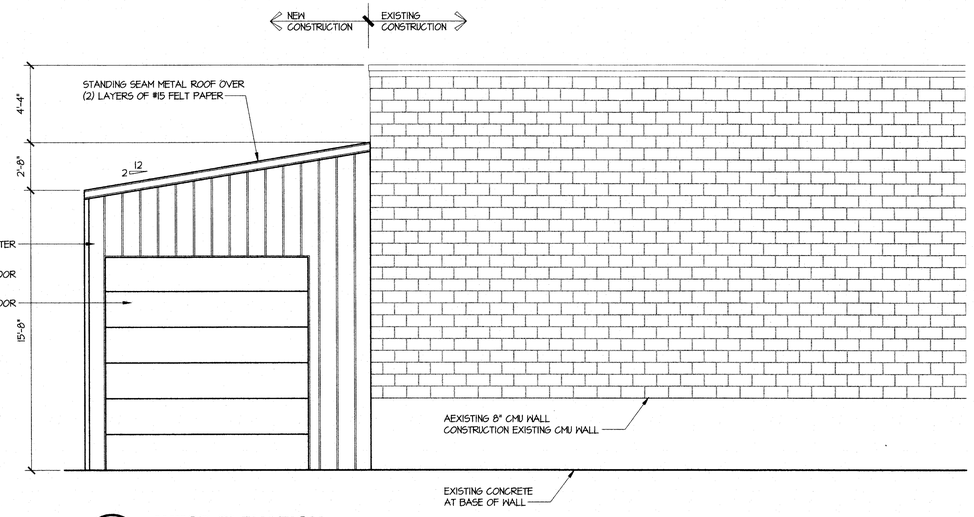
1 / A3 **NORTH ELEVATION**

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



2 / A3 **EAST ELEVATION**

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



3 / A3 **WEST ELEVATION**

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

1290 PETERSON DRIVE, WHEELING, ILLINOIS 60090

LICENSED ARCHITECT
MICHAEL AIELLO
001-018720
STATE OF ILLINOIS

Expires November 30, 2026

No.	Date	Issue / Revision
1	10/15/24	ISSUED FOR PERMIT

Project No.	2449
Drawing File:	2449_permit_24_1015.dwg
Drawn By:	MA
Checked By:	MA

Sheet Title: **PROPOSED ELEVATIONS**

Sheet: **A3**

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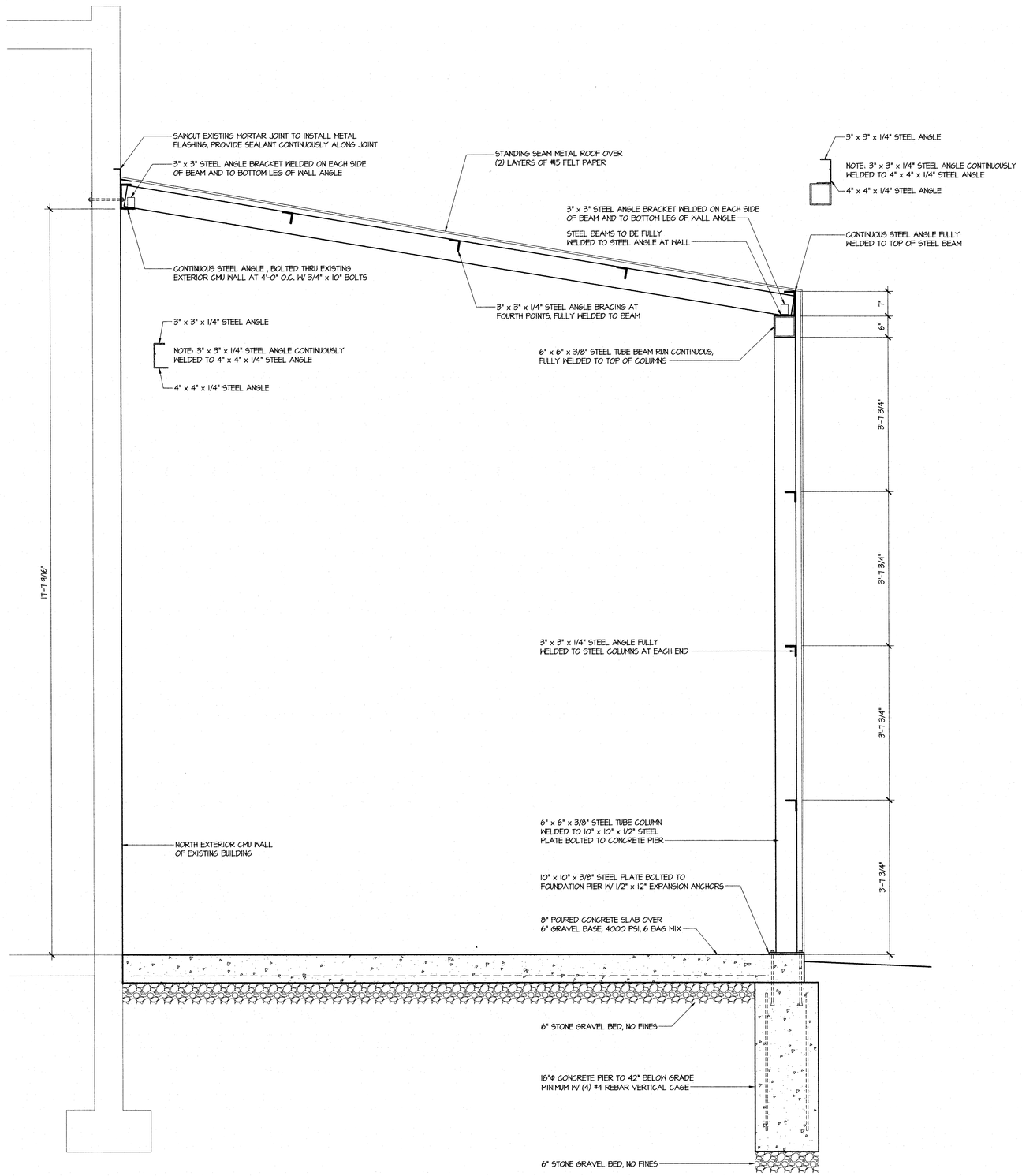

1 / A4 **CROSS SECTION**

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

MICHAEL AIELLO 001-018710 LICENSED ARCHITECT STATE OF ILLINOIS

Expires November 30, 2026

No.	Date	Issue / Revision
1	10/15/24	ISSUED FOR PERMIT

Project No.	2449
Drawing File:	2449_permit_24_1015.dwg
Drawn By:	MA
Checked By:	MA

Sheet Title: **PROPOSED CROSS SECTION**

Sheet: **A4**

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STARDUST CONSTRUCTION INC.

5854 W. School St., Chicago, IL 60634
Tel.: (773) 230-3407 • Fax: (773) 481-1529

CASH SALES CONTRACT

STARDUST CONSTRUCTION INC. (contractor) agrees to furnish all materials and labor necessary to do modernization work and improvements on the premises located at the address listed below under the following terms and conditions.

Owner's Name WHEEL INN BODY + MOTOR WORKS - JOE PASCUCCI Phone 847-812-269

Address 1290 PETERSON DR. Date 11-13-25

City WHEELING State IL Zip Code 60090

The undersigned Contractor agrees to furnish the following materials, improvements, labor, and/or services:

REFRAME SIDE DOOR + CAP WITH ALUMINUM. INSTALL 5/8" PLYWOOD FASTEN WITH EXTERIOR SCREWS APP 4' HIGH 100' LONG ON EAST + NORTHSIDE OF ADDITION, WRAP PLYWOOD VAPOR BARRIER. INSTALL PANEL BRICK TO THE AREA + TUCKPOINT. FLASH WITH ALUMINUM WERE NEEDED. INSTALL 6" GUTTER + 2 DOWNSPOUT ON THE NORTHSIDE OF ADDISON. CUSTOMER TO PROVIDE PANEL BRICK + MORTAR. ALL OTHER MATERIAL NEEDED - PLYWOOD, FASTENER, FLASHING + CAULKING WILL BE PROVIDED BY STARDUST CONSTRUCTION INC.

Owner agrees to pay Contractor for all labor and material and services to be furnished by Contractor to Owner, under the terms of this contract.

All for the sum of $ 9,500.00

Deposit $

Balance $

Seller warrants workmanship for one year after date of completion and will remedy substantial defects on written notice from buyer within such one year period.

This contract shall become effective unless notified in writing within thirty days by an authorized officer of STARDUST CONSTRUCTION INC. This contract contains the entire understanding and agreement between the parties and no verbal agreements or changes are to be recognized.

Buyer(s) represents he owns property on which work is to be furnished.

Seller shall not be liable for delays caused by strikes, weather conditions, delay in obtaining goods or other causes beyond its control.

Contractor is not responsible for conditions or circumstances beyond its control including condensation resulting from or due to pre-existing conditions. Painting, staining or redecorating is not included in this contract.

Payment is due in full upon completion of installation as described above. Late fees will begin to accrue if payment in full is not received within three days of completion date. All sums remaining unpaid three days after date of completion shall bear interest at the rate of 1.75% per month, or fraction thereof.

Should the buyer fail to pay in full as provided herein upon completion, they will be responsible for court costs, costs of litigation, and reasonable attorney's fees incurred in the collection of any past due amounts.

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction.

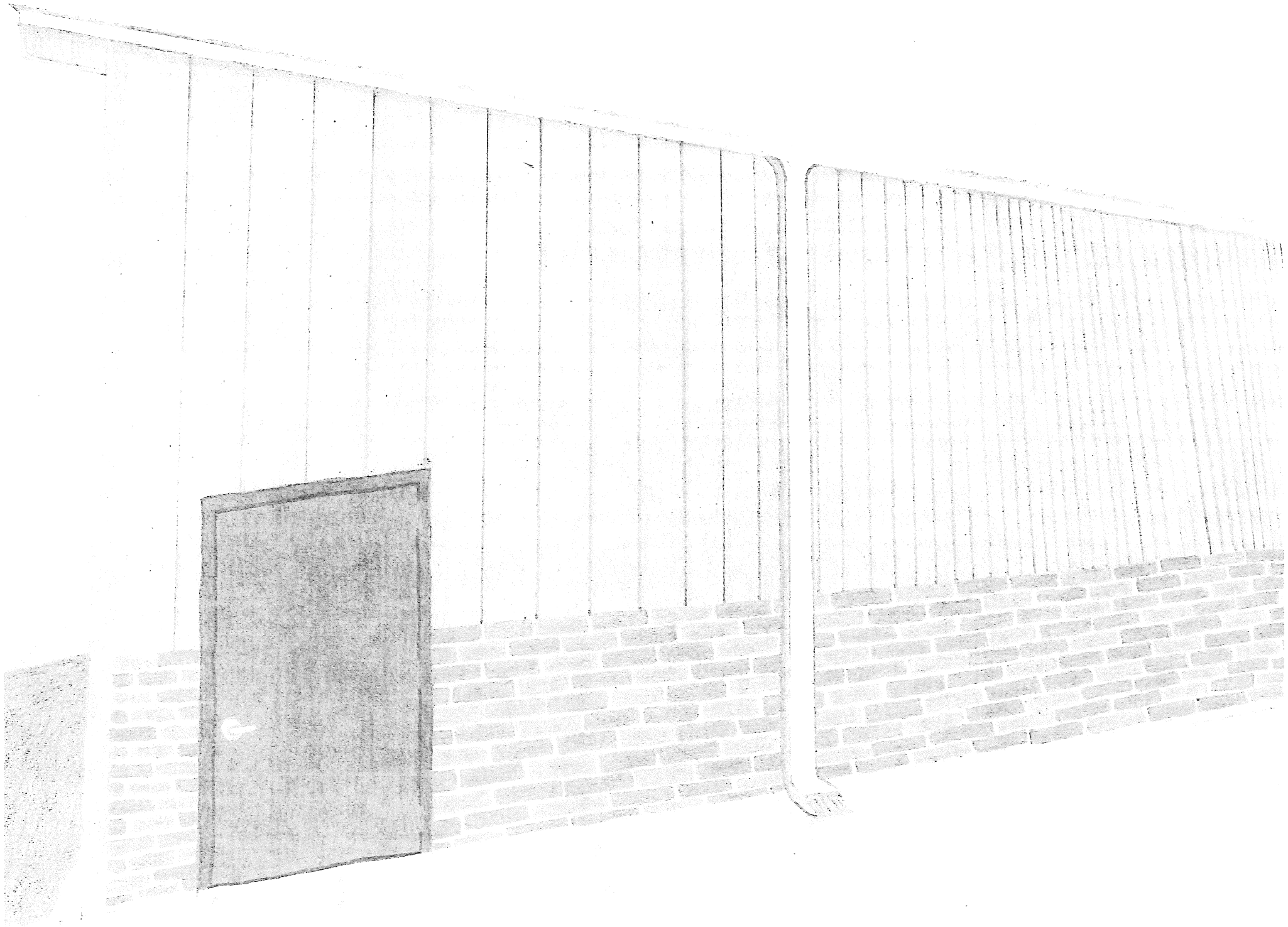
Dated 11-13, 2025

STARDUST CONSTRUCTION INC.

By: [signature]

Owner [signature] PRESIDENT

Owner's Spouse



Meeting Minutes
Wednesday, December 3, 2025
Wheeling Plan Commission Regular Meeting
Board Room, Wheeling Village Hall, 2 Community Boulevard, Wheeling, Illinois
6:30 p.m.

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on December 3, 2025.

2. PLEDGE OF ALLEGIANCE

Everyone stood for the Pledge of Allegiance.

3. ROLL CALL

Present were Commissioners Karl, Riles, Hyken, Sprague, Smart and Chairman Johnson. Also present was Village Planner Marcy Knysz. Absent was Commissioner Myer with previous notice.

4. CHANGES TO AGENDA – None

5. CITIZENS' CONCERNS AND COMMENTS – None

6. CONSENT ITEMS – None

7. ITEMS FOR REVIEW

7A. Docket No.: PUS25-0025
Applicant: Otaman Supreme Company
Address: 638 Wheeling Road
Request: Request for Special Use Approval to Permit a Recreation and Instruction Facility

See the Findings of Fact for Docket No. PSU25-0025.

MOTION: Commissioner Smart moved, seconded by Commissioner Hyken, to approve Docket No. PSU25-0025, Request for Special Use Approval to Permit a Recreation and Instruction Facility.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Smart, Sprague, Riles,
NAYS: None
ABSENT: Commissioner Myer
ABSTAIN: None

There being six affirmative votes, the motion was approved.

MOTION: Commissioner Karl moved, seconded by Commissioner Hyken, to close

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Docket No. PSU25-0025.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Smart, Sprague, Riles,
NAYS: None
ABSENT: Commissioner Myer
ABSTAIN: None

There being six affirmative votes, the motion was approved.

7B. Docket No.: PSU25-0019
Applicant: One More Game Pickleball and Badminton Club, LLC
Address: 851 Seton Court
Request: Request for Special Use and Minor Site Plan Approval to Permit a Recreation and Instruction Facility

See the Findings of Fact for Docket No. PSU25-0019.

MOTION: Commissioner Sprague moved, seconded by Commissioner Karl, to approve Docket No. PSU25-0019, Request for Special Use and Minor Site Plan Approval to Permit a Recreation and Instruction Facility.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Smart, Sprague, Riles,
NAYS: None
ABSENT: Commissioner Myer
ABSTAIN: None

There being six affirmative votes, the motion was approved.

MOTION: Commissioner Karl moved, seconded by Commissioner Hyken, to approve closing Docket No. PSU25-0019.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Smart, Sprague, Riles,
NAYS: None
ABSENT: Commissioner Myer
ABSTAIN: None

There being six affirmative votes, the motion was approved.

7C. Docket No.: PSU25-0015
Applicant: Red Bottle Restaurant
Address: 401 E. Dundee Road
Request: Request for Special Use Approval to Permit the Operation of an Entertainment Establishment

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See the Findings of Fact for Docket No. PSU25-0015 & PSU25-0026.

MOTION: Commissioner Karl moved, seconded by Commissioner Sprague, to approve Docket No. PSU25-0015, Request for Special Use Approval to Permit the Operation of an Entertainment Establishment.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Smart, Sprague, Riles
NAYS: None
ABSENT: Commissioner Myer
ABSTAIN: None

There being six affirmative votes, the motion was approved.

7D. Docket No.: PSU25-0026
Applicant: Red Bottle Restaurant
Address: 401 E. Dundee Road
Request: Request for Special Use Approval to Permit the Operations of an Assembly Hall (Banquet Facility)

See the Findings of Fact for Docket No. PSU25-0015 & PSU25-0026.

MOTION: Commissioner Smart moved, seconded by Commissioner Hyken, to approve Docket No. PSU25-0026, Request for Special Use Approval to Permit the Operations of an Assembly Hall (Banquet Facility).

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Smart, Sprague, Riles
NAYS: None
ABSENT: Commissioner Myer
ABSTAIN: None

There being six affirmative votes, the motion was approved.

MOTION: Commissioner Hyken moved, seconded by Commissioner Riles, to approve closing Docket Nos. PSU25-0015 and PSU25-0026.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Smart, Sprague, Riles
NAYS: None
ABSENT: Commissioner Myer
ABSTAIN: None

There being six affirmative votes, the motion was approved.

7E. Docket No.: PSPMIN25-0031
Applicant: Red Bottle Restaurant

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Address: 401 E. Dundee Road
Request: Request for Minor Site Plan and Appearance Approval to Establish an Outdoor Dining Area

Ms. Knysz read the proposed conditions:

1. Minor Site Plan and Appearance approval is contingent upon approval of Docket No. PSU25-0015 for the operation of an entertainment establishment and Docket No. PSU25-0026 for the operation of an assembly hall (banquet facility).
2. All outdoor furniture shall be commercial grade, weather-resistant, and appropriate for year-round outdoor conditions.
3. A building permit must be obtained from the Community Development Department prior to commencing installation of the light poles.
4. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

The Commissioners agreed to change the third condition related to the lights. It was decided to add two additional conditions:

1. The broken light pole must be removed prior to the start of business operations.
2. A second light post shall be installed opposite the existing light post, for a total of two light posts, by June 1, 2026.

MOTION: Commissioner Karl moved, seconded by Commissioner Sprague, to approve Docket No. PSPMIN25-0031, granting minor site plan and appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, and associated sections, to establish an outdoor dining area for Red Bottle Restaurant, for the property located at 401 E. Dundee Road, in accordance with the Petitioner's Project Description Letter prepared by Dmitry Khlebnikov (received by the Village 10/29/2025); Plan Set prepared by Patrick Kinsfather, last revised 10/28/2025; Light Pole Specification Sheet (received by the Village 10/29/2025); and subject to the following conditions:

1. Minor Site Plan and Appearance approval is contingent upon approval of Docket No. PSU25-0015 for the operation of an entertainment establishment and Docket No. PSU25-0026 for the operation of an assembly hall (banquet facility).
2. All outdoor furniture shall be commercial grade, weather resistant, and appropriate for year-round outdoor conditions.
3. The broken light posts shall be removed prior to the start of business operations.
4. A second light post shall be installed opposite of the existing light post by June 1, 2026, for a total of 2 light posts in the outdoor dining area.
5. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

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On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Smart, Sprague, Riles,
NAYS: None
ABSENT: Commissioner Myer
ABSTAIN: None

There being six affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

MOTION: Commissioner Hyken moved, seconded by Commissioner Riles, to approve the Minutes of the Regular Meeting of November 19, 2025 (including the Findings of Fact for Docket Nos. PSU25-0021, PV25-0009, PV25-0010, PV25-0011, PV25-0012, and PV24-0013).

AYES: Commissioners Hyken, Johnson, Karl, Riles, Smart, Sprague
NAYS: None
ABSENT: Commissioner Myer
ABSTAIN: None

There being six affirmative votes, the motion was approved.

9. OTHER BUSINESS
9A. 2026 Plan Commission Calendar

Chairman Johnson asked anyone who knew they could not attend a meeting to let them know.

Commissioner Sprague recognized Commissioner Smart for her two-year anniversary.

10. ADJOURNMENT

MOTION: Commissioner Smart moved, seconded by Commissioner Karl, to adjourn the meeting at 7:56 p.m. The motion was approved by a voice vote.

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FINDINGS OF FACT
AND RECOMMENDATION

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: December 3, 2025

Re: Docket No. PSU25-0015
Request for Special Use Approval to Permit the Operation of an Entertainment Establishment for Red Bottle Restaurant, for the property located at 401 E. Dundee Road, which is zoned B-3, General Commercial and Office.

Docket No. PSU25-0026
Request for Special Use Approval to permit the Operation of an Assembly Hall (Banquet Facility) for Red Bottle Restaurant, for the property located at 401 E. Dundee Road, which is zoned B-3, General Commercial and Office.

Chairman Johnson called Docket Nos. PSU25-0019 and PSU25-0026 on December 3, 2025. Present were Commissioners Riles, Hyken, Karl, Johnson, Sprague and Smart. Commissioner Myer was absent with prior notice. Also present were Village Planner Marcy Knysz and Village Attorney James Ferolo.

As outlined in the petitioner's project description letter, the petitioner proposes to operate Red Bottle Restaurant, a full-service restaurant that will also include scheduled entertainment events such as karaoke nights, trivia events and occasional stand-up comedy. The petitioner is proposing to use the small dining room as a banquet hall to host small private events. All events will be held indoors. The identified hours of operations would be Monday through Thursday from noon to 2:00 AM, Friday & Saturday from 9:00 AM to 4:00 AM, and Sunday from 9:00 AM to 2:00 AM. The hours of operation will be dictated by the liquor license obtained from the Village's Liquor Control Commission, which a condition has been added to reflect such.

An "entertainment establishment" is defined in the Village Code as an establishment that features the viewing of or participation in activities other than eating or drinking that become a primary function of the business more than ten times in a calendar year. Activities could include, but are not limited to, dancing, performances, or any event that draws a large number of people. Includes venues specifically designed for entertainment as well as establishments, such as restaurants or taverns, that serve a different function during most operating hours. As outlined in the petitioner's project description letter, the petitioner proposes to host entertainment such as karaoke nights, trivia events and occasional stand-up comedy more than 10 times per year.

The Village Code defines an "assembly hall" as an establishment providing meeting space for social gatherings, including but not limited to wedding receptions, graduation parties and business or retirement functions. This term includes, but is not limited to, a banquet hall, rental hall, nonalcoholic social club, nondenominational chapel or a meeting space for a club or membership organization. This term does not include a convention center.

Parking Analysis:
The attached Floor Plan identifies a maximum occupancy of 210 individuals. Pursuant to the Village's off-street parking requirements for restaurants and entertainment establishments,

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parking is calculated at 1 space per 3 seats based on maximum capacity, plus 1 space per employee during the largest work shift. This results in a minimum parking requirement of 82 spaces; 70 spaces for patrons plus 12 spaces for employees.

A parking variation for Riverside Plaza was previously granted by Ordinance No. 3988, which allocates 81 parking spaces to the subject tenant space (401 E. Dundee Road). While this is 1 parking space less than the calculated requirement (per above), the approved variation established the allocated parking for the subject tenant space.

In addition, the petitioner is requesting minor site plan approval to re-establish an outdoor dining area (Docket No. PSPMIN25-0031).

Secretary Sprague reported that Delta Kilo, Inc. was requesting special use approval to permit the operation of an entertainment establishment associated with the proposed restaurant of Red Bottle Restaurant. The petitioner also requested special use approval to permit the operation of a banquet facility and minor site plan approval to re-establish outdoor dining. He read the special use requirements.

Ms. Knysz reported that the business was a restaurant, and because they wanted more than 10 events per year, it became an entertainment establishment. They also had a small dining area that could be used as a banquet hall, which was classified as assembly use. The minor site plan was required for outdoor dining. The application did show that the light posts were being replaced initially, but the petitioner had decided not to move forward with that replacement. There was already a lot of lighting on and in the building, so the petitioner believed that the four outdoor lights were unnecessary.

Dmitry Khlebnikov, the petitioner, stepped to the podium and was sworn in. He explained that it would be a full-service restaurant with some entertainment. The food would be Italian, along with a handpicked wine selection and breakfast. The entertainment would include comedy, trivia nights, and some private events such as birthdays and weddings. The location would be the second one, and the first had been successful. They had no safety concerns and were experienced with the type of business. A revenue of $250,000 per month was anticipated, which would yield additional tax revenue.

Commissioner Riles asked if the lighting would be replaced with other lighting to dine outside. Dmitry Khlebnikov reported that there was already enough light. He noted that an additional light was not included in the picture. On each table, there would also be small lanterns. There were three large lights on the entrance that provided additional light. If more light was needed, there was a large light post that could be turned on. There was still one light pole that provided enough light to navigate around the tables. Commissioner Riles raised concerns about diners and how it could affect the experience. Dmitry Khlebnikov acknowledged the concerns and stated that diners could choose any available seats out of the capacity of over 200 seats. Commissioner Riles commented that there may be a better alternative. He asked how many tables would be held in the dining room. Dmitry Khlebnikov reported that there would be 10 tables with a capacity of 38. Commissioner Riles asked about the number of events that would be held throughout the year. Dmitry Khlebnikov stated that they might be holding weekly events. Commissioner Riles asked about security. Dmitry Khlebnikov confirmed that there would be certified security for Friday and Saturday evenings.

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Commissioner Smart asked whether the outdoor seating area would follow the restaurant's hours. Dmitry Khlebnikov confirmed that they would. Commissioner Smart asked about noise. Dmitry Khlebnikov stated that the nearby businesses were closed after 6:00 p.m. and there were no nearby residences. There would also be no music played outside. Ms. Knysz clarified that all entertainment had to be indoors, so they did not believe it would be a problem. Commissioner Smart raised concerns about the lights. Dmitry Khlebnikov confirmed that the light would be sufficient and would not be an issue.

Commissioner Hyken asked if they would be part of the updated shopping center plan. Dmitry Khlebnikov confirmed that they would be, and the landlord had assured them they would start on their end of the shopping center. Commissioner Hyken asked about the hours for the liquor license. Ms. Knysz reported that they had to work out the specifics for the liquor license.

Commissioner Sprague asked why they did not want to replace the lights. Dmitry Khlebnikov stated that there were so many questions from the Architectural Bureau, and it would take a long time to replace the lights. Commissioner Sprague asked if it was a safety concern. Dmitry Khlebnikov stated that it was not. He explained that at the other restaurant, there were not many outside lights, and it was okay. Commissioner Sprague asked what would happen if the neighboring businesses turned their lights off. Dmitry Khlebnikov explained that the majority of the light was coming from his own business. Commissioner Sprague asked if the power sources for the broken lamps were working. Dmitry Khlebnikov confirmed that they were. Commissioner Sprague asked about compromising and adding one additional light. Dmitry Khlebnikov stated that he would consider it. He stated that they would not be using the patio over the winter, and he would check throughout the winter if it was needed.

Commissioner Karl had no questions.

Chairman Johnson asked about the other location. Dmitry Khlebnikov reported that it was Blue Fire in Elmwood Park. Chairman Johnson stated that he would like to see at least one more light fixture, but he would wait until spring.

Ms. Knysz read the proposed conditions for Docket No. PSU25-0015:

1. Special Use Approval is contingent upon approval of Docket No. PSU25- 0026 for the operation of an assembly hall (banquet facility).
2. The hours of operation shall be established by the liquor license obtained from the Village's Liquor Control Commission.
3. All entertainment activities, including but not limited to music performances, karaoke, trivia, comedy, or similar events, shall be conducted entirely inside the tenant’s space.
4. No entertainment activities of any kind shall be permitted outdoors unless separately approved by the Village through a revised Special Use approval.
5. Amplified sound shall be maintained at a level that does not create a nuisance to adjacent tenants or exceed thresholds established in Chapter 8.24 of the Village Code.
6. Exterior doors shall remain closed during entertainment events, except for normal ingress and egress, to prevent noise spillover.

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Chairman Johnson asked if there was a smoking area had been determined. Dmitry Khlebnikov stated that he would figure that out by springtime.

Ms. Knysz read the proposed conditions for Docket No. PSU25-0026:

1. Special Use Approval is contingent upon approval of Docket No. PSU25-0015 for the operation of an entertainment establishment.
2. The hours of operation shall be established by the liquor license obtained from the Village's Liquor Control Commission.
3. All events, gatherings and activities shall be conducted entirely inside the tenant space.
4. A minimum of one employee shall be present at all times during events.
5. Outdoor storage of equipment, food service materials, or refuse is prohibited.

The Commissioners had no further questions.

MOTION: Commissioner Karl moved, seconded by Commissioner Sprague to recommend approval for PSU25-0015, granting Special Use, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in order to permit the operation of an entertainment establishment for Red Bottle Restaurant/Delta Kilo, Inc., located at 401 E. Dundee Road, in accordance with the Petitioner's Project Description Letter prepared by Dmitry Khlebnikov (received by the Village 10/29/2025); Riverside Plaza Parking Layout dated July 5, 2005; Plan Set prepared by Patrick Kinsfather, last revised 10/28/2025; and subject to the following conditions:

1. Special Use Approval is contingent upon approval of Docket No. PSU25-0026 for operation of an assembly hall (banquet facility).
2. The hours of operation shall be established by the liquor license obtained from the Village's Liquor Control Commission
3. All entertainment activities, including but not limited to music performances, karaoke, trivia, comedy, or similar events, shall be conducted entirely inside the tenant's space.
4. No entertainment activities of any kind shall be permitted outdoors unless separately approved by the Village through a revised Special Use approval.
5. Amplified sound shall be maintained at a level that does not create a nuisance to adjacent tenants or exceed thresholds established in Chapter 8.24 of the Village Code.
6. Exterior doors shall remain closed during entertainment events, except for normal ingress and egress, to prevent noise spillover.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Sprague, Smart, Riles
NAYS: None
ABSENT: Commissioner Myer
ABSTAIN: None

There being six affirmative votes, the motion was approved.

DRAFT

MOTION: Commissioner Smart moved, seconded by Commissioner Hyken to recommend approval for PSU25-0026, granting Special Use, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in order to permit the operation of an assembly hall (banquet facility) for Red Bottle Restaurant/Delta Kilo, Inc., located at 401 E. Dundee Road, in accordance with the Petitioner's Project Description Letter prepared by Dmitry Khlebnikov (received by the Village 11/24/2025); Plan Set prepared by Patrick Kinsfather, last revised 10/28/2025; and subject to the following conditions:

1. Special Use Approval is contingent upon approval of Docket No. PSU25-0015 for operation of an entertainment establishment.
2. The hours of operation shall be established by the liquor license obtained from the Village's Liquor Control Commission
3. All events, gatherings and activities shall be conducted entirely inside the tenant space.
4. A minimum of one employee shall be present at all times during events.
5. Outdoor storage of equipment, food service materials, or refuse is prohibited.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Sprague, Smart, Riles
NAYS: None
ABSENT: Commissioner Myer
ABSTAIN: None

There being six affirmative votes, the motion was approved.

MOTION: Commissioner Hyken moved, seconded by Commissioner Riles to close Docket Nos. PSU25-0015 and PSU25-0016.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Sprague, Smart, Riles
NAYS: None
ABSENT: Commissioner Myer
ABSTAIN: None

There being six affirmative votes, the motion was approved.

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FINDINGS OF FACT
AND RECOMMENDATION

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: December 3, 2025

Re: Docket No. PSU25-0019
Request for Special Use Approval to Permit a recreation and instruction facility (boxing and fitness training facility) for One More Game Pickleball and Badminton Club, LLC (800 Weidner Road, Unit 505, Buffalo Grove, IL, 60089), located at 851 Seton Cout, which is zoned I-2, Limited Industrial.

Chairman Johnson called Docket No. PSU25-0019 on December 3, 2025. Present were Commissioners Riles, Hyken, Karl, Johnson, Sprague and Smart. Commissioner Myer was absent with prior notice. Also present were Village Planner Marcy Knysz and Village Attorney James Ferolo.

OMG PBB is seeking to operate an indoor pickleball and badminton facility to be located within the eastern portion of the existing industrial building located at 851 Seton Court. As outlined in the petitioner's project description letter (attached), the proposed recreation and instruction facility will include four dedicated pickleball courts available for hourly court rental, memberships, permanent court time reservations, leagues, private and group pickleball and badminton lessons/clinics and open/rec play. The petitioner is also proposing to conduct tournaments at the facility. OMG PBB will operate daily from 6 AM to 11 PM with two staff members, which are the current owners of the business. A schedule for leagues and lessons has not yet been determined.

The Zoning Code requires 1 parking space per 3 clients (based on the maximum capacity), plus one space per employee. With four courts operating simultaneously, up to 32 players could be present at one time, in addition to 2 employees. This results in a minimum parking requirement of 13 parking spaces. The petitioner would be providing 9 parking spaces, resulting in a deficit to the required parking for the proposed use. Where site constraints make it impossible to provide the full number of required parking spaces for a new use within an existing building, Section 19.11.010(b)(4)(C) of the Zoning Code allows the applicant to demonstrate a good-faith effort to comply. In such cases, the Plan Commission has the discretion to grant an exception for additional parking when appropriate.

Given the limited parking availability onsite, staff is concerned that tournament-related parking demand could exceed the site's capacity and cause overflow parking into adjacent properties or public streets, creating operational conflicts and potential safety issues.

To maintain the use in line with available parking capacity and the intent of the zoning district, staff has included a condition requiring that the facility be used exclusively for pickleball and badminton related training, instructional programs, league play, and regular recreational play. No unrelated activities, parties, or special events, including tournaments, shall be permitted unless specifically approved.

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Secretary Sprague reported that One More Game Pickleball and Badminton Club, LLC, was seeking special use and minor site plan approval to permit a recreation and instruction facility in the I-2 industrial zone. He reviewed the requirements of special use.

Ms. Knysz reported that it was a pickleball facility and presented renderings. To reach the new business, individuals would come down the south side of the building. Some additional parallel parking spaces were proposed, but how they were put in was not considered parallel and was not put into the code. There were some items that the Staff requested that the Commission consider:

1. Due to site constraints, an exception to the zoning code was appropriate to allow nine parking spaces instead of 13.
2. If activities such as tournaments shall be permitted.

Ms. Knysz read the proposed conditions:

1. A Wheeling Business License application must be submitted to the Community Development Department prior to any Village Board action on the special use.
2. A minimum of one (1) employee shall be on-site at all times during the facility's hours of operation.
3. The facility shall be used exclusively for pickleball and badminton training; no unrelated activities, parties, events or tournaments shall be permitted.
4. All employees and customers shall utilize only the designated parking areas shown on the Site Plan prepared by E4L Engineering, LLC, dated 10/6/2025.
5. All activities shall be conducted entirely within the indoor facility.
6. The striping for all parking spaces and pavement markings shall be installed in full compliance with the dimensions and layout shown on the Site Plan prepared by E4L Engineering, LLC, dated 10/6/2025. Because the striping previously completed does not match the approved plan, all non-compliant stalls and markings shall be corrected and restriped accordingly within 60 days of Village Board approval of the Special Use.
7. No outdoor storage of equipment, materials, or refuse shall be permitted. All equipment and materials associated with the operation shall be stored indoors at all times.
8. All refuse, and recycling shall be stored within the designated indoor refuse area as shown on the Floor Plan prepared by E4L Engineering, LLC, dated 9/20/2025.
9. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 – Signs.

Peter Sidorczuk stepped to the podium and was sworn in. He reported that they were looking to open a pickleball facility with three courts. There would be mostly court rentals, leagues, and open play. The operating hours would be 6:00 a.m. to 11:00 p.m. with someone on site at all times. The tournaments would only be 12 people among the three courts, and if there were different divisions, they would start at different times.

Commissioner Karl asked for more information on the tournaments and whether there would be spectators. Peter Sidorczuk explained that spectators did not typically show up, only the players. The tournaments would be limited to 12 people and would also be held on the weekends, which would not affect the neighboring businesses. They could also request that there be no spectators.

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Commissioner Sprague asked whether the business owners were okay with using parking spaces if they were available. Peter Sidorczuk confirmed that they were okay with it. Commissioner Sprague asked if most participants in the tournaments would be from the instruction facility. Peter Sidorczuk reported that the tournaments would be open to anyone. There would be a yearly membership that would provide a discount on reservations. People could also come in and pay without the membership.

Commissioner Hyken raised concerns about parking overflow and asked if approval from the landlord had been received for using the open parking spaces. Peter Sidorczuk confirmed that they had and stated that they could provide a written statement if needed. Commissioner Hyken asked about the building's capacity. Peter Sidorczuk stated that he would have to confirm. He noted that there would be a crossover in which there could be more than 12 people. Commissioner Hyken asked what would be separating the courts. Peter Sidorczuk stated that it was yet to be determined, but likely dividers. Commissioner Hyken asked where snowplows would plow snow. Peter Sidorczuk stated that he would have to confirm.

Commissioner Smart echoed the concerns about parking and asked for additional information on how parking would be accommodated for the round robins. Peter Sidorczuk stated that they would only need three extra parking spots from the front of the building, and they would be held on the weekends. Commissioner Smart asked if the plan assumed the use of other businesses' parking spots. Peter Sidorczuk explained that if each person had their own car, they would have to use other parking spots. He stated that they could eliminate the tournaments/round robins if needed.

Ron Roberti, with Resource Commercial Advisors, the broker for 851 Seton Court, stepped to the podium and was sworn in. He clarified that the building owner took the second floor in the front part of the building on the east side twice a month. The other business was a towing business, and they only occupied a couple of parking spaces. There was a new tenant who occupied several of the spots. There were 27 parking spaces in total.

Ms. Knysz noted that the issue was that the exception the Plan Commission was considering was to allow the petitioner to have a reduced number of parking spaces, not to allow the business to use other parking spaces. Ms. Knysz stated that they had to ensure that there were enough spaces for all businesses in the building. The striped spaces in the rear of the building were currently too small. She discussed limiting the tournaments to only during off-hours.

Commissioner Riles commented that players should be notified of where to park. Peter Sidorczuk stated that they would provide that information and check that people were not parking in places they should not be.

Chairman Johnson asked about the timing for a parking plan. Ms. Knysz confirmed that the parking had to be figured out, with a plan for restriping, by the time the business opened.

Chairman Johnson commented on the need for a parking plan for all of the parking spots.

Peter Sidorczuk stated that he would prefer to remove the tournaments and vote earlier rather than having to return later.

Ms. Knysz confirmed that, with the changes to the tournaments and the reduction to only three courts, the parking reduction exception would not be needed.

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The condition (Condition 6) related to parking was updated to note that: "The non-compliant stalls shall be corrected and restriped accordingly by May 1, 2026."

It was asked if the reservation of courts would be done online. Peter Sidorczuk confirmed that it would be, and it would be limited to the number of players per court.

Chairman Johnson asked whether the second bathroom was only accessible through the waiting room, which was accessible only from the office. Peter Sidorczuk confirmed that this was the case. Ms. Knysz asked if the inspection for the business license was complete. Peter Sidorczuk reported that it was done, and it had not been an issue.

The Commissioners had no further questions.

MOTION: Commissioner Sprague moved, seconded by Commissioner Karl to recommend approval for PSU25-0019, granting Special Use, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in order to permit a recreation and instruction facility for One More Game Pickleball and Badminton Club, LLC, located at 851 Seton Court, in accordance with the Business Plan for OMG PBB, LCC last revised 9/2025; Floor Plan prepared by E4L Engineering, LLC dated 9/20/2025; Site Plan prepared by E4L Engineering, LLC dated 10/6/2025, and subject to the following conditions:

1. A Wheeling Business License application must be submitted to the Community Development Department prior to any Village Board action of the special use.
2. A minimum of one (1) employee shall be on-site at all times during the facility's hours of operation.
3. The facility shall be used exclusively for pickleball and badminton training; no unrelated activities, parties, events or tournaments shall be permitted.
4. All employees and customers shall utilize only the designated parking areas shown on the Site Plan prepared by E4L Engineering, LLC dated 10/6/2025.
5. All activities shall be conducted entirely within the indoor facility.
6. The striping for all parking spaces and pavement markings shall be installed in full compliance with the dimensions and layout shown on the Site Plan prepared by E4L Engineering, LLC dated 10/6/2025. Because the striping previously completed does not match the approved plan, all non-compliant stalls and markings shall be corrected and restriped by May 1, 2026.
7. No outdoor storage of equipment, materials, or refuse shall be permitted. All equipment and materials associated with the operation shall be stored indoors at all times.
8. All refuse and recycling shall be stored within the designated indoor refuse area as shown on the Floor Plan prepared by E4L Engineering, LLC dated 9/20/2025.
9. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Sprague, Smart, Riles
NAYS: None
ABSENT: Commissioner Myer

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ABSTAIN: None

There being six affirmative votes, the motion was approved.

MOTION: Commissioner Karl moved, seconded by Commissioner Hyken to close Docket No. PSU25-0019.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Sprague, Smart, Riles
NAYS: None
ABSENT: Commissioner Myer
ABSTAIN: None

There being six affirmative votes, the motion was approved.

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FINDINGS OF FACT
AND RECOMMENDATION

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: December 3, 2025

Re: Docket No. PSU25-0025
Request for Special Use Approval to Permit a recreation and instruction facility (boxing and fitness training facility) for Otaman Supreme Company, located at 638 Wheeling Road, which is zoned I-2, Limited Industrial.

Chairman Johnson called Docket No. PSU25-0025 on December 3, 2025. Present were Commissioners Riles, Hyken, Karl, Johnson, Sprague and Smart. Commissioner Myer was absent with prior notice. Also present were Village Planner Marcy Knysz and Village Attorney James Ferolo.

The petitioner is seeking special use approval to operate an indoor boxing and fitness training facility offering structured training programs for youth, adults and amateur athletes. The program mix will include personal training sessions, small group fitness classes, and after school youth training. As outlined in the Petitioner's Project Description Letter (attached), the facility will operate Monday through Friday from 9:00 AM to 9:00 PM, Saturday from 9:00 AM to 5:00 PM and will be closed on Sundays. Staffing will consist of 2-3 employees, including a boxing coach, fitness trainer and administrative/front desk personnel.

Staff has included a condition requiring the facility be used exclusively for boxing and fitness-related training and classes, no unrelated activities, parties or events to be permitted. This limitation ensures the use remains consistent with the applicant's stated operations and prevents the space from functioning as a general event venue (e.g., special events, parties, etc.) that would not align with the intent of the zoning district.

Secretary Sprague reported that Otaman Supreme Company was requesting a special use approval to permit a recreation and instruction facility. He reviewed the requirements for a Special Use approval.

Ms. Knysz reported that it was a standard request for a recreation and instruction facility. She read the proposed conditions:

1. A minimum of one (1) employee shall be on-site at all times during the facility's hours of operation.
2. The facility shall be used exclusively for boxing and fitness training and classes; no unrelated activities, parties or events shall be permitted.
3. All activities shall be conducted entirely within the indoor facility.
4. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

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Vitalii Bobeliuk stepped to the podium and was sworn in. She reported that they were planning to offer boxing classes, including kickboxing and Boxfit, and MMA. The goal was to create a safe and family-friendly environment for both children and adults. The hours of operation would be mostly evenings, with no late-night activities. The class sizes would be small. She noted that they were very mindful of noise and would not be playing loud music. Security cameras, liability waivers, and strict rules would be put in place to ensure safety. There were more parking spaces than were needed for those attending the classes. She commented that she hoped that the boxing club would be a positive for the Village of Wheeling and stated that they would be fully compliant with all codes, requirements, and recommendations from the Planning Commission.

Commissioner Riles asked about class sizes and the ratio of trainer to student. Vitalii Bobeliuk reported that trainers would be present at all times, and they had their certificates, and the classes would not exceed 12 people. Commissioner Riles asked what the age range was. Vitalii Bobeliuk reported that it was for ages 8 and up. Commissioner Riles asked if it would be for boys and girls. Vitalii Bobeliuk confirmed that it was and noted that they also had the Boxfit classes that were directed more toward girls. Commissioner Riles asked how long the classes were. Vitalii Bobeliuk reported that they would mostly be one hour and 20 minutes. Commissioner Riles asked if there would be any sparring sessions. Vitalii Bobeliuk stated that they were not planning to do any matches and were only holding regular classes.

Commissioner Smart asked if it was Vitalii Bobeliuk's first business. Vitalii Bobeliuk discussed that her husband was a boxer in Ukraine, and the trainers had worked in different facilities and knew how the business worked.

Commissioner Hyken had no questions and thanked Vitalii Bobeliuk for her business.

Commissioner Sprague agreed that it was a great business and had no questions.

Commissioner Karl had no questions.

Chairman Johnson asked about the layout and noted that there was no door on the men's changing room. Vitalii Bobeliuk confirmed that it was only a mistake and that there was a door.

The Commissioners had no further questions.

MOTION: Commissioner Myer Smart, seconded by Commissioner Hyken to recommend approval for PSU25-0025, granting Special Use, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in order to permit a recreation and instruction facility for Otaman Supreme Company, located at 638 Wheeling Road, in accordance with the Petitioner's Project Description Letter dated 11/4/2025; Floor Plan received by the Village on 11/5/2025, and subject to the following conditions:

1. A minimum of one (1) employee shall be on-site at all times during the facility's hours of operation.
2. The facility shall be used exclusively for boxing and fitness training and classes; no unrelated activities, parties or events shall be permitted.
3. All activities shall be conducted entirely within the indoor facility.
4. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

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On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Sprague, Smart, Riles
NAYS: None
ABSENT: Commissioner Myer
ABSTAIN: None

There being six affirmative votes, the motion was approved.

MOTION: Commissioner Karl moved, seconded by Commissioner Hyken, to close Docket No. PSU25-0025.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Sprague, Smart, Riles
NAYS: None
ABSENT: Commissioner Myer
ABSTAIN: None

There being six affirmative votes, the motion was approved.

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