Monday, April 6, 2026
Village Board 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 President and Board of Trustees 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. **Approval of Minutes**

   A. Approval of Minutes of the Regular Meeting of March 16, 2026

5. **Changes to the Agenda**

6. **Proclamations**

   A. Proclamation: Arbor Day - April 24, 2026

7. **Appointments and Confirmations**

8. **Administration of Oaths**

9. **Citizen Concerns and Comments**

10. **Staff Reports**

11. **Consent Agenda**

    All items listed on the Consent Agenda are considered to be routine by the Village Board and will be enacted by one motion. There will be no separate discussion of these items unless a Board member or citizen so requests, in which event the item will be removed from the general order of business and considered after all other Agenda items.

    A. Resolution Approving a One-Year Renewal Agreement for Engineering Services with Gewalt Hamilton Associates, Inc. for Storm Sewer Assessment and Mapping in an Amount Not to Exceed $750,000 in FY 2026

    B. Resolution Approving Year Three of a Previously Bid Contract with Corrective Asphalt Materials, LLC for the Asphalt Surface Treatment Program in an Amount Not to Exceed $61,100 in FY 2026

    C. Resolution Authorizing the Acceptance of a Previously Bid Contract with Dell Inc. for the Purchase of Dell Personal Computers in the Amount of $52,758.82

    D. Resolution Establishing Compensation Plans of the Village of Wheeling for the Period May 1, 2026, through April 30, 2027

E. Resolution Authorizing the Village Manager to Execute a Settlement Agreement and Mutual Release with Elena and Viorel Calin

12. **Old Business**

13. **New Business**

All Listed Items for Discussion and Possible Action

A. Resolution Approving the Fiscal Year 2027 Budget for Chicago Executive Airport

B. Ordinance Repealing Ordinance No. 5688 and Granting Major Site Plan and Building Appearance Approval to Permit Construction of a Multifamily Residential Building, 268 7th Street

C. Ordinance Granting Special Use Approval to Permit the Operation of an Entertainment Establishment, 604 The Arena (604 N. Milwaukee Avenue) [Docket No. PSU25-0012]

D. Ordinance Granting a Variation from Title 19, Zoning, to Permit a Reduction in the Minimum Required Parking Stall Length, 604 N. Milwaukee Avenue [Docket No. PV26-0003]

E. Ordinance Granting a Variation from Title 19, Zoning, to Permit a Reduction in the Minimum Required Drive Aisle Width, 604 N. Milwaukee Avenue [Docket No. PV26-0004]

F. Ordinance Granting Major Site Plan and Building Appearance Approval for a Building Addition, Façade Enhancements, and Associated Site Improvements for “604 The Arena,” 604 N. Milwaukee Avenue [Docket No. PSPMAJ25-0001]

G. Ordinance Approving the Second Amendment to the Redevelopment Agreement between the Village of Wheeling and VH Maliha Wheeling, Inc. for the Development of Land at Milwaukee Avenue and Wolf Road, Comprising a Part of the North TIF District of the Village of Wheeling, Cook and Lake Counties, Illinois

14. **Official Communications**

15. **Approval of Bills**

A. Approval of Bills for March 11–April 1, 2026

16. **Executive Session**

17. **Action on Executive Session Items**

18. **Adjournment**

REGULAR meetings 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/.

PROCLAMATION
VILLAGE OF WHEELING

ARBOR DAY - APRIL 24, 2026

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this day, the last Friday in April, referred to as **Arbor Day**, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, **Arbor Day** is now observed throughout the nation and the world; and

WHEREAS, trees can reduce erosion of our precious topsoil by wind and water, reduce heating and cooling costs, moderate the ambient temperature, limit carbon dioxide, produce life-giving oxygen, and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource used in countless paper and wood products, providing wood for our homes, and fuel for our fires; and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal.

NOW, THEREFORE, Patrick Horcher, President of the Village of Wheeling, does hereby proclaim **April 24, 2026,** as **Arbor Day**, and urge all citizens to celebrate **Arbor Day** and to support efforts to plant, maintain, and protect our trees and woodlands.

DATED at the Village of Wheeling this 6th day of April, 2026.

Patrick Horcher
Village President

ATTEST:

Kathryn M. Brady
Village Clerk

VILLAGE OF WHEELING, COOK AND LAKE COUNTIES ILLINOIS
CORPORATE SEAL

MEMORANDUM

DATE:	April 6, 2026
FROM:	Daniel Kaup, Deputy Village Manager/Public Works Director
SUBJECT:	Resolution Approving a One-Year Renewal Agreement for Engineering Services with Gewalt Hamilton Associates, Inc. for Storm Sewer Assessment and Mapping in an Amount Not to Exceed $750,000 in FY 2026
DOLLAR AMOUNT:	750,000
BUDGETED:	Yes
BUDGET SOURCE:	Storm Sewer Capital Outlay Funds
RECOMMENDED ACTION:	Approve
STRATEGIC PLAN THEME:	Transportation & Infrastructure

EXECUTIVE SUMMARY

This resolution approves a one-year renewal agreement with Gewalt Hamilton Associates, Inc. for engineering services in an amount not to exceed $750,000 for the Storm Sewer Televising, Mapping, and Condition Assessment Project. Fiscal Year 2025 will be the third of three one-year renewal options.

MEMO

Background/Discussion:

To ensure that the utility maps for the Village's stormwater system are accurate, the Public Works Department seeks to continue updating its storm sewer asset inventory. Much of the existing data—including existing inventory pipe location, flow direction, and pipe material and size—has been incorrectly cataloged and requires updating.

On January 16, 2023, the Village Board approved Resolution 23-009 for an initial engineering services agreement with Gewalt Hamilton Associates, Inc. for Storm Sewer Assessment and Mapping at a cost of $750,000 in FY 2023, with three optional one-year renewals totaling $2,899,107.87. This four-year project is expected to be completed by December 31, 2026.

For the 2026 project, Gewalt Hamilton Associates, Inc. requested an increase in unit prices due to higher labor costs over the past two years. Public Works staff has reviewed the request and agrees the increase is appropriate per the terms of the contract.

Gewalt Hamilton Associates, Inc. successfully completed a storm sewer assessment and mapping pilot program in 2021 and has successfully performed the subject services annually from 2023 through 2025 under the current agreement. Public Works believes that mapping the entire stormwater system in the Village will be beneficial. Gewalt has an excellent reputation for performing storm sewer projects, and will continue to use American Underground as the closed-circuit televising (CCTV) subcontractor for this project. American Underground is located in Wheeling and has intimate knowledge of the Village's sewer infrastructure..

Budget:

Storm Sewer Capital Outlay Funds are allocated for these services in the amount of $750,000 per year from 2023 to 2026.

RESOLUTION NO. 26 - _____

RESOLUTION APPROVING A ONE-YEAR RENEWAL AGREEMENT FOR ENGINEERING SERVICES WITH GEWALT HAMILTON ASSOCIATES, INC. FOR STORM SEWER ASSESSMENT AND MAPPING IN AN AMOUNT NOT TO EXCEED $750,000 IN FY 2026

WHEREAS, on January 16, 2023, the Village Board approved Resolution 23-009 approving an initial engineering services agreement with Gewalt Hamilton Associates, Inc. for Storm Sewer Assessment and Mapping at a cost of $750,000 in FY 2023 with three optional one-year extensions for a total cost of $2,899,107.87; and

WHEREAS, the proposal from Gewalt Hamilton, which began in 2023 and concludes in 2026, allows Public Works to distribute funding in the Capital Improvement Plan in the amount of approximately $750,000 annually; and

WHEREAS, Gewalt Hamilton has performed well annually on this project from 2023 through 2025, and staff are confident in their ability to continue these services; and

WHEREAS, completion of the proposed program will benefit the Village's storm sewer asset inventory;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WHEELING, COUNTIES OF COOK AND LAKE, STATE OF ILLINOIS, that the Village President is hereby authorized to execute a one-year renewal agreement with Gewalt Hamilton Associates, Inc. per the proposal dated January 14, 2026, as attached hereto, in an amount not to exceed $750,000 for FY 2026.

Trustee _____ moved, second by Trustee _____ that Resolution No. 26- _____ be adopted.

President Horcher	_____		
Trustee Krueger	_____	Trustee Ruffatto	_____
Trustee Lang	_____	Trustee Vito	_____
Trustee Papantos	_____	Trustee Vogel	_____

ADOPTED this 6th day of April 2026, by the President and Board of Trustees of the Village of Wheeling, Illinois.

_____
Patrick Horcher, Village President

ATTEST:

_____
Kathryn M. Brady, Village Clerk

January 14, 2026

GHA GEWALT HAMILTON ASSOCIATES, INC.
CONSULTING ENGINEERS
625 Forest Edge Drive, Vernon Hills, IL 60061
TEL 847.478.9700 ■ FAX 847.478.9701
www.gha-engineers.com

Mr. Kevin Pelli
Village of Wheeling
2 Community Blvd.
Wheeling, IL 60090

Re: Proposal for Engineering Services
2026 Storm Sewer Assessment & Mapping
GHA Proposal No. 2022.D798

Gewalt Hamilton Associates, Inc., (GHA) is pleased to submit our proposal to assist the Village with the annual storm sewer assessment and mapping project. The 2026 budget year is anticipated to be the third of three one-year extensions contemplated in the original agreement for this project.

As work has proceeded the measured field quantities have varied considerably from the original contract quantities, which were based on estimates from then existing Village GIS data. The items below summarize these variations to date:

- The total structure locates and inspections included in the original contract quantities was 8,640. To date we have completed 5,957 structure locates or inspections, approximately 68.9% of the contract total, which includes all structures identified in the GIS. We are proposing a nominal amount of locates and inspections in the 2026 quantities as all Village structures previously identified in the Village GIS have been completed within all subareas.
- The total linear footage of pipe televising anticipated in the original contact quantities was 498,355 linear feet. The total linear footage of pipe televising completed to date is 282,678 linear feet, approximately 56.7% of the contract total. Based on our project dashboard information, we project approximately 172,667 linear feet of remaining assignments. There are also 226 structures located that do not currently have pipes connecting them in the GIS; allowing for an additional 7,500 linear feet in these areas would result in a total linear footage remaining of 180,086 linear feet.
- The total amount of structure and heavy pipe cleaning anticipated in the original contract is 384 hours. This total has already been exceeded as the first three years have accumulated a total of 780.75 hours of pipe cleaning, which has been part of the reason for the reduced televising productivity. We are projecting a total of 255 hours of cleaning in 2026 based on the hours required over the first three years of the project.
- We are proposing a separate lump sum pay item titled, "GIS Data Delivery Preparation". The purpose of this item is to capture the additional work effort required for the revised data delivery structure outlined in our December 22, 2025 correspondence.

Based on the quantity of televising remaining, we do not anticipate being able to complete all televising in 2026 and remain within the $750,000 annual budget. We anticipate being able to complete approximately 85% of the remaining televising (approximately 143,000 linear feet total) in 2026, leaving 15% (approximately 26,000 linear feet) for 2027. The projected quantities

remaining for 2026 are shown below. A preliminary table of quantities for a potential 2027 program are included on the following sheet for planning purposes.

No.	Item Description	Units	Estimated 2026 Quantity	Unit Price	Extended Price
1	Pipe Dia. (inches) 2-6	LF	300	$3.85	$1,155
2	Pipe Dia. (inches) 8-12	LF	39,921	$3.40	$135,732
3	Pipe Dia. (inches) 15-18	LF	23,467	$3.40	$79,789
4	Pipe Dia. (inches) 20-28	LF	36,223	$3.50	$126,782
5	Pipe Dia. (inches) 30-36	LF	19,156	$3.55	$68,002
6	Pipe Dia. (inches) 42-54	LF	16,917	$4.45	$75,279
7	Pipe Dia. (inches) 60-68	LF	5,243	$6.20	$32,506
8	Pipe Dia. (inches) 70-84	LF	1,773	$6.20	$10,994
9	Pipe Dia. (inches) >84	LF		$23.00	$0
10	MACP - manholes	EA	20	$90.00	$1,800
11	MACP –catch basins, inlets, etc.	EA	30	$75.00	$2,250
12	Survey Grade GPS (manholes, cbs, inlets)	EA	50	$16.00	$800
13	Heavy Cleaning	Hour	255	$540.00	$137,700
14	Structure Cleaning	Hour	0	$540.00	$0
15	GIS Database Integration	LS	1	$14,000.00	$14,000
16	GIS Data Delivery Preparation	LS	1	$5,000.00	$5,000
17	Stormwater Master Plan Update	LS	1	$78,000.00	$52,000
18	Project Management and Coordination	LS	1	$5,800.00	$5,800
				Total Price:	**$749,590.00**

GHA will provide invoices monthly and will keep the Village informed as to the total amount of fees incurred for the project.

General Conditions

The delineated services provided by Gewalt Hamilton Associates, Inc., (GHA) under this Agreement will be performed as reasonably required in accordance with the generally accepted standards for civil engineering and surveying services as reflected in the contract for this project at the time when and the place where the services are performed.

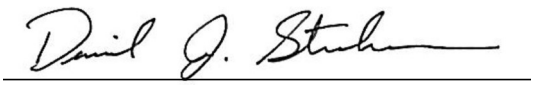
Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or GHA. GHA's services under this Agreement are being performed solely for the Client's benefit, and no other party or entity shall have any claim against GHA because of this Agreement or the performance or nonperformance of services hereunder. In no event shall GHA be liable for any loss of profit or any consequential damages.

The Client and GHA agree that all disputes between them arising out of or relating to this Agreement or the Project shall be submitted to nonbinding mediation in Chicago, Illinois unless

the parties mutually agree otherwise.

This Agreement, including all subparts and Attachment A, which is attached hereto and incorporated herein as the General Provisions of this Agreement, constitute the entire integrated agreement between the parties which may not be modified without all parties consenting thereto in writing.

By signing below you indicate your acceptance of this Agreement in its entirety.

Gewalt Hamilton Associates, Inc.	Village of Wheeling
Submitted By:	Accepted By:
	
Daniel J. Strahan, P.E., CFM	
Senior Engineer	Name:
	Title:
	Date:

Encl.: Attachment A

MEMORANDUM

DATE:	April 6, 2026
FROM:	Daniel Kaup, Deputy Village Manager/Public Works Director
SUBJECT:	Resolution Approving Year Three of a Previously Bid Contract with Corrective Asphalt Materials, LLC for the Asphalt Surface Treatment Program in an Amount Not to Exceed $61,100 in FY 2026
DOLLAR AMOUNT:	61,100
BUDGETED:	Yes
BUDGET SOURCE:	Capital Outlay Funds
RECOMMENDED ACTION:	Approve
STRATEGIC PLAN THEME:	Transportation & Infrastructure

EXECUTIVE SUMMARY

For many years, as a part of a proactive street maintenance program, the Village has used surface treatments of asphalt roadways to extend the life of its pavements. Reclamite is a maltene-based asphalt roadway treatment applied to roadway surfaces to protect the asphalt by preventing moisture infiltration, thereby extending the time before a roadway requires resurfacing. This resolution approves year three of the contract with Corrective Asphalt Materials, LLC for the 2026 Asphalt Surface Treatment Program, bid through the Municipal Partnering Initiative (MPI), in an amount not to exceed $61,100.

MEMO

Background:

Surface treatment of asphalt roadways has been an important and consistent Village investment over the years. Reclamite is intended to restore the surface and extend the service life of roadways, and was first used in the Village in 2021.

Discussion:

On February 28, 2024, the Municipal Partnering Initiative (MPI) solicited public bids for Pavement Rejuvenation (Reclamite) on behalf of multiple municipalities. The lone responsive and responsible bidder was Corrective Asphalt Materials, LLC. Under the contract, unit costs vary based on the quantity each community selects. The contract approved in 2024 includes two optional one-year extensions with 4% annual price increases; this will be the second of the two extensions.

Public Works expects that approximately 47,000 square yards of pavement will be treated through this program in 2026, at a cost of $1.30 per square yard. Public Works personnel and the Village's pavement consultant determine which roadways receive treatment. The project is expected to begin in May and will take approximately one week to complete. Access to roads during the project will be minimally impacted by the work.

Budget:

Capital Outlay Funds totaling $120,000 have been budgeted for this project in FY 2026.

RESOLUTION NO. 26-_____

RESOLUTION APPROVING YEAR THREE OF A PREVIOUSLY BID CONTRACT WITH CORRECTIVE ASPHALT MATERIALS, LLC FOR THE ASPHALT SURFACE TREATMENT PROGRAM IN AN AMOUNT NOT TO EXCEED $61,100 IN FY 2026

WHEREAS, surface treatments of asphalt roadways have been an important and consistent Village investment over the years; and

WHEREAS, Reclamite is an asphalt roadway treatment applied to municipal roadway surfaces to rejuvenate them by denying moisture infiltration, thereby extending the period of time required before a roadway necessitates resurfacing; and

WHEREAS, the Village's 2026 Capital Improvement Plan (CIP) has funds allocated for this proposed asphalt preservation program; and

WHEREAS, on February 28, 2024, the Village of Winnetka, the municipality administering the bid for multiple municipalities through the Municipal Partnering Initiative, received and opened public bids for these services and determined Corrective Asphalt Materials LLC to be the lone responsive and responsible bidder, with pricing that varied based on option and square yards; and

WHEREAS, Corrective Asphalt Materials LLC was awarded a one-year contract with two optional one-year renewals, of which this would be the second; and

WHEREAS, the services to be performed for the Village under this contract in Fiscal Year 2026 would resurface 47,000 square yards at a cost of $1.30 per square yard, totaling $61,100; and

WHEREAS, it is in the best interest of the Village to award a one-year contract renewal for asphalt surface treatment to Corrective Asphalt Materials, LLC in FY 2026**;**

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WHEELING, COUNTIES OF COOK AND LAKE, STATE OF ILLINOIS, that the Village Manager is hereby authorized and directed to execute a contract with Corrective Asphalt Materials, LLC for the FY 2026 Asphalt Surface Treatment Program in an amount not to exceed $61,100.

Trustee _____ moved, second by Trustee _____,

that Resolution No. 26- _____ be adopted.

President Horcher _____

Trustee Krueger _____ Trustee Ruffatto _____

Trustee Lang _____ Trustee Vito _____

Trustee Papantos _____ Trustee Vogel _____

ADOPTED this 6th day of April 2026, by the President and Board of Trustees of the Village of Wheeling, Illinois.

ATTEST: _____
Patrick Horcher, Village President

_____
Kathryn M. Brady, Village Clerk

Village of Wheeling

2026 Asphalt Surface Treatment Program

VILLAGE OF WHEELING

2026 Asphalt Surface Treatment Program

CONTRACT DOCUMENT

This agreement is made this 6th day of April, 2026, by and between, and shall be binding upon, the Village of Wheeling, an Illinois municipal Corporation hereinafter referred to as (the "Village") and **Corrective Asphalt Materials, LLC.**, hereinafter referred to as (the "Contractor") for the Village of Wheeling 2026 Asphalt Surface Treatment Program ("Project").

Description of Project: Spraying of Reclamite, a pavement rejuvenating agent to be performed within the Village of Wheeling. This contract shall not include work involving any other village or city that participated in the joint request for bids for Project, which was organized by the Village of Winnetka on behalf of the participating municipalities. The contract sum for the work on this Project shall be in accordance with the unit prices set forth in the Contractor's bid proposal submitted to the Village of Winnetka for Project – but only as to those quantities located within the Village of Wheeling

Witnesseth, that in consideration of the mutual promises of the parties delineated in the contract documents, and herein, the Contractor agrees to perform the services and the Village agrees to pay for the following services as set forth in the contract documents:

1. This contract shall embrace and include all of the applicable contract documents associated with the joint bid request for 2026 Pavement Rejuvenation Contract organized by the Village of Winnetka on behalf of the participating municipalities and listed below as if attached hereto and incorporated herein (those contract documents associated with the joint bid that are otherwise specific to the other participating cities or villages shall not apply or be incorporated herein, while all general documents and documents specific to the Village of Wheeling shall apply):

   a. Specification and Contract Document for the **2026 Asphalt Surface Treatment Program** consisting of the following:

      i) Cover Sheet
      ii) Table of Contents
      iii) Invitation to Bid on Contract Document No. - Legal Notice
      iv) General Terms, Conditions and Instructions
      v) Specific Terms, Conditions and Instructions and Plans
      vi) Bid Proposal Form as to unit prices
      vii) Plans and Specifications (Plan locations limited to the Village of Wheeling)
      viii) All issued Addenda
      ix) Certificate of Eligibility to Enter into Public Contract and other attached Certificates

   b. The Contractor's Bid Proposal Pricing Sheet dated February 28, 2024 (as to Village of Wheeling work only at the designated unit prices provided therein)

   c. Required Performance and Payment Bonds and Certificate of Insurance

2. The Village agrees to pay, and the Contractor agrees to accept as full payment for the items, and installation of the same, which are the subject matter of this contract the total sum of **$61,100** paid in accordance with the provisions of the Local Government Prompt Payment Act.

3. The Contractor represents and warrants that it will comply will all applicable Federal, State and local laws concerning prevailing wage rates and all Federal, State and local laws concerning equal employment opportunities.

4. The Contractor shall commence work under this Contract upon written *Notice to Proceed* from the Village and shall complete work on this project by **July 1, 2026**. Time is of the essence of this Contract and Contractor agrees to achieve completion within the contract time by all proper and appropriate means including working overtime without additional compensation. If work is not substantially completed on time, the contractor shall pay the Village of Wheeling $55.00 for each day of delay unless the delay is approved by the Village of Wheeling.

   After substantial completion, if contractor shall neglect, refuse or fail to complete the remaining work within the contract time or any proper extension granted by the Village of Wheeling, the contractor shall pay the Village actual costs incurred to complete the project.

5. Bonds required to guarantee performance and payment for labor and material for this work shall be in a form acceptable to the Village and shall provide that they shall not terminate on completion of the work, but shall be reduced to ten percent (10%) of the contract sum upon the date of final payment by the Village for a period of one (1) year to cover a warranty and maintenance period which Contractor agrees shall apply to all material and workmanship for one (1) year from the date of issuance of the final payment by the Village.

6. Pursuant to the provisions of Section 5 of the Mechanics' Lien Act of Illinois, prior to making any payment on this contract the Village demands that the Contractor furnish a written statement of the names of all parties furnishing labor and/or materials under this Contract and the amounts due or to become due on each. This statement must be made under oath or be verified by affidavit. Final payment shall not be issued by the Village nor shall any retained percentage become due until releases and waivers of lien have been supplied as the Village designates.

7. In executing this Contract, Contractor agrees that it has examined the site of the work and the conditions existing therein, has examined the Contract Documents and taken and compared field measurements and conditions with those Documents.

8. This Contract represents the entire Agreement between the parties and may not be modified without the written approval of both parties.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the later day and year last written below.

CORRECTIVE ASPHALT MATERIALS, LLC.

By _____ General Manager _____ 03/25/26
Position/Title Date

ATTEST:

_____
Secretary

THE VILLAGE OF WHEELING

_____ _____
Jon A. Sfondilis Date
Village Manager

T:\Capital Projects\2026\26.1420.06 Asphalt Surface Treatment Program\Contract\Contract - CAM.doc

2026 Asphalt Surface Treatment Program

No.	Item Description	Units	Quantity	Unit Price	Extended Price
1	Reclamite (Option 1)	SY	47000	$1.30	$61,100.00
				Total Base Price=	**$61,100.00**

CONTRACTOR'S INSURANCE

The successful Bidder shall carry worker's compensation and commercial general liability insurance in the amounts set forth below and furnish the Village with Certificates of Insurance and endorsements prior to commencing with Work. All such insurance shall be carried with companies satisfactory to the Village. The Bidder shall have the following obligations with regard to insurance coverage for the Work under the Contract:

a. All Certificates of Insurance required to be obtained by the Bidder shall provide that coverages under the policies named shall not be canceled, modified, reduced or allowed to expire without at least Thirty (30) Days prior written notice given to the Village. All certificates evidencing coverage extended beyond the date of final payment shall be provided at the time of the final Pay Request. All Certificates of Insurance shall name the Village of Wheeling and its officers, agents and employees as additional insured on a primary non-contributory basis. The actual additional insured endorsement shall be attached to the certificate of insurance.

b. All insurance required of the Bidder shall state that it is Primary and Non-Contributory Insurance as to all additional insureds with respect to all claims arising out of operations by or on their behalf. If additional insureds have other applicable insurance coverages, those coverages shall be regarded as on an excess or contingent basis.

c. The Bidder shall require that each of its Subcontractors and each of their subcontractors of any tier obtain insurance of the same character as that required of Bidder, unless the Village authorizes such lesser amount of coverage, naming the same additional insureds and subject to the same restrictions and obligations as set forth for the Bidder's insurance in the Contract Documents.

d. Under no circumstances shall the Village be deemed to have waived any of the insurance requirements of this Contract by any act or omission, including, but not limited to:

    a. allowing work by Bidder or any subcontractor of any tier to start before receipt of Certificates of Insurance;

    b. failure to examine, or to demand correction of any deficiency, of any certificate of insurance received.

    The Bidder agrees that the obligation to provide insurance is solely the Bidder's responsibility and cannot be waived by any act or omission of the Village.

e. The purchase of insurance by the Bidder under this Contract shall not be deemed to limit the liability of the Bidder in any way, for damages suffered by the Village in excess of policy limits or not covered by the policies purchased.

f. The Bidder shall notify the Owner, in writing, of any possible or potential claim for personal injury or property damage arising out of the work of this Contract promptly whenever the occurrence giving rise to such a potential claim becomes known to the Bidder.

g. The Bidder shall provide insurance acceptable to the Village. Such insurance shall include the following coverages in the following amounts:

    a. Worker's Compensation (including occupational disease and employer's liability insurance) covering liability of its employees and employees of its subcontractors in accordance with the law of the State of Illinois, including the Illinois Worker's Compensation Act, as amended. A waiver of subrogation shall be provided to the Village and the Waiver of subrogation attached to the certificate of insurance.

    b. Commercial General Liability (including Premises-Operations; Independent Contractor's; Products and Completed Operations: Broad Form Property Damage):

        i. Bodily Injury & Property Damage $1,000,000 each occurrence

        Combined Single Limit $2,000,000 aggregate

        ii. Covering the following hazards:

            X(Explosion)

C(Collapse)

U(Underground)

iii. Products and Completed Operations Insurance shall be maintained for a minimum of two years after final payment and the Contractor shall continue to provide evidence of such coverage to the City on an annual basis during the two-year period.

c. Umbrella Excess Liability:

i. $4,000,000 over Primary Commercial General Liability Insurance

$10,000 Retention

d. Automobile Liability (owned, non-owned, hired):

i. Bodily Injury & Property Damage $1,000,000 each occurrence combined single limit

h. The Bidder further agrees to cause contractual liability endorsements to be issued by the insurance companies and attached to the above-mentioned policies to include under the coverage therein extended an obligation on the part of the insurers to insure against Bidder's contractual liability hereunder and to indemnify the Village and Agent against loss, liability, costs, expenses, attorney's fees and court costs, and further agrees that said coverage shall be afforded therein against all claims arising out of the operation of any structural work law or law imposing liability arising out of the use of scaffolds, hoists, cranes, stays, ladders, supports or other mechanical contrivances. Endorsements to the Certificates of Insurance shall include as additional named insured the following:

a. The Village of Wheeling and its officers, agents and employees.

EXHIBIT "A"
CERTIFICATION UNDER 720 ILCS 5/33E-11

I, Michael W Zick (name), certify that I am employed as the General Manager (title) of Corrective Asphalt Materials, LLC (company), a Bidder for the contract for the Work described in the Bid to which this certificate is attached, I hereby certify that I am authorized to make this certificate and that I have personal knowledge of the matters certified to herein, and that the company named above is not barred from contracting with any unit of state or local government as a result of a violation of either Section 33E-3 or 33E-4 of Article 33E of the Illinois Criminal Code of 1961.

Corrective Asphalt Materials, LLC
Firm Name

By: Michael W Zick/General Manager
Name/Title

Signature

SUBSCRIBED AND SWORN to before me this 20th day March, 2026.

Notary Public

OFFICIAL SEAL
MARISSA NICOLE STROHBECK
Notary Public, State of Illinois
Commission No. 1020863
My Commission Expires
November 14, 2029

EXHIBIT "B"
CONTRACTOR'S CERTIFICATION:
Illinois Department of Revenue - Tax Compliance

Corrective Asphalt Materials, LLC, having submitted a bid/proposal for the **2026 Asphalt Surface Treatment Program**, to the Village of Wheeling, hereby certifies that said contractor is not delinquent in the payment of any tax administered by the Illinois Department of Revenue, or if it is:

1. it is contesting its liability for the tax or the amount of tax in accordance with procedures established by the appropriate Revenue Act; or
2. it has entered into an agreement with the Department of Revenue for payment of all taxes due and is currently in compliance with that agreement.

By: _____
Authorized Agent of Contractor

SUBSCRIBED AND SWORN to before me this 2nd day March, 2026.

_____
Notary Public

OFFICIAL SEAL
MARISSA NICOLE STROHBECK
Notary Public, State of Illinois
Commission No. 1020863
My Commission Expires
November 14, 2029

EXHIBIT "C"

CONTRACTOR'S CERTIFICATION:

Sexual Harassment Policy

Michael W Zick, having submitted a bid/proposal for Corrective Asphalt Materials, LLC, to the Village of Wheeling, hereby certifies that this contract shall be performed in compliance with all requirements of the Illinois Human Rights Act, 775 ILCS 5/1-101 et seq., and that the Contractor and any of its subcontractors shall not engage in any prohibited form of discrimination in employment as defined by the Act. The Contractor further certifies that it and any of its subcontractors shall maintain a policy of equal employment opportunity consistent with the requirements of the Act. The Contractor further certifies that said contractor has a written sexual harassment policy in place in full compliance with 775 ILCS 5/2-105(A) (4). A copy of these policies shall be provided to the Village or Engineer on request.

By: _____
Authorized Agent of Contractor

SUBSCRIBED AND SWORN to before me this 20th day March, 2026.

_____
Notary Public

OFFICIAL SEAL
MARISSA NICOLE STROHBECK
Notary Public, State of Illinois
Commission No. 1020863
My Commission Expires
November 14, 2029

EXHIBIT "D"

CERTIFICATION OF CONTRACTOR c174E
FHA Rules, 49 CFR 382

Corrective Asphalt Materials, LLC hereby certifies that it is in full compliance with the
[Company Name]
Federal Highway Administration Rules on Controlled Substances and Alcohol Use and Testing, 49 CFR 382 et.seq.,and that all employee drivers
[name of employee/driver or "all employee drivers"]
is/are currently participating in a drug and alcohol testing program pursuant to the aforementioned rules.

Corrective Asphalt Materials, LLC
[Company Name]

By: Michael W. Byde

Its: General Manager

SUBSCRIBED AND SWORN to before
me this 26th day March, 2026.

Marissa N. Strohbeck
Notary Public

OFFICIAL SEAL
MARISSA NICOLE STROHBECK
Notary Public, State of Illinois
Commission No. 1020863
My Commission Expires
November 14, 2029

EXHIBIT "E"

PAYROLL CERTIFICATION UNDER 820 ILCS 130/5

I, _____ (name), certify under oath that I am employed as the _____ (title) of _____ (company), a contractor or subcontractor that has performed work on the _____ (name of project) for the Village of Wheeling for the relevant periods set forth in the attached records kept and maintained in conformance with the requirements of Section 5 of the Prevailing Wage Act (820 ILCS 130/5). I hereby certify that I am authorized to make this certificate and that I have personal knowledge of the matters certified to herein, and that the attached payroll records are: (1) true and accurate; (2) the hourly rate paid to each worker is not less than the general prevailing rate of hourly wages required under the Prevailing Wage Act (820 ILCS 130/0.01 *et seq.*); and (3) that I am aware that filing a certified payroll that I know to be false is a Class B misdemeanor.

_____
Firm Name

By: _____
Name/Title

_____
Signature

SUBSCRIBED AND SWORN to before me this _____ day _____, 2026.

_____
Notary Public

SUBMIT WITH MONTHLY PAYROLL

EXHIBIT "F"
EMPLOYMENT OF ILLINOIS WORKERS ON PUBLIC WORKS ACT CERTIFICATION

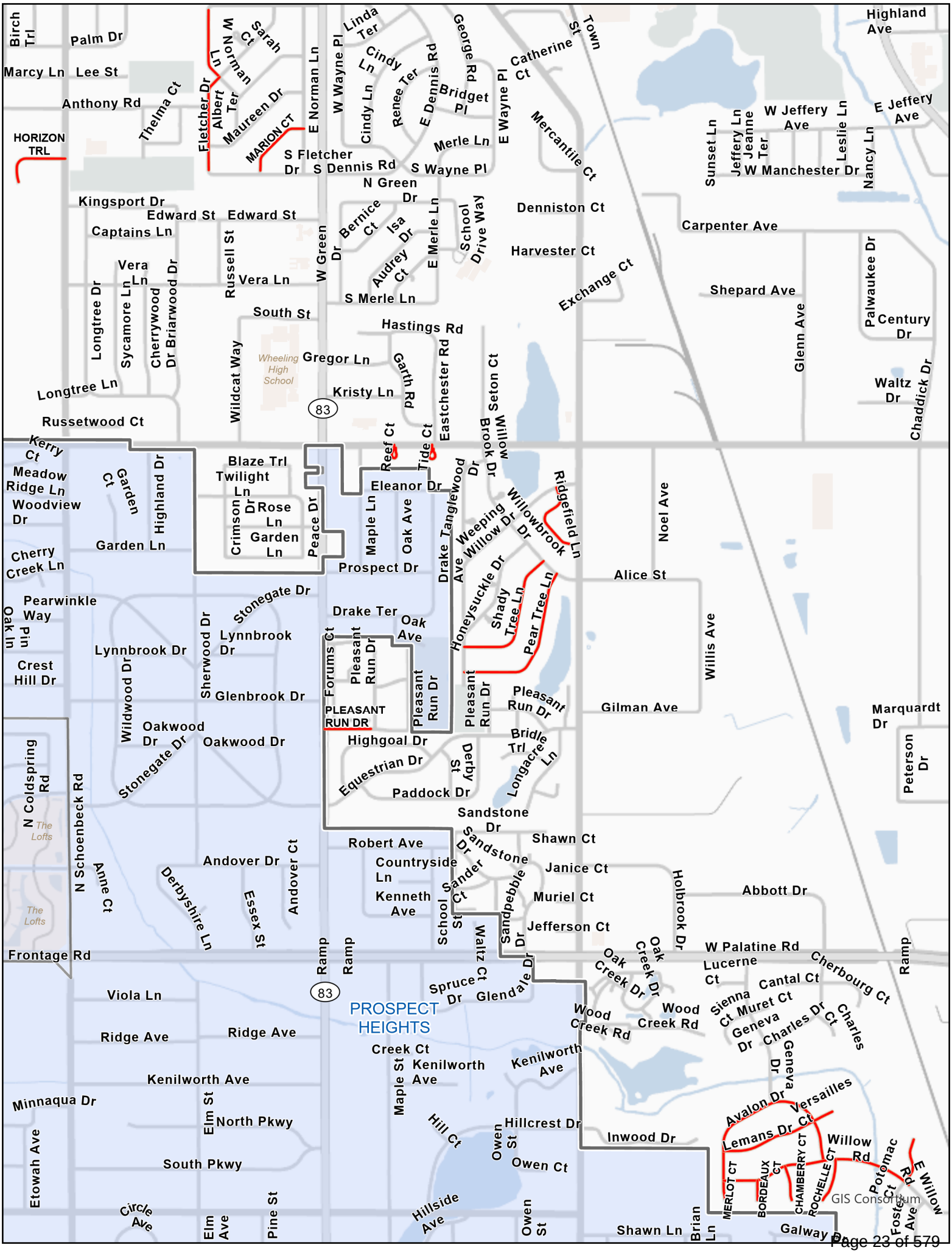
Corrective Asphalt Materials, LLC, having submitted a bid/proposal for BIKE PATH IMPROVEMENTS PROJECT, to the Village of Wheeling, hereby certifies that this contract shall be performed in compliance with all requirements of the Employment of Illinois Workers on Public Works Act 30 ILCS 570/1-7 et seq.

By: Michael W. Zeh
Authorized Agent of Contractor

SUBSCRIBED AND SWORN to before me this 26th day March, 2026.

M. N. Str
Notary Public

OFFICIAL SEAL
MARISSA NICOLE STROHBECK
Notary Public, State of Illinois
Commission No. 1020863
My Commission Expires
November 14, 2029


Birch Trl
Palm Dr
Marcy Ln
Lee St
Anthony Rd
HORIZON TRL
Thelma Ct
Fletcher Dr
Albert Ter
W Norman Ln
Sarah Ct
Maureen Dr
MARION CT
E Norman Ln
W Wayne Pl
Linda Ter
Cindy Ln
Cindy Ln
Renee Ter
E Dennis Rd
Bridget Pl
George Rd
E Wayne Pl
Catherine Ct
Town St
Highland Ave
Mercantile Ct
W Jeffery Ave
E Jeffery Ave
Sunset Ln
Jeffery Ln
Jeanne Ter
W Manchester Dr
Leslie Ln
Nancy Ln
S Fletcher Dr
S Dennis Rd
S Wayne Pl
Merle Ln
N Green Dr
Kingsport Dr
Edward St
Edward St
Captains Ln
Bernice Ct
Isa Dr
E Merle Ln
School Drive Way
Denniston Ct
Carpenter Ave
W Green Dr
Harvester Ct
Exchange Ct
Shepard Ave
Palwaukee Dr
Century Dr
Glenn Ave
Vera Ln
Vera Ln
Russell St
Audrey Ct
S Merle Ln
South St
Hastings Rd
Longtree Dr
Sycamore Ln
Cherrywood Dr
Briarwood Dr
Wheeling High School
Gregor Ln
Garth Rd
Eastchester Rd
Seton Ct
Willow Brook Dr
Wildcat Way
Kristy Ln
Longtree Ln
Russetwood Ct
Waltz Dr
Chaddick Dr
83
Kerry Ct
Meadow Ridge Ln
Woodview Dr
Garden Ct
Highland Dr
Blaze Trl
Twilight Ln
Crimson Dr
Rose Ln
Garden Ln
Garden Ln
Peace Dr
Reef Ct
Tide Ct
Eleanor Dr
Maple Ln
Oak Ave
Drake Ter
Tanglewood Dr
Weeping Willow Dr
Willowbrook Ln
Ridgefield Ln
Noel Ave
Alice St
Cherry Creek Ln
Prospect Dr
Honeysuckle Dr
Shady Tree Ln
Pear Tree Ln
Pearwinkle Way
Oak Pin
Stonegate Dr
Drake Ter
Oak Ave
Lynnbrook Dr
Sherwood Dr
Lynnbrook Dr
Forums Ct
Pleasant Run Dr
Pleasant Run Dr
Pleasant Run Dr
Pleasant Run Dr
Willis Ave
Crest Hill Dr
Wildwood Dr
Glenbrook Dr
PLEASANT RUN DR
Gilman Ave
Marquardt Dr
Oakwood Dr
Oakwood Dr
Highgoal Dr
Bridle Trl
Longacre Ln
Stonegate Dr
Equestrian Dr
Derby St
Paddock Dr
Peterson Dr
N Coldspring Rd
The Lofts
Sandstone Dr
N Schoenbeck Rd
Robert Ave
Shawn Ct
Sandstone Dr
Andover Dr
Andover Ct
Countryside Ln
Janice Ct
Anne Ct
Derbyshire Ln
Essex St
Kenneth Ave
School St
Sander Ct
Muriel Ct
Holbrook Dr
Abbott Dr
Sandpebble Dr
Jefferson Ct
Frontage Rd
Ramp
Ramp
Waltz Ct
Oak Creek Dr
Oak Creek Dr
W Palatine Rd
Lucerne Ct
Cherbourg Ct
Ramp
Cantal Ct
Viola Ln
83
Spruce Ct
Glendale Dr
Sienna Ct
Muret Ct
Geneva Dr
Charles Dr Ct
Charles Dr
PROSPECT HEIGHTS
Wood Creek Rd
Wood Creek Rd
Ridge Ave
Ridge Ave
Creek Ct
Maple St
Kenilworth Ave
Kenilworth Ave
Kenilworth Ave
Minnaqua Dr
Elm St
North Pkwy
Hill Ct
Hillcrest Dr
Inwood Dr
Avalon Dr
Versailles
Lemans Dr Ct
Willow Rd
Owen St
Owen Ct
South Pkwy
Etowah Ave
MERLOT CT
BORDEAUX CT
CHAMBERRY CT
ROCHELLE CT
Potomac Rd
E Willow
Circle Ave
Elm Ave
Pine St
Hillside Ave
Owen St
Shawn Ln
Brian Ln
Galway Dr
Foster Ave
GIS Consortium

Corrective Asphalt Materials

Mailing Address:
300 Daniel Boone Trail
South Roxana, IL 62087
Phone: 618-254-3855
Fax: 618-254-2200
Locations:
300 Daniel Boone Trail, South Roxana, IL 62087
43W630 Wheeler Road, Sugar Grove, IL 60554

March 04, 2024

RE: MPI Joint Bid: Pavement Rejuvenation Contract
RFB # 024-006
02/08/2024

Greetings,

Corrective Asphalt Materials (CAM) would like to inform you that Winnetka, IL had the bid opening Wednesday, February 28, 2024 for the Pavement Rejuvenation Contract. CAM was the sole bidder received for this multi-year contract. Attached to this email is a copy of the bid submittal and bid bond. These two documents should be enough to allow individual municipalities the opportunity to submit request for quotes or provide individual contracts for the application of Reclamite and CRF.

CAM would like to invite you to forward individual request for quotes/contract agreements to:

Mike@cammidwest.com

Below gives an outline of the pricing by project size and scope of work for 2024-2026.

Option 1: Reclamite Turn Key Application - Contractor handles all responsibilities below:

1. Furnish and apply **Reclamite**
2. Furnish and apply lime screenings
3. All Traffic control and signs related to project
4. Handle any complaints or issues that may arise from application
5. Resident notification
6. Pre-street sweeping, if field conditions require
7. Post street sweeping/material disposal

Amount (Square Yards)	Price/SY Year 1	Price/SY Year 2	Price/SY Year 3
Less than or equal to 14,999 SY	$1.34	$1.39	$1.45
15,000 SY – 29,999 SY	$1.26	$1.31	$1.36
30,000 SY – 99,999 SY	$1.20	$1.25	$1.30
Greater than or equal to 100,000 SY	$1.14	$1.19	$1.24

Option 2: Reclamite CONTRACTOR Handles items 1,2,3,4 & Agency handles items 5,6,7

Amount (Square Yards)	Price/SY Year 1	Price/SY Year 2	Price/SY Year 3
Less than or equal to 14,999 SY	$1.24	$1.29	$1.34
15,000 SY – 29,999 SY	$1.18	$1.23	$1.28
30,000 SY – 99,999 SY	$1.14	$1.19	$1.23
Greater than or equal to 100,000 SY	$1.08	$1.12	$1.17

Option 3: CRF Turn Key Application - Contractor handles all responsibilities below:

1. Furnish and apply **CRF**
2. Furnish and apply lime screenings
3. All Traffic control and signs related to project
4. Handle any complaints or issues that may arise from application
5. Resident notification
6. Pre-street sweeping, if field conditions require
7. Post street sweeping/material disposal

Amount (Square Yards)	Price/SY Year 1	Price/SY Year 2	Price/SY Year 3
Less than or equal to 14,999 SY	$1.82	$1.89	$1.97
15,000 SY – 29,999 SY	$1.70	$1.77	$1.84
30,000 SY – 99,999 SY	$1.64	$1.71	$1.77
Greater than or equal to 100,000 SY	$1.59	$1.65	$1.72

Option 2: CRF CONTRACTOR Handles items 1,2,3,4 & Agency handles items 5,6,7

Amount (Square Yards)	Price/SY Year 1	Price/SY Year 2	Price/SY Year 3
Less than or equal to 14,999 SY	$1.66	$1.73	$1.80
15,000 SY – 29,999 SY	$1.56	$1.62	$1.69
30,000 SY – 99,999 SY	$1.52	$1.58	$1.64
Greater than or equal to 100,000 SY	$1.47	$1.53	$1.59

Please feel free to call or email with any questions.

We look forward to working with you this season,

Mike Sumrall
Operations Manager
Mike@cammidwest.com
(630)-465-4142

Rachel Lang
Business Development
Rachel@cammidwest.com

MEMORANDUM

DATE:	April 6, 2026
FROM:	Luca Ursan, IT Director
SUBJECT:	Resolution Authorizing the Acceptance of a Previously Bid Contract with Dell Inc. for the Purchase of Dell Personal Computers in the Amount of $52,758.82
DOLLAR AMOUNT:	52,758.82
BUDGETED:	Yes
BUDGET SOURCE:	General Fund / Various Departmental Budgets
RECOMMENDED ACTION:	Motion to Approve
STRATEGIC PLAN THEME:	Unassigned

EXECUTIVE SUMMARY

Information Technology (IT) staff recommends Village Board authorization of the purchase of 34 personal computers made by Dell Inc. to replace equipment that is approximately six years old and no longer supported or serviced by the manufacturer.

MEMO

Information Technology (IT) staff recommends the purchase of 34 Dell personal computers needed to replace old systems used by various Village departments. The old computers have surpassed their end-of-life dates, are no longer supported by the manufacturer, and do not meet the Village's minimum specifications. Replacement parts are difficult to find, and their Windows 10 operating systems are no longer supported by Microsoft. In order to maintain the Village's daily operations throughout every department, it is critical to have adequate equipment for providing public services. IT staff has been planning to replace the old equipment, and the Village's 2026 approved budget includes funding for this project.

The Midwestern Higher Education Compact (MHEC) has awarded a contract to Dell Inc. for the purchase of personal computers that meet the Village's specifications. Local government agencies in the 12 Midwestern states included in the MHEC's jurisdiction are eligible to participate in its contracts, which provide substantial discounts based on the combined buying power of all eligible agencies in the member states. All contracts available through MHEC have been awarded through a public competitive procurement process.

IT Department research indicates that it is in the Village's best interest to accept the MHEC Contract with Dell Inc. (Contract # 04152022) for the purchase of personal computers in 2026. The total amount for this purchase will be $52,758.82, per attached Dell Quote # 3000200432578.4. If approved, staff anticipates to complete the installation of the new equipment before the end of the year.

RESOLUTION NO. 26-_____

RESOLUTION AUTHORIZING THE ACCEPTANCE OF A PREVIOUSLY BID CONTRACT WITH DELL INC. FOR THE PURCHASE OF DELL PERSONAL COMPUTERS IN THE AMOUNT OF $52,758.82

WHEREAS, the Midwestern Higher Education Compact (MHEC) solicited bids and awarded a contract to Dell Inc. for Dell computing hardware which meets the Village of Wheeling's specifications; and

WHEREAS, MHEC encourages municipalities within its jurisdiction to participate in its equipment and services contracts to take advantage of favorable bid prices due to the combined purchasing power of all eligible agencies; and

WHEREAS, the Village of Wheeling deems it to be in its best interest to participate in the MHEC Contract # 04152022 for the purchase of Dell personal computers as awarded to Dell Inc. for the ongoing operation and maintenance of technology infrastructure covering all Village of Wheeling municipal facilities;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WHEELING, COUNTIES OF COOK AND LAKE, STATE OF ILLINOIS, that the Village Manager is hereby authorized and directed to execute the MHEC Contract # 04152022 with Dell Inc. for the purchase of Dell personal computers per Dell Quote # 3000200432578.4, at a cost not to exceed $52,758.82.

Trustee _____moved, seconded by Trustee _____

that Resolution No. 26-_____ be adopted.

President Horcher	_____		
Trustee Krueger	_____	Trustee Ruffatto	_____
Trustee Lang	_____	Trustee Vito	_____
Trustee Papantos	_____	Trustee Vogel	_____

Adopted this 6th day of April, 2026, by the President and Board of Trustees of the Village of Wheeling, Illinois.

ATTEST:

_____
Patrick Horcher
Village President

_____
Kathryn M. Brady
Village Clerk

Technology Contracts

Solutions are guided by chief information officers, technical experts, and IT procurement professionals who are RECOGNIZED HIGHER EDUCATION LEADERS. They are forward-leaning, strategic thinkers who run IT well and contribute to broader conversations on the role of technology and the advancement of technology planning.

How it Works



THOUGHT LEADERSHIP

Our Technologies Committee members are educational technology experts and trusted sources who inspire innovative ideas, work collaboratively to prioritize those ideas, and volunteer their time to turn these ideas into reality.



PURCHASING POWER

We leverage the combined volume of as many campuses in our member states to reach favorable agreements with technology vendors.



PRE-NEGOTIATED CONTRACTS

We've developed a competitive and extensive RFP process designed to save our members time and money while making it easier to purchase technology needs.



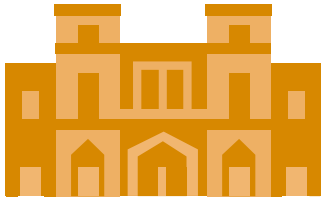
STRATEGIC PLANNING

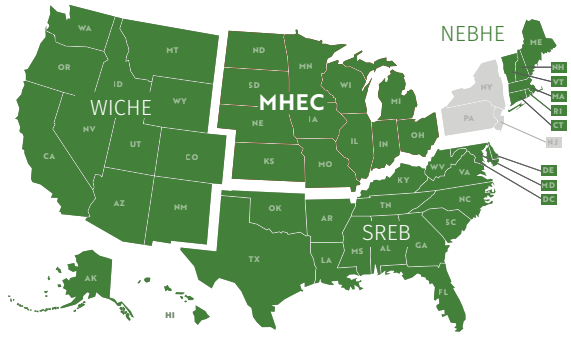
We continually develop strategic programs that provide easier and quicker access to technology hardware, software, and services.

MHECTECH.ORG

Questions? Contact Nathan Sorensen
612-677-2767 or NATHANS@MHEC.ORG

Eligibility





Higher Education
public and not-for-profit private

Non-Profit Organizations
education-related only

K-12 Districts and Schools

State Governments

Cities, Counties, and Local Subdivisions

47 MEMBER STATES*

*New Jersey, New York, and Pennsylvania do not participate in a higher education compact.

Competitively Priced Contracts



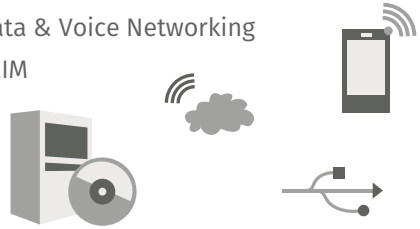
COMPUTERS, HARDWARE & SOFTWARE

- Desktop and Laptop Computers
- Printers and Peripherals
- Software Licensing



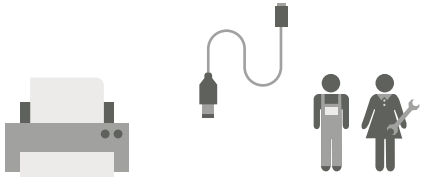
NETWORK / CLOUD

- Cloud Services
- Data & Voice Networking
- SEIM



SERVICES

- Mobile Device Management
- Technology Support Services
- E-Transcripts



MIDWESTERN HIGHER EDUCATION COMPACT

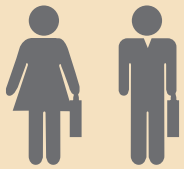
105 Fifth Avenue South, Suite 450
Minneapolis, MN 55401 MHEC.ORG
(612) 677-2777 *office* (855) 767-MHEC *toll-free*
(612) 767-3353 *fax* MHEC@MHEC.ORG *email*

youtube.com/user/mhec12
facebook.com/mhec
bit.ly/LinkedInMHEC
@mhec12

MIDWESTERN HIGHER EDUCATION COMPACT

is a legislatively established interstate compact with broad contracting authority serving as a lead public agency on behalf of our MEMBER STATES in collaboration with a committee of subject-matter experts.

I'm a technology vendor



view current RFPs at mhec.org

We are an innovative technology solution provider

understands MHECtech initiatives and how eligible entities can leverage MHEC contracts



Our technology solution can meet your needs

higher education solution-oriented, innovative BIG ideas

flexible options to meet business requirements

designed to be adaptable as the technology evolves

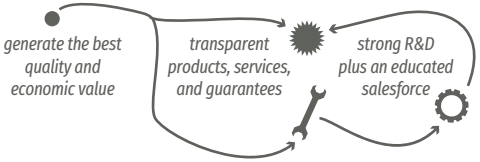
We are considered for an award from Midwestern Higher Education Compact

responsive proposal meeting each requirement

a go-to market strategy with executive sponsorship

negotiate terms and conditions, licensing, and pricing

Our solution will change and adapt with the marketplace



We Procure Information Technology



fair and open public competitive bidding process

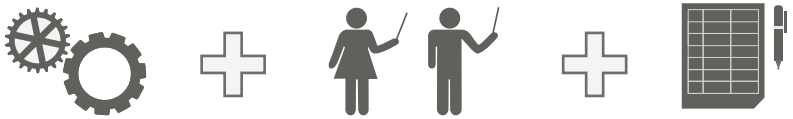
prepared and evaluated by subject-matter experts

award based on critieria and applicable law

We Enter Into Master Agreements



We Manage the Contracts



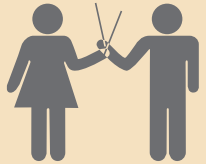
vendor management and business reviews

education and awareness

contract compliance and performance

Midwestern Higher Education Compact* FACILITATES A DIRECT RELATIONSHIP *between Technology Vendors and Eligible Entities

I'm an eligible entity



check your eligibility at mhectech.org

I checked mhectech.org AND my entity is eligible

work directly with vendor

no additional membership requirements

minimum discount pricing

My peers evaluated and validated this solution



provides input from beginning to end from higher education CIOs, technical experts, and IT procurement

Simplified procurement process saves time & money

access to contracts awarded through full and open competition

expedites procurement process

minimizes burden on administrative resources

Turn-key solution with options

integrates easily with institutions procurement process

flexible contract for amending terms and negotiating additional discounts

generates the best quality and economic value to fit my needs

MEMBER STATES: ILLINOIS, INDIANA, IOWA, KANSAS, MICHIGAN, MINNESOTA, MISSOURI, NEBRASKA, NORTH DAKOTA, OHIO, SOUTH DAKOTA, WISCONSIN

CONTRACTS

Higher education institutions (public and private not-for-profit) within the member states of the Compact are eligible to use all MHEC contracts. Additionally, most of the technology contracts are available for use by member state K-12 districts and schools; cities, counties, local subdivisions; state government; and non-profit organizations (education-related only). See MHEC's Statutory Authority (/mhec-statutory-authority) to purchase from MHEC contracts.

MHEC also has agreements in place with its sister compacts from the New England Board of Higher Education (http://live-aaimhec.pantheonsite.io/nebhe-sister-compact-mhec), Southern Regional Education Board (http://live-aaimhec.pantheonsite.io/sreb-sister-compact-mhec), and the Western Interstate Commission for Higher Education (http://live-aaimhec.pantheonsite.io/wiche-sister-compact-mhec) to allow the same entities in those regions to utilize the contracts.

Health Insurance

MHEC has contracts that offer sustainable student health insurance solutions for institutions participating in MHECare.

Explore Contract

Property Insurance

MHEC has property insurance-related contracts for institutions participating in the MHEC Master Property Program.

Explore Contract

Technology

MHEC has contracts in Computers, Software, Printers and Peripherals, Data and Networking, Security Event and Information Management, and Services.

Explore Contract

MASTER AGREEMENT
BETWEEN
MIDWESTERN HIGHER EDUCATION COMMISSION
AND
DELL MARKETING L.P.
EFFECTIVE APRIL 15, 2022, through JUNE 30, 2025

THIS AGREEMENT, and amendments and supplements thereto, is made between the Midwestern Higher Education Commission (hereinafter MHEC) located at 105 Fifth Avenue South, Suite 450 Minneapolis, MN 55401, for the benefit of the Eligible Organizations located in the MHEC member states, and Dell Marketing L.P., (hereinafter Dell or Supplier) One Dell Way, Round Rock TX, 78682. For purposes of this Master Agreement MHEC and Dell are referred to collectively as the "Parties" or individually as "Party".

Whereas, the Midwestern Higher Education Compact (Compact) is an interstate compact of twelve Midwestern states, such states being Illinois, Indiana, Iowa, Kansas, Michigan, Minnesota, Missouri, Nebraska, North Dakota, Ohio, South Dakota and Wisconsin (Member States); and MHEC, a nonprofit 501(c) (3), is a statutorily created governing body of the Compact established for the purposes, in part, of determining, negotiating and providing quality and affordable services for the Member States, the entities in those Member States, and the citizens residing in those Member States; and

Whereas, MHEC has established a Technology Initiative for the purpose of which is to determine, negotiate and make available quality and affordable technology products and services to the not-for-profit and public education related entities in the MHEC Member States; and

Whereas, MHEC has entered into separate agreements with the New England Board of Higher Education (NEBHE) and the Southern Regional Education Board (SREB) and the Western Interstate Commission for Higher Education (WICHE) respectively to allow entities in the NEBHE Member States, SREB Member States, and the WICHE Member States access MHEC's Technology Initiative contracts, including this Master Agreement; and

Whereas, NEBHE Member States refers to any state that is a member, or affiliate member of NEBHE. Current NEBHE Member States are: Connecticut, New Hampshire, Maine, Massachusetts, Rhode Island, and Vermont.

Whereas, SREB Member States refers to any state that is a member or an affiliate member of SREB. Current SREB Member States are: Alabama, Arkansas, Delaware, Florida, Georgia, Kentucky, Louisiana, Maryland, Mississippi, North Carolina, Oklahoma, South Carolina, Tennessee, Texas, Virginia, and West Virginia; and

Whereas, WICHE Member States refers to any state that is a member or an affiliate member of WICHE. Current WICHE Member States are: Alaska, Arizona, California, Colorado, Hawai'i, Idaho, Montana, Nevada, New Mexico, Oregon, Utah, Washington, Wyoming and U.S. Pacific Territories and Freely Associated States; and

Whereas, Dell offers certain quality technology related products and services; and

Whereas, MHEC conducted a competitive sourcing event for End User Computing and Peripherals, Device Lifecycle Management, and Associated Services MHEC-RFP-10282021, dated October 28, 2021, and upon completion of the competitive process Dell received an award; and

Therefore, in consideration of mutual covenants, conditions, and promises contained herein, MHEC and Dell agree as follows:

1. DEFINITIONS

Resellers: refers to marketing agents, agents or order fulfillers authorized by Dell to provide Products and Services under this Master Agreement. Dell will list Resellers on an internet site accessible to MHEC, its Member States and Eligible

Organizations. Dell will provide to MHEC the general criteria used to authorize agents. At any time during the term of this Master Agreement should MHEC protest the inclusion of a firm on this list pursuant to commercially justifiable cause, Dell may require that firm to undergo re-approval.

Dell branded Products: refers to any information technology Products that are made available under this agreement and are marked with the "Dell" brand, including all standard configurations thereof, but does not include any of the following items: (i) accessories or parts added to the Dell branded hardware products (ii) accessories or parts that are not installed in the Dell factory; or (iv) Third Party Software and Peripheral products.

Documentation: refers to the any documentation made available by Dell to Procuring Eligible Organization relating to any Equipment or Software purchased as well as any manuals relating to the Equipment or Software.

Deliverables: refers to the tangible materials, including reports, studies, base cases, drawings, findings, software, manuals, procedures, and recommendations that Dell delivers to Procuring Eligible Organization under a Statement of Work.

Eligible Organizations: This Master Agreement shall be the framework under which Eligible Organizations can acquire solution offerings consisting as defined in section Products and acquire Services as defined in section Services from Dell. Eligible Organizations shall include:

1. All not-for-profit private and public institutions and/or systems of higher education (colleges, universities, community colleges, technical institutions and equivalent institutions;
2. All K-12 schools and school districts;
3. All city, county, and other local governments; and
4. All state governments and their departments.

Eligible Organizations shall also include all not-for-profit private and public institutions and/or systems of higher education; K-12 schools and districts; city, county, and other local governments; and state governments and their departments located within the following other education Compacts in the country; the New England Board of Higher Education (NEBHE), the Southern Regional Education Board (SREB), and the Western Interstate Commission for Higher Education (WICHE).

Equipment: refers to Dell's full catalog of a) end user computing and peripherals, b) device lifecycle management, and c) associated services made available for sale by Dell to Eligible Organizations under this Master Agreement.

Large Order Negotiated Pricing: refers to the prices or additional discounts that may be offered to specific Eligible Organizations under defined additional terms and conditions. Selection and pricing of large order negotiated pricing shall be by mutual agreement of the Eligible Organization and Supplier. Large Order Negotiated Pricing shall apply only to those items that meet the applicable additional terms and conditions negotiated by Supplier and the Eligible Organization.

Promotional Prices: refers to special prices that may be offered nationally or regionally under this Master Agreement to a specific category of customers intended to include similarly situated public entity and institutional Eligible Organizations for defined time periods and in similar quantities under defined terms and conditions.

Order: refers to an Eligible Organization's purchase order or other ordering document evidencing its intent to procure Products or Services from Supplier under the terms and conditions of this Master Agreement.

Procuring Eligible Organization: refers to an Eligible Organization which desires to purchase under this Master Agreement and has executed an Order.

Products: refers to the full line of information technology Equipment, Software and Documentation Dell makes available under this Master Agreement.

Retail Price List: refers to the Dell's retail price list and is a complete list of Products and Services with the corresponding retail prices for those Products and Services made available for purchase by Eligible Organizations under this Master

Agreement. The Retail Price List contains an item number, item description and the retail price for each Product. Retail Price List is set forth online at http://ftpbox.us.dell.com/slg/weekly/dellpricereport.pdf and may be modified at any time.

Services: refers to the Services offered by Dell under this Master Agreement for a) End User Computing and Peripherals, b) Device Lifecycle Management, and c) Associated Services including but not limited to: pre-implementation design, installation/de-installation, migration, optimization, maintenance, technical support, training, and IT as a Service (services accessible over the internet). Dell may incorporate changes to their service offering; however, any changes must be within the scope of the End User Computing and Peripherals, Device Lifecycle Management, and Associated Services MHEC-RFP-10282021 award. Examples of these services include but are not limited to the following:

1. Support Services: such as warranty services, maintenance, installation, de-installation, factory integration, (software or equipment components), and recycling/disposal.
2. Training and certification.
3. Professional Services: such as assessments, disaster recovery planning and support, services desk/help desk, software and any other directly related technical support and/or IT related service required for the effective operation of a product offered or supplied.
4. IT-as-a-Service and Cloud related Services: (e.g. APEX Custom Services, Flex on Demand Services, APEX Branded Services, etc.) , refers to the delivery of a variety of hybrid services and applications accessible on demand over the internet whereby the end user pays fees based upon consumption or subscription including but not limited to:
    A. Software-as-a-Service (SaaS): refers to a software delivery method that provides access to software and its functions remotely as a web-based service
    B. Infrastructure-as-a-Service (IaaS): refers to computer infrastructure, such as virtualization, being delivered as a service.
    C. Platform-as-a-Service (PaaS): refers to a computing platform being delivered as a service.
    D. Storage-as-a-Service: refers to a storage model where an entity rents or leases storage space.
    E. Disaster Recovery-as-a-Service (DRaaS) refers to backup and restore data services.
    F. PC as a Service (PCaaS) – refers to PC technology, software, and PC lifecycle services
5. Managed Services refers to ongoing monitoring, management, provisioning, and optimization of hyper-converged infrastructure systems.

Some Services may require additional contract terms and conditions. Eligible Organizations acquiring on-site Support, on-site Training, Professional, or IT-as-a-Service and Cloud related Services (e.g. APEX Custom Services, Flex on Demand Services, APEX Branded Services, etc.) shall negotiate and enter into separate written agreement with the Supplier, including, as applicable, service level agreements (including any such master agreements for Supplier's various APEX Custom, Flex on Demand Service, and APEX Branded Services offerings; see Exhibits C and D, respectively), statements of work, and other terms and conditions specific to their Purchase Orders under the contract.

Software: refers to Dell's full offerings of a) end user computing and peripherals related software, b) device lifecycle management related software, and c) associated services related software made available under this Master Agreement. Software shall mean software, library, utility, tool, or other computer or program code, each in object (binary) code form, as well as the related media, printed materials, online and electronic documentation and any copies thereof. Software shall include updates, upgrades, maintenance releases, revisions, and enhancements to the licensed software. Software may include Software accessed by Eligible Organization through the Internet or other remote means (such as websites,

portals, “hosted” and “cloud-based” solutions). Dell may incorporate changes to their Software offering; however, any changes must be within the scope of the End User Computing and Peripherals, Device Lifecycle Management, and Associated Services MHEC-RFP-10282021 award.

System Software: means Software that provides basic hardware functionality and provides a platform for applications to run (e.g., firmware and BIOS software), and any Software specifically designated by Dell as System Software the purpose of which is to operate and manage the Products in which it is embedded.

Application Software: means computer programs that are designed to perform specialized data processing tasks for the user and any Software specifically designated by Dell as Application Software.

Supplier: refers to Dell or a Reseller.

Third-Party Products: refers to any Equipment (“Third-Party Equipment”) or Software (“Third-Party Software”) other than parts that are Dell branded or originally listed as components of Dell branded Products. Third Party Software is not considered components of Dell branded Products.

Third-Party Services: refers to any Services performed by someone other than Dell or its subcontractors.

2. DUE DILIGENCE

Notwithstanding MHEC’s role in entering into this Master Agreement and any additional efforts by MHEC, Eligible Organization acknowledges and agrees that:

A. Eligible Organization is solely responsible for its own due diligence regarding any Master Agreement;
B. MHEC is not responsible for, and makes no representation or warranty, regarding the appropriateness of any Master Agreement for the Eligible Organization specifically;
C. MHEC has not made any legally binding representations regarding Suppliers Products, or Services and that MHEC does not guarantee or warrant the Products or Services of Supplier; and
D. MHEC is not responsible for the actions or omissions of Supplier.

Issues of interpretation and eligibility for participation are solely within the authority of the procurement and statutory rules and regulations applicable to the Eligible Organization. The Eligible Organization is responsible for assuring it has the authority to place Orders under this Master Agreement.

3. QUANTITY GUARANTEE

This Master Agreement is not a purchase order, nor does it guarantee any purchases to be made by any Eligible Organization. This Master Agreement is not an exclusive agreement. MHEC and Eligible Organizations may obtain information technology products and services from other sources during the term of the Master Agreement.

4. MASTER AGREEMENT TERM

This Master Agreement shall be effective on April 15, 2022 and shall remain in effect until June 30, 2025 (Term Ending Date) unless otherwise terminated pursuant to the terms of the Master Agreement. The Agreement may be mutually renewed for four (4) additional years, unless one party terminates in writing ninety (90) days prior to the Term Ending Date anniversary. Eligible Participants may procure Products and Services from Supplier under the terms of this Master Agreement at any time during the duration of the Agreement or any renewal thereof.

5. ORDER OF PRECEDENT

Where the terms and conditions of this Master Agreement are in conflict with an Eligible Organization’s state and/or institutional laws or regulations, the Eligible Organization and Dell may enter into an addendum to amend the terms and conditions of this Master Agreement to conform to the Eligible Organization’s state and/or institutional laws or regulations. Likewise, a Procuring Eligible Organization and Dell may enter into an addendum to supplement or modify

this Master Agreement for specific Products or Services. The terms and conditions of the addendum shall only be applicable between the Eligible Organization that entered into the addendum and Dell.
In the event of any conflict among these documents, the following order of precedence shall apply:

A. Mutually agreed upon Statement of Work ("SOW") or Service Level Agreement ("SLA");
B. License terms applicable to the software license or software service purchased hereunder;
C. Executed addendum, not to include Purchase Orders, between Eligible Organization and Dell;
D. The terms and conditions of this Master Agreement or any MHEC-Dell addenda to this Master Agreement and its Exhibits; and
E. The list of Products and Services contained in the Order.

6. SCOPE OF WORK

Procuring Eligible Organizations shall purchase from Supplier, and Supplier shall distribute to Procuring Eligible Organizations Products and Services in accordance with the terms of this Master Agreement. All Eligible Organizations are qualified to purchase under this Master Agreement, including those Eligible Organizations currently under a separate agreement with Supplier. Accordingly, Supplier shall provide Products or Services only upon the issuance and acceptance by Supplier of a valid Order. Orders may be issued to purchase any Products, or any Services listed on the Retail Price List. A Procuring Eligible Organization may purchase any quantity of Products or Services listed in Dell's Retail Price List at the prices stated herein. For Large Order Negotiated Pricing, Supplier and Eligible Organization may negotiate quantity discounts below the Products and Services Pricing for a given purchase order. As it sees fit, Supplier may offer under this Master Agreement discounts that result in prices below those listed in the Product and Services Price List. Dell is solely responsible for fulfillment of the responsibilities under the terms and conditions of this Master Agreement. Notwithstanding anything to the contrary contained in this Master Agreement or Order under the Master Agreement, MHEC shall not be liable for any Eligible Organization that executes an Order under this Master Agreement. An Eligible Organization shall not be responsible for any other Eligible Organization that executes its own Order under this Master Agreement.

7. PURCHASING UNDER MASTER AGREEMENT

A. **Products:** Procuring Eligible Organization shall purchase from Supplier the Products listed on the Retail Price List under the terms and conditions of this Master Agreement by delivering to Supplier an Order. The Order should include: (i) Procuring Eligible Organization by name and address; (ii) the quantity, and description of the Product that Procuring Eligible Organization desires to purchase or license; (iii) the price of the Product in accordance with this Master Agreement; (iv) the "bill-to" address; (v) the "ship-to" address; (vi) the requested delivery dates and shipping instructions; (vii) a contact name and telephone number; and (viii) reference to this Master Agreement. Supplier must notify Procuring Eligible Organization if it intends to substitute any item(s) that has been ordered by the Procuring Eligible Organization using this contract; the Procuring Eligible Organization will then have the option to cancel the order if such substitute item is not acceptable.
B. **Services**: Procuring Eligible Organization shall purchase from Supplier the Services listed on the Retail Price List under the terms and conditions of this Master Agreement by delivering to Supplier an Order. The Order should include: (i) Procuring Eligible Organization by name and address; (ii) the description of the Service(s); (iii) the price of the Service in accordance with this Master Agreement; (iv) the "bill-to" address; (v) the requested performance dates; (vi) a contact name and telephone number; and (vii) reference to this Master Agreement.
C. Each Order that is accepted by Supplier will become a part of this Master Agreement as to the Products and/or Services listed on the Order only; no additional terms or conditions will be added to this Master Agreement as a result of the acceptance of the Order, nor will such terms affect any purchase. An Order from an Eligible Organization accepted by Supplier is binding.
D. Procuring Eligible Organization may request in writing a change or cancellation of an Order that Supplier has previously accepted up until the time Supplier has begun manufacturing the Products or preforming the Services.
E. Supplier will accept a purchasing card for order placement in addition to accepting a purchase order. In addition, nothing in this section precludes any agreements for the use of electronic purchase orders and Supplier will

provide electronic commerce assistance to Eligible Organization, if desired, for the electronic submission of purchase orders, purchase order tracking and reporting. The use of any purchasing card or electronic purchase orders may be subject to limitations and/or additional fees set forth by Supplier and agreed to by Procuring Eligible Organization.

F. **Product- and Service-Specific Terms:** Scope and details of Services and Product-specific terms are specified in the applicable standard service description that is attached to or referred in a Schedule or Quote, or is made available through the then-current Supplier website for product- or service-specific terms, currently located at www.dell.com/offeringspecificterms. Such standard descriptions are from time to time referred to as "Service Description(s)", "Product Notices" or "Service Briefs." The version of the applicable document that is effective as of the date of the applicable Quote, shall be deemed incorporated into the Order. Scope and details of customized Professional Services not covered by such a standard description shall be documented in a mutually agreed Statement of Work ("SOW").

G. **Installation:** When Equipment purchased under this Master Agreement requires installation, the Supplier must provide the cost of installation as a separate line item on their quotation unless installation is included in the price. The installation cost must include all packing, freight, insurance, set-up, instruction, and operation manual charges. Equipment must be set in place in an area designated by Procuring Eligible Organization personnel, demonstrated to be in operating condition, and approved by Procuring Eligible Organization personnel. Upon request, Dell will provide a Services quote with a Statement of Work to remove any and all debris from the Procuring Eligible Organization's site. Upon installation, all operating instructions will be provided either physically or electronically to Procuring Eligible Organization's personnel identified on the purchase order.

8. PAYMENT PROVISIONS

A. **Acceptance.** A Procuring Eligible Organization shall determine whether all Products and Services delivered meet the Dell's published specifications. No payment shall be made for any Products or Services until the Eligible Organization has accepted the Products or Services. Unless otherwise agreed upon between the Eligible Organization and Dell, the Eligible Organization shall within fifteen (15) calendar days from the date of delivery, issue a written notice of partial acceptance or rejection of the Products or Services; otherwise, the Products or Services shall be deemed accepted.

B. **Return Policy.** Subject to Section 8A. of this Master Agreement, all Products and Third-Party Products will be deemed to be accepted upon delivery. Procuring Eligible Organization may only return Products to Dell that are permitted to be returned are set forth in Exhibit B and at https://www.dell.com/en-us/work/shop/us-return-policy/cp/us-return-policy.

C. **Payment of Invoice**. Payments shall be delivered to Supplier at the address shown on the invoice. Payments shall be made within thirty (30) days from the date of invoice. In the event that Supplier is required to pursue the collection of past due amounts not subject to a good faith dispute between Supplier and the Procuring Eligible Organization, Supplier will be entitled to recover interest accrued at the lesser of 1.5% per month or in accordance with the applicable state laws of the Procuring Eligible Organization.

D. **Dispute Notice.** Procuring Eligible Organization shall make a good faith effort to notify Supplier of any billing discrepancies or disputes about an invoice within fifteen (15) business days after receiving it, specifying with particularity the basis of any such dispute ("Dispute Notice") or in accordance with the applicable state laws of the Procuring Eligible Organization. Tender of a Dispute Notice does not relieve Procuring Eligible Organization of its obligations to pay the undisputed portion of any invoice subject to a Dispute Notice. Any amounts that were the subject of a Dispute Notice and are subsequently resolved in favor of Supplier will be subject to interest charges accruing from the original due date.

E. **Partial Shipment**. In the event an Order is shipped incomplete (partial), the Procuring Eligible Organization must pay for each shipment as invoiced by Supplier unless the Procuring Eligible Organization has clearly specified "No Partial Shipment" on each purchase order.

F. **Payment of Taxes**. The Prices List under this Master Agreement do not include, and Procuring Eligible Organization shall reimburse Supplier for, any and all taxes and/or duties assessed against or payable by Supplier in connection

with the sale of Products and Services except for taxes imposed upon Supplier's net income. Unless the Procuring Eligible Organization provides a proof of tax exemption, taxes will be additive to the contracted price.

9. REIMBURSEMENTS

Reimbursement for travel and subsistence expenses actually and necessarily incurred by the Supplier in performance of this Master Agreement may be reimbursed with prior written approval from Procuring Eligible Organization's authorized representative. Provided that Supplier shall be reimbursed for travel and subsistence expenses in the same manner and in no greater amount then provided for in the current U. S. General Services Administration "GSA" Per Diem Rates or pursuant to Procuring Eligible Organization reimbursement policies.

10. SHIPPING

Supplier will ship products F.O.B. destination. Title to products shall pass to Procuring Eligible Organization upon delivery to the Procuring Eligible Organizations destination point. Risk of loss or damage to Products shall pass to Procuring Eligible Organization upon delivery to the Procuring Eligible Organization. Supplier shall bear the risk of loss with respect to returned products except for loss or damage directly attributable to the negligence of the Procuring Eligible Organization. Standard 3–5-day ground shipping will be included in the price of the equipment. All Products must be shipped fully configured with the required components unless otherwise specified.

11. PRODUCT DELIVERY

A. Unless otherwise agreed to by Procuring Eligible Organization and Supplier, Supplier agrees to deliver Products to Procuring Eligible Organization within thirty (30) days after receipt of a valid Order. If delivery cannot be made within thirty (30) calendar days, Supplier will notify Procuring Eligible Organization within five (5) business days following Order placement, and Procuring Eligible Organization, as its exclusive remedy, can cancel the order by written, electronic, or facsimile notification. Failure of the Supplier to adhere to delivery schedules as specified or to promptly replace defective Product shall render the Supplier liable for all costs in excess of the contract price when alternate procurement is necessary. Suppliers acknowledge that all locations of any particular Eligible Organization may not be within the MHEC region.

B. If deliveries prove to be unsatisfactory, or other problems arise, MHEC reserves the right to delete Product or Services from this Master Agreement and/or cancel Master Agreement. Similarly, if deliveries prove to be unsatisfactory or other problems arise under the agreement for a Procuring Eligible Organization, the Procuring Eligible Organization retains all of its remedies for a default. Failure of MHEC or the Procuring Eligible Organization to exercise its rights of termination for cause or other remedies for default due to a Supplier's failure to perform as required in any instance shall not constitute a waiver of termination rights or other default remedies in any other instance.

C. Suppliers may choose to deliver Products electronically where practicable. This option must be under the independent control of each Procuring Eligible Organization.

12. PRICE GUARANTEES

With the exclusion of any APEX Custom, Flex on Demand Service, and APEX Branded Services offerings, all Procuring Eligible Organizations shall pay the lowest prices for Products and Services contained in the Suppliers Retail Price List and the corresponding Discount Category Pricing which shall be attached to the Master Agreement as Exhibit A. All Products and Services discounts as set forth in the Discount Category Pricing shall not decrease throughout the term of this Master Agreement. When Eligible Organizations purchase under this Master Agreement, Supplier shall not sell Products or Services to Eligible Organizations at prices higher than those awarded via this Master Agreement. If available, promotional prices, higher discounts, and volume discounts may be offered under this Master Agreement to Procuring Eligible Organization at the time of purchase. Eligible Organizations may inquire from Supplier if such promotions are available. Notwithstanding the above, any price guarantees set forth in this Section 12, shall not apply to any APEX Custom, Flex on Demand Service, and APEX Branded Services offerings unless otherwise agreed to in a separate written agreement by the Supplier and Eligible Organization.

13. PRODUCT PRICING

Dell agrees to maintain Product Pricing in accordance with the following provisions:

A. Retail Price List for all Equipment, Software and Documentation will be set forth at http://ftpbox.us.dell.com/slg/weekly/dellpricereport.pdf. Changes to retail prices generally take effect immediately, and Dell reserves the right to change retail prices at any time.

B. **Discount Category Pricing.** The prices for Products are the Retail Price List less applicable discount as specified in Exhibit A. Except as set forth in Section 12 "Price Guarantees" or Section 48 "Administrative Reporting and Fees," the discount percentages set forth in Exhibit A shall remain firm during the term of this Master Agreement. Dell shall add new Product(s) to Retail Price List as new Product(s) become available for sale. The pricing for all new Products shall be at the price discount levels provided herein, or as agreed to by the Parties.

C. Dell may revise or discontinue Product offerings at any time without prior notice to MHEC. A change in a Product may occur between the time that Procuring Eligible Organization orders a Product and the time that Dell ships the Product. As a result, Products shipped may display minor differences from the Products Procuring Eligible Organization ordered, but they will meet or exceed all material specifications of the Products Procuring Eligible Organization ordered.

D. Products purchased shall be new, current models manufactured with 100% new OEM parts. All Products should be offered in current production as of the date of the award. For purpose of this Master Agreement, "current production" shall mean that the equipment model is being manufactured as new equipment for the United States market. Dell will delete obsolete and discontinued Products from the Retail Price List on a timely basis.

E. Prices will be F.O.B. destination (interior/ground floor or inside dock), and freight pre-paid and allowed, to any and all locations of the Procuring Eligible Organization. Prices must include all packing, freight, insurance charges and installation/operation manuals.

14. SERVICE PRICING

Dell agrees to maintain the Service Pricing in accordance with the following provisions:

A. For any standard Services, in which the Services and corresponding SKU are on Retail Price List, the pricing will be as described in the Products Section for Category Discount Pricing, and the applicable discount percentage as noted in Exhibit A will apply. Except as set forth in Section 12, "Price Guarantees" or Section 48 "Administrative Reporting and Fees," the discount percentage set forth in Exhibit A shall remain firm for the term of the Master Agreement.

B. For any custom Services that are not included on the Retail Price List, the prices for such Services purchased under this Master Agreement will be as mutually agreed upon by both Dell and Procuring Eligible Organization and as set forth in a Dell quote or an applicable SOW or negotiated agreement.

C. Specific geographic restrictions on the availability of Services must be conveyed to the Procuring Eligible Organization.

D. Dell may offer a direct or indirect leasing and financing programs through Dell Financial Services L.L.C. ("DFS") and/or Pharos Financial Services ("Pharos") as a separate lease or financing offering under either a separate (i) Payment Agreement ("PA"); or (ii) Master Lease Agreement ("MLA") executed with DFS or Pharos . Any Products that are leased or financed through DFS or Pharos are subject to the terms and conditions of the PA or MLA only, copies of which are attached hereto as Exhibit E. Eligible Organizations shall negotiate the terms and conditions of such contracts with DFS or Pharos directly, including, but not limited to, the PA or MLA, any lease schedule ("Schedule"), and any other lease or finance documentation as applicable. DFS and Pharos offer state and local governments a variety of leasing and financing options under its PA and MLA. The Parties recognize that the PA, MLA, and any corresponding Schedule(s) entered into by the Parties thereunder are separate and independent agreements between the Eligible Organization and DFS or Pharos as applicable, with the terms thereof constituting the entire agreement for such leasing or financing. To the extent of any conflict or inconsistency between the terms of the PA or MLA and the terms of this Agreement, the terms and conditions of the PA or MLA will prevail for any such lease or finance purchases only. For the purposes of this Agreement,

it is noted that DFS and Pharos are separate and distinct entities. The PA, MLA, Schedules, and other leasing and financing documentation as applicable are attached as Exhibit E.

E. Dell may offer a direct or indirect flexible consumption-based models as an alternative flexible payment solution under a separate Master Flexible Consumption Agreement ("MFCA") with Dell. Any flexible payment solutions will be subject to the terms and conditions of the MFCA only, a copy of which is attached hereto as Exhibit F. Eligible Organizations shall negotiate the terms and conditions of such flexible payment-solution with Dell Financial Services L.L.C. ("DFS") directly, including, but not limited to, the MFCA, any flexible consumption schedule ("Schedule"), and any other documentation that may be required for such transaction. Dell offers state and local governments a variety of consumption-based payment solutions under the MFCA that are designed to help optimize IT spend and solve business challenges. The Parties recognize that the MFCA and any Schedule entered into by the Parties thereunder are separate and independent agreements between the Eligible Organization and Dell, with the terms thereof constituting the entire agreement for such flexible consumption. To the extent of any conflict or inconsistency between the terms of the MFCA and the terms of this Agreement, the terms, and conditions of the MFCA will prevail for consumption-based offerings only. The MFCA, sample Schedules, and any other documentation that may be applicable are attached as Exhibit F.

F. Any purchase by Procuring Eligible Organizations of IT-as-a-Service is pursuant to the terms of the Dell Services Description accompanying the Services and the Services Acceptable Use Policy, are set forth in Exhibit C - APEX Agreement.

15. LICENSE AND PROPRIEERY RIGHTS

The terms applicable to any software are in its license agreement, included with the Software media packaging, or presented to Procuring Eligible Organization during the installation or use of the Software. For Dell branded System Software, Procuring Eligible Organization's rights to use the Software delivered by Supplier are governed by the terms of the applicable end-user license agreement. Unless different terms have been agreed between the parties, the terms posted on www.dell.com/eula (the "EULA") shall apply. Notwithstanding anything to the contrary in the EULA, as between Eligible Organization and Supplier, this EULA shall be governed and construed in accordance with the laws of the state where the Eligible Organization resides. Dell will provide a hard copy of the applicable terms upon request. Unless expressly otherwise agreed, microcode, firmware or operating system software required to enable the Equipment with which it is shipped to perform its basic or enhanced functions, is licensed for use solely on such Equipment. If a separate license agreement exists between Procuring Eligible Organization and the manufacturer or the owner of the Software, that license agreement will control and will apply according to its terms and conditions.

16. PROPRIETARY RIGHTS

All right, title, and interest in and to the intellectual property (including all copyrights, patents, trademarks, trade secrets, and trade dress) embodied in the Software, Products, Deliverables and all content and other items included with or as part of the Products, Services, Software, or Deliverables, such as text, graphics, logos, button icons, images, audio clips, information, data, feedback, photographs, graphs, videos, typefaces, music, sounds, and software, as well as the methods by which any Services are performed and the processes that make up the Services, shall belong solely and exclusively to Supplier or its suppliers or licensors, and Procuring Eligible Organization shall have no rights whatsoever in any of the above, except as expressly granted in this this Master Agreement.

17. WARRANTIES

Unless otherwise expressly provided, Products or Services provided by the Supplier shall be warranted for a minimum period provided in the next preceding paragraphs.

A. **Equipment Warranty.** Supplier warrants that Equipment, under normal usage and with regular recommended service, will be free from material defects in material and workmanship, and that Equipment will perform substantially in accordance with the corresponding standard documentation issued by Supplier for the applicable Equipment. Unless

provided otherwise in a Schedule, additional terms governing the limited warranties for Equipment are found at https://www.dell.com/learn/us/en/uscorp1/terms-of-sale-commercial-and-public-sectorwarranties?c=us&l=en&s=corp or in the applicable documentation or Product Notice for the specific Equipment. Supplier's entire liability for a breach of this warranty shall be for Supplier, at its option and cost, to repair or to replace the affected Equipment, and, if Supplier is unable to effect such within a reasonable time, then Supplier will refund the amount Procuring Eligible Organization paid for the affected Equipment as depreciated on a straight-line basis over a 5-year period, upon return of such Equipment to Supplier.

B. **Software Warranty.** The following terms apply to the specific Software ("Warranted Software") listed in the table located at https://www.dellemc.com/content/dam/digitalassets/active/en/unauth/manualwarranty-informations/h4276-emc-prod-warranty-maint-table.pdf (the "Software Warranty Table"). Supplier warrants that Warranted Software will substantially conform in all material respects to its then current documentation during the applicable warranty period specified in the Software Warranty Table (the "Software Warranty Period"). Any breach of this warranty must be reported to Supplier during the Software Warranty Period. Procuring Eligible Organization's sole and exclusive remedy and Supplier's entire liability for a breach of this warranty is for Supplier, at its sole discretion, to either use commercially reasonable efforts to remedy the non-conformance or to terminate the license for the affected Software and provide a pro-rata refund of the license fees received by Supplier for such Software.

C. **Services Warranty.** Supplier will perform Services in a workmanlike manner in accordance with generally accepted industry standards. Procuring Eligible Organization must notify Supplier of any failure to so perform within 10 days after the date on which such failure first occurs. In such case, Supplier will use reasonable efforts to correct such failure within a reasonable period of time. If, after reasonable efforts, Supplier is not able to correct such deficiencies for reasons for which Supplier is responsible, then Procuring Eligible Organization may terminate the affected Services for cause by providing written notice to Supplier.

D. **Limitations.** The warranties set forth in this Section 17 do not cover problems that arise from: (i) accident or neglect by Procuring Eligible Organization or any third party; (ii) any third party items or services with which the Product is used or other causes beyond Supplier's control; (iii) installation, operation or use not in accordance with Supplier's instructions and the applicable documentation; (iv) use in an environment, in a manner or for a purpose for which the Product was not designed; (v) modification, alteration or repair by anyone other than Supplier personnel or (vi) causes attributable to normal wear and tear. Supplier has no obligation for: (1) Software installed or used beyond the licensed use, or (2) Product whose original identification marks have been altered or removed. Products and Services are not fault-tolerant and are not designed or intended for use in hazardous environments requiring fail-safe performance, such as any application in which the failure of the Products or Services could lead to death, bodily injury, or physical or property damage (collectively, "High-Risk Activities"). Supplier expressly disclaims any express or implied warranty of fitness for High-Risk Activities.

E. **Warranty Disclaimer.** Other than the warranties set forth in this Section 17 and the Schedules, and to the maximum extent permitted by applicable law, Supplier and Supplier Affiliates: (i) make no other express warranties; (ii) disclaim all implied warranties, including merchantability, fitness for a particular purpose, non-infringement; and (iii) disclaim any warranty arising by statute, operation of law, course of dealing or performance or usage of trade.

F. **Third-Party Products and Services Warranties.** Dell does not warrant Third-Party Products or Services. Any warranty provided on Third-Party Product(s) or Service(s) is provided by the publisher, original manufacturer, or service provider and may vary from product to product or service to service. Such warranties shall be provided to the Procuring Eligible Organization with the Third-Party Products and Services.

G. **Transfer of Title.** Dell warrants that Procuring Eligible Organization shall acquire good and clear title to Dell-branded Products being purchased under this Master Agreement, free and clear of all liens and encumbrances. For any non-Dell branded Products, Dell warrants that it has the right to provide such Products to the Procuring Eligible Organization.

18. TERMINATION

A. At any time MHEC may terminate this Master Agreement, in whole or in part, by giving Dell ninety (90) days written notice; provided however, neither MHEC nor Eligible Organization has the right to terminate a specific Order for

convenience after the Product has begun production or been shipped for such Products that don't require production. At any time, Dell may terminate this Master Agreement, in whole or in part, by giving MHEC ninety (90) days written notice. Such termination shall not relieve Dell of any warranty or other service obligations incurred under the terms of this Master Agreement.

B. Either Party may terminate this Master Agreement for cause based upon material breach of the Master Agreement by the other Party, provided that the non-breaching Party shall give the breaching Party written notice specifying the breach and shall afford the breaching Party a reasonable opportunity to correct the breach. If within thirty {30) days after receipt of a written notice the breaching Party has not corrected the breach or, in the case of a breach that cannot be corrected in thirty (30) days, begun, and proceeded in good faith to correct the breach, the nonbreaching Party may declare the breaching Party in default and terminate the agreement effective immediately. The non-breaching party shall retain any and all remedies available to it under the law.
C. In the event that either Party be adjudged insolvent or bankrupt by a court of competent jurisdiction, or upon the institution of any proceedings by or against it seeking relief, reorganization or arrangement under any laws relating to insolvency, or upon any assignment for the benefit of creditors, or upon the appointment of a receiver or trustee of any of its property or assets, or upon the liquidation, dissolution or winding up of its business, then and in any such event this Master Agreement may immediately be terminated or cancelled by the other Party hereto.
D. In the event this Master Agreement expires or is terminated for any reason, a Procuring Eligible Organization shall retain its rights in all Product and Services accepted prior to the effective termination date or ordered before the effective termination date and ultimately accepted.
E. Procuring Eligible Organization or Dell may terminate an Order under this Master Agreement for cause based upon material breach of the Order or Master Agreement by the other, provided that the non-breaching party shall give the breaching party written notice specifying the breach and shall afford the breaching party a reasonable opportunity to correct the breach. If within 30 days after receipt of a written notice the breaching party has not corrected the breach, or in the case of a breach that cannot be corrected in 30 days, begun, and proceeded in good faith to correct the breach, the non-breaching party may terminate the Order effective immediately. The non-breaching party shall retain any and all remedies available to it under the law. A breach and any resulting termination of an Order under this Section 18 E shall have no effect on any other Order made by any other Eligible Organization.

19. NON-APPROPREATIONS

This provision applies only to publicly funded Eligible Organizations. The terms of this Master Agreement and any Order issued for multiple years under this Master Agreement is contingent upon sufficient appropriations being made by the legislature or other appropriate governing entity. Notwithstanding any language to the contrary in this Master Agreement or in any purchase order or other document, Procuring Eligible Organization may terminate its obligations under this Master Agreement if sufficient appropriations are not made by the governing entity to pay amounts due for multiple year agreements. The Procuring Eligible Organization's decision as to whether sufficient appropriations are available shall be accepted by Dell and shall be final and binding. A Procuring Eligible Organization shall provide sixty (60) days' notice, if possible, of its intent to terminate this contract for non-appropriation. The Procuring Eligible Organization shall send to Dell a notice of its Governing Body's decision not to appropriate funds for the installment sale payments for the subsequent fiscal year. Such termination shall relieve the Procuring Eligible Organization, its officers and employees from any responsibility or liability for the payment of any future Orders. However, all outstanding invoices from Dell will be paid by the Procuring Eligible Organization.

20. PATENT, COPYRIGHT, TRADEMARK AND TRADE SECRET INDEMNIFICATION

Supplier will indemnify, defend, and hold MHEC and Eligible Organization harmless from any third-party claim that any Supplier-branded Product or Service provided to Eligible Organization pursuant to this Master Agreement infringes on another person's or entity's United States patent, copyright, trade secret or any other proprietary right of a third party. Supplier will have no obligation under this section with respect to any Claim of infringement resulting from (a) Services performed, or Product provided, pursuant to Eligible Organization's specification or design; (b) an Eligible Organization's unauthorized modification of a Product; or (c) any combination, operation, or use of the Product with systems other than

those provided by Supplier to the extent that such a Claim is caused by such modification, combination, operation, or use of the Product. Following notice of a Claim or a threat of actual suit, Supplier will, at its own expense and option, (1) resolve the claim in a way that permits continued ownership and use of the affected Product or Service; (2) provide a comparable replacement at no cost; or (3) in the case of a Product accept return of the Product, freight collect, and provide a reasonable depreciated refund and in the case of a Service, provide a refund less a reasonable adjustment for beneficial use, but in no event shall refund of Product or Service relieve Supplier from its obligations to defend and indemnify MHEC and Eligible Organizations.

21. INDEMNIFAICATION

Supplier will indemnify, protect, save and hold harmless MHEC and Eligible Organizations, as well as the representatives, agents and employees of MHEC and Eligible Organizations, from any and all third party claims or causes of action related to a claim of personal injury or damage to tangible property, including all reasonable attorneys' fees incurred by MHEC and/or Eligible Organizations, directly arising from intentionally wrongful actions or omissions or the negligent performance of the Master Agreement by Supplier, Supplier's agents, employees, or subcontractors. MHEC and/or Eligible Organization shall give Supplier written notice, by registered mail, promptly after it becomes aware of any claim to be indemnified hereunder. For state entities, Supplier will coordinate with state's attorney general as required by state law. Supplier will control the defense of any such claim or action at Supplier's own expense. MHEC and/or Eligible Organization agree that Supplier may employ attorneys of its own choice to appear and defend the claim or action and that MHEC and/or Eligible Organization shall do nothing to compromise the defense of such claim or action or any settlement thereof and shall provide Supplier with all reasonable assistance that Supplier may require

22. LIMITATION OF LIABILITY

Supplier shall not be liable to MHEC or any individual Eligible Organization for any direct damages in excess of $500,000 or the price of the Product(s) or Service(s) purchased per Order subject to such claim, whichever is greater. The foregoing limitation does not apply to any indemnification obligations under this Master Agreement or to damages resulting from personal injury or tangible property damage caused by Supplier's negligence or willful misconduct. NEITHER SUPPLIER, MHEC NOR ANY ELIGIBLE ORGANIZATION SHALL BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL OR PUNITIVE DAMAGES ARISING OUT OF OR RELATING TO THIS MASTER AGREEMENT, WHETHER THE CLAIM ALLEGES TORTUOUS CONDUCT (INCLUDING NEGLIGENCE) OR ANY OTHER LEGAL THEORY. SUPPLIER IS NOT RESPONSIBLE FOR LOSS OF OR RECOVERY OF DATA, PROGRAMS, OR LOSS OF USE OF SYSTEM(S) OR NETWORK OR EXCEPT AS SET FORTH IN THIS AGREEMENT, THE PROCUREMENT OF SUBSTITUTE PRODUCTS, SOFTWARE OR SERVICES.

THESE LIMITATIONS, EXCLUSIONS, AND DISCLAIMERS SHALL APPLY TO ALL CLAIMS FOR DAMAGES, WHETHER BASED IN CONTRACT, WARRANTY, STRICT LIABILITY, NEGLIGENCE, TORT, OR OTHERWISE, TO THE EXTENT PERMITTED BY APPLICABLE LAW. INSOFAR AS APPLICABLE LAW PROHIBITS ANY LIMITATION ON LIABILITY HEREIN, THE PARTIES AGREE THAT SUCH LIMITATION WILL BE AUTOMATICALLY MODIFIED, BUT ONLY TO THE EXTENT SO AS TO MAKE THE LIMITATION COMPLIANT WITH APPLICABLE LAW. THE PARTIES AGREE THAT THESE LIMITATIONS OF LIABILITY ARE AGREED ALLOCATIONS OF RISK CONSTITUTING IN PART THE CONSIDERATION FOR SUPPLIER PROVIDING PRODUCTS, SOFTWARE, OR SERVICES TO PROCURING ELIGIBLE ORGANIZATION, AND SUCH LIMITATIONS WILL APPLY NOTWITHSTANDING THE FAILURE OF ESSENTIAL PURPOSE OF ANY LIMITED REMEDY AND EVEN IF A PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH LIABILITIES OR FAILURES.

23. BACKGROUND CHECKS

At the sole discretion of the Eligible Organizations, Supplier may be requested to provide user background checks, depending on the information systems Supplier accesses or types of data Eligible Organization provides. Supplier then must submit the required background check information to Eligible Organization in a timely manner. Supplier will perform background investigations within the scope of the Suppliers current standard policies and practices for any Supplier employees or subcontractors entering upon an Eligible Organization premise, where legally acceptable and culturally permissible.

24. INSURANCE

Supplier will maintain the following insurance limits while performing any services under this Agreement: (a) Workers' Compensation Insurance for Contractor employees, including coverage required under the State's and Federal Laws; (b) Employer's Liability Insurance with limits of a minimum of: (i) $1,000,000 for each accident for bodily injury by accident, (ii) $1,000,000 for bodily injury by disease, and (iii) $1,000,000 for each employee for bodily injury by disease; (c) General Liability Insurance with limits of: (i) $1,000,000 per occurrence for bodily injury and property damage and shall provide proof of insurance to Eligible Organizations if requested. Eligible Organizations may require additional coverage consistent with applicable law, regulation, or policy. Supplier shall give MHEC and the procuring Eligible Organization a minimum of ten (10) days' notice prior to cancellation of policies.

25. CONFIDENTIALITY

As an instrumentality of state government, MHEC is subject to Public Record laws. As such, any provision that requires the terms of the contract, or specific information obtained during the term of the contract, to be kept confidential must be removed or modified to include "to the extent permitted by the law of relevant state." At a minimum, similar modifications may be required for public Eligible Organizations.

A. While Dell is providing Services hereunder, Eligible Organization or Dell may disclose to the other certain business information identified as confidential ("Confidential Information"). All such information shall be marked or otherwise designated as "Confidential" or "Proprietary". In order for such information to be considered Confidential Information pursuant to this Section 25 of the Master Agreement, it must conform to the data practices laws or similar type laws of the State in which the Eligible Organization is located or was founded. Information of a proprietary nature which is disclosed orally to the other party shall not be treated as Confidential Information unless it is stated at the time of such oral disclosure that such information is Confidential Information and such information is reduced to writing and confirmed as Confidential Information to the recipient within ten (10) days after oral disclosure. Both Eligible Organization and Dell agree that, with respect to Confidential Information it receives (as "Recipient") from the other (as a "Discloser") in connection with this Master Agreement or an Order pursuant to this Master Agreement, that it (i) will use such Confidential Information solely for the purposes contemplated by the Master Agreement or an Order placed under this Master Agreement, (ii) shall not use any such Confidential Information for any other purpose and in particular shall not so use such Confidential Information in any manner either to the detriment of the Discloser or for the benefit of the Recipient or any third party, and (iii) shall receive and hold such Confidential Information in trust and confidence for the benefit of the Discloser
B. Each Party will make reasonable efforts not to disclose the other Party's Confidential Information to any third party, except as may be required by law, unless such Confidential Information: (i) was in the public domain prior to, at the time of, or subsequent to the date of disclosure through no fault of the non-disclosing party; (ii) was rightfully in the non-disclosing party's possession or the possession of any third party free of any obligation of confidentiality; or (iii) was developed by the non-disclosing party's employees or agents independently of and without reference to any of the other party's Confidential Information. Confidential Information shall remain the property of and be returned to the Disclosure (along with all copies or other embodiments thereof) within fifteen (15) days of (a) the termination or completion of the Order under this Master Agreement, or (b) the earlier receipt by the Recipient from the Discloser of a written demand following a breach by Eligible Organization or Dell of this Master Agreement or an Order under this Master Agreement directing that Confidential Information described generally or specifically in such demand be returned to the Discloser.
C. In such cases where Confidential Information is required to be disclosed to a third party for purposes of providing Services, all disclosure of Confidential Information will be in accordance with the separate nondisclosure agreement between Dell and the third party.

D. If a separate, written nondisclosure agreement exists between Eligible Organization and Dell, that agreement will control and will apply according to its terms and conditions to all Confidential Information the parties exchange with each other.
E. Notwithstanding anything to the contrary in this Agreement or amendment to this Master Agreement, both Eligible Organization and Dell agree to comply with the data practices or similar type laws of the State in which Eligible Participant is located or founded, to the extent applicable to the scope of services performed by Supplier.

26. USE OF FEDERAL CONTRACTS OR GRANTS

Where Federal Contracts or Grants provide funding to Eligible Organizations, it is the responsibility of the Supplier and the Eligible Organization to comply with all Federal Acquisition Regulations (FAR) applicable laws and regulations applicable to Supplier's performance under this Master Agreement by completing any applicable certifications and disclosures. When Federal Contract or Grant funds are used by Procuring Eligible Organization purchases under this Agreement, which exceed $25,000, certification must be provided in writing that the Supplier is not debarred, suspended, or proposed for debarment by the Federal Government.

27. COMPLIANCE WITH APPLICABLE LAWS

(a) Supplier warrants that both in submission of its proposal and performance of any resultant contract that Supplier shall comply with federal laws, rules and regulations applicable to Subcontractors of government contracts including those relating to equal employment opportunity and affirmative action in the employment of minorities (Executive Order 11246), women (Executive Order 11375), persons with disabilities (29 USC 706 and Executive Order 11758), and certain veterans (38 USC 4212 formerly [2012]) contracting with business concerns with small disadvantaged business concerns (Publication L. 95-507). Contract clauses required by the Government in such circumstances are incorporated into any resulting agreement by reference. (b) Supplier warrants and agrees to abide by all applicable federal and state laws, regulations and Executive Orders pertaining to equal opportunity. In accordance with such laws, regulations, and executive orders, Supplier agrees that it does not discriminate on the grounds of race, color, religion, national origin, sex, age, veteran status, or handicap. If Supplier is found to be not in compliance with applicable Federal or state requirements during the life of the Master Agreement, Supplier agrees to take appropriate steps to correct these deficiencies. (c) Supplier warrants that both in submission of its proposal and performance of any resultant contract that Supplier will comply with all applicable federal, state, and local laws, regulations, rules, and/or ordinances.

Dell shall comply with all applicable laws and governmental regulations, which by their terms, apply to Dell performance under an Order pursuant to this Master Agreement. Eligible Organization agrees to comply with all applicable laws and governmental regulations in connection with this Master Agreement. MHEC agrees to comply with all applicable laws and governmental regulations in connection with this Agreement.

28. NON-DISCRIMINATION

Supplier agrees to abide by all applicable Federal and state laws, regulations, and executive orders pertaining to equal employment opportunity. In accordance with such laws, regulations, and executive orders pertaining to equal employment opportunity, Supplier and all its Subcontractors shall agree that it does not discriminate on the grounds of race, color, religion, national origin, sex, age, disability, genetic information, or veteran status. Supplier shall comply with federal and state laws, rules, and regulations applicable to Subcontractors of government contracts including those relating to equal employment of minorities, women, persons with disabilities, and certain veterans. Contract clauses required by the United Sates Government in such circumstances are incorporated herein by reference.

29. FERPA AND OTHER PRIVACY LAWS

Where applicable to the scope of Services Supplier is providing, and only to the extent directly applicable to Supplier and its Services, Supplier agrees to comply with the Family Education Rights and Privacy Act (FERPA), the Health Insurance Portability and Accountability Act (HIPPA), the Gramm-Leach Bliley Act (GLBA) and all other applicable state and federal privacy laws to the extent applicable to any product or service provided to Eligible Organizations. To the extent an Eligible

Organization discloses any information to Supplier subject to the aforementioned privacy laws, Eligible Organization agrees to advise Supplier of the disclosure of such information; and Eligible Organization represents and warrants to Supplier that it has obtained any required consents to disclose such information. In addition, to the extent that Supplier becomes a Business Associate as defined in HIPAA, both Supplier and Eligible Organization acknowledge that a separate mutually agreeable Business Associate Agreement may be required and will govern according to its terms.

With regard to FERPA, for purposes of this Agreement, Supplier is a contractor or outside service provider with whom the Procuring Eligible Organization has outsourced institutional services or functions that it would otherwise use employees to perform. For purposes of FERPA, the Procuring Eligible Organization has determined that Supplier, and its employees acting in the course of their employment under this Master Agreement, is a school official with a legitimate educational interest in obtaining access to education records and will only provide Supplier with access to those particular education records in which Supplier has a legitimate educational interest. Further, the Procuring Eligible Organization represents and warrants that it has obtained any required consents to disclose such records to Supplier and the Procuring Eligible Organization represents and warrants that it has or will make all required notifications required to disclose such records to Supplier. Supplier shall be under the direct control of the Procuring Eligible Organization with respect to its maintenance and use of personally identifiable information from education records provided under this Master Agreement. Supplier shall not further disclose any personally identifiable information from education records to any third party unless that third party likewise has a legitimate educational interest in obtaining access to education records and unless authorized to so further disclose by the Procuring Eligible Organization. For purposes of this Agreement, the Procuring Eligible Organization has determined that those Supplier contractors performing institutional services or functions that the Procuring Eligible Organization would otherwise use employees to perform shall have such legitimate educational interest in instances where contractor requires access to education records in order to fulfill its responsibilities under this Master Agreement. Such access shall be limited to the specific educational records necessary for the performance of services and in such instances, contractor shall have the same obligations pursuant to this section as Supplier and Supplier shall inform said contractors of its obligations. Supplier agrees to hold non-public information that is subject to FERPA requirements, which may include personally identifiable information, in strict confidence and agrees to implement and maintain safeguards to protect the security, confidentially and integrity of any such non-public personal information it receives from Procuring Eligible Organizations. Suppliers shall not disclose such non-public personal information received from or on behalf of Procuring Eligible Organization except as permitted or required by this Master Agreement or addendum, as required by law, or otherwise authorized in writing by Procuring Eligible Organization.

30. ACCESSIBILITY

Supplier agrees to comply with all applicable requirements of the Rehabilitation Act of 1973, as amended, 29 USC 794, including Sections 504 and 508, which prohibits discrimination on the basis of disabilities, and with the Americans with Disabilities Act of 1990 ("ADA"), as amended, 42 USC 12101 et seq., which requires the provision of accessible facilities and services. Goods and services provided by Supplier shall be accessible to individuals with disabilities to the greatest extent practical, but in no event less than the standards set forth by the state in which the Eligible Organization resides and federal accessibility laws. For web-based environments, services and content must conform to the Web Content Accessibility Guidelines ("WCAG") 2.0 AA (available at http://www.w3.org/WAI/intro/wcag.php).

31. DATA OWNERSHIP

Eligible Organization's data shall remain the exclusive property of Eligible Organization and Eligible Organization shall retain all rights, including intellectual property rights in and to such data. Supplier will use Eligible Organization's data only for the purpose of fulfilling its duties under the Master Agreement or an Order under the Master Agreement, and for Eligible Organization's sole benefit, and will not share such data with or disclose it to any third party without the prior written consent of Eligible Organization or as otherwise required by law.

32. ARBITRATION

MHEC shall reject arbitration clauses in any Master Agreement or license. That does not mean MHEC is unwilling to resolve disputes amicably. However, as an instrumentally of state government, if MHEC or Eligible Organization waives a right, such as the right to trail, it is waiving the public's right.

33. DEBARMENT AND SUSPENSION

Supplier represents and certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in the transaction (contract), by any government department or agency. If the Supplier cannot certify this statement, such Supplier must submit a written explanation. Furthermore, Supplier shall provide notice to MHEC if it becomes debarred or suspended at any point during the duration of this Master Agreement.

34. RECORDS AND AUDIT

Supplier agrees to maintain records directly related to the Orders, Invoices and Purchase Orders under this Master Agreement for a period of three (3) years or such term as required by applicable law from the date of receipt of final payment after termination of the Master Agreement. These records shall be subject to inspection, which maybe initiated no more than twice annually, at an agreed upon time and location, with reasonable advance notice, by Procuring Eligible Organization and appropriate governmental authorities within Procuring Eligible Organization's state. The Procuring Eligible Organization shall have the right to request copies of invoices either before or after payment. Payment under this Master Agreement shall not foreclose the right of the Procuring Eligible Organization to recover excessive or illegal payments.

35. FORCE MAJEURE

Neither Supplier nor MHEC nor Procuring Eligible Organization shall be liable to each other during any period in which its performance is delayed or prevented, in whole or in part, by a circumstance beyond its reasonable control, which circumstances include, but are not limited to, the following: act of God (e.g., flood, earthquake, wind); fire; war; act of a public enemy or terrorist; act of sabotage; epidemic; strike or other labor dispute; riot; piracy or other misadventure of the sea; embargo; inability to secure materials and or transportation; or, a restriction imposed by legislation, an order or a rule or regulation of a governmental entity. If such a circumstance occurs, the party unable to perform shall undertake reasonable action to notify the other parties of the same.

36. COMPLIANCE WITH LAWS AND EXPORT

Compliance with Laws. Procuring Eligible Organization and Supplier agree to comply with all laws and regulations applicable to such party in the course of performance of its obligations under this Master Agreement. Procuring Eligible Organization acknowledges that the Products, Software and Services provided under this Agreement, which may include technology, authentication and encryption, are subject to the customs and export control laws and regulations of the United States ("U.S."); may be rendered or performed either in the U.S., in countries outside the U.S., or outside of the borders of the country in which Procuring Eligible Organization or its systems are located; and may also be subject to the customs and export laws and regulations of the country in which the Products, Software and Services is rendered or received. Each party agrees to abide by those laws and regulations applicable to such party in the course of performance of its obligations under this Agreement. Procuring Eligible Organization also may be subject to import or re-export restrictions in the event Procuring Eligible Organization transfers the Products, Software or Deliverables from the country of delivery and Procuring Eligible Organization is responsible for complying with applicable restrictions. If any software provided by Procuring Eligible Organization and used as part of the Products, Software and/or Services contains encryption, then Procuring Eligible Organization agrees to provide Supplier with all of the information needed for Supplier to obtain export licenses from the U.S. Government or any other applicable national government and to provide Supplier with such additional assistance as may be necessary to obtain such licenses. Notwithstanding the foregoing, Procuring Eligible Organization is solely responsible for obtaining any necessary permissions relating to software that it exports. Supplier also may require export certifications from Procuring Eligible.

Organization for Procuring. Eligible Organization-provided software. Supplier's acceptance of any order for Products, Software and Services is contingent upon the issuance of any applicable export license required by the U.S. Government or any other applicable national government. Supplier Is not liable for delays or, failure to deliver Products, Software or Services resulting from Procuring Eligible Organization's failure to obtain such license or to provide such certification.

Regulatory Requirements. Supplier is not responsible for determining whether any Third-Party Product to be used in the Products, Software and Services satisfies the local: regulatory requirements of the country to which such Products, Software and Services are to be delivered performed, and Supplier shall not be obligated to provide any Products, Software and Services, where the resulting Products, Software, and Services is prohibited by law or does not satisfy the local regulatory requirements.

Excluded Data. Procuring Eligible Organization acknowledges that no part of the Products, Software, and Services is designed with security and access management for the processing "and/or storage of the following categories of date: (1) data that is classified and/or used on: the US, Munitions list, including software and technical data; (2) articles, services and related technical. data designated as defense articles and defense: services; (3) ITAR {international Traffic in Arms: 'Regulations) related data; and (4) except for personally identifiable information referenced in to Section 25 (Confidentiality) and Section 29 (FERPA) , personally identifiable information that is subject to heightened security requirements as a result of Procuring Eligible Organization's internal policies or practices, industry-specific standards or by law, (collectively referred to as "Excluded Data'). Procuring Eligible Organization hereby agrees that Procuring Eligible Organization is solely responsible for reviewing data that it will provide to Supplier for to which Supplier will have access to ensure that it does not contain Excluded Data.

37. CONFLICT OF INTEREST

Supplier warrants to the best of its knowledge and belief that it presently has no interest direct or indirect, which would give rise to organizational conflicts of interest. Supplier agrees that if an organizational conflict of interest is discovered during the term of this Master Agreement, it will provide disclosure to MHEC that shall include a description of the action Supplier has taken or proposes to take to avoid or mitigate such conflicts. If an organizational conflict of interest is determined to exist and is not timely resolved by Supplier, MHEC may, at its sole discretion, cancel this Master Agreement.

38. SUBCONTRACTORS

Supplier shall have the right to use Subcontractors to provide the Services described in this Master Agreement. If Supplier elects to use Subcontractors in the performance of custom professional Services under this Master Agreement, upon request, Supplier will provide a list of such Subcontractors in the associated Statement of Work (SOW). Notwithstanding the foregoing, the use of such Subcontractors shall not release Supplier from performing its obligations under this Master Agreement.

Supplier shall be liable for any damage or loss resulting from personal injury or damage to tangible property arising from the acts or omissions of its subcontractor while preforming services pursuant to this Master Agreement.

39. ASSIGNMENT

Neither party will assign its rights or delegate its obligations under this Master Agreement, in whole or in part, without the other party's prior written consent, and, absent such consent, any purported assignment or delegation by that party will be null, void and of no effect; provided, however, that either party may upon written notice assign this Master Agreement to another successor company pursuant to a corporate merger or reorganization or the sale or transfer of all or substantially all of its stock or assets. This Master Agreement will be binding upon and inure to the benefit of Supplier and MHEC and their successors and permitted assigns. Nothing in this Section 39 shall preclude Supplier from employing a Subcontractor in carrying out its obligations under this Master Agreement. Supplier use of such Subcontractors will not release Supplier from its obligations under this Master Agreement.

40. MHEC NOT LIABLE FOR ELIGIBLE ORGANIZATION

MHEC is not liable to Supplier for the failure of any Procuring Eligible Organization to make any payment or to otherwise fully perform pursuant to the terms and conditions of an Order and/or the Master Agreement. Supplier, in its sole discretion, may discontinue selling Products or Services to any Eligible Organization who fails to make payments or otherwise fully performs pursuant to the terms and conditions of the Master Agreement. MHEC does not guarantee that any Eligible Organization will utilize or make any purchase under the Master Agreement. An Eligible Organization shall not be responsible for any other Eligible Organization that executes its own Order under the Master Agreement.

41. INDEPENDENT CONTRACTORS

MHEC and Supplier acknowledge and agree that the relationship arising from this Master Agreement does not constitute or create any joint venture, partnership, employment relationship or franchise between them, and the parties are acting as independent contractors in making and performing this Master Agreement. Supplier and its agents and employees are independent contractors and are not employees of MHEC or any Eligible Organization. Supplier has no authorization, express or implied to bind MHEC or any Eligible Organization to any agreements, settlements, liability or understanding whatsoever, and agrees not to perform any acts as agent of MHEC or any Eligible Organization, except as expressly set forth herein.

42. VENDOR REPRESENTATIVE

Supplier shall assign a senior level representative who shall be the primary MHEC contact for all matters related to all sales and marketing efforts of this Master Agreement.

43. NOTIFICATION

A. **Between the parties:** Whenever under the terms of this Master Agreement any notice is required or permitted to be given by one party to the other, such notice shall be given in writing and shall be deemed to have been sufficiently given for all purposes hereof if given by facsimile, email, or mail, postage prepaid, to the parties at the addresses set forth below, or at such other address as the parties may direct in writing from time to time:

To MHEC:	**To Supplier:**
105 Fifth Avenue South	One Dell Way
Suite 450	Contract Department
Minneapolis, Minnesota 55401	Round Rock, Texas 78682
Attn: Nathan Sorensen, Director of government contracts Email: nathans@mhec.org	Attn: Contract Manager Dell_Legal_Notices@Dell.com
Fax: 612-767-3353	Fax: 512-283-9092

Changes in the above information will be given to the other party in a timely fashion.

B. **Between Eligible Organization:** Notices shall be sent to Eligible Organization's business address. The term "business address" shall mean the "Bill to" address set forth in an invoice to Eligible Organization.

44. MARKETING

Dell will assist MHEC in developing and implementing appropriate marketing strategies including seminars, printed materials and a full service, on-line MHEC-specific web site to receive information on products, supplies, services, and prices and to place Orders.

45. ANNOUNCEMENTS AND PUBLICITY

Any announcements and publicity given to MHEC (or an Eligible Organization) resulting from this Master Agreement must receive the prior approval of MHEC (or Eligible Organization). Such approval shall not be unreasonably withheld. Dell will not make any representations of MHEC's (or an Eligible Organization's) opinion or position as to the quality of effectiveness of the Products, supplies and/or Services that are the subject of this Master Agreement without the prior written consent of MHEC (or Eligible Organization), which shall not be unreasonably withheld.

46. WEB SITE MAINTENANCE

Dell agrees to maintain and support Internet website(s) for access to the Retail Price List, Product descriptions, Product specifications, Service descriptions, Service specifications and other aids in accordance with instructions provided by MHEC. In addition, Dell will provide electronic commerce assistance for the electronic submission of purchase orders, purchase order tracking and reporting. Dell shall notify MHEC when there are additions and/or deletions made to the list of Resellers.

47. OVERSIGHT COMMITTEE

An oversight committee comprised of representatives of Eligible Organizations shall be appointed by MHEC to assist and support MHEC and Supplier in developing and refining the implementation of a Master Agreement in the Compact member states. This shall include, but not be limited to, assistance with marketing strategies, representing the interests of Eligible Organizations in assuring quality and timely products and services; and to advise the successful Supplier on the effectiveness of its implementation progression. There will be an annual meeting between successful Supplier and MHEC (and perhaps members of the oversight committee) to perform a business review. In addition, Supplier must attend on-site meetings on an ad hoc basis if requested by the contract manager to address contract performance issues.

48. ADMINISTRATIVE REPORTING AND FEES

On a calendar-quarterly basis (where quarter one is January 1 – March 31 and the quarter one report is due by April 30), Dell will, in a timely manner, make available to MHEC utilization reports and information generated by this Master Agreement, reflecting net Product and Service sales to Eligible Organizations. The information and reports shall be accompanied with a check payable to the Midwestern Higher Education Commission for an amount equal to one and a half percent (1.50%) of the net Product and Service sales for that quarter period (the "Fee"). MHEC, from time to time may provide a written request to Dell to change the percentage of the Fee it will receive as a result of this Master Agreement. Any change in the Fee may also require a change in the Product or Service pricing.

49. ENFORCEMENT OF AGREEMENT

A party's failure to require strict performance of any provision of this Master Agreement shall not waive or diminish that party's right thereafter to demand strict compliance with that or any other provision. No waiver under this Master Agreement will be valid or binding unless set forth in writing and duly executed by the party against whom enforcement of such waiver is sought. Any such waiver will constitute a waiver only with respect to the specific matter described therein and will in no way impair the rights of the party granting such waiver in any other respect or at any other time. Any delay or forbearance by either party in exercising any right hereunder will not be deemed a waiver of that right.

50. SEVERABILITY

If any provision of this Master Agreement is invalid or unenforceable for any reason in any jurisdiction, such provision will be construed to have been adjusted to the minimum extent necessary to cure such invalidity or unenforceability. The invalidity or unenforceability of one or more of the provisions contained in this Master Agreement will not have the effect of rendering any such provision invalid or unenforceable in any other case, circumstance, or jurisdiction, or of rendering any other provisions of this Master Agreement invalid or unenforceable whatsoever.

51. APPLICABLE LAW

A. As between MHEC and Supplier, this Master Agreement shall be construed in accordance with, and its performance governed by, the laws of the State of Minnesota; and venue for all legal proceedings arising out of this Master Agreement, or breach thereof, shall be in a state or federal court with competent jurisdiction located in the State of Minnesota.
B. As between Eligible Organization and Supplier, this Master Agreement or any Order placed under this Master Agreement shall be construed in accordance with, and its performance governed by, the laws of the state in which Eligible Organization resides. Venue for all legal proceedings arising out of this Agreement or any Order placed under this Master Agreement, or breach thereof, shall be in a state or federal court with competent jurisdiction located in the state in which the Eligible Organization resides.
C. As between Eligible Organization, MHEC, and Supplier, this Master Agreement or any Order placed under this Master Agreement shall be construed in accordance with, and its performance governed by, the laws of the state in which Eligible Organization resides. Venue for all legal proceedings arising out of this Agreement or any Order placed under this Master Agreement, or breach thereof, shall be in a state or federal court with competent jurisdiction located in the state in which the Eligible Organization resides.

52. SOVEREIGN IMMUNITY

Notwithstanding anything to the contrary in this Master Agreement or Order under this Master Agreement, this Master Agreement shall not be construed to deprive an Eligible Organization of its applicable sovereign immunity, or of any legal requirements, prohibitions, protections, exclusions, or limitations of liability applying to this Master Agreement or afforded by Eligible Organizations' state laws applicable to Eligible Organization.

53. SURVIVAL

Certain paragraphs of this Master Agreement including but not limited to indemnification; and limitation of liability shall survive the expiration of this Master Agreement. Software license, warranty and service agreements, and non-disclosure agreements that were entered into under terms and conditions of this Master Agreement shall survive this Master Agreement.

54. AMENDMENTS

Except as provided in Section 5 Order of Precedent; this Master Agreement shall only be amended by written instrument executed by the parties.

55. SCOPE OF AGREEMENT

This Master Agreement incorporates all of the agreements of the parties concerning the subject matter of this Master Agreement, and all prior agreements have been merged into this Master Agreement. No prior agreements, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless embodied in this Master Agreement.

56. INVALIED TERM OR CONDITION

If any term or condition of this Master Agreement shall be held invalid or unenforceable, the remainder of this Master Agreement shall not be affected and shall be valid and enforceable.

57. MISCELLANEOUS

All Parties to this Master Agreement may retain a reproduction (e.g., electronic image, photocopy, facsimile) of this Master Agreement that shall be considered an original and shall be admissible in any action to enforce this Master Agreement. Dell may accept this Master Agreement either by its authorized signature or a signed Order. Except as provided for in this Master Agreement, all changes to this Master Agreement must be made in writing signed by both Parties; accordingly, any additional terms on the Procuring Eligible Organization's ordering documents shall be of no force or effect.

The Parties, by their representatives signing below, agree with the terms of this Master Agreement and further certify that their respective signatories are duly authorized to execute this Agreement.

	Midwestern Higher Education Commission	**Dell Marketing L.P.**
Signature:	Susan G Heegaard Susan G Heegaard (Apr 11, 2022 16:22 CDT)	Alyssa Sayles
Name:	**Susan Heegaard**	Alyssa Sayles
Title:	**President**	Contract Administrator
Address:	**105 Fifth Avenue South Suite 450** **Minneapolis, Minnesota, 554401**	**One Dell Way, RR 8-07** **Round Rock, Texas 78682**
Date:	Apr 11, 2022	Apr 7, 2022

Exhibit A – Discount Category Pricing
Exhibit B – U. S. Return Policy
Exhibit C – APEX Agreement
Exhibit D – APEX Service Offering
Exhibit E –Leasing and Finance Information

- Dell Financial Services L.L.C. Master Lease Agreement and Lease Schedules – Public Entity
- Dell Financial Services L.L.S. Master Lease Agreement and Lease Schedules – Private/Commercial Entity
- Pharos Financial Services Master Lease Agreement and Lease Schedules – Public Entity
- Pharos Financial Services Master Lease Agreement and Lease Schedules – Private/Commercial Entity
- Dell Financial Services L.L.C. Payment Agreement – Public Entity
- Dell Financial Services L.L.C. Payment Agreement – Private/Commercial Entity
- Pharos Financial Services Payment Agreement – Public Entity
- Pharos Financial Services Payment Agreement – Private/Commercial Entity

Exhibit F – Flex on Demand (FOD) Information

- Master Flexible Consumption Agreement and Schedules – Public Entity
- Master Flexible Consumption Agreement and Schedules– Private/Commercial Entity

Exhibit A – Discount Category Pricing

PRICING – DISCOUNT OFF LIST

The table below provides the minimum Discount Off List (DOL) for each product category. Our Account Teams work with customers to ensure that orders use the correct contract codes, which will prepopulate the minimum discount levels.

Product Category	Product Category Classifications	Proposed Discount
A	Chrome; Cloud Client; Cloud Products; Consumer Chrome; Customer Kits (including some non-tied Monitors); Dell Storage OEM; Dell-Branded Memory; Fixed Workstations; Internet of Things (IOT); Latitude; Mobile Workstations; OptiPlex; PowerEdge Servers; Software - Server and Other; Software - Storage	18.00%
F	Dell Branded Printer Accessories, Parts, and Toner	1.50%
H	BTX, Prebuilt – Ready to Ship Systems	6.00%
M	3rd Party Software & Peripherals - Mainstream Products Third Party - Mainstream	6.00%
R	CFI / Configuration Services; Selected Services	4.00%
S	Alienware Notebooks; Converged Infrastructure; Data Protection Appliance; Data Protection Software; Data Security Solutions; Dell Networking; Dell Storage PS, Dell Storage SC; Dell|EMC; Displays; Hyper Converged Infrastructure; OEM Networking; Personal Notebooks; Projectors/Monitors/Other Electronics; Storage Entry; Storage High End; Storage Integrated Offer; Storage Mid Range; Storage Unstructured; Tablets; Vostro Notebooks; XPS Notebooks	3.00%
U	Spare Parts	0.50%
V	Peripherals and Services with discounts that vary based upon the system in which the item is installed	Varies per base SKU
X	Third Party – Non-Discountable, except where contractually required	0.50%
Z	Alienware Desktops; Personal Desktops; Vostro Desktops; XPS Desktops; Non-Discountable Services, except where contractually required	0.50%
Z1 and ZS	Non-Discountable Services, except where contractually required	0.50%
N/A	APEX Cloud	0.00%
N/A	APEX Storage-as-a-Service (ADSS)	0.00%

Note: Product Classifications and Categories may be changed by Dell without notice.

The product classifications identified above are in place as of the Effective Date of this Agreement. These classifications affect Dell Public Sector customers and Dell may change product availability or classification category for all customers without notice. Reference the Dell Retail Price List to verify the applicable Product Category for each SKU on Dell's Quote. The descriptions herein are general in nature and are not all inclusive. Any product category not listed herein shall be deemed a non- discountable product or service offering and receive zero percent contractual discount.

Based on the scope of the order, account teams will work with internal pricing teams to obtain higher discounts. When services are purchased in conjunction with the product (tied services), the services will carry the same discount level as the product. If services are purchased on its own without a product, then the services will be discounted as per category R – at 4%.

The baseline list price is updated weekly and maintained at:

http://ftpbox.us.dell.com/slg/Weekly/dellpricereport.pdf

VOLUME TIER DISCOUNTS

Dell has included two types of volume discounts that are applicable to Category A Products.

1. Per Transaction Multiple Unit Discount – This will provide additional discounts to large orders that exceed a certain amount for products under Category A.

Minimum Dollar Volume Associated with Single Purchase Order	Maximum Dollar Volume Associated with Single Purchase Order	Category A Discount in addition to the Initial Pricing Level Discount
$ 100,000.00	$ 199,999.99	1.00%
$ 200,000.00	$ 399,999.99	2.00%
$ 400,000.00	$ 599,999.99	4.00%
$ 600,000.00	$ 999,999.99	6.00%
$ 1,000,000.00	No Maximum	8.00%

2. Cumulative Dell Spend "Gates" – As the volume of business reaches certain spending thresholds, Category A will carry additional discounts.

Cumulative Dell Spend "Gates", spanning multiple years across length of contract		Discount Level Adjustment (Category A)
0	$2B	0.00%
$2B	$4B	1.00%
$4B	$6B	2.00%
$6B	$8B	3.00%
$8B	$10B	4.00%
>10B		5.00%

Dell will offer the following discounts associated with cumulative purchases under the MHEC contract: During the course of the Master Agreement Dell shall increase the base Category A discount by 1% within fifteen business days after submission of quarterly reporting period indicating sales threshold of $2B / $4B / $6B / $8B and / $10B has been achieved.

INCENTIVE AND REBATES

Dell is offering the Contract Admin Fees (CAF) of 1.5% to MHEC in compliance with section 48.

Dell is not offering additional rebates; however, this agreement does not preclude customers from participating in any promotional pricing offered, promotional pricing does not constitute a permanent pricing change. When a customer is ready to make a purchase, the account teams work with our internal pricing departments to obtain pricing approvals, which will also include special promotions available at the time of order.

Pricing Notes

Dell maintains a Retail Price list online located at: http://ftpbox.us.dell.com/slg/weekly/dellpricereport.pdf. The Price List is updated weekly, is available for download from this site in lieu of hard copy distribution and excludes promotional offers. Systems configured and discounted by your Dell's Sales Representatives or through on-line state stores and Premier Pages, are based upon then-current retail pricing and exclude promotional offers.

Changes to retail prices are subject to Dell's discretion and generally take effect immediately, allowing us to provide price decreases and to introduce new products without waiting for a formal price list to be updated. Product Classifications and Categories may be changed by Dell without notice.

Where Dell sells third-party products on a "discount-off-list" basis and does not receive a list price from the manufacturer, Dell assigns a list price. Prices for custom services are agreed to through a separate Statement of Work and not included in the proposed prices herein. Where "discount off list", "cost plus", or "cost minus" calculations are used to determine pricing, Dell's standard discount product category list, product category or classification assignment for a particular product is subject to change by Dell and could affect pricing of that product.

Pricing, if included, may be subject to change in the event of an industry wide material constraint or shortages, including but not limited to memory, or other manufacturing materials or components, or due to other factors beyond Dell Technologies' reasonable control. Products may be discontinued or revised (including components thereto) at any time without notice. Should the initial proposed product(s) be discontinued before the replacement product(s) reach price parity with initial product(s), Dell Technologies reserves the right to re-negotiate pricing.

Exhibit B – U. S. Return Policy

U.S. Return Policy

Direct (applies only to purchases directly from Dell)

Dell values its relationship with you and offers you the option to return most products you purchase directly from Dell. For all purchases not made directly from Dell, please check the return policy of the location from which you purchased your product. Note: If your purchase qualifies for a promotion offered by Dell that extends the return period for a specific product, the return rights and obligations included with the promotion will apply to your purchase.

30 Day Return Period for Certain Products and Accessories: Unless you have a separate agreement with Dell, or except as provided below, all hardware, accessories, peripherals and parts may be returned if requested and approved by Dell within 30 calendar days from the date on the packing slip or invoice for a refund or credit of the purchase price paid. Note that your refund or credit may be reduced by the amount of shipping and handling fees and any applicable restocking fees (as further described below). Any product returned to Dell without prior authorization from Dell will be considered an unauthorized return, and you will not receive a refund or credit for the product and Dell will not ship the product back to you. For instructions about requesting a return, see "How to Return a Product" below. **All approved returns must *be* received by Dell within 30 calendar days of the return approval date otherwise the amount of refund or credit may be reduced or eliminated if the product(s) are returned late**.

Exceptions to Dell's 30-Day Return Period:

Software may not *be* returned at any time, unless the software being returned is:

1. Application software or operating systems installed by Dell on a returnable system which is being returned within the applicable return period; or
2. Media-based software that is unopened and still in its sealed package or, if delivered electronically, software that you have not accepted by clicking to agree to applicable terms.

- **Additional products not eligible for return at any time:**

1. **Dell EMC**-branded products
2. **Dell Wyse™** and Wyse-branded products
3. Non-Dell-branded enterprise hardware and software products
4. Customized products

- Unless you have specifically agreed otherwise in your written agreement with Dell, there is no right of return for software purchased under any type of volume license arrangement.

- Dell reserves the right to deny any returns in circumstances involving repeated returns, violation of the Dell Terms of Sale or other impermissible activity.

Restocking Fees: Unless the product is defective or the return **is** a direct result of a Dell error, Dell may charge a restocking fee of **15%** of the purchase price paid less shipping and handling, plus any applicable sales tax, which would be applied through a total reduced refund or credit.

Promotional Items: If you return a purchased item that qualified you for a discount, promotional item or promotional card (for example, buy a service, get a computer half off; buy a computer, get a free printer; buy a TV, get a promotional gift card) and either (i) do not also return the discounted or promotional item or (ii) have already redeemed the promotional card, Dell may deduct the value of the discount, promotional item or redeemed card from any refund or credit you receive for the return of the purchased item.

How to Return a Product: Before returning a product, you MUST first contact Dell customer service and obtain a Credit Return Authorization (CRA) number before the end of the applicable return period. Dell will not accept returns without a CRA number. To find the appropriate phone number or to send an email to customer service to request a CRA number, go to www.dell.com/contactus or see the "Contacting Dell" or "Getting Help" section of your customer documentation. To initiate a return online, please click here.

NOTE: You MUST follow these steps when returning a product:

- Ship the product to Dell. Please note that all approved returns must be received by Dell within 30 days of the date that Dell issues the return authorization and instructions.
  Ship back all products you are seeking to return to Dell and for which you received a CRA number. For partial returns, your refund or credit may be less than the invoice or individual component price due to bundled or promotional pricing or any unadvertised discounts or concessions.
  Return the products in their original packaging, in as-new condition, along with any media, documentation and any other items that were included in your original shipment.
- For customers returning a TV, the TV must be returned in the original packaging it was received in (including box and protective cushioning). If you do not have the original packaging, you must provide separate packaging.
  For commercial customers, you must ship the products at your expense, and make sure the shipment is insured, or accept the risk of loss or damage during shipment.

Upon receipt of your return, Dell will issue a credit or refund of the purchase price paid, which may be reduced by the amount of shipping and handling fees and any applicable restocking fees subject to this policy.

Note: Before you return the product to Dell, make sure to back up any data on the hard drive(s) and on any other storage device in the product. Remove all confidential, proprietary and personal information as well as removable media such as flash drives, CDs and PC Cards. Dell is not responsible for any confidential, proprietary or personal information; lost or corrupted data; or damaged or lost removable media that may be included with your return.

Systems configured with an Intel® 8th Gen or later CPU are designed to run optimally with the Microsoft Windows 10 operating system. Removing the factory-installed operating system to run a non-Windows 10 operating system (such as Windows 7 or Windows 8) may make the product ineligible for return to Dell for a refund or cause system instability and performance issues that may not be covered by your warranty, support, or service agreements.

REV. 20SEPT2021

Exhibit C – APEX Agreement

Dell Technologies APEX

Cloud Purchase Terms

Schedule to the Dell Commercial Terms of Sale

These Cloud Purchase Terms ("Cloud Terms") state the terms and conditions that apply to: APEX Branded Services ('APEX Service') ordered via (1) a Customer's purchase of Dell Cloud Offerings from Supplier ordered on the Dell Technologies Cloud Console ("Console"); and (2) a Customer's purchase of Dell Cloud Offerings from a Supplier-authorized reseller ("Reseller").

The terms and conditions of the Dell Commercial Terms of Sale ("CTS") (but excluding any schedules attached or incorporated thereto) and the then current Dell Acceptable Use Policy ("AUP") are incorporated by reference into these Cloud Terms. These Cloud Terms consist of two parts: Part A, Universal Terms for all Dell Cloud Offerings, and Part B, Terms Applicable to Specific Offerings. Further information about the Offerings is provided in the Service Offering Descriptions.

In these Cloud Terms, references to the "Governing Agreement" mean, collectively, the CTS (as amended and supplemented by these Cloud Terms and including the AUP), each applicable Service Offering Description, and the Order. Unless otherwise stated, references to "Clauses" mean Clauses of these Cloud Terms. Notwithstanding the clause addressing order of precedence in the CTS, if there is a conflict between or among these Cloud Terms, the Order, the Service Offering Description, the AUP, or the CTS, the documents will prevail in the following order: (a) the Service Offering Description (and all documents incorporated into it); (b) these Cloud Terms; (c) the AUP, (d) the Order; and (e) the CTS.

Part A: Universal Terms for all Dell Cloud Offerings

1. **Definitions.** The definitions used in the CTS are also used in these Cloud Terms. The following definitions also apply:
"Content" means any data (including all text, sound, video, and image files), software (including machine images), and other information.

"Customer Content" means Content uploaded by Customer or a User into the Offering for processing, storage or hosting, but does not include Third-Party Content or data Supplier collects as specified in Part B, Clause 1.1A.

"Data Processing Addendum" means the then-current version of the Supplier's Data Processing Addendum.

"End User" means third parties to whom Customer provides a service and with whom Customer is in a commercial contractual relationship and does not include Customer's employees, contractors and agents.

"Fixed Billed" means an Offering in which Customer pays a fixed amount as identified in the Quote and the Service Offering Description, usually on a monthly or annual basis. Fixed Billed includes Offerings sold as subscriptions.

"Offering" for the purpose of these Cloud Terms means any Supplier cloud service described in these Cloud Terms or the Service Offering Descriptions.

"Order" means a Quote that has been accepted as provided in Clause 3.1A below.

"Quote" means the items Customer selects in the Console and the prices that Supplier provides for those items at the time Customer accepts the Quote as described in Clause 3.1A below.

"Service Level Agreement" or "Service Level Objective" means the then-current version of the performance commitments, if any, for a particular aaS Offering. If applicable, these will be provided in the Service Offering Description.

"Service Offering Description" means the then-current version of the Supplier document that describes the Offering identified in a Quote or the Console. If there is no separate Supplier document, then the description in the Quote or the Console will apply. The clause of the CTS entitled "Product and Service Specific Terms" will not apply to Offerings ordered under these Cloud Terms.

"Service Location" means the street address location, specified by the Customer when ordering any Products to be deployed with the Offering.

"Supplier" means the Dell entity that delivers the Offering(s) to Customer.

"Support Terms" means the then-current terms regarding Support Services for each Offering and as described in the Service Offering Description.

"Term" means the initial period during which Customer is authorized to use an Offering, as stated in the applicable Order or the Console, and subsequent renewal terms (if any). The initial term begins as specified in the Order or the Service Offering Description.

"Third-Party Claim" means any third-party administrative, regulatory, arbitral, judicial, or other action, suit, or proceeding, or any third party allegation, assertion or demand, arising from or relating to: (a) Content; (b) Customer's use of any Offering in violation of the Governing Agreement; (c) Customer's misrepresentation of facts regarding an export license or any allegation made against any Supplier or its affiliates due to Customer's violation or alleged violation of applicable export laws; or (d) combination of the Offering with non-Supplier products or content, including any Customer Content and/or any Third-Party Content.

"Third-Party Content" means Content provided by a third party that interoperates with the Offering, including open source software, but that is not embedded in or required for use of the Offering. As an example, Third-Party Content may include an application that is listed on a marketplace or in an online catalog.

"User" means any person who is authorized to access or use the Offering or Customer Content directly under Customer's Login Credentials (as defined in the Dell Technologies Cloud Console Terms of Use) that Customer created when registering to use the Console, and may include Customer's employees, contractors, service providers, and other third parties, but does not include Customer's End Users.

"Variable Billed" means an Offering in which Customer pays a variable amount as identified in the Quote and Service Offering Description, usually based on usage.

2. The Offering.

2.1 **Provision of the Offering**. Supplier is responsible for delivery of the Offering. Supplier may use Supplier's Affiliates and Supplier authorized third parties to assist with delivery. For Offerings that include delivery of Supplier Products, the terms and process for that delivery will be stated in the applicable Service Offering Description. The clause of the CTS entitled "Product Delivery" shall not apply.

2.2 **Ownership and Use of the Offering**.

A. Customer may access and use the Offering only: (a) during the Term; (b) for Customer's internal business purposes, which may include providing services to Customer's End Users if permitted in the Service Offering Description; and (c) in accordance with the Governing Agreement and Supplier's AUP.

B. If the Offering includes Software that requires installation at the Service Location, then Customer will only use the Software: (a) in connection with Customer's use of the Offering and as provided in the Governing Agreement; (b) for the Term; and (c) in accordance with the Supplier's End User License Agreement.

C. Customer must not: (a) resell or sublicense the Offering; or (b) use the Offering: (i) in a way intended to work around the Offering's technical restrictions, recurring fees calculation, or usage limits; or (ii) to create or enhance a competitive offering or for any purpose which is competitive with Supplier.

D. If Supplier reasonably believes a problem with the Offering may result from or be attributable to Content that Customer uploaded to the Offering, or to Customer's use of the Offering, Customer must cooperate with Supplier to identify the source of the problem and to resolve the problem.

E. As between Customer and Supplier, Supplier owns all rights in and to the Offering and any related Software, including all improvements, enhancements, modifications, and derivative works, and all intellectual property rights in all of them. This includes any information Supplier collects and analyzes about Customer's use of the Offering as outlined in Part B to these Cloud Terms and the specific Service Offering Description. Customer's rights to use the Offering are limited to those expressly granted in the Governing Agreement. There are no implied rights in these Cloud Terms. Supplier retains all rights that it has not expressly granted to Customer herein.

2.3 **Modifications.**

A. Supplier may modify Offerings from time to time and will specify the effective date of changes, by email, the Console, release note, documentation or through the Offering itself. The information will be delivered by email if the modification is not solely an enhancement. Customer's continued use of the Offering after the date of any change will be considered acceptance of the modified Offering.

B. If Supplier makes a change that removes a material feature or materially reduces the functionality of an Offering, then Customer will have the right to terminate the Offering. If Customer intends to terminate the Offering, it must notify Supplier within 30 days from the date of Supplier's change notice. If Customer has elected to terminate the Offering, this will be effective as of: (a) the date Supplier receives Customer's notice of termination; or (b) any later date specified in Customer's notice, not to exceed 90 days from the date of Supplier's receipt of Customer's termination notice. Customer will remain responsible for the payment of all fees incurred through the termination date, and Supplier will promptly refund any prepaid fees for the Offering that will not be provided as a result of the termination. No other remedies are available to Customer for its termination of an Offering under this Clause 2.3B.

3. <u>Orders, Payment, Shipment, Ownership, Insurance, and Colocation</u>.

3.1 **Orders, Shipment.**

A. Customer accepts a Quote by clicking "Place Order" or other similar term in the Console. All Orders are subject to the Governing Agreement and are not binding until Supplier accepts them. An Order will be accepted upon the earlier of: (a) when Supplier confirms to Customer in writing that it accepts the Order; or (b) as may be otherwise provided in the Service Offering Description. Supplier is not required to provide the Offering to Customer until Customer provides Supplier with all information Supplier needs to process Customer's Order and to provision the Offering for Customer. Unless permitted in the Governing Agreement, all Orders are non-refundable and non-cancellable. Any refunds to which Customer is entitled under the Governing Agreement will be paid to Customer.

B. Customer must pay all charges it incurs for its use of the Offering. Charges may consist of both a committed amount as well as additional amounts, including charges for add-on features that Customer orders or enables, and charges Customer incurs based on actual usage of the Offering (metered charges or "overages"). Customer must establish a method of payment to cover all charges.

C. If Customer pays for an Offering using a credit card (if credit card payment is available), then Customer will be subject to any additional terms presented to Customer by the third-party credit card payment processor, which will be the merchant of record for that transaction. If applicable, Customer is responsible for keeping its credit card information up to date in the Console.

D. Supplier may bill Customer directly for any additional charges, even if Customer has ordered the Offering from a Partner. Supplier may invoice Customer for charges even if a corresponding purchase order was not received from Customer or a Partner.

3.2 **Payment Terms**. Customer must pay all charges within 30 days after the date of invoice.

3.3 **Supplier Shipment**. Supplier will ship Products to the Service Location if any are included as part of an Offering.

3.4 **Ownership**. Unless the Service Offering Description states differently, Supplier owns and retains title to the Products

(including any replaced parts), and these must be returned to Supplier at the end of the Term (or promptly upon replacement with respect to replaced Products or parts). Customer will keep the Products free and clear of any liens or encumbrances and Customer will immediately notify Supplier in writing of any attachment or judicial process affecting the Products or Supplier's ownership of the Products.

3.5 **Insurance**. Customer is responsible for securing any Products and for any risk of damage on site of the Service Location. Customer must insure the Products installed at the Service Location with a reputable insurance company against all: (a) liability whatsoever to any third party arising directly or indirectly out of Customer's selection, possession, or use of the Products; and (b) loss or damage to the Products from all insurable risks for the full cost of replacing it; and (c) other risks in respect of which a prudent person with Products on their premises would reasonably insure such Products. In regard to (a) and (b), Supplier will be named as additional insured and loss payee respectively. Upon Supplier's request, Customer must show Supplier evidence that the insurance required under these Cloud Terms is in place for the Products. Customer must immediately notify Supplier of any loss claim and Customer must not settle any claims without Supplier's prior written agreement.

3.6 **Colocation.** If the Service Location is not owned or wholly controlled by Customer (in this clause a "Colocation Site"), Customer will ensure that Supplier has access to the Colocation Site for the purposes outlined in the Service Offering Description. Failure to provide Supplier with timely access to the Colocation Site will relieve Supplier of its Support Services obligations and Supplier may, at its discretion, choose to suspend (until such time as Supplier and Customer agree to relocation of the Offering at a Supplier accessible Service Location) and/or terminate the Order. Customer agrees to hold Supplier harmless from and against any and all disputes, claims or controversies (whether in contract, tort (including negligence) or otherwise) related to or arising out of the Customer's installation, operation or use of the Offering at a Colocation Site.

4. <u>Supplemental Termination Provisions</u>.

4.1 **Termination of Offering**. (A) Neither Customer nor Supplier may terminate the Offering for convenience. (B) Even if Customer stops using the Offering during the Term for its convenience, Customer must still pay Supplier all fees due for the then-current Term. (C) Either party may terminate for cause, if: (1) such party becomes insolvent, admits in writing its inability to pay its debts as they mature, or makes an assignment for the benefit of creditors; (2) such party becomes subject to control of a trustee, receiver, or similar authority, or to any bankruptcy or insolvency proceeding; (3) the other party commits a material breach and has failed to cure the breach within 30 days from the other party's written notice; or (4) with respect to Supplier only, as provided under Section 9.3 below. A termination for cause will be effective on the date the notice was sent.

4.2 **Effect of Termination**.

A. Upon termination of an Offering for any reason: (a) Customer must stop using the Offering; (b) Customer must return all Supplier provided Products in compliance with the Service Offering Description, or if the Service Offering Description requires Supplier to recover the Products, then Customer will provide Supplier with prompt access to the Service Location (including any Colocation Site) to recover the Products; and (c) Customer must return or, if Supplier requests, destroy, any Confidential Information of Supplier or its suppliers in Customer's possession or under Customer's control (other than information that must be retained pursuant to law). The Service Offering Description will indicate when Supplier will delete any Content Customer has uploaded to the Offering. Customer is responsible for ensuring that it has copies of all Content it requires prior to the date of any termination.

B. Any provision of the Governing Agreement that, by its nature and context is intended to survive termination or expiration will survive, including the Data Processing Addendum, to the extent Supplier processes or continues to process Personal Data (as defined in the Data Processing Addendum), and for as long as Supplier continues such processing activity.

C. Except where Customer or Supplier are permitted to terminate the Offering pursuant to Clauses 2.3 ("Modifications") or 4.1C(3) (Customer's termination for Supplier's breach), any other termination of the Offering will not entitle Customer to any refunds, credits, or exchanges. If Supplier terminates the Offering due to Customer's material breach, Customer will immediately pay all fees due for the Offering for the remainder of the then-current Term.

D. Customer agrees that upon termination for any reason: (i) Supplier may, without waiving any other rights or remedies, seek an order, including without limitation by way of injunctive or equitable relief, from a court of competent jurisdiction to enforce Supplier's right to recover Supplier owned Products from the Service Location (including any Colocation Site); and (ii) Supplier is entitled to recover from Customer the reasonable attorney fees corresponding to such enforcement action.

5. Support Services.

5.1 Supplier will provide support to Customer for the Offering in accordance with the applicable Support Terms specified in the Service Offering Description. The clause of the CTS entitled "Services" shall not apply.

5.2 Supplier shall not access or use any Content stored on the Products, unless Customer has expressly authorized Supplier to do so. Customer is responsible for removing all Content stored on replaced parts, or on any other items or Product before it is returned to Supplier. Supplier has no liability for any data remaining on Products that Customer fails to remove. Customer may purchase a data deletion service from Supplier (or Reseller), where available.

5.3 If Customer wishes: (a) to relocate Products to a different installation site (where applicable to the Product); (b) to change the hardware configuration on its own; or (c) to deny the activation or to disable remote support features of a Product, Customer must notify Supplier in advance. Supplier will review Customers request and may approve or deny it in Supplier's sole discretion. Additional fees may apply.

6. Warranties.

6.1 **Limited Warranty**. Supplier will provide the Offering substantially in accordance with the Service Offering Description. For any breach of the foregoing warranty, Supplier's entire liability and Customer's exclusive remedies under these Cloud Terms (subject to Customer's right to terminate the Offering for material breach under Clause 4.1) shall be for Supplier to use reasonable efforts to correct material deviations from the Service Offering Description. The clauses of the CTS entitled "Equipment Warranty", "Software Warranty", and "Services Warranty" shall not apply to the Offerings. Customer shall promptly provide Supplier with written notice of any material deviations of which it becomes aware.

6.2 **Disclaimer and Limitations**. **Other than the limited warranty set forth in this Clause 6, Supplier's warranty limitations and disclaimer provided in the clauses of the CTS entitled "Limitations" and "Warranty Disclaimer" apply to the Offering and to all materials or services provided to Customer under the Service Offering Descriptions. Customer agrees that it is not relying on delivery of future functionality, public comments or advertising of Supplier or product roadmaps in obtaining subscriptions for any Offering.**

7. Reseller Transactions. Notwithstanding anything to the contrary herein, if Customer buys an Offering through a Reseller (as opposed to directly from Supplier), then:

7.1 All references and terms related to fees, payments, cancellation or termination rights, or similar financial terms (the "Financial Terms") in these Cloud Terms ((including, without limitation, Clauses 3.1A – C, 3.2, 4.1B, and 4.2) or Governing Agreement shall not apply to the Customer, and such Financial Terms shall instead be governed by Customer's agreement with the Reseller; and

7.2 All notices in these Cloud Terms or Governing Agreement required from Customer to Supplier shall be required, in addition, from Customer to Reseller.

8. Data Protection.

8.1 The applicable Service Offering Description defines the administrative, physical, technical and other safeguards applied to Customer Content residing in the Offering. Customer is responsible for applying appropriate security measures to Customer Content such as: (a) controlling access Customer provides to Users; (b) configuring the Offering appropriately; (c) ensuring the security of Customer Content (e.g. through encryption) while it is in transit and at rest; and (d) backing up Customer Content. Customer acknowledges that it is responsible for adopting industry best practice in relation to back-up copies of

its data and is solely responsible for ensuring that it has implemented appropriate security measures for Customer Content and Customer's intended use of the Offering.

8.2 Customer acknowledges that uploading Customers Content to the Offering does not constitute a disclosure by Customer of its Confidential Information to Supplier.

8.3 Supplier's Data Processing Addendum is incorporated herein by reference and describes the parties' respective roles for the processing and control of Personal Data (as defined in the Data Processing Addendum) that Customer may provide to Supplier as part of the Offering. Supplier will act as an authorized data processor, and in respect of the data processing activities related to the Offering, as specified in this Agreement, the Data Processing Addendum and the applicable Order.

8.4 Customer is responsible for providing any necessary legal notices to Users and obtaining any legally required consents related to its use, collection, disclosure, sharing, cross border data transfer and processing of the Personal Data (as defined in the Data Processing Addendum), Offering and Supplier's provision of the Offering.

8.5 **Required Disclosures**. If Supplier is required by a subpoena, court order, agency action, or any other legal or regulatory requirement to disclose any Customers Content, Supplier will provide Customer with notice and a copy of the demand as soon as practicable, unless Supplier is prohibited from doing so pursuant to applicable law. If Customer requests, Supplier will, at Customer's expense, take reasonable steps to contest any required disclosure.

9. Suspension.

9.1 **Generally**. Supplier may suspend Customer's use of any Offering if: (a) Customer is in breach of the Governing Agreement (including failure to pay invoices when due) and has not cured that breach within 10 days from Supplier's notice; or (b) with immediate effect where Customer is in breach of the AUP or Supplier otherwise reasonably believes that Customer is using the Offering for fraudulent, abusive, or unlawful purposes. Supplier will give Customer notice before suspending Customer's use of the Offering if permitted by law or unless Supplier reasonably believes that providing notice presents a risk of harm to the Offering, to other Users of the Offering, or to any person or property, in which case Supplier will notify Customer as soon as feasible or permitted. Supplier will suspend Customer's access only to the Offering that is the subject of the issue giving rise to the suspension. Supplier will promptly reinstate Customer's access to the Offering once Supplier agrees that the issues related to the suspension have been resolved.

9.2 **Effect of Suspension**. Customer will pay all applicable fees incurred before and during any suspension. Customer will not be entitled to any service credits under an applicable Service Level Agreement or Service Level Objective that Customer might have otherwise accrued during any suspension.

9.3 **Termination for Suspension**. Supplier may, at its option, terminate the Offering effective immediately upon written notice to Customer if Supplier has the right to suspend the Offering.

10 **Indemnification by Customer.** Subject to the remainder of this Clause 10, Customer will: (a) defend Supplier against any Third-Party Claim; and (b) indemnify Supplier from all fines, damages, and other costs resulting from a final award, judgment, or order of a court of competent jurisdiction or a government agency arising out of a Third-Party Claim. Supplier will: (1) provide Customer with notice of any Third-Party Claim within a reasonable period after learning of the Claim; and (2) reasonably cooperate in response to Customer's requests for assistance. Customer will have sole control over the defense of any Third-Party Claim. Customer may not, without Supplier's prior written consent, settle any Third-Party Claim if that settlement obligates Supplier to admit any liability, to make any monetary payment, or to undertake any material obligation, or if that settlement would affect any Offering or Supplier's business practices or policies. THE LIMITATIONS STATED IN THE CLAUSE OF THE CTS ENTITLED "LIMITATION ON LIABILITY" DO NOT APPLY TO CUSTOMER'S OBLIGATIONS UNDER THIS CLAUSE 10.

Part B: Terms Applicable to Specific Offerings

1. as a Service Offerings ("aaS Offerings").

1.1 **Use of the aaS Offering**.

A. Supplier monitors and collects configuration, performance, and usage data relating to Customer's use of the aaS Offering, as provided in the Service Offering Description.

B. Customer may use Third-Party Content, at Customer's option, where available. If Customer chooses to use Third-Party Content, Customer is responsible for complying with any terms applicable to that Third-Party Content, including any separate fees or charges imposed by the provider of that Third-Party Content. **Third-Party Content is available "AS IS" without any indemnity, warranty, condition, or Support Services (unless otherwise specified) of any kind.** Supplier may suspend or terminate provision and hosting of any Third-Party Content at any time, and that suspension or termination will not be deemed a material change to any aaS Offering for the purpose of Clause 2.3B of Part A of these Cloud Terms.

C. As between Customer and Supplier, Customer retains all rights in and to Customer Content.

Service Offering Descriptions

Dell Technologies Cloud Platform (DTCP) with Subscription	Terms governing DTCP with Subscription: www.dell.com/learn/us/en/uscorp1/legal_terms-conditions_dellwebpage/global-cloud-purchase-terms Hybrid Cloud - Service Offering Description: https://www.delltechnologies.com/en-gb/collaterals/unauth/legal-documents/solutions/dtcp-offerings-description.pdf Private Cloud - Service Offering Description: https://www.delltechnologies.com/en-gb/collaterals/unauth/legal-documents/solutions/dtcp-private-cloud-offering-description.pdf	N

APEX Storage-as-Service	Terms governing Project APEX Storage-as-a-Service: www.dell.com/learn/us/en/uscorp1/legal_terms-conditions_dellwebpage/global-cloud-purchase-terms Project APEX Storage-as-a-Service Service Offering Description: https://i.dell.com/sites/csdocuments/Legal_Docs/en/us/projectapex_staas_serviceofferingdescription.pdf	N

Dell Technologies Data Processing Addendum

Data Processing Addendum

This Data Processing Addendum ("DPA") to the Agreement shall apply where the provision of services by Dell to you ("Customer") involves the Processing of Personal Data which is subject to Privacy Laws and Dell acts as Processor on behalf of the Customer as the Controller (the "Services"). This DPA does not apply where Dell is the Controller. In the event of conflict between this DPA and the Agreement, this DPA shall control with respect to its subject matter.

1. Definitions.

Terms not defined herein have the meanings set forth in the Agreement. The following words in this DPA have the following meanings:

1.1 "Agreement" means the agreement between Customer and Dell for the provision of the Services to the Customer.

1.2 "Controller" means an entity which, alone or jointly with others, determines the purposes and means of the Processing of the Personal Data.

1.3 "GDPR" means the General Data Protection Regulation (EU) 2016/679.

1.4 "Model Clauses" means the Standard Contractual Clauses for the transfer of personal data to Processors (Decision 2010/87/EU) as they may be amended or replaced from time to time.

1.5 "Personal Data" means any information relating to an identified or identifiable natural person which is Processed by Dell in the performance of the Agreement.

1.6 "Personal Data Breach" means a breach of security leading to the accidental or unlawful destruction, loss, alteration, unauthorized disclosure of, or access to, Personal Data Processed under this DPA.

1.7 "Privacy Laws" means any data protection and privacy laws to which a party to this Agreement is subject and which are applicable to the Services provided, including where applicable, the GDPR, the UK's Data Protection Act, the California Consumer Privacy Act ("CCPA") and other similar laws.

1.8 "Processing" means any operation or set of operations which is performed on Personal Data or on sets of Personal Data, whether or not by automated means, such as collection, recording, organization, structuring, storage, adaptation or alteration, retrieval, consultation, use, disclosure by transmission, dissemination or otherwise making available, alignment or combination, restriction, erasure or destruction.

1.9 "Processor" means an entity which Processes the Personal Data on behalf of the Controller.

1.10 "Subprocessor" means any Processor engaged by Dell for the provision of the Services.

2. Processing of Personal Data.

2.1 Roles of the Parties.

Dell may Process Personal Data under the Agreement as a Processor acting on behalf of the Customer as the Controller.

2.2 Instructions.

Dell will Process Personal Data in accordance with Customer's documented instructions. Customer agrees that this DPA, the Agreement and any subsequent statements of work or service orders, and any configurations by Customer or its authorized users, comprise Customer's complete instructions to Dell regarding the Processing of Personal Data. Any additional or alternate instructions must be agreed between the parties in writing, including the costs (if any) associated with complying with such instructions. Dell is not responsible for determining if Customer's instructions are compliant with applicable law. However, if Dell is of the opinion that a Customer instruction infringes applicable Privacy Laws, Dell shall notify Customer as soon as reasonably practicable and shall not be required to comply with such infringing instruction.

2.3 Details of Processing.

Details of the subject matter of the Processing, its duration, nature and purpose, and the type of Personal Data and data subjects are as specified in the Agreement and Annex 1.

2.4 Compliance.

Customer and Dell agree to comply with their respective obligations under Privacy Laws applicable to the Personal Data that is Processed in connection with the Services. Customer has sole responsibility for complying with Privacy Laws regarding the lawfulness of the Processing of Personal Data prior to disclosing, transferring, or otherwise making available, any Personal Data to Dell.

3. Subprocessors.

3.1 Use of Subprocessors.

Dell may use Subprocessors with the Customer's general or specific written consent. Customer agrees that Dell may appoint and use Subprocessors to process the Personal Data in connection with the Services provided that Dell puts in place a contract in writing with each Subprocessor that imposes obligations that are: (i) relevant to the services to be provided by the Subprocessors and (ii) materially similar to the rights and/or obligations imposed on Dell under this DPA. Subprocessors may include third parties or any member of the Dell group of companies. Where a Subprocessor fails to fulfil its data protection obligations as specified above, Dell shall be liable to the Customer for the performance of the Subprocessors' obligations.

3.2 List of Subprocessors.

A list of Subprocessors that Dell engages to support the provision of the Services is made available by Dell on www.dell.com/subprocessors.

4. Security.

4.1 Technical and organizational security measures.

Taking into account industry standards, the costs of implementation, the nature, scope, context and purposes of the Processing, and any other relevant circumstances relating to the Processing of the Personal Data on Dell systems, Dell shall implement appropriate technical and organizational security measures to ensure security, confidentiality, integrity, availability and resilience of processing systems and Services involved in the Processing of the Personal Data are commensurate with the risk in respect of such Personal Data. Customer agrees that the technical and organizational security measures described in the Agreement provide an appropriate level of security for the protection of Personal Data to meet the requirements of this clause. Dell will periodically (i) test and monitor the effectiveness of its safeguards, controls, systems and procedures and (ii) identify reasonably foreseeable internal and external risks to the security, confidentiality, and integrity of the Personal Data. Customer is responsible for implementing, configuring and maintaining privacy and security measures for Services and products that Customer provides or controls.

4.2 Technical Progress.

The Information Security Measures are subject to technical progress and development and Dell may modify these provided that such modifications do not degrade the overall security of the Services provided under the Agreement.

4.3 Access.

Dell shall ensure that persons authorized to access the Personal Data (i) have committed themselves to confidentiality or are under an appropriate statutory obligation of confidentiality and (ii) access the Personal Data only upon documented instructions from Dell, unless required to do so by applicable law.

5. Personal Data Breach.

Dell will notify the Customer without undue delay after becoming aware of a Personal Data Breach in relation to the Services provided by Dell under the Agreement and will use reasonable efforts to assist the Customer in mitigating, where possible, the adverse effects of any Personal Data Breach**.**

6. International Transfers.

Dell is authorized, in connection with the provision of the Services, or in the normal course of business, to make worldwide transfers of Personal Data to its affiliates and/or Subprocessors. When making such transfers, Dell shall ensure appropriate protection is in place to safeguard the Personal Data transferred under or in connection with this Agreement. Where the provision of Services involves the transfer of Personal Data from the European Economic Areas and the UK ("EEA") to countries outside the EEA or the UK (which are not subject to an adequacy decision under Privacy Laws) Dell agrees it will use the Model Clauses along with appropriate supplemental measures or other appropriate data transfer mechanisms in accordance with applicable Privacy Laws.

7. Deletion of Personal Data.

Upon termination of the Services (for any reason), the Parties agree to adhere to data deletion mechanism as set out in the Agreement.

8. Cooperation.

8.1 Data Subject Requests.

Dell shall promptly inform Customer of any requests from individuals exercising their data subject rights under Privacy Laws. Customer is responsible for responding to such requests. Dell will reasonably assist Customer to respond to data subject requests to the extent that Customer is unable to access the relevant Personal Data in the use of the Services. Dell reserves the right to charge Customer for such assistance if the cost of assisting exceeds a nominal amount.

8.2 Third party requests.

If Dell is required by a subpoena, court order, agency action, or any other legal or regulatory requirement to disclose any Customers Content, Dell will provide Customer with notice and a copy of the demand as soon as practicable, unless Dell is prohibited from doing so pursuant to applicable law. If Customer requests, Dell will, at Customer's expense, take reasonable steps to contest any required disclosure.

8.3 Privacy Impact Assessment and Prior Consultation.

To the extent required by Privacy Laws, Dell shall provide reasonable assistance to Customer to carry out a data protection impact assessment in relation to the Processing of Personal Data undertaken by Dell and/or any required prior consultation(s) with supervisory authorities. Dell reserves the right to charge Customer a reasonable fee for the provision of such assistance.

9. Demonstrating Compliance.

Dell agrees to supply, upon Customer request for an audit, the Standardized Information Gathering ("SIG") questionnaire ("Security Questionnaire") related to the security practices and posture of Dell's organization. The Security Questionnaire is reviewed annually, mapped to Dell policies and standards, and updated with relevant and current US and international regulatory and privacy standards, such as, NIST 800-53r4, NIST CSF 1.1, CIS Top 20, or ISO 27001, where applicable. To

the extent Customer's audit requirements under the Standard Contractual Clauses or applicable Privacy Laws cannot reasonably be satisfied through the Security Questionnaire, documentation or compliance information Dell makes generally available to its customers, Dell will promptly respond to Customer's additional audit instructions. Before the commencement of an audit, Customer and Dell will mutually agree upon the scope, timing, duration, control and evidence requirements, and fees for the audit, provided that this requirement to agree will not permit Dell to unreasonably delay performance of the audit. To the extent needed to perform the audit, Dell will make the processing systems, facilities and supporting documentation relevant to the processing of Personal Data by Dell available. Such an audit will be conducted by an independent, accredited third-party audit firm, during regular business hours, with reasonable advance notice to Dell, and subject to reasonable confidentiality procedures. Neither Customer nor the auditor shall have access to any data from Dell's other customers or to Dell systems or facilities not involved in the Services. Customer is responsible for all costs and fees related to such audit, including all reasonable costs and fees for any and all time Dell expends for any such audit, in addition to the rates for services performed by Dell. If the audit report generated as a result of Customer's audit includes any finding of material non-compliance, Customer shall share such audit report with Dell and Dell shall promptly cure any material non-compliance.

10. CCPA.

If Dell is Processing Personal Data within the scope of the CCPA, Dell will Process Personal Data on behalf of Customer and will not retain, use, or disclose that Personal Data for any purpose other than for the purposes set out in the DPA and as permitted under the CCPA. In no event will Dell sell any Personal Data.

Annex 1
Data Processing Description

1. Subject matter and duration of the Processing.

The subject matter and duration of the Processing shall be according to the Agreement.

2. Purpose of Processing.

Personal Data will be Processed for the purpose of providing Services, as relevant and defined by the selected service levels and support options. The Agreement and the relevant service descriptions and statements of work shall apply for the specifics and possible additional services.

3. Nature of Processing.

The nature of the Personal Data Processed is described in the relevant service descriptions and statements of work.

4. Categories of Data Subjects.

The data subjects are Customer's end users, employees, contractors, suppliers and other third parties relevant to the Services.

5. Types of Personal Data.

The type of Personal Data that may be submitted by the Customer are described in the relevant service descriptions and statements of work. Unless otherwise specified, Dell does not Process Special Categories of Data, and Customer shall not provide Special Categories of Data, Personal Health Information, or other similar Personal Data.

Dell Technologies Acceptable Use Policy

Revision 1.2 – March 23, 2021

Acceptable Use Policy

This Acceptable Use Policy ("AUP") describes prohibited use of, and/or access to, Dell's infrastructure, networks, cloud-based offerings, systems, services, web sites, accounts, and products (the "Dell Resources"). In this AUP, "User" means Dell's customers and those that access the Dell Resources through Dell customers. By using or accessing the Dell Resources, User agrees to comply with the current version of this AUP. **If User violates this AUP or authorizes or helps others to do so, Dell may (in addition to any other rights Dell may have), in its sole discretion, suspend or terminate User's access to, or use of, the Dell Resources**.

Violations

User may not upload content or use the Dell Resources in a manner or for a purpose that Dell believes:

1. **Violates any applicable law or regulation (a "Law"), including, but not limited to, the Digital Millennium Copyright Act, or those Laws concerning child pornography and/or illegal gambling;**
2. **Is abusive, deceptive, pornographic, obscene, defamatory, slanderous, offensive, advocates violence, or otherwise inappropriate;**
3. **Violates or infringes the rights of others, including for example by infringing or misappropriating any intellectual property rights of another;**
4. **Advocates or encourages illegal activity;**
5. **Stalks, harasses, or harms anyone, including minors;**
6. **Impersonates any person or entity or misrepresents User's affiliation with a person or entity;**
7. **Modifies, alters, or tampers with (including attempts to self-repair) any software included in the Dell Resources;**
8. **Except where allowed by Law, reverse engineers, disassembles, or decompiles the Dell Resources;**
9. **Accesses or uses the Dell Resources in a way intended to avoid fees or exceeding usage limits or quotas;**
10. **Interferes with or disrupts the Dell Resources;**
11. **Uses any high-volume automated means (including robots, spiders, scripts or other methods) to access the Dell Resources;**
12. **Attempts to gain unauthorized access to any part of the Dell Resources, by hacking, password mining, or other means;**
13. **Violates the security or integrity of the Dell Resources, including by:**
    a. **Accessing or using the Dell Resources without permission, including attempts to probe, scan, or test the vulnerability of the Dell Resources or to breach any security or authentication measures used by the Dell Resources;**
    b. **Monitoring data or traffic on the Dell Resources without permission;**
    c. **Forging packet or email headers, or any part of a message describing its origin or route;**
    d. **Uploading any content that contains viruses, worms, corrupt files, Trojan horses, or other forms of harmful code, or any other content that may compromise the Dell Resources; or**
    e. **Hacking, destabilizing, or making unauthorized changes to the Dell Resources, or altering another website to falsely imply it is affiliated with the Dell Resources;**
14. **Connects to any users, hosts, or networks where User does not have permission to communicate with such users, hosts, or networks, such as:**
    a. **Monitoring or crawling the Dell Resources in any way that would disrupt their performance or operation;**
    b. **Conducting denial of service attacks;**

c. **Interfering with the operation of Dell Resources, including by attempting to overload the Dell Resources; or**
d. **Operating network services like open proxies, open mail relays, or open recursive domain name servers;**

15. **Distributes, publishes, sends, or facilitates unsolicited mass e-mailings, promotions, advertising, or solicitations, including commercial advertising and informational announcements; or**
16. **Collects replies to messages if those messages violate this AUP.**

The examples of prohibited conduct listed above are not comprehensive. Dell has the sole discretion to determine whether User content or User's use of the Dell Resources is a violation of this AUP. All User content, and/or actions that are performed via User's account, are the sole responsibility of User.

Consequences of Violations

Any violation of this AUP by User will be considered to be a material breach of the corresponding contract between Dell and User. If User violates this AUP, Dell reserves the right, in its sole discretion, to apply the remedies provided in the applicable contract with User or available to Dell at Law (e.g. suspension and/or termination of User's access to the Dell Resources).

In addition, Dell reserves the right to investigate any potential violation of this AUP or misuse of the Dell Resources. Among other actions, Dell may perform the following:

1. Remove, disable access to, or modify any data or content that violates this AUP; and
2. Report any activity that potentially violates any Law to law enforcement, regulators, or other appropriate third parties. This may include disclosing appropriate User content and information where necessary.

Reporting

User is required to immediately report any violation or suspected violation of this AUP to Dell. User will provide Dell with assistance, as requested, to address those events or violations. Any reports must be made to Dell by email (Dell_Legal_Notices@dell.com).

Dell Technologies Flex On Demand

Dell EMC APEX Flex on Demand (FOD) – Public Sector Only

These section of Exhibit 1 may be entered into between Purchasing Entity and Contractor of and for the benefit of itself and its affiliate, Dell EMC for its APEX Flex on Demand (FOD) offering. In the event of any conflict between the terms of this Exhibit 1 and the Agreement, this Exhibit 1 shall take precedence and control.

This section of Exhibit 1 comprised of the following documents, which are hereby incorporated by referenced and attached on the following pages:

1. **Master Flexible Consumption Agreement (MFCA) – Public Sector Only**
2. **Flex on Demand (FOD) Schedule – Public Sector Only**
3. **APEX Custom Solutions – Flex on Demand (FOD) Customer Brochure**

Exhibit 1 Dell EMC APEX Flex on Demand (FOD) – Public Sector

MASTER FLEXIBLE CONSUMPTION AGREEMENT
APEX FLEX ON DEMAND TERMS AND CONDITIONS - PUBLIC SECTOR ONLY

DELL Technologies

For DELL EMC Use Only
Contract ID _____

MASTER FLEXIBLE CONSUMPTION AGREEMENT – U.S. STATE & LOCAL GOVERNMENT

This Master Flexible Consumption Agreement **(**this **"Master Agreement"** or **"MFCA")** is made effective as of _____ (the **"Effective Date"**) between the following parties:

EMC Corporation ("Dell EMC")		**Xxxxxxxxxxxxx ("Customer")**
176 South Street	**And**	**Xxxxxxxxxxxx**
Hopkinton, MA 01748		**Xxxxxxxxxxxxxxx**
Email for Legal Notices: LegalNotices@emc.com		**Email for Legal Notices:**

This MFCA governs Customer's access to and use of a configuration of Deployed Capacity on a Flexible Consumption basis at an agreed Customer location, as described in one or more separately executed Flex Consumption Schedules (the "**Schedule(s)**"). This MFCA shall govern each Schedule (including any related purchase order) that references this MFCA.

1. DEFINITIONS.

A. "Billing Period" means the period of time identified on a Schedule for which DELL EMC will invoice Customer for its Flexible Consumption.

B. "**Customer Data**" means all data stored on the Deployed Capacity by or on behalf of Customer or its end users and information derived from such data, including all file layouts and records associated therewith). As between Customer and DELL EMC, Customer Data is Customer's Confidential Information.

C. "Documentation" means the then-current, generally available, written user manuals and online help and guides provided by DELL EMC for Deployed Capacity.

D. "**Flexible Consumption**" means the amount of Customer's usage of the Deployed Capacity, as it may vary from time to time, measured pursuant to a description and metrics identified on the Schedule.

E. "**Flexible Consumption Fee"** means, for a particular Billing Period, (i) the fee for the Monthly Committed Capacity, and (ii) the fee charged by DELL EMC for Customer's Flexible Consumption above the Monthly Committed Capacity, calculated in accordance with the pricing set forth in the Schedule.

F. "**Flexible Consumption Period**" means the time period identified as such on a Schedule, and any DELL EMC approved extension(s) thereto.

G. "Installation Site" means the ship-to address or other location identified as such on the Schedule as the site of installation and/or use of a Deployed Capacity, or a subsequent location approved by DELL EMC**.**

H. "Monthly Committed Capacity" means the amount of capacity the Customer commits to paying for each month as specified in a Schedule regardless of it actual consumption of capacity.

I. "Deployed Capacity" means collectively: (a)**"Equipment"** (which is EMC-branded or Dell-branded hardware that DELL EMC provides to Customer under this Master Agreement); and (b) **"Software"** (any EMC-branded or Dell-branded programming code licensed to Customer as a standard product, also including microcode, firmware and operating system software), as more specifically identified on a Schedule. The Deployed Capacity exclude Third Party Products.

J. "Prime Contract" means, if applicable, the contract (Prime Contract) and any applicable purchase order, task order or delivery order between Customer and the state or local government entity for the Deployed Capacity and Support Services described in an applicable Schedule issued under this Agreement.

K. "Return" of Deployed Capacity means the earlier to occur of (a) DELL EMC taking possession of the Deployed Capacity at the Installation Site, or (b) DELL EMC receiving and accepting a return of the Deployed Capacity.

L. "Support Services" mean services for the support and maintenance of Deployed Capacity as described in the Applicable Schedule.

M. "**Third Party Deployed Capacity**" means hardware, software, or services that are not "Dell" branded, "EMC" branded, or "DELL EMC" branded.
N. "Warranty Period" means for a specific Deployed Capacity, the period of warranty coverage listed at: https://www.delltechnologies.com/content/dam/digitalassets/active/en/unauth/manual-warranty-informations/h4276-emc-prod-warranty-maint-table.pdf.

2. SCHEDULES, PURCHASING, FEES AND PAYMENT.
A. Schedules. The description of the Deployed Capacity, Support Services, and related pricing are as stated in the applicable Schedule. The product specific terms informs Customer of product-specific use rights and restrictions, unit of measure (if any), and the applicable maintenance (support) obligations.
B. Ordering. Customer indicates its approval of a specific Schedule by signing it and issuing a purchase order, task order or delivery order pursuant to the Prime Contract, if applicable, to DELL EMC that incorporates by reference in its entirety the terms and conditions of such Schedule and this Agreement. DELL EMC indicates its approval of Customer's purchase order by (i) counter-signing a Schedule and any purchase order, task order or delivery order, if applicable, executed by Customer and (ii) shipping the applicable Deployed Capacity to Customer.
C. Authorization to Monitor; Flexible Consumption Fees. During the Flexible Consumption Period, Customer shall pay a Flexible Consumption Fee calculated in accordance with pricing and frequency set forth on and defined in the applicable Schedule. DELL EMC is authorized to periodically monitor the Flexible Consumption in order to calculate the applicable Flexible Consumption Fee. DELL EMC may conduct such activity through the use of electronic means and/or on-site inspection by DELL EMC personnel and do so only in order to authenticate Customer as the user of the Flexible Consumption and verify Customer's usage levels. Customer is responsible for providing and maintaining the equipment (a physical server or virtual machine) necessary to run storage utilization scripts and to enable electronic communications between the Deployed Capacity and DELL EMC. Customer authorizes DELL EMC to store at the Installation Site, or load onto Deployed Capacity used for electronic communications, such equipment and programming as may be needed by DELL EMC to track usage levels or perform any Support Services for Deployed Capacity and shall not disable or interfere in the operation thereof. Customer shall (i) not copy or make any use thereof whatsoever; and (ii) protect such from disclosure to any third party and give DELL EMC reasonable access thereto. DELL EMC shall cooperate with Customer to minimize the impact of any DELL EMC on-site inspection to Customer's operations.
D. Payment and Assignment. DELL EMC or if applicable, its assignee, shall invoice Customer monthly. Customer shall pay invoices in full and in the same currency as the invoice within thirty (30) days after the date of invoice, with interest accruing thereafter at the lesser of 1.5% per month or the highest lawful rate under any applicable Prompt Payment Act, if any. No credit cards will be accepted as a form of payment. Payments to DELL EMC's assignee of any amounts due shall not be subject to reduction or setoff. Subject to any right of non-appropriation pursuant to Section 10.B herein, Customer's obligation to pay the Monthly Flexible Consumption Fee for the Flexible Consumption Period is absolute, unconditional and non-cancellable and shall not be subject to any abatement, reduction, set off, defense, delay or counterclaim for any reason whatsoever.
E. Taxes. The charges due hereunder and any other items provided by DELL EMC are exclusive of, and Customer shall pay or reimburse DELL EMC for, all value added (VAT), sales, excise, withholding, state or other local governmental taxes, property taxes, use taxes and any other taxes, levies, customs and duties resulting from a Customer purchase order, except for taxes based on DELL EMC's net income. If Customer is required to withhold taxes, then Customer will forward any withholding receipts to DELL EMC. Unless otherwise provided on Customer's purchase order, invoices shall be sent to the Customer contact point or Customer's Accounts Receivable department, as specified on the applicable Schedule.
F. Interruption of Monitoring Capabilities. For Schedules in which Flexible Consumption varies based upon usage or another metric, if, for more than five (5) days of any calendar month, DELL EMC is unable to monitor to determine the applicable Flexible Consumption Fee due to (i) any action by anyone other than DELL EMC, or (ii) a failure of any communications equipment provided by Customer that is used for purposes of monitoring, DELL EMC shall invoice, and Customer shall pay, a Flexible Consumption Fee for the affected Billing Period(s) that shall be based on the Flexible Consumption during the previous Billing Period; provided, however, that if DELL EMC is unable to monitor for a period of more than thirty (30) days, DELL EMC shall invoice, and the Customer shall pay, either (a) the maximum capacity of the Deployed Capacity, or (b) such other maximum rate described in the Schedule, if applicable. If DELL EMC is unable to monitor the Flexible Consumption due to any failure which is caused by DELL EMC (e.g. failure of the modem, software or other equipment used by DELL EMC to monitor Customer's usage), the amounts owed by Customer for such outage period shall be based on Customer's Flexible Consumption during the previous Billing Period. DELL EMC shall promptly notify Customer of an inability to electronically and or physically access the Deployed Capacity, as applicable, and work cooperatively to reestablish access.

3. DELIVERY, RISK, TITLE, USE AND RETURN.
A. Installation Site Preparation. On or before arrival of the Deployed Capacity, Customer shall arrange (i) appropriate space at the Installation Site; (ii) the

necessary environment (power, cooling, etc.) required to support and operate the Deployed Capacity; and (iii) servers and network connectivity required to support Deployed Capacity.

B. Deployed Capacity Shipment. DELL EMC shall deliver the Deployed Capacity by common carrier to the Installation Site. Software may be provided by (i) shipment of physical media; or (ii) electronic download (when so offered by DELL EMC).

C. Risk of Loss. DELL EMC shall bear the entire risk of loss, theft, damage or destruction with respect to the DELL EMC Deployed Capacity until the time of arrival of the Deployed Capacity at the Installation Site(s) and Customer shall bear such risk from such time on until the Deployed Capacity is Returned. If any loss, theft, damage or destruction to the Deployed Capacity occurs during the time Customer bears such risk, DELL EMC shall be relieved of its Flexible Consumption obligations to the extent such event impacts DELL EMC's ability to provide such Flexible Consumption until such time as the Deployed Capacity is repaired or replaced. Charges shall continue to accrue during this period of such interruption. If Deployed Capacity is materially damaged, stolen or destroyed, Customer shall promptly notify DELL EMC**.**

D. Customer Insurance Coverage. Subject to any applicable law or regulation to the contrary, Customer must insure the Deployed Capacity (with a reputable insurance company) against all: (a) liability whatsoever to any third party arising directly or indirectly out of Customer's selection, possession or use of the Deployed Capacity, and (b) loss or damage to the Deployed Capacity from all insurable risks for the full cost of replacing it, and (c) other risks in respect of which a prudent owner or operator of Deployed Capacity of the same nature as the Deployed Capacity would normally insure such Deployed Capacity. In regard to (a) and (b), DELL EMC will be named as co-insured and loss payee respectively, unless otherwise prohibited by law. Upon DELL EMC's prior written consent, Customer may meet the above insurance requirements with its existing self-insurance program, as provided under applicable law. Upon DELL EMC's request Customer must show DELL EMC evidence that the insurance required under this Master Agreement is in place in respect of the relevant Schedule(s). Customer must immediately notify DELL EMC of any loss claim and Customer must not settle any claims without DELL EMC's agreement.

E. Personal Property and Identification. Title to Deployed Capacity provided by DELL EMC pursuant to any Schedule remains with DELL EMC at all times and Customer shall have no right or interest in such Deployed Capacity except as provided in this Master Agreement and related Schedule. All Deployed Capacity shall remain personal property of DELL EMC notwithstanding the manner in which such may be attached or affixed to realty. At any time, Customer shall (i) at request of DELL EMC, legibly mark each item of Equipment in a reasonably prominent location with a label, disc or other marking stating that the Equipment is owned by DELL EMC; and (ii) not remove such without the prior written consent of DELL EMC. Customer may not change the Installation Site without DELL EMC's prior written consent. Customer shall give DELL EMC immediate written notice of any attachment or judicial process affecting the Deployed Capacity or DELL EMC's ownership of which Customer becomes aware. In case the Equipment is installed at a third party Installation Site, Customer undertakes to notify in writing such third party that DELL EMC is the owner of the Equipment and that such Equipment (i) cannot be treated as a fixture or fitting forming part of the third party property (ii) can not be seized by such third party in distress for monies owed by the Customer to such third party. Customer undertakes to guarantee that, at any time during the course of any Equipment applicable Schedule, DELL EMC have the right to enter the third party Installation Site to inspect the Equipment and to retake possession of the Equipment on expiry or termination of any Schedule.

F. Ownership of Customer Data. All Customer Data, shall remain the responsibility and property of Customer. The parties acknowledge and agree that DELL EMC does not handle, process, or direct the use of Customer Data.

G. Return of Deployed Capacity; Data Migration. Prior to any Return of Deployed Capacity, including in case of expiration or termination of the corresponding Schedule, Customer must completely migrate and erase (by use of a method that does not cause damage to the Deployed Capacity) its Customer Data and establish a mutually convenient date, generally coinciding with the end of a Billing Period, when the Deployed Capacity will be Returned to DELL EMC. Customer is liable for any Return costs and shall reimburse DELL EMC for the reasonable value of any Deployed Capacity that is not Returned or is Returned in a condition that evidences damage in excess of reasonable wear and tear.

4. LICENSE TERMS. License Grant. Customer is granted a non-exclusive, non-transferable license to use the Software and the Documentation during the Flexible Consumption Period solely for Customer's internal business operations, and, when so indicated on the applicable Schedule, for delivery of services to its end users. Customer's rights to use the Software provided by DELL EMC during the Flexible Consumption Period are governed by the terms of the Agreement and the terms of the applicable end-user license agreement. Unless different terms have been agreed between the parties, the terms posted on www.dell.com/eula for the relevant Software product family and effective as of the date of the applicable Quote shall apply taking into account the character of this Master Agreement. DELL EMC will provide a hard copy of the applicable terms upon request. Unless expressly otherwise agreed, microcode, firmware or operating system software required to enable the Equipment with which it is shipped to perform its basic or

enhanced functions, is licensed for use solely on such Equipment item.

5. WARRANTY.

A. DELL EMC Warranty. During the Warranty Period, DELL EMC will maintain a Deployed Capacity's ability to perform substantially in accordance with the related Documentation. Customer shall promptly provide DELL EMC with written notice of any material defect of which it becomes aware. DELL EMC shall remedy such defect within thirty (30) days of receipt of notice (the "Cure Period"). If DELL EMC fails to cure such defect within the Cure Period, DELL EMC's entire liability and Customer's exclusive remedy shall be for DELL EMC to substitute the defective Deployed Capacity with an identical or equivalent Deployed Capacity model.

B. Exclusions. DELL EMC shall not be responsible for, and shall have the right to charge Customer for, and Customer shall promptly pay any charges for, Deployed Capacity related problems that arise from (i) accident or neglect by Customer or any third party; (ii) any third party items or services with which the Deployed Capacity is used or other causes beyond DELL EMC's control; (iii) installation, operation or use not in accordance with DELL EMC's instructions or the applicable Documentation; (iv) use in an environment, in a manner or for a purpose for which the Deployed Capacity was not designed; (v) modification, alteration or repair by anyone other than DELL EMC or its authorized representatives; or (vi) in case of Equipment only, causes attributable to normal wear and tear. DELL EMC has no obligation whatsoever for Software installed or used beyond the licensed use, for Equipment which was moved from the Installation Site without DELL EMC's consent or whose original identification marks have been altered or removed.

C. No Further Warranties; Disclaimer. EXCEPT AS EXPRESSLY STATED HEREIN, AND TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, WITH REGARD TO DEPLOYED CAPACITY, SUPPORT SERVICES OR ANY OTHER ITEMS OR MATTERS ARISING HEREUNDER, DELL EMC (INCLUDING ITS SUPPLIERS) MAKES NO OTHER EXPRESS WARRANTIES, WRITTEN OR ORAL, UNDER THIS MASTER AGREEMENT AND DISCLAIMS ALL IMPLIED WARRANTIES. INSOFAR AS PERMITTED UNDER APPLICABLE LAW, ALL OTHER WARRANTIES ARE SPECIFICALLY EXCLUDED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE AND NON-INFRINGEMENT, AND ANY WARRANTY ARISING BY STATUTE, OPERATION OF LAW, COURSE OF DEALING OR PERFORMANCE, OR USAGE OF TRADE. DELL EMC AND ITS SUPPLIERS DO NOT WARRANT THAT SOFTWARE WILL OPERATE UNINTERRUPTED OR THAT IT WILL BE FREE FROM DEFECTS OR THAT IT WILL MEET CUSTOMER'S REQUIREMENTS.

D. Customer Warranties.

(i). Validity and Documentation. Customer represents, warrants and covenants to DELL EMC and will provide to DELL EMC at DELL EMC's request all documents deemed necessary or appropriate by DELL EMC, including Certificates of Insurance, financial statements, Secretary or Clerk Certificates, essential use information or documents (such as affidavits, notices and similar instruments in a form satisfactory to DELL EMC) and Opinions of Counsel (in substantially such form as provided to Customer by DELL EMC and otherwise satisfactory to DELL EMC)(together "Documentation") to the effect that, as of the time Customer enters into this Agreement and each Schedule that:

(a) Customer is an entity duly organized and existing under and by virtue of the authorizing statute or constitutional provisions of its state and is a state or political subdivision thereof as described in Section 103(a) of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder as in effect and applicable to the MFCA or any Schedule, with full power and authority to enter into this MFCA and any Schedules and perform all of its obligations under the Schedules;

(b) The MFCA and each Schedule have been duly authorized, authenticated and delivered by Customer by proper action of its governing board at a regularly convened meeting and attended by the requisite majority of board members, or by other appropriate official authentication, as applicable, and all requirements have been met and procedures have occurred in order to ensure the validity and enforceability of this MFCA and each Schedule against Customer;

(c) This MFCA and each Schedule constitute the valid, legal and binding obligations of Customer, enforceable in accordance with their terms;

(d) No other approval, consent or withholding of objection is required from any federal, state or local governmental authority or instrumentality with respect to the entering into or performance by Customer of the MFCA or any Schedule and the transactions contemplated thereby;

(e) Customer has complied with such public bidding requirements and other state and federal laws as may be applicable to the MFCA and any Schedule and the acquisition by Customer of the Deployed Capacity;

(f) The entering into and performance of the MFCA or any Schedule will not (i) violate any judgment, order, law or regulation applicable to Customer; (ii) result in any breach of, or constitute a default under, any instrument to which the Customer is a party or by which it or its assets may be bound; or (iii) result in the creation of any lien, charge, security interest or other encumbrance upon any assets of DELL EMC or on the Deployed Capacity, other than those created pursuant to this MFCA;

(g) There are no actions, suits, proceedings, inquiries or investigations, at law or in equity, before or by

any court, public board or body, pending or threatened against or affecting Customer, nor to the best of Customer's knowledge and belief is there any basis therefor, which if determined adversely to Customer will have a material adverse effect on the ability of Customer to fulfill its obligations under the MFCA or any Schedule;

(h) The Deployed Capacity is essential to the proper, efficient and economic operation of Customer or to the services which Customer provides to its citizens. Customer expects to make immediate use of the Committed Capacity, at a minimum, for which it has an immediate need that is neither temporary nor expected to diminish during the applicable Flexible Consumption Period. The Deployed Capacity will be used for the sole purpose of performing one or more of Customer's governmental or proprietary functions consistent within the permissible scope of Customer's authority; and

(i) Customer has, in accordance with the requirements of law, fully budgeted and appropriated sufficient funds to make all Flexible Consumption Fees and other obligations under this MFCA and any Schedule during the current Fiscal Period, and such funds have not been expended for other purposes.

E. Operating Environment Warranty. Customer shall, at its expense, operate the Deployed Capacity with reasonable care and in accordance with the Documentation, and keep the Deployed Capacity located at the Installation Site free and clear from any liens or encumbrances. Customer shall operate and maintain a data back-up system in its data center environment. Customer shall provide for a daily back-up process including backing up data before performance of any remedial, upgrade or other works on Customer's production systems.

6. INDEMNITY.

A. IP Indemnity. DELL EMC will: (a) defend Customer against any third party claim that Deployed Capacity or Support Services (but excluding Third Party Products and open source software) infringe that party's patent, copyright or trade secret enforceable in the country where Customer acquired the Deployed Capacity from DELL EMC ("Claim"); and (b) indemnify Customer by paying: (1) the resulting costs and damages finally awarded against Customer by a court of competent jurisdiction to the extent that such are the result of the third party Claim; or (2) the amounts stated in a written settlement negotiated and approved by DELL EMC. In addition, should any Deployed Capacity or Support Service become, or in DELL EMC's opinion be likely to become, the subject of such a Claim, DELL EMC may, at its expense and in its discretion: (a) obtain a right for Customer to continue using the affected Deployed Capacity or Support Service; (b) modify the affected Deployed Capacity or Support Service to make them non-infringing; (c) replace the affected Deployed Capacity or Support Service with non-infringing substitutes; or (d) notify Customer to return the Deployed Capacity and discontinue Support Services, and, upon receipt thereof, refund the remaining portion, if any, of any pre-paid Flexible Consumption Fee. Except as otherwise provided by law, this Section 6 states Customer's exclusive remedies for any third-party intellectual property claim relating to Deployed Capacity or Support Services, and nothing in this Master Agreement or elsewhere will obligate DELL EMC to provide any greater indemnity.

B. Exclusions from Indemnity. DELL EMC has no obligation under Section 6.1 above: (a) if Customer is in material breach of this Master Agreement; or (b) for any Claim resulting or arising from: (1) any combination, operation or use of a Deployed Capacity or Support Service with any other products, services, items or technology, including Third Party Products and open source software; (2) use for a purpose or in a manner for which the Deployed Capacity or Support Service was not designed, or use after DELL EMC notifies Customer to cease such use due to a possible or pending Claim; (3) any modification to the Deployed Capacity or Support Service made by any person other than DELL EMC or its authorized representatives; (4) any modification to the Deployed Capacity or Support Service made by DELL EMC pursuant to instructions, designs, specifications or any other information provided to DELL EMC by or on behalf of Customer; (5) use of any version of a Deployed Capacity when an upgrade or newer iteration of the Deployed Capacity or Support Service made available by DELL EMC would have avoided the infringement; (6) services provided by Customer (including Claims seeking damages based on any revenue Customer derives from Customer's services); or (7) any data or information that Customer or a third party records on or utilizes in connection with the Deployed Capacity or Support Services.

C. Indemnification Process. DELL EMC's duty to defend and indemnify under this section is contingent upon Customer: (a) sending prompt written notice of the Claim to DELL EMC and taking reasonable steps to mitigate damages; (b) granting to DELL EMC the sole right to control the defense and resolution of the Claim; and (c) cooperating with DELL EMC in the defense and resolution of the Claim and in mitigating any damages.

7. LIMITATION OF LIABILITY.

A. Limitation on Direct Damages. EXCEPT FOR CUSTOMER'S OBLIGATION TO PAY AMOUNTS OWED HEREUNDER, CUSTOMER'S VIOLATION OF DELL EMC'S OR ITS AFFILIATES' INTELLECTUAL PROPERTY RIGHTS, OR DELL EMC'S INDEMNITY OBLIGATION STATED IN SECTION 6 ABOVE, EACH PARTY'S TOTAL LIABILITY FOR ANY CLAIM ARISING UNDER THIS MASTER AGREEMENT SHALL BE LIMITED TO THE TOTAL OF THE FLEXIBLE CONSUMPTION FEES FOR THE DEPLOYED CAPACITY, SUPPORT SERVICES, OR BOTH TO WHICH THE CLAIM RELATES PAID DURING

THE TWELVE (12) MONTH PERIOD IMMEDIATELY PRIOR TO THE DATE ON WHICH THE CLAIM IS MADE, EXCLUDING AMOUNTS RECEIVED AS REIMBURSEMENT OF EXPENSES OR PAYMENT OF TAXES ACCRUED.

B. No Indirect Damages. EXCEPT WITH RESPECT TO CLAIMS REGARDING VIOLATION OF DELL EMC'S INTELLECTUAL PROPERTY RIGHTS, NEITHER CUSTOMER NOR DELL EMC SHALL HAVE LIABILITY TO THE OTHER FOR ANY SPECIAL, CONSEQUENTIAL, EXEMPLARY, INCIDENTAL, OR INDIRECT DAMAGES (INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS, REVENUES, DATA AND/OR USE), EVEN IF ADVISED OF THE POSSIBILITY THEREOF.

C. Limitation Period. All claims must be made within () the time period specified by applicable law; or (ii) eighteen (18) months after the cause of action accrues if (a) no such period is specified at law; or (b) the applicable law allows the parties to agree to a shorter period than that specified therein.

8. CONFIDENTIALITY.

A. Existing Non-Disclosure Agreement: If Customer and DELL EMC have a non-disclosure agreement in place as of the date of this Master Agreement, then that non-disclosure agreement shall supersede this Section 8. Where no such non-disclosure agreement exists Section 8.B shall apply.

B. Confidential Information. "Confidential Information" means any information that is marked "confidential" or "proprietary" or any other similar term or in relation to which its confidentiality should by its nature be inferred or, if disclosed orally, is identified as being confidential at the time of disclosure and, within two (2) weeks thereafter, is summarized, appropriately labeled and provided in tangible form. Confidential Information does not include information that is (i) rightfully in the receiving party's possession without prior obligation of confidentiality from the disclosing party; (ii) a matter of public knowledge; (iii) rightfully furnished to the receiving party by a third party without confidentiality restriction; or (iv) independently developed by the receiving party without reference to the disclosing party's Confidential Information. Each party shall (a) use Confidential Information of the other party only for the purposes of exercising rights or performing obligations in connection with this Master Agreement or any Schedule or purchase order hereunder; and (b) protect from disclosure to any third parties, by use of a standard of care equivalent to that as used by recipient to protect its own information of a similar nature and importance, and, no less than the use of reasonable care, any Confidential Information disclosed by the other party for a period commencing upon the date of disclosure until three (3) years thereafter, except with respect to (1) Customer Data to which DELL EMC may have access in connection with the provision of Services, which shall remain Confidential Information until one of the exceptions stated in the above definition of Confidential Information applies; and (2) Confidential Information that constitutes, contains or reveals, in whole or in part, DELL EMC proprietary rights, which shall not be disclosed by the receiving party at any time. Notwithstanding the foregoing, the receiving party and its assignees may disclose Confidential Information to (A) other companies within the receiving party's group, advisors, banks and agents for the purpose of fulfilling its obligations or exercising its rights hereunder as long as such group companies, advisors, banks and agents comply with the foregoing; (B) to any third party for the purposes of raising funds secured on or collateralised by this Master Agreement and/or any Schedule (whether by way of bank loan or any other form of financing or fundraising or funding process); and (C) to the extent required by law, court order or regulation.

9. TRADE COMPLIANCE.

Customer's usage of DELL EMC's Deployed Capacity or Support Services and access to related technology (the "Materials") are for its own use, not for resale, export, re-export, or transfer. Customer is subject to and responsible for compliance with the export control and economic sanctions laws of the United States and other applicable jurisdictions. Materials may not be used, sold, leased, exported, imported, re-exported, or transferred except as in compliance with such laws, including, without limitation, export licensing requirements, end-user, end-use, and end-destination restrictions, and prohibitions on dealings with sanctioned individuals and entities, including but not limited to persons on the Office of Foreign Assets Control's Specially Designated Nationals and Blocked Persons List or the U.S. Department of Commerce Denied Persons List. Customer represents and warrants that it is not the subject or target of, and that Customer is not located in a country or territory (including without limitation, North Korea, Cuba, Iran, Syria, and Crimea) that is the subject or target of, economic sanctions of the United States or other applicable jurisdictions.

10. TERM; APPROPRIATION OF FUNDS; EVENTS OF DEFAULT; REMEDIES.

A. Master Agreement Term. This Master Agreement commences on its Effective Date, and unless otherwise terminated as set forth below, shall terminate for convenience when a party sends written notice of termination, which notice shall become effective forty-five (45) days after receipt thereof. Such termination shall not terminate any Schedule already in effect at the time thereof and shall not impact any renewal provisions of such Schedules. Any provision that by its nature or context is intended to survive any termination or expiration, including but not limited to provisions relating to payment and liability, shall so survive**.** Unless earlier terminated pursuant to its term, each Schedule shall commence and expire in accordance with its terms.

B. Appropriation of Funds.

(i) Customer reasonably believes that legally available funds in an amount sufficient to make all Monthly Flexible

Consumption Fees during the Flexible Consumption Period defined in Table 3.3 on each applicable Schedule and will do all things lawfully within its power (notwithstanding its right to self rule) to obtain and maintain funds from which Monthly Flexible Consumption Fees may be paid. The parties intend that the obligation of Customer to pay the Monthly Flexible Consumption Fee and other amounts due under a Schedule constitutes a current expense of Customer and is not to be construed to be a debt in contravention of any applicable constitutional or statutory limitation on the creation of indebtedness or as a pledge of funds beyond Customer's current Fiscal Period.

(ii) Customer may terminate a Schedule in whole, but not in part by giving at least sixty (60) days' notice prior to the end of the then current Fiscal Period (as defined in the Customer's Secretary/Clerk's Certificate or other such documentation as reasonably requested by and provided to DELL EMC) certifying that: (1) sufficient funds were not appropriated and budgeted by Customer's governing body or will not otherwise be available to continue the Schedule beyond the current Fiscal Period; and (2) that Customer has exhausted all funds legally available for payment of the Monthly Flexible Consumption Fee beyond the current Fiscal Period. Upon termination of the Schedule, Customer's obligations under the Schedule (except those that expressly survive the end of the Flexible Consumption Period) and any interest in the Deployed Capacity shall cease and Customer shall surrender the Deployed Capacity in accordance with Section 3.F and/or if requested by DELL EMC, assemble the Deployed Capacity in a single location designated by DELL EMC granting DELL EMC the right to enter the premises where such Deployed Capacity is located for the purpose of repossession; free from all claims by Customer; provided that the parties shall reasonably cooperate to enable Customer to migrate and erase its data and for DELL EMC to recover such Deployed Capacity. Customer shall be responsible for the payment of the actual documented price of any component(s) of the DELL EMC Deployed Capacity not returned by Customer and for any damage to the DELL EMC Deployed Capacity beyond normal wear and tear. DELL EMC shall take reasonable steps to protect Customer Data for thirty (30) days after recovery of Deployed Capacity under this Subsection B.

(iii) Notwithstanding the foregoing, Customer agrees that, without creating a pledge, lien or encumbrance upon funds available to Customer in other than its current Fiscal Period, it will use its best efforts to take all action necessary to avoid termination of a Schedule, including making budget requests for each Fiscal Period during each applicable Flexible Consumption Period for adequate funds to meet its obligations hereunder and to continue the Schedule in force.

C. Events of Default. Notwithstanding Customer's rights under Section 10 B. to non-appropriate, the occurrence of any of the following in connection with the MFCA, any Schedule, or any amendments to either of the foregoing documents, shall constitute an Event of Default: (i) Customer shall fail to pay the Monthly Flexible Consumption Fee within thirty (30) days of its due date; (ii) Customer shall fail to perform any provision, covenant, condition or agreement, and such failure shall continue for thirty (30) days after notice thereof; or (iii) bankruptcy, receivership, insolvency, reorganization, dissolution, liquidation, or other similar proceedings shall be instituted by or against Customer or all or any part of its property under the Federal Bankruptcy Code or other law of the United States or any state or jurisdiction in which Customer is organized, and it shall consent thereto or shall fail to cause the same to be discharged within sixty (60) days.

D. Remedies. If an Event of Default shall occur, DELL EMC may exercise any one or more of the following remedies: (i) immediately terminate any or all Schedules; (ii) by notice in writing to Customer, declare immediately due and payable, and Customer shall be obliged to pay immediately, (1) all past due Monthly Flexible Consumption Fees and other past due amounts plus (2) as the parties agreed upon pre-estimate of damages and not a penalty, all Monthly Flexible Consumption Fees for the Monthly Committed Capacity for the remainder of the Flexible Consumption Period with clause (2) being discounted to present value using the discount rate of the Federal Reserve Bank of Chicago on the Commencement Date of the applicable Schedule and (iii) require Customer to Return any or all Deployed Capacity as provided in Section 3G and/or if requested by DELL EMC, assemble the Deployed Capacity in a single location designated by DELL EMC granting DELL EMC the right to enter the premises where such Deployed Capacity is located for the purpose of repossession; free from all claims by Customer; provided that the parties shall reasonably cooperate to enable Customer to migrate and erase its data and for DELL EMC to recover such Deployed Capacity. Customer shall be responsible for the payment of the actual documented costs and reasonable attorney's fees incurred by DELL EMC in retaking possession of the Deployed Capacity and/or seeking to recover amounts due. DELL EMC shall take reasonable steps to protect Customer Data for thirty (30) days after recovery of Deployed Capacity under this Subsection D.

11. MISCELLANEOUS.

A. Notices. Notice to DELL EMC under this Master Agreement or any related transaction must be in writing and sent (i) by registered or certified mail, postage prepaid first-class mail with return receipt requested; or (ii) by overnight delivery service with verification of receipt, to the address below; or (iii) by electronic mail to: Dell_Legal_Notices@dell.com. All such notices will be effective upon receipt.

Dell EMC
Attn: Contracts Manager
Dell Legal Department

One Dell Way, Round Rock, TX 78682

B. Entire Agreement. This Master Agreement, applicable Schedule(s) and each purchase order (i) comprise the complete statement of the agreement of the parties with regard to the subject matter thereof; and (ii) may be modified only in a writing with evidence of acceptance by both parties. All terms of any purchase order or similar document provided by Customer, that are inconsistent or conflict with this Master Agreement and/or Schedule, shall be null and void and of no legal force or effect,

C. Assignment and Change in Control. The assignment or transfer, whether by operation of law or otherwise, of a party's right(s) or delegation of obligation(s) hereunder, shall require the consent of the other party. However, such consent shall not be required of Customer if the assignment or transfer involves (i) assignment by DELL EMC or its assignee of the right to receive payments and related rights due by Customer (iii) the purchase of all or substantially all of DELL EMC's assets or any deemed assignment or transfer by DELL EMC by reason of merger, consolidation, change-in-control or corporate reorganization. DELL EMC may use its direct or indirect subsidiaries or other sufficiently qualified subcontractors to provide Services to Customer, provided that DELL EMC remains responsible to Customer for the Services' performance.

D. Governing Law.

This Master Agreement is governed by the laws of the State in which Customer is located. Subject to applicable state and local laws, the exclusive venue for all litigation arising between the parties related to this Agreement and any Schedules issued hereunder shall be in the federal courts sitting within the State in which Customer is located. BOTH PARTIES HEREBY WAIVE TRIAL BY JURY.

E. Waiver. Failure to enforce a provision of this Master Agreement will not constitute a waiver.

F. Independent Contractors. The parties shall act as independent contractors for all purposes under this Master Agreement. Nothing contained herein shall be deemed to constitute either party as an agent or representative of the other.

G. Financial Statements. In addition to providing the Documentation that may be requested by DELL EMC under Section 5D(i) above, Customer agrees to furnish Customer's financial statements (prepared in accordance with generally accepted accounting principles) and other financial information, relating to a Schedule within five (5) Business Days as DELL EMC may from time to time reasonably request and subject to the applicable confidentiality terms as provided for in Section 8.

H. Severability. If any part of this Master Agreement, Schedule, purchase order, or quote is held unenforceable, the validity of all remaining parts will not be affected.

I. Order of Precedence. In the event of a conflict between the provisions of the documentation related to this MFCA, the order of precedence with respect to the term in conflict will be: (a) the terms of a Schedule (as amended); (b) the terms of this MFCA (as amended) In the event of a conflict between the terms of the MFCA and any Prime Contract, the MFCA shall prevail.

In Witness Whereof, the parties have caused their duly authorized representatives to execute this Master Agreement as of the Effective Date.

EMC Corporation ("Dell EMC")	**CUSTOMER NAME ("Customer")**
By:_____	**By:**_____
Name (Print):_____	**Name (Print):**_____
Title:_____	**Title:**_____

APEX FLEX ON DEMAND SCHEDULE TO THE MASTER FLEXIBLE CONSUMPTION AGREEMENT
SUPPLEMENTAL TERMS AND CONDITIONS – PUBLIC SECTOR ONLY

DELL Technologies

For DELL EMC Use Only
Contract ID _____

Flexible Consumption Schedule (Flex on Demand) – U.S. STATE & LOCAL GOVERNMENT

This Flexible Consumption Schedule (the **"Schedule")** sets forth the terms under which the customer identified below ("**Customer**") may access and use certain Deployed Capacity from the Dell entity identified below ("**DELL EMC**"). Customer's use of the Deployed Capacity is subject to the terms of this Schedule and the **Governing Agreement** identified below.

7 **Effective Date:** _____	**Governing Agreement:** **Customer's existing Master Flexible Consumption Agreement with DELL EMC dated on or** about: _____
Name of Dell EMC entity ("DELL EMC"): **EMC CORPORATION** **176 SOUTH STREET** **HOPKINTON MA 01748**	**Name of Customer:** **[xxxxx]** **Xxxx** **Xxxxxxx**

1. Effective Date, Commencement Date.

1.1 Schedule Effective Date and Transaction Start Date. This Schedule expresses the current understanding of DELL EMC and Customer with regard to the Deployed Capacity listed on the Attachment 1 hereto. This Schedule, when signed by DELL EMC and Customer takes effect as of the **Effective Date** shown above.

1.2. Commencement Date. The Flexible Consumption Period shall begin on either (i) the first day of the first month following the date the Deployed Capacity has been installed at the Installation Site, or, if Customer delays the installation process or if Customer's facility is not prepared for the installation of Deployed Capacity, (ii) the first day of the second month following the Deployed Capacity's arrival at the Installation Site (as applicable, the **"Commencement Date"**).

2. Listing of Deployed Capacity; Unit of Measure ("UOM") for Software; Level of Support Services.

2.1 Deployed Capacity. The Deployed Capacity subject to this Schedule is listed on the Attachment 1 hereto.

2.2 Unit of Measure for Software. A complete description of the Unit of Measure applicable to each unit of Software listed on the Attachment 1 is contained in the Software Use Rights Guide at https://www.dellemc.com/content/dam/digitalassets/active/en/unauth/manual-warranty-informations/products/data-protection/h2483-sw-use-rights.pdf

2.3 Support Services. The following Table 2.3 specifies the level of Support Services to be provided for all Deployed Capacity during the Flexible Consumption Period.

Table 2.3 – Level of Support Services	
Support Services Level is:	**Xxxxxxxxxxx**

2.4 Support Services Terms. Support Services identified in a Schedule relating to Dell-branded and EMC Branded Deployed Capacity will be provided in accordance with and pursuant to the following terms for ProSupport for Enterprise: https://www.delltechnologies.com/content/dam/digitalassets/active/en/unauth/offering-overview-documents/services/h16453-dellemc-prosupport-mc-option.pdf.

Support Services identified in a Schedule relating to Dell-branded and EMC Branded Deployed Capacity will be provided in accordance with and pursuant to the following terms for ProSupport Plus for Enterprise: https://www.delltechnologies.com/content/dam/digitalassets/active/en/unauth/offering-overview-documents/services/h16454-dellemc-prosupport-plus-option.pdf.

Support Services identified in a Schedule relating to Dell-branded and EMC Branded Deployed Capacity will be provided in accordance with and pursuant to the following terms for ProSupport One for Data Center: https://www.delltechnologies.com/content/dam/documents-and-videos/dv1/en/services/support/legal-pricing/dell-emc-prosupport-one-for-data-center.pdf.

3. BILLING/METRICS. PURCHASE ORDER, FLEXIBLE CONSUMPTION PERIOD AND RENEWALS.

3.1 Billing Metrics and Flexible Consumption Period. Customer is authorized to use all or a portion of the Deployed Capacity and receive Support Services thereon only during the **Flexible Consumption Period** as described in Table 3.3 below. During the Flexible Consumption Period, DELL EMC will measure the usage of the Deployed Capacity on a daily basis and issue a monthly invoice, in arrears, to Customer that reflects the amount of average usage during the prior month. The monthly Flexible Consumption Fee for usage is based on a minimum committed amount of use (the "**Monthly Committed Capacity**") plus any usage in excess thereof (use of the **"Monthly Reserve Capacity").** The Metered Total Capacity, Monthly Committed Capacity and Reserve Capacity are measured by means of the following metric:

3.2 Capacities and Asset Metering. Prior to Billing, Dell EMC will provide Customer a monthly usage report, which reflects both the Metered Total Capacity of the Deployed Capacity and the Monthly Committed Capacity as a Percentage of that Metered Total Capacity. **"Metered Total Capacity"** means the reported capacity of the Deployed Capacity based upon Customer's storage configuration in the applicable environment. Monthly reports will reflect the Metered Total Capacity of Deployed Capacity as reported by the asset and will scale the Monthly Committed Capacity in line with the Monthly Committed Capacity as a Percentage of Metered Total Capacity (see table 3.3). The committed Monthly Flexible Consumption Fee, the Monthly Unit Rate (Charge per GiB per Month) and the Monthly Committed Capacity as a Percentage of Metered Total Capacity remain fixed.

3.3 Rate, Billing Period and Flexible Consumption Fee; Reserve Capacity Cap. Table 3.3 sets forth the Billing Period, Monthly Unit Rate, the Flexible Consumption Period and Fee for the Monthly Committed Capacity. The Flexible Consumption Fee per Billing Period is the sum of the fee for the Monthly Committed Capacity and plus the fee for the Reserve Capacity, if any, used during that Billing Period. These fees are calculated by multiplying the applicable amount of use by the Monthly Unit Rate. In no event shall the Flexible Consumption Fee for any Billing Period be less than that which would apply to the Monthly Committed Capacity. Without limiting the foregoing, Customer is responsible to pay DELL EMC the fees for the Monthly Committed Capacity in accordance with the terms and conditions of this Schedule even if Customer's actual usage is less than the Monthly Committed Capacity. If the monthly use is not greater than the Monthly Committed Capacity, no Reserve Capacity fee shall be due. If the monthly use exceeds the Monthly Committed Capacity, DELL EMC shall calculate the amount of the Reserve Capacity usage, using the Monthly Unit Rate set forth in Table 3.3 and include the amount in the next monthly invoice issued by DELL EMC.

Table 3.3 – Billing Information	
Flexible Consumption Period begins on	The Commencement Date
Flexible Consumption Period duration is:	xxxxx (xx) months, but continues thereafter on a month-to-month basis until all Deployed Capacity is made available for pick-up by DELL EMC.
Billing Period	Monthly (in arrears)
Monthly Committed Capacity as a Percentage of Metered Total Capacity	Xxxx
Monthly Unit Rate (Charge per GiB per Month)	Xxxxx
Monthly Flexible Consumption Fee for Monthly Committed Capacity	Xxxxx

Dell EMC shall charge Customer the Monthly Unit Rate for use of Reserve Capacity above the Monthly Committed Capacity up to eighty-five (85%) percent of the Metered Total Capacity, and Customer's use of the Reserve Capacity between 85% and 100% of the Metered Total Capacity be at no charge to Customer ("Reserve Capacity Cap") except in cases of: (i) interruption of monitoring when customer is at fault (Section 2.F of the MFCA), or (ii) Customer is in default of this Schedule, where in either case Dell EMC will continue to invoice for use up to 100%. Dell EMC shall issue invoices referencing this Schedule.

3.4 Purchase Order Requirements. Customer's initial purchase order must specify an amount that is at least equal to the monthly Flexible Consumption Fee for the Monthly Committed Capacity multiplied by the number of months in the Flexible Consumption Period. That minimum amount of the purchase order is shown in Table 3.4 below. Customer shall pay all invoices for Flexible Consumption Fees, including, but not limited to, those that contain charges for use of Reserve Capacity, regardless of whether or not such amounts exceed the amount of Customer's purchase order(s) issued to DELL EMC in connection with this Schedule. If DELL EMC reasonably determines that the amount of Customer's original purchase order will not cover the actual Flexible Consumption Fee, then DELL EMC will notify and discuss the situation with Customer. Upon agreement on the additional funds, Customer shall promptly issue a related purchase order for that additional amount.

Table 3.4 – Purchase Order Amount	
Customer Purchase Order amount is:	$X,XXX,XXX

3.5 Increasing Monthly Committed Capacity/Flexible Consumption Period. During the Flexible Consumption Period, Customer may increase (i) its Monthly Committed Capacity; or (ii) both the duration of the Flexible Consumption Period and the Monthly Committed Capacity at the applicable Monthly Unit Rates stated in Table 3.5 below. To do so, Customer must agree to the increase in an amendment to this Schedule. When DELL EMC and Customer have agreed on the increase, DELL EMC shall prepare and send an amendment to Customer using the pricing in Table 3.3. The parties shall indicate their acceptance by signing the amendment and DELL EMC shall invoice Customer based on the new pricing pursuant to the amendment. When extending the duration of the Flexible Consumption Period, the revised duration continues to be measured from the original Commencement Date of the Flexible Consumption Period. If the duration of Flexible Consumption Period was thirty (36) months and the amendment adds six (6) months, then the new Flexible Consumption Period is a total of forty-two (42) months, beginning on the original starting date. The revised Monthly Unit Rate commences on the first day of the first month following the month in which the amendment becomes effective. In no event shall the amendment have any retroactive effect.

Table 3.5 – Pricing for Increases Monthly Committed Capacity/Flexible Consumption Period

	48 Months	54 Months	60 Months
80%	$ -	$ -	$ -
70%	$ -	$ -	$ -
60%	$ -	$ -	$ -

3.6 Renewal and/or Month-to-Month Extension. Prior to the expiration of the applicable Flexible Consumption Period, Customer shall notify DELL EMC that Customer no longer wishes to use the Deployed Capacity. Customer shall completely migrate its information and data off of the Deployed Capacity and establish a mutually convenient date, coinciding with the end of a Billing Period, when the Deployed Capacity will be returned to DELL EMC. However, until Customer notifies DELL EMC that Customer has removed its data and the Deployed Capacity has been returned, Customer shall continue to pay the then currently applicable Flexible Consumption Fee on a month-to-month basis. In order to implement a new agreement, Customer must issue a new purchase order that complies with the requirements of the new agreement. Customer agrees to pay all charges incurred on a month-to-month extension regardless of whether or not it has issued a purchase order to DELL EMC.

4. DELIVERY, INSTALLATION AND IDENTIFICATION.

4.1 Delivery. DELL EMC shall deliver all Deployed Capacity to the "Ship-To" address stated in Table 4.3 below. Where Software is provided in a form that is embedded on the Equipment, DELL EMC will enable any required license keys (meaning information needed to enable activation and use of the Software) by electronic means.

4.2 Deployment Services. Deployed Services, subject to this Schedule, are listed on the Attachment 1 hereto. Other services, may be made available under a separate contract signed by the parties.

4.3. Shipment and Installation Site(s).

Table 4.3 – Shipment and Installation Site(s).	
Licensed Software Ship-To Address (one address):	**Installation Site(s), if any:**

5. Miscellaneous. Unless otherwise set forth above, the terms and conditions of the Governing Agreement shall apply to, and shall be considered incorporated into, this Schedule. The terms and conditions in this Schedule are deemed to be confidential information in accordance with the Governing Agreement. In the event of the assignment of this Schedule by DELL EMC, the assignee shall have all DELL EMC's rights hereunder, but none of its obligations, and upon receipt by Customer of written notice of any such assignment, Customer shall make all Flexible Consumption Fee payments thereafter becoming due under any assigned Schedule to such assignee, and in regards to the Committed Capacity portion of that Fee, without regard to any set-off, defense or counter claim that Customer may have against DELL EMC or any third party. Customer and DELL EMC agree that a signed Schedule may

be amended by written notice from DELL EMC to Customer provided such notice is to correct the serial (or service tag) number of Deployed Capacity.

The parties have caused their authorized representatives to sign and this Schedule becomes effective as of the Effective Date.

EMC CORPORATION ("DELL EMC")	**ABC ("Customer")**
By (Sign): _____	By (Sign): _____
Name (Print): _____	Name (Print): _____
Title: _____	Title: _____

Attachment 1

Product list to be added

Exhibit D – APEX Service Offering

APEX Service Offering Descriptions

Dell Technologies Cloud Platform (DTCP) with Subscription	Terms governing DTCP with Subscription: www.dell.com/learn/us/en/uscorp1/legal_terms-conditions_dellwebpage/global-cloud-purchase-terms Hybrid Cloud - Service Offering Description: https://www.delltechnologies.com/en-gb/collaterals/unauth/legal-documents/solutions/dtcp-offerings-description.pdf Private Cloud - Service Offering Description: https://www.delltechnologies.com/en-gb/collaterals/unauth/legal-documents/solutions/dtcp-private-cloud-offering-description.pdf	N

APEX Storage-as-Service	Terms governing Project APEX Storage-as-a-Service: www.dell.com/learn/us/en/uscorp1/legal_terms-conditions_dellwebpage/global-cloud-purchase-terms Project APEX Storage-as-a-Service Service Offering Description: https://i.dell.com/sites/csdocuments/Legal_Docs/en/us/projectapex_staas_serviceofferingdescription.pdf	N

Docusign Envelope ID: 5D702048-F2CD-4854-9C22-027299DC9C96

AMENDMENT #1
MASTER AGREEMENT
BETWEEN
MIDWESTERN HIGHER EDUCATION COMMISSION
AND
DELL MARKETING L.P.
EFFECTIVE APRIL 15, 2022, though JUNE 30, 2029

Whereas, this Amendment #1 ("Amendment") is entered into by and between the Midwestern Higher Education Commission (MHEC) and Dell Marketing L,P. (Dell or Supplier), contract number MHEC-041512022.

Whereas, the parties entered into the Master Agreement dated April 15, 2022 (the Agreement) and the parties now desire to amend the terms of the Agreement.

Now, therefore:

1. Section **1. DEFINITIONS Update.** The definition for **Services** in Section 1 of the Agreement shall be deleted in its entirety and replaced with the following:

"Services: refers to the Services offered by Dell under this Master Agreement for a) End User Computing and Peripherals, b) Device Lifecycle Management, and c) Associated Services including but not limited to: pre-implementation design, installation/de-installation, migration, optimization, maintenance, technical support, training, and IT as a Service (services accessible over the internet). Dell may incorporate changes to their service offering; however, any changes must be within the scope of the End User Computing and Peripherals, Device Lifecycle Management, and Associated Services MHEC-RFP-10282021 award. Examples of these services include but are not limited to the following:

1. Support Services: such as warranty services, maintenance, installation, de-installation, factory integration, (software or equipment components), and recycling/disposal.
2. Training and certification.
3. Professional Services: such as assessments, disaster recovery planning and support, services desk/help desk, software and any other directly related technical support and/or IT related service required for the effective operation of a product offered or supplied.
4. IT-as-a-Service and Cloud related Services: (e.g. APEX Custom Services, Flex on Demand Services, APEX Branded Services, etc.) , refers to the delivery of a variety of hybrid services and applications accessible on demand over the internet whereby the end user pays fees based upon consumption or subscription including but not limited to:
    A. Software-as-a-Service (SaaS): refers to a software delivery method that provides access to software and its functions remotely as a web-based service
    B. Infrastructure-as-a-Service (IaaS): refers to computer infrastructure, such as virtualization, being delivered as a service.
    C. Platform-as-a-Service (PaaS): refers to a computing platform being delivered as a service.

Docusign Envelope ID: 5D702048-F2CD-4854-9C22-027299DC9C96

D. Storage-as-a-Service: refers to a storage model where an entity rents or leases storage space.

E. Disaster Recovery-as-a-Service (DRaaS) refers to backup and restore data services.

F. PC as a Service (PCaaS) – refers to PC technology, software, and PC lifecycle services

5. Managed Services refers to ongoing monitoring, management, provisioning, and optimization of hyper-converged infrastructure systems.

Some Services may require additional contract terms and conditions. Eligible Organizations acquiring on-site Support, on-site Training, Professional, or IT-as-a-Service and Cloud related Services (e.g. APEX Custom Services, Flex on Demand Services, APEX Branded Services, etc.) shall negotiate and enter into separate written agreement with the Supplier, including, as applicable, service level agreements (including any such master agreements for Supplier's various APEX Custom, Flex on Demand Service, and APEX Branded Services offerings; see Exhibits C, D, and F, respectively), statements of work, and other terms and conditions specific to their Purchase Orders under the contract."

2. Section **4. MASTER AGREEMENT TERM** of the Agreement shall be deleted in its entirety and replaced with the following:

"4. MASTER AGREEMENT TERM

This Master Agreement shall be effective on April 15, 2022 and shall remain in effect until June 30, 2029 (Term Ending Date) unless otherwise terminated pursuant to the terms of the Master Agreement. Eligible Participants may procure Products and Services from Supplier under the terms of this Master Agreement at any time during the duration of the Agreement."

3. Section **8. PAYMENT PROVISIONS B. Return Policy** of the Agreement shall be deleted in its entirety and replaced with the following:

" B. Return Policy. Subject to Section 8A. of this Master Agreement, all Products and Third-Party Products will be deemed to be accepted upon delivery. Procuring Eligible Organization may only return Products to Dell that are permitted to be returned are set forth in Exhibit B and at https://www.dell.com/en-us/lp/return-policy "

4. Section **14. SERVICE PRICING E and F** of the Agreement shall be deleted in its entirety and replaced with the following:

"E. Dell may offer a direct or indirect flexible consumption-based models as an alternative flexible payment solution under a separate Subscription Agreement ("SA") with Dell, as provided under Exhibit F. Any flexible payment solutions will be subject to the terms and conditions of the SA only. Eligible Organizations shall negotiate the terms and conditions of such flexible payment-solution with Dell Financial Services L.L.C. ("DFS") directly, including, but not limited to, the SA, any flexible consumption schedule ("Schedule"), and any other documentation that may be required for such transaction. Dell offers state and local governments a variety of consumption-based payment solutions under the SA that are designed to help optimize IT spend and solve business challenges. The Parties recognize that the SA and any Schedule entered into by the

Docusign Envelope ID: 5D702048-F2CD-4854-9C22-027299DC9C96

Parties thereunder are separate and independent agreements between the Eligible Organization and Dell, with the terms thereof constituting the entire agreement for such flexible consumption. To the extent of any conflict or inconsistency between the terms of the SA and the terms of this Agreement, the terms, and conditions of the SA will prevail for consumption-based offerings only. The SA, sample Schedules, and any other documentation that may be applicable are attached as Exhibit F.

F. Any purchase by Procuring Eligible Organizations of IT-as-a-Service is pursuant to the terms of the Dell Services Description accompanying the Services and the Services Acceptable Use Policy, are set forth in Exhibit C."

5. **EXHIBITS** delete all exhibits and replace with the following attached **Exhibits A, B, C, D, E, and F**.

"Exhibit A – Discount Category Pricing

Exhibit B – U. S. Return Policy

Exhibit C – Cloud Service Offerings Agreement, Data Processing Addendum, Acceptable Use Policy

Exhibit D – Dell Offerings – Subscriptions

Exhibit E –Leasing and Finance Information

- Dell Financial Services L.L.C. Master Lease Agreement and Lease Schedules – Public Entity
- Dell Financial Services L.L.S. Master Lease Agreement and Lease Schedules – Private/Commercial Entity
- Pharos Financial Services Master Lease Agreement and Lease Schedules – Public Entity
- Pharos Financial Services Master Lease Agreement and Lease Schedules – Private/Commercial Entity
- Dell Financial Services L.L.C. Payment Agreement – Public Entity
- Dell Financial Services L.L.C. Payment Agreement – Private/Commercial Entity
- Pharos Financial Services Payment Agreement – Public Entity
- Pharos Financial Services Payment Agreement – Private/Commercial Entity
- Dell Financial Service L.L.C. Framework Subscription Agreement and Schedules – Public Entity
- Dell Financial Services L.L.C. Framework Subscription Agreement and Schedules – Private/Commercial Entity
- Dell Financial Services L.L.C Framework Lease Agreement and Lease Schedules – Private/Commercial Entity

Docusign Envelope ID: 5D702048-F2CD-4854-9C22-027299DC9C96

- Pharos Financial Service L.P. Framework Lease Agreement and Lease Schedules – Private/Commercial Entity

Exhibit F – APEX Subscriptions Agreement and APEX Subscriptions Order”

Except as set forth above, the Agreement shall remain as stated. In the event of a conflict between the terms found in the Agreement and this Amendment #1, this Amendment #1 shall control.

This Amendment #1 is hereby executed by the parties’ authorized representatives set forth below, and effective upon the date of signatures hereto (Effect Date)

Midwestern Higher Education Commission	**Dell Marketing L.P.**
DocuSigned by: Susan Heegaard F12C8485BF0B4B5...	Signed by: Katherine Castillo EF2B3C7C02A446F...
Signature	Signature
Susan Heegaard	Katherine Castillo
Name	Name
President	Paralegal Advisor
Title	Title
March 28, 2025 | 1:19 PM PDT	March 28, 2025 | 3:08 PM CDT
Date	Date

Docusign Envelope ID: CFBF2806-7E52-4951-9F3F-F39AEA542158

AMENDMENT #2
MASTER AGREEMENT
BETWEEN
MIDWESTERN HIGHER EDUCATION COMMISSION
AND
DELL MARKETING L.P.
EFFECTIVE APRIL 15, 2022, through JUNE 30, 2029

Whereas, this Amendment #2 ("Amendment") is entered into by and between the Midwestern Higher Education Commission (MHEC) and Dell Marketing L,P. (Dell or Supplier), contract number MHEC-04152022.

Whereas, the parties entered into the Master Agreement dated April 15, 2022 (the Agreement) and the parties now desire to amend the terms of the Agreement.

Now, therefore:

1. Section **8. PAYMENT PROVISIONS B. Return Policy** of the Agreement shall be deleted in its entirety and replaced with the following:

   " B. Return Policy. Subject to Section 8A. of this Master Agreement, all Products and Third-Party Products will be deemed to be accepted upon delivery. Procuring Eligible Organization may only return Products to Dell that are permitted to be returned as set forth in Exhibit B."

2. Section **48. ADMINISTRATIVE REPORTING AND FEES** of the Agreement shall be deleted in its entirety and replaced with the following:

   "48. ADMINISTRATIVE REPORTING AND FEES

   On a calendar-quarterly basis (where quarter one is January 1 – March 31 and the quarter one report is due by April 30), Dell will, in a timely manner, make available to MHEC utilization reports and information generated by this Master Agreement, reflecting net Product and Service sales to Eligible Organizations. The information and reports shall be accompanied with a check payable to the Midwestern Higher Education Commission for an amount equal to one and one quarter percent (1.25%) of the net Product and Service sales for that quarter period (the "Fee"). MHEC may, from time to time, provide a written request to Dell to change the percentage of the Fee; however, such change shall not be effective unless and until both parties have expressly agreed to the revised percentage in writing. Any change in the Fee may also require a change in the Product or Service pricing."

3. **EXHIBIT B. U. S. Return Policy** shall be deleted and replaced with the following attached **Exhibit B**.

   "Exhibit B – U. S. Return Policy"

Except as expressly set forth herein, all other terms and conditions of the Agreement shall remain unchanged and in full force and effect. In the event of a conflict between the terms of this Amendment #2 and the Agreement, the terms of this Amendment #2 shall govern.

Docusign Envelope ID: CFBF2806-7E52-4951-9F3F-F39AEA542158

IN WITNESS WHEREOF, the parties have caused this Amendment #2 to be executed by their duly authorized representatives as of the dates set forth below.

Midwestern Higher Education Commission

DocuSigned by:
Susan Heegaard
F12C8486BF0B4B5...
Signature

Susan Heegaard
Name

President
Title

June 23, 2025 | 11:20 AM PDT
Date

Dell Marketing L.P.

Signed by:
Katherine Castillo
EF2B3C7C02A446F...
Signature

Katherine Castillo
Name

Paralegal Advisor
Title

June 23, 2025 | 11:41 AM CDT
Date

Docusign Envelope ID: CFBF2806-7E52-4951-9F3F-F39AEA542158

Exhibit B – U. S. Return Policy

U.S. Return Policy

Direct (applies only to purchases directly from Dell)

Dell values its relationship with you and offers you the option to return most products you purchase directly from Dell. For all purchases not made directly from Dell, please check the return policy of the location from which you purchased your product. Note: If your purchase qualifies for a promotion offered by Dell that extends the return period for a specific product, the return rights and obligations included with the promotion will apply to your purchase.

30 Day Return Period for Certain Products and Accessories: Unless you have a separate agreement with Dell, or except as provided below, all hardware, accessories, peripherals and parts may be returned if requested and approved by Dell within 30 calendar days from the date on the packing slip or invoice for a refund or credit of the purchase price paid. Note that your refund or credit may be reduced by the amount of shipping and handling fees and any applicable restocking fees (as further described below). Any product returned to Dell without prior authorization from Dell will be considered an unauthorized return, and you will not receive a refund or credit for the product and Dell will not ship the product back to you. For instructions about requesting a return, see "How to Return a Product" below. **All approved returns must *be* received by Dell within 30 calendar days of the return approval date otherwise the amount of refund or credit may be reduced or eliminated if the product(s) are returned late**.

Exceptions to Dell's 30-Day Return Period:

Software may not *be* returned at any time, unless the software being returned is:

1. Application software or operating systems installed by Dell on a returnable system which is being returned within the applicable return period; or
2. Media-based software that is unopened and still in its sealed package or, if delivered electronically, software that you have not accepted by clicking to agree to applicable terms.

Additional products not eligible for return at any time:

1. **Dell EMC**-branded products (Dell and non-Dell branded enterprise products, including servers, data storage, data protection, converged infrastructure, hyperconverged infrastructure, and networking products)
2. **Dell Wyse**™ and Wyse-branded products
3. Non-Dell-branded enterprise hardware and software products
4. Customized products
5. Gift Cards (except where required by law)
6. APEX.

- Unless you have specifically agreed otherwise in your written agreement with Dell,

Docusign Envelope ID: CFBF2806-7E52-4951-9F3F-F39AEA542158

there is no right of return for software purchased under any type of volume license arrangement.

- Dell reserves the right to deny any returns in circumstances involving repeated returns, violation of the Dell Terms of Sale or other impermissible activity.

Restocking Fees: Unless the product is defective or the return **is** a direct result of a Dell error, Dell may charge a restocking fee of **15%** of the purchase price paid less shipping and handling, plus any applicable sales tax, which would be applied through a total reduced refund or credit.

Promotional Items: If you return a purchased item that qualified you for a discount, promotional item or promotional card (for example, buy a service, get a computer half off; buy a computer, get a free printer; buy a TV, get a promotional gift card) and either (i) do not also return the discounted or promotional item or (ii) have already redeemed the promotional card, Dell may deduct the value of the discount, promotional item or redeemed card from any refund or credit you receive for the return of the purchased item.

How to Return a Product: Before returning a product, you MUST first contact Dell customer service and obtain a Credit Return Authorization (CRA) number before the end of the applicable return period. Dell will not accept returns without a CRA number. To find the appropriate phone number or to send an email to customer service to request a CRA number, go to www.dell.com/contactus or see the "Contacting Dell" or "Getting Help" section of your customer documentation. To initiate a return online, please click here.

NOTE: You MUST follow these steps when returning a product:

- Ship the product to Dell. Please note that all approved returns must be received by Dell within 30 days of the date that Dell issues the return authorization and instructions.
  Ship back all products you are seeking to return to Dell and for which you received a CRA number. For partial returns, your refund or credit may be less than the invoice or individual component price due to bundled or promotional pricing or any unadvertised discounts or concessions.
  Return the products in their original packaging, in as-new condition, along with any media, documentation and any other items that were included in your original shipment.
- For customers returning a TV, the TV must be returned in the original packaging it was received in (including box and protective cushioning). If you do not have the original packaging, you must provide separate packaging.
  For commercial customers, you must ship the products at your expense, and make sure the shipment is insured, or accept the risk of loss or damage during shipment.

Upon receipt of your return, Dell will issue a credit or refund of the purchase price paid, which may be reduced by the amount of shipping and handling fees and any applicable restocking fees subject to this policy.

Docusign Envelope ID: CFBF2806-7E52-4951-9F3F-F39AEA542158

Changes to Dell Return Policy: In the event of any conflict between Dell's global return policy and this Exhibit B, the terms of this agreement shall prevail.

Note about operating systems:

Systems configured with an Intel® 8th-generation or later CPU are designed to run optimally with the Microsoft Windows 11 operating system. Removing the factory-installed operating system to run a non-Windows 11 operating system (such as Windows XP or Windows 10) may make the product ineligible for return to Dell for a refund. It also can cause system instability and performance issues that your warranty, support, or service agreements may not cover.

REV. 18JUNE2025

MIDWESTERN HIGHER EDUCATION COMPACT

ILLINOIS HIGHLIGHTS
2024-2025



OVERVIEW

Illinois enacted authorizing legislation in 1991 to join the Midwestern Higher Education Compact (MHEC). Since that time, commissioners, commissioner alternates, and members of advisory committees from Illinois have provided and continue to provide important governance and strategic direction for MHEC.

HOW ILLINOIS BENEFITS FROM MHEC MEMBERSHIP

Savings and Support

- **$26.98M in total annual savings and support** for Illinois colleges, universities, school districts, and state and local governments, a 234-fold return on the annual compact membership commitment
- $18.41M in savings for distance education through the Midwestern-State Authorization Reciprocity Agreement
- $8.27M in savings through MHEC technology contracts
- $283,164 in Master Property Program dividends
- $15,843 in capacity building support (state grants, convenings, scholarships and travel grants)

Additional Opportunities and Support

- Each MHEC member state is eligible for a Strategic Impact and Innovation Grant of up to $250,000 over two years from MHEC to advance innovative ideas and solutions in higher education.
- Five Illinois institutions will benefit in 2026 by participating in MHEC's student health insurance contract: Chicago State University, Southern Illinois University Edwardsville, University of Illinois Springfield, University of Illinois Urbana-Champaign, Western Illinois University. Southern Illinois University Carbondale also participates and will benefit the following year.
- MHEC continues to provide reports in response to requests from Illinois legislators on topics including associate degree completion rates at Illinois postsecondary institutions and educational attainment rates by county in Illinois.

Learn more at mhec.org/states/illinois

The Midwestern Higher Education Compact brings together leaders from Midwestern states to strengthen postsecondary education and promote regional economic vitality



» MHEC leverages the knowledge and expertise of postsecondary leaders to generate collaborative solutions to challenges in higher education.



» MHEC's contracts and programs save colleges, universities, and students in its member states valuable time and millions of dollars annually.



» MHEC research and policy initiatives support workforce readiness and improve the quality, accessibility, and affordability of postsecondary education.



STRATEGIC PRIORITY AREAS FOR 2026-2028

Expand cost- and time-saving initiatives.

Support alignment of postsecondary education and workforce development.

Advance regional solutions for emerging topics in higher education.

MIDWESTERN HIGHER EDUCATION COMPACT

Illinois Technology Contract Usage 2024-2025

Total savings for institutions in Illinois = $8,268,375

Higher Education

Associated Colleges of the Midwest
Augustana College
Aurora University
Big Ten Academic Alliance
Black Hawk College
Bradley University
Capital Area School of Practical Nursing
Carl Sandburg College
Center For Research Libraries
Chicago State University
Chicago State University - Biological Sciences Faculty & Staff
Chicago State University - Budget & Resource
Chicago State University - Bursar's Office
Chicago State University - Chemistry, Physics, & Engineering
Chicago State University - Child Development Center
Chicago State University - Civil Service Council
Chicago State University - College of Health Sciences & Pharmacy
Chicago State University - Controller
Chicago State University - Counseling Center
Chicago State University - Department of Education Studies
Chicago State University - Financial Operations
Chicago State University - Geographic Information Systems
Chicago State University - Health Education, Physical Education and Recreation
Chicago State University - Information Technology
Chicago State University - Master of Science (MS) - Library & Information Science [Online Program]
Chicago State University - Office of Financial Operations
Chicago State University - Office of Student Financial Aid
Chicago State University - President's Office
Chicago State University - Procurement Services
Chicago State University - Program Coordinator
Chicago State University - Public Health & Health Information Administration Faculty
Chicago State University - School of Graduate and Professional Studies
City Colleges of Chicago
College of Lake County
Columbia College Chicago
DePaul University
Eastern Illinois University
Eastern Illinois University - Athletic Department
Eastern Illinois University - Booth Library
Eastern Illinois University - Central Administration
Eastern Illinois University - Dean of the College of Education
Eastern Illinois University - Department of Chemistry & Biochemistry
Eastern Illinois University - Department of Sociology, Anthropology & Criminology
Eastern Illinois University - Graduate Teacher Certification
Eastern Illinois University - Health and Counseling Services
Eastern Illinois University - Office of Academic Affairs
Eastern Illinois University - Office of the Registrar
Eastern Illinois University - Police Department
Eastern Illinois University - Procurement Services
Eastern Illinois University - Psychology Department
Eastern Illinois University - Public Health
Eastern Illinois University - University Police
Eastern Illinois University - WEIU TV
East-West University
Elmhurst University
Eureka College
Generations College
Harper College
Heartland Community College
Highland Community College
Illinois Central College
Illinois Central College - Fitness and Recreation Center
Illinois Eastern Community College - Lincoln Trail College
Illinois Eastern Community College - Olney Central College
Illinois Institute of Technology
Illinois State University
Illinois State University - TechZone
Illinois Valley Community College
Illinois Wesleyan University
John A. Logan College
John Wood Community College
Judson University
Kankakee Community College
Knox College
Lake Land College
Lewis University
Lewis University - Student Activity Center
Lincoln Land Community College
Loyola University Chicago
McHenry County College
McKendree University
Midwestern University
Monmouth College
Moraine Valley Community College
National Louis University
National University of Health Sciences
North Central College
North Park University
Northeastern Illinois University
Northern Illinois University

Northern Illinois University - Central Receiving
Northern Illinois University - Dorland Building
Northern Illinois University - Founders Memorial Library
Northern Illinois University - Naperville
Northern Illinois University - Office of Academic Diversity, Equity, and Inclusion
Northwestern University
Oakton College
Olivet Nazarene University
Parkland College
Quincy University
Rend Lake College
Roosevelt University
Rosalind Franklin University of Medicine and Science
Shawnee Community College
South Suburban College
Southeastern Illinois College
Southern Illinois University - Carbondale
Southern Illinois University - Center for Family Medicine
Southern Illinois University - East St. Louis Center
Southern Illinois University - Edwardsville
Southern Illinois University - School of Medicine
Southwestern Illinois College
The Moody Bible Institute of Chicago
The University of Chicago
Trinity Christian College
University of Illinois - Alumni Association
University of Illinois - Board of Trustees
University of Illinois - Retzky College of Pharmacy
University of Illinois Foundation
University of Illinois - Springfield
University of Illinois Urbana-Champaign
University of Illinois Urbana-Champaign - Grainger College of Engineering
University of Illinois Urbana-Champaign - Materials Research Laboratory
Waubonsee College
Western Illinois University
Western Illinois University - Athletics
Western Illinois University - Beu Health Center
Western Illinois University - Center for the Application of Information Technologies
Western Illinois University - Computer Sciences
Western Illinois University - Counseling Center
Western Illinois University - Earth, Atmospheric, and Geographic Information Sciences
Western Illinois University - Office of Public Safety
Western Illinois University - Office of Student Engagement
Western Illinois University - Provider Connections
Western Illinois University - Speech Pathology & Audiology Department
Western Illinois University - Union
Western Illinois University - University Printing and Mailing Center
Wheaton College
William Rainey Harper College

K-12

Addison Trail High School
Allendale Central Consolidated School District 17
Altamont Community Unit School District 10
Argo Community High School
Ashton-Franklin Center Unified School District 275
Auburn Community Unit School District 10
Auburn High School
Aurora East Unified School District 131
Aurora West Community Unit School District 129
Banner Learning
Bannockburn School District 106
Bartelso School District 57
Bartlett Learning Center
Beardstown Community Unit School District 15
Bellwood School District 88
Belvidere Community Unit School District 100
Bensenville School District 2
Benton Consolidated School District 103
Bloom Township High School District 206
Bloomingdale School District 13
Blue Ridge School District
Board of Education District 95
Bremen High School District 228
Brimfield School District 309
British School of Chicago
Brown County Community Unit School District 1
Buffalo Grove High School
Canton Union School District 66
Central City School District 133
Central Community High School District 71
Central Community Unit School District 301
Central Community Unit School District 301
Central Unified School District 3
Central-Columbia Grade School
Channahon School District 17
Charleston Community Unit School District 1
Chicago International Charter
Chicago Public Schools
Christ Lutheran School
Clinton School District 15
Collinsville Community Unit School District 10
Community Consolidated School District 15
Community Consolidated School District 59
Community High School District 155
Concept Schools
Consolidated School District 158
Crestwood School
Cristo Rey Jesuit High School
Crystal Lake Elementary District 47
Dallas Elementary School District 327
Decatur School District 61
Deerfield High School
Diamond Lake School District 76
Dolton School District 148
DuPage Area Occupational Education System
DuPage High School District 88
Durand Community Unit School District 322
East Peoria Community High School
East Prairie School District 73
East St. Louis School District 189
Eastern Illinois Education for Employment #340
Edwards County Schools
Edwardsville Community Unit School District 7
El Paso Gridley Community Unit School District 11
Elgin School District U-46 - Procurement
Elmhurst Community Unit School District 205

Elmwood Community Unified School District 322
Elverado Junior High School
Evanston Township High School
Evergreen Park Community High School District 231
Fairmont School District 89
Fenwick High School
Flora Community Unit School District 35
Ford Heights School District 169
Forest Park School District 91
Forrestville Valley Community Unit School District 221
Fox Lake School District 114
Francis W. Parker School
Frankfort School District 157-C
Franklin Community Unit School District #1
Franklin Park Public School District 84
Franklin-Jefferson Special Education
Freeport School District 145
Fulton High School
Glenbrook High School District 225
Glencoe School District 35
Granite City Community Unit School District 9
Grant Park Community Unit School District 6
Grayslake Community High School
Hanna Sacks Bais Yaakov School
Hardin County Community Unit School District 1
Harter Middle School
Harvard Community Unit School District 50
Heyworth Community Unit School District 4
Highland Park High School
Hinckley-Big Rock Community Unit School District 429
Hinsdale Township High School District 86
Holy Childhood School
Hononegah High School
Hoopeston Area School District 11
Hoover Schrum School District 157
Horizon Science Academy - Belmont
Horizon Science Academy - Southwest Chicago
Ida Crown Jewish Academy
Illini Bluffs School District 327
Illinois Mathematics and Science
Illinois Valley Central School District #321
Immanuel Lutheran Church, Inc
Immanuel Lutheran School
Islamic Foundation School
J. Sterling Morton High School District 201
Jacksonville School District 117
Johnsburg Community School District
Joliet Catholic Academy
Joliet Montessori School
Joliet Public School District 86
Joseph Academy
Judah Christian School
Kaneland Community Unit School District 302
Kankakee School District 111
La Salle-Peru Township High School District 120
Ladd Community Consolidated School District
LaHarpe School District
Lake County High Schools Technology Campus
Lake Forest Academy
Lake Forest Community High School District 115
LaSalle-Peru Township High School District 120
Latin School of Chicago
Learn Charter School
Leyden Community High School District 212
Leyden High School District 21
Liberty Community School District 2
Limestone Walters Community Unit School District 316
Limestone Walters School District 316
Lincolnwood School District 74
Little Flower Catholic School
Maine East High School
Maine South High School
Maine Township High School District 207
Maine West High School
Makki Educational Inst
Mannheim School District 83
Manteno Community School District 5
Marengo Community High School District 154
Marian Catholic High School
Marion Community Unit School District 2
Marist High School
Marshall Community School District C2
Mascoutah Community Unit School District 19
Matteson Elementary School District 162
Mattoon School District 2
McHenry Central Consolidated School District 15
McHenry School District 15
Metro Prep Schools
Minooka Community School District 201
Moline School District 40
Montessori School of Lake Forest
Morton Unit School District 709
Mount Vernon School District 80
Moving Everest Charter School
Mundelein Elementary School District 75
Mundelein High School
Naperville School District
National Merit Scholarship Corporation
Neoga Community Unit School District 3
New Holland-Middletown School District
New Simpson Hill Consolidated School District #32
Niles Township High Schools District 219
Norris City-Omaha-Enfield Community Unit School District #3
North Berwyn School District 98
North Boone Community Unit School District 200
North Chicago Community High School
North Shore Junior Academy
Northridge Preparatory School
Northwest Elementary School
Oak Grove School District 68
Oak Park School District 97
Orland School District 135
Oswego Community Unit School District 308
Ottawa Elementary District 141
Park Forest School District 163
Pecatonica Community Unit School District 321
Pekin School District 108
Peru Public Schools District 124
Philip J. Rock School
Plainfield Community Consolidated School District 202
Prairie Grove Consolidated Schools 46
Princeton Elementary School
Prospect High School
Putnam County Schools
Quest Academy
Quincy Public Schools
Regional Office of Education 1

Regional Office of Education 21
Regional Office of Education 47
Rhodes School District 84-5
Ridgeland School District 122
Riley School District 18
Riverton Community Unit School District #14
Rochester Community Unit School District 3A
Rock Island Board of Education
Rock Island County - Board of Education
Rockdale School District 84
Rolling Meadows High School
Roselle School District 12
Saint Ignatius College Preparatory School
Saint John's Catholic School
Saint Mary's Catholic School
Saint Paul Lutheran School
Salem Community High School
Salem School District 111
Schaumburg Community Consolidated School District 54
School District U-46
Seneca Central Consolidated School District 170
Seneca Township High School
Smithton Central Consolidated School District 130
South Holland School District 150
Southland College Preparatory School
Special Education Joint Agreement District 802
Spoon River Community School 4
Springfield School District 186
St. John the Baptist School
St. Rita of Cascia High School
Stanton School
Stark County Community Unit School District 100
Steger School District 194
Streator Township High School
Tech Plainfield School District 20
Thornridge High School
Thornton Fractional High School District 215
Thornton Township High School District 205
Thornwood High School
Timber Ridge Middle School
Timber Ridge School
Timothy Christian High School
Tinley Park Community Consolidated School District 146
Township High School District 113
Township High School District 211
Township High School District 214
Tremont Community Unit District 702
Tri-County Special Education Association
Trinity Lutheran Church and School
Trinity-St. John Lutheran School
United Township High School
Valley View Community Unit School District 365U
VIT Community Unit School District No. 2
Wabash-Ohio Valley Special Education
Wallace Central Consolidated School District 195
Warrensburg-Latham Community Unit School District 11
Washington Community High School
Waukegan Community Unit School District 60
Waukegan School District 60
West Carroll Community Unified School District 314
West Chicago School District 33
West Leyden High School
Wheaton Academy
Wheeling High School
Whiteside Area Career Center
Wilco Area Career Center
William Fremd High School
Williamsfield Community Unit School District 210
Willow Springs School District 108
Winnetka School District 36
Wood River-Hartford Elementary School
Woodland Community Unit School District 5
Woodridge School District 68
Woodstock Community Unit School District 200
Yorkville School District 115
Zion-Benton Township High School District 126

Government/Other

19th Judicial Circuit Court
Adams County
Adams County - IT Department
Addison Fire District
Administrative Office of the Illinois Courts
Agency for Community Transit, Inc.
Algonquin Lake in the Hills Fire Protection District
Andalusia Township Library
Annawan-Alba Township Library
Arcola Public Library
Arlington Heights Memorial Library
Art Institute of Chicago
Atcher Municipal Center
Aurora Township
Barrington Area Library
Berwyn Police Department
Bi-State Regional Commission
Bloomington Public Library
Bond County
Boone County
Brimfield Fire Protection
Burr Ridge Park District
Calvary Church
Calvary Temple of Springfield
Campton Township
Campton Township Assessor
Capital Area Career Center
Carroll County
Cary Area Public Library District
Cass County
Catholic Church Diocese
Champaign-Urbana Mass Transit District
Champaign County
Champaign County – Technology
Champaign County Courthouse
Champaign County GIS Consortium
Champaign Public Library
Champaign-Urbana Public Health District
Cherry Valley Public Library
Chicago Metro Agency for Planning
Chicago Ridge Public Library
Chicago Zoological Society
City of Addison
City of Aurora
City of Batavia
City of Belleville

City of Berwyn
City of Berwyn - Emergency Alert Program
City of Breese
City of Burbank
City of Casey
City of Champaign
City of Charleston
City of Colchester
City of Crystal Lake
City of Danville
City of Decatur
City of Decatur - South Water Treatment Plant
City of DeKalb
City of Des Plaines
City of Elgin
City of Elmhurst
City of Evanston
City of Fairview Heights
City of Granite City
City of Hickory Hills
City of Hodgkins
City of Hoopeston
City of Joliet
City of Lake Forest
City of Marengo
City of Marion
City of Mascoutah
City of Mattoon
City of McHenry
City of Moline
City of Naperville
City of Oak Forest
City of O'Fallon
City of Peoria
City of Quincy
City of Red Bud
City of Rockford
City of Rolling Meadows
City of Saint Charles
City of Springfield
City of Troy
City of Urbana
City of Waterloo
City of Waukegan
City of Wheaton
City of Woodstock
Clark County Circuit Court
Clay County Health Department
Clover Public Library
Colona Township
Concordia University River Forest
Cook County
Country Club Hills Park District
Country Club Hills Police Department
County of DuPage
County of Marion
County of Will
Danville Public Building Commission
Danville Public Library
Decatur Public Library
Deerfield Park District
Deerfield Public Library
DeKalb County
DeKalb County - Circuit Clerk
DeKalb County - Highway Department
DeKalb County - Information Management Office
Donald E. Stephens Convention Center
Downers Grove Park District
DuPage County
DuPage Public Safety Communications (DU-COMM)
DuPage Regional Office of Education
DuPage Township
Edgar County Highway Department
Effingham County
Egyptian Health Department
Elgin Police
Elmhurst Park District
Elmwood Park Public Library
Evanston Public Library
Evergreen Park Police Department
Forest Preserve District of DuPage County
Forest Preserve District of Will County
Four Rivers Sanitation Authority
Frankfort Public Library
Fulton County
Glenside Public Library District
Graves-Hume Public Library
Greater Peoria Sanitary District
Grundy County - Emergency Management
Grundy County 911 Dispatch Center
Grundy County Sheriff's Department
Hayner Public Library
Helen M. Plum Memorial Library
Henry County Sheriff's Office
Huntley Area Public Library
Illinois Association of School Boards
Illinois Attorney General's Office
Illinois Center for Autism
Illinois Central College Rec
Illinois Conference of Seventh-day Adventists
Illinois Eastern Community Colleges - Frontier Community College
Illinois Eastern Community Colleges - Wabash Valley College
Illinois Emergency Management Agency and Office of Homeland Security
Illinois Finance Authority
Illinois General Assembly - Legislative Printing Unit
Illinois Heartland Library System
Illinois House of Representatives
Illinois Municipal League
Illinois Police Officers' Pension Investment Fund
Illinois Senate
Illinois Senate - Senator Napoleon Harris III
Illinois State Board of Education
Illinois State Board of Elections
Illinois State Board of Investment
Illinois State Treasurer
Illinois Student Assistance Commission
Indian Prairie Public Library
Jacksonville Public Library
Jefferson County State's Attorney
Jersey County
Jo Daviess Carroll Career Technical Education Academy
Jo Daviess County Courts
John Mosser Public Library
Kane County
Kane County - Information Technology



Kane County Office of Emergency
Kane County Regional Office of Education
Kankakee County Sheriff's Department
Kendall County
Kendall County - Geographical Information Systems
Kendall County - Technology
Lake County
Lake County - Division of Transportation
Lake County - Enterprise Information Technology
Lake County - Health Department
Lake County - Stormwater Management
Lake County Forest Preserves
LaSalle County
Lee County
Lee County - Emergency Telephone System Board
Lewis and Clark Community College
Leyden Township
Limestone Township
Lisle Library District
Livingston County
Lockport Township Park District
Lyons Township Area Communications Center
Macon County
Macon County Circuit Court
Madison County
Madison County - Information Technology Department
Mason County
Mattoon Public Library
McHenry County
McHenry County - Conservation District
McHenry County Sheriff's Office - Major Investigation Assistance Team
McLean County
McLean County - Information Services
Menard County Road District 5
METCAD 9-1-1
Metropolis Theater
Metropolitan Water Reclamation
Midlothian Public Library
Midway Village Museum Center
Midwest Medical Center
Monee Township Assessor Office
Monmouth Township
Monroe County
Monroe County – Sheriff's Office
Montgomery Fire District
Morton Grove Park District
Mounds Public Library
Mount Prospect Public Library
Mount Vernon Police Department
Mount Zion Police Department
Niles Public Library District
Nippersink Public Library
Normal Public Library
North Shore Water Reclamation District
Northbrook Park District
Northwest Central 911 System
Northwest Central Dispatch System
Northwest Suburban Municipal Joint Action
Oak Forest Park District
Oak Lawn Park District
Oak Park Public Library
Oakbrook Terrace Fire Protection District
Orland Park Police
Oswego Township
Palatine Township
Palatine Township Road District
Palos Heights Public Library
Park Ridge Park District
Park Ridge Recreation
Parkland College
Peoria Educational Region for Employment and Career Training
Peoria Park District
Perry County
Pike County
Plainfield Fire Protection District
Plainfield Township Park District
Pleasantview Fire Protection
Poplar Creek Public Library
Quad City Metro Enforcement
Rantoul Police Department
Richland County
Riverside Township
Rochelle Municipal Utilities
Rock Island County
Rock Island County Emergency Telephone System Board 911
Rock Island County Sheriff's Office
Rockford Mass Transit District
Rockford Public Library
Saint Charles Public Library District
Saint Clair County
Sangamon County
Schaumburg Park District
Schaumburg Township District Library
Schuyler County Sheriff's Department
Skokie Police Department
Skokie Public Library
Spoon River College
St. Charles Park District
St. Charles Public Library
St. Clair County Health Department
State of Illinois
State of Illinois - Educational Labor Relations Board
State of Illinois - Office of the State Appellate Defender
State of Illinois - State Treasurer's Office
Stephenson County E911
The Community Solution Education System
Thomas Ford Memorial Library
Tinley Park - Park District
Tinley Park Volunteer Fire Department
Town of Normal
Township of Virgil
Urbana Free Library
Vermillion County - Technical Services
Vernon Area Public Library
Villa Park Public Library
Village of Addison
Village of Algonquin
Village of Arlington Heights
Village of Bartlett
Village of Bedford Park
Village of Bolingbrook
Village of Bradley
Village of Bridgeview
Village of Buffalo Grove
Village of Carol Stream



Village of Carpentersville
Village of Deerfield
Village of Evergreen Park
Village of Evergreen Park - Fire Department
Village of Frankfort
Village of Franklin Park
Village of Glen Ellyn
Village of Glencoe
Village of Glendale Heights
Village of Glenview
Village of Gurnee
Village of Hanover Park
Village of Hoffman Estates
Village of Kenilworth
Village of Lake in the Hills
Village of Lake Zurich
Village of Lincolnwood
Village of Lincolnwood - Police
Village of Lombard
Village of Matteson
Village of McCook
Village of Metamora
Village of Milan
Village of Milan - Milan Village Hall
Village of Morton Grove
Village of Mount Prospect
Village of Mundelein
Village of Niles
Village of Niles - Information Technology
Village of Northbrook
Village of Northfield
Village of Oak Brook
Village of Oak Park
Village of Orland Park
Village of Oswego
Village of Oswego - Public Works
Village of Plainfield
Village of Riverside
Village of Romeoville
Village of Schaumburg

Village of Schaumburg - Public Safety Building
Village of Shiloh - Police Department
Village of Skokie
Village of South Elgin
Village of St. Libory
Village of Streamwood
Village of Villa Park
Village of Volo
Village of Warren
Village of Western Springs
Village of Wheeling
Village of Wilmette
Village of Wilmette - Fire Station
Village of Winfield
Village of Winnetka
Village of Woodridge
Warren County Public Transit
Warren Special Recreation Association
Warren Township
Washington County
Waukegan Township
Wheaton Public Library
White Oak Library District
Whiteside County
Whiteside County - Emergency Telephone Systems Board
Whiteside County Courthouse
Will County
Will County - Circuit Clerk's Office
Will County - Information, Communication & Technology
Will County - Law Library
Will County - Probation Department
Will County - Public Defender
Will County - WESCOM
Will County - Emergency Management Agency
Wood Dale Park District
WQPT PBS

Your quote is ready for purchase.

Complete the purchase of your personalized quote through our secure online checkout before the quote expires on **Apr. 25, 2026**.

You can download a copy of this quote during checkout.

Place your order

Quote No.	**3000200432578.4**	Sales Rep	Caroline Hull
Total	**$52,758.82**	Phone	1(800) 4563355, 6179012
Customer #	11514097	Email	Caroline.Hull@Dell.com
Quoted On	Mar. 26, 2026	**Billing To**	ACCOUNTS PAYABLE VILLAGE OF WHEELING FINANCE DEPT 2 COMMUNITY BLVD WHEELING, IL 60090-2726
Expires by	Apr. 25, 2026		
Contract Name	Dell Midwestern Higher Education Compact (MHEC) Master Agreement		
Contract Code	C000000979569		
Customer Agreement #	MHEC-04152022		
Deal ID	29864078		

Message from your Sales Rep

Please use the Order button to securely place the order with your preferred payment method online. You may contact your Dell sales team if you have any questions. Thank you for shopping with Dell.

Regards,
Caroline Hull

Shipping Group

Shipping To

DERRYL SHAPRIO
VILLAGE OF WHEELING
2 COMMUNITY BLVD
WHEELING, IL 60090
(847) 499-9029

Shipping Method

Standard Delivery

Product	Unit Price	Quantity	Subtotal
Dell Pro Slim QCS1250	**$1,216.79**	**34**	**$41,370.86**
Dell Pro 27 Plus Monitor - P2725H	**$167.47**	**68**	**$11,387.96**

Dell Marketing LP. U.S. only. Dell Marketing LP. is located at One Dell Way, Mail Stop 8129, Round Rock, TX 78682

Subtotal:	**$52,758.82**
Shipping:	**$0.00**
Non-Taxable Amount:	**$52,758.82**
Taxable Amount:	**$0.00**
Estimated Tax:	**$0.00**
Total:	**$52,758.82**



Shipping Group Details

Shipping To

DERRYL SHAPRIO
VILLAGE OF WHEELING
2 COMMUNITY BLVD
WHEELING, IL 60090
(847) 499-9029

Shipping Method

Standard Delivery

	Unit Price	Quantity	Subtotal
Dell Pro Slim QCS1250	**$1,216.79**	**34**	**$41,370.86**

Estimated delivery if purchased today:
Apr. 10, 2026
Contract # C000000979569
Customer Agreement # MHEC-04152022

Description	SKU	Unit Price	Quantity	Subtotal
Intel(R) Core(TM) Ultra 7 265 (13 TOPS NPU, 20 cores, up to 5.3GHz)	338-CRZM	-	34	-
Windows 11 Pro	619-BBQD	-	34	-
32GB: 1 x 32GB, DDR5, up to 5600 MT/s, non-ECC	370-BCXG	-	34	-
512GB SSD	400-BSWY	-	34	-
1st M.2 2280 SSD Screw	773-BBBC	-	34	-
Integrated Graphics	490-BKSX	-	34	-
No Wireless LAN Card	555-BLXL	-	34	-
Dell Pro Slim chassis with 180W PSU	329-BKQH	-	34	-
Dell Pro Keyboard and Mouse - KM5221W - US English - Black	580-BCCH	-	34	-
Mouse included with Keyboard	570-AADI	-	34	-
ENERGY STAR Qualified	387-BBLW	-	34	-
System Power Cord C13 (Philipine/TH/US)	450-AAOJ	-	34	-
Documentation	340-DNBV	-	34	-
Watch Dog SRV	379-BFYR	-	34	-
Quick Start Quide	340-DTTW	-	34	-
US/Canada Battery Warning Label	389-FKHG	-	34	-
Trusted Platform Module (Discrete TPM Enabled)	329-BBJL	-	34	-
Shipping Material (DAO)	340-DTSR	-	34	-
Shipping Label	389-BBUU	-	34	-
FSJ Reg label for 180W PSU	389-FJYS	-	34	-
Driver/APP for IRST	658-BFTS	-	34	-
Intel Core Ultra 7 Processor Label	389-FGBC	-	34	-
Desktop BTO Standard shipment	800-BBIO	-	34	-
M.2 Caddy + ODD	325-BGHH	-	34	-
Intrusion cable switch	461-BBCC	-	34	-
Dell Pro Slim QCS1250	210-BPQX	-	34	-
8x DVD+/-RW/RAM 9.5mm Slimline Optical Disk Drive	429-BBCG	-	34	-
CyberLink Media Essentials for Windows	430-XYIX	-	34	-
EPEAT Silver with Climate+	379-BDTO	-	34	-

Dell Marketing LP. U.S. only. Dell Marketing LP. is located at One Dell Way, Mail Stop 8129, Round Rock, TX 78682

Internal speaker	520-BBKW	-	34	-
No vPro(R) support	631-BCGG	-	34	-
No Additional Add In Cards	382-BBHX	-	34	-
Cable Cover	325-BGGZ	-	34	-
No Additional Network Card Selected (Integrated NIC included)	555-BBJO	-	34	-
No Option Included	340-ACQQ	-	34	-
No Additional Video Ports	492-BCKH	-	34	-
English, French, Spanish, Brazilian Portuguese	619-BBPD	-	34	-
Custom Configuration	817-BBBB	-	34	-
Dell Limited Hardware Warranty Plus Service	716-9303	-	34	-
ProSupport: Next Business Day Onsite, 3 Years	716-9324	-	34	-
ProSupport: 7x24 Technical Support, 3 Years	716-9329	-	34	-
Thank you choosing Dell ProSupport. For tech support, visit //support.dell.com/ProSupport	989-3449	-	34	-
Activate Your Microsoft 365 For A 30 Day Trial	630-ABBT	-	34	-
Dell Pro Slim QCS1250	658-BFWC	-	34	-
		Unit Price	**Quantity**	**Subtotal**
Dell Pro 27 Plus Monitor - P2725H		**$167.47**	**68**	**$11,387.96**

Estimated delivery if purchased today:
Apr. 03, 2026
Contract # C000000979569
Customer Agreement # MHEC-04152022

Description	SKU	Unit Price	Quantity	Subtotal
Dell Pro 27 Plus Monitor - P2725H	210-BMFJ	-	68	-
Dell Limited Hardware Warranty	814-5380	-	68	-
Advanced Exchange Service, 3 Years	814-5381	-	68	-

Subtotal:	**$52,758.82**
Shipping:	**$0.00**
Estimated Tax:	**$0.00**
Total:	**$52,758.82**

Important Notes

Terms of Sale

This Quote will, if Customer issues a purchase order for the quoted items that is accepted by Supplier, constitute a contract between the entity issuing this Quote ("Supplier") and the entity to whom this Quote was issued ("Customer"). Unless otherwise stated herein, pricing is valid for Fourteen days from the date of this Quote. All products, pricing, and other information are based on the latest information available and are subject to change for any reason, including but not limited to tariffs imposed by government authorities, shortages in materials or resources, increase in the cost of manufacturing or other factors beyond Supplier's reasonable control. If such changes occur, pricing may be adjusted or purchase orders may be cancelled by Supplier, even after an order has been placed. Supplier also reserves the right to cancel this Quote and Customer purchase orders arising from pricing errors and/or customer changes to Supplier's planned delivery date. Taxes and/or freight charges listed on this Quote are only estimates. The final amounts shall be stated on the relevant invoice. Additional freight charges will be applied if Customer requests expedited shipping. Please indicate any tax exemption status on your purchase order and send your tax exemption certificate to Tax_Department@dell.com or ARSalesTax@emc.com, as applicable.

Governing Terms: This Quote is subject to: (a) a separate written agreement between Customer or Customer's affiliate and Supplier or a Supplier´s affiliate to the extent that it expressly applies to the products and/or services in this Quote or, to the extent there is no such agreement, to the applicable set of Dell's Terms of Sale (available at www.dell.com/terms or www.dell.com/oemterms), or for cloud/as-a-Service offerings, the applicable cloud terms of service (identified on the Offer Specific Terms referenced below); and (b) the terms referenced herein (collectively, the "Governing Terms"). Different Governing Terms may apply to different products and services on this Quote. The Governing Terms apply to the exclusion of all terms and conditions incorporated in or referred to in any documentation submitted by Customer to Supplier.

Supplier Software Licenses and Services Descriptions: Customer's use of any Supplier software is subject to the license terms accompanying the software, or in the absence of accompanying terms, the applicable terms posted on www.Dell.com/eula. Descriptions and terms for Supplier-branded standard services are stated at www.dell.com/servicecontracts/global or for certain infrastructure products at www.dellemc.com/en-us/customer-services/product-warranty-and-service-descriptions.htm.

Offer-Specific, Third Party and Program Specific Terms: Customer's use of third-party software is subject to the license terms that accompany the software. Certain Supplier-branded and third-party products and services listed on this Quote are subject to additional, specific terms stated on www.dell.com/offeringspecificterms ("Offer Specific Terms").

In case of Resale only: Should Customer procure any products or services for resale, whether on standalone basis or as part of a solution, Customer shall include the applicable software license terms, services terms, and/or offer-specific terms in a written agreement with the end-user and provide written evidence of doing so upon receipt of request from Supplier.

In case of Financing only: If Customer intends to enter into a financing arrangement ("Financing Agreement") for the products and/or services on this Quote with Dell Financial Services LLC or other funding source pre-approved by Supplier ("FS"), Customer may issue its purchase order to Supplier or to FS. If issued to FS, Supplier will fulfill and invoice FS upon confirmation that: (a) FS intends to enter into a Financing Agreement with Customer for this order; and (b) FS agrees to procure these items from Supplier. Notwithstanding the Financing Agreement, Customer's use (and Customer's resale of and the end-user's use) of these items in the order is subject to the applicable governing agreement between Customer and Supplier, except that title shall transfer from Supplier to FS instead of to Customer. If FS notifies Supplier after shipment that Customer is no longer pursuing a Financing Agreement for these items, or if Customer fails to enter into such Financing Agreement within 120 days after shipment by Supplier, Customer shall promptly pay the Supplier invoice amounts directly to Supplier.

Customer represents that this transaction does not involve: (a) use of U.S. Government funds; (b) use by or resale to the U.S. Government; or (c) maintenance and support of the product(s) listed in this document within classified spaces. Customer further represents that this transaction does not require Supplier's compliance with any statute, regulation or information technology standard applicable to a U.S. Government procurement.

For certain products shipped to end users in California, a State Environmental Fee will be applied to Customer's invoice. Supplier encourages customers to dispose of electronic equipment properly.

Electronically linked terms and descriptions are available in hard copy upon request.

MEMORANDUM

DATE:	April 6, 2026
FROM:	Jon Sfondilis, Village Manager
SUBJECT:	Resolution Establishing Compensation Plans of the Village of Wheeling for the Period May 1, 2026, through April 30, 2027
DOLLAR AMOUNT:	Variable by Department
BUDGETED:	Yes
BUDGET SOURCE:	General Fund
RECOMMENDED ACTION:	Approve
STRATEGIC PLAN THEME:	Unassigned

EXECUTIVE SUMMARY

The Village Manager is recommending a 3.25% adjustment to salaries for non-union personnel, effective May 1, 2026. This level of adjustment is supported by funds included in the FY2026 budget. Attached is the recommended Compensation and Classification schedule for the period May 1, 2026, through April 30, 2027, reflecting a 3.25% adjustment to the salary schedules for all non-union positions.

MEMO

Attached is the recommended Compensation Plan schedule for the period May 1, 2026, through April 30, 2027. The schedule reflects a 3.25% adjustment to the salary schedules for all non-union positions.

This recommendation is made with due consideration of market data from comparable jurisdictions and current economic conditions. Regional wage data reviewed in connection with this recommendation indicates continued upward pressure on compensation among peer communities in the northwest suburban Chicago market, consistent with trends observed in prior years. The data in hand support the conclusion that a 3.25% adjustment is appropriate to preserve the Village's competitive positioning and ensure non-union compensation remains aligned with the regional labor market.

In addition to market data, the Village considers wage adjustments applicable to unionized employee groups when establishing the non-union adjustment. Slight variation between employee groups is appropriate, as the collective bargaining process involves trade-offs between wages and benefits that make direct comparison of general adjustments alone an incomplete measure of total compensation. Labor contracts are also negotiated for multi-year periods based on market conditions at the time of negotiation.

Union Contract Context

All represented employee groups have settled contracts in place for the coming year. Sworn public safety employees such as firefighters/paramedics, fire lieutenants, police officers, and police sergeants are in the fourth and final year of their four-year contracts. Civilian union employees in the Police Department are in the second year of a three-year contract. Public Works employees are entering the second year of a three-year contract. Year two of the Public Works contract provides for a 3.25% increase effective May 1, 2026. All other represented groups, sworn public safety and police civilian employees, will receive a 3.00% general adjustment on May 1, 2026, consistent with their settled contracts. The recommended 3.25% non-union adjustment is modestly above the 3.00% rate applicable to those groups and consistent with the Public Works settlement. It is supported by current market data.

Historical Salary Ranges by Employee Group

The table below provides historical context for salary range adjustments across all employee groups. The proposed 2026 non-union adjustment is highlighted.

Employee Group	2020	2021	2022	2023	2024	2025	2026
Police Officers	2.75%	2.50%	2.75%	3.25%	3.50%	3.00%	3.00%
Police Sergeants	2.75%	2.50%	2.75%	3.25%	3.50%	3.00%	3.00%
Fire (Sworn)	2.75%	2.50%	2.75%	3.25%	3.50%	3.00%	3.00%
Police (Records/CSO)	2.75%	2.50%	2.75%	3.50%	3.50%	3.00%	3.00%
Public Works	2.50%	2.50%	2.75%	2.50%	2.75%	3.25% + Equity	3.25%
Non-Union	2.75%	2.50%	2.75%	3.25%	3.50%	3.25%	**3.25%**

Pay Plan Structural Changes
In addition to the annual cost-of-living adjustment (COLA), the 2026–2027 Compensation Plan reflects targeted structural improvements to both the Managerial/Professional and General (clerical) pay plans. These changes are administrative in nature and do not affect any current employee's placement or compensation. They are intended to improve the internal coherence of the pay structure, to eliminate classifications and ranges that no longer reflect operational reality, and to strengthen the Village's competitive position in the labor market.

In the Managerial/Professional plan, the previous structure contained several ranges with no active incumbents. These empty ranges had accumulated over time as the Village's workforce evolved, but remained in the published plan, creating gaps in the numbering sequence and adding administrative complexity without serving any active classification. The 2026–2027 plan consolidates those ranges, producing a clean, sequential structure of ten active ranges that accurately reflects the current depth and breadth of the Village's professional and supervisory workforce.

In the General plan, two categories of structural changes have been made. First, Range 4 has been designated N/A, reflecting that no active classifications are currently assigned to it. Second, ranges at the lower end of the clerical scale that were no longer consistent with current regional market rates have been eliminated. The current General plan now begins at a level that is reflective of current market numbers for entry-level municipal administrative work in the northwest suburban Chicago region.

Scope & Exclusions
This recommendation applies to all non-union salaries across the Executive, Managerial/Professional, and General pay plans. Department Head salaries are excluded from the general schedule adjustment; those positions are individually evaluated, and increases are determined by the Village Manager with due consideration of the approved FY2026 budget. The Village Manager position is evaluated by the President and Board of Trustees, whose determination governs that compensation. Seasonal, intern, and part-time staff in General Range 1 are also excluded, as their rates are established at time of hire.

Budget Impact
Sufficient funds are included in the FY2026 budget in anticipation of the recommended adjustment. This action has been coordinated with the Finance Department. Implementation will be coordinated through payroll to ensure the May 1, 2026, effective date is reflected in the applicable pay cycle.

Recommendation
This recommendation applies to all non-union salaries except for Department Head salaries, whose positions are evaluated and increases are determined by the Village Manager with due consideration to the approved FY2025 budget.

RESOLUTION NO. 26-_____

RESOLUTION ESTABLISHING COMPENSATION PLANS OF THE VILLAGE OF WHEELING FOR THE PERIOD MAY 1, 2026, THROUGH APRIL 30, 2027

WHEREAS, the Village of Wheeling endeavors to adequately compensate its employees; and

WHEREAS, the Village has reviewed proposed and actual salary adjustments for comparable positions in area municipalities; and

WHEREAS, the Village has considered salary adjustments contained in its own collective bargaining agreements; and

WHEREAS, the Village has considered the current economic environment and the Village's ability to fund salary adjustments; and

WHEREAS, based on this information, the Village Manager has recommended amending the current compensation plans to the Village President and Board of Trustees; and

WHEREAS, the President and Board of Trustees find the proposed compensation plans to be in the best interest of the Village of Wheeling;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WHEELING, COUNTIES OF COOK AND LAKE, STATE OF ILLINOIS, that the Managerial/Professional and General Compensation Plans for the period May 1, 2026 through April 30, 2027, attached hereto and made a part hereof, are hereby approved and shall become effective May 1, 2026.

Trustee _____ moved, seconded by Trustee _____, that Resolution No. 26-_____ be adopted.

President Horcher	_____	Trustee Ruffatto	_____
Trustee Krueger	_____	Trustee Vito	_____
Trustee Lang	_____	Trustee Vogel	_____
Trustee Papantos	_____		

ADOPTED this 6th day of April, 2026, by the President and Board of Trustees of the Village of Wheeling, Illinois.

ATTEST:

_____
Patrick Horcher, Village President

_____
Kathryn M. Brady, Village Clerk

Compensation Plans 2026-2027

Executive Positions

Range	Job Title	Minimum	Max
1	Village Manager	Determined by Board of Trustees	
2	Deputy Village Manager, Assistant Village Manager/ Human Resources Director, Police Chief, Fire Chief, Finance Director	156,868	213,710
3	Community Development Director	145,852	203,929
4	Information Technology Director	135,122	189,607
5	Economic Development Director	125,462	175,659

Please Note: Except for the Village Manager, these positions are evaluated and receive an annual increase as determined by the Village Manager. The Village Manager is evaluated by the President and Board of Trustees and his increase is determined by that body.

Compensation Plans 2026-2027

Managerial/Professional Positions

Range	Job Title	1	2	3	4	5	6	7
1	IT Support Specialist, PT Fire Dept. Training Officer	$ 77,656.59 $ 2,986.79 $ 39.82	$ 82,229.45 $ 3,162.67 $ 42.17	$ 87,062.06 $ 3,348.54 $ 44.65	$ 92,178.33 $ 3,545.32 $ 47.27	$ 96,999.54 $ 3,730.75 $ 49.74	$ 103,325.67 $ 3,974.06 $ 52.99	$ 109,327.12 $ 4,204.89 $ 56.07
2	Business Development Coordinator, Community Development Customer Service Supervisor, Engineering Coordinator, Executive Coordinator,	$ 81,220.10 $ 3,123.85 $ 41.65	$ 85,999.16 $ 3,307.66 $ 44.10	$ 91,048.22 $ 3,501.85 $ 46.69	$ 96,401.45 $ 3,707.75 $ 49.44	$ 102,071.38 $ 3,925.82 $ 52.34	$ 108,078.53 $ 4,156.87 $ 55.42	$ 114,545.93 $ 4,405.61 $ 58.74
3	Accountant, Fire Prevention Bureau Manager/Inspector, Health/Municipal Inspector, Human Resources Administrator, Plan Examiner/Building Inspector, Social Worker	$ 84,882.72 $ 3,264.72 $ 43.53	$ 89,874.81 $ 3,456.72 $ 46.09	$ 95,161.97 $ 3,660.08 $ 48.80	$ 100,745.32 $ 3,874.82 $ 51.66	$ 106,675.00 $ 4,102.88 $ 54.71	$ 112,944.17 $ 4,344.01 $ 57.92	$ 119,659.92 $ 4,602.30 $ 61.36
4	Civil Engineer I, Fire Department Executive Officer	$ 88,784.57 $ 3,414.79 $ 45.53	$ 94,003.37 $ 3,615.51 $ 48.21	$ 99,529.77 $ 3,828.07 $ 51.04	$ 105,380.84 $ 4,053.11 $ 54.04	$ 111,573.68 $ 4,291.30 $ 57.22	$ 118,137.91 $ 4,543.77 $ 60.58	$ 125,282.01 $ 4,818.54 $ 64.25
5	Foreman - Utility, Street/Forestry, Facilities, Village Planner	$ 94,550.20 $ 3,636.55 $ 48.49	$ 98,399.65 $ 3,784.60 $ 50.46	$ 104,184.65 $ 4,007.10 $ 53.43	$ 110,303.44 $ 4,242.44 $ 56.57	$ 116,786.79 $ 4,491.80 $ 59.89	$ 123,655.19 $ 4,755.97 $ 63.41	$ 131,310.80 $ 5,050.42 $ 67.34
6	Accounting Manager Civil Engineer II IS Administrator	$ 97,317.39 $ 3,742.98 $ 49.91	$ 103,045.42 $ 3,963.29 $ 52.84	$ 109,099.28 $ 4,196.13 $ 55.95	$ 115,514.27 $ 4,442.86 $ 59.24	$ 122,310.90 $ 4,704.27 $ 62.72	$ 129,501.71 $ 4,980.83 $ 66.41	$ 137,572.00 $ 5,291.23 $ 70.55
7	Social Services Manager, Utility Superintendent, Fleet & Facilities Superintendent, Streets & Forestry Superintendent	$ 109,373.83 $ 4,206.69 $ 56.09	$ 115,811.61 $ 4,454.29 $ 59.39	$ 122,624.19 $ 4,716.31 $ 62.88	$ 129,832.08 $ 4,993.54 $ 66.58	$ 137,469.47 $ 5,287.29 $ 70.50	$ 145,551.15 $ 5,598.12 $ 74.64	$ 154,443.96 $ 5,940.15 $ 79.20
8	Assistant Dir of Community Development, Assistant Public Works Director	$ 112,197.98 $ 4,315.31 $ 57.54	$ 118,788.41 $ 4,568.79 $ 60.92	$ 125,780.99 $ 4,837.73 $ 64.50	$ 133,181.41 $ 5,122.36 $ 68.30	$ 141,012.46 $ 5,423.56 $ 72.31	$ 149,298.07 $ 5,742.23 $ 76.56	$ 158,391.38 $ 6,091.98 $ 81.23
9	Battalion Chief* Commander* Deputy Finance Director Village Engineer	$ 117,470.32 $ 4,518.09 $ 60.24	$ 124,370.63 $ 4,783.49 $ 63.78	$ 131,692.44 $ 5,065.09 $ 67.53	$ 139,436.91 $ 5,362.96 $ 71.51	$ 147,637.07 $ 5,678.35 $ 75.71	$ 156,314.57 $ 6,012.10 $ 80.16	$ 165,835.10 $ 6,378.27 $ 85.04
10	Deputy Fire Chief, Deputy Police Chief	$ 128,774.88 $ 4,952.88 $ 66.04	$ 136,337.07 $ 5,243.73 $ 69.92	$ 144,362.93 $ 5,552.42 $ 74.03	$ 152,854.74 $ 5,879.03 $ 78.39	$ 161,842.10 $ 6,224.70 $ 83.00	$ 171,350.10 $ 6,590.39 $ 87.87	$ 181,791.12 $ 6,991.97 $ 93.23

* Hourly rates for these positions are based on established annual work schedule.

Compensation Plans 2026-2027

General Positions

Range	Job Title	1	2	3	4	5	6	7
1	Seasonal, Interns, Part-Time Staff	Hourly Rate Determined by the Village at Time of Hire.						
2	Public Works Clerk	$ 52,091 $ 2,003.51 $ 26.71	$ 54,702 $ 2,103.93 $ 28.05	$ 57,436 $ 2,209.09 $ 29.45	$ 60,308 $ 2,319.56 $ 30.93	$ 63,318 $ 2,435.32 $ 32.47	$ 66,486 $ 2,557.17 $ 34.10	$ 69,815 $ 2,685.18 $ 35.80
3	Finance Clerk, Program Planner/Site Coord.	$ 56,141 $ 2,159.27 $ 28.79	$ 58,871 $ 2,264.26 $ 30.19	$ 61,746 $ 2,374.85 $ 31.66	$ 64,755 $ 2,490.57 $ 33.21	$ 67,926 $ 2,612.56 $ 34.83	$ 71,252 $ 2,740.46 $ 36.54	$ 74,742 $ 2,874.68 $ 38.33
4	N/A	$ 57,436 $ 2,209.09 $ 29.45	$ 60,308 $ 2,319.56 $ 30.93	$ 63,318 $ 2,435.32 $ 32.47	$ 66,486 $ 2,557.17 $ 34.10	$ 69,814 $ 2,685.16 $ 35.80	$ 73,306 $ 2,819.46 $ 37.59	$ 76,972.88 $ 2,960.50 $ 39.47
5	License/Permit Clerk	$ 60,308 $ 2,319.56 $ 30.93	$ 63,318 $ 2,435.32 $ 32.47	$ 66,486 $ 2,557.17 $ 34.10	$ 69,814 $ 2,685.16 $ 35.80	$ 73,306 $ 2,819.46 $ 37.59	$ 76,973 $ 2,960.50 $ 39.47	$ 74,741.64 $ 2,874.68 $ 38.33
6	Accounts Payable/Receivable Clerk, Utility Billing/Revenue Collection Coordinator	$ 63,318 $ 2,435.32 $ 32.47	$ 66,486 $ 2,557.17 $ 34.10	$ 69,814 $ 2,685.16 $ 35.80	$ 73,306 $ 2,819.46 $ 37.59	$ 76,973 $ 2,960.50 $ 39.47	$ 80,819 $ 3,108.43 $ 41.45	$ 84,862.21 $ 3,263.93 $ 43.52
7	Administrative Secretary, Code Services Specialist, Permit Specialist	$ 66,486 $ 2,557.17 $ 34.10	$ 69,814 $ 2,685.16 $ 35.80	$ 73,306 $ 2,819.46 $ 37.59	$ 76,973 $ 2,960.50 $ 39.47	$ 80,819 $ 3,108.43 $ 41.45	$ 84,862 $ 3,263.93 $ 43.52	$ 89,106.82 $ 3,427.19 $ 45.70
8	Public Works Coordinator	$ 69,814 $ 2,685.16 $ 35.80	$ 73,306 $ 2,819.46 $ 37.59	$ 76,973 $ 2,960.50 $ 39.47	$ 80,819 $ 3,108.43 $ 41.45	$ 84,862 $ 3,263.93 $ 43.52	$ 89,107 $ 3,427.19 $ 45.70	$ 93,566.18 $ 3,598.70 $ 47.98
9	Deputy Village Clerk	$ 73,306 $ 2,819.46 $ 37.59	$ 76,973 $ 2,960.50 $ 39.47	$ 80,819 $ 3,108.43 $ 41.45	$ 84,862 $ 3,263.93 $ 43.52	$ 89,107 $ 3,427.19 $ 45.70	$ 93,566 $ 3,598.69 $ 47.98	$ 98,245.47 $ 3,778.67 50.38229359

MEMORANDUM

DATE:	April 6, 2026
FROM:	James Ferolo, Village Attorney
SUBJECT:	Resolution Authorizing the Village Manager to Execute a Settlement Agreement and Mutual Release with Elena and Viorel Calin
DOLLAR AMOUNT:	70,000
BUDGETED:	No
BUDGET SOURCE:	Liability Funds
RECOMMENDED ACTION:	Approve
STRATEGIC PLAN THEME:	Unassigned

EXECUTIVE SUMMARY

The attached resolution authorizes the execution of a settlement agreement and mutual release for the purpose of resolving a lawsuit in the case of *Elena Calin and Viorel Calin v. Walmart, Inc., Ferland Bony, and Village of Wheeling*. The total settlement is $70,000. The plaintiffs claim the Village engaged in willful and wanton conduct in an investigation into a shoplifting event at Walmart that resulted in an arrest. The settlement is not an admission of liability but the compromise of a disputed claim that the Village was prepared to defend at trial based on the reasonableness of the Village's actions.

RESOLUTION NO. 26-_____

RESOLUTION AUTHORIZING THE VILLAGE MANAGER TO EXECUTE A SETTLEMENT AGREEMENT AND MUTUAL RELEASE WITH ELENA AND VIOREL CALIN

WHEREAS, the VILLAGE OF WHEELING, Cook and Lake Counties, Illinois (the "Village"), is a home rule municipality, pursuant to Article 7, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, Plaintiffs Elena and Viorel Calin ("Plaintiffs") filed an action entitled *Elena Calin and Viorel Calin v. Walmart, Inc., Ferland Bony, and Village of Wheeling,* Case Number 2024 L 011280 (the "Lawsuit"), in the Circuit Court of Cook County, Illinois; and

WHEREAS, the Village Board, without any admission of liability, deems that it is in the Village's best interest to amicably resolve any and all disputes, claims, actions or causes of action related to the Lawsuit;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WHEELING, COOK AND LAKE COUNTIES, ILLINOIS, as follows:

SECTION 1: Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

SECTION 2: The Board of Trustees of the Village of Wheeling approves, authorizes, and directs the Village Manager to execute a "Settlement Agreement and Mutual Release" (the "Agreement") in substantial conformity with the Agreement attached hereto as **EXHIBIT A** and all related documents. All final changes are subject to the approval of the Village Manager and Village Attorney.

SECTION 3: This Resolution shall take effect from and after its adoption and approval.

Trustee _____ moved, seconded by Trustee _____ that Resolution No. 26-_____ be adopted.

President Horcher	_____		
Trustee Krueger	_____	Trustee Ruffatto	_____
Trustee Lang	_____	Trustee Vito	_____
Trustee Papantos	_____	Trustee Vogel	_____

ADOPTED this 6th day of April, 2026, by the President and Board of Trustees of the Village of Wheeling, Illinois.

ATTEST:

_____
Patrick Horcher, Village President

_____
Kathryn M. Brady, Village Clerk

2080693_1

EXHIBIT A

Settlement Agreement and Mutual Release

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, LAW DIVISION

ELENA CALIN and VIOREL CALIN,	)	
	)	
Plaintiffs.	)	
	)	
v.	)	**Case No. 2024L011280**
	)	
WALMART INC., a foreign corporation;	)	
FERLAND BONY; and	)	
VILLAGE OF WHEELING, a municipal Corporation.	)	
	)	
Defendants.	)	

SETTLEMENT AGREEMENT AND GENERAL RELEASE

This Settlement Agreement and General Release ("Agreement") is made and entered into this __ day of February, 2026, between ELENA CALIN and VIOREL CALIN ("Plaintiffs") and the VILLAGE OF WHEELING (the "Village" or "Defendant"), and all known and unknown officers, employees, and agents of the Village of Wheeling or Wheeling Police Department and all past and current appointed and elected officials, presidents, and trustees, employees, volunteers, agents, attorneys, and representatives of the Village of Wheeling. Plaintiffs and Defendant are referred to individually at times in this Agreement as "Plaintiffs" or "Defendant" and collectively referred to at times in this Agreement as the "Parties."

PREAMBLE

WHEREAS, Plaintiffs filed a Complaint against the Village, Walmart, Inc., and Ferland Bony and said case presently is pending in the Circuit Court of the Cook County, Law Division, Case No. 2024L011280 (the "Lawsuit"); and

WHEREAS, Plaintiffs allege claims of willful and wanton conduct and loss of consortium with respect to a Wheeling Police Department ("WPD") investigation of shoplifting at a Wheeling

Walmart that ultimately resulted in the arrest of Plaintiff Elena Calin (the "Incident"), as set forth more particularly in the pleadings in the Lawsuit, claims which the Village denies have any merit; and

WHEREAS, Plaintiffs allege claims of negligence and loss of consortium against both Walmart, Inc. and Ferland Bony with respect to the Incident; and

WHEREAS, it is now the desire of the Plaintiffs and the Village to fully and finally resolve and settle the Lawsuit, their respective claims, causes of action, or actionable matters of any kind which exist between them and any and all other claims or matters which may exist or arguably existed between them, as of the date of this Agreement, and enter into a full and final compromise, settlement and mutual release; and

WHEREAS, Walmart, Inc. and Ferland Bony are not parties to this Agreement and as such, the promises and covenants set forth below only pertain to the claims between Plaintiffs and Village.

NOW, THEREFORE, in consideration of the foregoing, and for other good and valuable consideration, the mutual promises and covenants set forth below, the sufficiency of which is hereby acknowledged:

1. Incorporation of the Preamble. Each of the introductory statements contained in the Preamble above are incorporated into Section 1 of this Agreement by reference and are material terms and provisions agreed to by Plaintiffs and Defendant.

2. Compromise and Settlement. This Agreement constitutes the compromise and settlement of disputed claims and causes of action that is made to avoid further costs of litigation. Nothing contained herein, nor any actions taken by Plaintiffs or Defendant in connection herewith,

shall constitute, be construed as, or be deemed to be, an admission of fault, liability or wrongdoing whatsoever on the part of Plaintiffs or Defendant.

3. Settlement of All Claims. Plaintiffs and Defendant intend this Agreement to be a complete and total resolution and settlement of any and all claims and causes of action or actionable matters of any kind, whether asserted or not asserted, known or unknown, that Plaintiffs may have or could have had against Defendant, or any potential named or unnamed prior or potential defendants from any and all injuries or claims arising out of or relating to Plaintiffs' allegations and claims asserted against Defendant as set forth in the pleadings in the Lawsuit, including claims of willful and wanton conduct and loss of consortium, and which Defendant may or could have against Plaintiffs.

4. Dismissal of the Lawsuit. Plaintiffs agree that once a written settlement is fully executed by Plaintiffs and the Village, Plaintiffs will dismiss with prejudice the Lawsuit against the Village in its entirety.

5. Release, Waiver and Discharge of Claims. Plaintiffs ELENA CALIN and VIOREL CALIN, individually and on behalf of any family members, personal representatives, administrators, successors and assigns, do fully and finally release, waive and forever discharge the Village and its past and current appointed and elected officials, mayors and trustees, employees, volunteers, insurers, insurance programs, risk management pools, agents, attorneys, successors, assigns and representatives of the Village of Wheeling, all known and unknown officers, employees and agents of the Wheeling Police Department (collectively "Released Parties") from any and all claims, controversies, liabilities, judgments, causes of action, damages, demands, costs, attorney's fees and expenses, known and unknown, vested or contingent, direct or indirect, whether recoverable under the constitutions, statutes, or common law of the United States

of America or State of Illinois, that Plaintiffs may have, had, or may now have against the Released Parties, related to the claims and allegations made or that could have been made in the Lawsuit; provided however, that the provisions of this paragraph do not extend or apply to, or in any way limit or affect any rights or obligations under this Agreement.

As part of the Agreement and in consideration for the payment to Plaintiffs by the Village described in paragraph 6 below, this release and waiver also includes any and all acts or omissions of any kind or nature allegedly committed by or omitted by the Released Parties and any claims that Plaintiffs have or may have arising out of or related in any way to the incident as alleged in the Lawsuit.

This Agreement further expresses a full and complete settlement of such alleged claims and liabilities asserted by Plaintiffs and denied by the Released Parties for any and all economic or non-economic damages of any kind, including but not limited to general, specific, punitive, exemplary, medical or medically related expenses, loss of income, wages, other monies, and attorney fees and costs in exchange for the performance of the obligations, and any other considerations and compensation to be paid under this Agreement.

6. Payment to the Plaintiff. In return for Plaintiffs' dismissal of the Lawsuit with prejudice, Plaintiffs' waiver and release as outlined in this Agreement becomes effective and irrevocable upon the payment to Plaintiffs and their attorneys by the Village of the sum of **$70,000.00 (Seventy Thousand and No/100 Dollars), inclusive of all of Plaintiffs' attorney's fees and litigation costs and litigation expenses incurred by the Plaintiffs or Plaintiffs' attorneys relative to the Lawsuit, within thirty (30) calendar days of the execution of the Agreement. No other economic consideration or financial payments shall be paid by the Village to Plaintiffs under this Agreement beyond the financial compensation stated in this**

paragraph. The above payment is being made to settle the Lawsuit based on a cost of defense economic decision of the Village and not a decision related to the merits of Plaintiffs' allegations set forth in the Lawsuit. The $70,000 settlement payment shall be paid by check to "Elena Calin, Viorel Calin, and Corboy & Demetrio, P.C.", to be distributed among Plaintiffs and their counsel solely according to the directions of Plaintiffs and their counsel and without any participation of Defendant in such allocation.

7. Plaintiffs' Responsibility for Liens; Hold Harmless Obligation. Plaintiffs agree to assume responsibility for all outstanding liens of any kind, those known and unknown, including but not limited to -- medical liens, tax liens, real property liens, Medicare/Medicaid liens and attorney liens -- from the proceeds of this settlement. To the extent that any person seeks to enforce any liens against Defendant, or anyone associated with the Village, Plaintiffs agree to hold harmless Defendant or anyone associated with the Village, and its past, current and future elected and appointed officials, President and Trustees, officers, employees, attorneys, agents, volunteers, successors, executors, legal and/or personal representatives of any kind, insurers and assigns (hereinafter referred to as "Village Affiliates") for all said liens.

8. Mutual General Release and Covenant Not to Sue. Plaintiffs ELENA CALIN and VIOREL CALIN, on behalf of their heirs known and unknown, executors, administrators, successors and assigns, for and in consideration of the payment set forth herein, and Defendant, irrevocably and unconditionally release and forever until the end of time discharge each other and the Village Affiliates from any and all claims, administrative charges, liabilities, debts, demands, grievances and causes of action of any kind (hereinafter referred to as the "Claims"), whether at law or in equity, whether accrued, contingent or inchoate, and whether known or unknown,

suspected or unsuspected, or otherwise which Plaintiffs have, had or may have against Defendant or the Village Affiliates in accordance with paragraph 5 of this Agreement.

The Claims released and waived by this Agreement are:

(1) the specific Claims relating to or arising out of the allegations and the Claims set forth in the pleadings in the Lawsuit, including claims willful and wanton conduct and loss of consortium, claims for pain and suffering, mental and emotional distress, and monetary damages, including punitive damages, or other claims under any federal, state or local constitution, statute, regulation, order, ordinance, common law or other authority having the force of law; and

(2) Any and all claims that Plaintiffs have or may have arising out of or related in any way to the incident alleged in the Lawsuit.

Plaintiffs acknowledge and agree that the nature, materiality, extent and results of the Claims compromised and released by this Agreement may not now all be known or anticipated by them. However, it is the intention of Plaintiffs and Defendant hereto THAT THIS AGREEMENT SHALL BE EFFECTIVE AS A BAR FOR ALL TIME TO EACH AND EVERY CLAIM, CHARGE, LIABILITY, AND/OR CAUSE OF ACTION OF ANY KIND THAT PLAINTIFFS MAY HAVE OR HAVE HAD AGAINST DEFENDANT AND THE VILLAGE AFFILIATES AS SET FORTH HEREIN. Plaintiffs further acknowledge and agree that even if they may hereafter discover facts different from or in addition to those now known, suspected or believed to be true with respect to such claims, demands or causes of action released pursuant to the terms of this Agreement, this Agreement will be and remain effective in all respects notwithstanding any such different or additional facts.

9. No Attorneys' Fees and Costs. Plaintiffs waive their right, if any, to the payment of attorney's fees and costs and expenses by the Village or the Village Affiliates. Plaintiffs will pay all attorney's fees and litigation costs they incurred, and Plaintiffs will bear all of their incurred expenses in the negotiation and preparation of this Agreement.

10. Choice of Law; Savings Provision; Venue. This Agreement will be governed by Illinois law. If any provisions of this Agreement shall be invalidated or refused enforcement by any court of competent jurisdiction, the provisions not invalidated or refused enforcement shall remain in full force and effect.

11. Entire Agreement. This Agreement represents the entire agreement between Plaintiffs and Defendant with respect to the matters set forth herein and supersedes all prior agreements or understandings, if any, between Plaintiffs and Defendant. Plaintiffs acknowledge that except for the explicit provisions of this Agreement, no promises or representations of any kind have been made to them by Defendant or their attorneys, to induce them to enter into this Agreement. No modification of this Agreement can be made except in writing and signed by Plaintiffs and an authorized representative of the Village of Wheeling.

12. For Settlement Only. This Agreement is entered into for settlement purposes only and represents the compromise of all disputed Claims, actual or potential, which Plaintiffs have or may believe they have. Neither this Agreement, the decision to enter into this Agreement, nor anything done pursuant to this Agreement, shall be construed to be an admission or evidence of any wrongdoing or liability by Plaintiffs or the Village, such wrongdoing and liability being expressly denied. Nor will this Agreement, its existence or its terms, be admissible in any proceeding other than a proceeding to enforce the terms of this Agreement.

13. Representations and Warranties by Plaintiffs and Defendant. Plaintiffs and Defendant represent and warrant that (a) they have the capacity, full power and authority to enter into this Agreement; (b) the individual signing on behalf of the Village is authorized to do so; (c) they have not assigned, encumbered or in any manner transferred all or any portion of the claims covered by this Agreement; (d) there are no other Claims, charges, complaints, actions for relief, suits, arbitrations or other claims or proceedings, pending between Plaintiffs and Defendant in any court, before any agency, or in any forum; and (e) no other person or third party has any right, title or interest in any of the Claims covered by this Agreement.

14. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of Plaintiffs and Defendant, and their respective personal representatives, official representatives, agents, insurers, attorneys, executors, administrators, heirs, successors and assigns.

15. Knowing and Voluntary Signing of Binding Contract. Plaintiffs represent and warrants that they have read this Agreement and understand all of its terms and they execute this Agreement voluntarily and without duress or undue influence, and with full knowledge of its significance, intending to be legally bound. Plaintiffs acknowledge that by signing this Agreement, they are GIVING UP ALL CLAIMS AGAINST WHEELING POLICE DEPARTMENT, DEFENDANTS NAMED OR UNNAMED, AND THE VILLAGE OF WHEELING OR ANY OF ITS AGENTS OR OFFICERS IN ACCORDANCE WITH PARAGRAPH 5 OF THIS AGREEMENT. The Parties further acknowledge and agree that this is a settlement of disputed claims, and that this settlement is not an admission of liability of any wrongful, unlawful or unconstitutional act, omission or conduct by or on the part of any of the Released Parties, the same being denied, and that this settlement shall not serve as evidence or notice of any wrongful,



unlawful or unconstitutional act, omission or conduct by or on the part of the Released Parties in any court or proceeding of any kind, except in a proceeding to enforce the terms of the settlement. The Parties also acknowledge and agree that this settlement is made to avoid the uncertainty and expense of litigation and for the purpose of judicial economy.

16. Opportunity To Consult Advisors. Plaintiffs and Defendant have had reasonable opportunity to consult with attorneys or other advisors of their own choosing before executing this Agreement.

17. Counterparts. This Agreement may be executed in counterparts, each of which may be signed separately and may be enforceable as an original, but all of which together shall constitute but one agreement.

IN WITNESS WHEREOF, Plaintiffs and Defendant Village of Wheeling have executed this Agreement by affixing their signatures and the dates of execution where indicated below. The effective date of this Agreement, as noted on Page 1 above, shall be the date on which the last signatory signs and dates this Agreement.

ELENA CALIN

Dated: 3-5-26

VIOREL CALIN

Dated: 3-5-26

VILLAGE OF WHEELING

Print:_____

Position:_____

Dated:_____

MEMORANDUM

DATE:	April 6, 2026
FROM:	Jon Sfondilis, Village Manager
SUBJECT:	Resolution Approving the Fiscal Year 2027 Budget for Chicago Executive Airport
DOLLAR AMOUNT:	n/a
BUDGETED:	No
BUDGET SOURCE:	n/a
RECOMMENDED ACTION:	Approve
STRATEGIC PLAN THEME:	Governance

EXECUTIVE SUMMARY

The Chicago Executive Airport Board of Directors has recommended approval of the Airport's Fiscal Year 2027 budget. Please see the attached budget and memo from Chicago Executive Airport Director of Finance Jason Griffith.

RESOLUTION NO. 26 – _____

RESOLUTION APPROVING THE FISCAL YEAR 2027 BUDGET FOR CHICAGO EXECUTIVE AIRPORT

WHEREAS, the Village of Wheeling and the City of Prospect Heights ("the Municipalities") have entered into an Amended and Restated Intergovernmental Agreement, dated December 18, 2013, for the Organization, Operation, and Maintenance of Chicago Executive Airport; and

WHEREAS, Section 3.A.5 of the said Agreement, as amended and restated, requires the Chicago Executive Airport Board of Directors to propose for approval by the Municipalities an annual budget for Chicago Executive Airport; and

WHEREAS, Airport staff have prepared and presented to the Board of Directors the proposed budget for the fiscal year ending (FYE) April 30, 2027; and

WHEREAS, the Board of Directors has approved the budget document in its entirety; and

WHEREAS, the adoption of said budget constitutes the appropriation of monies for Chicago Executive Airport in the FYE April 30, 2027; and

WHEREAS, the Board of Directors deems it in the best interest of Chicago Executive Airport to recommend said budget as prepared for approval;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WHEELING, COUNTIES OF COOK AND LAKE, STATE OF ILLINOIS, that the Chicago Executive Airport Annual Budget for FYE April 30, 2027, is hereby approved.

Trustee _____ moved, seconded by Trustee_____

that Resolution No. 26-_____ be adopted.

President Horcher	_____	Trustee Ruffatto	_____
Trustee Krueger	_____	Trustee Vito	_____
Trustee Lang	_____	Trustee Vogel	_____
Trustee Papantos	_____		

ADOPTED this 6th day of April 2026, by the Village President and Board of Trustees of the Village of Wheeling, Illinois.

_____
Patrick Horcher, Village President

ATTEST:

_____
Kathryn M. Brady, Village Clerk

1020 South Plant Road
Wheeling, Illinois 60090
847.537.2580
www.chiexec.com

MEMO

Date: March 19, 2026
To: City of Prospect Heights and Village of Wheeling Officials
From: Jason G. Griffith, Director of Finance
Subject: FY2027 Chicago Executive Airport Proposed Budget

Highlight summary of the proposed FY2027 budget:

- **Net Income:** The FY27 proposed budget after transfers, and all operating and capital revenues and expenses results in a Net Income of $428,448

- **Revenues:** FY27 total budgeted revenues are $9,793,988. An increase of $897,101 (10.08%) from FY26.
    - Annual sewer fee revenues and One-time sewer connection fee revenues are included with all other Airport revenues in the FY27 budget. Sewer revenues will then be transferred to the sewer reserve fund. The FY27 budget has annual sewer fees of $45,321 and One-time connection fee revenues of $492,899 if the Sky Harbour development is connected to the Airport's sewer systems in FY27. If the One-time connection does not occur in FY27 that revenue will be included in the FY28 budget.
    - Long term lease revenues and fuel flowage fee revenues are the main drivers of the Airport's FY27 budgeted revenues.
    - U.S. Customs fees, Hangars 5 & 6 fees, T-hangar fees, Tiedown fees, and all other Airport fees were increased by 3.082%. 3.082% is the 2025 local Chicago-Naperville-Elgin region annual CPI.

- **Operating Expenses:** Total budgeted operating expenses for the combined departments are $6,673,311, a $753,397 (12.73%) increase from FY26.
    - The Administrative line item for the 100-Year celebration was increased for events to take place in FY27. This line item will be removed from future budgets.
    - In the Operations and Maintenance budget there is a new line item for a third party to do the aircraft movements in Hangars 5 & 6
    - Both departments have budgeted expense increases for software and Insurance.

- **RSIP:** The FY27 budget has $4,100,000 in RSIP expenses. With the RSIP program the Airport pays the invoices and then is reimbursed by the FAA and the State of Illinois. The Airport is responsible for $153,750 in total expenses for the RSIP program after reimbursement.

- **Reserve Funds:**
    - **Sewer Reserve-** Annual sewer revenues totaling $45,321 are budgeted to be transferred into the sewer fund. As mentioned above there is a possibility of Sky Harbour connecting

to the Airport's sewer systems in late FY27. The one-time connection fee of $492,899 is budgeted to be transferred to the sewer fund. The sewer fund has budgeted expenses totaling $500,000, mostly for stormwater expense. The projected starting balance on 5/1/26 is $730,500. Projected sewer fund ending balance on 4/30/27 is $769,238.

- **Vehicle and Equipment Reserve Fund (VERF)-** Budgeted for a $500,000 annual transfer. The Airport is budgeted to purchase a new large snowbroom ($770,000), a new large snowplow with a liquid deicer tank ($725,000) and other smaller vehicles. The larger snow equipment has a 365-day lead time. Delivery of the equipment and the expense may not occur until the next fiscal year. When a vehicle is sold the funds received for the purchase will go back into the VERF fund. The projected starting balance on 5/1/26 is $1,322,691. The projected ending balance on 4/30/27 is $180,691.

- **Building & Land Reserve Fund-** Budgeted for a $3,000,000 annual transfer. Budgeted expenses from this fund are for potential reimbursement for a demolished building that was on the property the Airport recently purchased. The $3,000,000 transfer into this fund will be used to help fund a new aviation community center at the Airport. The projected starting balance on 5/1/26 is $3,460,262. The projected ending balance on 4/30/27 is $5,260,262.

- **Capital Repair/Demo Fund-** Budgeted for a $184,089 annual transfer. The $184,089 is 5% of long-term lease revenues and Hanagar5/6 permit fees revenues. Budgeted expenses from this fund are for potential reimbursement for a demolished building that was on the property the Airport recently purchased. The projected starting balance on 5/1/26 is $878,965. The projected ending balance on 4/30/27 is $363,055.

- **Capital Projects: Self**-funded, not grant funded, capital projects include updates to potential large hangar and building repairs, airfield security, pavement repairs, an aviation community center, shop equipment, capital vehicle repairs, and expenses for decommissioning Runway 6/24.

- **Capital "A" Projects:** The total cost of all the projects is estimated at $11,840,000 with the Airport's local share expected to be $310,000 with budgeted FY27 offsetting grant revenues of $6,307,000. The major Capitol "A" projects include the phase 1 and phase 2 hot spot reconfiguration of taxiways.

- **Unrestricted Net Assets Available:** The Airport Business Plan requires that the airport maintains an unrestricted net asset balance equal to 3 months (25%) of the current year's budgeted operating expenses, which would be $1,668,278 ($6,673,111 x 25%). Our estimated April 30, 2027, operating fund balance of $5,052,609 satisfies this requirement.

- **Debt Covenant Requirements:** The debt covenant requires the Airport maintains a cash balance worth 180 days of budgeted operating expenses. In FY27 that amount is $3,290,849 ($6,673,311 x 180/365). Our estimated April 30, 2027, operating fund balance of $5,052,609 satisfies this requirement.

FY 2027

PROPOSED Annual Budget

Fiscal Year Ending

4/30/2027

An Intergovernmental Cooperative of
The City of Prospect Heights, Illinois and
The Village of Wheeling, Illinois

This Page Intentionally Left Blank

Chicago Executive Airport Budget

Fiscal Year Ending

April 30, 2027

FY2027 Budget

Workshop by the Chicago Executive Airport Board of Directors – February 18, 2026

FY27 Budget Draft 2 sent for Chicago Executive Airport Board of Directors Review- March 5, 2026

Proposed Budget sent to the Airport Board of Directors- March 13, 2026

Approved by the Chicago Executive Airport Board of Directors- March 18, 2026

Potentially to be Approved by the City of Prospect Heights City Council – April 2026

Potentially to be Approved by the Village of Wheeling Board of Trustees – April 2026

An Intergovernmental Cooperative of
The City of Prospect Heights, Illinois and
The Village of Wheeling, Illinois

This Page Intentionally Left Blank

Profiles

Chicago Executive Airport

Chicago Executive Airport is located eighteen (18) miles northwest of Chicago, Illinois. The Airport is owned by the City of Prospect Heights and the Village of Wheeling as an intergovernmental cooperative through an intergovernmental agreement. Chicago Executive Airport is managed under the guidance of the Chicago Executive Airport Board of Directors - a board consisting of three members from each Municipality plus a chairman who consider both current and long-term plans for the Airport. Chicago Executive Airport is one of the few self-supporting airports in the United States. Chicago Executive is celebrating its one-hundredth (100) anniversary as an airport in 2026!.

Designated as a reliever airport by the Federal Aviation Administration, the Airport relieves general aviation traffic from O'Hare International Airport, eight miles south of Chicago Executive Airport. The Airport averages 100,000 annual operations and has over three hundred (300) based aircraft. Users of the Airport range from Fortune 500 companies and their executives to private pilots. Chicago Executive is also the busiest user fee airport in the Midwest for U.S. Border Protection international clearance operations with over five hundred (500) clearances in a fiscal year.

City of Prospect Heights

The City of Prospect Heights, formed in 1936, has grown to a population of 16,000 consisting of a mix of single-family homes, condominiums, and apartment buildings. Prospect Heights was incorporated January 31, 1976, exactly 40 years after the first family moved in, the City of Prospect Heights was born. Prospect Heights boasts a library, excellent schools, and two Park Districts with two facilities, each with a swimming pool and something for all ages. Three shopping centers provide a variety of shopping experiences and numerous quality hotels and motels are near the Airport.

Village of Wheeling

The Village of Wheeling was settled in 1833 and officially founded in 1894. Wheeling features a combination of homes, some more than 75 years old, existing among new construction. Wheeling is known for its many excellent restaurants including "Restaurant Row" situated along Milwaukee Avenue. The most recent census had Wheeling's population over 39,000 residents.

Both municipalities are bordered by almost 1,000 acres of Cook County Forest preserve. Train stations provide commuter transportation to both municipalities.

This Page Intentionally Left Blank

Table of Contents

		Page #
1.	Budget Narrative	1 - 12
2.	Total Proposed Budget	13
3.	Revenue Budget Line Item Detail	14 - 16
4.	Administration Department Budget Line Item Detail	17 - 22
5.	Operations and Maintenance Department Budget Line Item Detail	23 - 27
6.	Other Income and Expense Budget	28 -29
7.	Residential Sound Insulation Program (RSIP)	30
8.	Sewer Reserve Fund	31
9.	Vehicle and Equipment Reserve Fund (VERF)	32
9.	Building and Land Reserve Fund	33
10.	Capital Repair and Demo Fund	34
11.	Capital Summary	35
12.	Capital Projects-Internally Funded	36
13.	Capital "A" Projects	37
14.	Capital "B" Projects	38
15.	Unrestricted Net Assets (Reserves) Available	39
16.	Location Maps for potential Capital Projects	40 - 41
17.	Glossary	42

This Page Intentionally Left Blank

March 18, 2026

The Citizens of the City of Prospect Heights, its Mayor, and City Council
The Citizens of the Village of Wheeling, its President, and Village Board
The Chairman and Members of the Chicago Executive Airport Board of Directors

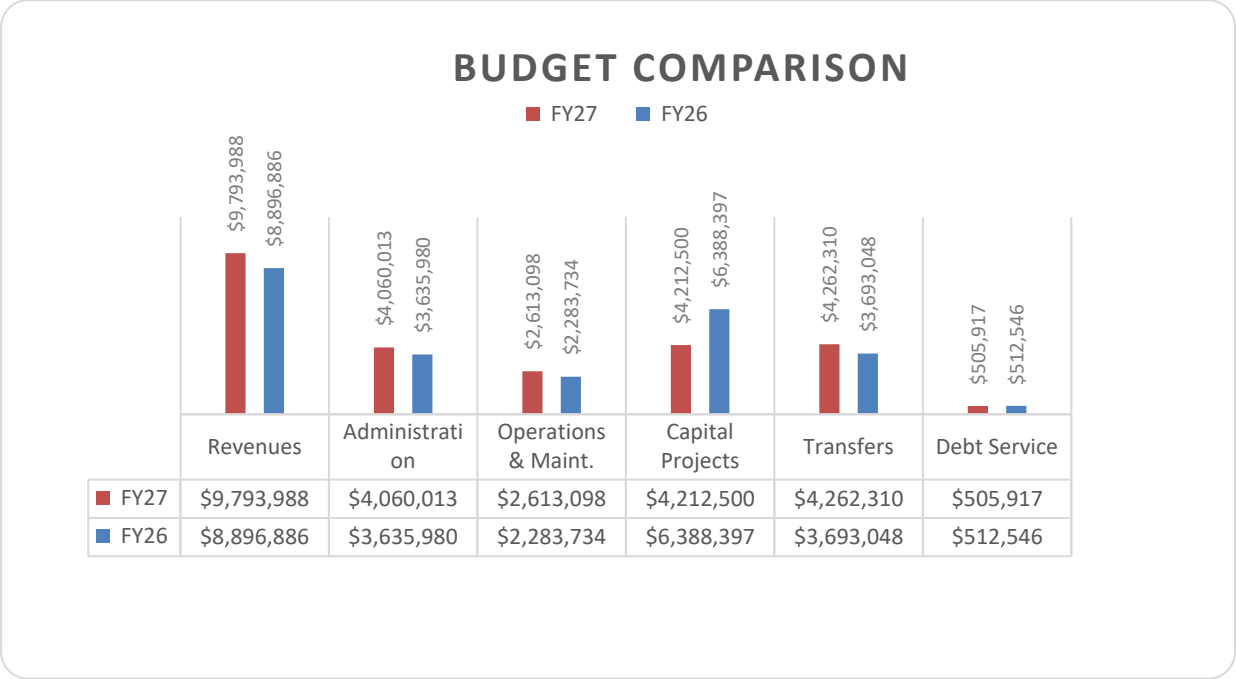
The Amended and Restated Intergovernmental Agreement, dated December 23, 2013, between the Village of Wheeling and the City of Prospect Heights (hereinafter referred to as "the Municipalities") acknowledges their responsibility "to operate, manage, maintain, and provide for the local portion of any future development of the Airport out of Airport revenues." The Chicago Executive Airport Board of Directors (hereinafter referred to as "the Board") is charged with the fiduciary responsibility of reviewing and recommending an annual budget to the Municipalities for subsequent approval.

Budget Document

Chicago Executive Airport (Airport) has one enterprise fund, the Joint Airport Fund. An enterprise fund is a governmental accounting fund that provides a good or service to the public and charges fees to make the entity self-sustaining. Enterprise funds operate in a similar manor to private business enterprises, with the intent that the costs (expenses, including depreciation) of providing goods or services to the public on a continuing basis be financed primarily through fees charged to the entity's users. The budget was prepared using an accrual basis of accounting whereby revenues are recorded in the period in which they are earned and expenditures are recorded in the period in which they are incurred. This basis is the same as our financial statement reporting except for 1. depreciation and amortization are not included in the budget, and 2. capital outlays and the receipt of long-term debt proceeds are not included in operating expenses within the financial statements. While the Sewer Reserve, the Vehicle & Equipment Reserve, the Building & Land Reserve, and the Capital Repair and Demolition sub-funds are presented in the budget as separate funds, they are part of the Joint Airport Fund. These reserve funds are not legally required but were established by the Airport Board of Directors to plan for the Airport's short- and long-term capital needs.

The budget is prepared considering historic expenses as well as anticipated expenses for the coming fiscal year. The budget is developed using a line-item form for each category that details and describes each revenue and expense item. During the fiscal year, any expense category overages are covered by either contingency amounts or budget surplus amounts in other departmental categories. The Airport Board of Directors and the Municipalities would need to approve any budget adjustment necessary to cover a departmental or capital budget section that exceeds the approved budgeted amounts. As part of its budgeting process for FY27 the Airport is continuing to use the Capital Improvement Plan (CIP) document. The CIP looks ahead five years using policies passed by the Board to better plan for all capital expenses and to ensure that sufficient funds are in place for the Airport's extensive capital needs. The CIP is updated on a continuous basis and is a living document for planning purposes.

The budget document is divided into six components, **Budget Overview, Revenue Budget, Operating Budget, Non-Operating Budget, Capital Budget,** and **Supplemental Information**. The Operating Budget is divided into six sub parts: Revenues, Administration & Finance Expenses, Operations & Maintenance Expenses, Interest Income, Other Expense, and Debt Service. This division was done so the Airport can more accurately determine the expense of services in the future.



	Revenues	Administration	Operations & Maint.	Capital Projects	Transfers	Debt Service
FY27	$9,793,988	$4,060,013	$2,613,098	$4,212,500	$4,262,310	$505,917
FY26	$8,896,886	$3,635,980	$2,283,734	$6,388,397	$3,693,048	$512,546

Executive Summary

Operating income is operating revenues less operating expenses. It does not include the purchase of capital items or the expense of depreciation and amortization. Revenues and expenses are detailed below.

Revenues: FY27 total budgeted revenues are $9,793,988 an $897,101 (10.08%) increase from FY26. A Consumer Price Index (CPI) increase of 3.08% was instituted on a majority of Airport fees. The average CPI in calendar year 2025 was 3.08%. The CPI for the first half of calendar 2025 was 3.62%. The second half of calendar year 2025 the CPI was 2.63%. The FY27 budget used an estimated 1.0% CPI increase for budgeting purposes for long-term lease revenues. Most long-term leases have a CPI rent adjustment using that individual lease's anniversary date. The actual CPI percentage increase could be higher or lower depending upon that lease's anniversary date.

Expenses: The operating budget is comprised of two departments, Administration & Finance (A&F) and Operations & Maintenance (O&M). The total budgeted FY27 operating expenses for both departments is $6,673,111, a budgeted increase of $753,397 (12.73%) from FY26.

Interest Income: Budgeted interest income is expected to decrease from $504,450 to $326,388, a decrease of $178,062 (-35.30%). The annual percentage interest rate on the Airport's MaxSafe account is currently around 3.92%. The interest rates on the Airport's accounts have decreased this past year. With the lower interest rates this budget reflects decreased anticipated future interest returns. The MaxSafe account allows for unlimited sweeps which allows the Airport to maximize the interest return.

Debt Service: Budgeted: Debt service expense decreased by $6,629 (-1.29%), to $505,917. The U.S. Customs loan had a repricing event that significantly raised the interest rate from 3.05% to 5.2259%. Staff is working with the debt issuer to lower the interest rate. The Southwest t-hangar loan was paid off in November 2025.

Reserves: The Sewer Reserve fund was established in FY12. In FY27 the sewer revenues generated from leases are included in operating revenues and then transferred into the Sewer Reserve sub-fund. This better reflects the totality of all revenues generated by the Airport. These funds are to be used for major sewer projects and sewer repairs. In FY13 the Capital Equipment Reserve Fund (CERF) was established. This fund was renamed in FY20 as the Vehicle and Equipment Reserve Fund (VERF). In FY27 the scheduled

VERF transfers and sale of old VERF items totals $540,000. These funds are to be used for large and small vehicle and equipment purchases. The sale proceeds of any vehicles or capital equipment will go into the VERF. In FY16 the Building Reserve Fund was established. In FY20 this fund was renamed to the Building and Land Reserve Fund. In FY27 the scheduled Building and Land reserve fund transfers total $3,000,000. These funds are to be used for the construction of buildings, hangar construction, or for land purchases. If the Airport sells any land the funds received will go into the Building and Land Reserve Fund. In FY21 the Airport established a Capital Repair and Demolition Fund (CRDF). As Airport buildings and hangars continue to age this fund will be used to either do capital improvements to buildings, capital improvements to hangars, or demolish the building or hangar. The FY27 budget is scheduled to transfer 5% of budgeted long-term lease revenues, hangar 5 revenues, and hangar 6 revenues totaling $184,089 into the CRDF.

Non-Operating Revenues and Expenses: On the recommendation of the Airport's auditors the Residential Sound Insulation Program (RSIP) was reclassified from a Capital Project to a non-operating expense project. The FY27 budget has $4,100,000 in RSIP expenses that are offset by $3,895,000 in anticipated RSIP grant reimbursement.

Capital "A" Projects: The total project expense of all Capital "A" projects is estimated at $11,840,000, of which the Airport's budgeted local share is $310,000, vendor invoices that the Airport will pay once grant revenues are received of $790,000, and estimated grant revenues of $6,307,000.

Unrestricted Net Assets Available: The Airport Business Plan requires the Airport to maintain an unrestricted net asset balance equal to 3 months (25%) of the current fiscal year's budgeted operating expenses, which would be $1,668,278 ($6,673,111 x 25%) for the FY27 budgeted operating expenses.
The Airport's debt covenants require the Airport maintains a cash balance worth 180 days of budgeted operating expenses. For FY27 that amount is $3,290,849 ($6,673,111 x 180 / 365) for the FY27 budgeted operating expenses.
The operating reserves and the debt covenant are separate from each other and are not a combined total. The Airport's projected operating and self-funded capital reserve funds, not including the Airport's four capital reserve sub-funds, beginning balance on April 30, 2027, of $5,052,609, are sufficient to cover both the Airport's business plan and debt covenant requirements.

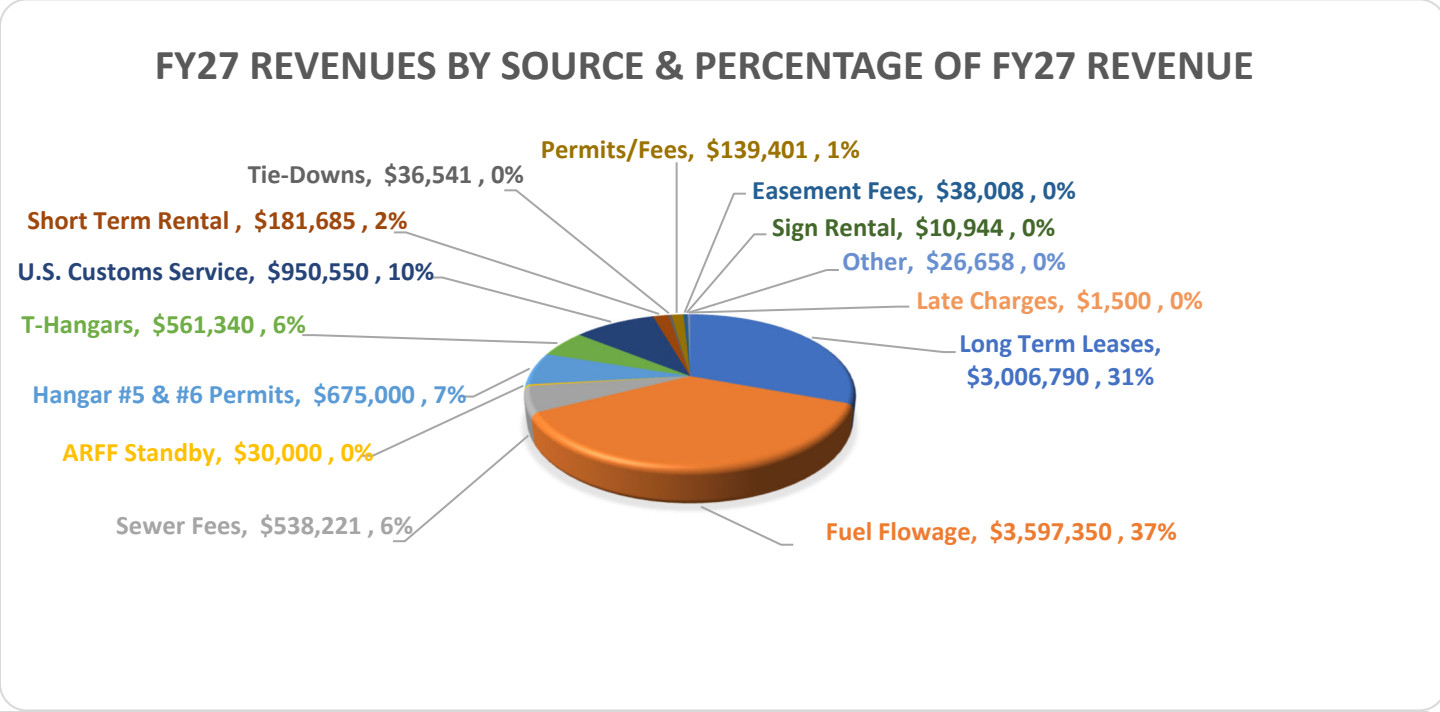
Staffing, Compensation, & Benefits

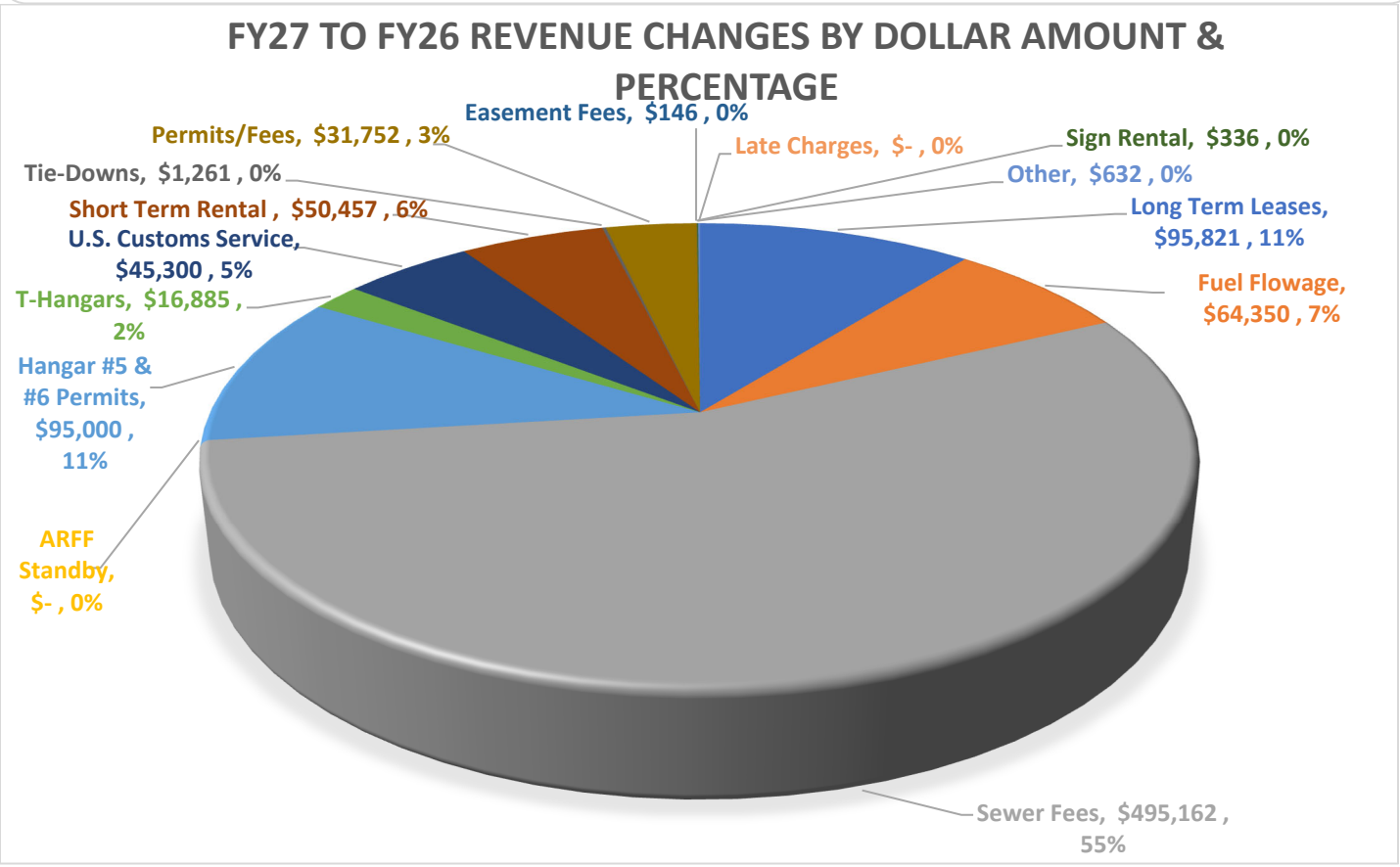
The number of Full-Time Equivalents (FTE) for Airport staff in FY27 is budgeted to reflect the change in FY26 to a full-time Administrative Assistant. The Airport plans on continuing to hire four maintenance interns and one administration intern during the summer months. Interns may be invited back to work for winter operations for further experience. All full-time and part-time Airport employees, excluding interns, are evaluated on an annual basis. Depending upon the individual employees' evaluation an increase in compensation may occur. No compensation increases are guaranteed.

Full-time Airport staff will be comprised of one Executive Director, one Director of Economic Development and Administrative Services, one Director of Finance, one Director of Operations & Maintenance, one Administrative Coordinator, one Administrative Assistant, one Property Accountant, one Maintenance and Operations Supervisor, six Maintenance Technicians, and one Operations Coordinator/Junior Maintenance Technician. Part-time and seasonal staff will be comprised of four maintenance interns and one management intern. The Executive Director reports directly to the Airport's Board of Directors. All other positions report to the Executive Director.

Employee Benefits consist of health insurance, optional dental insurance, life insurance, disability insurance, a 401A retirement plan, service time awards, and the Airport's share of FICA and Medicare

taxes. Operations and Maintenance employees are also eligible for an annual boot stipend and tool allowance reimbursement.





Detailed Budget Analysis
Revenues

FY27 revenues are budgeted to be $9,793,988, an increase of $897,101 from FY26. The Airport has historically used figures from the Bureau of Labor Statistics Table (CPI-U) Chicago-Gary-Kenosha, IL-IN-WI, all items 1982-84=100, CUURA207SA0, for its calculations. In January 2018, the Bureau of Labor Statistics changed the name of this region's table to Chicago-Naperville-Elgin, IL-IN-WI. The Airport will now be using Bureau of Labor Statistics Table (CPI-U) Chicago-Naperville-Elgin, IL-IN-WI, all items 1982-84=100, CUURS23ASA0 for calculations. All CPI numbers match the data from the previous table CUURA207SA0.

FY27 budgeted long-term lease revenues of $3,006,790 are 30.70% of the total budgeted revenues. Long-term lease revenues are budgeted for a $95,821 increase from FY26. All long-term leases have an annual rent escalator, usually these escalators utilize the local CPI. The timing of long-term lease increases varies and are dependent on the language in the long-term leases. The Airport used an estimated CPI adjustment of 1.0% for budgeting purposes. Depending on the lease's anniversary date the CPI percentage can be higher or lower. Calendar year 2025 averaged a CPI of 3.08%. However, January 2026, localized CPI was 1.345%.

Budgeted FY27 fuel flowage fees of $3,597,350 are 36.73% of budgeted revenues. There is a budgeted increase for both the on and off-airport Jet-A Fuel Flowage rates for FY27. On airport Jet-A is budgeted for a $0.01 per gallon increase. Jet-A fuel flowage gallons were increased to reflect the volume the Airport has experienced recently. The 100LL fuel flowage rate was budgeted to increase $0.01 from FY26 and the number of gallons of 100LL has a budgeted decrease following the trends experienced in FY26. The combined changes resulted in an increase in total budgeted fuel flowage revenues of approximately $64,350. Fuel flowage is a per gallon fee calculated on the number of gallons of aviation fuel purchased by the Airport's Fixed Based Operators (FBOs) and put into their fuel storage tanks. In FY27 the Jet-A fuel flowage rate is budgeted to be $0.41 for on-airport fuel and $0.82 for off-airport fuel. The FY27 100LL fuel flowage rate is budgeted to be $0.21. Chicago Executive Airport does not charge landing fees and this variable revenue stream is the Airport's best opportunity to capture revenues from transient aircraft.

Hangar 5 and hangar 6 revenues continue to be their own line item in the FY27 budget. The Airport issues permits to tenants for both aircraft and office space. The service provider for hangar 5 and hangar 6 is a third party vendor paid to provide hangar services. The third party's employees handle and move aircraft. A fourth party, one of the FBOs, fuels the aircraft for these hangars. Airport staff per the Airport's insurance policies are not allowed to touch aircraft. Budgeted hangar 5 and hangar 6 revenues total $675,000 and are 6.89% of the FY27 budget. The FY27 budget reflects the $205 additional service fee charged to tenants to help offset the third-party vendor expenses. The additional service fee was added after the FY26 budget was passed and was used to directly offset the H5-H6 maintenance line expense item in FY26.

Total t-hangar revenues are budgeted to be $561,340. Combined Southwest and Northeast t-hangar fees are 5.73% of budgeted revenues. All t-hangars are budgeted to be $0.606 per square foot regardless of location. This is an increase of $0.018 per square foot. A CPI increase of 3.08% was used for the Airport's per square footage fees. This is an average increase of $24.89 per month for all t-hangars. The Airport did a rates and fees study in FY24 that recommended t-hangar fees. The FY27 budgeted t-hangar fees are an average of $15 higher than in the FY24 study.

Budgeted tiedown fees of $36,541 are 0.37% of budgeted revenues. The FY27 budget uses an average of 21 tiedown spaces permitted per month for the estimated revenue. Tiedown demand remains seasonal.

Tie-down fees were increased by a CPI of 3.08% and are budgeted at $145 a month for a single engine aircraft and $290 a month for a twin-engine aircraft in FY27.

Short-term lease revenues are budgeted to increase $50,547 to $181,685 in FY27. The change is mostly from the new lease for Hangar 11. Short-term lease revenues are 1.86% of this year's budget revenues.

Permits and Fees are budgeted to be $139,401 and are 1.42% of the FY27 budgeted revenues. Airport staff continue to audit the airfield for commercial operating permits (COP) fees. COP fees were adjusted on the recommendations of the Airport's rates and fees study conducted in FY24. A flat rate on all airport COPs permits will remain in effect in FY27. Starting in FY25 COPs for when a through the fence operator is doing business, they are charged a COP fee three times what a based customer is charged per month. The Airport wants to ensure that the companies that have COPs and are based at the airport do not have to compete with off-site operators. The Airport hopes to encourage any company doing business on the airfield to have an established office or location on the airfield. Using the new access control system and better communications with the FBOs the Airport is monitoring an approved vendor list with the goal of capturing all commercial activities at the Airport.

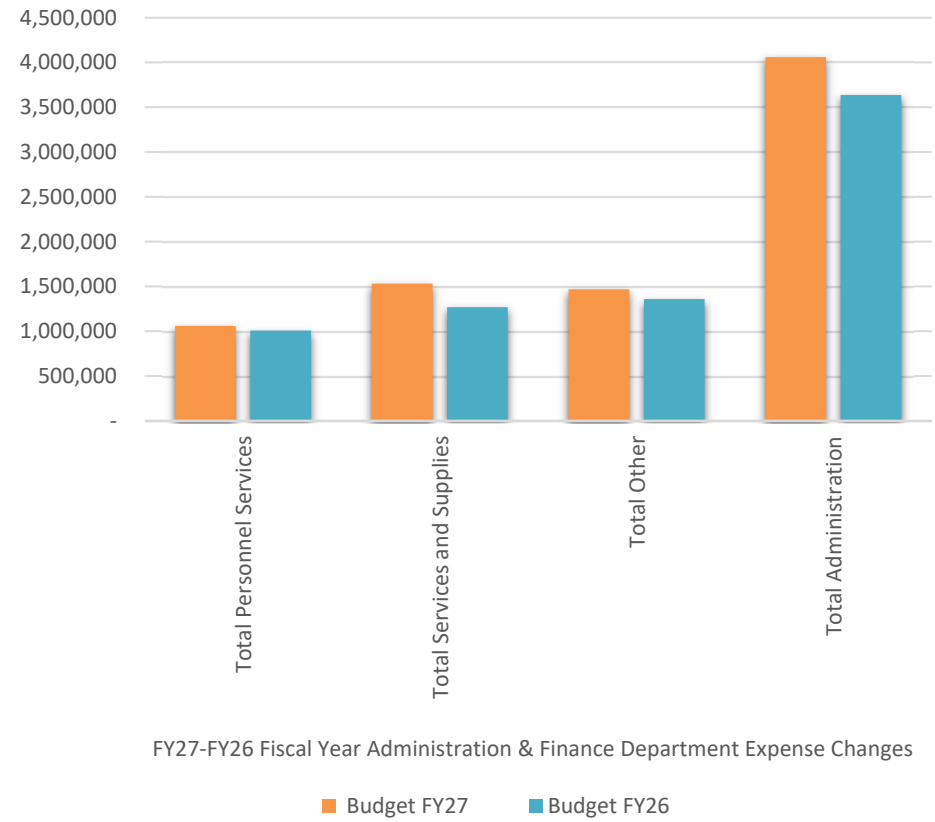
The FY27 budget proposes an increase of 3.08% for U.S. Customs fees. FY27 budgeted U.S. Customs fees total $950,550 and are 9.71% of budgeted revenues. The FY27 budget uses 510 total operations with 245 overtime operations. The Airport remains the most used user fee airport in the region.

The Airport continues offering ARFF, through a partnership with the Village of Wheeling's fire department, on standby when a transient aircraft requests it. This will operate similarly to U.S. Customs where the FBOs charge the user to reimburse the Airport for the incurred expenses. Staff are continuing to explore this and final fee structure might be adjusted. The FY27 budget currently has ARFF revenues of $30,000 and are 0.31% of the FY27 budgeted revenues. Staff will true up actual revenues in further fiscal years.

The largest change to the revenues in the FY27 budget is displaying the sewer fee revenues that were previously only shown in the sewer fund included with the rest of the revenues. Sewer fee revenues total $538,221. Of this $45,321 is for annual sewer fees and $492,889 in one time connection fees if any Sky Harbour hangars are completed in late FY27.

Operating Budget

The operating budget is departmentalized by function- Administration & Finance (A&F) and Operations & Maintenance (O&M). Budgeted expenses for both departments are budgeted to increase to $6,673,111. A total budgeted increase of $753,297, or 12.73% compared to FY26.

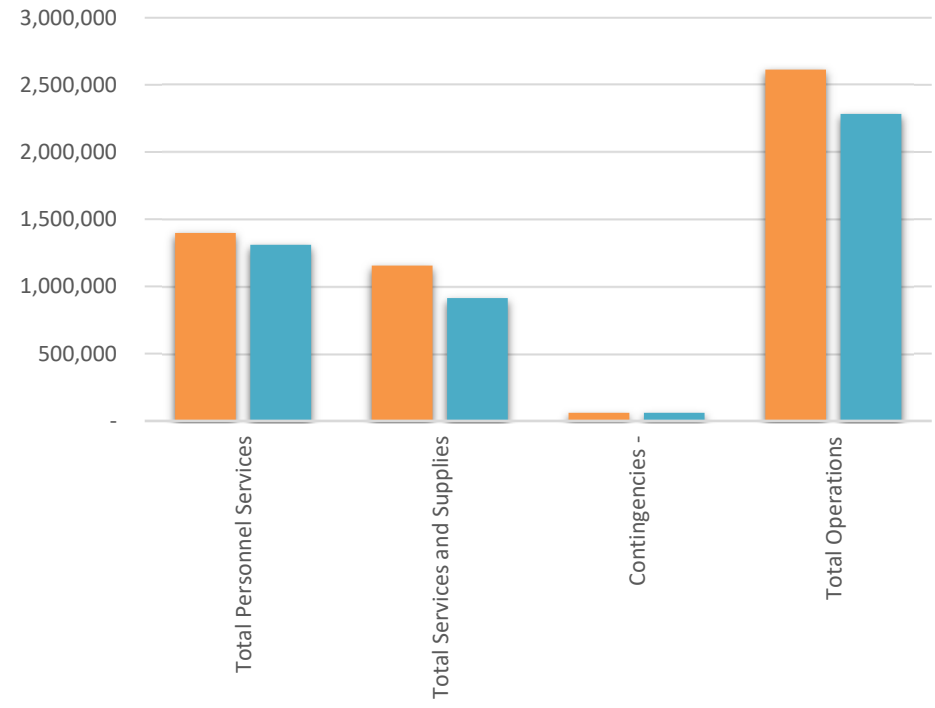


Administration & Finance Department
FY27 budgeted Administration & Finance expenses are $4,060,013, which is an increase of $424,033 or 11.66%, from FY26.

Personnel: The Personnel section's is budgeted to increase by $52,609, 5.22% increase, to $1,060,041. In FY26 the administrative assistant position was changed to a full-time position with benefits that are reflected in the FY27 budget. Insurance expenses used an estimated 5.0% increase, which occurs in July. All non-Director level salaried wages include a 3.08% living wage adjustment and applicable taxes and benefits. As in the past few fiscal years there is no living wage adjustment for Director level staff.

Services and Supplies: This category in the budget is budgeted to increase by $263,025 to $1,531,112, a 20.74% increase. An estimated 7% increase for the Airport's insurance renewal was used for the FY27 budget. There were significant increases in the software, engineering, lease development, and to the water and electric utilities.

Other: This category shows an expense increase of $108,400, to $1,468,850 for FY27. Budgeted expenses were increased for hosting the AAAE General Aviation Conference in August as part of Airport's 100 Year Anniversary and the 5k run event. The Airport continues to budget to exhibit at the annual NBAA convention. This conference has led directly to Airport development leases and has increased relationships with current tenants that like to see exposure of the Airport. Representatives of the Airport will also be exhibiting and attending the NBAA Dispatcher's conference in FY27. The FY27 budget also reflects an increase in expenses for the U.S. Customs facility and service costs.



Operations and Maintenance Department

FY27 budgeted Operations & Maintenance expenses are budgeted to be $2,613,098, an increase of $329,364, or 14.42%, from FY26.

Personnel: This section is budgeted to increase $87,824 to $1,398,256. This reflects a living wage adjustment of 3.08% for all hourly employees. The budget also reflects potentially promoting two maintenance employees to maintenance lead positions. As in the past few fiscal years there is no living wage adjustment for Director level staff. The Airport is also budgeting for a 5.0% increase to health insurance costs, which may increase in July.

Services and Supplies: In FY27 this section is budgeted to increase $241,540 to $1,154,841. The most significant driver for the expense increase is for the third-party vendor expenses for aircraft movements in Hangar 5 & Hangar 6. This expense and the additional service fee charged to tenants took place after the FY26 budget was passed. In FY26 the additional fee was charged to this line item but is separated into revenues and expenses in the FY27 budget. Other budgeted increases were to operations and maintenance software, third-party snow plowing outside the fence, and painting supplies.

Non-Operating Budget Items

Interest Income

The budget shows a decrease in interest income of $178,062 to $326,388. The Airport has been receiving an interest rate of 3.92% the past few months. Prior to FY26 that account was subject to a limited amount of activity but that no longer is in effect. The Airport accounts are now on a full sweep basis to maximize interest income.

Other Expense
The Airport budgeted for a decrease in Bank Fees for FY27 of $2,600 totaling $11,400.

Debt Service
The southwest t-hangars debt was retired in November 2025. The Airport's RSA debt will be retired in May 2030 with FY27 debt payments totaling $69,675. The Airport's northeast t-hangar debt will be retired in May 2030 with FY27 debt payments totaling $151,552. Entitlement monies of $150,000 have not been included in the FY27 budget to reduce the northeast t-hangar debt. These funds have been used towards other projects in the past few fiscal years. The Airport continues to pursue these funds to lower its debt obligations. The U.S. Customs facility debt has a balloon payment due in November 2030. The debt had an interest rate adjustment in November 2025 from 3.05% to 5.2259%. Airport staff is working with the bank that issued the loan to lower the interest rate. The FY27 budget reflects the higher rate if staff is unsuccessful. The FY27 budgeted U.S. Customs facility debt payments total $284,690.

RSIP Program
The RSIP program continues in FY27 but has been reclassified as a non-operating expense and revenue. The program has an expense of $4,100,000 with offsetting grant revenues of $3,895,000 for a net expense of $205,000. Ultimately the Airport is only responsible for the local share of the project.

Capital Budget

In FY20 the Airport developed and implemented a Capital Improvement Plan (CIP). The CIP continues to be an invaluable tool in FY27 to help forecast and match projected revenues, transfers, interest, capital sales, and capital needs for the next five years on a continuous basis. It is an important planning tool that strengthens the link between the Airport's infrastructure needs and the Airport's financial capacity. The CIP plan is a living document and is a useful tool in all budget planning which allows the Airport to strategize and pivot as capital needs change in real-time.

The Capital Budget continues to utilize the CIP and the Airport's reserve funds. Outside of the Board established reserve funds the Capital Budget is comprised of four categories of Capital expenditures: Capital Improvements, Capital Construction, Capital Outlay, and Grant Service. In all categories, the expected expense is more than $5,000 to be included. Except for Grant Service projects, the capital items are fully self-funded by the Airport's operating account or the appropriate reserve fund. A Capital Improvement is a cost for an improvement on an already existing asset of the Airport. In contrast, a Capital Outlay is for the purchase of a new asset or improvement that will increase the Airport's value, except for buildings. Capital Construction is for hangars, buildings, or significant building improvements. Grant Service projects are partially funded by the Airport with additional State and/or Federal funds providing the remainder of the funding. Projects in this category are taken directly from the Transportation Improvement Program (TIPs) submitted annually to the Illinois Department of Transportation, Division of Aeronautics (IDOT), for projects eligible for state and federal grant funding. Illinois is one of 10 states that participate in the State Block Grant Program. Under this program, the State assumes responsibility for administering the Airport Improvement Program (AIP) grants at general aviation and "other than primary" airports. Each State is responsible for determining which locations will receive funds for ongoing project administration.

The budget includes the following subcategories:

Capital Improvements
Capital Improvements total $505,000 and consists of $115,000 for facilities improvements, $15,000 for fence/gate/landscaping projects, $75,000 for capital security upgrades, and $300,000 for pavement repair projects. Capital sewer projects have been moved to utilize the Sewer Reserve sub-fund.

Capital Construction
The FY27 budget has $2,250,000 in exploring the design and construction of an Aviation Community Center so the public can further enjoy the world class resource that is Chicago Executive Airport.

Capital Outlay
Capital Outlay expenses total $357,500. Budgeted Office Equipment and IT projects total $90,000. The vehicles sub-section, totaling $36,000, includes potential rehabilitation of Airport snow equipment to extend their useful life. Purchases of Vehicles and large Snow Equipment utilize the VERF sub-fund and are not included here. Shop Equipment totals $51,500. The Capital Outlay- Other of $180,000 for new runway identifier lights and work to decommission runway 6/24.

Grant Service
This information has been taken from the 12/15/2025 Final Submittal of the Transportation Improvement Program: Airports FFY2027-2031 approved by Resolution 25-044 and subsequent changes. Some years ago, Congress reduced federal funding levels for future projects from 95% to 90%. The State of Illinois increased their funding to 5% from 2.5% to make up half of the reduction. This changed the Airport's funding to 5% instead of the previous 2.5%. Congress in the latest FAA reauthorization switched the formula back to 95% Federal, 2.5% State, and 2.5% local.

The Airport has budgeted $310,000 for the local share of Airport Improvement and $790,000 in consultant invoices that will not be paid until grant funding is released to the Airport. Federal and State Grant "A" Projects have a total project cost of $11,840,000. The Airport is uncertain if all of the Capital "A" projects will be funded by the state and federal government in FY27, but they are budgeted as being programmed in case these projects are selected. The construction resulting from these projects will continue to enhance the safety of this already safe Airport.

Continuing in this year's Grant "A" budget are Estimated FY27 Revenues. Some, but not all, of the projects require the State to pay the Airport and then the Airport, in turn, pays the vendor, whereas previously the State paid the vendors directly. The Airport will show these payments received as grant revenue. Although for most capital projects the Airport's final expense should be 5% or 2.5% depending on when the project was programmed of the total project cost, some of revenues listed for the projects are short of offsetting 95%-97. 5% of the cost. The Airport cannot be certain that, for each listed project, the revenues will all be received in FY27, so the Airport has reduced our estimated grant revenue budget. The FAA directed the State to implement a 10% funds holdback program as an incentive and to encourage timely submittal of project closeout paperwork so grant revenues are withheld until the grant project is fully closed out. The holdback funds are supposed to be released upon finalization of the project, which will delay receipt of the Airport's reimbursement funds, and most likely will not be fully received in FY27.

The "B" projects are listed in the budget for informational purposes and are <u>not</u> included in the local share expense numbers. It is unlikely that any of these projects will be funded during our fiscal year. However, if the FAA or State of Illinois choose to do a "B" project the Airport will try to accommodate.

Capital "A" projects include the Phase 1 and Phase 2 of hot spot reconfigurations made possible with the decommissioning of runaways 6/24. Phase 1 of the reconfiguration of an airfield hot spot had a local share

of $100,735 paid in FY26. Other Capital "A" local shares and projects include Phase 2 of the reconfiguration of the taxiways to relieve a hotspot with a local share of $310,000.

Reserve Funds

Sewer Reserve Sub-Fund

A Sewer Reserve sub-fund was established by the Airport Board in FY12 to allow for major sewer projects to be completed for both the sanitary sewer and storm water systems without the issuance of debt. FY27 has budgeted $45,839 in annual fees generated from various sewer fees on the airfield. Also included is $492,899 for the possibility Sky Harbour's development connects to the Airport's sewer system in FY27. These fees will be transferred to the sewer reserve fund. This is a change from FY26 where the sewer fees were directly entered into the sewer reserve fund. The FY27 budget has $500,000 for sewer expenses. The largest portion of funds is to help alleviate stormwater needs for lease development.

It is expected the balance in the Sewer Reserve Fund at the end of FY27 will be approximately $769,238 after income and expenses.

Vehicle and Equipment Replacement Sub-Fund

The CERF was formally established by the Airport Board of Directors in FY13. The CERF was renamed to VERF in FY21. Utilizing the CIP, the Airport plans to replace vehicles and large equipment on a continuous basis. The Airport plans to have sufficient capital equipment reserves in place to cover the future purchase of all small vehicles, large vehicles, equipment, and their attachments. The Airport will utilize the VERF to purchase a new large snowplow with a sprayer attachment for liquid deicer, a new snowbroom, a new maintenance truck, a new operations vehicle, and a new forklift. With the long leads times on large equipment final purchases may take place in FY28. The FY27 budget is projecting a $500,000 transfer to the VERF fund and $40,000 in sales of the replaced equipment.

The Vehicle Equipment Reserve Fund is expected to have a balance of approximately $180,691 at the end of FY27 after transfers, income, and expenses.

Building and Land Reserve Sub-Fund

The Building and Land Reserve fund was established in FY16. This fund operates like our other sub-funds and allows the Airport to set aside monies for future improvements. This fund will be used for building construction, airport improvements, and land purchases at the Board's discretion. The Airport would like to construct a new Airport office building. To limit any loan obligations the Airport is trying to grow this fund at a fast rate to reduce debt obligations and to utilize reserve funds. The FY27 budget is projecting a total transfer of $3,000,000 into the fund. $1,200,000 in funds are budgeted to be used towards an Aviation Community Center. If buildings or land are sold the funds received will go back into this fund.

The Building and Land Reserve Fund is expected to have a balance of $5,260,262 at the end of FY27.

Capital Repair and Demolition Reserve Sub-Fund

The Capital Repair and Demolition Fund (CRDF) was created in FY21 for either capital repairs to Airport facilities or to demolish them. The FY27 budget uses a 5% transfer of long-term revenues, hangar 5 permit revenues, and hangar 6 permit revenues totaling $184,089. There is a proposed $700,000 expense in FY27.

The Capital Repair or Demolition Fund is expected to have a balance of $363,055 at the end of FY27.

Operating and Operating Reserve Funds Available

The Airport uses the enterprise Joint Airport Fund for its operating activities. Revenues are deposited into this fund and operating expenses are drawn from it. Projected working capital on April 30, 2026, plus those amounts to be realized during FY27, will fund the budgeted operating and capital expenses, and will allow the Airport to continue to operate as a premier general aviation airport.

The Airport's Business Plan requires that the Airport maintain an unrestricted net asset balance equal to 25% of the current year's budgeted operating expenses, which would be $1,668,278 ($6,673,111 x 25%). The Business Plan also requires that operating expenses not exceed 90% of revenues. With budgeted revenues of $9,818,422 and total budgeted operating expenses of $6,673,111 operating expenses are 68.13% of budgeted revenues.

The Airport's debt covenants require the Airport to maintain a cash balance worth 180 days of budgeted operating expenses. For FY27 that would be $3,290,849 ($6,673,111 x 180 / 365).

The operating reserves and the debt covenant are separate from each other and are not a combined total. The Airport's projected beginning balance on May 1, 2026, of $4,804,470 and projected ending balance of $5,052,609 on April 30, 2027, are sufficient to cover both these requirements.

Debt Obligations

In January 2004, the Airport, through its owning municipalities, entered a loan arrangement with a local branch of a national bank for a loan totaling $1,237,000 for the purpose of constructing two buildings containing 10 t-hangars each in the southwest quadrant of the Airport. Repayment of the loan began in January 2005 and was paid off in November 2025. This debt will not be mentioned in next year's budget.

A revenue anticipation note for $4,700,000 was issued in December 2006 by Northbrook Bank and Trust for the Village of Wheeling, one of the owning municipalities, to fund a portion of the purchase price of land designated as a runway safety area (RSA) for the Airport. The note was reduced by $1,500,000 in November 2008 and refinanced in April 2010 for 10 years with a balloon payment upon maturity. This revenue note was amended and modified for an additional 10 years and is scheduled to be paid off in May 2030. There is no prepayment penalty. The RSA note property is mostly vacant land. A portion of the property is being rented for truck trailer storage. This currently generates approximately $33,649 per year to help offset the approximately $69,675 annual debt service payments. Airport staff are working with the FAA to obtain additional reimbursement that would be applied to the outstanding debt. At the end of FY27 the remaining balance will be $188,648.

Also, in April 2010, a construction loan from Northbrook Bank and Trust of $2,300,000 was negotiated for the construction of six buildings containing 48 t-hangars in the northeast quadrant. This note was interest only until June 1, 2011, when payment of both monthly principal and interest was required. Through staff efforts, the interest rate on this note was repriced from 4.17% to 3.25% in May 2015. This revenue note was amended and modified for an additional 10 years and is scheduled to be paid off in May 2030. There is no prepayment penalty. FY27 budgeted debt service for this loan is $151,552. At the end of FY27 the remaining balance will be $399,339.

FY21 saw the groundbreaking for the new U.S. Customs and Border Protection facility. This revenue note was a construction loan up to $3,000,000. This loan was interest only until December 1, 2022. With the principal payments beginning in FY24. FY27 budgeted debt service for this loan is $284,690. The interest on this loan went through a five-year repricing in November 2025. The rate increased from 3.05% to 5.2259%. Staff are working with the bank to lower the interest rate for this loan. This debt contains a balloon payment on December 1, 2030. At the end of FY27 the remaining balance will be $2,168,146.

Chicago Executive Airport

Total FY27 PROPOSED Budget

	FY26 Est Actual	FY26 Budget	FY27 Budget	FY27 vs FY26 Budget Change	FY27 vs FY26 Budget % Change
OPERATING BUDGET:					
Revenues	$ 8,166,492	$ 8,896,886	**$ 9,793,988**	$ 897,101	10.08%
Expenses:					
Administration Department	(3,276,154)	(3,635,980)	**(4,060,013)**	424,033	11.66%
Operations and Maintenance Department	(2,049,681)	(2,283,734)	**(2,613,098)**	329,364	14.42%
Net Operating Expenses	(5,325,835)	(5,919,714)	**(6,673,111)**	753,397	12.73%
Operating Income:	2,840,657	2,977,172	**3,120,876**	143,704	4.83%
Other:					
Other Interest Income	459,491	504,450	**326,388**	(178,062)	-35.30%
Other Income and Expense	(12,354)	(13,000)	**(10,400)**	(2,600)	-20.00%
Debt Service	(512,804)	(512,546)	**(505,917)**	(6,629)	-1.29%
Residential Sound Insulation Program (RSIP)	(114,055)	(250,000)	**(205,000)**	(45,000)	-18.00%
Total Other	(179,722)	(271,096)	**(394,929)**	(232,291)	-85.69%
Revenues less Net Expense	2,660,935	2,706,076	**2,725,948**	(88,587)	-3.27%
Sewer Fees to Reserves-Sewer	-	-	**(538,221)**	(538,221)	#DIV/0!
Transfers to Reserves-VERF	(513,201)	(516,000)	**(540,000)**	(24,000)	4.65%
Transfers to Reserves-Building & Land	(3,000,000)	(3,000,000)	**(3,000,000)**	-	0.00%
Transfers to Reserves-Facility Repair-Demo	(208,678)	(177,048)	**(184,089)**	(7,041)	3.98%
Net	(1,060,944)	(986,972)	**(1,536,362)**	(657,849)	66.65%
CAPITAL BUDGET:					
Sewer Reserve Fund Projects	(15,000)	(60,000)	**(500,000)**	(440,000)	733.33%
Vehicle & Equipment Fund Projects	-	(793,000)	**(1,682,000)**	(889,000)	112.11%
Building & Land Fund Projects	(2,000,000)	(2,000,000)	**(1,200,000)**	800,000	-40.00%
Capital Repair or Demolition Fund Projects	-	(36,750)	**(700,000)**	(663,250)	1804.76%
Capital Improvement	(124,152)	(590,000)	**(505,000)**	85,000	-14.41%
Capital Outlay	(32,531)	(154,573)	**(177,500)**	(22,927)	14.83%
Capital Construction	-	(5,000,000)	**(2,250,000)**	2,750,000	0.00%
Capital A Projects (Local Share)	(100,735)	(560,833)	**(1,100,000)**	(539,167)	96.14%
Capital Other	(12,000)	(82,991)	**(180,000)**	(97,010)	116.89%
Total Capital Expenses	(2,284,417)	(9,278,147)	**(8,294,500)**	983,647	-10.60%
Less: Grant Revenue	634,596	5,870,466	**5,997,000**	126,534	2.16%
Less: Sewer Reserve Funds	44,032	60,000	**538,221**	478,221	797.03%
Less: VERF Reserve Funds	513,201	793,000	**540,000**	(253,000)	-31.90%
Less: Building & Land Reserve Funds	2,000,000	2,000,000	**3,000,000**	1,000,000	0.00%
Less: Facility Repair-Demo Reserve Funds	-	36,750	**184,089**	147,339	400.92%
Less: Sewer Revenues-Reserve Fund Transfers	-	846,358	**-**	(846,358)	-100.00%
Net Capital Budget	907,412	328,428	**1,964,810**	2,482,741	755.95%
Funding (from)/to Capital Reserves	(153,532)	(658,545)	**428,448**	1,086,993	-165.06%
NET	$0	$0	**$0**	$0	$0

Operating Revenues
FY27 Budget
Line Item Detail within Category

		FY27 Budget	Projected FY26 Actual	FY26 Budget	Budget Change
40010-000	**Long Term Leases -**	**$ 3,006,790**	3,023,073	**$ 2,910,969**	95,821

Long term revenue is derived from leases with a term of more than one (1) year. These leases are comprised of hangar, building, and ground leases. Lease rents increase annually by their respective anniversary date CPI or the CPI month stated in the lease. Following are the leases presently in effect and proposed to be in effect during FY27. We are using an estimated CPI increase of 3.2% for FY2026.

Property		FY27		Projected	FY26
Hangar #8		297,462		293,679	282,097
Hangar #9		440,801		446,866	437,737
Hangar #10		343,604		346,127	341,216
Hangar #13-No active lease		-		5,898	11,796
Ground Lease - ACCO	1	9,864		7,994	8,249
Ground Lease - Hangar 15	2	91,729		94,117	90,895
Ground Lease - Hangar 16	2	48,489		49,498	48,048
Ground Lease - Hangar 18		59,382		58,177	56,460
Ground Lease - Hangar 19	3	227,684		223,916	223,916
Ground Lease - Hangar 20		49,941		50,102	49,250
Ground Lease - Hangar 40		130,478		127,669	128,145
Ground Lease - Hangar 41		106,440		104,149	104,537
Ground Lease - Hangar 42		115,067		112,590	113,010
Ground Lease - Hangar 43		136,241		133,308	133,805
Ground Lease - H41 Parking Lot		25,220		25,220	-
Ground Lease - SFS Ramp		102,793		98,496	98,205
Ground Lease - SFS Terminal (24)		248,385		286,647	281,352
Ground Lease - Hawthorne FBO		304,018		294,615	290,902
Ground Lease - Hawthorne Charlie H21		91,874		89,911	87,584
Ground Lease - Hawthorne Charlie H22		70,736		70,467	69,625
Ground Lease - Hawthorne Charlie Ramp		60,923		60,786	59,966
Ground Lease - Hawthorne Charlie Ramp		12,010		12,338	11,821
Ground Lease - Stery Trucking	4	33,649		30,500	32,354
		3,006,790			2,960,969
Less: Rent Reserve		-			(50,000)
		3,006,790		3,023,073	2,910,969

1) CPI increase only done every five years. Adjusted for FY26 next adjustment this fiscal year FY31.

2) Leases on Hangars 15 & 16 were sold to the tenant. The leases above are ground leases only.

3) Hangar 19 building and fuel farm became one lease on November 1, 2022.

4) Stery Trucking now has an annual 4% escalator clause for the next 10 years

	Fuel Flowage Fees	**$ 3,597,350**	2,710,893	**$ 3,533,000**	64,350
	Fees received from fuel flowage were adjusted for FY27. The estimates are based on the past several years of Fuel Flowage. JetA Fuel Flowage rates are $0.40 for on Airport fuel and $0.80 for off Airport fuel. 100LL Fuel Flowage rate increases $0.01 to $0.20 for on Airport fuel. Fuel flowage is paid based on fuel gallons put into the FBO fuel tanks, not into the aircraft.				
40120-000	JetA-On Airport,7.30 MM gal @ $.41	2,993,000	2,181,065	2,880,000	
40140-000	JetA-Off Airport, 430,000 gal @ $.82	352,600	255,288	400,000	
40130-000	100LL, 175,000 gal @ $.21	36,750	37,350	38,000	
40150-000	State of Illinois Aviation Fuel Program	215,000	237,190	215,000	
	Hangar #5 & #6 Permit Fees				
	Permit Fees for both Hangar 5 and Hangar 6				
40060-000	Hangar #5 & #6	**675,000**	546,544	**580,000**	95,000
	T-Hangars -	**$ 561,340**	534,648	**$ 544,456**	16,885
	SW-Bldng 50 fees per month $7,213, bldng 51 = $8,872, possible total $16,085, annual $193,020. NE-40 small, 6 medium, and 2 large units; possible monthly fees of $31,520, annual of $378,240. Subtracting a vacancy rate of for SW ($3,899.50) and NE ($5,733).				
40070-000	SW T-hangars	189,010	180,845	183,277	
40050-000	NE T-hangars	372,330	353,802	361,179	
	U.S. Customs Service -	**$ 950,550**	922,953	**$ 905,250**	45,300
	U.S. Customs inspection services - Budgeted at 510 total operations 245 Overtime operations				
40210-000	U.S. Customs Base Fees	798,780	785,775	761,250	
40220-000	U.S. Customs Overtime Fees	151,770	137,178	144,000	
	Sewer Fees -	**$ 538,221**	44,032	**$ 43,059**	495,162
40310-000	Sewer/Stormwater Annual Fees	45,321	44,032	43,059	
40320-000	Sewer/Storm One-Time Fees	492,899	-	-	
40040-000	**Short Term Rental -**	**$ 181,685**	154,952	**$ 131,228**	50,457
	Hangar #11	92,568	71,948	43,868	
	RSIP Office	30,360	30,360	30,360	
	Jerry's Auto Body	28,203	25,310	27,360	
	Suburban Auto Care	30,554	27,335	29,640	
	Tie-Downs -	**$ 36,541**	34,377	**$ 35,281**	1,261
	Area 2 expected permit fees for FY27, Average 21 monthly spots @$145 We do not anticipate an increase in the number of tie-down tenants at this time.				
40080-000	North East Tiedowns	36,541	-	-	
40080-000	Area #2	-	34,377	35,281	
40660-015	**ARFF Standby Requests -**	**$ 30,000**	-	**$ 30,000**	-

	Permits/Fees -	**$ 139,401**	118,856	**$ 107,649**	31,752
	Revenue derived from monthly Commercial Operating Permits (COP).				
40420-000	COP 42 @ $267	134,569	114,221	102,565	
40410-000	FBO Airport Vehicle Inspections	4,832	4,635	5,084	
	6 Vehicles @$145, 14 Fuelers @$283				
40030-000	**Easement Fees**	**$ 38,008**	36,629	**$ 37,862**	146
	Waste Management-stormwater, drainage & detention easement fee, adjusted for CPI increase.				
40520-000	**Sign Rental**	**$ 10,944**	10,608	**$ 10,608**	336
	Monument sign rental-SFS @ $456	5,472	5,304	5,304	
	Monument sign rental-Hawth @ $456	5,472	5,304	5,304	
	Other -	**$ 26,658**	28,011	**$ 26,026**	632
	Revenue from other miscellaneous sources (parking decals, plan fees, flag sales, etc.)				
	The fuel management fee is for the use of the Airport's vehicle fueling station.				
40450-000	Fuel management $359 mthly	4,308	4,032	4,176	
40500-110	Diesel Fuel usage	18,000	21,204	18,000	
40470-000	Other Miscellaneous (ex: filming)	2,250	435	2,250	
40480-000	Waiting List Fees (cancellations)	100	-	100	
40430-000	Airfield Access Control Credentials	2,000	2,340	1,500	
40660-000	Insurance Reimbursements	-	-	-	
40440-000	**Late Charges -**	**$ 1,500**	918	**$ 1,500**	-
	Late charges are generally assessed at 10% per month for all T-hangar and most larger tenant leases.				

Total Revenues	**$ 9,793,988**	**$ 8,166,492**	**$ 8,896,886**	**$ 897,101**
% Change from FY26 Budget	**10.08%**			

Administration Department
FY27 Budget
Line Item Detail within Category

		FY27 Budget	Projected FY26 Actual	FY26 Budget	Budget Change
Personnel Services					
50400-100	**Salaries - Full-time -**	**736,677**	687,893	685,534	51,143
	Salaries for six department personnel.				
50300-050	**Salaries - Part-time -**	**16,000**	39,372	**46,000**	(30,000)
	Salary for one management intern.				
50200-050	**Overtime -**	**1,000**	3,432	**4,500**	(3,500)
	Overtime costs as required for non-exempt employees of department.				
	Service Awards/Recognition -	**31,414**	42,527	25,098	6,316
50700-100	Airport Appreciation Functions	21,000	31,166	15,000	
50700-100	Appreciation lunches - Staff in-house	1,900	1,200	1,800	
50700-150	Other-flowers, plaques, retirement	1,500	1,790	1,500	
50700-170	Staff recognition	3,144	4,646	3,048	
50700-170	Incentive program	3,120	2,975	3,000	
50700-200	Service Awards	750	750	750	
	Pay for 1 employee with greater than ten (10) years of service and 1 employee of over 5 years.				
	Payroll taxes -	**59,000**	53,815	59,000	-
	Payroll taxes as follows:				
50500-050	FICA, 6.20%, Medicare 1.45%	58,000	52,855	58,000	
50500-150	Unemployment, Rate 0.85%	1,000	960	1,000	
	Insurance -	**158,000**	139,131	132,300	25,700
	Premiums for employee insurance, provided by the Airport through the				
	Village of Wheeling. Budgeting a 5.0% insurance increase; renewal date is July 1st.				
50100-030	Dental	-	-	-	
50100-050	Disability	8,000	7,274	7,300	
50100-070	Pet-Employee paid	-	-	-	
50100-150	Health	150,000	131,857	125,000	
	Retirement Contribution -	**34,150**	30,060	31,200	2,950
	Full time employee Retirement Contributions @ 4.5% of pay.				
50600-050	Employer Contributions	33,150	29,060	30,200	
50600-150	Annual fees ($250/qtr.)	1,000	1,000	1,000	

	Training -	**1,000**	-	1,000	-
50800-100	Training-Other	1,000	-	1,000	
50800-110	Education reimbursement	-	-	-	
	Board/Municipality Reimbursement -	**22,800**	22,200	22,800	-
	Stipends for six Airport Board of Directors at $250 each for 12 meetings. The Chairman receives $400 per meeting for 12 meetings.				
50400-050	Municipalities Reimbursement	-	-	-	
50400-050	Board stipends	22,800	22,200	22,800	
	Total Personnel Services	**1,060,041**	**1,018,430**	**1,007,432**	**52,609**
SERVICES AND SUPPLIES					
	Airport Meetings -	**31,500**	24,120	31,500	-
	Provisions and costs incurred for in-house, BOD meetings, and staff purposes. One joint meeting tentatively scheduled for the fall with the municipalities.				
54060-150	Airport Meetings	20,000	19,451	20,000	
52120-200	Joint Meetings (dinner)	11,500	4,669	11,500	
	Audit Services -	**25,555**	23,807	25,505	50
52060-050	Cost to perform the annual audit	20,005	18,102	20,005	
52060-050	Single audit cost (if necessary)	5,000	5,200	5,000	
52060-100	GFOA annual financial report award applica	550	505	500	
52090-050	**Building Repairs -**	**7,200**	953	7,200	-
	Cost for minor repairs or modifications of the administration office.				
	Computer & Software -	**244,373**	197,963	110,424	133,950
54050-010	Computer Hardware & Supplies	40,000	1,157	10,000	
54420-050	Computer Software & maintenance	170,123	167,999	67,123	
	Property & Accounting software and implementation, Zoom, Dropbox		- -		
52210-050	Office network maintenance	23,000	18,351	23,000	
	Backup service and monthly managed IT		-		
52540-050	Web hosting/internet service- Office	7,750	7,006	7,750	
52540-060	Internet service- Hangar 11	3,500	3,449	2,550	
	Conf and Meeting Registration -				
	Registration fees for conferences, seminars	**26,255**	17,121	26,505	(250)
52120-050	All Admin Conferences	21,255	15,479	21,255	
52120-250	Meetings & Business Lunches	5,000	1,641	5,250	
	Consultants -	**164,652**	156,735	164,652	-
52510-080	Storm water consultant	9,652	1,890	9,652	
52540-200	Consultants - special projects	155,000	154,845	155,000	

52180-100	**Engineering Services -**	**150,000**	178,835	125,000	25,000
	Costs for professional engineering services rendered by an outs				
54090-050	**Equipment -**	**30,000**	3,247	30,000	-
	Administrative equipment and furniture purchased that cost less than $2,000, individually.				
	Equipment Rental and Maintenance -	**6,000**	5,542	6,000	-
	Office equipment rental and maintenance cost-meter rent.				
	Konica-Machine lease and copy charges				
52210-200	Other repairs	500	1,253	500	
52210-250	Copier (includes use charges)	5,500	4,289	5,500	
54150-050	**Fuel -**	**3,500**	1,936	3,500	-
	Unleaded fuel cost for three department vehicles.				
	Insurance -	**281,675**	277,854	210,175	71,500
	The environmental policy renewed Dec 1, 2023 for a 3 year term. All other policies run Dec 1st through				
	Nov 30th. J. Krug is the Airport's current insurance broker.				
52300-050	Commercial Automobile	14,000	13,171	14,000	
52300-090	Broker fee	-	4,602	8,500	
52300-100	Commercial Crime	2,700	2,162	2,700	
52300-150	Airport Liability (incl. excess liability)	45,000	43,861	45,000	
52300-200	Commercial Property	78,000	69,923	90,000	
52300-035	EMAS Insurance	92,000	98,076	-	
52300-250	Public Officials Liability	25,000	22,365	25,000	
52300-260	Environmental	17,000	19,355	17,000	
52300-300	Worker's Comp	475	375	475	
52300-031	Cybersecurity Insurance	7,500	3,962	7,500	
56200-050	**Lease Development -**	**100,000**	81,633	100,000	-
	Expenses incurred for new leases, i.e. survey, site selection, legal including reimbursable items.				
52360-050	**Legal Services -**	**90,000**	16,130	90,000	-
	Costs for the professional legal services provided by outside counsel.				
52450-050	**Membership Dues -**	**16,705**	14,729	16,705	-
	Department employee and Airport membership dues				
52480-100	**Office Maintenance -**	**30,601**	27,886	26,601	4,000
	Cost for routine office janitorial service.				
52480-100	Janitorial serv and supplies	16,000	15,533	12,000	
52480-100	RSIP Office Janitorial service	6,300	5,286	6,300	
52480-100	H5-H6 Janitorial service	4,948	4,209	4,948	
52480-150	Rug runners	1,753	1,535	1,753	
52480-200	Insect/Rodent control	1,600	1,323	1,600	

	Other Services -	**33,093**	15,726	39,643	(6,550)
	Costs for other services not specifically listed any other categories.				
52420-150	Preemployment Physicals and drug,	500	303	500	
	hearing, visual testings		-		
52510-020	Records disposal and storage	100	-	100	
52510-050	Credit card, GovDeal, background ck fees	1,000	114	1,750	
52510-060	Casualty loss deductibles, 1 @$5,000	5,000	-	5,000	
52510-090	Contracted Labor - Office Temp	-	-	-	
52510-100	Payroll service - Paychex	7,200	7,052	7,000	
52510-110	Employee Hiring Exp	500	953	500	
52510-120	Office Security-Sentry	-	-	-	
52510-130	RSIP Office Alarm	793	-	793	
52720-200	Fire Alarm-Office & Shop	5,000	6,113	5,000	
52510-150	Appraisals	12,000	-	18,000	
52540-230	TV programming	1,000	1,494	1,000	
52600-150	**Postage -**	**2,000**	1,253	2,000	-
	Cost for letter, parcel delivery, overnight delivery, and newsletter mailings.				
	Printing -	**3,900**	3,559	4,400	(500)
52630-050	Aerial photography	1,900	1,649	1,900	
52630-150	Duplication/enlarging/binding	2,000	1,910	2,500	
52660-050	**Public Notices -**	**3,500**	3,985	3,500	-
	Publication costs for public notices, bid documents, personnel ads, etc.				
	Subscriptions -	**1,212**	2,003	1,212	-
	Subscriptions by department personnel				
54450-400	Subscriptions-misc.	1,212	2,003	1,212	
54480-150	**Supplies -**	**9,000**	9,427	9,000	-
	Purchase of stationary and office, computer, and copier supplies.				
	Telephone/Data -	**13,000**	12,482	11,700	1,300
52720-050	Cellular-Verizon (5)	7,000	7,029	7,000	
52720-100	Local, long distance, fax	2,000	1,674	2,000	
52720-110	RSIP Office Phone-Internet	4,000	3,779	2,700	
52750-050	**Travel Expenses -**	**35,000**	31,457	33,900	1,100
	Travel costs commercial transportation, $500; ground transportation, $50/day; hotel, $175/night; and max meals per diem $65, per travel policy, associated with attendance at trainings and conferences for department employees.				

	Utilities -	**216,400**	208,285	182,975	33,425
	Monthly electric, natural gas, and water cost as follows:				
52150-020	Electricity:	115,000	110,037	96,375	
52150-025	Gas:	51,400	44,217	51,400	
52150-030	Water:	50,000	46,586	35,200	
	Vehicle Maintenance -				
	Vehicle maintenance service costs for three	**6,000**	682	6,000	-
54510-040	Airport #36 Ford Expedition	2,000	557	2,000	
54510-050	Airport #37 Ford Expedition	2,000	126	2,000	
54510-070	Airport #38, 2017 Ford Transit Van	2,000	-	2,000	
			-		
	Total Services and Supplies	**1,531,122**	**1,317,348**	**1,268,098**	**263,025**
OTHER					
	NBAA Convention -	**90,000**	81,036	90,000	-
	Village Officials, CEA Board members, and/or staff attending the NBAA Convention in Las Vegas				
56300-150	Exhibitor fees & expenses	40,000	33,639	40,000	
56300-190	Travel Exp-staff-public relations	20,000	18,937	20,000	
56300-200	Travel Exp-CEA board members	20,000	21,849	20,000	
56300-220	Travel-Municipalities	10,000	6,611	10,000	
52151-000	**Property Taxes -**	**400,000**	347,436	400,000	-
	Hangar 5 and Hangar 6 Property taxes	280,000	251,717	280,000	
	Hangar 11 Property taxes	70,000	59,186	70,000	
	201 Industrial Property taxes	50,000	36,534	50,000	
56200.20	**ARFF Standby Requests -**	**25,000**	1,145	25,000	-
	Public Relations/Marketing -	**414,750**	270,272	344,750	70,000
52405-050	Communications specialists	63,000	76,725	63,000	
	Includes Marketing Consultant Services				
52405-100	Projects, videos, photos	20,000	1,325	20,000	
54255-050	Promo material-	25,000	27,135	25,000	
	Materials include various promotional items		-		
54255-100	100 Year celebration	210,000	72,036	150,000	
54255-200	5K Run-the-Runway + evening event	40,000	50,786	30,000	
54255-220	Promo clothing	30,000	17,603	30,000	
54255-260	July 4th parade float	750	375	750	
54255-270	Chamber events & golf	2,000	2,186	2,000	
54255-280	CABAA events & sponsorship	8,000	4,837	8,000	
54270-050	Other-Municipality events	9,000	11,266	9,000	
	Other also includes Taste of the Town, official airport golf sponsorships, breakfasts,				
	Scholarship Assistance Fund event, and misc. Municipality events.				
54255-600	NBAA Dispatch Conf - (exhibit)	7,000	6,000	7,000	

	U.S. Customs Service -	**479,100**	424,401	440,700	38,400
	Operating costs to provide inspection service to CEA users.				
	The service cost is the total cost of providing an agent, which is calculated annually and billed to us quarterly.				
	We receive the annual connectivity fee invoice in November, the telecom number is an estimate.				
56550-010	U.S. Customs service cost	256,800	232,361	236,900	
56550-020	U.S. Customs overtime charges	117,000	113,808	97,000	
56550-030	Telecom (USCS network, cellphone)	30,000	23,659	30,000	
56550-060	Other forms, supplies & services	3,000	2,357	1,500	
56550-070	Collection fees	40,000	39,738	40,000	
56550-080	U.S. Customs-Alarm Monitoring	10,000	2,124	13,000	
52150-020	U.S. Customs-Electric	5,000	8,098	5,000	
56550-110	U.S. Customs-Gas	5,000	1,208	5,000	
56550-120	U.S. Customs-Water 26 East Palatine	6,000	1,049	6,000	
56550-140	U.S. Customs-Refuse Serv	-	-	-	
56550-140	U.S. Customs-Janitorial Serv	6,300	5,352	6,300	
56600-010	**Contingencies -**				
	Account for unanticipated and underestima	**60,000**	-	60,000	-
	Total Other	**1,468,850**	**940,376**	**1,360,450**	**108,400**
	Total Administration	**4,060,013**	**3,276,154**	**3,635,980**	**424,033**
	% Change from FY26 Budget	**11.66%**			

Operations & Maintenance Department
FY27 Budget
Line Item Detail Within Category

		FY27 Budget	Projected FY26 Actual	FY26 Budget	Budget Change
Personnel Services					
60400-100	**Salaries - Full-time -**	**$ 788,510**	740,318	$ 744,250	44,260
	Salaries for nine department personnel.				
60300-050	**Salaries - Seasonal -**	**$ 40,960**	47,520	$ 40,960	-
	Four summer positions- Select interns are invited back during winter months to help with snow ops				
60200-050	**Overtime -**	**$ 105,400**	100,733	$ 90,000	15,400
	Overtime costs as required, mainly for snow removal. Approx seventeen hundred hours are budgeted at a 1½ hourly rate of $62.00.				
	Service Awards/Recognition -	**$ 12,146**	12,345	$ 11,250	896
60700-170	Staff Recognition	4,716	6,360	4,500	
60700-170	Incentive program	4,680	3,735	4,500	
60700-200	Service Awards	2,750	2,250	2,250	
	Pay for 1 employee with 15-20 years of service at $750, 3 employee with 10-14 years of service at $500, and 2 with 5-9 years of service at $250.				
	Payroll taxes -	**$ 73,249**	69,503	$ 69,756	3,493
60500-050	FICA, 6.20%, Medicare, 1.45%	72,049	68,665	67,715	
60500-150	Unemployment, 2024 Rate 0.85%	1,200	838	2,041	
	Insurance -	**$ 294,910**	279,608	$ 273,661	21,249
	Premiums for employee insurance, provided by the Airport through the Village of Wheeling. Budgeting a 5.0% insurance increase; renewal date is July 1st.				
60100-030	Dental	-	-	-	
60100-050	Disability (9)	12,335	11,141	11,421	
60100-150	Health (9)	282,575	268,467	262,240	
60600-050	**Retirement Contribution -**	**$ 40,226**	35,864	$ 37,700	2,526
	Full time employee Retirement Contributions @ 4.5% of pay.				
	Training -	**$ 27,355**	18,047	$ 27,355	0
	SAE certifications, Harper certifications. ANTN web based training from AAAE.				
60800-070	Disaster drill	21,000	16,563	21,000	
60800-080	Training	6,355	1,484	5,000	
60800-090	ANTN training system	-	-	1,355	
60800-110	Education reimbursement	-	-	-	

	Uniforms -	**$ 15,500**	13,911	$ 15,500	-
	Uniform cleaning and replacement for 7 full-time employees & 4 seasonal employees.				
	Pants for 2 full-time employees plus $150 boot allowance per full-time employee.				
60900-030	Safety Equip	3,000	629	3,000	
60900-050	Uniforms (safety shoes, gloves, caps)	11,000	11,948	11,000	
60900-100	Uniforms part-time	1,500	1,334	1,500	
	Total Personnel Services	**$ 1,398,256**	**$ 1,317,848**	**$ 1,310,432**	**$ 87,824**
	SERVICES AND SUPPLIES				
	Building Repairs and Supplies -	**$ 264,740**	131,443	$ 81,300	183,440
62090-040	Painting- Building Hangar exteriors	-	-	5,000	
62090-050	General Hangar Repairs	11,300	6,710	11,300	
62090-060	Hangar 5 & 6 Repair-Supplies	35,000	118,705	40,000	
62090-061	Hangar 5 & 6 Movement Services	193,440			
62090-070	NE T-Hangar Repair-Supplies	15,000	3,553	15,000	
62090-080	SW T-Hangar Repair-Supplies	10,000	2,475	10,000	
	Cost for the repair and supplies of Airport buildings and hangars.				
62120-180	**Training and Conf Registration -**	**$ 11,000**	5,340	$ 11,000	-
	Registration fees for trainings, conferences, seminars, and lunch meetings.				
	Equipment/Tools -	**$ 57,705**	13,556	$ 46,205	11,500
	Equipment purchased that cost less than $2,000, individually.				
62210-050	Equipment maintenance cost	7,500	3,572	7,500	
64090-050	Communication equipment	7,000	920	7,000	
64090-100	Shop equipment	14,705	9,064	14,705	
	Additional non-capital shop equipment				
64420-050	Operations & Maintenance Software	28,500	20,837	17,000	
	Airport Operations Inspection Software, access control, & aircraft tracking software plus implementation.				
62240-050	**Equipment Rental -**	**$ 10,000**	5,326	$ 10,000	-
	Temporary replacement of non-operative equipment, special equipment and tools.				
62270-050	**Fence/Gate Supplies & Maint -**	**$ 8,000**	21,645	$ 8,000	-
	Fencing and gate repairs.				
	Fuel -	**$ 65,000**	40,203	$ 65,000	-
64150-050	Diesel	50,000	28,824	50,000	
64150-100	Unleaded gasoline	15,000	11,379	15,000	

	Insurance -	**$ 74,000**	59,070	$ 76,600	(2,600)
	Department vehicle and workers compensation insurance.				
	Insurance is on a December to November annual renewal				
62300-050	Vehicles	29,000	30,373	29,000	
62300-090	Broker fee	-	1,976	2,600	
62300-300	Workers compensation	45,000	26,721	45,000	
	Landscaping Service & Supplies -	**$ 52,500**	47,067	$ 52,500	-
	Application of growth inhibitor, tree trimming and perimeter landscape services. Purchase of flowers, fertilizer, grass seed, holiday decorations.				
62330-050	Growth inhibitor, weed control	3,500	2,784	3,500	
62330-070	Landscaping-Other	2,000	1,248	2,000	
62330-100	Tree trimming/removal	22,000	21,300	22,000	
62330-110	Perimeter landscaping services	22,000	21,469	22,000	
64210-050	Landscaping materials	3,000	266	3,000	
64240-050	**Lighting Service & Supplies -**	**$ 40,000**	24,833	$ 40,000	-
	Maintenance of and supplies for the Airport lighting system (runways, taxiways & street lights).				
	Membership Dues -	**$ 825**	550	$ 825	-
	Membership dues for Director and Maintenance & Operations supervisor positions.				
62450-050	AAAE (3)	825	550	825	
	Other -	**$ 4,600**	3,402	$ 4,600	-
	Costs not defined by another account plus US flags, windsocks, construction safety flags, hotel for snow events				
64270-100	Other-	2,500	-	2,500	
64270-050	Staff meals during snowplowing	2,100	3,402	2,100	
	Other Services -	**$ 110,510**	81,151	$ 73,710	36,800
	Costs for other contractual services not specifically listed in this category.				
62420-150	Medical Exams plus annual hearing and vision exams.	800	488	1,000	
62510-050	Other-Permits, stormwater, MWRD	1,500	117	1,500	
62510-110	Employee Hiring Fees	500	343	500	
62540-050	Vehicle Towing-tenants	150	-	150	
62540-210	Other-Backflow Inspections (7)	3,500	3,408	3,500	
	Hgr 50 Hgr 51 TH 52 TH 54 TH56 Monument sprinkler Admin/Shop U.S. Customs				
62540-220	Fuel Tank inspection - repairs	15,000	9,746	15,000	
62540-250	Monitor-Light Vault ($250/qtr TYCO)	1,060	1,431	1,060	
62540-280	Imperial Security-Cameras	24,000	23,651	24,000	
62540-290	Imperial Security-Gate Access	14,000	7,821	14,000	
62540-310	Snow plowing & hauling	50,000	34,148	13,000	
62570-100	**Pavement Marking -**	**$ 70,000**	65,031	$ 65,000	5,000

	Materials -	**$ 94,650**	36,102	$ 94,650	-
	Materials used for Airport operations are as follows:				
64330-050	Asphalt	1,500	841	1,500	
64330-100	E36 - liquid runway/taxiway deicer	60,000	24,492	60,000	
64330-110	NAAC - solid runway deicer	-	-	-	
	IL EPA requires we do not use Urea. NAAC is an approved substitute deicer but has been ineffective.				
64330-120	New Deal Deicer	25,000	8,219	25,000	
	IL EPA requires we do not use Urea. New Deal is an approved substitute deicer.				
64330-150	Salt	3,500	458	3,500	
64330-200	Stone	250	-	250	
64330-250	Propane	1,900	970	1,900	
64330-300	Welding	2,500	1,122	2,500	
	Sewer Maintenance & Supplies -	**$ 2,000**	642	$ 2,000	-
64360-100	Rodding, pipe, and supplies for minor repairs.				
	Signage Supplies -	**$ 7,500**	5,974	$ 7,500	-
64390-050	Safety, information, airfield guidance signs and replacement of damaged signs.				
	Supplies-Misc.-	**$ 55,600**	45,469	$ 35,200	20,400
64480-050	Aircraft tiedown	100	841	100	
64480-100	Environmental spill control	1,500	-	1,500	
64480-150	Shop supplies	12,000	16,830	12,000	
64480-160	Paint supplies	25,000	24,404	9,000	
64480-200	Visual aids-taxiway markers-cones	17,000	-	12,600	
64480-300	Hangar Supplies (fire ext, locks, s)	-	3,394	-	
	Telephone -	**$ 9,800**	9,417	$ 9,800	-
62720-050	Cellular-Verizon (9 + 2 iPads)	8,300	8,592	8,300	
62720-100	Telephone	1,500	825	1,500	
	Travel Expenses -	**$ 16,000**	11,851	$ 16,000	-
62750-040	Travel costs commercial transportation, $500; ground transportation, $50/day; hotel, $175/night; and max meals per diem $65, per travel policy, associated with attendance at conferences for department employees.				
	Waste Removal -	**$ 11,250**	18,066	$ 11,250	-
	Waste removal costs for Airport debris, used oil, and solvents.				
62810-050	Debris from airfield	8,000	4,470	8,000	
62810-100	Oil & Other Removal	3,000	1,854	3,000	
62810-150	Waste Removal-Regulatory (solvent)	250	11,743	250	
	Wildlife Control -	**$ 4,000**	3,929	$ 4,000	-
64480-250	Bird bangers, screamers, misc. supplies	4,000	3,929	4,000	

	Vehicle Maintenance -	**$ 185,162**	101,767	$ 198,162	(13,000)
64510-050	General supplies	16,200	12,249	16,200	
	Includes grease, oil, hydraulic fittings, filters etc.…				
64510-010	Airport #1, 2019 Ford Interceptor	1,840	264	1,840	
64510-020	Airport #2, 2020 Ford Escape	1,270	66	1,270	
64510-030	Airport #3, 2011 Ford F250 Pickup	2,160	-	2,160	
64510-041	Airport #4, 2024 Kubota 4x4	400	-	400	
64510-070	Airport #5, 2020 Ford F450	900	562	900	
64510-060	Airport #6, 2013 Ford F250 Pickup	2,260	1,895	2,260	
64510-240	Airport #7, 1997 Oshkosh Broom*	-	-	13,000	
64510-080	Airport #8, 2021 Ford Pickup	250	1,679	250	
64510-090	Airport #9, 2015 Ford F350 Pickup w/b	2,650	2,964	2,650	
64510-100	Airport #10, 2008 Bobcat	2,700	271	2,700	
64510-110	Airport #11, 1990 Snow blower-sold	-	-	-	
64510-120	Airport #12, 2024 CAT 950 Wheel Load	3,000	1,130	3,000	
64510-130	Airport #35, 2004 Yale forklift	500	7,982	500	
64510-140	Airport #14, Plow with Sprayer	2,500	335	2,500	
64510-150	Airport #13, Case Front-end Loader	750	6,425	750	
64510-160	Airport #16, 2007 CASE 590 Backhoe	3,000	2,479	3,000	
64510-170	Airport #17, 2023 MB Broom*	26,000	5,012	26,000	
64510-180	Airport #18, 2003 Oshkosh Broom*	28,800	1,733	28,800	
64510-190	Airport #19, 2007 Oshkosh Broom*	27,500	10,045	27,500	
64510-200	Airport #20, 2017 Oshkosh Broom*	35,000	36,262	35,000	
64510-210	Airport #21, New Holland Tractor	1,500	-	1,500	
64510-220	Airport #22, Deere mower	4,916	3,171	4,916	
64510-230	Airport #31, Deere mower was #23	4,916	2,054	4,916	
64510-250	Airport #25 Deere Tractor Mower	1,500	785	1,500	
64510-330	Airport #33, 2016 Ford Dump Truck	1,000	-	1,000	
64510-280	Bobcat Mowers	500	-	500	
64510-015	Airport#15, 2021 MB Snowblower	13,000	4,403	13,000	
64510-400	Terrain King mower	150	-	150	
	* Includes wafers and spacer rings for broom cores.				
	Total Services and Supplies	**$ 1,154,841**	**$ 731,833**	**$ 913,302**	**$ 241,540**
Other					
66600-010	**Contingencies -**	**$ 60,000**	-	$ 60,000	-
	Account for unanticipated and underestimated department expenditures.				
	Total Operations	**$ 2,613,098**	**$ 2,049,681**	**$ 2,283,734**	**$ 329,364**
	% Change from FY26 Budget	**14.42%**			

Other Income and Expenses

FY27 Budget

		FY27 Budget	Projected FY26 Actual	FY26 Budget	Budget Change
Interest Income (Operating funds)					
90100-010	**Checking Account Interest**	**$ 325,980**	459,055	504,000	(178,020)
	This interest is for the Northbrook Bank and Trust accounts.				
90100-060	**IMET Interest**	**$ 408**	436	450	(42)
	Illinois Metropolitan Investment Pool. Enhanced money market rate.				
	Total Interest Income	**$ 326,388**	**$ 459,491**	**$ 504,450**	**$ (178,062)**
	% Change from FY26 Budget	**-35.30%**			
Other Income and Expenses					
91050-030	**Bank Fees**	**$ 11,400**	12,354	14,000	(2,600)
	Fees to maintain the Northbrook checking account and Old National Bank loan account.				
93000-100	**Gain or Loss of sale of fixed asset**	**$ (1,000)**	-	(1,000)	-
	Misc. income, expenses, plus gain/loss on sale of assets.				
	Total Other Expense / (Income)	**$ 10,400**	**$ 12,354**	**$ 13,000**	**$ (2,600)**
	% Change from FY26 Budget	**-20.00%**			

		FY27 Budget	Projected FY26 Actual	FY26 Budget	Budget Change
Debt Service					
	Loan/Note Interest	**$ 143,255**	114,997	107,675	35,580
	Interest on three bank loans/notes.				
91000-030	Old National Bank-SW T-Hgrs	-	442	582	
91000-040	Northbrook Bk #1-NE T-Hgrs	18,439	23,532	22,499	
91000-050	Northbrook Bk #3-RSA Land	6,793	11,113	10,629	
91000-060	Northbrook Bk #4-US Customs buildin	118,023	79,910	73,965	
	Loan/Note Principal	**$ 362,662**	397,806	404,871	(42,209)
	Principal on four bank loans/notes.				
91010-030	Old National Bank-SW T-Hgrs *	-	35,142	42,209	
91010-040	Northbrook Bk #1-NE T-Hgrs +	133,113	133,113	133,113	
91010-050	Northbrook Bk #3-RSA Land ^	62,883	62,884	62,883	
91010-060	Northbrook Bk #4-US Customs**	166,667	166,667	166,667	
	* Debt was paid off in November 2025.				
	+ Fixed monthly principal payments of $11,157				
	^ Fixed monthly principal payments of $5,351.34				
	** Fixed monthly principal payments of $13,888.89- Balloon payment or refinance in November 2030				
	Total Principal and Interest	**$ 505,917**	**$ 512,804**	**$ 512,546**	(6,629.22)
	Old National Bank-SW T-Hgrs	-	35,585	42,791	
	Northbrook Bk #1-NE T-Hgrs	151,552	156,645	155,612	
	Northbrook Bk #3-RSA Land	69,675	73,997	73,511	
	Northbrook Bk #4-US Customs buildin	284,690	246,577	240,632	

Loan/Note Balances as of:	**4/30/2025**	**4/30/2026**	**4/30/2027**	
	$ 3,619,410	**$ 3,118,796**	**$ 2,756,133**	**Maturity**
Old National Bank*-SW T-Hgrs	$ 42,209	$ -	$ -	November 2025
Northbrook Bk #1-NE T-Hgrs	665,566	532,452	399,339	May 2030
Northbrook Bk #3-RSA Land	314,414	251,531	188,648	May 2030
Northbrook Bk #4-US Customs buildin	2,597,222	2,334,812	2,168,146	Nov 2030
*Formerly First Midwest Bank				

Total Debt Service	**$ 505,917**	**$ 512,804**	**$ 512,546**	**$ (6,629)**
% Change from FY26 Budget	**-1.29%**			

RSIP Fund

FY27 Budget

Line Item Detail within Category

The Residential Sound Insulation Program is a unique FAA grant funded program. This program allows for sound insulation like new windows and doors into qualifying neighboring residences. The RSIP program is further unique that it is different from the Airport's typical grants because the Airport will never directly have ownership or usage of what the grant provided. However the RSIP program is also not an operating revenue or expense necessary to keep the Airport open and operational. The RSIP program is a non-operating revenue and non-operating expense.

		FY27 Budget	Projected FY26 Actual	FY26 Budget	Budget Change
RSIP Non-Operating Revenues:					
91800-010	**RSIP Revenues**	**$ 3,895,000**	2,167,053	**$ 2,250,000**	1,645,000
	RSIP Revenues	3,895,000	2,167,053	-	
	Total revenue	**$ 3,895,000**	**$ 2,167,053**	**$ 2,250,000**	**$ 1,645,000**
RSIP Non-Operating Expenses:					
	RSIP Expenses	**$ 4,100,000**	**$ 2,281,108**	**$ 2,500,000**	1,600,000
91800-020	Administration	$ 1,400,000	845,666		
91800-030	Construction	$ 2,700,000	1,435,442	-	
	Total expenses:	**$ 4,100,000**	**$ 2,281,108**	**$ 2,500,000**	**$ 1,600,000**
	Net Income:	**$ (205,000)**	**$ (114,055)**	**$ (250,000)**	**$ 45,000**

Sewer Reserve Fund

FY27 Budget

Line Item Detail within Category

		FY27 Budget	Projected FY26 Actual	FY26 Budget	Budget Change
Revenues:					
80100-040	**Sewer/Stormwater Annual Fees**	**$ 45,321**	44,032	**$ 43,059**	2,262
	Fees for annual sanitary maintenance or stormwater assessment fees. Most rates are subject to an annual CPI increase. Square Foot rates vary by service type and location on the Airport.				
	Hangar 11-sanitary sewer maint fee*	488	483	400	
	Hangar 11-stormwater sewer maint fee*	1,461	1,447	-	
	Hangar 16-sanitary sewer maint fee	376	372	361	
	Hangar 16-stormwater fee	608	602	584	
	Hangar 18-sanitary sewer maint fee*	447	447	447	
	Hangar 18-annual stormwater fee*	1,342	1,342	1,342	
	Hangar 19-sanitary sewer maint fee	-	-	-	
	Hangar 19-stormwater fee	-	-	791	
	Hangar 20-annual stormwater fee	1,537	1,521	1,466	
	Hangar 20-sanitary sewer maint fee	515	510	491	
	Hawthorne FBO-annual stormwater fee	9,248	9,171	8,961	
	Hawthorne FBO-sanitary sewer fee	3,067	3,041	2,971	
	Hawthorne Charlie H21-storm fee	1,204	1,194	1,162	
	Hawthorne Charlie H21-sanitary fee	263	261	254	
	Hawthorne Charlie H22-storm fee	2,462	2,442	2,430	
	Hawthorne Charlie H22-sanitary fee	823	816	812	
	WM-200 Sumac-sanitary sewer maint	376	364	368	
	WM-various Sumac-sanitary sewer maint	3,175	2,973	3,003	
	Atlantic Sanitary	4,488	4,268	4,310	
	Atlantic Stormwater	13,440	12,779	12,906	
	* No CPI Increase				
	** Includes storm sewer from rented parking parcel				
80100-040	**Sewer/Storm One-Time Fees**	**$ 492,899**	-	-	492,899.28
	Fees for one-time connection or stormwater assessment fees. All the rates are subject to an annual CPI increase. Square Foot rates vary by service type and location on the Airport.				
	Sky Harbour-storm fee	368,873	-	-	
	Sky Harbour-sanitary fee	124,027	-	-	
80100-030	**Interest**	**$ -**	-	$ -	-
	Interest earned				
	Total revenue	**$ 538,221**	**$ 44,032**	**$ 43,059**	**$ 495,162**
Capital Outlay:					
82000-010		**$ 500,000**	15,000	**$ 60,000**	440,000
	Sewer Repairs	$ 20,000	15,000	60,000	
	Stormwater Expenses	$ 480,000	-	-	
	Total expenses:	**$ 500,000**	**$ 15,000**	**$ 60,000**	**$ 440,000**
	Net Income:	**$ 38,221**	**$ 59,032**	**$ (16,941)**	**$ 55,162**

Sewer Reserve Fund Projections through FY31				
Balance of Reserves:	Starting Balances	Revenues	Interest	Expense	Ending Balances
FY26 Projected:	$ 702,441	$ 43,059	$ -	$ (15,000)	$ 730,500
FY27 Projected:	$ 730,500	$ 538,739	$ -	$ (500,000)	$ 769,238
FY28 Projected:	$ 769,238	$ 318,049	$ -	$ (500,000)	$ 587,287
FY29 Projected:	$ 587,287	$ 71,822	$ -	$ (250,000)	$ 409,109
FY30 Projected:	$ 409,109	$ 72,867	$ -	$ (25,000)	$ 456,976
FY31 Projected:	$ 456,976	$ 73,928	$ -	$ (25,000)	$ 505,904

Vehicle and Equipment Reserve Fund (VERF)

FY27 Budget

This fund was established in FY13 to provide money for the future purchase of vehicles and equipment. In FY20 this fund was renamed to the vehicle and equipment reserve fund.

		FY27 Budget	Projected FY26 Actual	FY26 Budget	Budget Change
	Revenues:				
85100.02	**Sale of Vehicle or Equipment**	**$ 40,000**	$ 13,201	$ 16,000	24,000
	Old Vehicle sales	40,000	13,201	16,000	
85100-010	**Transfers In:**	**$ 500,000**	500,000	$ 500,000	-
	Annual Transfer	500,000	500,000	500,000	
85100-300	**Interest**	**$ -**	-	$ -	-
	Interest earned				
	Total revenue	**$ 540,000**	$ 513,201	$ 516,000	$ 24,000
	Capital Outlay:				
85100-500		**$ 1,682,000**	-	$ 793,000	889,000
	Airport 3 2011 Pickup	72,000	-	68,000	
	Airport 14 1990 Large Plow with	725,000	-	725,000	
	Airport 20 2017 Snowbroom	770,000	-	-	
	Airport 1 2018 Ops Explorer	65,000	-	-	
	Airport 35 1998 Forklift	50,000			
	Total expenses:	**1,682,000**	-	793,000	889,000
	Net Income:	**$ (1,142,000)**	**$ 513,201**	**$ (277,000)**	

VERF Fund Balance Projections through FY31					
Balance of Reserves:	Starting Balances	Transfer	Interest	Expense	Vehicle Sales	Ending Balances
FY26 Projected:	$ 809,490	$ 500,000		$ -	$ 13,201	$ 1,322,691
FY27 Projected:	$ 1,322,691	$ 500,000		$ (1,682,000)	$ 40,000	$ 180,691
FY28 Projected:	$ 180,691	$ 500,000		$ (209,400)	$ 4,000	$ 475,291
FY29 Projected:	$ 475,291	$ 500,000		$ (770,000)	$ 13,000	$ 218,291
FY30 Projected:	$ 218,291	$ 500,000		$ (60,000)	$ 4,000	$ 662,291
FY31 Projected:	$ 662,291	$ 500,000		$ (770,000)	$ 13,000	$ 405,291

Building and Land Reserve Fund

FY27 Budget

This fund, established in FY16, is to provide funds for the future construction of airport improvements; including new administration and maintenance buildings, facility improvements, and land purchases.

		FY27 Budget	Projected FY26 Actual	FY26 Budget	Budget Change
	Revenues:				
85200-010	**Transfers In:**	**$ 3,000,000**	3,000,000	$ 3,000,000	-
	Transfer In	3,000,000	3,000,000	3,000,000	
	Transfer Out	-		-	
85200-300	**Interest**	**$ -**	-	$ -	-
	Interest earned on money market funds				
	Total revenue	**$ 3,000,000**	$ 3,000,000	$ 3,000,000	$ -
85200-350	**Capital Outlay:**				
		$ 1,200,000	2,000,000	$ 2,000,000	(800,000)
	Fund Expenses	1,200,000	2,000,000	2,000,000	
	Total expenses:	**$ 1,200,000**	2,000,000.00	2,000,000.00	(800,000.00)
	Net Income:	**$ 1,800,000**	**$ 1,000,000**	**$ 1,000,000**	

Building & Land Fund Balance Projections through FY31							
Balance of Reserves:	Starting Balances	Transfer In	Transfer Out	Interest	Expense	Fund Sales	Ending Balances
FY26 Projected:	$ 2,460,262	$ 3,000,000	$ -	$ -	$ (2,000,000)	$ -	$ 3,460,262
FY27 Projected:	$ 3,460,262	$ 3,000,000	$ -	$ -	$ (1,200,000)	$ -	$ 5,260,262
FY28 Projected:	$ 5,260,262	$ 2,000,000	$ -	$ -	$ (7,000,000)	$ -	$ 260,262
FY29 Projected:	$ 260,262	$ 2,000,000	$ -	$ -	$ -	$ -	$ 2,260,262
FY30 Projected:	$ 2,260,262	$ 2,000,000	$ -	$ -	$ -	$ -	$ 4,260,262
FY31 Projected:	$ 4,260,262	$ 2,000,000	$ -	$ -	$ -	$ -	$ 6,260,262

Capital Repair or Demolition Reserve Fund

FY27 Budget

This fund was created in FY21. This fund will be used for capital repairs or demolition to airport hangars and buildings depending on their condition and capital repair needs.

		FY27 Budget	Projected FY26 Actual	FY26 Budget	Budget Change
	Revenues:				
85300-010	**Transfers In:**	**$ 184,089**	196,476	**$ 177,048**	7,041
	Transfer In	$ 184,089		$ 177,048	
	Transfer Out	$ -			
85300-030	**Interest**	**$ -**	12,203	$ -	-
	Interest earned on money market funds				
	Total revenue	**$ 184,089**	$ 208,678	$ 177,048	$ 7,041
85300-300	**Capital Expense:**				
		$ 700,000	-	**$ 36,750**	663,250
	R&D Fund Expense	$ 700,000	-	$ 36,750	
	Total expenses:	**$ 700,000**	-	36,750	663,250.00
	Net Income:	**$ (515,911)**	**$ 208,678**	**$ 140,298**	**$ (656,209)**

Facility Capital Repair and Demolition Reserve Fund Balance Projections through FY31					
Balance of Reserves:	Starting Balances	Transfer In	Transfer Out	Interest	Expense	Ending Balances
FY26 Projected:	$ 701,916	$ 177,049	$ -	$ -	$ -	$ 878,965
FY27 Projected:	$ 878,965	$ 184,089	$ -	$ -	$ (700,000)	$ 363,055
FY28 Projected:	$ 363,055	$ 187,771	$ -	$ -	$ -	$ 550,826
FY29 Projected:	$ 550,826	$ 191,527	$ -	$ -	$ (250,000)	$ 492,353
FY30 Projected:	$ 492,353	$ 195,357	$ -	$ -	$ (525,000)	$ 162,710
FY31 Projected:	$ 162,710	$ 199,264	$ -	$ -	$ (275,000)	$ 86,974

Capital Summary		Projected	
Does not include Sub Reserve Funds	FY27 Budget	FY26 Actual	FY26 Budget
Revenue			
Grant-GA Entitlement & CARES	-	-	-
Grant-Aviation Community Center	(5,000,000)		(5,000,000)
Grant-Airport Master Plan (Phase 2)	(350,000)	(128,305)	(350,000)
Grant-Hot Spot- Reconfigure Taxiways Phase 1	(640,000)	-	(160,000)
Grant-NE Quadrant Apron and Taxiway Access	(5,000)	(278,416)	(87,750)
Grant-Expand East Quadrant	(2,000)	(609)	(36,400)
Grant-Rehab Airfield Lighting - Phase 1		(4,774)	(40,000)
Grant-Master Drainage Study		(193,959)	(165,000)
Grant-Update Exhibit A Property Map		(28,533)	(31,316)
Total	**(5,997,000)**	**(634,596)**	**(5,870,466)**
Capital Improvements			
Building replacement/repair	2,365,000	-	5,110,000
Fence/Gate repair	15,000	-	15,000
Security	75,000	10,764	115,000
Pavement Repair	300,000	124,152	350,000
Total	**2,755,000**	**134,916**	**5,590,000**
Capital Outlay			
Office Equipment	90,000	6,629	30,000
Vehicles	36,000	12,000	36,000
Shop Equipment	51,500	13,902	88,573
Capital Outlay- Other	180,000	-	82,991
Total	**357,500**	**32,531**	**237,564**
"A" Projects			
Hot Spot- Reconfigure Taxiways Phase 1	480,000	100,735	100,000
Hot Spot- Reconfigure Taxiways Phase 2	620,000		97,500
NE Quadrant Apron and Taxiway Access	-	-	130,000
South Parallel Taxiway Rwy 12/30 Phase 1	-	-	-
NE Quadrant Auto Parking Lot & Entrance Road	-	-	-
Master Drainage Study			225,000
Update To Exhibit A Property Map			8,333
Total	**1,100,000**	**100,735**	**560,833**
Other			
Debt Service-from GA entitlement grant	-	-	-
Total	**-**	**-**	**-**
Total	**(1,784,500)**	**(366,414)**	**517,931**

Capital Projects-Internally Funded
FY27 Budget
Line Item Detail within Category

		FY27 Budget	
CAPITAL IMPROVEMENTS			
Non-Reserve Funds			
72000-010	**Facilities**	**$ 115,000**	
	Capital Improvements budgeted for Airport facilities are as follows:		
	Lighting Vault back up generator		35,000
	Misc. building repairs		80,000
72100-010	**Fencing, Gates, Landscaping -**	**$ 15,000**	
	Repair/improvement of fencing and gates.		15,000
72100-020	**Security Improvements -**	**$ 75,000**	
	Upgrades to airfield security		75,000
72200-010	**Pavement Repairs**	**$ 300,000**	
	Pavement replacement, crack sealing and lot repairs.		300,000
	Total Capital Improvements	**$ 505,000**	
CAPITAL CONSTRUCTION			
73000-030	**Capital Facility Design-Construction**	**$ 2,250,000**	
	Future Aviation Community Center Building Design-Construction		2,250,000
	Total Capital Construction	**$ 2,250,000**	
CAPITAL OUTLAY			
74000-010	**Office Equipment -**	**$ 90,000**	
	Office computer equipment		30,000
	PACE IT projects updates		60,000
74100-010	**Vehicles- Capital Repairs Purchases are now from VERF**	**$ 36,000**	
	Airport 12-14-17-18-19-20 or Snow Equipment Rehab		18,000
	Airport 12-14-17-18-19-20 or Snow Equipment Rehab		18,000
74200-010	**Shop Equipment**	**$ 51,500**	
	Undesignated shop equipment		10,000
	TYCO Fire Alarm Panel		41,500
74300-010	**Capital Outlay- Other**	**$ 180,000**	
	Runway End Identifier Lights for Runway 12/30		30,000
	Decommissioning of Runway 6/24		150,000
	Total Capital Outlay	**$ 357,500**	
	Total-Internally Funded Capital	**$ 3,112,500**	

"A" Projects
FY27 Budget

Grant Service

The "**A" and "B"** projects listed are taken directly from the IL Dept of Transportation, Division of Aeronautics, Transportation Improvement Program: Airports FFY2026-2029, Final Submittal 12/15/2023. The Airport Board of Resolution 23-039 was passed by the BOD on December 13, 2023.

Federal Fiscal Year (FFY) runs from October 1, 2024 to September 30, 2026.

	Est FY27 Revenue	Local Share	Engineering Invoices flow through CEA	Total Project Expense
PWK-5128 Quadrant Apron and Taxiway Access	5,000	-	-	2,600,000
Construct Northeast Quadrant Apron and Taxiway Access for New Tie Down Area				
Current funding program is Federal 90%, State 5%, Local 5%.				
Expand East Quadrant GA Apron-construction/local share (est)	2,000	-	-	1,040,000
Expand Airport East Quadrant General Aviation Aircraft Parking Apron.				
Current funding program is federal 0%, state 90%, and local 10%.				
Hot Spot- Reconfigure Taxiways Phase 1	640,000	-	480,000	2,000,000
Remove hot spot location 1 on east side of Airport				
Current funding program is Federal 90%, State 5%, Local 5%.				
Hot Spot- Reconfigure Taxiways Phase 2	310,000	310,000	310,000	6,200,000
Remove hot spot location 2 on east side of Airport				
Current funding program is Federal 90%, State 5%, Local 5%.				
South Parallel Taxiway Rwy 12/30 Phase 1	-	-	-	-
South Parallel Taxiway Rwy 12/30 Phase 1				
Current funding program is Federal 90%, State 5%, Local 5%.				
Subtotal Airport Development	**957,000**	**310,000**	**790,000**	**11,840,000**

	Est FY27 Revenue	Local Share	Engineering Invoices flow through CEA	Total Project Expense
Aviation Community Center	5,000,000	-	-	-
Facilitate planning and contruction of an Aviation Community Center				
Airport Master Plan (Phase 2)	350,000	-	-	-
Secondary project work on the Master Plan update. This amount is for reimbursement of CMT expenses.				
IDOT Division of Aeronautics agreed to reimburse 50%. Current funding program is Federal 50% & Local 50%.				
IDA is considering a switch to Federal 90%, State 5%, and Local 5%.				

	Est FY27 Revenue	Local Share	Engineering Invoices flow through CEA	Total Project Expense
Total Grant Service "A" projects	**6,307,000**	**310,000**	**790,000**	**11,840,000**

"B" Projects
FY27 Budget

The following grant-supported projects, while important to the development of the Airport, are not expected to be funded during the fiscal year due to the funding level being provided by the FAA & IDOT for other projects carrying higher funding priorities. There is a high probability these amounts will not be required, so they are not included in our FY26 grant budget funding requirements.

	Local Share	Total Project Cost
Rehab Airfield Lighting-Phase 2	75,000	1,500,000
Includes Vault, circuits, and regulators		
Rehab Airfield Lighting-Phase 2	25,000	50,000
Includes signs		
Widen Runway 12/30	197,500	3,950,000
Widen runway 12/30 to 100'.		
Current funding program is Federal 90%, State 5%, Local 5%.		
RSA Study (per FAA) & Land Reimburse. Rwy 34 End	12,500	250,000
RSA Study & Reimbursement for the acquisition a Portion of Runway 34 End RSA - Clearing and Fencing		
No Board resolution yet.		
Construct Wildlife Perimeter Fence	100,000	2,000,000
Install Airport Perimeter Security/Wildlife 10' Fencing South side of crick only		
Current funding program is federal 90%, state 5%, local 5%.		
Total Grant Service "B" projects-not included in proposed budget	**$ 410,000**	**$ 7,750,000**

Unrestricted Net Position (Reserves) Available:

	Operating and Capital Reserve Fund	Sewer Reserve	(VERF) Capital Reserve	Building & Land Reserve	Repair or Demo Reserve	Total Cash and Equivalents
Projected Starting Cash Balances @ 4/30/2026	4,804,470	730,500	1,254,691	3,460,262	878,965	11,128,888
FY27 Budget:						
Revenue Budget	9,793,988	-	40,000	-	-	9,833,988
Operating Expenses*^	(6,673,111)	-	-	-	-	(6,673,111)
Other Income & Expense	315,988	-	-	-	-	315,988
Debt Service	(505,917)	-	-	-	-	(505,917)
RSIP Revenues & Expenses	(205,000)	-	-	-	-	(205,000)
Transfer to Sewer Reserves	(538,221)	538,221	-	-	-	-
Transfer to VERF	(540,000)	-	500,000	-	-	(40,000)
Transfer to Building & Land Reserve	(3,000,000)	-	-	3,000,000	-	-
Transfer to Capital Repair-Demo Fund	(184,089)	-	-	-	184,089	-
Sewer Reserve Fund Projects	-	(500,000)	-	-	-	(500,000)
Vehicle & Equipment Fund Projects	-	-	(1,682,000)	-	-	(1,682,000)
Building & Land Fund Projects	-	-	-	(1,200,000)	-	(1,200,000)
Capital Improve (Facilities/Paving)	(505,000)	-	-	-	-	(505,000)
Capital Outlay (Vehicles/Equip/Land)	(177,500)	-	-	-	-	(177,500)
Capital Construction	(2,250,000)	-	-	-	-	(2,250,000)
Grant Service "A" Projects	(1,100,000)	-	-	-	-	(1,100,000)
Capital Outlay Other	(180,000)	-	-	-	(700,000)	(880,000)
Grant revenue	5,997,000	-	-	-	-	5,997,000
Capital Other	-	-	-	-	-	-
Projected results for FY27	**248,138**	**38,221**	**(1,142,000)**	**1,800,000**	**(515,911)**	**428,447**
Projected Running Cash Balances @ 4/30/2027	**5,052,609**	**768,720**	**112,691**	**5,260,262**	**363,054**	**11,557,335**

Airport Business Plan and Debt Covenant Requirements are separate from each other

Airport Business Plan operating reserves:

Less 3 month operating reserves* **(1,668,278)**

Over/(short) **3,384,331**

* FY26 budgeted operating expenses times 25% as required by the Airport's business plan.

Airport Debt Covenant reserves^ **(3,290,849)**

Over/(short) **1,761,759**

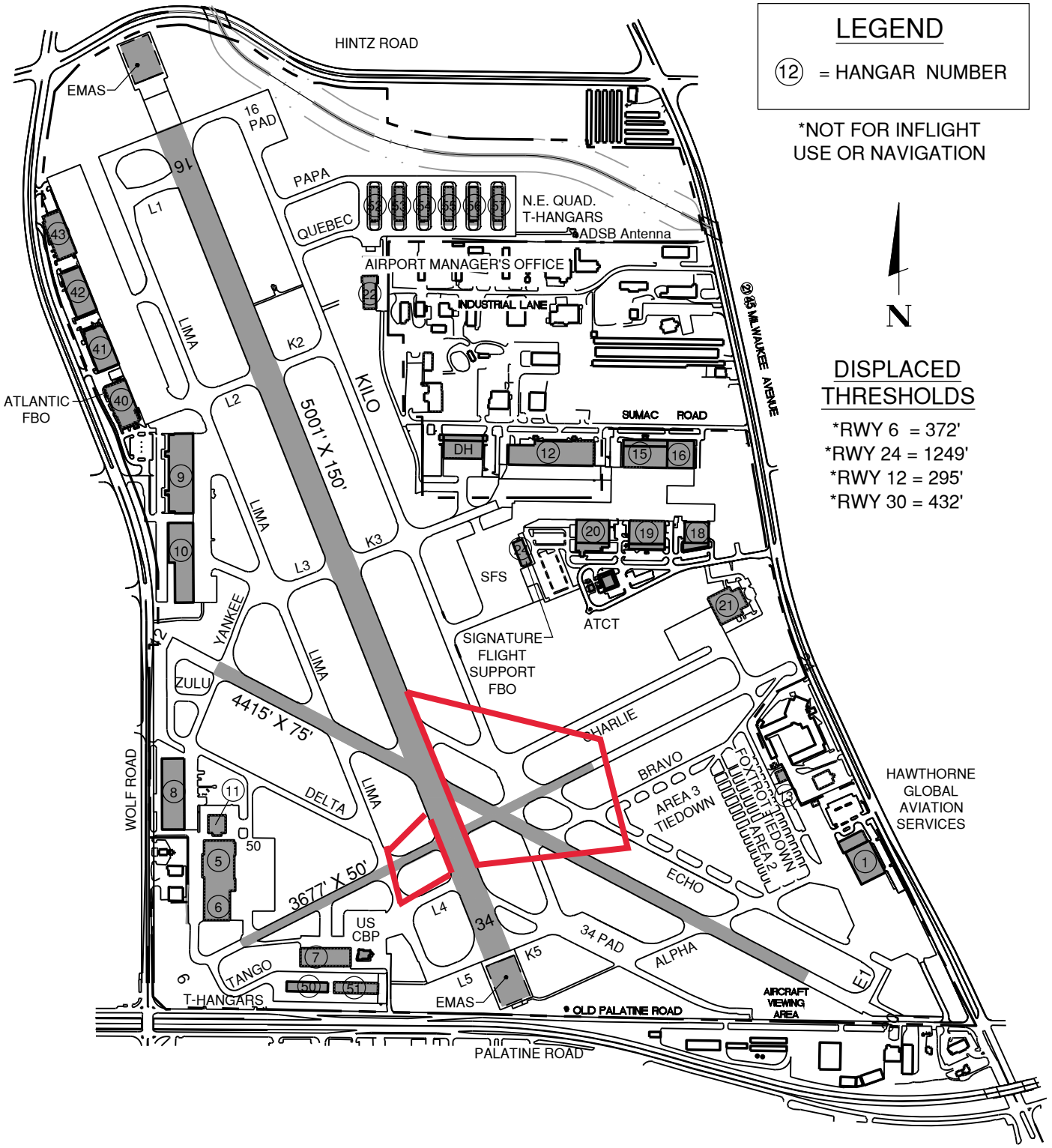
^ Operating expenses x 180 days / 365 days

LOCATION MAPS

FOR POTENTIAL

CAPITAL PROJECTS

CHICAGO EXECUTIVE AIRPORT



Hot Spot Taxiway Reconfigure Phase 1
Hot Spot Taxiway Reconfigure Phase 2

TOWER - 119.90
GROUND - 121.7
CLEARANCE DELIVERY/CHICAGO APPROACH - 124.7
TOWER CAB NUMBER 847-229-6003
TOWER HOURS M-F 0600L-2200L, SA-SU 0700-2200L

GLOSSARY OF TERMS

TERM	DESCRIPTION
AAAE	American Association of Airport Executives
Accrual Basis	The accounting term that reflects the method of recording revenue when earned and expenses when incurred. The Airport uses this method.
Capital Budget	Budgeted-for expenditures of Capital Improvement, Construction and Outlays, Grant Service and Allocations of Reserves for Replacements
ACFR	Annual Comprehensive Financial Report
CPI	Consumer Price Index
EMAS	Engineered Materials Arrestor System
Enterprise Fund	A fund used in governmental accounting to account for activities that provide goods or services to the public for a fee that is meant to make the entity self-sustaining. It operates in a manner similar to private business enterprises, with the intent that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed primarily through user charges.
FAA	Federal Aviation Administration
Fund	An amount set aside for a specified purpose
GFOA	Government Finance Officer's Association
Infrastructure	Airport runways, taxiways and aprons
Modified Accrual Basis	The accounting term that reflects a mixture of the cash basis and accrual basis methods. The Airport does not use this method.
Operating Budget	Expenditures for Finance/Administration, Operations/Maintenance, Interest Income, and Interest Expense for daily operations of the Airport.
Operation	A landing or takeoff.
Part 139	Federal Regulation governing air taxi operations.
Rwy	Runway
SWPPP	Storm water Pollution Prevention Program
TIPs	Transportation Improvement Program presented to the State of Illinois, Department of Transportation, Division of Aeronautic

MEMORANDUM

DATE:	April 6, 2026
FROM:	Ross Klicker, Community Development Director
SUBJECT:	Ordinance Repealing Ordinance No. 5688 and Granting Major Site Plan and Building Appearance Approval to Permit Construction of a Multifamily Residential Building, 268 7th Street
DOLLAR AMOUNT:	N/A
BUDGETED:	No
BUDGET SOURCE:	N/A
RECOMMENDED ACTION:	Approve
STRATEGIC PLAN THEME:	Residential Life

EXECUTIVE SUMMARY

The owner of the property at 268 7th Street seeks major site plan and building appearance approval for the construction of a new six-unit multifamily residential building on the vacant parcel. In 2024 the Village Board granted the requested approval to an identical proposal on the same property, but construction never commenced, and the approval expired. The current property owner seeks renewed major site plan and building appearance approval to proceed with development of the property consistent with the previously approved plans. At its March 11 meeting, the Plan Commission unanimously recommended approval of this request.

The Zoning Code requires that new buildings have a concept review by the Village Board prior to formal consideration by the Plan Commission unless the requirement is waived by the Village Manager. Since this project was reviewed and approved by both the Plan Commission and Village Board in 2024, the Village Manager has waived the requirement.

MEMO

The petitioner is proposing to construct a new three-story brick and frame building containing six multifamily residential units, commonly referred to as a “six-flat” apartment building. The proposed units will consist of one- and two-bedroom layouts. Each unit will include outdoor space, either in the form of an exterior deck for upper floors or a patio for the ground-floor units. Primary residential access to the building will be provided from both the east and west elevations (front and rear). The petitioner seeks major site plan and building appearance approval for the construction of the project.

The same property was the subject of an identical proposal in 2024. On October 21, 2024, the Village Board approved four ordinances granting three zoning variations and major site plan and building appearance approval associated with the proposed project. Construction never commenced, and the property was eventually sold. Of the four Village approvals associated with the project, the three variations run with the property and do not expire. However, according to the Village Code, major site plan and building appearance approval lapses if construction of the approved project does not commence within one year. Accordingly, the current property owner is seeking renewed major site plan and building appearance approval to proceed with development of the property consistent with the previously approved plans and the established variations.

Site Plan: The attached Site Plan locates the six-flat multifamily building in the central portion of the site, fronting 7th Street, with a parking lot at the rear of the lot (west side). Similar to the site layout of the neighboring six-flat developments, the proposed site will include a walkway leading to the main entrance of the building from the new public sidewalk that will be installed as part of this project. The vehicular driveway will be along the north property line that will lead to the parking lot at the rear of the site. An exterior trash enclosure will be located in the northwest corner of the parking lot. As proposed, a total of 13 parking spaces (six covered) will be provided.

As indicated above, three zoning variations granted by the Village Board on October 21, 2024 remain in effect:

- Ordinance No. 5689 granted a reduction in the minimum number of required guest parking spaces from five spaces to zero.
- Ordinance No. 5690 granted a reduction in the minimum parking setback from ten feet to seven feet along the west property line and to zero feet along the south property line.
- Ordinance No. 5691 granted a reduction in the minimum building setback from 30 feet to 22 feet six inches along the north property line and to 19 feet six inches along the south property line.

The requested site plan approval complies with these three variations.

Building Elevations: The attached elevations and rendering have been provided to illustrate the proposed design of the new multifamily building. The primary material of the building consists of red brick, with engineered wood siding (in cream color) as the secondary material. The proposed elevations include architectural features such as a recessed section of engineered wood siding in the central portion of the front (east) façade, a canopy over the front entry, architectural cast stone (in limestone color) to break up the mass of brick on each façade, and the addition of patios/porches.

Landscaping & Lighting: A full landscape treatment will be installed, to include foundation plantings and ornamental trees (red oaks, sugar maple and a swamp white oak tree). The ground-mounted A/C units will also be screened by shrubs and perennials. The rear (west) property line will have screening vegetation, including viburnum and dogwood shrubs, all of which are more substantial than the comparable landscaping at existing six-flats in the area. The attached lighting plan includes recessed light fixtures located beneath the proposed carport, two decorative light poles along the east side of the property, and one additional decorative light pole south of the building. In addition, exterior wall-mounted light fixtures are proposed on the north and west elevations of the building to provide supplemental site illumination.

Plan Commission Recommendation
At the March 11, 2026 Plan Commission meeting, Commissioner Myer moved, seconded by Commissioner Hyken, to approve Docket No. PSPMAJ26-0001 granting major site plan and building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, to permit the construction of a multifamily residential building and associated site improvements located at 268 7th Street, subject to the following conditions:

1. In accordance with Section 17.26 (Impact Fees) of the Village Code, the petitioner shall pay impact fees to the Village of Wheeling prior to the issuance of any building or engineering permits.

2. A cost estimate covering the cost of all landscaping plant material plus the cost of installation shall be submitted and approved by the Community Development Department. The approved amount shall be submitted in the form of a financial surety to the Community Development Department prior to the issuance of any engineering site permits or building permits.

3. All other agency permits, including but not limited to the Metropolitan Water Reclamation District of Greater Chicago (MWRD) and Illinois Environmental Protection Agency (IEPA), etc., shall be obtained prior to the issuance of any engineering site permits or building permits.

There being seven affirmative votes, the motion was approved.

Community Development Director's Review and Recommendation
I have reviewed the recommendation provided by the Plan Commission and concur with the Commission’s recommendation to approve the major site plan and building appearance approval for construction of a multifamily residential building and associated site improvements at 268 7th Street, subject to conditions. An ordinance is attached for the Board’s consideration.

Attachments
Ordinance – Major Site Plan and Building Appearance Approval [Docket No. PSPMAJ26-0001]
Exhibits:
Carport Detail by Home Improvements Kits.Com
Elevations (Sheets a2.3-a2.4), prepared by aMa-Architecture, last revised 12/16/2024
Engineering Plans (Sheets C.1-C.9), prepared by CIVILAND, PLCC, last revised 11/26/2024
Floor Plans (Sheets a2.5-p1.0), prepared by aMa-Architecture, last revised 12/16/2024
Landscape Plan, Sheet L-1, prepared by CIVILAND, PLCC, last revised 11/26/2024
Lighting Plan (Sheet E1), prepared by Kornacki & Associates dated 5/2/2024, last revised 10/14/2024
Project Description letter prepared by Krzysztof Gotkiewicz, dated 2/21/2026
Rendering

Site Plan (Sheet a.1.1), prepared by aMa-Architecture, last revised 12/16/2024
Stormwater Narrative, prepared by CIVILAND, PLCC, last revised 11/26/2024
Title Sheet (a1.0), prepared by aMa-Architecture, last revised 12/16/2024
Staff Report to Plan Commission
Attachments to Staff Report (Staff)
Meeting Minutes - Draft

Docket No. PSPMAJ26-0001

ORDINANCE NO. _____

ORDINANCE REPEALING ORDINANCE NO. 5688 AND GRANTING MAJOR SITE PLAN AND BUILDING APPEARANCE APPROVAL TO PERMIT CONSTRUCTION OF A MULTIFAMILY RESIDENTIAL BUILDING, 268 7TH STREET

WHEREAS, the Village President and Board of Trustees of the Village of Wheeling (the "Village Board") previously adopted Ordinance No. 5688 on October 21, 2024, granting Major Site Plan and Building Appearance Approval to permit construction of a multifamily residential building at 268 7th Street, Wheeling, Illinois (the "Subject Property") to G&D Buildings, LLC; and

WHEREAS, the Village Board previously adopted Ordinance No. 5689 on October 21, 2024, granting a variation to permit a reduction in the minimum number of required guest parking spaces for 268 7th Street (Docket No. PV24-0015); and

WHEREAS, the Village Board previously adopted Ordinance No. 5690 on October 21, 2024, granting a variation to permit a reduction in the minimum parking setback for 268 7th Street (Docket No. PV24-0016); and

WHEREAS, the Village Board previously adopted Ordinance No. 5691 on October 21, 2024, granting a variation to permit reductions in the minimum building setback for 268 7th Street (Docket No. PV24-0017); and

WHEREAS, the aforesaid variations run with the land and remain applicable to the Subject Property; and

WHEREAS, Section 19.12.050 of the Wheeling Municipal Code provides that in the event the project for which site plan approval was granted has not commenced construction within one year, or has not been completed within three years of such approval, the site plan approval shall lapse and there shall be no further development or construction on the site; and

WHEREAS, construction pursuant to Ordinance No. 5688 did not commence within one year of approval; and

WHEREAS, pursuant to Section 19.12.050 of the Wheeling Municipal Code, the site plan approval granted under Ordinance No. 5688 has lapsed by operation of law and is of no further force or effect; and

WHEREAS, current property owner Krzysztof Gotkiewicz (the "Petitioner") has filed a new application for Major Site Plan and Building Appearance Approval under Docket No. PSPMAJ26-0001 for the construction of a three-story, six-unit multi-family residential building in the R-4, Multi-Family Residential Zoning District at the Subject Property; and

WHEREAS, the Plan Commission of the Village of Wheeling held a public meeting on March 11, 2026 as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-12, Site Plan and Building Appearance Approval Requirements, and associated sections, to review the new application and has submitted its recommendation to the President and Board of Trustees that the Petitioner's request be granted, with a vote of 7 ayes and 0 nays, and with 0 absent; and

WHEREAS, the President and Board of Trustees deem it to be in the best interest of the Village to grant the petitioner's request;

NOW THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WHEELING, COUNTIES OF COOK AND LAKE, STATE OF ILLINOIS:

Section A

Ordinance No. 5688 is hereby repealed due to lapse of time pursuant to Section 19.12.050 of the Wheeling Municipal Code.

Section B

Major Site Plan and Building Appearance approval for Docket No. PSPMAJ26-001 is hereby granted under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-12, Site Plan and Building Appearance Approval Requirements, for the construction of a three-story, six-unit multi-family residential building at the Subject Property in accordance with **Exhibit A**, attached hereto and made part hereof:

- Carport Detail by Home Improvements Kits.Com
- Elevations (Sheets a2.3-a2.4), prepared by aMa-Architecture, last revised 12/16/2024
- Engineering Plans (Sheets C.1-C.9), prepared by CIVILAND, PLCC, last revised 11/26/2024
- Floor Plans (Sheets a2.5-p1.0), prepared by aMa-Architecture, last revised 12/16/2024
- Landscape Plan, Sheet L-1, prepared by CIVILAND, PLCC, last revised 11/26/2024
- Lighting Plan (Sheet E1), prepared by Kornacki & Associates dated 5/2/2024, last revised 10/14/2024
- Project Description letter prepared by Krzysztof Gotkiewicz, dated 2/21/2026
- Rendering
- Site Plan (Sheet a.1.1), prepared by aMa-Architecture, last revised 12/16/2024
- Stormwater Narrative, prepared by CIVILAND, PLCC, last revised 11/26/2024
- Title Sheet (a1.0), prepared by aMa-Architecture, last revised 12.16/2024

Section C

The Major Site Plan and Building Appearance approval granted in Section B of this Ordinance is for the Subject Property, located at 268 7th Street, Wheeling, IL, 60090, herein legally described:

LOT 142 IN WILLIAM ZELOSKY'S MILWAUKEE AVENUE ADDITION TO WHEELING IN SECTION 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Section D

The approval granted in Section B of this Ordinance is subject to the following conditions:

1. A cost estimate covering the cost of all landscaping plant material plus the cost of installation shall be submitted and approved by the Community Development Department. The approved amount shall be submitted in the form of a financial surety to the Community Development Department prior to the issuance of any engineering site permits or building permits.

2. All other agency permits, including but not limited to the Metropolitan Water Reclamation District of Greater Chicago (MWRD) and Illinois Environmental Protection Agency (IEPA), etc. shall be obtained prior to the issuance of any engineering site permits or building permits.

Section E

This Ordinance shall be in full force and effect from and after its passage and approval, according to law.

Trustee_____ moved, seconded by Trustee_____, that Ordinance No. _____ be passed, this 6th day of April, 2026.

President Horcher	_____	Trustee Ruffatto	_____
Trustee Krueger	_____	Trustee Vito	_____
Trustee Lang	_____	Trustee Vogel	_____
Trustee Papantos	_____		

_____
Patrick Horcher, Village President

ATTEST:

_____
Kathryn M. Brady, Village Clerk

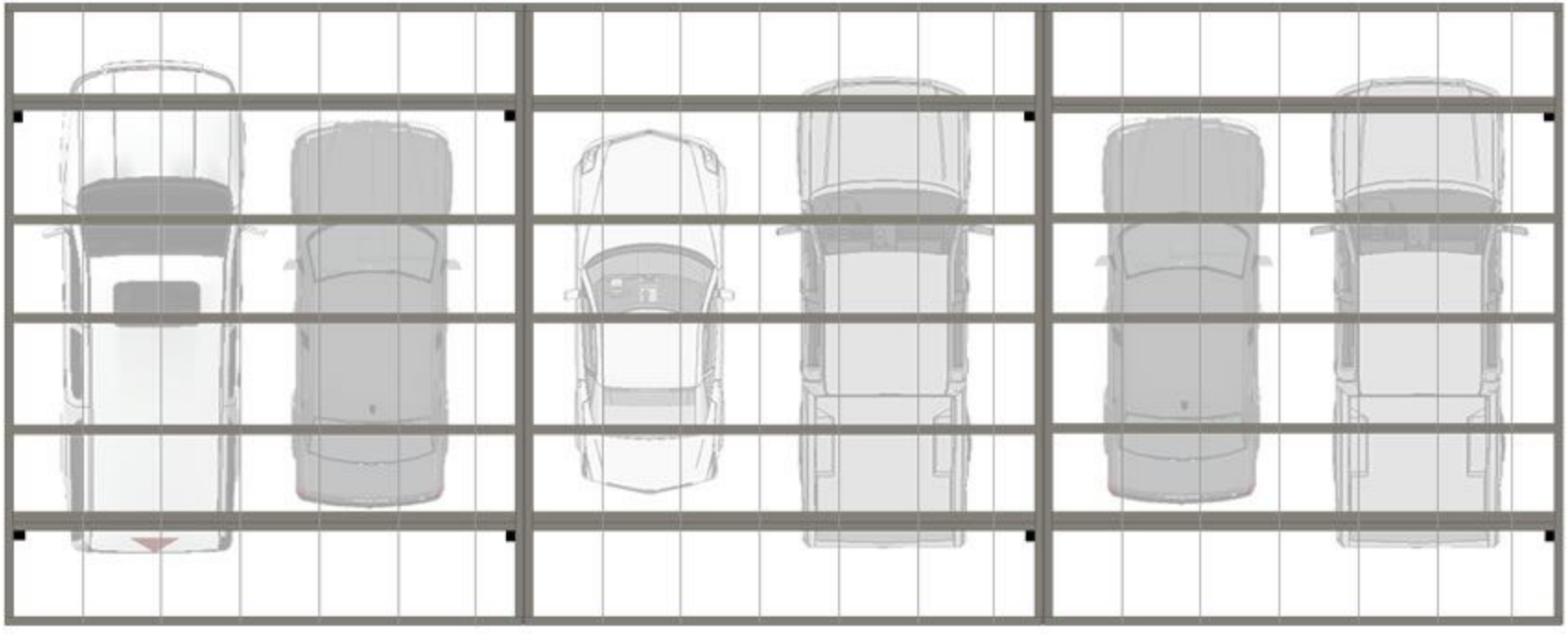
APPROVED AS TO FORM ONLY:

_____
Village Attorney

PUBLISHED in pamphlet form this 7th day of April, 2026, by order of the Corporate Authorities of the Village of Wheeling, Cook and Lake Counties, Illinois.

Exhibit A (Attached)

- Carport Detail by Home Improvements Kits.Com
- Elevations (Sheets a2.3-a2.4), prepared by aMa-Architecture, last revised 12/16/2024
- Engineering Plans (Sheets C.1-C.9), prepared by CIVILAND, PLCC, last revised 11/26/2024
- Floor Plans (Sheets a2.5-p1.0), prepared by aMa-Architecture, last revised 12/16/2024
- Landscape Plan, Sheet L-1, prepared by CIVILAND, PLCC, last revised 11/26/2024
- Lighting Plan (Sheet E1), prepared by Kornacki & Associates dated 5/2/2024, last revised 10/14/2024
- Project Description letter prepared by Krzysztof Gotkiewicz, dated 2/21/2026
- Rendering
- Site Plan (Sheet a.1.1), prepared by aMa-Architecture, last revised 12/16/2024
- Stormwater Narrative, prepared by CIVILAND, PLCC, last revised 11/26/2024
- Title Sheet (a1.0), prepared by aMa-Architecture, last revised 12.16/2024



STEEL





OVERVIEW

CONTACT US

Our steel car port covers can be custom configured to achieve the desired results.

This cover is designed for 6 large vehicles. Standard carport covers are either 18' x 20' or 20' x 20'. The length on this bad boy has been extended to 24' to accommodate long trucks and provide extra protection and shade to the front and back of the vehicles. The double steel beams over the posts provide more than enough strength to handle the additional coverage area.

Your carport cover kit includes; white pre-painted galvanized steel roofing, pre-painted steel trim, screws, sealant, (8) pre-painted white 10' posts, and galvanized framing, with hardware (12' posts available). ***No welding on site is needed,*** screws and bolts are used to assemble the covers. Thus any competent handy man and his helper can accomplish the assembly task. (optional: flashing, and special hardware peculiar to your job).

Note: Steel covers can be rated for snow or wind loads. Our steel covers are not pre-engineered and you may need to get a local engineer to seal a set of plans if you are obtaining building permits.

Details:

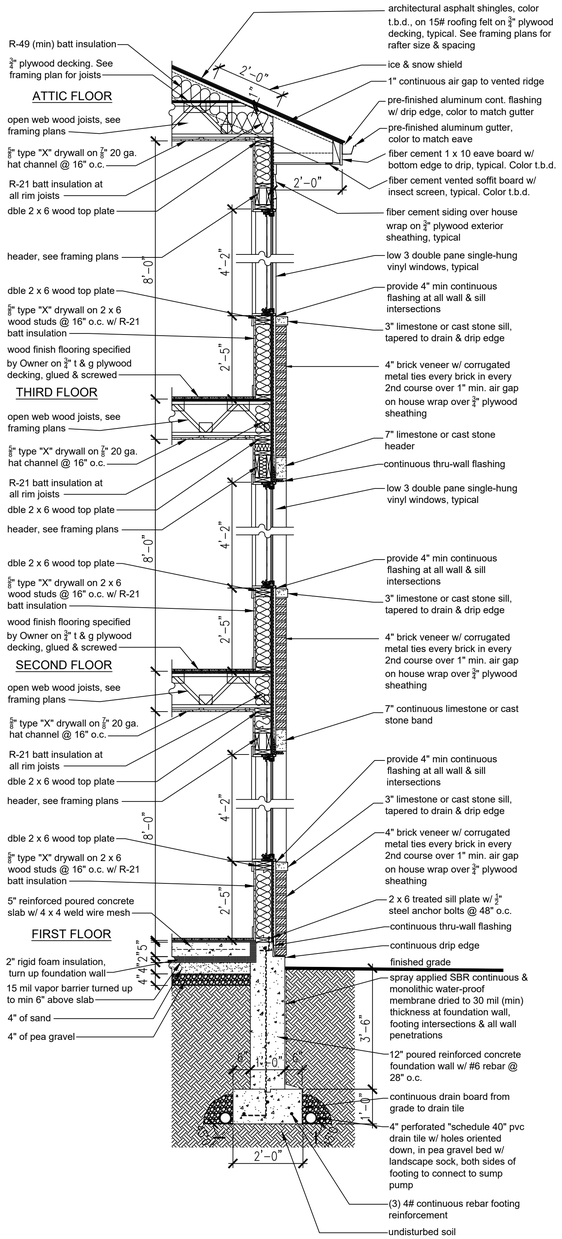
- Standard (NON-STAMPED) plans are available, custom engineering is available at an additional cost.
- Line Drawings, material lists and more specific information to your installation is sent with each order.
- The above quotations are based on estimated live load ratings of 20# to 30# per square foot and wind ratings of 80 to 100 mph.
- Your front height should have a ï¿½ï¿½ drop per foot of projection. (6" to 12" drop)
- The 10' Steel posts, need to be cemented into the ground at least 2 feet.
- Optional 8' long post with bottom brackets are available on request, for attaching to concrete at the same price as 10' post. When post are not in the ground the carport must

- Factory painted post: color white
- Galvanized 6" steel framing at 4' on center
- 3ï¿½ x 3ï¿½ x 10ï¿½ Steel Posts in white.
- (8ï¿½ post with brackets avilable on request) use for attached units only.
- Covers can be can be cut down to the exact size you need. Order the larger size than the size you need and cut it down to size on site as you build it.
- Custom sizes available just let us know what you need and we will quote it.
- Walk way covers and extentions can be added to the standard covers.

In non-snow regions, covers can span up to 14' in projection before a suport beam is needed. Covers can project past a set back beam up to 4ï¿½

Orders normally take 2 to 3 weeks to be delivered to your home or business. Technical help is available M-F, 10AM-5PM SST 1-888-814-7531

RELATED PRODUCTS



3 Typical Wall Section -Proposed

scale: $\frac{1}{4}$" = 1'-0"



2 North Elevation -Proposed

scale: $\frac{1}{4}$" = 1'-0"



1 East Elevation -Proposed

scale: $\frac{1}{4}$" = 1'-0"

aMa-Architecture
11337 S. Forrestville Ave.
Chicago, IL 60628
773.580.2331
ann@aMa-Architecture.com

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

Proposed New 6-Unit 3-Story Masonry & Frame Apartment Building

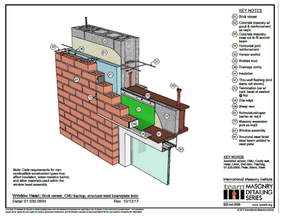
268 7th Street, Wheeling, IL 60009

I hereby certify that these plans were prepared under my direction and to the best of my knowledge and belief, conform to the village of wheeling codes & ordinances

LICENSED ARCHITECT
ANN M ALSPAUGH
001.0200234

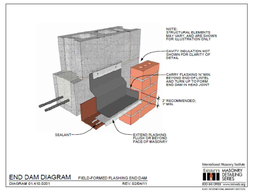
license no. 1020234
expires: 11.30.2026

issue for permit	12.16.24
drawn by: ama	exterior elevations & typ. wall section
checked by: ama	
date: 12.16.24	
rev:	a2.3



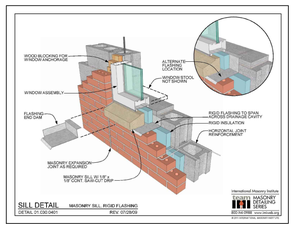
4 **Typical Flashing at Steel Lintels & Brick Anchoring**

scale: n.t.s.



5 **End Dam Flashing**

scale: n.t.s.



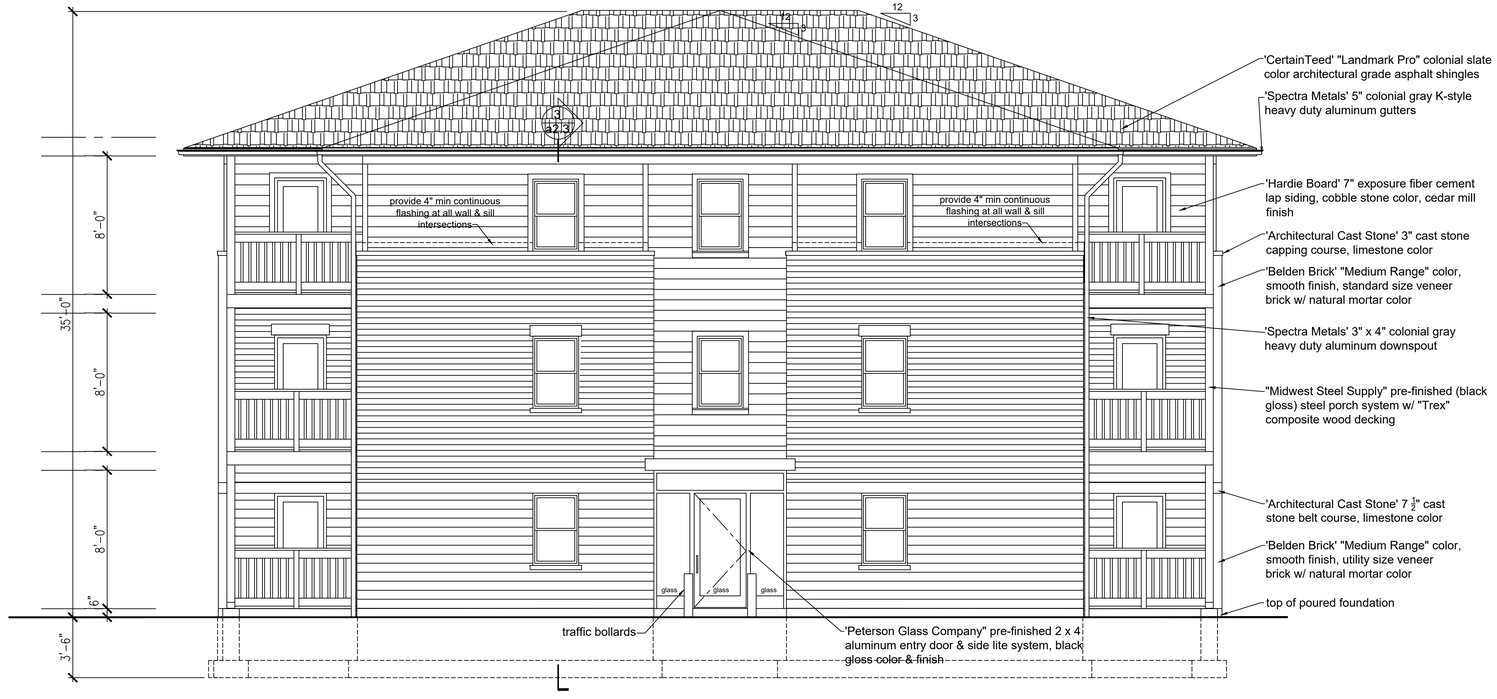
6 **Sill Flashing**

scale: n.t.s.



2 **South Elevation -Proposed**

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



1 **West Elevation -Proposed**

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

aMa-Architecture
11337 S. Forrestville Ave.
Chicago, IL 60628
773.580.2331
ann@aMa-Architecture.com

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

Proposed New 6-Unit 3-Story Masonry & Frame Apartment Building

268 7th Street, Wheeling, IL 60009

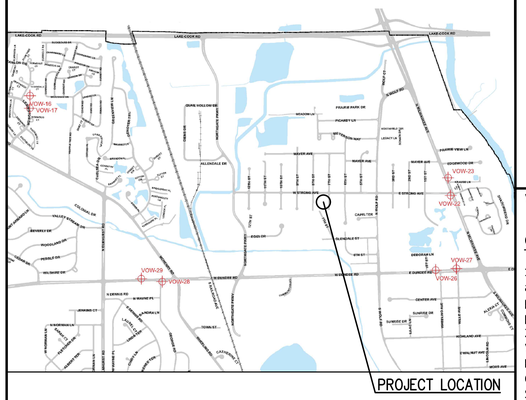
I hereby certify that these plans were prepared under my direction and to the best of my knowledge and belief, conform to the village of wheeling codes & ordinances

LICENSED ARCHITECT
ANN M ALSPAUGH
001020234

license no. 1020234
expires: 11.30.2026

issue for permit	12.16.24
drawn by: ama	exterior elevations & masonry details
checked by: ama	
date: 12.16.24	
rev:	a2.4

Proposed New 6–Unit 3–Story Apartment Building
268 7th Street, Wheeling, IL 60009



Sanitary Sewer Routing Map

STANDARD SYMBOLS

EXISTING	FEATURE	PROPOSED
BM/TBM	BENCHMARK	BM/TBM
□	CONCRETE R.O.W. MONUMENT	
	R.O.W. LINE	
	SANITARY SEWER	
◎	STORM SEWER MANHOLE	◉
○	CATCH BASIN	●
□	INLET	■
○C.O.	CLEAN OUT	○C.O.
	STORM SEWER	
	COMBINED SEWER	
◎	SANITARY SEWER MANHOLE	◉
⊠	WATER VAULT	⊠
⊗	VALVE BOX	⊗
W	WATERMAIN	W
♙	FIRE HYDRANT	♙
⊙GAS	GAS MANHOLE	⊙GAS
△GAS	GAS VALVE	△GAS
G	GAS MAIN	G
T	TELEPHONE LINES	T
□IBT	IBT BOX	□IBT
⊙IBT	IBT MANHOLE	⊙IBT
E	ELECTRIC LINES	E
⊙ELEC.	ELECTRIC MANHOLE	⊙ELEC.
⊸	UTILITY POLE	⊸
⊸	SIGN	⊸
✳	LIGHT STANDARD	✳
x x x x	FENCE	x x x x
10"ø	TREE	
	SHRUB	
857	CONTOUR LINE	857
x 854.7	SPOT GRADE	x 857.4
	HEADWALL	
	FLARED END SECTION	
	CULVERT	
	SWALE	
◦	PROPERTY PIN	•
/H\	HANDICAP RAMP	/H\
RIM INV.	STORM SEWER STRUCTURE ELEVATION	RIM INV.
RIM INV.	SANITARY SEWER STRUCTURE ELEVATION	RIM INV.
M	WATER METER PIT	M

Date: Nov 26, 2024, 8:33am User ID: Sabin
File: D:\2023\268 7th Street, Wheeling\Drawings\ Cover 268.dwg

Village of Wheeling Notes

GENERAL NOTES

1) It shall be the responsibility of the developer (owner) and the contractor to abide by, adhere to and perform all work in accordance with the requirements, specifications, standards, practices, policies and codes of the Village of Wheeling which includes but is not limited to labor, materials, procedures and safety.
2) Underground construction shall comply with the applicable ordinances and requirements of the Village of Wheeling and the Illinois Department of Transportation "Specifications for Road and Bridge Construction", latest edition, and the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition. All construction shall conform to the Illinois Recommended Standards for Sewerage Works, latest edition, published by the Illinois Environmental Protection Agency (I.E.P.A.) except for conflicts with the Metropolitan Water Reclamation District of Greater Chicago (M.W.R.D.G.C.) Sewer Permit and Manual of Procedures Ordinances. In case of a conflict the most restrictive standards and requirements shall govern.
3) All paving and excavation work shall comply with the applicable ordinances of the Village of Wheeling and the Illinois Department of Transportation "Specifications for Road and Bridge Construction" latest edition. In case of a conflict, the most restrictive standards and requirements shall govern.
4) The contractor shall field check and verify all existing utility locations, dimensions and elevations in the field prior to the commencement of construction of the improvements or proposed work. All existing utility locations on the plans have been shown based on best available information. Notify the engineer immediately if discrepancies are found.
5) Any changes, revisions or substitutions to the plans, specifications, materials, requirements or work shall be submitted to the Village Engineer, in writing, with written approval by the Village Engineer received prior to beginning said work. All materials and construction whether implicitly or explicitly stated or covered within the requirements, codes or specifications, shall be approved by the Village Engineer, prior to commencing the installation and construction.
6) The contractor must contact J.U.L.I.E. at 1-800-892-0123 at least 48 hours prior to starting work. All other agencies shall also be notified as required.
7) The contractor shall notify the Village of Wheeling Engineering Division at (847) 459-2620 and the Metropolitan Water Reclamation District of Greater Chicago (708) 588-4055 two (2) business days prior to the start of construction.
8) It shall be the responsibility of the contractor to call the Village at 847-459-2620 at least 48 hours in advance and set up the necessary and proper inspection(s) for all work to be performed.
9) One set of stamped approved plans shall be on site at all times during construction of the project.
10) It is the responsibility of the contractor to maintain and keep at the job site, an up to date set of "Record Drawings" showing all changes from the original plans. The contractor shall deliver the "Record Drawings" to the engineer at the conclusion of the project, prior to any final inspections. The engineer will transfer the information to the original plans by incorporating the Village of Wheeling As-Built requirement list and furnish the Village one (1) sets of complete "Record Drawings," and, if required, one (1) set of electronic version of the Record Drawings and Site Information at the completion of the project.
11) The location of all service connections for sanitary sewer, storm sewer and water shall be shown from the closest manhole or valve vault. All B-boxes and cleanouts must be shown with tied dimensions. The elevation of all rims and inverts shall be verified by the contractor and shown on the "Record Drawings".
12) OSHA rules, regulations and requirements shall be strictly adhered to during the execution of all work to be performed under the approved drawings.
13) The contractor shall provide video tape(s) or still pictures as required by the Village Engineer prior to the commencement of work to document existing conditions.
14) The contractor shall restore all disturbed off-site areas to at least a condition that existed prior to construction.
15) All unpaved areas of the right-of-way are to be sodded. Restore right-of-way with six (6) inches of topsoil and sod.
16) All existing field drainage tiles encountered or damaged during construction are to be restored to their original condition, properly rerouted and/or connected to the storm sewer system.
17) Storm and sanitary sewer lines shall be cleaned of all construction debris and silt prior to Village inspection.
18) All independent testing to be paid for by the developer. Testing to be conducted at the discretion of the Village.
19) All obstructions that are not approved by the Village and which currently exist in the right-of-way shall be removed, which include all rocks and boulders.
20) All septic and/or well abandonment's shall be in accordance with the requirement of the Village of Wheeling.
21) The contractor shall refer to mitigation or landscape plans for complete information regarding planting locations, wetlands, walkways, walls, and stream and pond shorelines, if applicable.
22) An iron pipe shall be found and located or set at each lot corner.
23) All elevations are based upon NAVD 88 Datum.

GENERAL UNDERGROUND UTILITY NOTES

1) All sewer construction shall conform to the approved permit plans unless revisions have been approved by the Village, as well as any and all other Agencies.
2) Trench backfill shall be provided under and within two feet (2') of all existing and proposed pavement. Concrete Curb & Gutter shall be considered a part of the existing and proposed pavement. Trench backfill material shall be CA-6, Grade 8, Crushed Limestone, virgin material unless otherwise approved.
3) All manholes and catch basin structures must be a minimum of 48" in diameter, valve vaults must be a minimum of 60" diameter, unless approved otherwise.
4) All underground construction requires CA-7, 8, 11 or 13 gravel or limestone bedding and backfill material. Bedding beneath the pipe shall be placed to a thickness equal to 1/4 of the outside diameter of the sewer pipe with a maximum thickness of 8 inches, but shall not be less than 4 inches. Bedding material shall extend to the spring line for rigid pipe or 12" above top of PVC pipe.
5) If required, all trenches shall be dewatered PRIOR to laying any pipe or jointing. Trenches shall be dewatered to maintain the water level below the base of the bedding.
6) Structures shall have a maximum of twelve inches (12") of adjustment rings with any combination up to a maximum of three (3) rings.
7) Concentric cone sections shall be used on all manholes, catch basins, vaults, etc. unless approved otherwise by the Village Engineer.
8) All storm, sanitary and watermain services to end at R.O.W. with proper termination for subdivision construction.
9) The contractor shall mark location of the ends, if necessary, of any sanitary, water, and storm services with buried 4" x 4" wood posts extending a minimum of three (3) feet out of the ground and painted red, blue, and green respectively, with appropriate signs attached stating "caution B-box do not remove until landscaping is complete."
10) A minimum ten feet (10') horizontal separation shall be maintained between watermain and sewer or drain lines unless precluded by local conditions. When the watermain is located closer than ten feet (10') horizontally or the invert of the watermain is located closer than eighteen inches (18") vertically above the crown of any sewer or drain line, then:
a. The sewer or drain line shall be constructed of pipe equivalent to watermain standards and shall be pressure tested to assure water tightness in accordance with the Illinois Environmental Protection Agency (I.E.P.A.) requirements and Sewer and the latest edition of Sewer and Water Standards.
b. When a watermain is crossing over a sewer or drain line closer than eighteen inches (18") vertically above the crown of that sewer or drain line, then that sewer or drain line shall be constructed according to the requirements listed in item "a" above.
c. If the watermain passes under a sewer or drain line, the following conditions shall be met: a vertical separation of eighteen inches (18") between the invert of the sewer or drain line and the crown of the watermain shall be maintained with support provided for the sewer or drain line(s) to prevent any moving or settling, rupture or breaking, and sewer or drain line shall be constructed as described in item 4) above.
11) The cost of all required testing of underground utilities shall be incidental to the construction cost of the same.
12) When connecting to an existing sewer main by means other than an existing wye, tee, or an existing manhole. The sewer shall be circular saw-cut by proper tools ("sewer-tap" machine or similar) and proper installation of hub-wye saddle or hub-tee saddle.
13) Sewer connections to an existing structure shall be machine cored.
14) A flexible rubber boot shall be used at all sanitary sewer manhole penetration connections with Kor-n-tee fitting.
15) Protect and/or cover all pipes and underground structures until final grading, paving and landscaping are complete.
16) For modification or repair of all sewers; addition of, or repair of, sewer clean outs, non shear couplings shall be used in connection of sewer pipes with prior approval from Village Engineering Division of the Department of Public Works.

ENGINEERING STATEMENT AND SEAL

I, SABIN OLTEANU, P.E., DULY LICENSED IN THE STATE OF ILLINOIS BY THE DEPARTMENT OF PROFESSIONAL REGULATION, DO HEREBY STATE THAT THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY CONFORM TO THE APPLICABLE BUILDING CODES AND ORDINANCES.

SABIN C. OLTEANU
REGISTERED No. 062-056303 STATE OF ILLINOIS PROFESSIONAL ENGINEER

SABIN C. OLTEANU
REGISTERED PROFESSIONAL ENGINEER
STATE OF ILLINOIS NO. 062–056303

Signed: 11/26/2024
Expires: 11/30/2025

SITE AREA = 0.303 AC
DETENTION VOLUME = 0.093 AC–FT
STORMWATER DETENTION PER VILLAGE REQUIREMENT

Call Before You Dig JULIE ILLINOIS ONE-CALL SYSTEM

Contractor shall notify the owner, engineer, and JULIE, at 811, 48 hours in advance before performing any work.

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwrd.org

SURVEY NOTES:

PRIMARY BENCHMARK:
VILLAGE OF WHEELING
CONTROL POINT: VOW-22
ELEVATION: 651.48
5/8 IN. IRON BAR WITH YELLOW
PLASTIC CAP STAMPED V.O.W.
LOCATED IN ROW, SW CORNER E STRONG & N MILWAUKEE.
NORTHING:1995334.834
EASTING:1099003.712
HORIZONTAL: NAD 83
VERTICAL: NAVD 88

SITE BENCHMARK:
TOP OF SANITARY MANHOLE
LOCATED IN THE 7TH ST. PARKWAY, JUST S OF THE SITE.
ELEVATION 646.88 (NAVD 88)

INDEX OF SHEETS

Sheet	TITLE
C–1	COVER & NOTES
C–2	MWRD GENERAL NOTES
C–3	EXISTING CONDITIONS & TOPOGRAPHY
C–4	EROSION CONTROL PLAN
C–5	OVERALL SITE PLAN
C–6	SITE GEOMETRICS
C–7	GRADING & UTILITY PLAN
C–8	VILLAGE DETAILS
C–9	UTILITY DETAILS
L–1	LANDSCAPE PLAN

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' 5' 10' 25'

G&D BUILDINGS LLC
GALYA GEORGIEVA
224.523.1241
gdbuildingsllc@gmail.com

CIVILAND, PLLC
DESIGN FIRM 184.008369
7017 N TRIPP AVE.
LINCOLNWOOD IL. 60712
INFO@CIVILANDLLC.COM
847.877.6900

CIVILAND PLLC REGISTERED No. 184.008369 STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM

CiviLand LLC

Signed: 12/11/2023
Expires: 11/30/2025

SUBMITTALS

DATE	REMARKS
11/26/2024	PERMIT PLANS ISSUED
10/11/2024	ADJUSTED PER PLAN COMMISSION
07/23/2024	MAJOR SITE PLAN REVIEW 4
12/11/2023	REVISED AS PER VILLAGE REVIEW
09/11/2023	INTERNAL COORDINATION

6–Unit Apt.
Major Site Plan & Appearance
268 7th Street
Wheeling, IL

C–1
COVER & NOTES

DESIGNED BY: SCO
PROJECT NO.: 2023–268
DATE: 09/11/2023
SCALE: 1:10
SHEET 1 OF 10

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF MORTON GROVE MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).

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

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

C. GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

D. SANITARY SEWER

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

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

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

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

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

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

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

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

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

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

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.

3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
    a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
    b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.

9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.

11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.

12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).

13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.

15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.

16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.

17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.

18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.

20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.

22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.

23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

Proposed New 6–Unit 3–Story
Apartment Building
268 7th Street, Wheeling, IL 60009

C–2
MWRD GENERAL NOTES

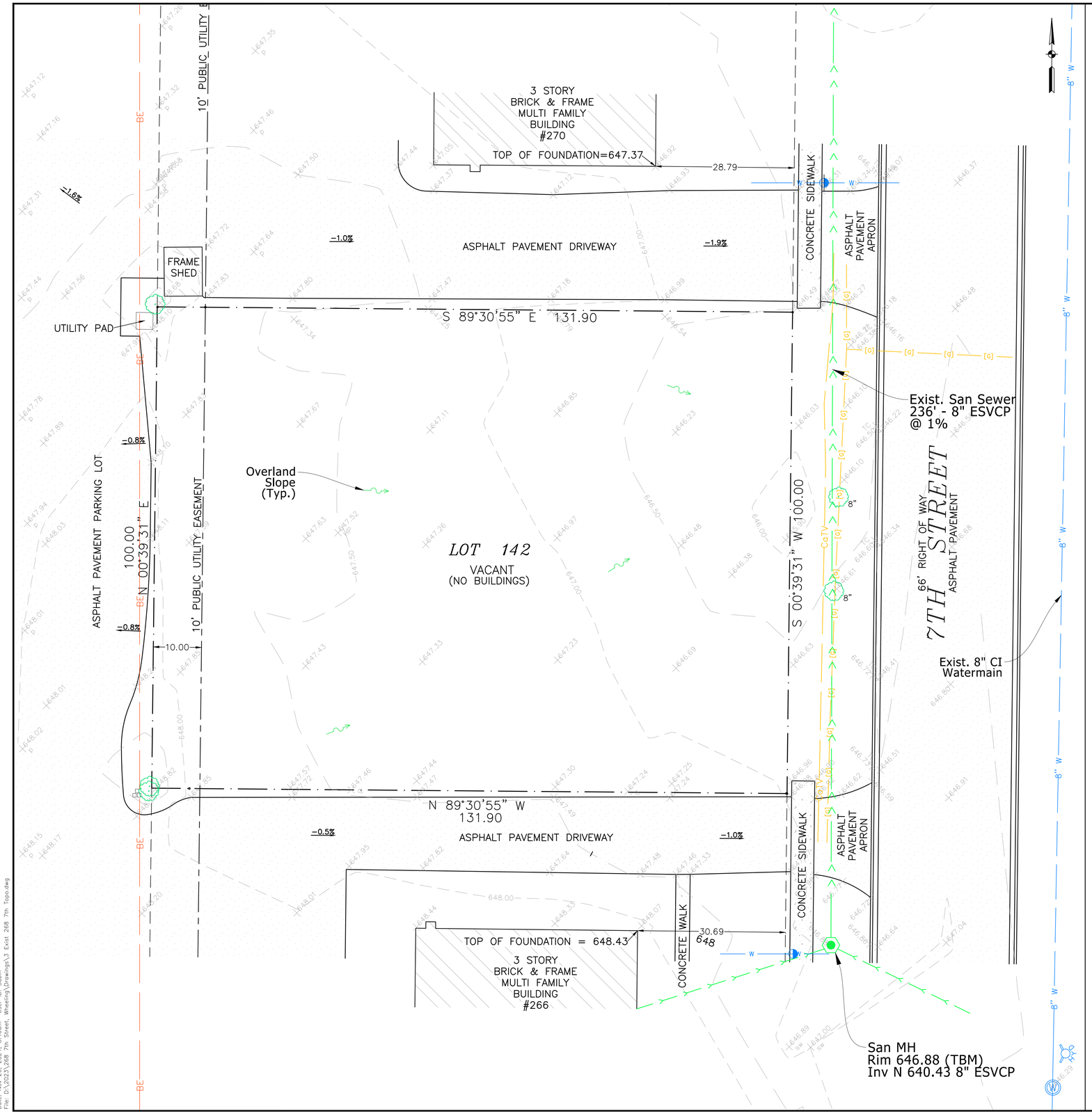
TECHNICAL GUIDANCE MANUAL

MWRD GENERAL NOTES

12/11/2023

STD. DWG. NO.18

SHEET 2 OF 10



SURVEY NOTES:

PRIMARY BENCHMARK:
VILLAGE OF WHEELING
CONTROL POINT: VOW-22
ELEVATION: 651.48
5/8 IN. IRON BAR WITH YELLOW
PLASTIC CAP STAMPED V.O.W.
LOCATED IN ROW, SW CORNER E STRONG & N MILWAUKEE.
NORTHING:1995334.834
EASTING:1099003.712
HORIZONTAL: NAD 83
VERTICAL: NAVD 88

SITE BENCHMARK:
TOP OF SANITARY MANHOLE
LOCATED IN THE 7TH ST. PARKWAY, JUST S OF THE SITE.
ELEVATION 646.88 (NAVD 88)

LOT 142 IN WILLIAM ZELOSKY'S MILWAUKEE AVENUE ADDITION TO WHEELING IN SECTION 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY LINES SHOWN HEREON ARE BASED ON TOPOGRAPHIC AND BOUNDARY SURVEY DONE BY: T.D.K. LAND SURVEYORS, INC. OF SOUTH ELGIN, IL. DATED: APRIL 19, 2023

LAND AREA = 13,190 SF OR 0.303 ACRES MORE OR LESS

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' 5' 10' 25'

G&D BUILDINGS LLC
GALYA GEORGIEVA
224.523.1241
gdbuildingsllc@gmail.com

CIVILAND, PLLC
DESIGN FIRM 184.008369
7017 N TRIPP AVE.
LINCOLNWOOD IL. 60712
INFO@CIVILANDLLC.COM
847.877.6900

CiviLand LLC

Signed: 12/11/2023
Expires: 11/30/2025

SUBMITTALS

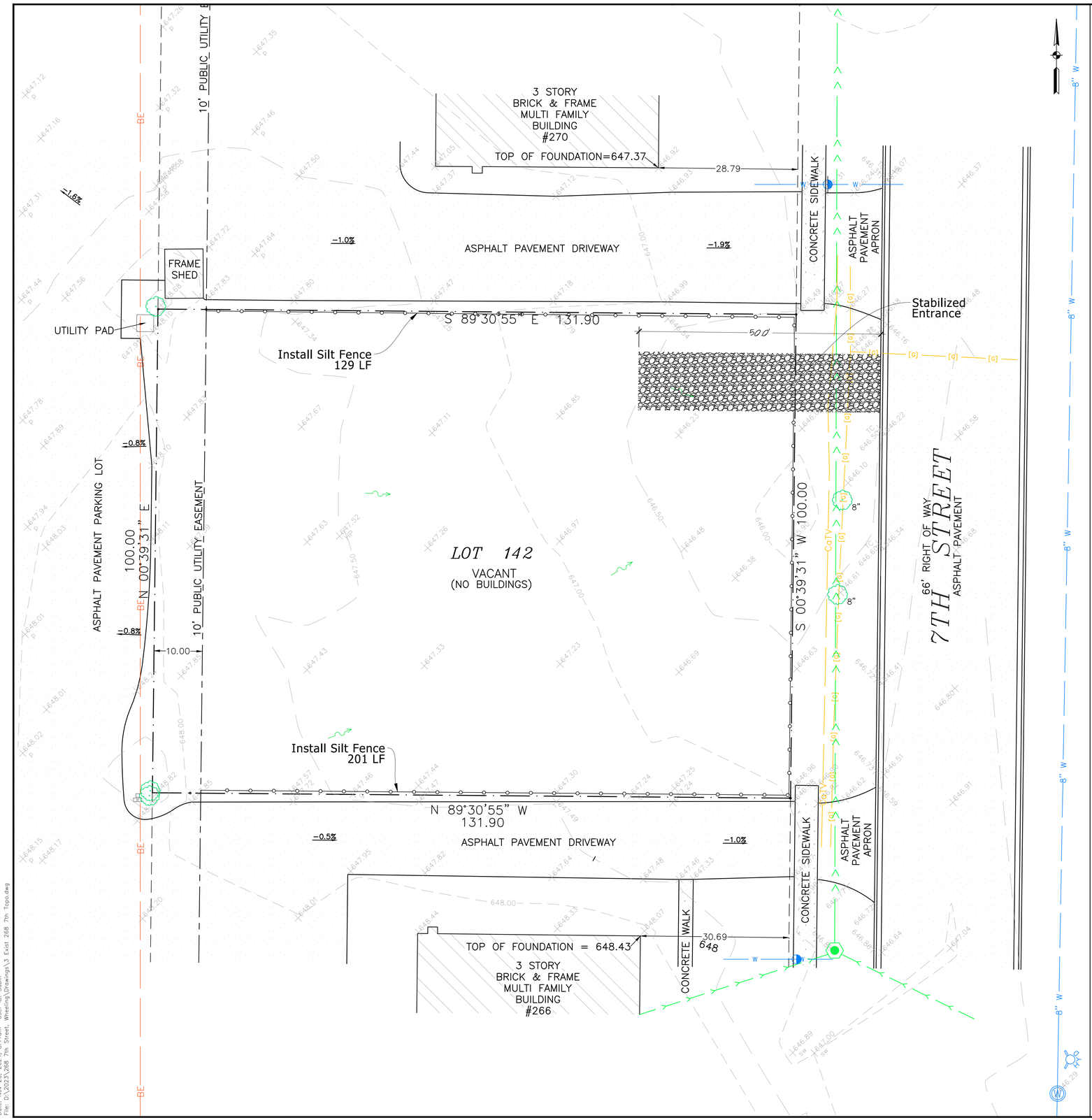
DATE	REMARKS
11/26/2024	PERMIT PLANS ISSUED
10/11/2024	ADJUSTED PER PLAN COMMISSION
07/23/2024	MAJOR SITE PLAN REVIEW 4
12/11/2023	REVISED AS PER VILLAGE REVIEW
09/11/2023	INTERNAL COORDINATION

6-Unit Apt.
Major Site Plan & Appearance
268 7th Street
Wheeling, IL

C-3
EXISTING CONDITIONS / TOPO

DESIGNED BY: SCO
PROJECT NO.: 2023-268
DATE: 09/11/2023
SCALE: 1:10
SHEET 3 OF 10

Date: Nov 26, 2024, 8:40am User ID: Sabin
File: D:\2023\268 7th Street, Wheeling\Drawings\13 Exist 268 7th Topo.dwg



Date: Nov 26, 2024, 8:41am User ID: Sabin
File: D:\2023\268 7th Street, Wheeling\Drawings\3 Excel 268 7th Topo.dwg

Village of Wheeling Notes

EARTHWORK / EROSION & SEDIMENTATION CONTROL NOTES

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

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' 5' 10' 25'

G&D BUILDINGS LLC
GALYA GEORGIEVA
224.523.1241
gdbuildingsllc@gmail.com

CIVILAND, PLLC
DESIGN FIRM 184.008369
7017 N TRIPP AVE.
LINCOLNWOOD IL. 60712
INFO@CIVILANDLLC.COM
847.877.6900

CiviLand LLC

Signed: 12/11/2023
Expires: 11/30/2025

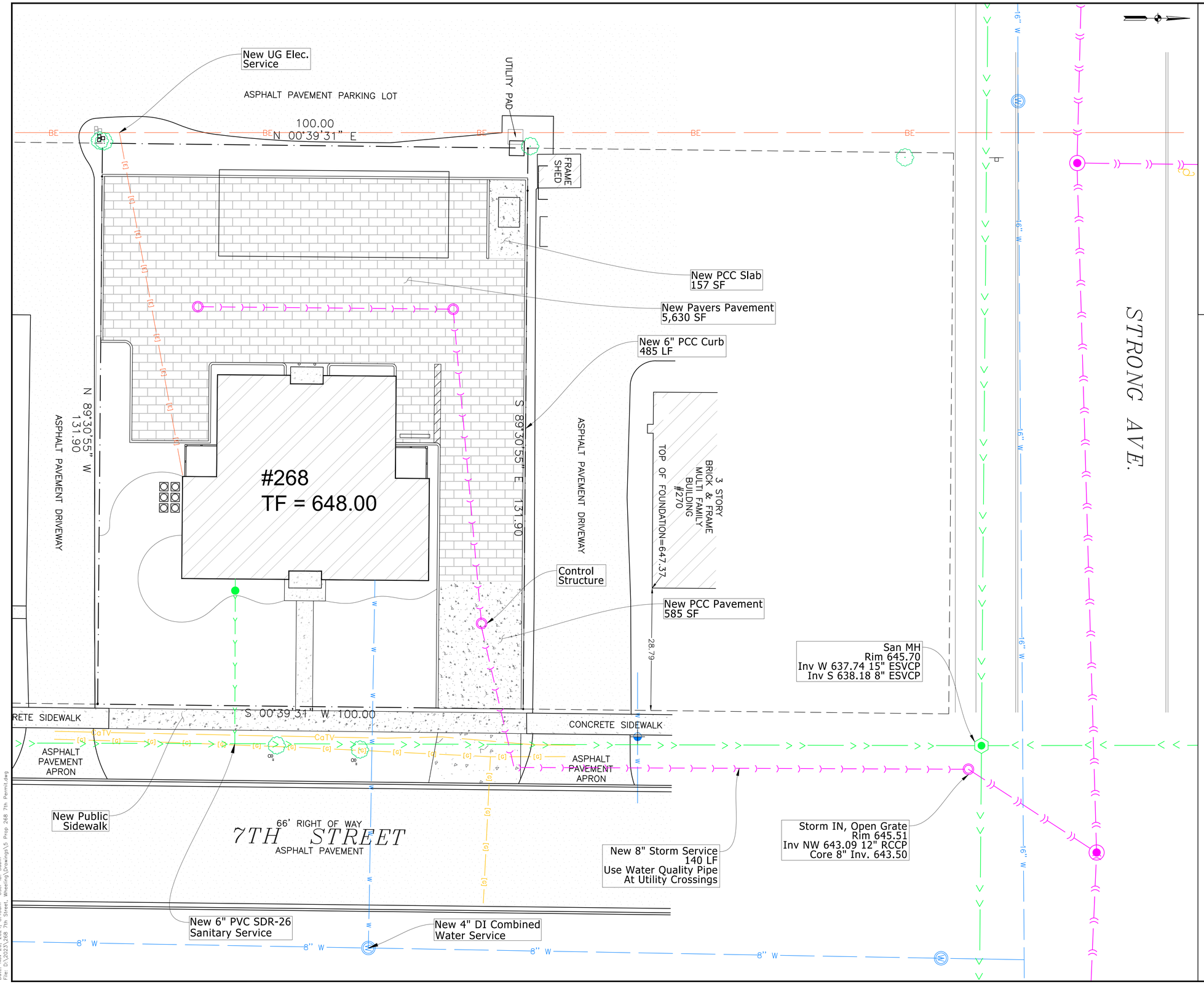
SUBMITTALS

DATE	REMARKS
11/26/2024	PERMIT PLANS ISSUED
10/11/2024	ADJUSTED PER PLAN COMMISSION
07/23/2024	MAJOR SITE PLAN REVIEW 4
12/11/2023	REVISED AS PER VILLAGE REVIEW
09/11/2023	INTERNAL COORDINATION

6-Unit Apt.
Major Site Plan & Appearance
268 7th Street
Wheeling, IL

C-4
EROSION CONTROL PLAN

DESIGNED BY: SCO
PROJECT NO.: 2023-268
DATE: 09/11/2023
SCALE: 1:10
SHEET 4 OF 10



Development Area Information

Surface Type	Area (ac)	*SF*
PCC Surface (Access)	0.013	*585.00*
Pervious Pavers	0.129	*5,631.34*
Curbing	0.006	*242.50*
Roof (Building)	0.054	*2,369.33*
PCC Surfaces (Walk, Stoop, Flat)	0.008	*364.71*
Landscape	0.092	*3,997.12*
Total	0.303	*13,190.00*

Curb Length (LF) = 485.000

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' 5' 10' 25'

G&D BUILDINGS LLC
GALYA GEORGIEVA
224.523.1241
gdbuildingsllc@gmail.com

CIVILAND, PLLC
DESIGN FIRM 184.008369
7017 N TRIPP AVE.
LINCOLNWOOD IL. 60712
INFO@CIVILANDLLC.COM
847.877.6900

CiviLand LLC

Signed: 12/11/2023
Expires: 11/30/2025

SUBMITTALS

DATE	REMARKS
11/26/2024	PERMIT PLANS ISSUED
10/11/2024	ADJUSTED PER PLAN COMMISSION
07/23/2024	MAJOR SITE PLAN REVIEW 4
12/11/2023	REVISED AS PER VILLAGE REVIEW
09/11/2023	INTERNAL COORDINATION

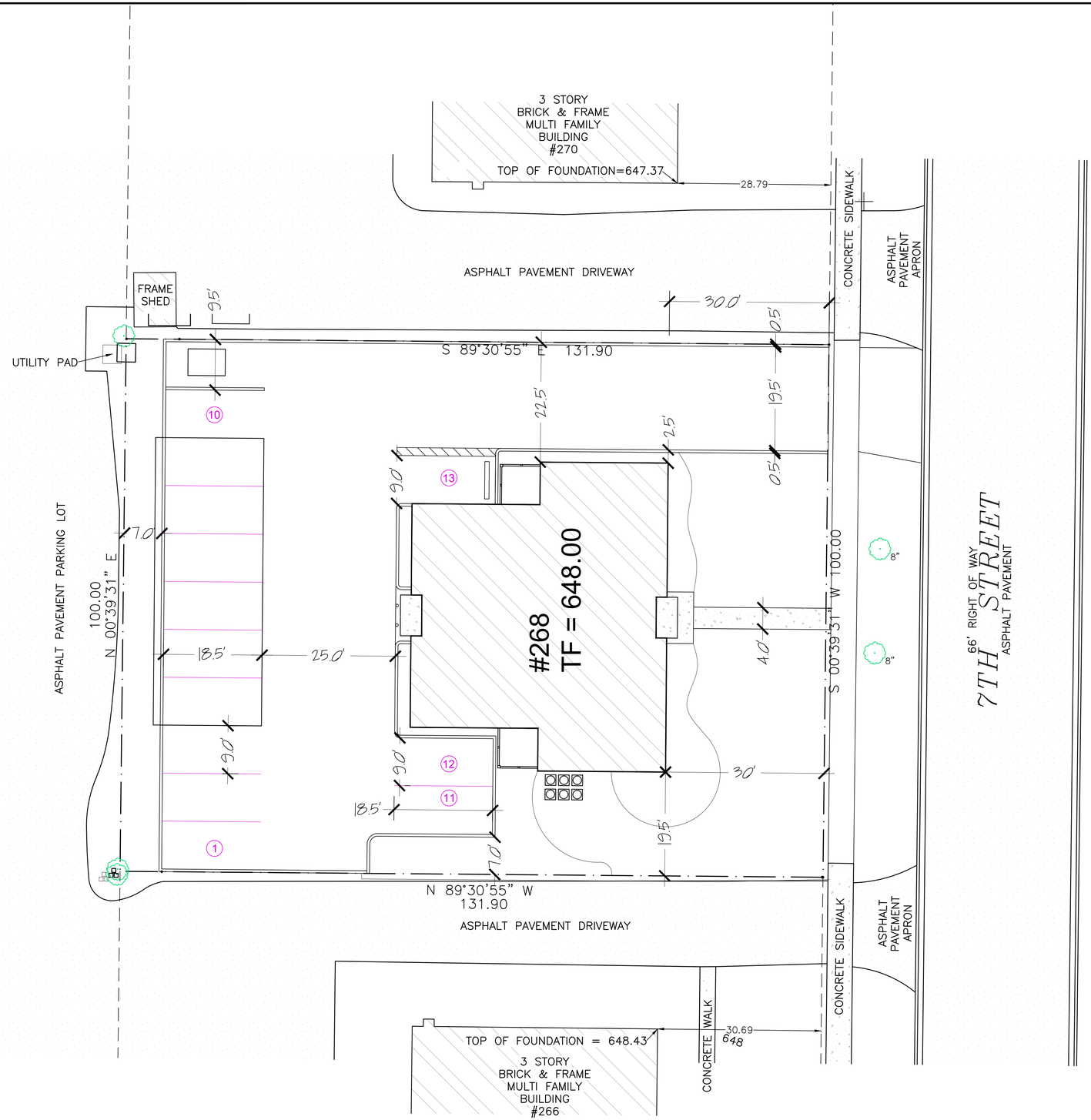
6-Unit Apt.

Major Site Plan & Appearance
268 7th Street
Wheeling, IL

C-5
OVERALL SITE PLAN

DESIGNED BY: SCO
PROJECT NO.: 2023-268
DATE: 09/11/2023
SCALE: 1:10
SHEET 5 OF 10

Date: Nov 26, 2024, 8:43am User ID: Sabin
File: D:\2023\268 7th Street, Wheeling\Drawings\5 Prop 268 7th Permit.dwg



GENERAL WORK NOTES

1. Prior to the issuance of a temporary occupancy certificate, the engineering division will require as-built drawings. The design engineer should be on site when the permeable pavers are being installed to confirm the volume.
2. It is recommended that conduit be placed through the permeable paver parking lot for services such as ComEd, Nicor, ATT, Comcast, Etc.
3. Connect roof downspouts to the detention system.
4. Downspouts for the car port shall be directed onto the permeable pavers.
5. Light Poles/Parking Canopy Foundations that are placed within the parking lot/detention basin will need to be designed to account for the 2'+ of permeable stone.

LOT 142 IN WILLIAM ZELOSKY'S MILWAUKEE AVENUE ADDITION TO WHEELING IN SECTION 2, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY LINES SHOWN HEREON ARE BASED ON TOPOGRAPHIC AND BOUNDARY SURVEY DONE BY: T.D.K. LAND SURVEYORS, INC. OF SOUTH ELGIN, IL. DATED: APRIL 19, 2023

LAND AREA = 13,190 SF OR 0.303 ACRES MORE OR LESS

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' 5' 10' 25'

G&D BUILDINGS LLC
GALYA GEORGIEVA
224.523.1241
gdbuildingsllc@gmail.com

CIVILAND, PLLC
DESIGN FIRM 184.008369
7017 N TRIPP AVE.
LINCOLNWOOD IL. 60712
INFO@CIVILANDLLC.COM
847.877.6900

CiviLand LLC

CIVILAND PLLC REGISTERED 184.008369 STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM

Signed: 12/11/2023
Expires: 11/30/2025

SUBMITTALS

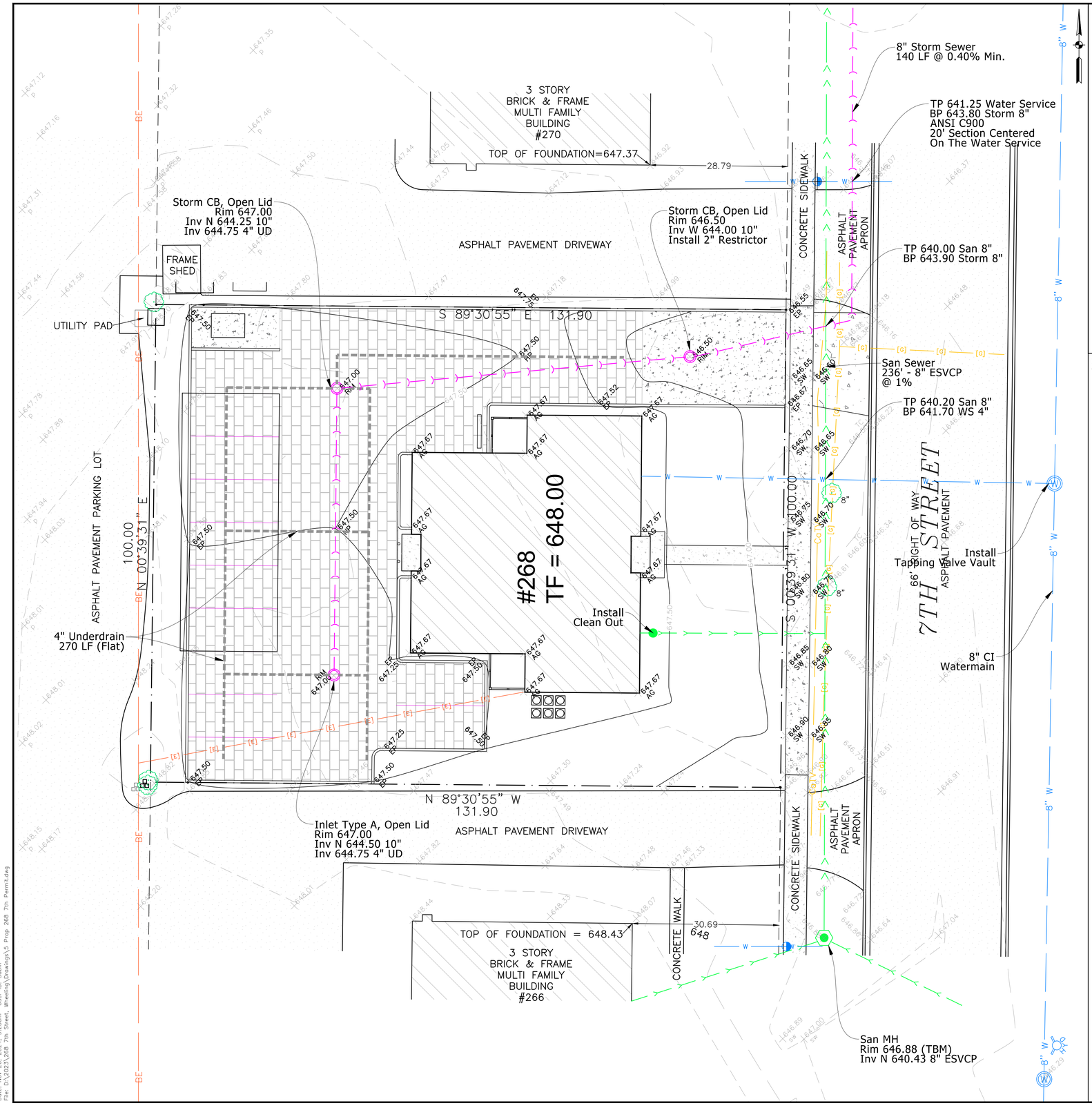
DATE	REMARKS
11/26/2024	PERMIT PLANS ISSUED
10/11/2024	ADJUSTED PER PLAN COMMISSION
07/23/2024	MAJOR SITE PLAN REVIEW 4
12/11/2023	REVISED AS PER VILLAGE REVIEW
09/11/2023	INTERNAL COORDINATION

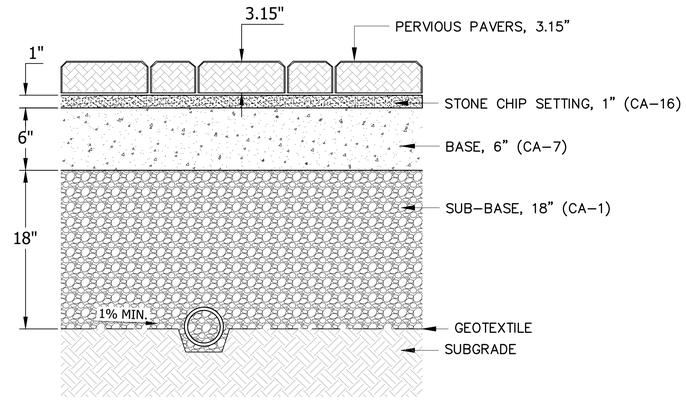
6-Unit Apt.
Major Site Plan & Appearance
268 7th Street
Wheeling, IL

C-6
SITE GEOMETRICS

DESIGNED BY: SCO
PROJECT NO.: 2023-268
DATE: 09/11/2023
SCALE: 1:10
SHEET 6 OF 10

Date: Nov 26, 2024, 8:49am User ID: Sabin
File: D:\2023\268 7th Street Wheeling\Drawings\1 Prop 268 7th Permit.dwg





PERVIOUS PAVERS SECTION
(W/ DETENTION)

GENERAL WORK NOTES

1. CONNECT ROOF DOWNSPOUTS TO THE DETENTION SYSTEM.
2. INSTALL 2" RESTRICTOR.

	REQUIRED	PROVIDED
STORMWATER SUMMARY	(CU-FT)	(CU-FT)
DETENTION VOLUME (LOCAL)	4,051	4,257

SURVEY NOTES:

PRIMARY BENCHMARK:
VILLAGE OF WHEELING
CONTROL POINT: VOW-22
ELEVATION: 651.48
5/8 IN. IRON BAR WITH YELLOW
PLASTIC CAP STAMPED V.O.W.
LOCATED IN ROW, SW CORNER E STRONG & N MILWAUKEE.
NORTHING:1995334.834
EASTING:1099003.712
HORIZONTAL: NAD 83
VERTICAL: NAVD 88

SITE BENCHMARK:
TOP OF SANITARY MANHOLE
LOCATED IN THE 7TH ST. PARKWAY, JUST S OF THE SITE.
ELEVATION 646.88

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' 5' 10' 25'

G&D BUILDINGS LLC
GALYA GEORGIEVA
224.523.1241
gdbuildingsllc@gmail.com

CIVILAND, PLLC
DESIGN FIRM 184.008369
7017 N TRIPP AVE.
LINCOLNWOOD IL. 60712
INFO@CIVILANDLLC.COM
847.877.6900

CiviLand LLC

Signed: 12/11/2023
Expires: 11/30/2025

SUBMITTALS

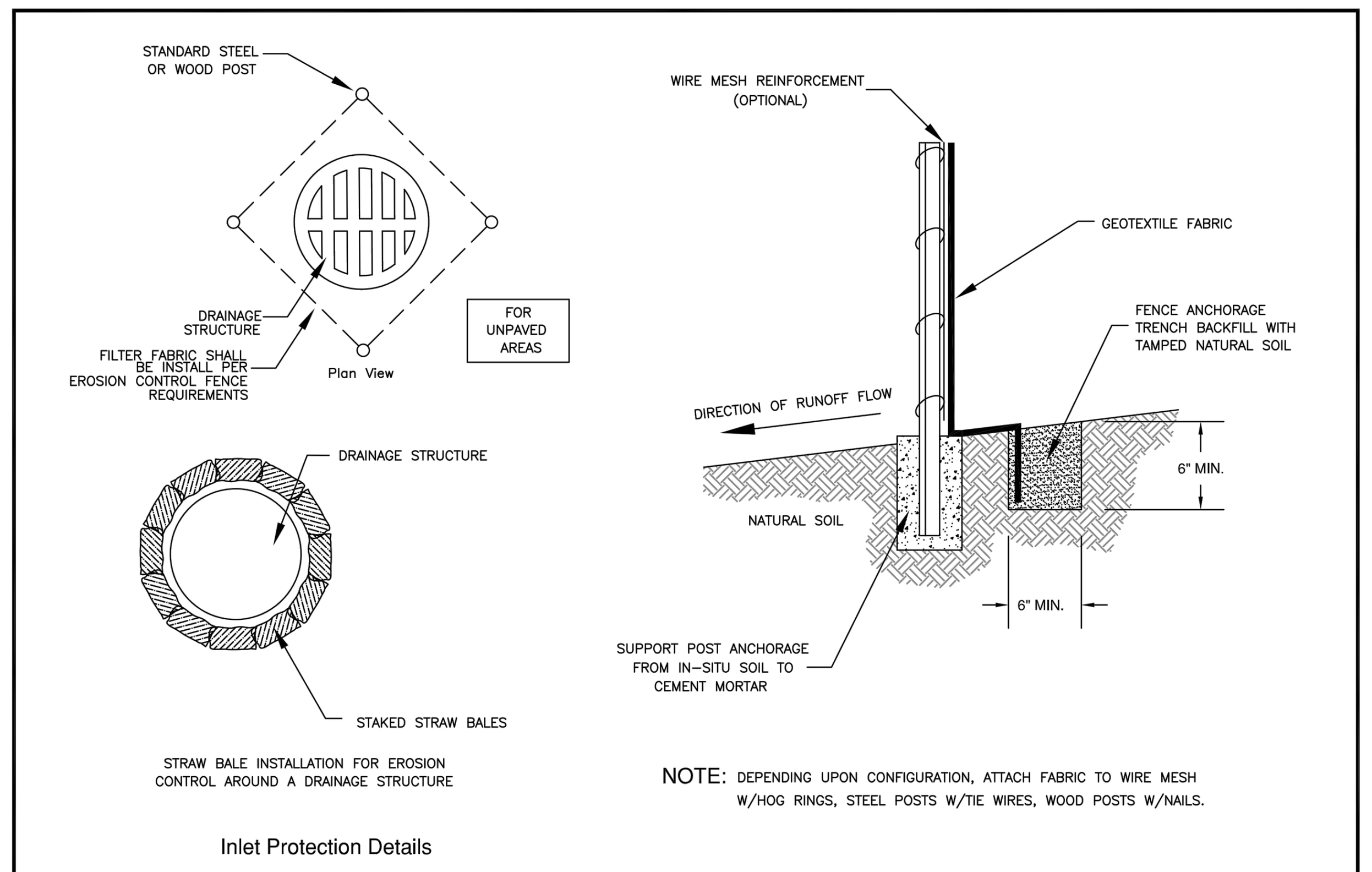
DATE	REMARKS
11/26/2024	PERMIT PLANS ISSUED
10/11/2024	ADJUSTED PER PLAN COMMISSION
07/23/2024	MAJOR SITE PLAN REVIEW 4
12/11/2023	REVISED AS PER VILLAGE REVIEW
09/11/2023	INTERNAL COORDINATION

6-Unit Apt.
Major Site Plan & Appearance
268 7th Street
Wheeling, IL

C-7
GRADING & UTILITY PLAN

DESIGNED BY: SCO
PROJECT NO.: 2023-268
DATE: 09/11/2023
SCALE: 1:10
SHEET 7 OF 10

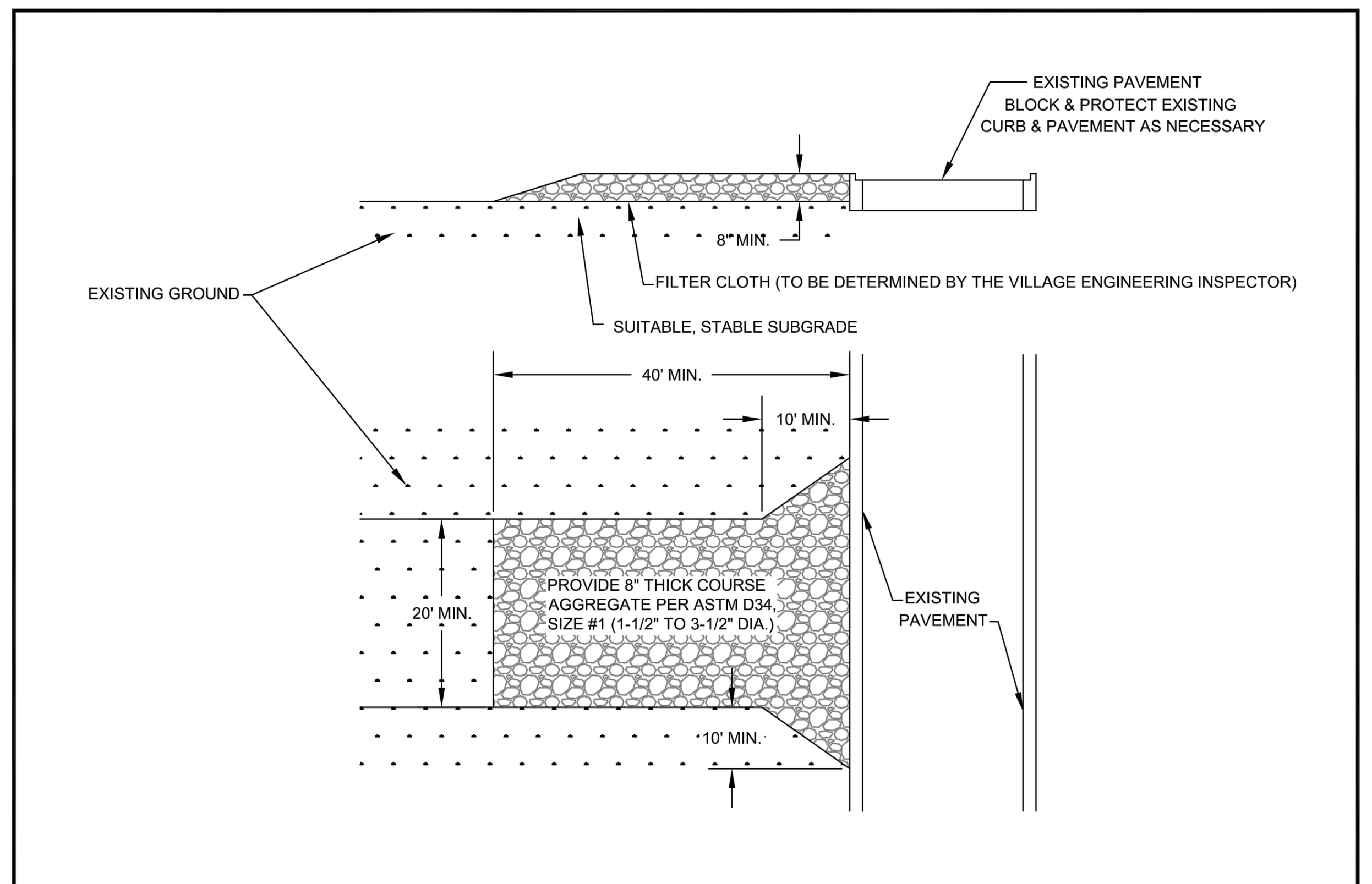
Date: Nov 26, 2024, 9:25am User ID: Sabin
File: D:\2023\268 7th Street, Wheeling\Drawings\LS Prop 268 7th Permit.dwg



VILLAGE OF WHEELING ILLINOIS | VILLAGE OF WHEELING ENGINEERING DIVISION, 2 COMMUNITY BOULEVARD, WHEELING, IL 60090, WWW.WHEELINGIL.GOV

SILT FENCE INSTALLATION STANDARD

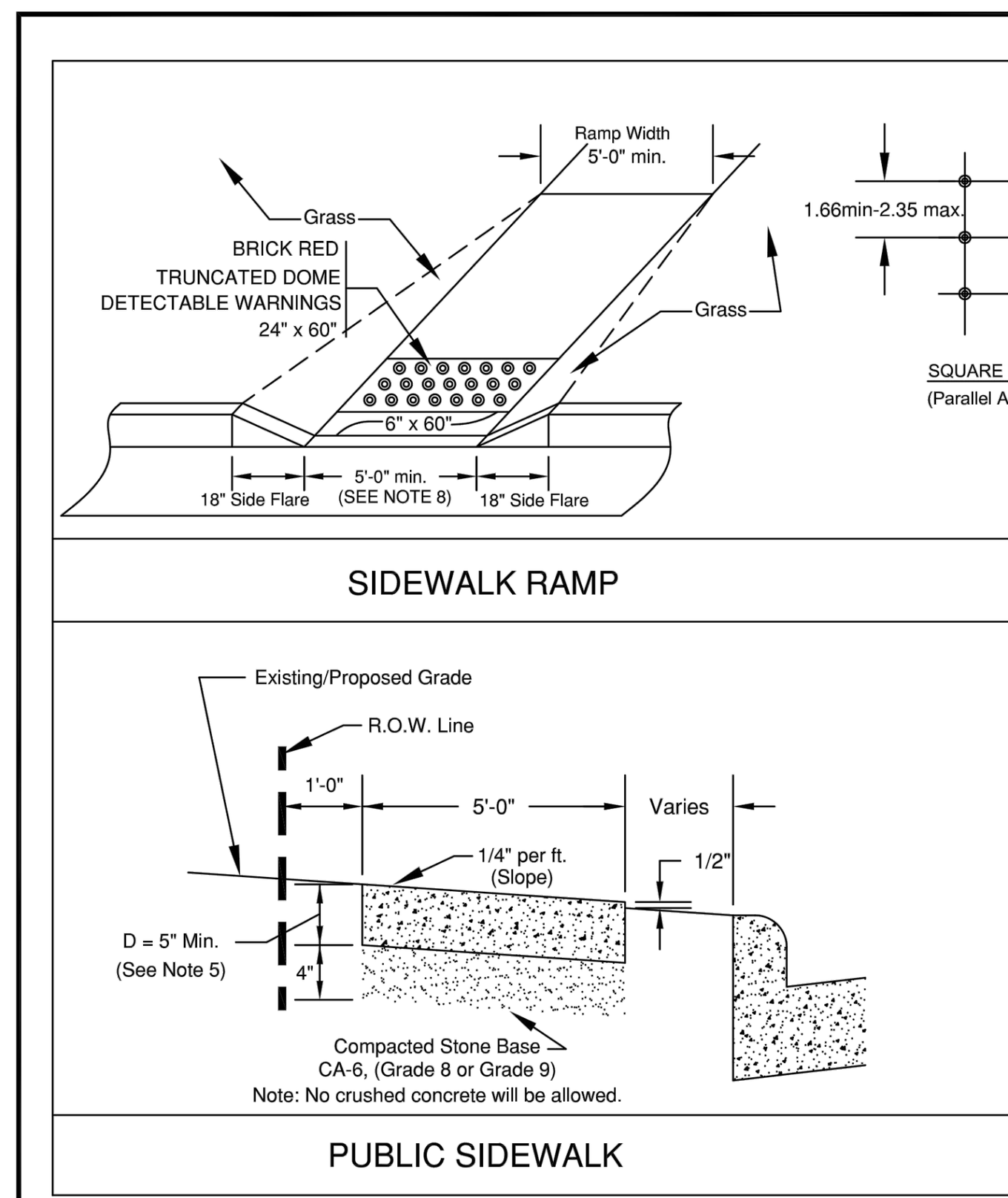
VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	05-01-00 AUTOCAD FILE	ERO-2
T:\ENGINEERING\STANDARDS	S.W.	11-07-01 PER COMMENTS	
	C.J.C.	01-29-08 AUTOCAD FILE	
	K.A.G.	12-20-16 INLET PROTECTION	



VILLAGE OF WHEELING ILLINOIS | VILLAGE OF WHEELING ENGINEERING DIVISION, 2 COMMUNITY BOULEVARD, WHEELING, IL 60090, WWW.WHEELINGIL.GOV

TEMPORARY CONSTRUCTION ENTRANCE STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	P.F.	08-16-99	ERO-4
T:\ENGINEERING\STANDARDS	C.J.C.	10-01-08 AUTOCAD FILE	

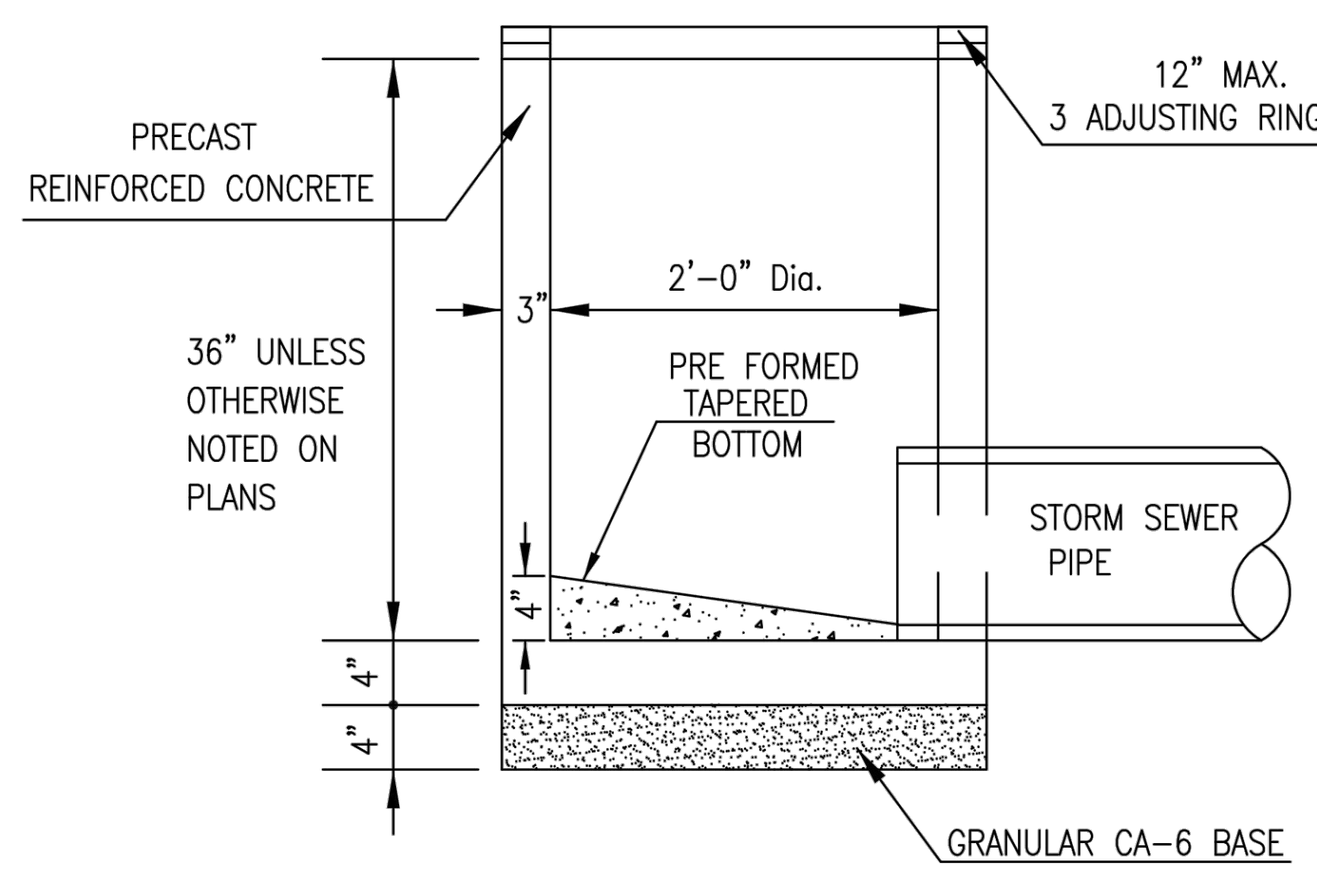


NOTE:
1. TO BE FORMED WITH 2" x 6" BOARDS OR BY 5" WIDE STEEL FORMS.
2. TOOLED JOINTS SHALL BE 1/2" AT 5' CENTERS.
3. EXPANSION JOINTS SHALL BE 3/4" THICK X 5 " WIDE BITUMINOUS IMPREGNATED FIBERBOARD AT 50' CENTERS, AT DRIVEWAYS AND OTHER CONCRETE JOINTS.
4. PROVIDE BROOM FINISH EXCEPT AT TRUNCATED DOME.
5. D = 6" AT RESIDENTIAL DRIVEWAY D = 8" AT COMMERCIAL/INDUSTRIAL DRIVEWAYS
6. SIDEWALK RAMPS AT DRIVEWAYS SHALL BE BUILT PER THE VILLAGE STANDARD.
7. THE CONCRETE SHALL BE A 6 BAG MIX AND SHALL NOT CONTAIN CHLORIDE OR FLY ASH. THE COMPRESSIVE STRENGTH SHALL MEET OR EXCEED I.D.O.T.'S REQUIREMENTS FOR "SI" CONCRETE (MINIMUM 3500 PSI @ 14 DAYS)
8. PROVIDE DEPRESSED CURBS AT ALL WALKS, 5' MINIMUM WIDTH ON DEPRESSION.
9. ALL SIDEWALKS, CURB/GUTTER AND PAVEMENT TO BE SAW-CUT AS REQUIRED.
10. MAXIMUM SLOPE OF RAMP NOT TO EXCEED 8%.
11. DRIVEWAY APRON REMOVAL & REPLACEMENT SHALL INCLUDE THE INSTALLATION OF A TRUNCATED DOME HANDICAPPED SIDEWALK RAMP ON BOTH SIDES OF THE APRON UNLESS OTHERWISE APPROVED BY THE VILLAGE ENGINEER.
12. TRUNCATED DOME CONSTRUCTION FOR DETECTABLE WARNINGS SHALL BE ARMOR-TILE TACTILE SYSTEMS FEDERAL #22144 OR TUFTILE DETECTABLE WARNING TILES, BRICK RED AND SHALL MEET THE REQUIREMENTS OF ALL APPLICABLE I.D.O.T. STANDARDS. NO SURFACE MOUNT PANELS ALLOWED.

VILLAGE OF WHEELING ILLINOIS | VILLAGE OF WHEELING ENGINEERING DIVISION, 2 COMMUNITY BOULEVARD, WHEELING, IL 60090, WWW.WHEELINGIL.GOV

PUBLIC SIDEWALK STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	K.R.G.	9-11-06 AS PER T.W.M.	R-3
T:\ENGINEERING\STANDARDS	C.J.C.	11-27-07 AUTOCAD FILE	
	C.J.C.	08-08-08 AS PER K.R.G.	
	L.R.	04-04-14 AS PER J.T.	
	K.A.G.	12-21-16 AUTOCAD FILE	



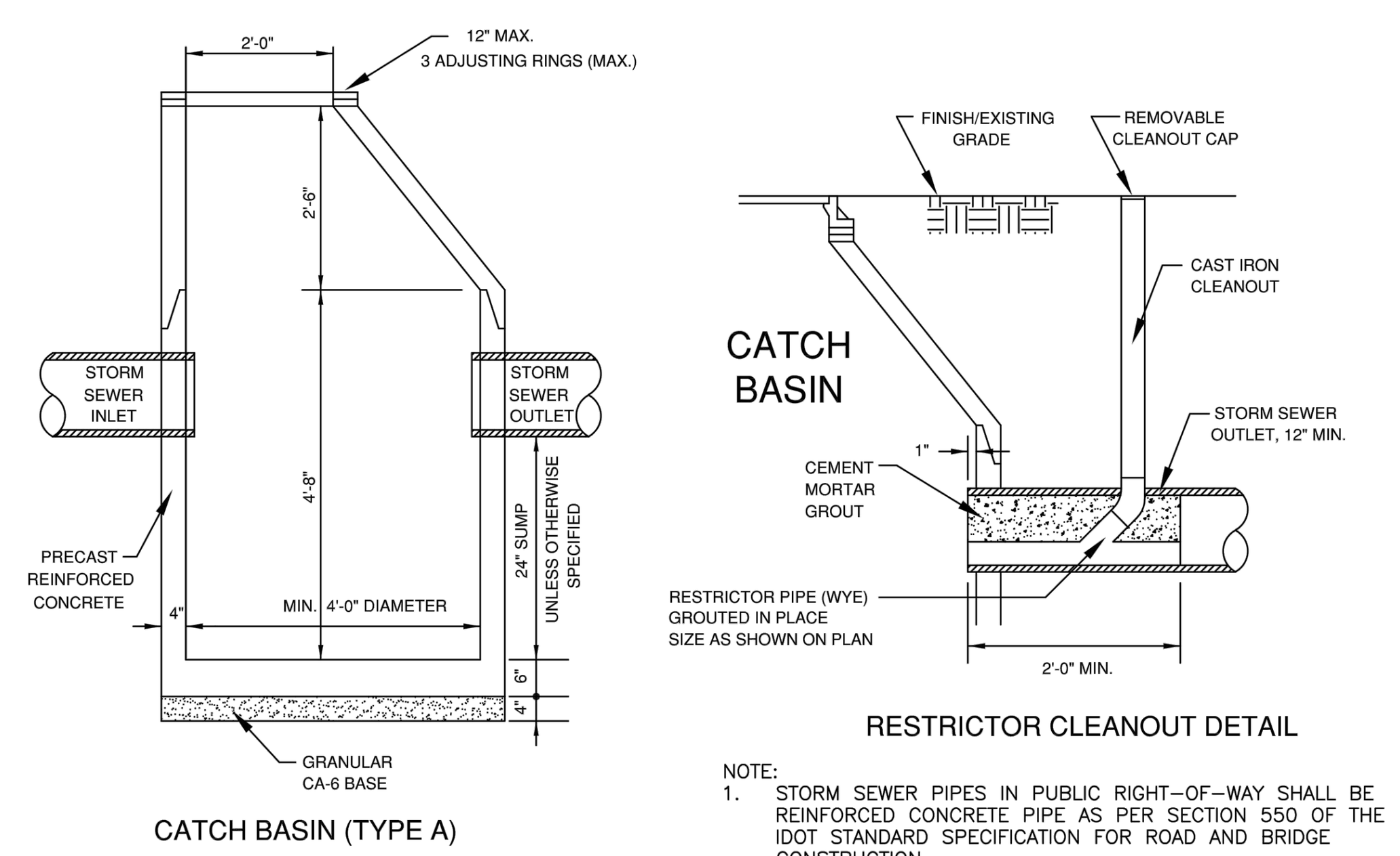
INLET (TYPE A)

NOTE:
1. STORM SEWER PIPES IN PUBLIC RIGHT-OF-WAY SHALL BE REINFORCED CONCRETE PIPE AS PER SECTION 550 OF THE IDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
2. STORM SEWER ON PRIVATE PROPERTY MAY BE PVC-SDR26, DUCTILE IRON, OR RCCP.
3. ALL OTHER PIPE MATERIAL MUST BE APPROVED BY THE VILLAGE ENGINEER.
4. JOINTS FOR RCCP SHALL BE PREFORMED, FLEXIBLE, O-RING GASKET TYPE OR TYLOX SUPER SEAL GASKET (ASTM C-361).
5. INLET SHALL BE CONNECTED TO A STORM SEWER AFTER FLOWING THROUGH A CATCH BASIN AND SHALL NOT DISCHARGE DIRECTLY TO THE STORM SEWER.
6. MINIMUM STORM SEWER PIPE DIAMETER IS 12" UNLESS OTHERWISE APPROVED BY THE VILLAGE ENGINEER

VILLAGE OF WHEELING ILLINOIS | VILLAGE OF WHEELING ENGINEERING DIVISION, 2 COMMUNITY BOULEVARD, WHEELING, IL 60090, WWW.WHEELINGIL.GOV

INLET STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	5-17-00 AUTOCAD FILE	ST-1
T:\ENGINEERING\STANDARDS	S.W.	9-21-01 PER COMMENTS	
	C.J.C.	01-29-08 AUTOCAD FILE	
	K.A.G.	01-04-18 ADDED NOTES	



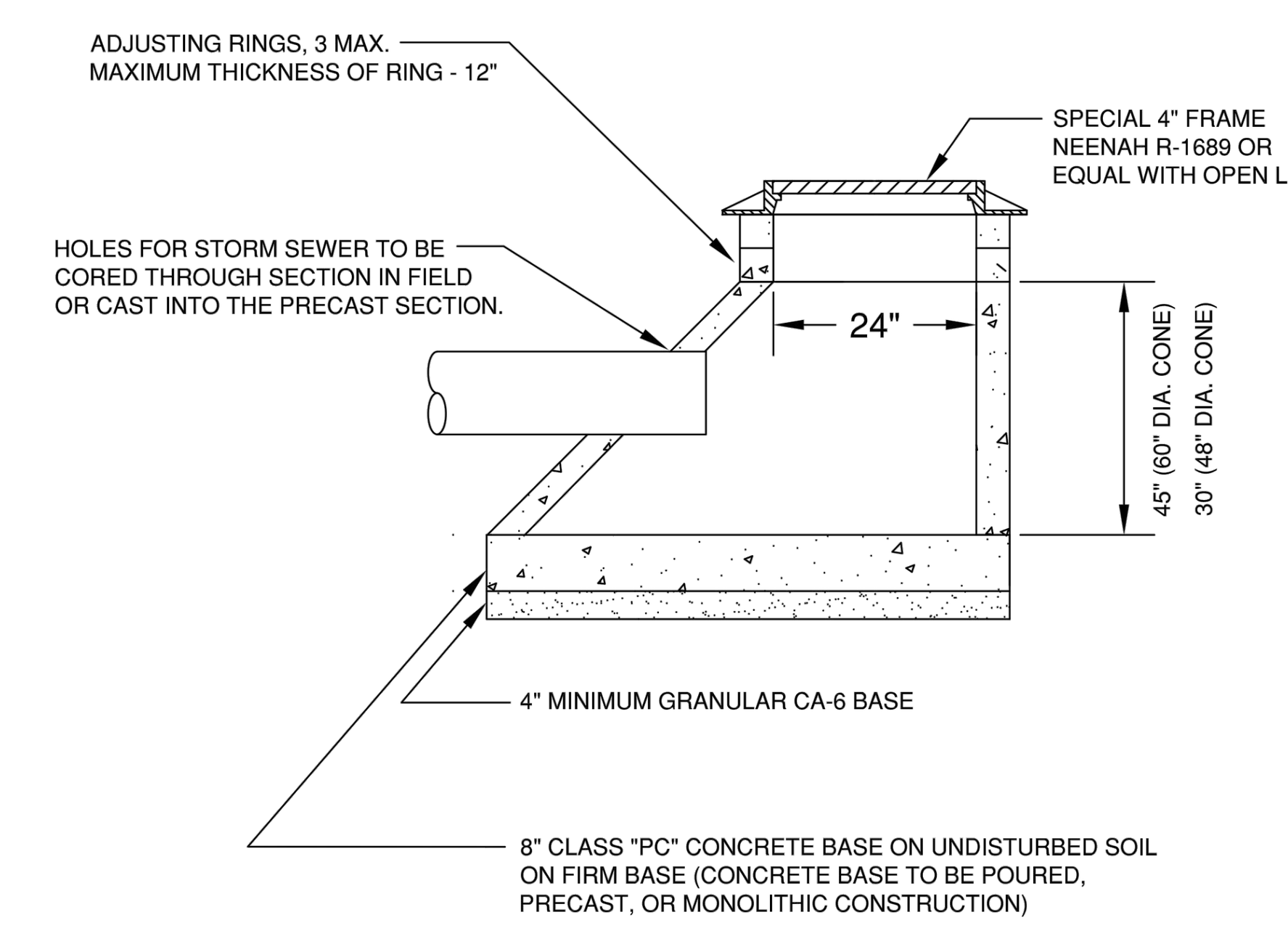
RESTRICTOR CLEANOUT DETAIL

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

VILLAGE OF WHEELING ILLINOIS | VILLAGE OF WHEELING ENGINEERING DIVISION, 2 COMMUNITY BOULEVARD, WHEELING, IL 60090, WWW.WHEELINGIL.GOV

CATCH BASIN & RESTRICTOR CLEANOUT STANDARD

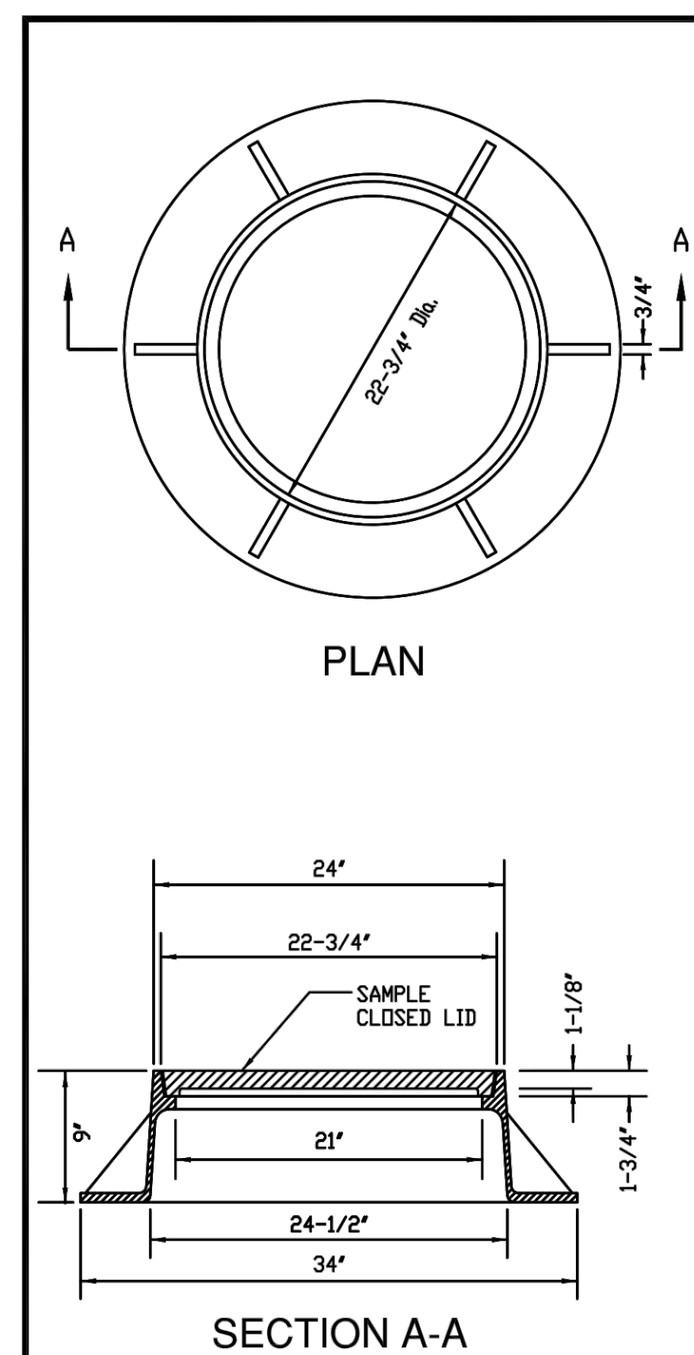
VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	2-29-00 AUTOCAD FILE	ST-2
T:\ENGINEERING\STANDARDS	S.W.	2-27-03 PER COMMENTS	
	K.R.G.	9-11-06 AUTOCAD FILE	
	K.A.G.	12-11-18 SUMP DEPTH	



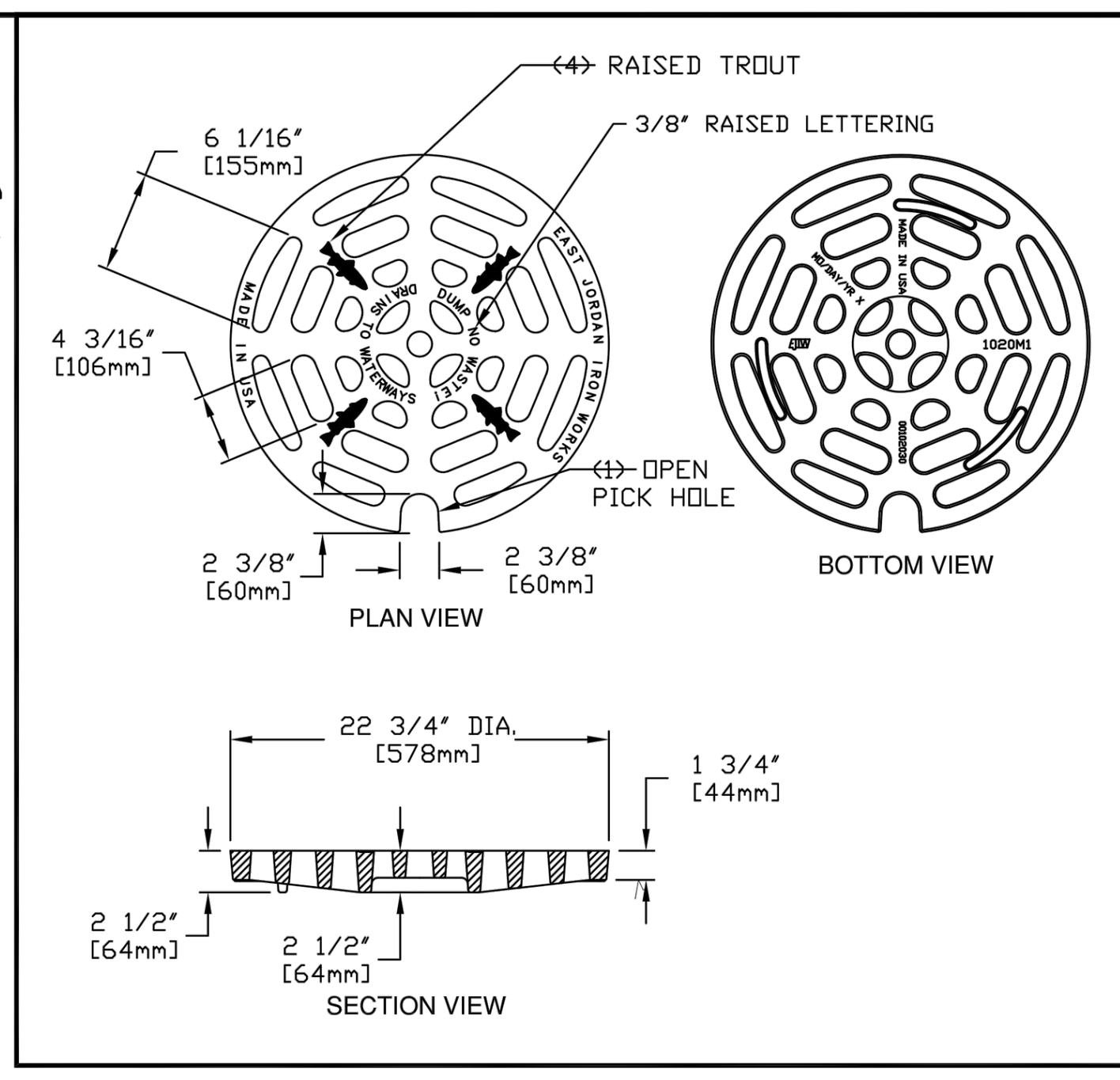
VILLAGE OF WHEELING ILLINOIS | VILLAGE OF WHEELING ENGINEERING DIVISION, 2 COMMUNITY BOULEVARD, WHEELING, IL 60090, WWW.WHEELINGIL.GOV

RESTRICTED DEPTH CATCH BASIN STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	P.F.	8-20-01 AUTOCAD FILE	ST-3
T:\ENGINEERING\STANDARDS	S.W.	11-08-01 PER COMMENTS	
	S.W.	2-27-03 PER COMMENTS	
	K.R.G.	9-11-06 AUTOCAD FILE	



FURNISH HEAVY DUTY CASTING AS REQUIRED BY THE VILLAGE ENGINEER



(*) EAST JORDAN IRON WORKS, INC. P.O. BOX 439 EAST JORDAN, MI. 49727 1-800-874-4100 FAX 231-536-4458

DRAWN	DATE
TCL	09/26/02
APPROVED	DATE

CATCH BASIN GRATE

PRODUCT NO. (*) 00102030 DIPPED

CATALOG NO. (*) 1020M1

REF. PRODUCT DRAWING 102031

EST. WT. GRATE: 124 LBS (56 kg)

OPEN AREA 120 SQ. INCHES (774 SQ. cm)

MAT'L SPEC. GRATE - GRAY IRON ASTM A45 CL 35B

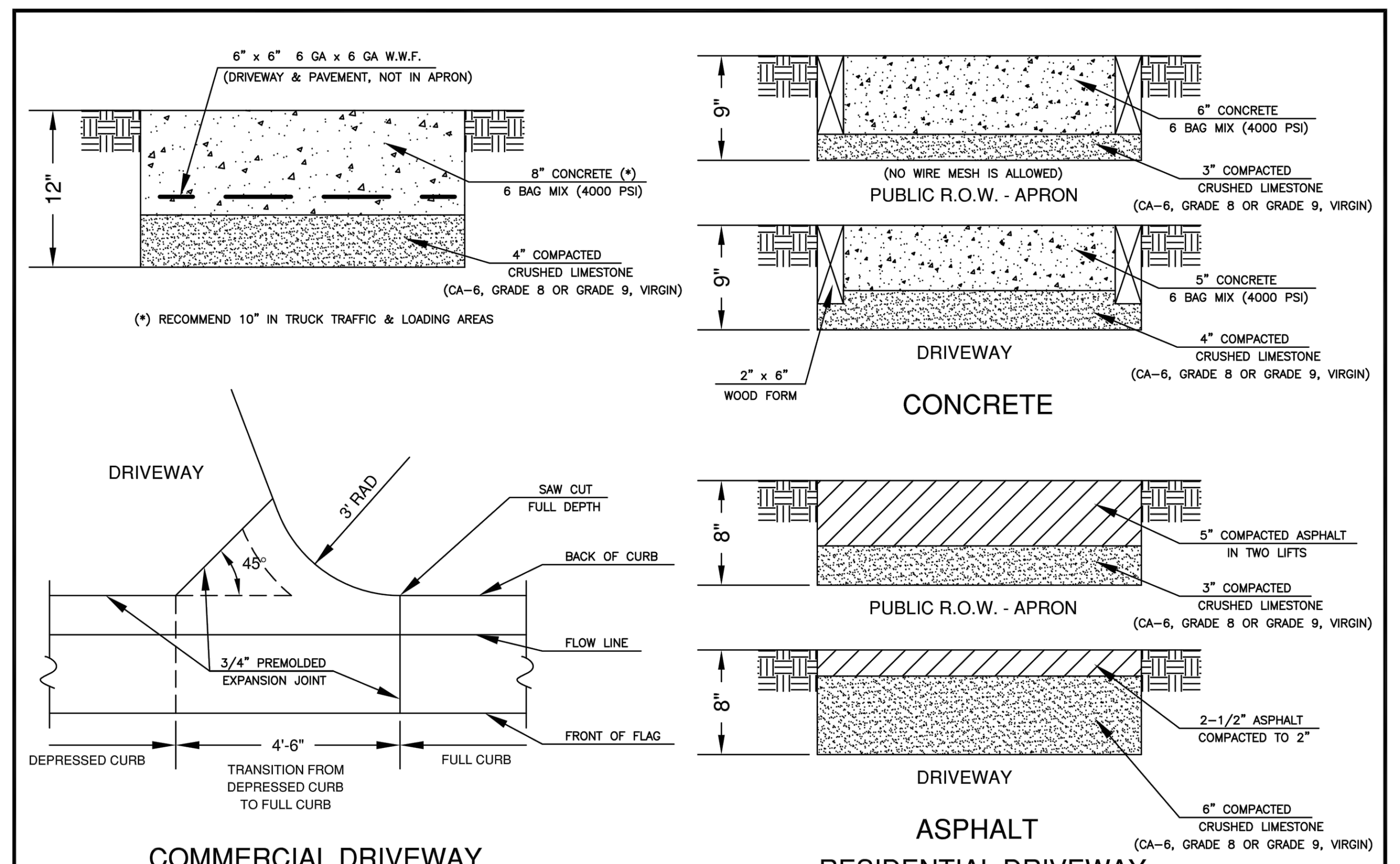
LOAD RATING EXTRA HEAVY DUTY

(*) or NEENAH CATALOG R-2015 SHOP DRAWING NF-2015 T17

VILLAGE OF WHEELING ILLINOIS | VILLAGE OF WHEELING ENGINEERING DIVISION, 2 COMMUNITY BOULEVARD, WHEELING, IL 60090, WWW.WHEELINGIL.GOV

FRAME AND OPEN LID STORM MANHOLE STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	2-24-00 AUTOCAD FILE	ST-6
T:\ENGINEERING\STANDARDS	S.W.	9-19-01 PER COMMENTS	
	S.W.	11-12-02 NPDES PHASE II	
	S.W.	02-07-03 ADDING NEENAH	
	K.R.G.	9-11-06 AUTOCAD FILE	

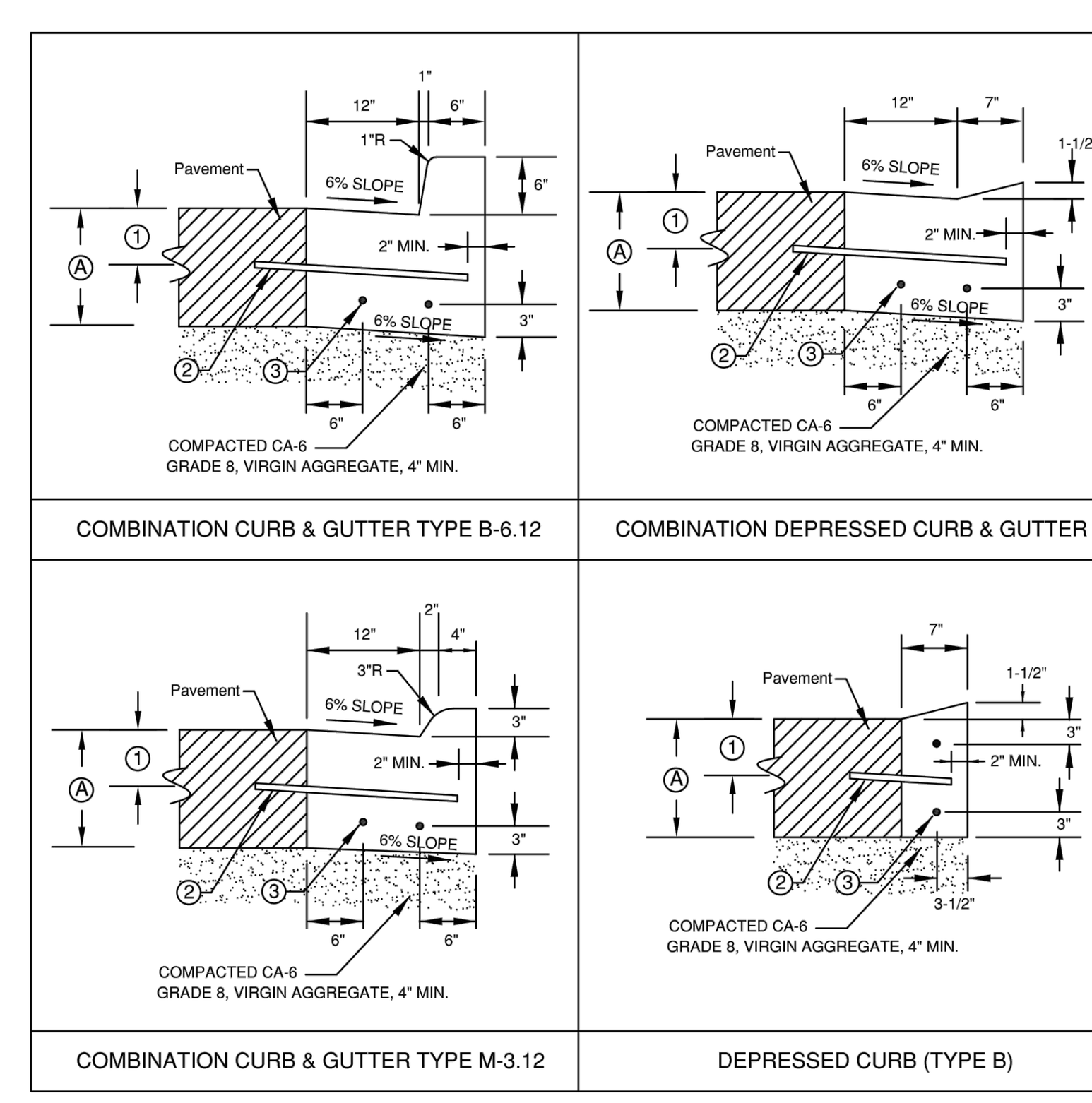


SEE V.O.W. PUBLIC SIDEWALK & SIDEWALK RAMP STANDARD

VILLAGE OF WHEELING ILLINOIS | VILLAGE OF WHEELING ENGINEERING DIVISION, 2 COMMUNITY BOULEVARD, WHEELING, IL 60090, WWW.WHEELINGIL.GOV

DRIVEWAY STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	02-09-06 REVISED PER RG	R-1
T:\ENGINEERING\STANDARDS	C.J.C.	11-27-07 AUTOCAD FILE	
	K.R.G.	12-17-08 APRON AGG. THICK	
	K.R.G.	03-29-10 REVISED GRADE 9	



Ⓐ PAVEMENT DEPTH OR 9" MIN.

① TO BE CENTERED OR SET AS REQUIRED IN FIELD.

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

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

NOTES:

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

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

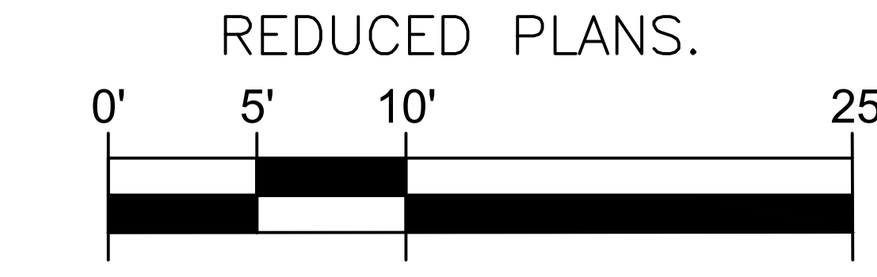
ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 606 UNLESS OTHERWISE NOTED HEREIN.

VILLAGE OF WHEELING ILLINOIS | VILLAGE OF WHEELING ENGINEERING DIVISION, 2 COMMUNITY BOULEVARD, WHEELING, IL 60090, WWW.WHEELINGIL.GOV

CURB AND GUTTER STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	06-16-00 AUTOCAD FILE	R-12
T:\ENGINEERING\STANDARDS	C.J.C.	11-27-07 AUTOCAD FILE	
	K.A.G	11-21-16 AUTOCAD FILE	

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.



G&D BUILDINGS LLC
GALYA GEORGIEVA
224.523.1241
gdbuildingsllc@gmail.com

CIVILAND, PLLC
DESIGN FIRM 184.008369
7017 N TRIPP AVE.
LINCOLNWOOD IL. 60712
INFO@CIVILANDLLC.COM
847.877.6900

CIVILAND PLLC REGISTERED No. 184.008369 STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM

CiviLand LLC

Signed: 12/11/2023
Expires: 11/30/2025

SUBMITTALS

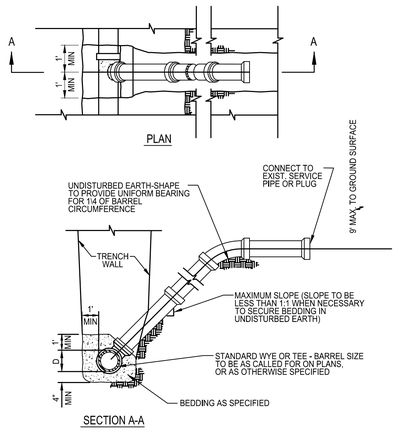
DATE	REMARKS
11/26/2024	PERMIT PLANS ISSUED
10/11/2024	ADJUSTED PER PLAN COMMISSION
07/23/2024	MAJOR SITE PLAN REVIEW 4
12/11/2023	REVISED AS PER VILLAGE REVIEW
09/11/2023	INTERNAL COORDINATION

6-Unit Apt.
Major Site Plan & Appearance
268 7th Street
Wheeling, IL

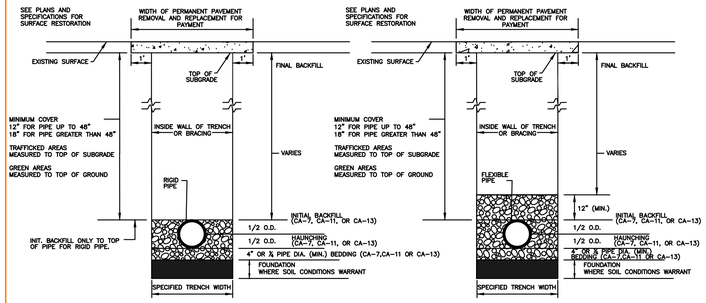
C-8
VILLAGE DETAILS

DESIGNED BY: SCO
PROJECT NO.: 2023-268
DATE: 09/11/2023
SCALE: 1:10
SHEET 8 OF 10

Date: Nov 26, 2024, 8:52am User ID: Sabin
File: D:\2023\268 7th Street, Wheeling\Drawings\268 7th DETAILS.dwg



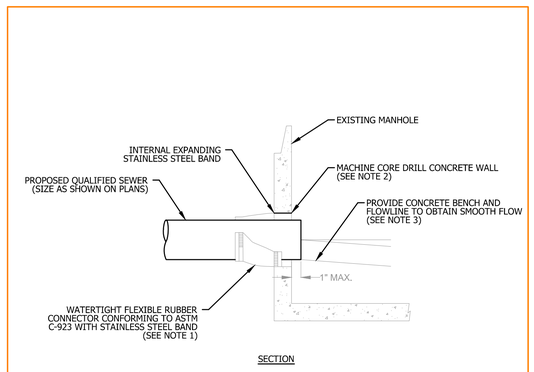
	TECHNICAL GUIDANCE MANUAL	7/1/15
	TYPICAL RISER SANITARY SERVICE LATERAL	STD. DWG. NO.38
		PAGE NO. 39



NOTES:
1. FOR QUALIFIED SEWER CONSTRUCTION ONLY.
2. SHORING, OR EQUIVALENT PROTECTIVE SYSTEM, REQUIRED FOR TRENCHES OF 5' DEPTH OR GREATER, OR AS REQUIRED BY MUNICIPALITY.

NOT TO SCALE

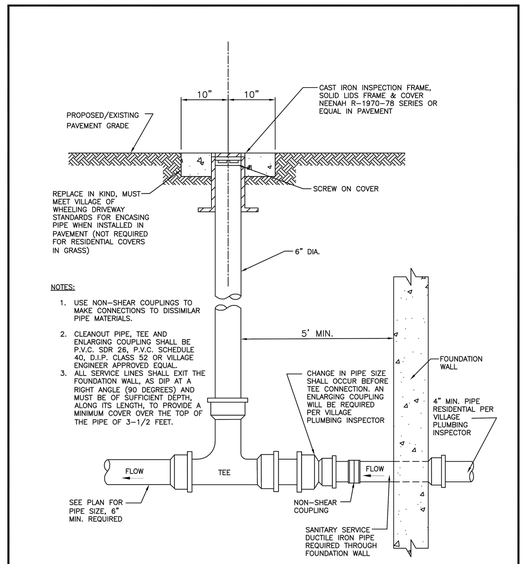
	TECHNICAL GUIDANCE MANUAL	7/1/15
	RIGID AND FLEXIBLE PIPE INSTALLATION DETAIL	STD. DWG. NO. 34
		PAGE NO. 35



NOTES:
1. RESILIENT CONNECTOR COMPLYING WITH ASTM STANDARD C-923 (MOST RECENT EDITION) SHALL BE USED.
2. MACHINE CORE/DRILL CIRCULAR OPENING IN STRUCTURE WALL. OPENING DIAMETER TO FIT THE REQUIRED RESILIENT CONNECTOR PER MANUFACTURER'S RECOMMENDATION.
3. CUT, SHAPE, AND SLOPE NEW INVERT CHANNEL IN THE EXISTING CONCRETE BENCH FOR SMOOTH FLOW.
4. CLEAN EXISTING STRUCTURE AND SEWER PIPE OF ANY DIRT, CONCRETE, OR DEBRIS WHICH MAY ACCUMULATE DURING THE CONSTRUCTION PROCESS.
5. ANY DAMAGE TO THE EXISTING MANHOLE SHALL BE REPAIRED BY THE CONTRACTOR.
6. REINFORCED CONCRETE COLLAR MAY BE SUBSTITUTED FOR PIPE DIAMETERS LARGER THAN 36-INCHES.

NOT TO SCALE

	TECHNICAL GUIDANCE MANUAL	10/02/18
	PIPE TO EXISTING MANHOLE CONNECTION DETAIL	STD. DWG. NO. 42
		PAGE NO. 43

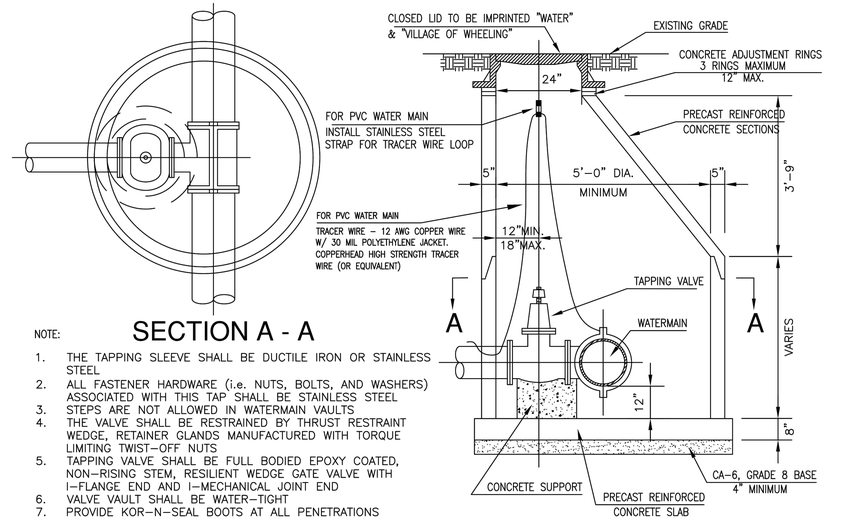


NOTES:
1. USE NON-SHEAR COUPLINGS TO MAKE CONNECTIONS TO DISSIMILAR PIPE MATERIALS.
2. CLEANOUT PIPE, TEE AND ENLARGING COUPLING SHALL BE P.V.C. SDR 26, P.V.C. SCHEDULE 40, D.I.P. CLASS 52 OR VILLAGE ENGINEER APPROVED EQUAL.
3. ALL SERVICE LINES SHALL EXIT THE FOUNDATION WALL, AS DIP AT A RIGHT ANGLE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

VILLAGE OF WHEELING ILLINOIS	VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	SANITARY SEWER CLEANOUT STANDARD	REVISIONS: C.J.C. 11-27-07 AUTOCAD FILE; C.J.C. 08-08-06 VILLAGE REVISIONS; K.R.G. 06-31-11 TEE REVISIONS
			DETAIL NO. SAN-6

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

CONCENTRIC CONE CAN BE USED INSTEAD OF ECCENTRIC CONE



SECTION A - A

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

VILLAGE OF WHEELING ILLINOIS	VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	VALVE & TAPPING VAULT STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS; FILE LOCATION T:\ENGINEERING\STANDARDS; REVISIONS: S.W. 4-12-00 AUTOCAD FILE; C.C. 03-07-07 PER COMMENTS; S.W. 08-15-08 CONCENTRIC CONE; K.A.G. 01-03-18 TRACER WIRE; DETAIL NO. W-4

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' 5' 10' 25'

G&D BUILDINGS LLC
GALYA GEORGIEVA
224.523.1241
gdbuildingsllc@gmail.com

CIVILAND, PLLC
DESIGN FIRM 184.008369
7017 N TRIPP AVE.
LINCOLNWOOD IL. 60712
INFO@CIVILANDLLC.COM
847.877.6900

CIVILAND ILLINOIS REGISTERED No. 184.008369 STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM

CiviLand LLC

Signed: 12/11/2023
Expires: 11/30/2025

SUBMITTALS

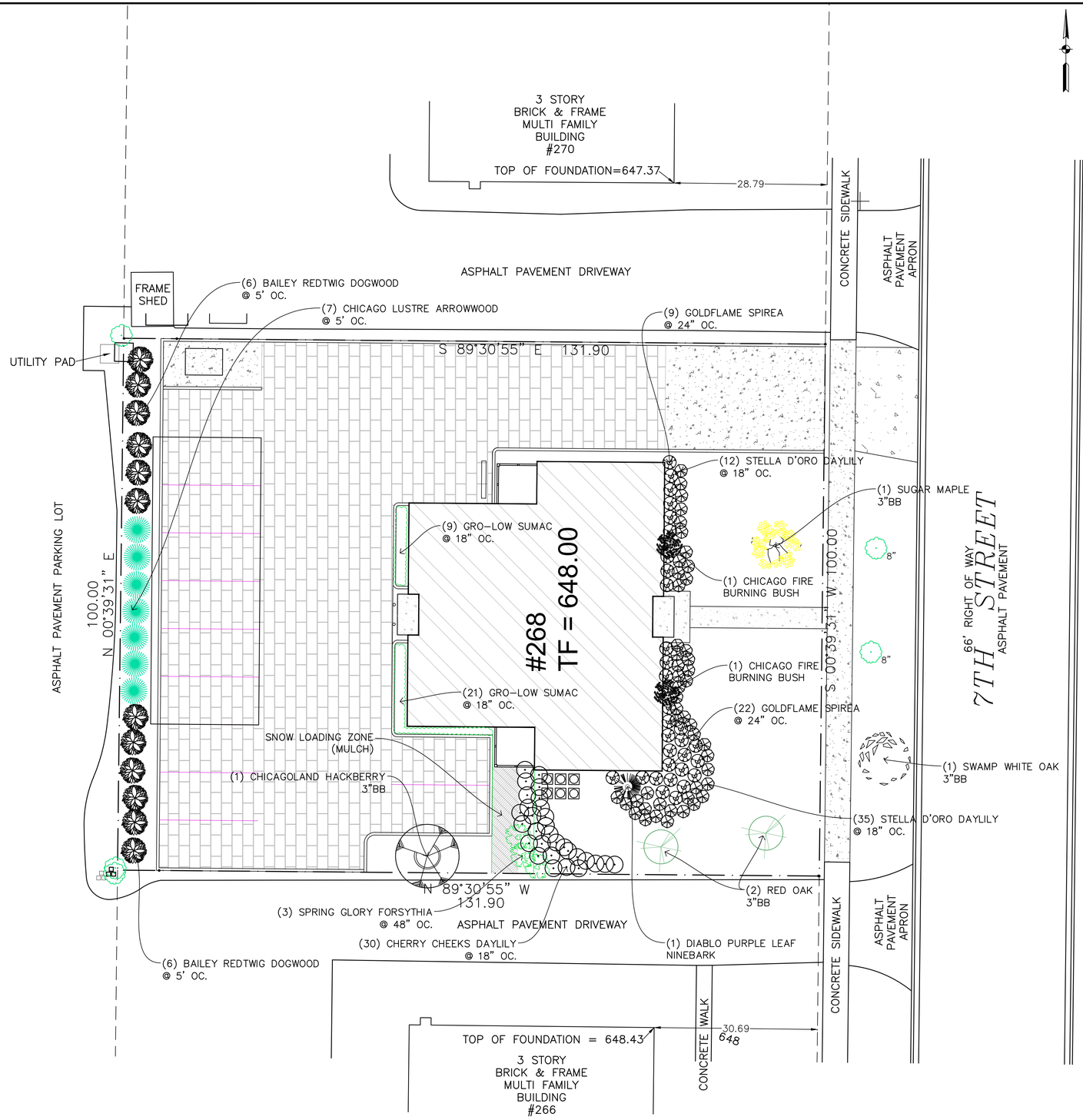
DATE	REMARKS
11/26/2024	PERMIT PLANS ISSUED
10/11/2024	ADJUSTED PER PLAN COMMISSION
07/23/2024	MAJOR SITE PLAN REVIEW 4
12/11/2023	REVISED AS PER VILLAGE REVIEW
09/11/2023	INTERNAL COORDINATION

6-Unit Apt.
Major Site Plan & Appearance
268 7th Street
Wheeling, IL

C-9
UTILITY DETAILS

DESIGNED BY: SCO
PROJECT NO.: 2023-268
DATE: 09/11/2023
SCALE: 1:10
SHEET 9 OF 10

Date: Nov 26, 2024, 8:52am User ID: Sabin
File: D:\2023\268 7th Street, Wheeling\Drawings\268 7th DETAILS.dwg



SHADE TREES

QUANTITY	COMMON & BOTANICAL NAME	SIZE
1	SUGAR MAPLE *ACER SACCHARUM*	3" BB
1	CHICAGOLAND HACKBERRY *CELTIS OCCIDENTALIS CHICAGOLAND*	3" BB
1	SWAMP WHITE OAK *QUERCUS BICOLOR*	3" BB
2	NORTHERN RED OAK *QUERCUS RUBRA*	3" BB

FLOWERING SHRUBS

QUANTITY	COMMON & BOTANICAL NAME	SIZE
2	CHICAGO FIRE BURNING BUSH *Euonumus Alata Chicago Fire*	36" BB
3	SPRING GLORY FORSYTHIA *Forsythia Intermedia Spring Glory*	36" BB
1	DIABLO PURPLE LEAF NINEBARK *Psysocarpus Opulifolius Diablo*	48" BB
30	GROW-LOW AROMATIC SUMAC *Rhus Aromatica Gro-Low*	24" BB
31	GOLDFLAME SPIREA *Spirea Bumalda Goldflame*	24" BB

PERENNIALS

QUANTITY	COMMON & BOTANICAL NAME	SIZE
30	CHERRY CHEEKS DAYLILY *Hemerocallis Cherry Cheeks*	18" BB
47	STELLA D'ORO DAYLILY *Hemerocallis Stella De'Oro*	18" BB

SCREENING

QUANTITY	COMMON & BOTANICAL NAME	SIZE
12	BAILEY REDTWIG DOGWOOD *Cornus Baileyi*	5' BB
7	CHICAGO LUSTRE ARROWWOOD VIBURNUM *Viburnum Dentatum Chicago Lustre*	5' BB

NOTE: FORSYTHIA & DAYLILY ARE SALT TOLERANT. INSTALL 3" OF SHREDDED BARK WITHIN SNOW UNLOADING ZONE.

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' 5' 10' 25'

G&D BUILDINGS LLC
GALYA GEORGIEVA
224.523.1241
gdbuildingsllc@gmail.com

CIVILAND, PLLC
DESIGN FIRM 184.008369
7017 N TRIPP AVE.
LINCOLNWOOD IL. 60712
INFO@CIVILANDLLC.COM
847.877.6900

CiviLand LLC

Signed: 12/11/2023
Expires: 11/30/2025

SUBMITTALS

DATE	REMARKS
11/26/2024	PERMIT PLANS ISSUED
10/11/2024	ADJUSTED PER PLAN COMMISSION
07/23/2024	MAJOR SITE PLAN REVIEW 4
12/11/2023	REVISED AS PER VILLAGE REVIEW
09/11/2023	INTERNAL COORDINATION

PROPOSED LANDSCAPE PLAN
APARTMENT BUILDING

BERNARD ROSAUER ASSOCIATES
landscape architects – site planners
240 Dennis Lane GLENCOE, IL 60022
contact@bernardrosauerassoc.com 847.751.0388

L-1
March 20, 2024
SCALE 1":10'

6-Unit Apt.
Major Site Plan & Appearance
268 7th Street
Wheeling, IL

L-1
LANDSCAPE PLAN

DESIGNED BY: SCO
PROJECT NO.: 2023-268
DATE: 09/11/2023
SCALE: 1:10
SHEET 10 OF 10

Date: Nov 26, 2024, 8:48am User ID: Sabin
File: D:\2023\268 7th Street, Wheeling\Drawings\S Prop 268 7th Permit.dwg

MINIMUM STRUCTURAL DESIGN LIVE LOADS

RESIDENTIAL UNIT:
STAIRS: 40 PSF
PORCHES, DECKS, BALCONIES & EGRESS CORRIDORS:
100 PSF UNIFORM + 10 DEAD LOAD
RAILINGS
100 PSF UNIFORM
300 LB. CONCENTRATED

Code: 2018 International Residential Code

LIVE LOADS:

Roof (snow): 25 psf

Residential: 40 PSF

Intermediate Handrail: Designed to resist a concentrated load of 50# in accordance with section 4.5.1 or ASCE 7

Handrail: 50 LB/FT or 200# concentrated load in any direction whichever produces a greater stress.

DEAD LOADS:

Partitions: 15 PSF

MEP/Framing/Deck/Misc: 15 PSF

Roofing, Ect: 15 PSF

WIND: Basic design wind speed , *risk category II*, V = 107 MPH
wind directionality factor, Kd = 0.85
surface roughness B
exposure category B
topographic factor, Kzt =1.0
gust-effect factor, G= 0.85
enclosure classification = enclosed
internal pressure coefficient, GCpi = +/- 0.18
velocity pressure exposure coefficient, Kz = 0.76
velocity pressure, qz =16.87 PSF
external pressure coefficient, Cp = 0.8
wind pressure, p = 16 PSF

RAILING LOAD CAPACITY

RAILING HORIZONTAL BEARING CAPACITY 50 LBS/ SQ. FT. TOTAL VERTICAL AND HORIZONTAL CONCENTRATED LOAD AND 200#/ LIN. FT. IN ALL DIRECTIONS.

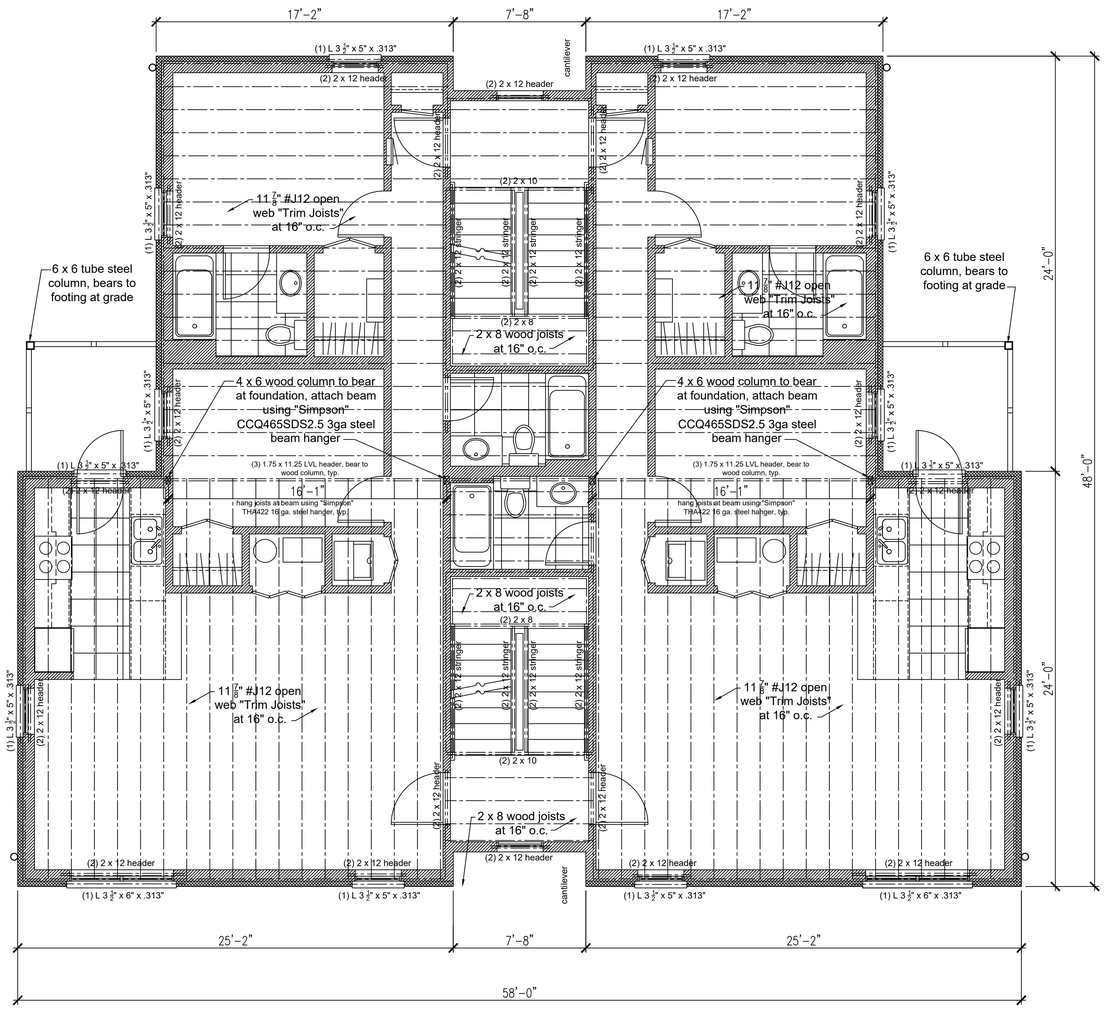
*IN ADDITION TO THE ACTUAL WEIGHTS OF ALL PERMANENTLY ATTACHED BUILDING COMPONENTS AND FINISHES, THE STRUCTURE SHALL BE DESIGNED TO SUPPORT THE CODE PRESCRIBED MINIMUM LIVE LOADS

LUMBER GRADES TO BE USED

HEMFIR #1, PRESSURE TREATED USING ACQ - C, ACQ - D, CBA - A, OR CA - B PRESERVATIVE. GRADE NO.1 OR BETTER SHALL BE USED FOR COLUMNS, AND GRADE NO.2 OR BETTER SHALL BE USED FOR ALL OTHER MEMBERS.

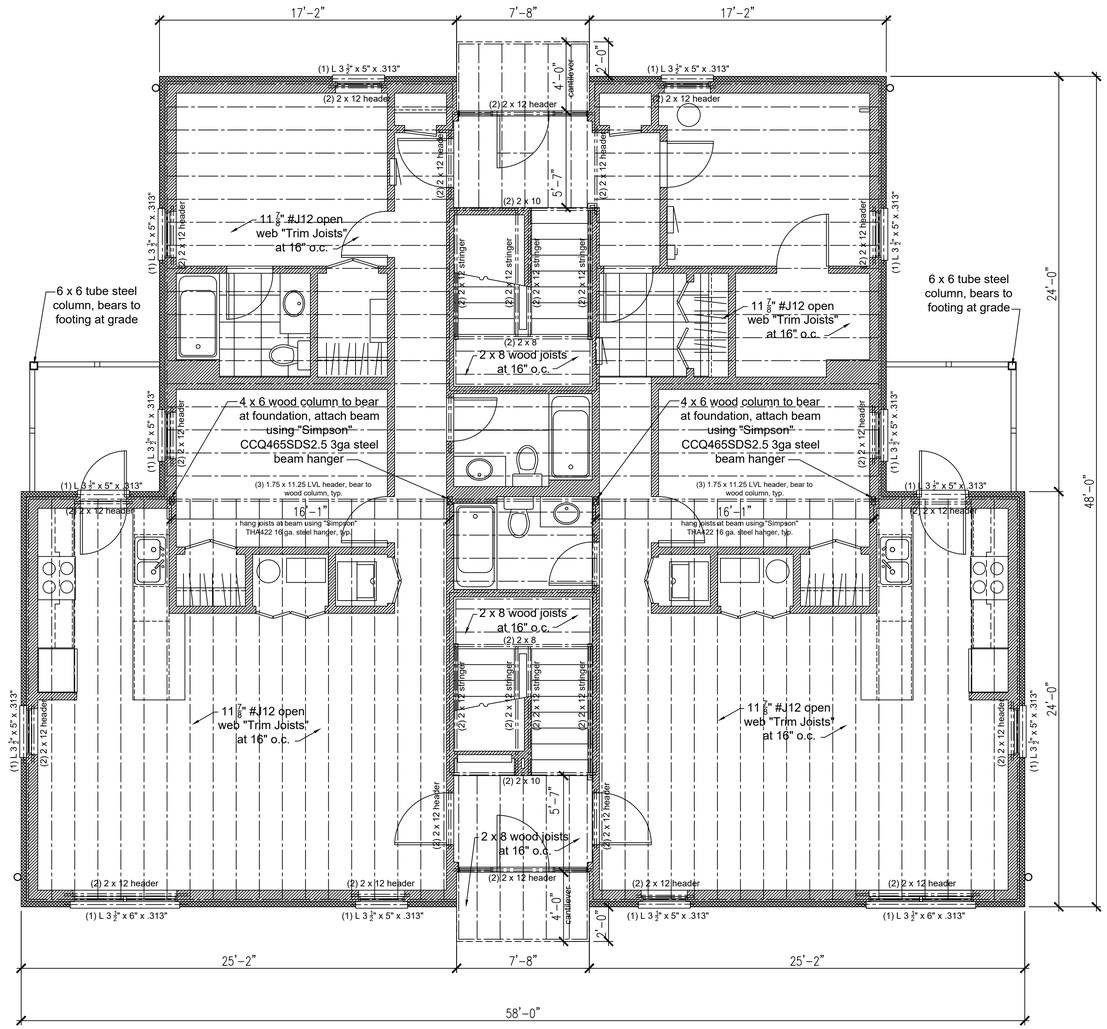
Notes:

1. Refer to connection details & recommended metal hangers at https://trimjoist.com/technical-guide. Call or email TrimJoist at 800.844.8281 / info@trimjoist.com for further consultation.



2 Third Floor Framing Plan

scale: ¼" = 1'-0"



1 Second Floor Framing Plan

scale: ¼" = 1'-0"

aMa-Architecture
11337 S. Forrestville Ave.
Chicago, IL 60628
773.580.2331
ann@aMa-Architecture.com

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

Proposed New 6-Unit 3-Story Masonry & Frame Apartment Building

268 7th Street, Wheeling, IL 60009

I hereby certify that these plans were prepared under my direction and to the best of my knowledge and belief, conform to the village of wheeling codes & ordinances

LICENSED ARCHITECT ANN M ALSFAUGH 0016200134

license no. 1020234
expires: 11.30.2026

issue for permit	12.16.24
drawn by: ama	2nd & 3rd floor framing plans
checked by: ama	
date: 12.16.24	
rev:	a2.5

MINIMUM STRUCTURAL DESIGN LIVE LOADS

RESIDENTIAL UNIT:
STAIRS: 40 PSF
PORCHES, DECKS, BALCONIES & EGRESS CORRIDORS:
100 PSF UNIFORM + 10 DEAD LOAD
RAILINGS
100 PSF UNIFORM
300 LB. CONCENTRATED

Code: 2018 International Residential Code

LIVE LOADS:

Roof (snow): 25 psf

Residential: 40 PSF

Intermediate Handrail: Designed to resist a concentrated load of 50# in accordance with section 4.5.1 or ASCE 7

Handrail: 50 LB/FT or 200# concentrated load in any direction whichever produces a greater stress.

DEAD LOADS:

Partitions: 15 PSF

MEP/Framing/Deck/Misc: 15 PSF

Roofing, Ect: 15 PSF

WIND: Basic design wind speed , *risk category II*, V = 107 MPH
wind directionality factor, Kd = 0.85
surface roughness B
exposure category B
topographic factor, Kzt =1.0
gust-effect factor, G= 0.85
enclosure classification = enclosed
internal pressure coefficient, GCpi = +/- 0.18
velocity pressure exposure coefficient, Kz = 0.76
velocity pressure, qz =16.87 PSF
external pressure coefficient, Cp = 0.8
wind pressure, p = 16 PSF

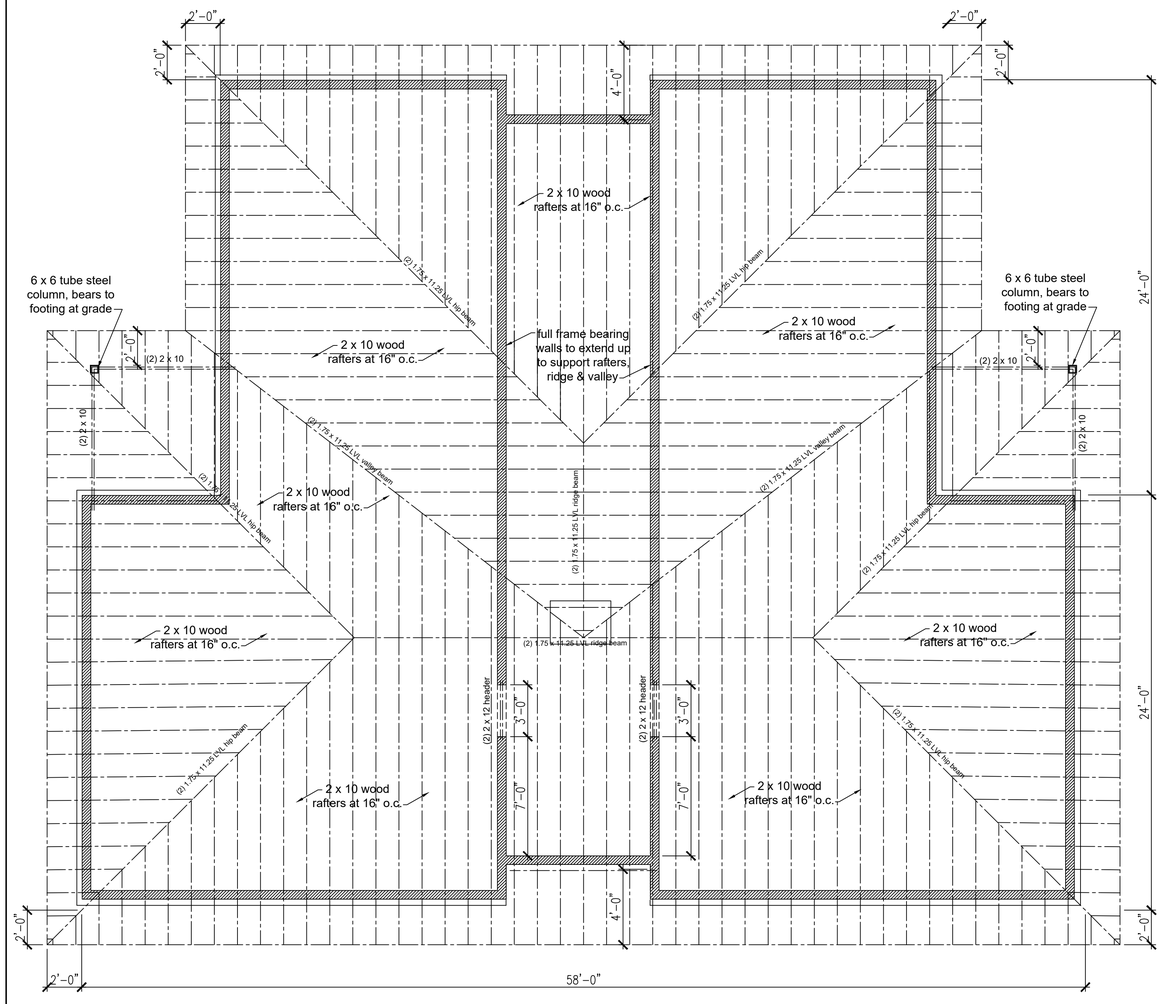
RAILING LOAD CAPACITY

RAILING HORIZONTAL BEARING CAPACITY 50 LBS/ SQ. FT. TOTAL VERTICAL AND HORIZONTAL CONCENTRATED LOAD AND 200#/ LIN. FT. IN ALL DIRECTIONS.

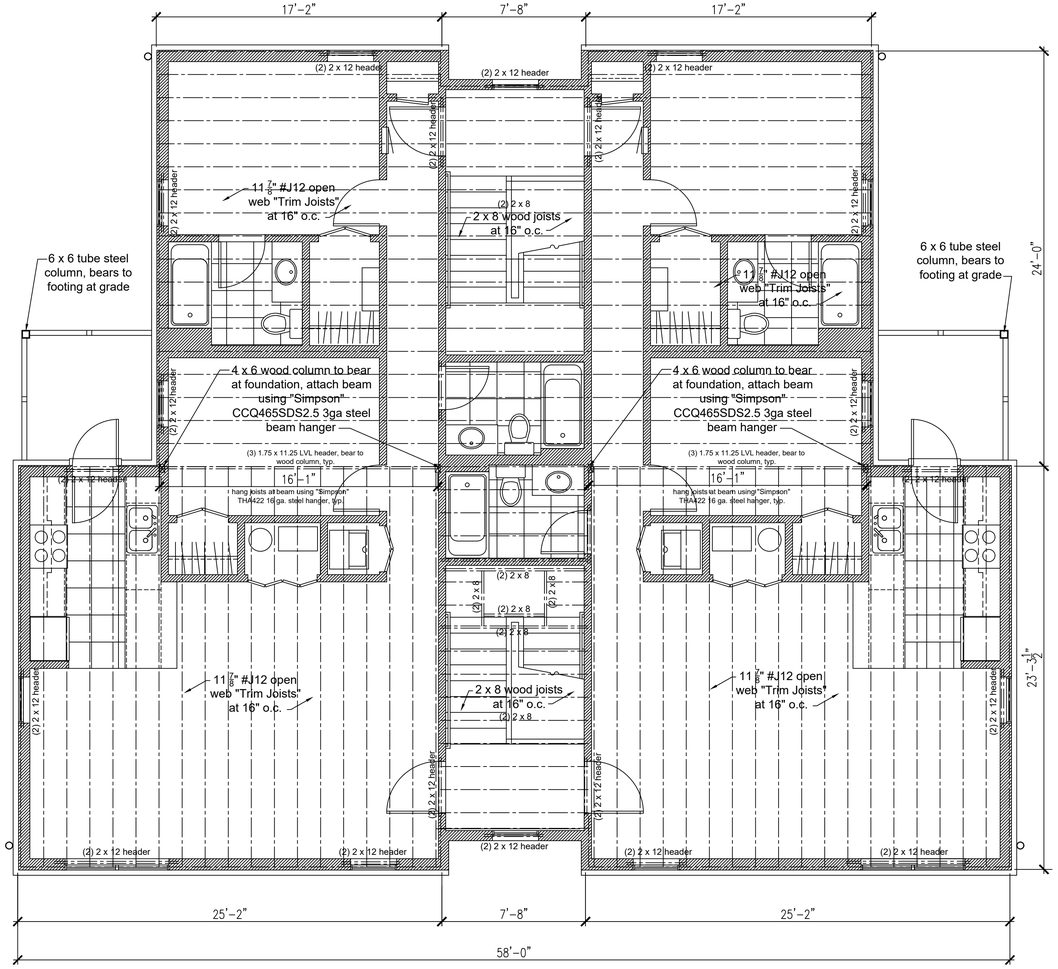
*IN ADDITION TO THE ACTUAL WEIGHTS OF ALL PERMANENTLY ATTACHED BUILDING COMPONENTS AND FINISHES, THE STRUCTURE SHALL BE DESIGNED TO SUPPORT THE CODE PRESCRIBED MINIMUM LIVE LOADS

LUMBER GRADES TO BE USED

HEMFIR #1, PRESSURE TREATED USING ACQ - C, ACQ - D, CBA - A, OR CA - B PRESERVATIVE. GRADE NO.1 OR BETTER SHALL BE USED FOR COLUMNS, AND GRADE NO.2 OR BETTER SHALL BE USED FOR ALL OTHER MEMBERS.



2 Roof Framing Plan
scale: 1/4" = 1'-0"



1 Attic Floor Framing Plan
scale: 1/4" = 1'-0"

aMa-Architecture
11337 S. Forrestville Ave.
Chicago, IL 60628
773.580.2331
ann@aMa-Architecture.com

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

Proposed New 6-Unit 3-Story Masonry & Frame Apartment Building
268 7th Street, Wheeling, IL 60009

LICENSED ARCHITECT ANN M. ALSPAUGH 001020234

issue for permit	
drawn by: ama	attic floor & roof framing plans
checked by: ama	
rev:	a2.6

ELECTRICAL GENERAL CONDITIONS, SHALL BE CONSIDERED A PART OF THESE SPECIFICATIONS. INTENT OF PLANS AND SPECIFICATIONS: THE DRAWINGS, WHICH CONSTITUTE AN INTEGRAL PART OF THIS CONTRACT, SHALL SERVE AS THE WORKING PLANS. THEY INDICATE THE GENERAL LAYOUT OF THE COMPLETE

A. FIELD VERIFICATION, OF SCALED DIMENSIONS ON PLANS, IS DIRECTED SINCE ACTUAL LOCATIONS, DISTANCES AND LEVELS WILL BE GOVERNED BY ACTUAL FIELD CONDITIONS". ALL MEASUREMENTS SHALL

B. THE ELECTRICAL CONTRACTORS SHALL CHECK ARCHITECTURAL, STRUCTURAL, PLUMBING, HEATING, VENTILATION AND AIR CONDITIONING PLANS TO AVERT POSSIBLE INSTALLATION CONFLICTS. SHOULD DRASTIC CHANGES FROM ORIGINAL PLANS BE NECESSARY TO RESOLVE SUCH CONFLICT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND SECURE WRITTEN APPROVAL AND AGREEMENT ON NECESSARY

C. DISCREPANCIES SHOWN BETWEEN PLANS, OR BETWEEN PLANS AND ACTUAL FIELD CONDITIONS, OR BETWEEN PLANS AND SPECIFICATIONS SHALL PROMPTLY BE BROUGHT TO THE ATTENTION OF THE

D. DRAWINGS AND SPECIFICATIONS ARE INTENDED TO COVER THE COMPLETED INSTALLATION OF SYSTEMS TO FUNCTION AS DESCRIBED. THE OMISSION OF THE EXPRESSED REFERENCE TO ANY ITEM OF LABOR AND MATERIAL NECESSARY TO COMPLY WITH PRACTICE CODES, ORDINANCES, ETC. SHALL NOT RELIEVE THE

E. THE CONTRACT DRAWINGS SERVE AS WORKING DRAWINGS FOR THE GENERAL LAYOUT OF THE VARIOUS SERVICES: HOWEVER, LAYOUT OF EQUIPMENT ACCESSORIES, SPECIALTIES SYSTEMS, AND CONDUIT RUNS ARE DIAGRAMMATIC UNLESS SPECIFICALLY DIMENSIONED AND DO NOT NECESSARILY INDICATE EVERY REQUIRED JUNCTION BOX, PULL BOX, CONDUIT SIZE, ETC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL SYSTEMS COMPLETE AND OPERABLE. THE CONTRACTOR TO MAKE FIELD VERIFICATION OF ALL SERVICES, SYSTEMS, ETC. AS PART OF THE TOTAL WORK REQUIRED AND THE COST TO BE INCLUDED

ALL PERMITS, LICENSES, STAMPING, APPROVALS AND OTHER ARRANGEMENTS FOR WORK SHALL BE OBTAINED BY THE ELECTRICAL CONTRACTOR. ALL EXPENSES SHALL BE INCLUDED IN THE BASE BID. ALL ELECTRICAL WORK SHALL BE EXECUTED IN STRICT ACCORDANCE TO THE NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (N.E.M.A.), NATIONAL BOARD OF FIRE UNDERWRITERS (N.B.F.U.), NATIONAL ELECTRICAL CODE (N.E.C.), UNDERWRITER'S LABORATORY (U.L.), ALL ELECTRICAL ORDINANCES OF THE CITY, COUNTY AND STATE, AND ALL OTHERS APPLICABLE TO ALL CODES AND ARE OF THE MINIMUM REQUIREMENTS. THIS CONTRACTOR SHALL BRING ANY CONFLICT BETWEEN DRAWINGS, LOCAL POWER COMPANY, CODES, ETC., TO THE ATTENTION OF THE ARCHITECT AT THE TIME THE BIDS ARE SUBMITTED.

THE WORK COVERED BY THIS SPECIFICATION SHALL INCLUDE FURNISHING ALL LABOR, TOOLS, MATERIAL, EQUIPMENT AND SERVICES TO CONSTRUCT AND INSTALL THE COMPLETE ELECTRICAL SYSTEM AS SHOWN ON THE ACCOMPANYING PLANS AND AS SPECIFIED HEREIN. THIS WORK SHALL INCLUDE:
A. SERVICE ENTRANCE EQUIPMENT TO BE COPPER, INCLUDING MAIN DISTRIBUTION EQUIPMENT, METERING, TRANSFORMERS, SECONDARY DISTRIBUTION EQUIPMENT, AND FEEDERS. ALUMINUM GEAR, WIRING, ETC., IS

B. COMPLETE COPPER DISTRIBUTION SYSTEM FOR LIGHTING INCLUDING THE NECESSARY TRANSFORMERS, FEEDERS, DISTRIBUTION PANELBOARDS, BRANCH CIRCUITS, LIGHTING FIXTURES, CONTROL SWITCHES, AND

C. COMPLETE COPPER DISTRIBUTION SYSTEM FOR POWER INCLUDING THE NECESSARY TRANSFORMERS,

D. EMPTY RACEWAYS FOR THE TELEPHONE SYSTEM AND SOUND SYSTEM AS REQUIRED.

G. FURNISH AND INSTALL ALL CONDUIT AND WIRING FOR TEMPERATURE CONTROL SYSTEM. WIRING TO BE

CERTAIN LIGHTING FIXTURES AND EQUIPMENT SPECIFIED ON THE DRAWINGS WILL BE FURNISHED AND/OR INSTALLED BY OTHERS. PARTIES RESPONSIBLE FOR THIS WORK OR PORTIONS OF THIS WORK, SHALL BE AS SHOWN AND DESCRIBED ON THE DRAWINGS. VERIFY WITH ARCHITECT EXACT LIGHTING FIXTURES AND

ELECTRICAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIAL REQUIRED TO PROVIDE TEMPORARY LIGHT AND POWER. THE GENERAL CONTRACTOR SHALL PAY ALL CHARGES FOR ELECTRIC CURRENT USED

ELECTRICAL SERVICE AND METERS SHALL BE INSTALLED AS SHOWN ON PLANS AND SHALL CONFORM TO THE REQUIREMENTS OF SERVING UTILITY AND CODES. THE TYPE AND VOLTAGE MUST BE CHECKED WITH SERVING UTILITY AND ANY CONFLICT BETWEEN DRAWINGS AND UTILITY SHALL BE IMMEDIATELY BROUGHT

A. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL POWER AND LIGHTING PANELBOARDS AND CABINETS AS SHOWN ON THE DRAWINGS AND AS FURTHER SPECIFIED HEREIN. BUS IN ALL PANELS SHALL BE COPPER. PANELBOARDS SHALL BE MANUFACTURED BY CUTLER-HAMMER, GENERAL ELECTRIC CO., I-T-E, SQUARE D CO., OR WESTINGHOUSE. PROVIDE SWITCHES SIZED AS NEEDED WHICH ARE FUSIBLE TYPE, HORSEPOWER RATED, QUICK-MAKE/QUICK-BREAK, AND DESIGNED FOR USE WITH CURRENT LIMITING FUSES OF 100,000 AMPERE FAULT CURRENT CAPACITY OR PER CODES, BUT IN NO CASE LESS THAN 50,000

B. PANELBOARDS SHALL BE ASSEMBLED COMPLETE WITH BOLTED-IN CIRCUIT BREAKERS AND SPARE AS INDICATED. BREAKERS SHALL BE RATED FOR SERVICE VOLTAGE AS APPLICABLE AND SHALL BE EQUIPPED WITH BOTH THERMAL AND MAGNETIC TRIP ELEMENTS. CIRCUIT BREAKERS SHALL HAVE INTERRUPTING CAPACITY FOR AVAILABLE SHORT CIRCUIT, PER CODES BUT IN NO CASE SHALL BE LESS THAN 10,000 AMPERES SYMMETRICAL FOR 120/240 OR 208Y/120 VOLT SYSTEMS. FOR 480Y/277 VOLT SYSTEMS,

C. DISTRIBUTIONS PANELS SHALL BE OF THE SWITCH AND FUSE TYPE, ENCLOSED IN CODE GAUGE CABINETS WITH PROPER GUTTER SUPPORTS, HINGED DOORS AND TUMBLER LOCK-IN HANDLE. THE FUSIBLE DEVICES SHALL BE QUICK-MAKE/ QUICK-BREAK TYPE AS MANUFACTURED BY ABOVE MANUFACTURERS. DISTRIBUTION PANELBOARDS SHALL BE SIMILAR AND EQUAL TO GENERAL ELECTRIC CO. TYPE QMR. PROVIDE A LAMINATED BAKELITE NAMEPLATE ON THE FRONT OF EACH PANEL AND ONE AT EACH BRANCH

D. POWER PANELBOARDS, WITH CABINETS, SHALL BE CIRCUIT BREAKER TYPE SIMILAR AND EQUAL TO

E. LIGHTING PANELBOARDS, WITH CABINETS, SHALL BE CIRCUIT BREAKER TYPE WITH THERMO/MAGNETIC TRIP QUICK-MAKE/QUICK-BREAK AND TRIP-FREE HANDLES. FOR CIRCUITS THAT ARE NOT TO BE TURNED OFF, USE HANDLE LOCK OFF. BREAKERS FOR EITHER 120/240 OR 208Y/120 VOLT PANELS SHALL BE SIMILAR TO GENERAL ELECTRIC BOLTED-IN TYPE THQB AS FURNISHED IN LIGHTING PANELS. BREAKERS FOR 277/480 VOLT PANELS SHALL BE SIMILAR TO GENERAL ELECTRIC BOLT-IN TYPE TEY AS FURNISHED

THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL FUSIBLE AND/OR NONFUSIBLE SAFETY SWITCHES WHERE INDICATED ON THE PLANS OR REQUIRED BY CODE. SWITCHES SHALL BE OF THE POSITIVE-ACTION, QUICK-MAKE/QUICK-BREAK, TYPE WITH INTER-LOCKING COVER THAT PREVENTS OPENING DOOR WHEN THE EXTERNAL OPERATING HANDLE IS IN THE "ON" POSITION. SWITCHES OUTSIDE THE

ALL OUTLET BOXES SHALL BE STANDARD GALVANIZED STEEL TYPE. FURNISH AND INSTALL PULL BOXES AND JUNCTION BOXES WHERE NECESSARY IN THE RACEWAY SYSTEM TO FACILITATE CONDUCTOR

REQUIREMENTS OF THE CURRENT EDITION OF THE NATIONAL ELECTRICAL CODE. ALL CONDUCTORS SHALL BE SOFT DRAWN COPPER AND UNLESS OTHERWISE NOTED ON THE PLANS BRANCH CIRCUIT CONDUCTORS

A. WIRE SMALLER THAN #12 SHALL BE USED FOR ANY BRANCH CIRCUIT SUPPLYING CONVENIENCE OUTLETS. BRANCH CIRCUIT WIRING SHALL BE SIZED TO LIMIT THE VOLTAGE DROP TO NATIONAL ELECTRICAL

B. RECEPTACLE CIRCUITS SHALL BE CIRCUIT BREAKER CONTROLLED AS INDICATED ON THE PLANS.
C. RECEPTACLE FOR SPECIFIC AREAS SHALL BE OF THE SIZE AND TYPE INDICATED ON THE PLANS AND

12. CONDUIT:
UNLESS OTHERWISE NOTED, CONDUIT SHALL BE EITHER ELECTRICAL METALLIC TUBING (EMT) OR RIGID STEEL. ALL APPROPRIATE REQUIREMENTS FOR RACEWAYS OF THE AUTHORITY HAVING JURISDICTION MUST BE MET. EMT TO BE USED ABOVE GRADE, WHERE PERMITTED BY CODE, EXCEPT FOR SERVICE AND IN MOIST AREAS. EMT SHALL BE THOROUGHLY PROTECTED FROM CORROSION BY ELECTRO-GALVANIZING, HOT-DIPPED GALVANIZING OR AN APPROPRIATE PLATING. RIGID STEEL CONDUIT SHALL BE USED IN GROUND BEARING FLOOR SLABS, WHERE SUBJECT TO DAMAGE, IN MOIST OR OUTDOOR AREAS, AND FOR UNDERGROUND INSTALLATIONS -- EXCEPT WHERE ANOTHER TYPE OF RACEWAY IS SPECIFIED. RIGID STEEL CONDUIT, CONDUIT BENDS, ELBOWS, COUPLINGS, AND NIPPLES SHALL BE HOT-DIPPED GALVANIZED. ALL CONDUIT JOINTS SHALL BE CUT SQUARE, THREADED, REAMED SMOOTH AND DRAWN UP TIGHT. BENDS OR OFFSETS SHALL BE MADE WITH STANDARD CONDUIT ELLS. FIELD BENDS MADE WITH AN APPROVED BENDER OR HICKEY. OR HUB-TYPE CONDUIT FITTINGS. NUMBER OF BENDS PER RUN SHALL CONFORM TO NATIONAL ELECTRICAL CODE LIMITATIONS. CONNECTIONS TO VIBRATING OR MOTORIZED EQUIPMENT SHALL BE MADE WITH HOT- DIPPED FLEXIBLE CONDUIT. IN AREAS WHERE SUCH CONNECTIONS WILL BE EXPOSED TO OIL, GREASE, WATER OR WEATHER, FLEXIBLE LIQUID TIGHT CONDUIT SHALL BE USED. CONDUIT SHALL BE SIZED AS INDICATED ON THE PLANS, OR REQUIRED BY THE NATIONAL ELECTRICAL CODE FOR NUMBER AND SIZE OF CONDUCTORS INSTALLED. MINIMUM CONDUIT SIZE SHALL BE 3/4". CONDUIT SHALL BE INSTALLED CONCEALED WHEREVER POSSIBLE, EXCEPT AS OTHERWISE INDICATED. INSTALL THE CONDUIT EXPOSED IN STOCK AREAS, BALER ROOMS, OR SIMILAR SPACES. CONDUIT SHALL BE SEPARATED BY AT LEAST TWELVE (12) INCHES FROM PARALLEL RUNS OF STEAM OR HOT WATER PIPING. CONDUITS SHALL BE CONTINUOUS FROM OUTLET TO OUTLET, FROM OUTLETS TO CABINETS, PULL OR JUNCTION BOXES AND SHALL BE SECURED TO ALL BOXES WITH LOCKNUTS AND BUSHINGS (INSULATING TYPE) IN SUCH A MANNER THAT EACH SYSTEM SHALL BE ELECTRICALLY CONTINUOUS THROUGHOUT. CONDUIT ENDS SHALL BE CAPPED TO PREVENT ENTRANCE OF FOREIGN MATERIALS DURING CONSTRUCTION. CONDUITS SHALL BE SECURELY AND RIGIDLY SUPPORTED.

13. LIGHTING CIRCUITS:
NO WIRE SMALLER THAN #12 SHALL BE USED FOR ANY LIGHTING BRANCH CIRCUIT. BRANCH CIRCUIT WIRING SHALL BE SIZED TO LIMIT THE VOLTAGE DROP TO NATIONAL ELECTRICAL CODE REQUIREMENTS. NO 120 VOLT LIGHTING SHALL EXCEED 1500 WATTS. NO 277 VOLT LIGHTING CIRCUIT SHALL EXCEED 3600 WATTS.

14. WIRING DEVICES:
ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL WIRING DEVICES AS SHOWN ON THE DRAWINGS, AND SPECIFIED ON THE SCHEDULE SHEET. WIRING DEVICES SHALL INCLUDE ALL RECEPTACLES AND WALL SWITCHES WITH COVER PLATES.
A. SPECIAL RECEPTACLES SHALL BE AS NOTED ON THE DRAWINGS. THE CONTRACTOR SHALL PROVIDE ALL SPECIAL OUTLET BOXES THAT MAY BE REQUIRED TO ENCLOSE RECEPTACLES.
B. RECEPTACLES AND SWITCHES SHALL BE WHITE COLOR TRADITIONAL STYLE WITH FINDER GROOVE FACE, 20A RATED, SIDE WIRED, PLATED STEEL WRAP-AROUND BRIDGE, TOGGLE TYPE SWITCH OPERATORS AND THERMOPLASTIC NYLON FACE.
C. THE COLOR OF RECEPTACLES, SWITCHES AND DIMMERS SHALL BE WHITE. ALL WALL PLATES AND COVER PLATES SHALL BE WHITE .ISOLATED GROUNDING OUTLETS AND OVERPLATES SHALL BE IDENTIFIED WITH AN ORANGE TRIANGLE.

TYPE	HUBBELL	A/H	BRYANT	GE	P&S	LEV
1 P SWITCH	CSB120	1991	4901	5951	20AC1	1221
2 P SWITCH	CSB220	1992	4902	5952	20AC2	1222
3 W SWITCH	CSB320	1993	4903	5953	20AC3	1223
4 W SWITCH	CSB440	1994	4904	5954	20AC4	1224
1 P KEYSWITCH	HBL1221L	1991L	4901L	59510LG	20AC1L	1221L
1 P PILOT	HBL1221PL	1991PLR	4901PLR	59518G	20ACRPL	1221PLR
NEMA 5-20R	CBRF20	5352	5352	5362	5362	5362
NEMA 5-20R-IG	IG5362	IG5362	5362IG	5362IG	IG6300	5362IG
NEMA 5-20R-GFI	GF5352A	GF5342	GFR53FT	GFR5342	2091S	6899
NEMA 5-20R-SS	5360S	5262S	SP53LB	5362S	6362SP	5380
FACEPLATE						
THERMOPLASTIC NYLON	P or HPS SERIES	8200 SERIES	88000 SERIES	80000 SERIES	RP SERIES	

15. LIGHTING FIXTURES:
SEE ADDITIONAL SECTION ON RECESSED CEILING LIGHTING SECTION 16C. FIXTURES WITH LAMPS SHALL BE FURNISHED AS NOTED ON PLANS AND DETAILS. SEE FIXTURE SCHEDULE. THE ELECTRICAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS REQUIRED TO INSTALL ALL LIGHTING FIXTURES INCLUDING THOSE FURNISHED BY OTHERS IN THE MANNER INDICATED IN THE PLANS AND DETAILS.

16. TESTING:
A. AFTER WIRES ARE IN PLACE AND CONNECTED TO DEVICES AND EQUIPMENT, THE SYSTEM SHALL BE TESTED FOR SHORTS AND GROUNDS. ALL HOT-WIRES, IF SHORTED OR GROUNDED SHALL BE REMOVED AND REPLACED IF TROUBLE IS WITHIN CIRCUIT.
B . ANY WIRING DEVICE, APPARATUS OR LIGHTING FIXTURE FURNISHED UNDER THIS CONTRACT IF GROUNDED OR SHORTED, SHALL BE REMOVED AND THE TROUBLE RECTIFIED BY REPLACING ALL DEFECTIVE PARTS OF MATERIALS AS DIRECTED

17. EXIT LIGHTS AND EMERGENCY LIGHTING SYSTEM:
FURNISH AND INSTALL A COMPLETE EMERGENCY LIGHTING AND/OR EXIT LIGHTING SYSTEM. SYSTEM AND PROVISIONS SHALL COMPLY WITH LOCAL REQUIREMENTS AND CODES.

18. TEMPERATURE CONTROL WIRING:
A. ALL CONTROL WIRING FOR MECHANICAL EQUIPMENT, INCLUDING UNIT HEATERS, CIRCULATING PUMPS, AIR CONDITIONING EQUIPMENT, AND VENTILATION FANS, WILL BE INSTALLED BY THE ELECTRICAL CONTRACTOR.
B. THE ELECTRICAL CONTRACTOR SHALL INSTALL ALL CONDUIT AND WIRING FOR THE AIR CONDITIONING TEMPERATURE CONTROL AS DIRECTED AND SUPERVISED BY THE TEMPERATURE CONTROL CONTRACTOR.

19. EQUIPMENT CONNECTIONS:
ALL EQUIPMENT PROVIDED UNDER THIS SECTION OF THE SPECIFICATIONS OR OTHER SECTIONS OF THESE SPECIFICATIONS REQUIRING ELECTRICAL SERVICE, INCLUDING ALL EQUIPMENT FURNISHED AND INSTALLED BY OTHERS AS INDICATED ON THE ACCOMPANYING PLANS, SHALL BE COMPLETELY WIRED AND CONNECTED UNDER THIS SECTION.

20. TELEPHONE AND DATA PROVISIONS:
THE RACEWAY SYSTEM FOR COMBINATION TELEPHONE/DATA OUTLETS SHALL UTILIZE A 4" SQUARE 2-1/8" DEEP BACKBOX AND SINGLE GANG FLUSH WALL OPENING WITH A 3/4" CONDUIT STUBBED INTO THE ACCESSIBLE CEILING SPACE. TERMINATE EACH CONDUIT WITH A NYLON BUSHING. PROVIDE A RACEWAY SYSTEM OF CONDUITS, CONFIGURED FOR 4 CABLES PER OUTLET, 0.24" OD UTILIZING WIDE RADIUS BENDS AND OVERSIZED JUNCTION BOXES. THE CONDUITS SHALL TERMINATE WHERE NOTED ON THE PLANS. THE GROUPING OF CABLES SHALL BE AS FOLLOWS: MAXIMUM QUANTITY OF CABLES IN CONDUIT. PROVIDE A PULL WIRE OR ROPE IN ALL EMPTY CONDUIT.
CABLE
DIAMMETER CONDUIT TRADE SIZES

INCHES	1/2	3/4	1	1-1/4	1-1/2	2	2-1/2	3	3-1/2	4
.18	1	5	8	14	18	26	40	60	-	-
.22	0	4	7	12	16	22	36	50	-	-
.24	0	3	6	10	15	20	30	40	-	-
.29	0	2	3	6	7	14	17	20	-	-
.31	0	2	3	4	6	12	14	20	-	-

21. STARTERS, SWITCHES, ETC.:
ELECTRICAL CONTRACTOR SHALL INSTALL ALL STARTERS, SWITCHES, AND ELECTRICAL EQUIPMENT FURNISHED UNDER OTHER CONTRACTS AND SHALL FURNISH AND INSTALL ALL DISCONNECT SWITCHES AND ELECTRICAL THAT ARE REQUIRED FOR THE COMPLETION OF THE JOB.

22. CIRCUITING:
THE ELECTRICAL CONTRACTOR SHALL PROVIDE NECESSARY RISER DIAGRAMS, PANEL LAYOUTS, CIRCUITING AND WIRE SIZING. ARCHITECT SHALL APPROVE FINAL LAYOUTS, ETC., BEFORE ANY WORK HAS BEEN STARTED.

23. LABELING:
ALL CIRCUITS SHALL BE LABELED, CHART SHALL BE SECURELY MOUNTED ON THE INSIDE OF ELECTRIC PANEL BOX DOORS.

1. THIS CONTRACTOR SHALL REVIEW THE ENTIRE SET OF CONTRACT DOCUMENTS, INCLUDING BUT NOT NECESSARILY LIMITED TO ALL ARCHITECTURAL, ALL STRUCTURAL, ALL MECHANICAL, ALL ELECTRICAL ALL PLUMBING AND ALL MISCELLANEOUS DRAWINGS AND DOCUMENTS. THIS CONTRACTOR WILL ACKNOWLEDGE AND INCLUDE ALL IN THE SCOPE OF WORK (CONTRACT) ALL CONDITIONS PERTINENT TO THE COMPLETION OF THE ELECTRICAL WORK. THIS CONTRACTOR WILL FULLY COORDINATE ELECTRICAL WORK WITH THE INSTALLATION OF THE WORK BY ALL OTHER TRADES AND MAKE NECESSARY FIELD ADJUSTMENTS AS REQUIRED TO ACCOMMODATE THE ELECTRICAL INSTALLATION. ALL OF THE ABOVE SHALL BE INCLUDED IN THE SCOPE OF WORK AT NO ADDITIONAL COST TO THE OWNER.

2. THIS CONTRACTOR WILL CAREFULLY EXAMINE THE DRAWINGS AND SPECIFICATIONS, VISIT THE SITE OF THE WORK, AND FULLY INFORM HIMSELF AS TO ALL CONDITIONS AND MATTERS THAT CAN, IN ANY WAY, AFFECT THE WORK OR THE COST THEREOF. SHOULD THIS CONTRACTOR FIND DISCREPANCIES IN, OR OMISSIONS FROM THE DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS, OR BE IN DOUBT AS TO THEIR MEANING, NOTIFY THE ENGINEER AT ONCE, IN WRITING, OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND NEW WORK, AND OBTAIN CLARIFICATION PRIOR TO SUBMITTING ANY BID. LACK OF NOTIFICATION SHALL BE INTERPRETED TO INDICATE NO DISCREPANCIES OR CONFLICTIONS EXIST. ADDITIONAL COMPENSATION WILL NOT BE GRANTED AFTER AWARD OF CONTRACT FOR ANY WORK REQUIRED COMPLYING WITH THESE REQUIREMENTS.

3. ANY MENTION OF A SPECIFIC VOLTAGE ON A ELECTRICAL DRAWINGS SHALL NOT RELIEVE THIS CONTRACTOR OF THE RESPONSIBILITY TO VERIFY THE VOLTAGE PRIOR TO PURCHASING OR ROUGH- IN WORK. THIS CONTRACTOR SHALL SUBMIT A VOLTAGE COORDINATION FORM TO ALL CONTRACTORS AND PARTIES FURNISHING EQUIPMENT FOR VERIFICATION.

4. THIS CONTRACTOR SHALL VERIFY ALL OUTLET MOUNTING ARRANGEMENTS, HEIGHTS AND LOCATIONS PRIOR TO ROUGH IN. ANY MENTION OF A SPECIFIC MOUNTING ARRANGEMENT, HEIGHT OR LOCATION SHALL NOT RELIEVE THIS CONTRACTOR OF THE RESPONSIBILITY TO VERIFY THE SPECIFIC REQUIREMENT WITH THE EQUIPMENT FURNISHED OR THE OTHER TRADES IN THE SAME AREA. NO ADDITIONS TO THE CONTRACT SUM WILL BE PERMITTED FOR OUTLETS IN WRONG LOCATIONS, IN CONFLICT WITH OTHER WORK, ETC. THE OWNER RESERVES THE RIGHT TO RELOCATE ANY DEVICE 10'-0" PRIOR TO ROUGH IN WITH OUT ANY ADDITIONAL CHARGE BY THIS CONTRACTOR. THIS CONTRACTOR SHALL FULLY COORDINATE ELECTRICAL WORK WITH THE INSTALLATION OF WORK BY ALL OTHER TRADES AND MAKE NECESSARY FIELD ADJUSTMENTS AS REQUIRED ACCOMMODATING THE ELECTRICAL INSTALLATION. ALL OF THE ABOVE SHALL BE INCLUDED IN THE SCOPE OF WORK AT NO ADDITIONAL COST TO THE OWNER.

5. ALL INSTRUMENTS, APPARATUS AND EQUIPMENT SHALL BE TESTED AND PROVED TO BE ELECTRICALLY AND MECHANICALLY WITHOUT DEFECTS. THE ELECTRICAL SYSTEM SHALL BE TESTED FOR GROUNDS OR SHORTS. IF THE TROUBLE IS WITHIN THE CIRCUIT WIRING ALL SHORTED OR GROUNDED WIRES SHALL BE REPLACED AND THEN RETESTED. ALL METERS, CABLES, EQUIPMENT OR APPARATUS NECESSARY FOR MAKING ALL TESTS SHALL BE FURNISHED AND PROVIDED BY THIS CONTRACTOR.

6. UPON COMPLETION OF THE WORK, THIS CONTRACTOR SHALL REVIEW AND CHECK THE ENTIRE PORTION OF WORK, CLEAN EQUIPMENT AND DEVICES, REMOVE SURPLUS MATERIALS AND RUBBISH FROM THE OWNER'S PROPERTY, LEAVING THE WORK IN A NEAT AND CLEAN ORDER AND IN COMPLETE WORKING CONDITION. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY CARTON, DEBRIS, ETC..

7. THIS CONTRACTOR IS RESPONSIBLE FOR SCHEDULING DELIVERY, RECEIVING, UNLOADING, UNCRATING, STORING, SETTING IN PLACE, AND PROTECTING FROM DAMAGE, VANDALISM, THEFT OF WEATHER DURING CONSTRUCTION FOR ALL NEW EQUIPMENT FURNISHED BY THIS CONTRACTOR. THIS SHALL ALSO APPLY TO ITEMS FURNISHED BY THE OWNER TO THE ELECTRICAL CONTRACTOR. THIS CONTRACTOR SHALL COORDINATE THE ABOVE TO MEET THE PROJECT COMPLETION DATES AS ESTABLISHED BY THE OWNER.

8. THIS CONTRACTOR UPON AWARD OF THE CONTRACT WILL IMMEDIATELY COORDINATE WITH UTILITY COMPANIES EXPEDITE ALL AGREEMENTS TO PREVENT ANY DELAY OF ENERGIZATION OF NEW SERVICES. INCLUDE ALL COSTS OF SUCH WORK IN A BASE BID.

9. THIS CONTRACTOR SHALL PAY ALL PERMIT FEES, PLAN REVIEW FEES, LICENSE FEES, INSPECTIONS AND TAXES APPLICABLE TO THIS DIVISION AND SHALL BE INCLUDED IN THE BASE BID AS PART OF THIS CONTRACT.

10. THIS CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY WIRING FOR HAND TOOLS AND CONSTRUCTION LIGHTING PER LATEST OSHA STANDARDS AND INCLUDE ALL COSTS IN THE BASE BID. THIS CONTRACTOR SHALL ESTABLISH SAFE WORKING PROCEDURES FOR THE PROTECTION OF THE WORKMEN IN ALL PHASES OF WORK, COMPLYING WITH THE APPLICABLE PROVISIONS OF ALL CITY, STATE AND FEDERAL SAFETY LAWS (OSHA).

11. THIS CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE FULL YEAR AFTER FINAL ACCEPTANCE BY THE ARCHITECT AND OWNER.

12. THIS CONTRACTOR SHALL FURNISH MARKED UP SEPIAS TO THE ARCHITECT BEFORE FINAL PAYMENT WILL BE ISSUED. THE MARKED UP SEPIAS SHALL DIAGRAMMATICALLY INDICATE THE INSTALLED CONDITION FOR ALL WORK.

13. THE ELECTRICAL INSTALLATION IS TO BE IN STRICT ACCORDANCE WITH THE APPLICABLE RULES AND REGULATIONS OF ALL LOCAL, STATE AND FEDERAL ELECTRICAL CODES AND THE LOCAL UTILITY COMPANY REQUIREMENTS OR ANY OTHER AUTHORITIES HAVING LAWFUL JURISDICTION.

14. ALL EQUIPMENT/DEVICES SHALL BE NEW AND OF FIRST QUALITY AND SHALL BE BEAR THE APPROPRIATE UL OR CSA APPROVED LABELS FOR SPECIFIC PURPOSE. ALL MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE.

15. MINIMUM WIRE SIZE TO BE #12 EXCEPT FOR CONTROL WIRE. ALL WIRE SIZE #12 AWG AND SMALLER WILL BE SOLID. ALL CABLE #8 AND LARGER WILL BE STRANDED. ALL UNDERGROUND SERVICE CONDUCTORS FROM THE UTILITY COMPANY TRANSFORMER TO THE SERVICE EQUIPMENT WILL BE TYPE "RHW-USE" (CROSS-LINKED POLYETHYLENE INSULATION). ALL WIRE AND CABLE SHALL BE COPPER, 600 VOLT INSULATION WITHRATING AS FOLLOWS: "THHN" - BRANCH CIRCUIT WIRING ABOVE FINISHED FLOORS NOT SUBJECT TO MOISTURE "THWN" - BRANCH CIRCUIT WIRE IN FINISHED FLOORS OR SUBJECT TO MOISTURE "XHHW"- SUBJECT TO MOISTURE "USE-RHW" - UNDERGROUND BRANCH CIRCUIT WIRING

16. ALL 15 AND 20 AMPERE BRANCH CIRCUIT HOMERUNS 100' OR LONGER SHALL BE MINIMUM #10 AWG OR LARGER SIZED TO LIMIT VOLTAGE DROP TO CODE REQUIREMENTS.

17. NO ROMEX OR BX WILL BE PERMITTED.

18. ALL WIRE SHALL BE INSTALLED IN THINWALL, ELECTRICAL METALLIC TUBING (EMT) CONDUIT UNLESS OTHERWISE NOTED. MINIMUM SIZE SHALL BE 3/4" FOR BRANCH CIRCUIT WIRING, DROPS TO SWITCHES AND BRANCH DEVICES MAY BE 1/2" UNLESS OTHERWISE NOTED ON DRAWINGS. ALL THINWALL FITTINGS SHALL BE OF THE STEEL COMPRESSION GLAND TYPE.

19. ALL UNDERFLOOR, UNDERGROUND OR EXPOSED TO THE WEATHER CONDUIT SHALL BE HEAVYWALL GALVANIZED RIGID STEEL (GRS) MINIMUM 3/4". ALL CONDUITS 2" AND LARGER SHALL BE GALVANIZED RIGID STEEL (GRS) OR INTERMEDIATE METAL CONDUIT (IMC).

20. THIS CONTRACTOR SHALL INSTALL SIZE OF CONDUIT CALLED FOR ON DRAWINGS AND AS SCHEDULED ABOVE AND SHALL NOT REDUCE SIZE OF CONDUITS TO SUIT WIRE FILL CAPACITY.

21. THIS CONTRACTOR SHALL FURNISH AND INSTALL ALL SLEEVES THRU WALLS AND CORING THRU FLOORS. ANY CUTTING, DRILLING OR CORING SHALL BE DONE WET TO MINIMIZE SPREAD OF DUST.

22. NO CONDUITS SHALL BE ROUTED THROUGH HVAC AIR DUCTS.

23. NO WIREWAY OR TROUGHS ARE PERMITTED UNLESS INDICATED ON THE ELECTRICAL DRAWINGS FOR A SPECIFIC USE. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL PROPERLY SIZED JUNCTION OR PULL BOXES WHERE REQUIRED.

24. NO CONDUITS SHALL BE ROUTED ON ROOF. ELECTRICAL CONTRACTOR SHALL COORDINATE ROOF PENETRATIONS WITH MECHANICAL PIPE CURBS. WHERE CONDUIT MUST BE RUN ON ROOF, IT SHALL BE RACKED WITH OTHER TRADES WHERE POSSIBLE OR PROVIDED WITH ITS OWN ROOF RACK SUPPORT SYSTEM WITH PROPER ROOF PLATE SO AS NOT TO CAUSE DAMAGE TO ROOF COVERING.

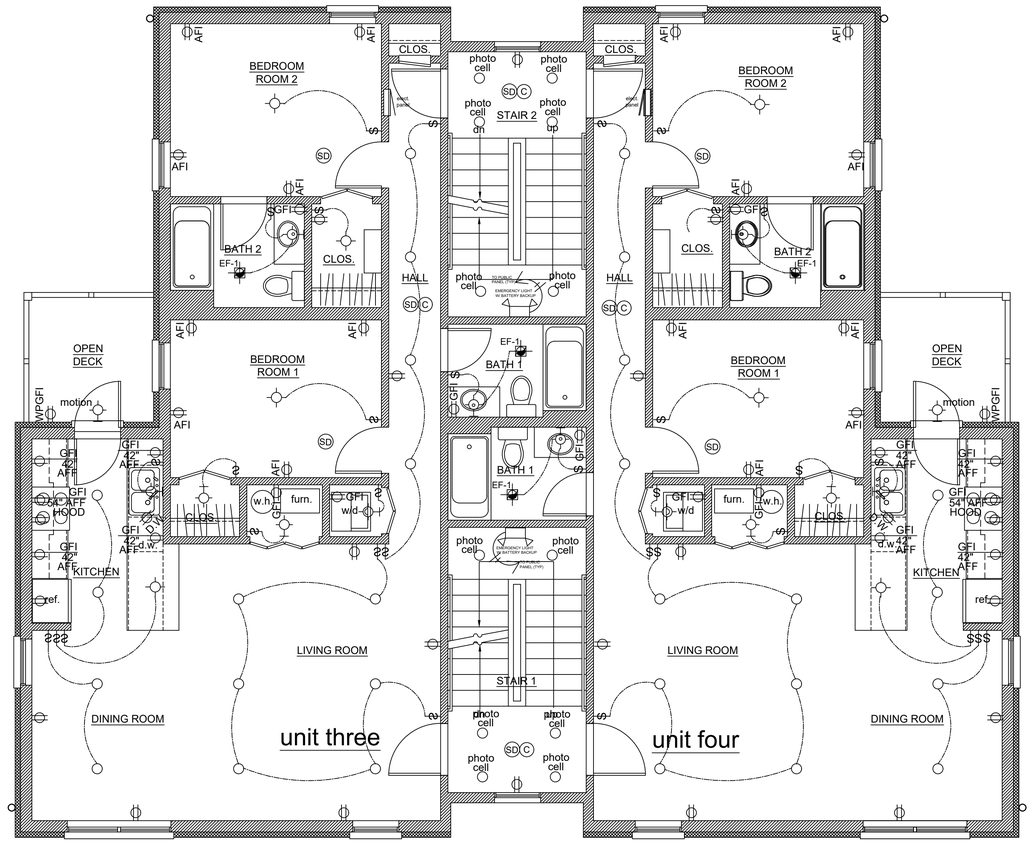
25. THE DRAWINGS MAY NOT SHOW COMPLETE OR ACCURATE DETAILS OF THE BUILDING IN EVERY RESPECT. EXACT LOCATIONS AND RELATIONS ARE TO BE DETERMINED IN THE FIELD AND SHALL BE TO THE SATISFACTION OF THE ARCHITECT. THIS CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FIELD MEASUREMENTS.

26. ALL SUSPENDED CONDUITS SHALL BE RIDIGLY SUPPORTED FROM THE BUILDING STRUCTURE BY MEANS OF APPROVED CONDUIT HANGERS OR CLAMPS FIRMLY ANCHORED IN PLACE AND SPACED AT INTERVALS NOT TO EXCEED 10'-0". ALL EXPOSED CONDUITS SHALL BE RACKED AND PARALLEL OR PERPENDICULAR TO WALLS AND STRUCTURAL MEMBERS WITH 90o BENDS WHERE REQUIRED. PULL AND JUNCTION BOXES SHALL BE HELD TO A MINIMUM. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL RODS, ANGLES, RAILS, STRUTS, BRACE PLATES, PLATFORMS, ETC., REQUIRED FOR SUSPENSION OF SUPPORT OF CONDUIT AND EQUIPMENT AND ALL STRAPS, CLAMPS, THREADED RODS, TURNBUCKLES, ANCHORS, ETC., AND MISCELLANEOUS SPECIALTIES FOR THE ATTACHMENT OF HANGERS AND SUPPORTS TO THE STRUCTURE. ALL CONDUIT FASTENERS, STRAPS, SUPPORTS, ETC., MUST BE "BOLT-ON" GALVANIZED STEEL ON EXPOSED CONSTRUCTION. "CADDY" TYPE CLIPS WILL BE PERMITTED IN METAL STUD WALLS AND ABOVE SUSPENDED CEILINGS. ALL OF THE ABOVE ITEMS SHALL BE "UL" LISTED FOR THE USE.

27. NO HOLES OR RECESSES MAY BE CUT IN WALLS, FLOORS, CEILINGS, OR ANY PART OF THE BUILDING TO ADMIT CONDUIT OR OTHER WORK OF TH

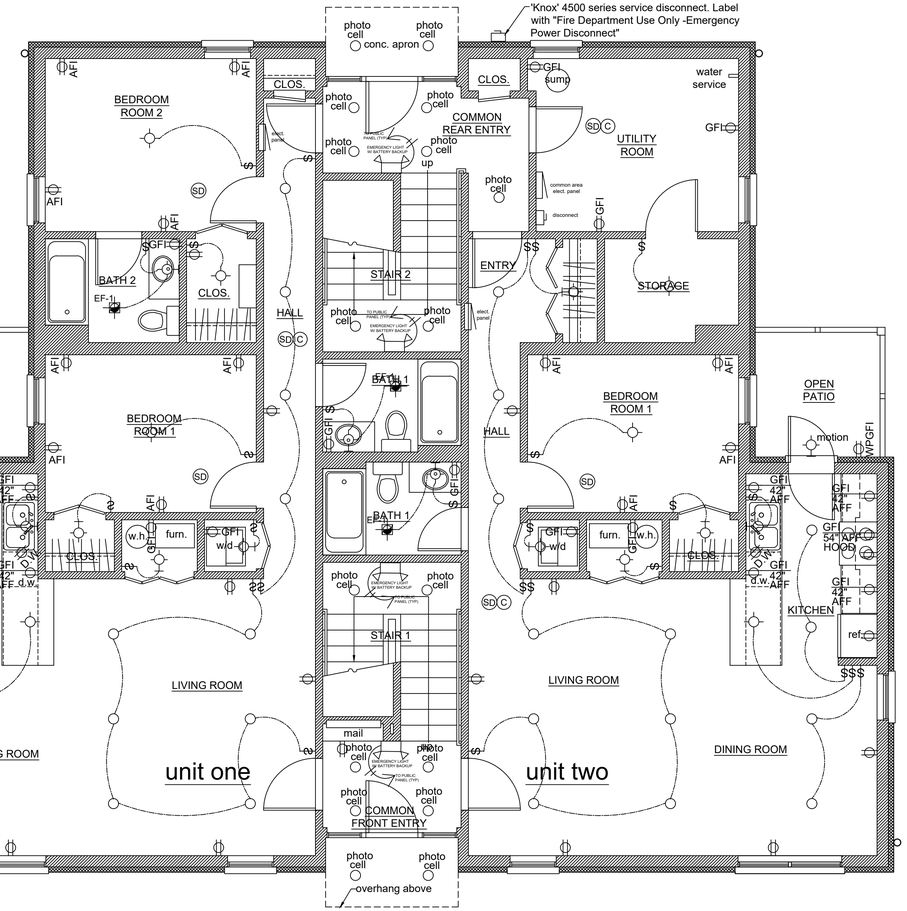
SYMBOL LEGEND

EP	PANEL BOARD W/ CIRCUIT BREAKERS	$	LIGHT SWITCH (DIMMERS T.B.D.)
	WALL MOUNT COMPACT FLUOR.		ELECTRICAL METER
	CEILING MOUNT OR PENDANT COMPACT FLUOR.		CLG. CONDUIT
	RECESSED CAN, COMPACT FLUOR.		EXHAUST FAN
	DUPLEX RECEPTACLE	SD	SMOKE DETECTOR - WITHIN 15'-0" OF ALL BEDROOMS (110V HARDWIRED)
GFI	DUPLEX RECEPTACLE W/ GROUND FAULT PROTECTION	C	CARBON MONOXIDE DETECTOR - WITHIN 40'-0" OF ALL BEDROOMS (HARDWIRED)
WPGFI	WATER PROOF DUPLEX RECEPTACLE W/ GROUND FAULT PROTECTION		



1 Second Floor Plan -Proposed

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



1 First Floor Plan -Proposed

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

aMa-Architecture
11337 S. Forrestville Ave.
Chicago, IL 60628
773.580.2331
ann@aMa-Architecture.com

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

Proposed New 6-Unit 3-Story Masonry & Frame Apartment Building

268 7th Street, Wheeling, IL 60009

I hereby certify that these plans were prepared under my direction and to the best of my knowledge and belief, conform to the village of wheeling codes & ordinances

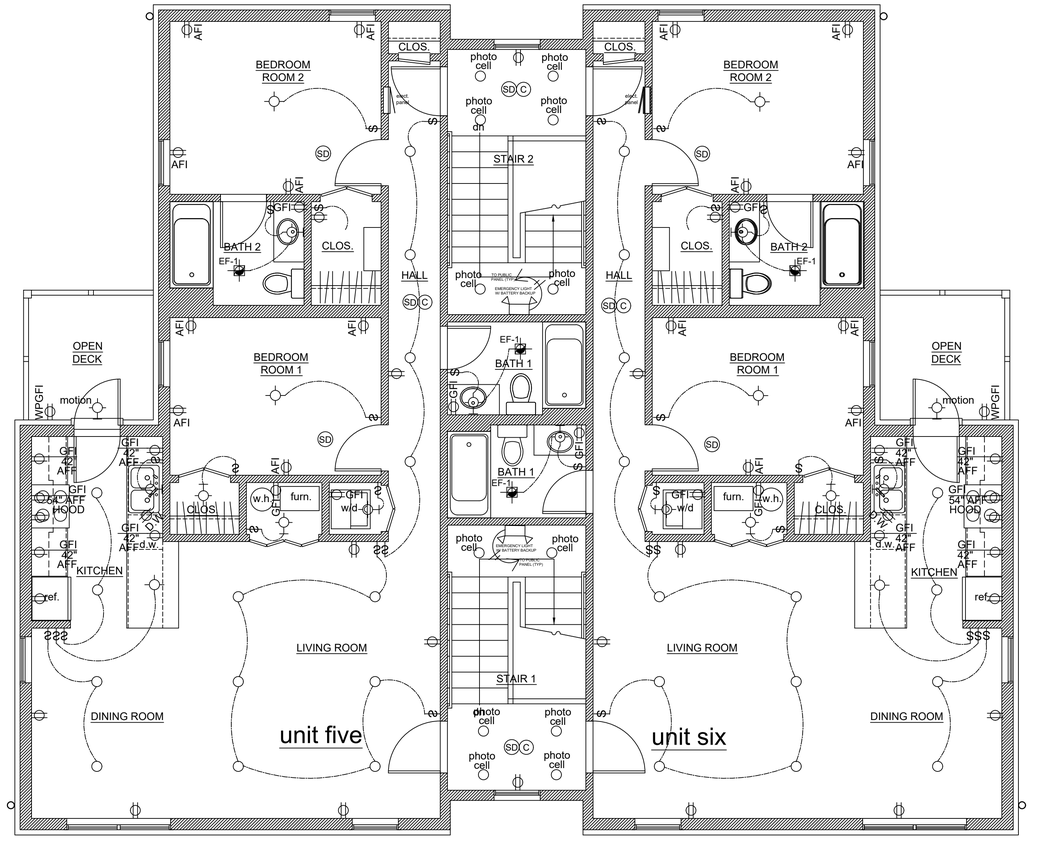
LICENSED ARCHITECT
ANN M. ALSPAUGH
001020234

license no. 1020234
expires: 11.30.2026

issue for permit	12.16.24
drawn by: ama	first & second floor -power & light plan
checked by: ama	
date: 12.16.24	e2.0
rev:	

SYMBOL LEGEND

EP	PANEL BOARD W/ CIRCUIT BREAKERS	$	LIGHT SWITCH (DIMMERS T.B.D.)
	WALL MOUNT COMPACT FLUOR.		ELECTRICAL METER
	CEILING MOUNT OR PENDANT COMPACT FLUOR.		CLG. CONDUIT
	RECESSED CAN, COMPACT FLUOR.		EXHAUST FAN
	DUPLEX RECEPTACLE	SD	SMOKE DETECTOR - WITHIN 15'-0" OF ALL BEDROOMS (110V HARDWIRED)
GFI	DUPLEX RECEPTACLE W/ GROUND FAULT PROTECTION	C	CARBON MONOXIDE DETECTOR - WITHIN 40'-0" OF ALL BEDROOMS (HARDWIRED)
WPGFI	WATER PROOF DUPLEX RECEPTACLE W/ GROUND FAULT PROTECTION		



1 Third Floor Plan -Proposed
scale: 1/4" = 1'-0"

n

aMa-Architecture
11337 S. Forrestville Ave.
Chicago, IL 60628
773.580.2331
ann@aMa-Architecture.com

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

Proposed New 6-Unit 3-Story Masonry & Frame Apartment Building

268 7th Street, Wheeling, IL 60009

I hereby certify that these plans were prepared under my direction and to the best of my knowledge and belief, conform to the village of wheeling codes & ordinances

LICENSED ARCHITECT
ANN M ALSPAUGH
0010201234

license no. 1020234
expires: 11.30.2026

issue for permit	12.16.24
drawn by: ama	third floor -power & light plan
checked by: ama	
date: 12.16.24	
rev:	e2.1

LIGHT & VENTILATION SCHEDULE

			ORDINANCE REQUIREMENTS				PLAN REQUIREMENTS (ACTUAL)					
			NATURAL		MECHANICAL		NATURAL LIGHT/VENT		MECHANICAL			
ROOM NOTE	FLOOR AREA SQ. FT.	HEAT LOSS PSF	GLASS AREA SQ. FT.	VENT AREA SQ. FT.	AIR SUPPLY CFM	AIR EXH. SQ. FT.	GLASS AREA SQ. FT.	VENT AREA SQ. FT.	AIR SUPPLY CFM	AIR EXH. SQ. FT.	EF #	FURNACE
1ST FLR -UNIT ONE												
LIVING ROOM	242.0	9680	19.4	9.7	232.3	-	36.0	18.0	400	-	0.0	F-1
DINING ROOM	83.5	3340	6.7	3.3	80.2	-	36.0	18.0	150	-	0.0	F-1
KITCHEN	84.0	3360	-	-	80.6	-	-	-	150	-	0.0	F-1
MECH	13.2	528	-	-	-	-	-	-	-	-	0.0	F-1
BEDROOM 1	111.3	4452	8.9	4.5	106.8	-	18.0	9.0	200	-	0.0	F-1
HALL	83.4	3336	-	-	80.1	-	-	-	150	-	0.0	F-1
BATH 1	43.0	1720	-	-	41.3	-	-	-	100	65.0	0.0	F-1
BEDROOM 2	122.0	4880	9.8	4.9	117.1	-	36.0	18.0	200	-	0.0	F-1
BATH 2	44.0	1760	-	-	42.2	-	-	-	100	70	0.0	F-1
W.I.C.	24.3	972	-	-	-	-	-	-	-	-	0.0	F-1
1ST FLR -COMMON												
UTILITY	122.0	4880	-	-	117.1	-	-	-	200	-	0.0	EB
FRONT ENTRY	42.3	1692	-	-	40.6	-	-	-	100	-	0.0	EB
REAR ENTRY	70.5	2820	-	-	67.7	-	-	-	150	-	0.0	EB
1ST FLR -UNIT TWO												
LIVING ROOM	242.0	9680	19.4	9.7	232.3	-	36.0	18.0	400	-	0.0	F-2
DINING ROOM	83.5	3340	6.7	3.3	80.2	-	36.0	18.0	150	-	0.0	F-2
KITCHEN	84.0	3360	-	-	80.6	-	-	-	150	-	0.0	F-2
MECH	13.2	528	-	-	-	-	-	-	-	-	0.0	F-2
BEDROOM 1	111.3	4452	8.9	4.5	106.8	-	18.0	9.0	200	-	0.0	F-2
HALL	71.2	2848	-	-	68.4	-	-	-	150	-	0.0	F-2
BATH 1	43.0	1720	-	-	41.3	-	-	-	100	65.0	0.0	F-2
2ND FLR -UNIT THREE												
LIVING ROOM	242.0	9680	19.4	9.7	232.3	-	36.0	18.0	400	-	0.0	F-3
DINING ROOM	83.5	3340	6.7	3.3	80.2	-	36.0	18.0	150	-	0.0	F-3
KITCHEN	84.0	3360	-	-	80.6	-	-	-	150	-	0.0	F-3
MECH	13.2	528	-	-	-	-	-	-	-	-	0.0	F-3
BEDROOM 1	111.3	4452	8.9	4.5	106.8	-	18.0	9.0	200	-	0.0	F-3
HALL	83.4	3336	-	-	80.1	-	-	-	150	-	0.0	F-3
BATH 1	43.0	1720	-	-	41.3	-	-	-	100	65.0	0.0	F-3
BEDROOM 2	122.0	4880	9.8	4.9	117.1	-	36.0	18.0	200	-	0.0	F-3
BATH 2	44.0	1760	-	-	42.2	-	-	-	100	70	0.0	F-3
W.I.C.	24.3	972	-	-	-	-	-	-	-	-	0.0	F-3
2ND FLR STAIRS												
STAIR 1	122.7	4908	-	-	117.8	-	18.0	9.0	200	-	0.0	EB
STAIR 2	122.7	4908	-	-	117.8	-	18.0	9.0	200	-	0.0	EB
2ND FLR-UNIT FOUR												
LIVING ROOM	242.0	9680	19.4	9.7	232.3	-	36.0	18.0	400	-	0.0	F-4
DINING ROOM	83.5	3340	6.7	3.3	80.2	-	36.0	18.0	150	-	0.0	F-4
KITCHEN	84.0	3360	-	-	80.6	-	-	-	150	-	0.0	F-4
MECH	13.2	528	-	-	-	-	-	-	-	-	0.0	F-4
BEDROOM 1	111.3	4452	8.9	4.5	106.8	-	18.0	9.0	200	-	0.0	F-4
HALL	83.4	3336	-	-	80.1	-	-	-	150	-	0.0	F-4
BATH 1	43.0	1720	-	-	41.3	-	-	-	100	65.0	0.0	F-4
BEDROOM 2	122.0	4880	9.8	4.9	117.1	-	36.0	18.0	200	-	0.0	F-4
BATH 2	44.0	1760	-	-	42.2	-	-	-	100	70	0.0	F-4
W.I.C.	24.3	972	-	-	-	-	-	-	-	-	0.0	F-4
3RD FLR -UNIT FIVE												
LIVING ROOM	242.0	9680	19.4	9.7	232.3	-	36.0	18.0	400	-	0.0	F-5
DINING ROOM	83.5	3340	6.7	3.3	80.2	-	36.0	18.0	150	-	0.0	F-5
KITCHEN	84.0	3360	-	-	80.6	-	-	-	150	-	0.0	F-5
MECH	13.2	528	-	-	-	-	-	-	-	-	0.0	F-5
BEDROOM 1	111.3	4452	8.9	4.5	106.8	-	18.0	9.0	200	-	0.0	F-5
HALL	83.4	3336	-	-	80.1	-	-	-	150	-	0.0	F-5
BATH 1	43.0	1720	-	-	41.3	-	-	-	100	65.0	0.0	F-5
BEDROOM 2	122.0	4880	9.8	4.9	117.1	-	36.0	18.0	200	-	0.0	F-5
BATH 2	44.0	1760	-	-	42.2	-	-	-	100	70	0.0	F-5
W.I.C.	24.3	972	-	-	-	-	-	-	-	-	0.0	F-5
3RD FLR STAIRS												
STAIR 1	122.7	4908	-	-	117.8	-	18.0	9.0	200	-	0.0	EB
STAIR 2	122.7	4908	-	-	117.8	-	18.0	9.0	200	-	0.0	EB
3RD FLR -UNIT SIX												
LIVING ROOM	242.0	9680	19.4	9.7	232.3	-	36.0	18.0	400	-	0.0	F-6
DINING ROOM	83.5	3340	6.7	3.3	80.2	-	36.0	18.0	150	-	0.0	F-6
KITCHEN	84.0	3360	-	-	80.6	-	-	-	150	-	0.0	F-6
MECH	13.2	528	-	-	-	-	-	-	-	-	0.0	F-6
BEDROOM 1	111.3	4452	8.9	4.5	106.8	-	18.0	9.0	200	-	0.0	F-6
HALL	83.4	3336	-	-	80.1	-	-	-	150	-	0.0	F-6
BATH 1	43.0	1720	-	-	41.3	-	-	-	100	65.0	0.0	F-6
BEDROOM 2	122.0	4880	9.8	4.9	117.1	-	36.0	18.0	200	-	0.0	F-6
BATH 2	44.0	1760	-	-	42.2	-	-	-	100	70	0.0	F-6
W.I.C.	24.3	972	-	-	-	-	-	-	-	-	0.0	F-6

REFRIGERATION SCHEDULE

- INSTALL PRESSURE RELIEF VALVE ON HIGH PRESSURE SIDE OF SYSTEM, UPSTREAM OF ANY INTERVENING VALVES
- REMOVE EXPANSION VALVES, DEVICES & CONNECTIONS FROM AIR STREAM
- REFRIGERATION PIPING TO TO BE TYPE "K" COPPER
- ALL CONNECTIONS AND DEVICES TO BE BRAZED

MANUF.	MOD. #	No. of Compressors	Comp./ Ton		Refrig.	Wt. Ref. lbs. @ 15 ft	Remote	Location	Air Cooled	Weight
AM. STAND.	4TTM3030	F-1 = 1	3.0	21 SEER	R-22	4.19	YES	ground	YES	160 LBS.
AM. STAND.	4TTM3030	F-2 = 1	2.0	21 SEER	R-22	4.19	YES	ground	YES	160 LBS.
AM. STAND.	4TTM3030	F-3 = 1	3.0	21 SEER	R-22	4.19	YES	ground	YES	160 LBS.
AM. STAND.	4TTM3030	F-4 = 1	3.0	21 SEER	R-22	4.19	YES	ground	YES	160 LBS.
AM. STAND.	4TTM3030	F-5 = 1	3.0	21 SEER	R-22	4.19	YES	ground	YES	160 LBS.
AM. STAND.	4TTM3030	F-6 = 1	3.0	21 SEER	R-22	4.19	YES	ground	YES	160 LBS.

EXHAUST FAN SCHEDULE

EXH. FAN NO.	CAPACITY CFM	MANUF.	MODEL NO.
EF-1	65	BROAN	QTXE065
EF-2	70	BROAN	QTXE070

EQUIPMENT LIST

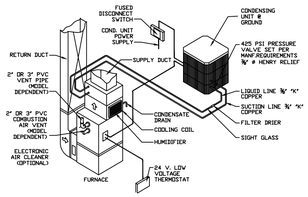
MANUF.	MOD. NO.	AFUE	OUTPUT	INPUT	AIR FLOW	REMARKS	FURN. #
AM. STANDARD		96.0	76,800	80,000	2200	1/2" DIA. GAS	F-1
AM. STANDARD		96.0	62,400	65,000	2200	1/2" DIA. GAS	F-2
AM. STANDARD		96.0	76,800	80,000	2200	1/2" DIA. GAS	F-3
AM. STANDARD		96.0	76,800	80,000	2200	1/2" DIA. GAS	F-4
AM. STANDARD		96.0	76,800	80,000	2200	1/2" DIA. GAS	F-5
AM. STANDARD		96.0	76,800	80,000	2200	1/2" DIA. GAS	F-6

GENERAL MECHANICAL NOTES:

1. THE DRAWINGS INDICATE DIAGRAMMATICALLY THE EXTENT, GENERAL CHARACTER AND LOCATION OF THE WORK INCLUDED, WORK INDICATED, BUT HAVING MINOR DETAILS OBVIOUSLY OMITTED, SHALL BE PROVIDED, INCLUDING THESE DETAILS AT NO ADDITIONAL COST TO THE OWNER.
2. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF EQUIPMENT, PARTITIONS, WALLS AND GENERAL CONSTRUCTION.
3. ALL PERMITS, LICENSES, APPROVALS AND OTHER AGREEMENTS FOR WORK SHALL BE OBTAINED BY THE MECHANICAL CONTRACTOR AT HIS OWN EXPENSE.
4. HVAC CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY FOR THE WORK, COMPLETE AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.
5. ALL MATERIAL USED FOR THIS PROJECT SHALL BE NEW AND THE BEST OF THEIR KIND.
6. HVAC CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIAL FOR ONE (1) YEAR AFTER COMPLETION AGAINST ALL DEFECTS OF MATERIAL, EQUIPMENT AND WORKMANSHIP.
7. HVAC CONTRACTOR WILL BE HELD RESPONSIBLE FOR IDENTIFYING AND INCLUDING ANY AND ALL ITEMS NOT INDICATED IN THE DRAWINGS BUT NECESSARY FOR PROPER OPERATION OF INDICATED MECHANICAL HVAC SYSTEM.
8. HVAC CONTRACTOR SHALL NEGOTIATE A CONTRACT WITH A QUALIFIED AND CERTIFIED MEMBER OF NEBB OR AABC TO COMPLETELY BALANCE AIR SYSTEMS AS REQUIRED. CONTRACTOR SHALL SUBMIT A PROJECT CERTIFICATION GUARANTEE AND CERTIFIED BALANCE REPORT TO ARCHITECT AND ENGINEER BEFORE PROJECT FINAL ACCEPTANCE.
9. HVAC CONTRACTOR IS RESPONSIBLE FOR COORDINATING HIS WORK WITH THE WORK OF ALL OTHER TRADES.
10. HVAC CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING FIELD CONDITIONS WHICH MAY HAVE AFFECT ON HIS WORK BEFORE SUBMITTING BIDS. HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OF ANY MINOR INTERFERENCE, INCLUDING CONDUIT, HANGERS, ETC., AT NO ADDITIONAL COST TO OWNER.
11. VOLTAGE FOR ALL EQUIPMENT IS TO BE VERIFIED BY MECHANICAL CONTRACTOR, ANY CUTTING AND PATCHING THRU RATED WALLS SHOULD BE DONE WITH SLEEVES AND CAULK.
12. ALL FINAL POWER (LINE VOLTAGE) WIRING OF ALL EQUIPMENT WILL BE DONE BY THE ELECTRICAL CONTRACTOR.
13. ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF CHICAGO CODE. THESE CODES SHALL BE FOLLOWED PROVIDING HIGHER GRADES OF MATERIAL AND WORKMANSHIP WHERE REQUIRED.
14. PROVIDE ALL TESTS AS REQUIRED BY LOCAL CODES.
15. PROVIDE ALL HOLES AND SLEEVES FOR INSTALLATION OF MECHANICAL WORK.
16. ALL NEW EQUIPMENT SHALL BE CLEANED AND ADJUSTED AS REQUIRED TO OPERATE SATISFACTORILY AND WITNESSED BY BUILDING PERSONNEL.
17. PROVIDE SPRING TYPE VIBRATION ISOLATORS FOR ALL MECHANICAL EQUIPMENT. NO FLEXIBLE CONNECTORS ARE ALLOWED BETWEEN EQUIPMENT AND DUCTWORK, OR BRANCH DUCT WORK.
18. VENTILATION CONTRACTOR SHALL PROVIDE ALL NECESSARY RISER AND DROPS IN DUCTWORK TO SATISFY FIELD CONDITIONS.
19. PROVIDE VOLUME DAMPERS, AS REQUIRED, ON ALL BRANCH TAKE-OFFS.
20. ALL DUCT TURNS, ELBOWS, ETC., SHALL BE INSTALLED WITH TURNING VANES OR SHALL BE MINIMUM 1-1/2" RADIUS ELBOW.
21. ALL FINAL DIFFUSER BALANCING SHOULD BE ACCOMPLISHED WITH MANUAL DAMPERS AT THE SPIN COLLARS. DAMPERS AT THE DIFFUSERS SHOULD BE USED FOR AIR DIRECTION CONTROL ONLY.
22. MANUAL DAMPERS SHALL BE USED FOR ALL TAKE-OFFS TO THE DIFFUSERS. IN ADDITION, EXTRACTOR DAMPERS SHOULD BE PLACED AT ALL BRANCH TAKE-OFFS AS REQUIRED IN ORDER TO PROPERLY BALANCE SYSTEM.
23. ALL NEW DUCTWORK SHALL BE PRIME FIRST QUALITY GALVANIZED STEEL SHEETS, GAUGES OF METAL SPACING, ETC., SHALL CONFORM TO TALEST EDITION OF "SMACNA" CONSTRUCTION STANDARDS FOR DUCTWORK. DUCTWORK SHALL HAVE A PRESSURE RATING OF 2" WG. POSITIVE PRESSURE.
24. COPPER TUBING MAY BE ACR OR TYPE K UNLESS THE PRESSURE EXCEEDS THE RATED CAPACITY OF THE ACR TUBING.

HVAC NOTES:

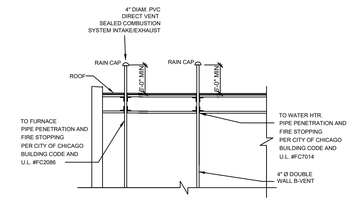
1. AIR INTAKE FOR HVAC UNITS SHALL BE 15'-0 MIN. FROM ANY EXHAUSTS AND OTHER CONTAMINANTS.
2. ALL VENTS SHALL BE TERMINATED 6'-0" ABOVE ROOF.
3. HEAT SPACE TO +70DEG.F. WHEN OUTSIDE TEMP. IS -10DEG.F.
4. ALL DUCTS SHALL BE SHEET METAL, INSULATED AND CONFORM TO VILLAGE OF WHEELING CODES.
5. FLOOR REGISTERS TO BE NO MORE THAN 9" FROM THE WALL.
6. EQUIP ALL FURNACES WITH HUMIDIFYING DEVICE.
7. USE LOCK TYPE DAMPSTERS @ SUPPLY RUNS.
8. FLUE THRU ROOF SHALL BE TYPE "B" 4" DIA.
9. FURNACE TO BE LOCATED AS PER PLAN. PROVIDE 4" DIA PVC (SCHED. 40) FOR COMBUSTION AIR DIRECTLY TO EXTERIOR.



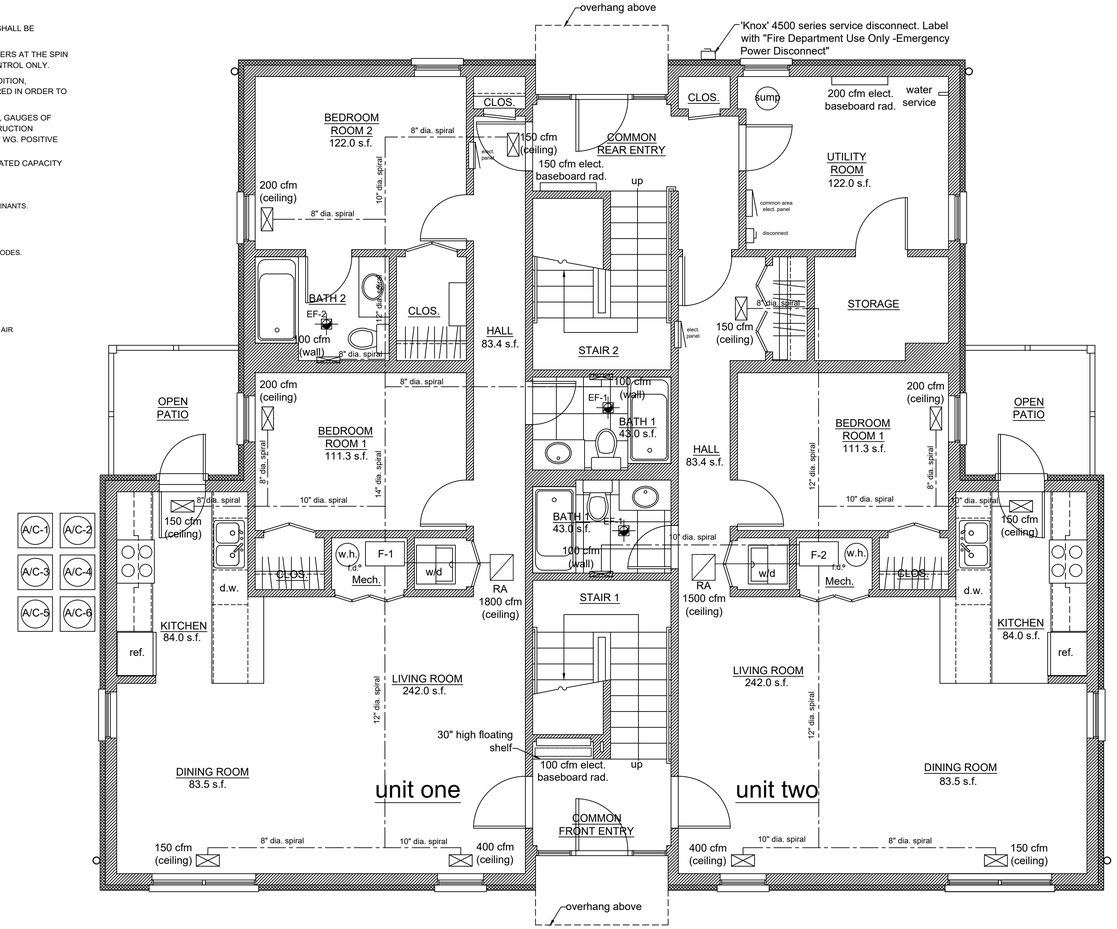
4 SPLIT-SYSTEM DIAGRAM
SCALE:N.T.S.



3 TYPICAL DUCT DETAILS
SCALE:N.T.S.



2 VENT PIPING TERMINATIONS
SCALE:N.T.S.



1 First Floor Plan -Proposed
scale: 1/4" = 1'-0"

aMa-Architecture
11337 S. Forrestville Ave.
Chicago, IL 60628
773.580.2331
ann@aMa-Architecture.com

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

Proposed New 6-Unit 3-Story Masonry & Frame Apartment Building

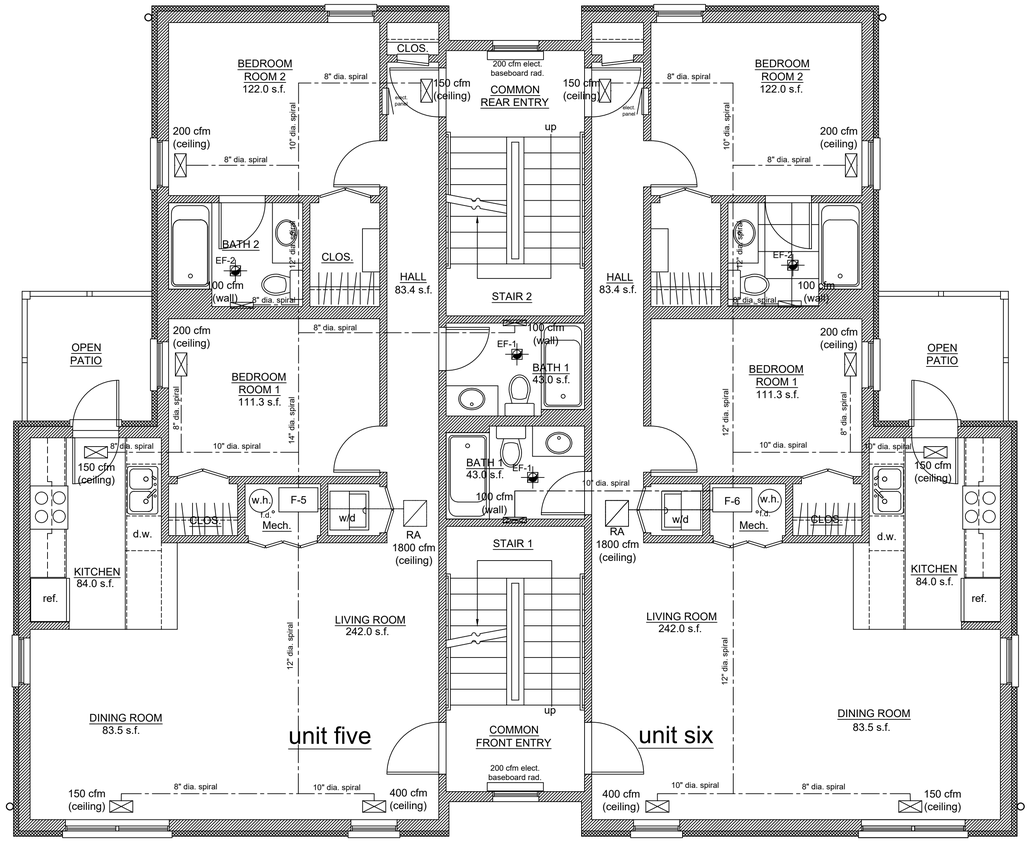
268 7th Street, Wheeling, IL 60009

I hereby certify that these plans were prepared under my direction and to the best of my knowledge and belief, conform to the village of wheeling codes & ordinances

LICENSED ARCHITECT ANN M. ALSPAUGH 001020234

license no. 1020234
expires: 11.30.2026

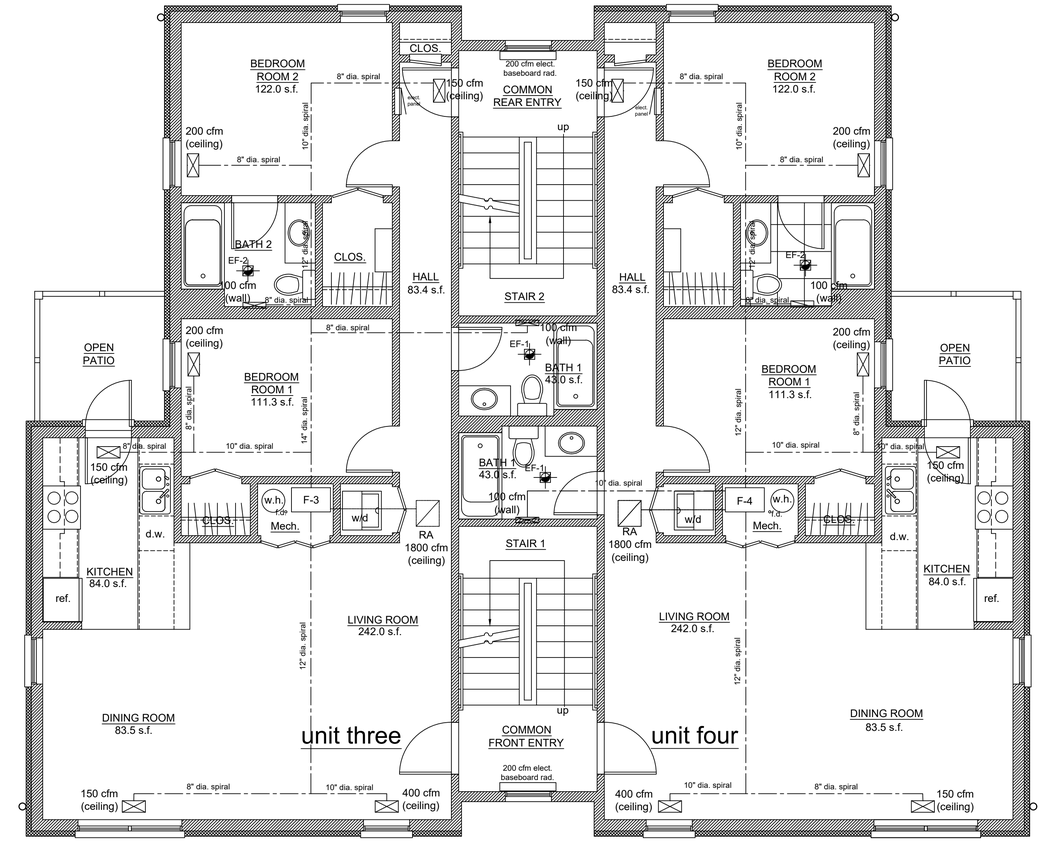
issue for permit	12.16.24
drawn by: ama	first floor HVAC plan & schedules
checked by: ama	
date: 12.16.24	
rev:	m2.0



2 Third Floor Plan -Proposed

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

n



1 Second Floor Plan -Proposed

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

n

aMa-Architecture
11337 S. Forrestville Ave.
Chicago, IL 60628
773.580.2331
ann@aMa-Architecture.com

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

Proposed New 6-Unit 3-Story Masonry & Frame Apartment Building

268 7th Street, Wheeling, IL 60009

I hereby certify that these plans were prepared under my direction and to the best of my knowledge and belief, conform to the village of wheeling codes & ordinances

LICENSED ARCHITECT
ANN M ALSPAUGH
001020234

license no. 1020234
expires: 11.30.2026

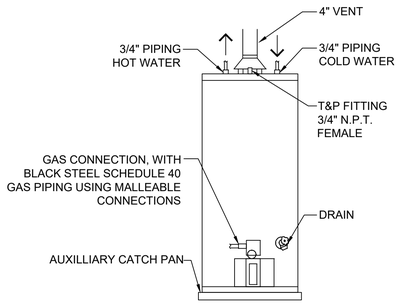
issue for permit	12.16.24
drawn by: ama	second & third floor HVAC
checked by: ama	
date: 12.16.24	
rev:	m2.1

GENERAL PLUMBING NOTES

1. ALL PLUMBING WORK TO COMPLY WITH AND TO BE EXECUTED IN STRICT ACCORDANCE WITH THE VILLAGE OF WHEELING BUILDING CODE AND THE STATE OF ILLINOIS PLUMBING REQUIREMENTS.
2. ALL PLUMBING WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE(1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE OWNER/ARCHITECT.
3. THE PLUMBING CONTRACTOR SHALL VERIFY THE SIZING AND DESIGN OF ALL PLUMBING SHOWN AND SHALL FURNISH ALL NECESSARY LABOR, MATERIALS, INSTRUMENTS AND DEVICES REQUIRED TO CAUSE THE SYSTEM TO PERFORM IN ACCORDANCE WITH THE INTENT OF THE PLANS.
4. ALL PLUMBING ROUGH-INS MUST BE INSPECTED AND APPROVED BY THE CITY OF CHICAGO. INSPECTIONS SHALL BE SCHEDULED BEFORE DRYWALL IS HUNG IN CHASE AREAS OR CONCRETE POURED AT TRENCHES. CONTRACTOR IS RESPONSIBLE FOR CALLING FOR ALL INSPECTIONS.
5. THE PLUMBING CONTRACTOR MUST TEST ALL PLUMBING FIXTURES (PRESSURE TEST THE ENTIRE SYSTEM) BEFORE THE OWNER WILL ACCEPT THE OCCUPANCY.
6. WHENEVER POSSIBLE UTILIZE EXISTING UNDERGROUND SEWER WORK. THE PLUMBING CONTRACTOR SHALL VERIFY THAT THE EXISTING STORM SEWER AND WASTE SEWER SYSTEMS ARE IN SERVICEABLE CONDITION.
7. PROVIDE FLOOR DRAINS AT ALL FURNACE AND LAUNDRY LOCATIONS AND ALL OTHER LOCATIONS NOTED ON THE DRAWINGS. FLOOR DRAINS SHALL BE MADE TO FLOW PROPERLY.
8. VALVE SHUT-OFFS ARE REQUIRED FOR EACH FIXTURE, RISER, AND BETWEEN BRANCHES.
9. ADEQUATELY SUPPORT ALL PIPING FIXTURES. PROVIDE EXPANSION LOOPS AS REQUIRED.
10. PROVIDE WATER HAMMER PREVENTION SYSTEM FOR THE WATER SUPPLY PIPING AT EACH RISER AND AT EACH FIXTURE AS REQUIRED BY THE CITY OF CHICAGO BUILDING CODE.
11. ALL SUPPLY PIPING TO BE HARD DRAWN COPPER.
12. ALL WASTE PIPING SHALL BE SCHEDULE 40 PVC.
13. ALL WASTE LINES BELOW GROUND TO BE SCHEDULE 40 PVC.
14. THE PLUMBING CONTRACTOR SHALL PROTECT ALL EXISTING FIXTURES AND FAUCETS FROM DAMAGE THROUGH THE DURATION OF CONSTRUCTION.
15. ALL EXPOSED PIPING AND/OR TRIMS SHALL BE CHROMIUM PLATED (TYPICAL).
16. ANY EXISTING PLUMBING WORK DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH NEW AND EQUAL TO THE EXISTING WITHOUT ANY COST TO THE OWNER.
17. PROVIDE ALL CUTTING AND DRILLING TEMPLATES REQUIRED FOR THE NEW WORK. NO EXISTING OR NEW STRUCTURAL WORK TO BE CUT WITHOUT PREVIOUS APPROVAL FROM THE ARCHITECT. PATCH ALL DISTURBED EXISTING WALLS AND CEILING TO MATCH ADJACENT SURFACES.
18. INSTALL ALL NEW WORK SUBSTANTIALLY AS INDICATED ON THE DRAWINGS. SLIGHT DEVIATIONS FROM LOCATIONS OF NEW PIPING INDICATED ON THE DRAWINGS MAY BE MADE BY THE CONTRACTOR (AT NO ADDITIONAL CHARGE TO THE OWNER) IN ORDER TO CLEAR EXISTING STRUCTURAL WORK, EXISTING HVAC, EXISTING PIPING, ETC.. HOWEVER, ALL SUCH DEVIATION SHALL BE PREVIOUSLY APPROVED BY THE ARCHITECT/OWNER.
19. THE CONTRACTOR SHALL VERIFY AT THE SITE THE EXACT LOCATION, ETC., OF ALL EXISTING PIPING, HVAC, ELECTRICAL CONDUITS, STRUCTURE, ETC., PRIOR TO HIS BID PROPOSAL AND COORDINATE ALL NEW WORK WITH THE EXISTING WORK. ANY EXISTING DRAWINGS IN THE POSSESSION OF THE OWNER SHALL BE MADE AVAILABLE TO THE CONTRACTOR FOR COORDINATION. IN CASE OF ANY CONFLICTS, MISUNDERSTANDINGS, DISCREPANCIES OR OMISSIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT PRIOR TO HIS COST PROPOSAL. NO ALLOWANCE AFTER THE AWARD OF THE BID SHALL BE GRANTED FOR FAILURE TO COMPLY WITH THIS REQUIREMENT
20. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS WITH THE OWNER PERTAINING TO THE USE OF DOOR ENTRIES, WORKING HOURS, REFUSE DISPOSAL, SECURITY, INTERRUPTION OF THE BUILDING UTILITIES, AND/OR FUNCTIONS, OWNERSHIP OR SALVAGED MATERIALS AND ANY OTHER ITEMS DEEMED TO THE MUTUAL INTEREST.
21. WORK SHALL INCLUDE, BUT NOT NECESSARILY LIMITED TO PROVIDING ALL LABOR, MATERIALS, TOOLS, PERMITS, TESTS, INSPECTION FEES, TAXES, ETC., NECESSARY FOR, OR INCIDENTAL TO THE INSTALLATION OF NEW PLUMBING WORK SATISFACTORY TO THE OWNER/ARCHITECT.
22. ALL OPENINGS THROUGH WINDOWS, FLOOR, AND PARTITIONS SHALL BE PACKED WITH FIRE RATED MATERIAL "THERMO-FIBER No. CW 40". FLOOR OPENINGS ADDITIONALLY SHALL BE CAULKED WATERTIGHT WITH B-1 BUTYL WATERPROOF MASTIC SEALANT.
23. PROVIDE 24" AIR CHAMBERS AT THE TOP OF EACH MAIN RISER.
24. PROVIDE 12" AIR CHAMBERS AT EACH FIXTURE.
25. ALL COPPER PIPING TO BE TYPE 'K'.
26. INSULATE ALL EXTERIOR WALL PLUMBING & ALL PLUMBING LOCATED IN FLOORS/CEILINGS ADJACENT TO UNCONDITIONED OR EXTERIOR SPACES.
27. GREASE INTERCEPTOR SHALL CONFORM TO PDI G 101 AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
27. REFER TO SHEET A1.1 FOR ADDITIONAL NOTES.

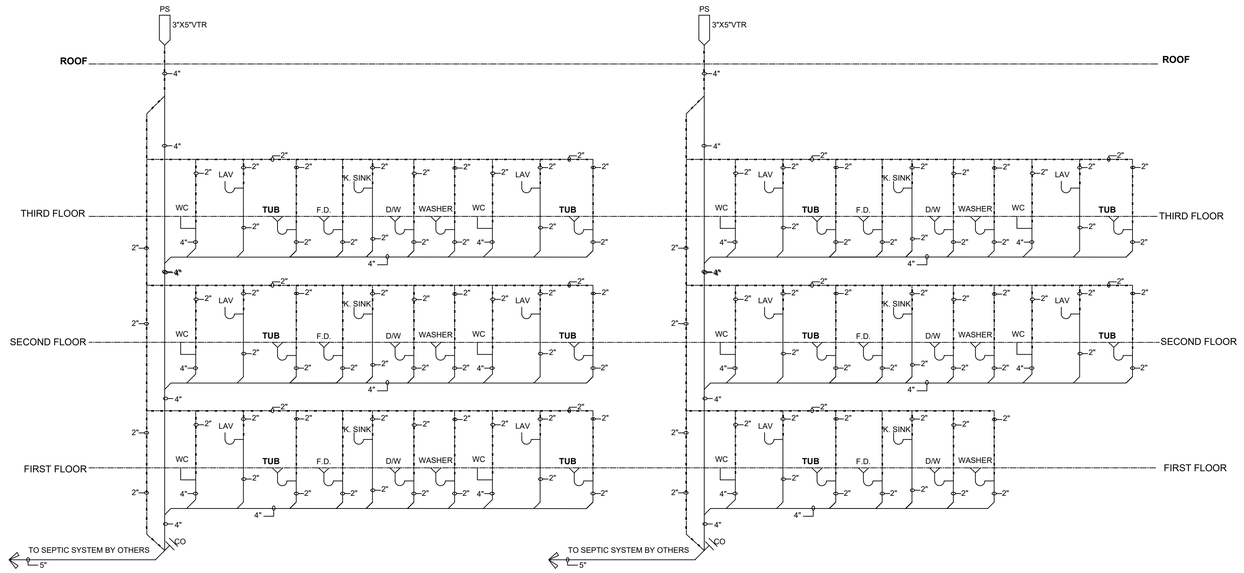
FIXTURE SCHEDULE

DESCRIPTION	MANUFACTURER	FIXTURE COUNT	FIXTURE UNITS SUPPLY	TOTAL	FIXTURE WASTE	TOTAL
TOILET	AMERICAN STANDARD OR APPROVED EQUAL	11	3 EACH	33	4 EACH	44
LAVATORY	AMERICAN STANDARD OR APPROVED EQUAL	11	1 EACH	11	1 EACH	11
BATHTUB	AMERICAN STANDARD OR APPROVED EQUAL	11	2 EACH	22	2 EACH	22
KITCHEN SINK	AMERICAN STANDARD OR APPROVED EQUAL	6	2 EACH	12	2 EACH	12
DISHWASHER	AMERICAN STANDARD OR APPROVED EQUAL	6	2 EACH	12	2 EACH	12
CLOTHES WASHER	GENERAL ELECTRIC OR APPROVED EQUAL	6	2 EACH	12	2 EACH	12
TOTAL		51	TOTAL FIXTURE UNITS	102	TOTAL SUPPLY	113

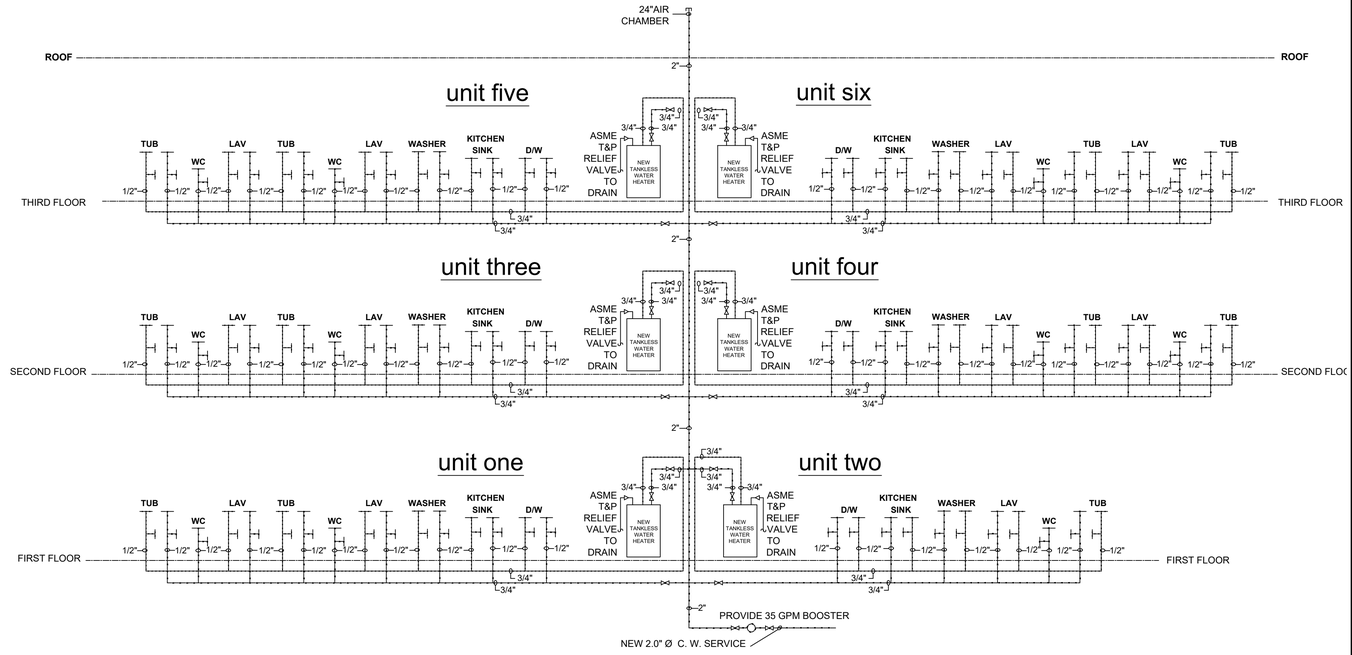


'Rheem' 40 GPM Water Heater

3 Water Heater Detail
scale: N/A



2 Waste & Vent Diagram
scale: N/A



1 Water Supply Diagram
scale: N/A

aMa-Architecture
11337 S. Forrestville Ave.
Chicago, IL 60628
773.580.2331
ann@aMa-Architecture.com

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

Proposed New 6-Unit 3-Story Masonry & Frame Apartment Building

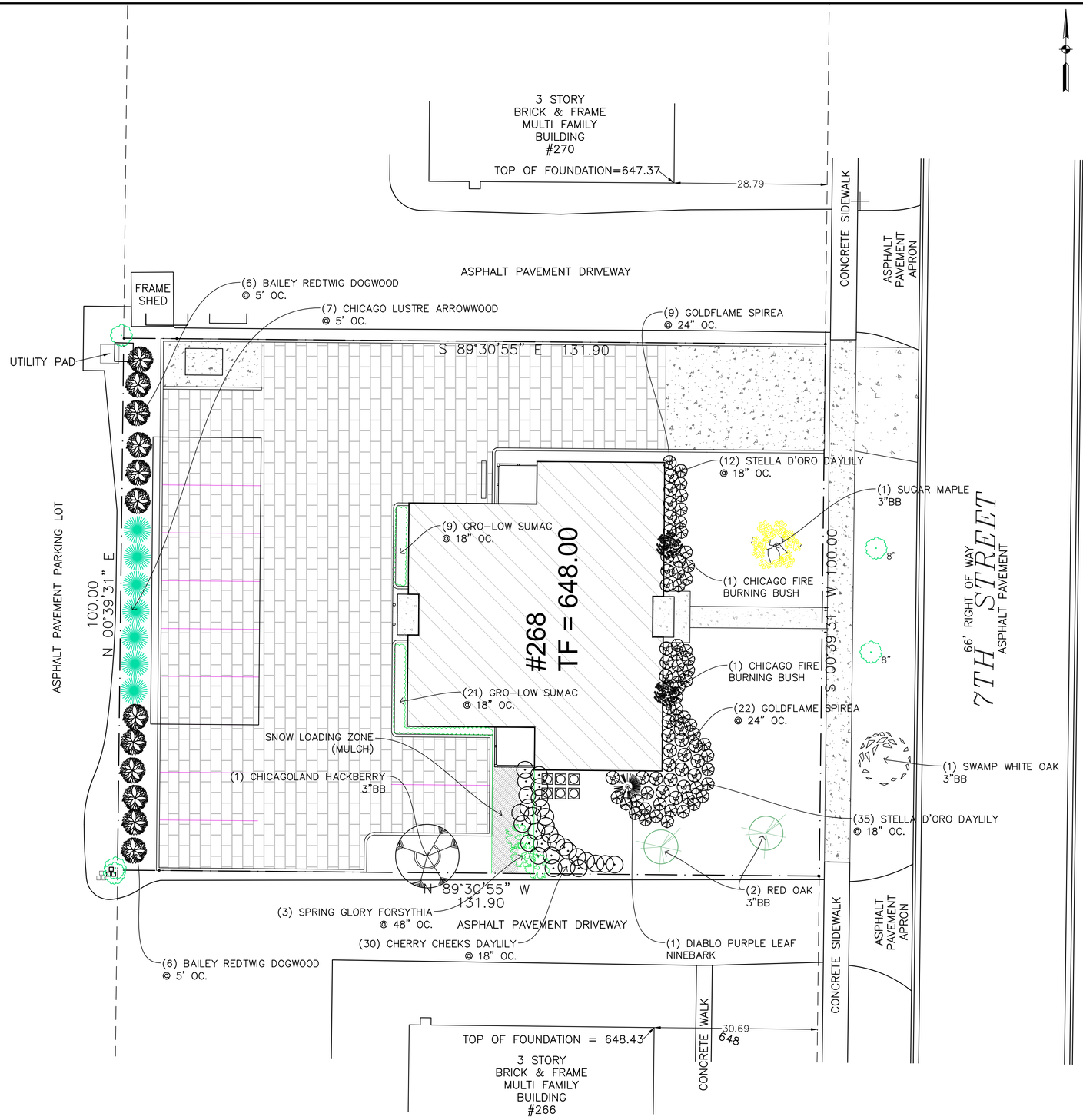
268 7th Street, Wheeling, IL 60009

I hereby certify that these plans were prepared under my direction and to the best of my knowledge and belief, conform to the village of wheeling codes & ordinances

LICENSED ARCHITECT ANN M ALSPAUGH 001.0200234

license no. 1020234
expires: 11.30.2026

issue for permit	12.16.24
drawn by: ama	plumbing risers & diagrams
checked by: ama	
date: 12.16.24	
rev:	p1.0



SHADE TREES

QUANTITY	COMMON & BOTANICAL NAME	SIZE
1	SUGAR MAPLE *ACER SACCHARUM*	3" BB
1	CHICAGOLAND HACKBERRY *CELTIS OCCIDENTALIS CHICAGOLAND*	3" BB
1	SWAMP WHITE OAK *QUERCUS BICOLOR*	3" BB
2	NORTHERN RED OAK *QUERCUS RUBRA*	3" BB

FLOWERING SHRUBS

QUANTITY	COMMON & BOTANICAL NAME	SIZE
2	CHICAGO FIRE BURNING BUSH *Euonumus Alata Chicago Fire*	36" BB
3	SPRING GLORY FORSYTHIA *Forsythia Intermedia Spring Glory*	36" BB
1	DIABLO PURPLE LEAF NINEBARK *Psysocarpus Opulifolius Diablo*	48" BB
30	GROW-LOW AROMATIC SUMAC *Rhus Aromatica Gro-Low*	24" BB
31	GOLDFLAME SPIREA *Spirea Bumalda Goldflame*	24" BB

PERENNIALS

QUANTITY	COMMON & BOTANICAL NAME	SIZE
30	CHERRY CHEEKS DAYLILY *Hemerocallis Cherry Cheeks*	18" BB
47	STELLA D'ORO DAYLILY *Hemerocallis Stella De'Oro*	18" BB

SCREENING

QUANTITY	COMMON & BOTANICAL NAME	SIZE
12	BAILEY REDTWIG DOGWOOD *Cornus Baileyi*	5' BB
7	CHICAGO LUSTRE ARROWWOOD VIBURNUM *Viburnum Dentatum Chicago Lustre*	5' BB

NOTE: FORSYTHIA & DAYLILY ARE SALT TOLERANT. INSTALL 3" OF SHREDDED BARK WITHIN SNOW UNLOADING ZONE.

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' 5' 10' 25'

G&D BUILDINGS LLC
GALYA GEORGIEVA
224.523.1241
gdbuildingsllc@gmail.com

CIVILAND, PLLC
DESIGN FIRM 184.008369
7017 N TRIPP AVE.
LINCOLNWOOD IL. 60712
INFO@CIVILANDLLC.COM
847.877.6900

CiviLand LLC

Signed: 12/11/2023
Expires: 11/30/2025

SUBMITTALS

DATE	REMARKS
11/26/2024	PERMIT PLANS ISSUED
10/11/2024	ADJUSTED PER PLAN COMMISSION
07/23/2024	MAJOR SITE PLAN REVIEW 4
12/11/2023	REVISED AS PER VILLAGE REVIEW
09/11/2023	INTERNAL COORDINATION

6-Unit Apt.

Major Site Plan & Appearance
268 7th Street
Wheeling, IL

L-1
LANDSCAPE PLAN

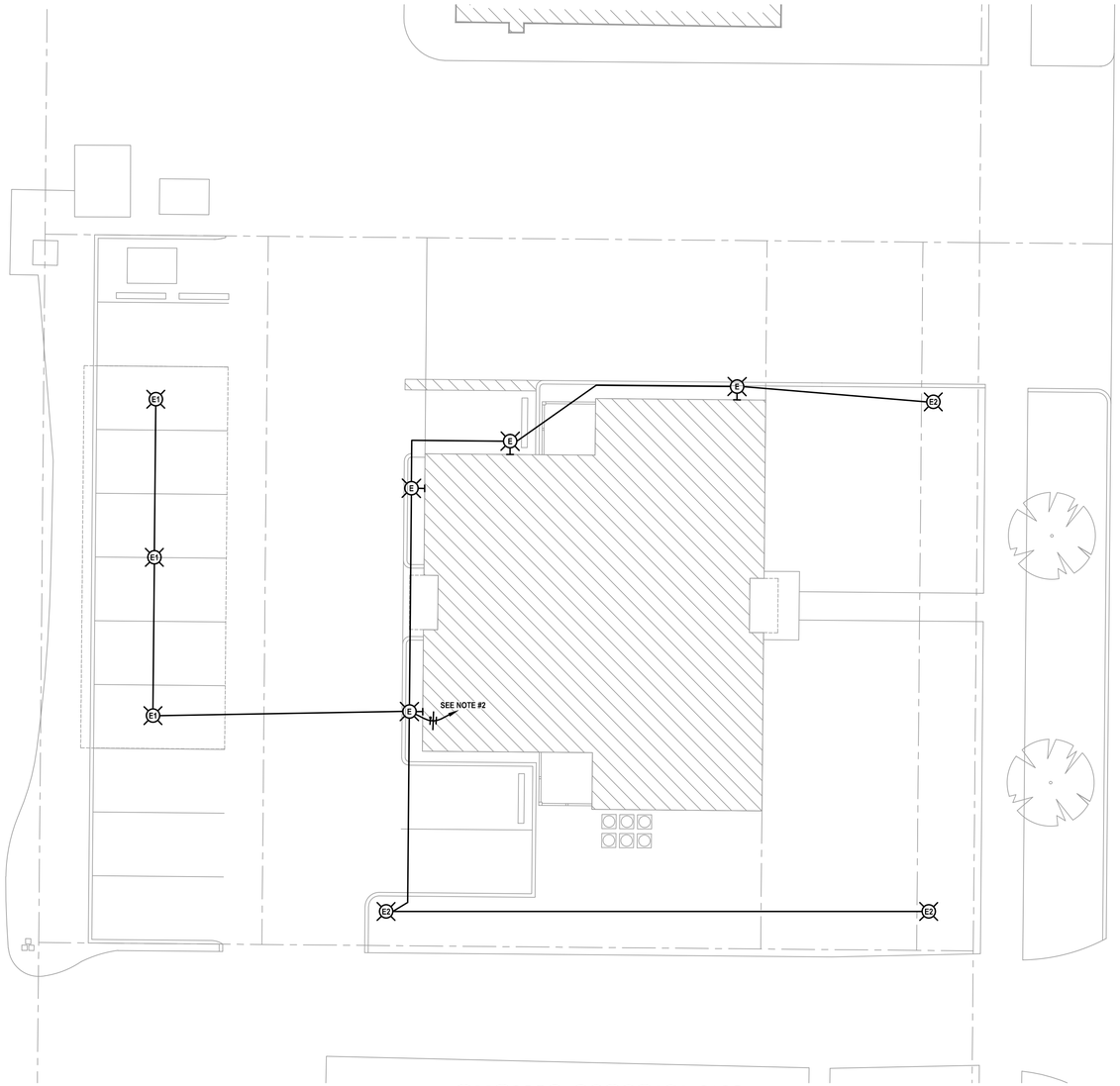
DESIGNED BY: SCO
PROJECT NO.: 2023-268
DATE: 09/11/2023
SCALE: 1:10
SHEET 10 OF 10

PROPOSED LANDSCAPE PLAN
APARTMENT BUILDING

BERNARD ROSAUER ASSOCIATES
landscape architects – site planners
240 Dennis Lane GLENCOE, IL 60022
contact@bernardrosauerassoc.com 847.751.0388

L-1
March 20, 2024
SCALE 1":10'

Date: Nov 26, 2024, 8:48am User ID: Sabin
File: D:\2023\268 7th Street, Wheeling\Drawings\6 Prop 268 7th Permit.dwg



ELECTRICAL SITE PLAN

SCALE: 1"=10'-0"

FIXTURE SCHEDULE

23153

TYPE	INPUT WATTS	VOLTS	LUMENS	COLOR TEMP	CRI 70+	CRI 80+	CRI 90+	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	BUG RATING	SHIELDING	FINISH	MOUNTING	CONTROLS INTEGRAL	CONTROLS REMOTE	SEE NOTES
E	15	120	1982	4000K		●		EXTERIOR WALL SCONCE	LITHONIA	WDGE1 LED-P2-40K-80CRI-VW-MVOLT-SRM-DBLBXD		ACRYLIC	BLACK	WALL		PHOTO ON/OFF	
E1	26	120	3669	4000K		●		CANOPY DOWNLIGHT	LITHONIA	CNY LED-P0-4K-MVOLT-DBL		ACRYLIC	BLACK	SURFACE		PHOTO ON/OFF	
E2	87	120	10595	4000K		●		POLE & LUMINAIRE	STERNBERG LIGHTING	PT-A850SRLED-24L-40-T5-MDL014-P-PE-BKT	332	POLYCARBONATE	BLACK	SEE DETAIL 1/E3		PHOTO ON/OFF	

NOTES:

1. DELETED.
2. 2 #8 THWN & 1 #8 GND. IN 3/4" C. TO LIGHTING PANEL VIA PHOTOCELL-ON, TIMECLOCK-OFF.

SYMBOLS / ABBREVIATIONS

	WALL BRACKET/WALL SCONCE FIXTURE - SEE FIXTURE SCHEDULE
	SURFACE/PENDANT FIXTURE - SEE FIXTURE SCHEDULE
	RECESSED DOWNLIGHT FIXTURE - SEE FIXTURE SCHEDULE
P	POLE & LUMINAIRE(S) FIXTURE - SEE FIXTURE SCHEDULE
	SWITCHED CIRCUIT
	BRANCH CIRCUIT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFI	ARC FAULT INTERRUPTER
AMP	AMPERES/AMPERAGE
AV	AUDIO VISUAL
BB	BATTERY BACKUP
BFC	BELOW FINISHED CEILING
BOL	BUILT-IN OVERLOAD
BRKR	BREAKER
BWE	BAKED WHITE ENAMEL
CBA	COLOR BY ARCHITECT
CP	CONTROL PANEL
CRCT	CIRCUIT
CTL	CONTROL
DCP	DOCK EQUIPMENT CONTROL PANEL
DISC	DISCONNECT
EC	ELECTRICAL CONTRACTOR
EM	EMERGENCY
ER	EXISTING RELOCATED
ETC	ELECTRONIC TIME CLOCK CONTROL
EX	EXISTING TO REMAIN
EXD	EXISTING TO BE DEMO'D
EXR	EXISTING TO BE RELOCATED
EWC	ELECTRIC WATER COOLER
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FLA	FULL LOAD AMPS
FLSW	FLOAT SWITCH
FPC	FIRE PROTECTION CONTRACTOR
FURN	FURNISHED
GC	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
HOA	HAND-OFF-AUTOMATIC SWITCH
HP	HORSEPOWER
HVAC	HEATING AND VENTILATING CONTRACTOR
IG	ISOLATED GROUND
INT	INTEGRAL
IR	IN ROOM
IU	IN UNIT
JB	JUNCTION BOX
KW	KILOWATTS
LCP	LIGHTING CONTROL PANEL
LOC	LOCATION
LT	LOW TEMPERATURE
LTSW	LIGHT SWITCH
LVT	LOW VOLTAGE THERMOSTAT
MAG	MAGNETIC STARTER
MAN	MANUAL STARTER
MCA	MINIMUM CIRCUIT AMPS
MSPL	MANUAL STARTER WITH PILOT LIGHT
NL	NIGHT LIGHT
NU	NEAR UNIT
OHP	OVERHEAT PROTECTION
OS	OCCUPANCY SENSOR
OU	ON UNIT
PB	PUSH BUTTON
PC	PLUMBING CONTRACTOR
PESW	PNEUMATIC ELECTRIC SWITCH
PHOTO	PHOTOCELL
PW	PREWIRED
RC	REFRIGERATION CONTRACTOR
RCC	REFRIGERATION CONTROL CONTRACTOR
RECEPT	RECEPTACLE
SBA	SELECTED BY ARCHITECT
SC	SEPARATE CIRCUIT
SPSW	SPEED SWITCH
SS	SOFT START
ST	SHUNT TRIP
SW	SWITCH
T	LINE VOLTAGE THERMOSTAT
TBD	TO BE DETERMINED
TC	TIME CLOCK
TCC	TEMPERATURE CONTROL CONTRACTOR
TCP	TEMPERATURE CONTROL PANEL
UM	UNIT MANUFACTURER
UNO	UNLESS NOTED OTHERWISE
VFD	VARIABLE FREQUENCY DRIVE
W	WATTS
WP	WEATHER PROOF ("WHILE-IN-USE")
XFMR	TRANSFORMER

REVISIONS

DATE	DESCRIPTION
1 10/14/24	PERMIT REVIEW COMMENTS

PROJECT:

6-Unit Apt.

268 7th Street
Wheeling, IL

Corporation Registration #184.005374

KORNACKI & ASSOCIATES, INC.
Electrical Design Consultants
262-784-3323
2845 S. Moorland Rd., New Berlin, WI 53151

LICENSED PROFESSIONAL ENGINEER
DAVID B. KORNACKI
062.052986
STATE OF ILLINOIS

Date: 10/14/24
Lic. Exp.: 11/30/25

DATE ISSUED
05/02/24

PROJECT NO.
23153

PROJECT MANAGER
D.B.K.

DRAWN BY
S.M.B.

CHECKED BY
D.B.K.

APPROVED BY
D.B.K.

SHEET NO.
E1

PHOTOMETRIC SITE PLAN

SCALE: 1"=10'-0"

LIGHTING ANALYSIS NOTES:
(PAVED AREAS ONLY)

1. AVERAGE FOOTCANDLES: 2.41
2. MAXIMUM FOOTCANDLES: 4.82
3. MINIMUM FOOTCANDLES: 0.64
4. MAXIMUM/MINIMUM RATIO: 7.5:1
5. AVERAGE/MINIMUM RATIO: 3.8:1

REVISIONS

DATE	DESCRIPTION
1 10/14/24	PERMIT REVIEW COMMENTS

PROJECT:

6-Unit Apt.

268 7th Street
Wheeling, IL

Corporation Registration #184.005374

KORNACKI & ASSOCIATES, INC.
Electrical Design Consultants
262-784-3323
2845 S. Moorland Rd., New Berlin, WI 53151

LICENSED PROFESSIONAL ENGINEER
DAVID B. KORNACKI
062.052986
STATE OF ILLINOIS

Date: 10/14/24
Lic. Exp.: 11/30/25

DATE ISSUED	05/02/24
PROJECT NO.	23153
PROJECT MANAGER	D.B.K.
DRAWN BY	S.M.B.
CHECKED BY	D.B.K.
APPROVED BY	D.B.K.

SHEET NO.

E2



WDGE1 LED
Architectural Wall Sconce

Catalog Number

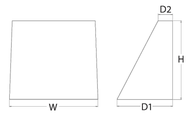
Notes

Type **E**

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1):	5.5"
Depth (D2):	1.5"
Height:	8"
Width:	9"
Weight: (without options)	9 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

design select — Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0˚C	Cold EM, -20˚C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0 P1 P2	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K[1] 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347[1]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[2] **Shipped separately** AWS 3/8inch Architectural wall spacer [4] PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.[4]

Options		Finish			
E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)[3]	DDBXD	Dark bronze	DDBTXD	Textured dark bronze
PE	Photocell, Button Type[4]	DBLBXD	Black	DBLBXD	Textured black
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)[5]	DNATXD	Natural aluminum	DNATXD	Textured natural aluminum
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD	White	DWHGXD	Textured white
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSXD	Sandstone	DSSTXD	Textured sandstone
DSLE	Dual Switching (1 Driver, 2 Light Engines)				
CCE	Coastal Construction[3]				

© 2019-2024 Acuity Brands Lighting, Inc. All rights reserved.



CNY LED
LED Canopy/Ceiling Luminaire

Catalog Number

Notes

Type **E1**

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

	CNY LED P1/P2
Width:	10"
Height:	4.7"
Depth:	10"
Weight:	6.5lbs

Introduction

The CNY LED canopy luminaires are energy efficient and budget friendly, perfect for replacing up to 250W metal halide luminaires while saving up to 80% energy costs. Quick mount mechanism significantly reduces the installation time. An LED array and translucent lens create uniform and visually comfortable illumination. CNY LED luminaires are DLC Premium listed and deliver quick payback!

Ordering Information

EXAMPLE: CNY LED P1 50K MVOLT DDB

CNY LED

Series	Performance Package	Color Temperature[1]	Voltage	Finish
CNY LED	P1 4,500 lumens[1] P2 6,600 lumens	40K 4000K 50K 5000K	MVOLT 120-277V[3]	DDB Dark bronze

Accessories
Ordered and shipped separately.
CNYBCP DDB 14 Inch x 14 Inch Beauty Cover Plate

NOTES
1. P1 only available with 50K.
2. Correlated color temperature (CCT) shown is nominal per ANSI C78, 377-2008.
3. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).

FEATURES & SPECIFICATIONS

INTENDED USE
CNY LED luminaires are ideal, energy-efficient replacements for up to 250W MH canopy or ceiling luminaires. The CNY LED provides years of maintenance-free illumination for schools, malls, offices, parking areas, covered walkways and loading docks.

CONSTRUCTION
Cast-aluminum, corrosion-resistant housing with polyester powder paint for lasting durability. Castings are sealed with a one-piece gasket. Rated for outdoor installations, -40°C minimum ambient. Frosted lens is designed for uniform light distribution.

ELECTRICAL
Includes an MVOLT (120-277V) electronic driver that is 0-10V, capable of continuous dimming and ensure system power factor >90% and THD <20%. LEDs maintain 70% of light output at 50,000 or more hours of service life (L70/50,000 hours). CNY is CRI 80.

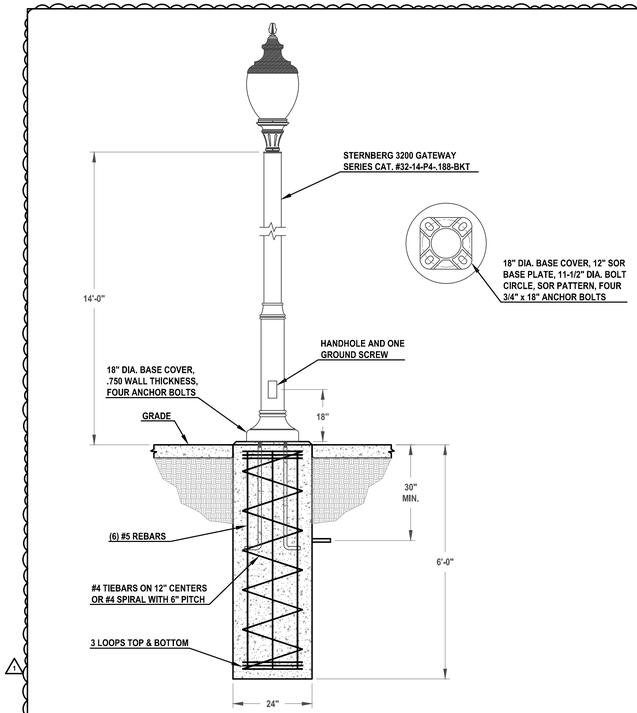
INSTALLATION
Mounts to a recessed junction box or surface mount with three conduit entry points. Can be pendant mounted with ½ NPT pendant stem provided by others. Quick mount mechanism significantly reduces installation time - no need to open the luminaire for installation.

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) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. Can be used to comply with California Title 24 Part 6 High Efficacy LED light Source Requirements.

WARRANTY
Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

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.

© 2017-2024 Acuity Brands Lighting, Inc. All rights reserved



1 ELECTRICAL
FIXTURE TYPE 'E2' MOUNTING DETAIL
NOT TO SCALE

REVISIONS

DATE	DESCRIPTION
10/14/24	PERMIT REVIEW COMMENTS

PROJECT:
6-Unit Apt.
268 7th Street
Wheeling, IL

Corporation Registration #184.005374

KORNACKI & ASSOCIATES, INC.
Electrical Design Consultants
262-784-3323
2845 S. Moorland Rd., New Berlin, WI 53151

LICENSED PROFESSIONAL ENGINEER
DAVID B. KORNACKI
062.052986
STATE OF ILLINOIS
Date: 10/14/24
Lic. Exp.: 11/30/25

DATE ISSUED	05/02/24
PROJECT NO.	23153
PROJECT MANAGER	D.B.K.
DRAWN BY	S.M.B.
CHECKED BY	D.B.K.
APPROVED BY	D.B.K.
SHEET NO.	**E3**

Specification Sheet **E2** — Old Town A850SRLED

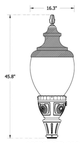
Project Name _____ Qty _____

Type _____ Catalog / Part Number _____





A850SRLED-5P



A850SRLED-990

Distribution Type


Type 2 Type 3 Type 4 Type 5

CCT - Color Temp (K)


2,700K 3,000K 3,500K 4,000K 5,000K

7 Year Warranty

IP Rating

IP65

Certifications

cULus LISTED

Description

The A850SRLED Old Town luminaire blends form and function into a classic shape. It is supplied with a cast aluminum finial and a solid, cast aluminum roof which includes optimized heat sinks to provide maximum life and performance for the LED light sources. The acorn is sealed to the cast aluminum roof to provide a moisture free and bug-free optics chamber for the LED light source.

EPA: 1.21 (ft²) | WEIGHT: 43 LBS

Features

Mounting Configuration	**1W:** Wall Mount **1A:** 1 Arm Mount **2A:** 2 Arm Mount @ 180° **2APT:** 2 Arm @ 180° & Post Top **3APT:** 3 Arm @ 120° & Post Top **1AM:** 1 Arm Mid-Mount **450PB:** Pier Base	**PT:** Post Top **1APT:** 1 Arm & Post Top **2AP0:** 2 Arm Mount @ 90° **3A:** 3 Arms @ 120° **3A90:** 3 Arms @ 90° **4A:** 4 Arms @ 90° **4APT:** 4 Arm @ 90° & Post Top **2AM:** 2 Arm Mid-Mount @180°
Optional Control Receptacle	**R7:** 7-Pin control receptacle only **SRR7:** Roof Mounted 7-Pin Control Receptacle Only	
Optional Control	**PE:** Twist-Lock Photocontrol (120V-277V) **PE4:** Twist-Lock Photocontrol (347V-480V) **SC:** Shorting Cap **PEC:** Electronic Button Photocontrol (120V-277V) **PEC4:** Electronic Button Photocontrol (480V)	
Optional Fuse	**FHD:** Double Fuse and Holder	
Optional House Side Shield	**HSS:** 120° House Side Shield **BLOC:** Back Light Optical Control	
Optional Fixed Dimming Resistor Board	**FDRB:** Fixed Dimming Resistor Board	

Sternberg reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately. 2024.06.17 Copyright © 2024 Sternberg

Specification Sheet — Old Town A850SRLED

Physical

Fixture	**A850SRLED:** Old Town
Fitter	**5P:** Slip fit 3" OD x 3" tall tenon/pole **7S:** Slip fit 3" OD x 4" tall tenon/pole **7A:** Slip fit 4" OD x 4" tall tenon/pole **990:** Utility-Fitter, Slip fit 3" OD x 3" tall tenon/pole **991:** Utility-Fitter, Slip fit 3" OD x 3" tall tenon/pole **992:** Utility-Fitter, Slip fit 3" OD x 3" tall tenon/pole **993:** Utility-Fitter, Slip fit 3" OD x 3" tall tenon/pole **994:** Utility-Fitter, Slip fit 4" OD x 3" tall tenon/pole **995:** Utility-Fitter, Slip fit 4" OD x 3" tall tenon/pole **8D4:** Slip fit 4" OD x 5" tall tenon/pole **8D5:** Slip fit 5" OD x 6" tall tenon/pole **8D7:** Slip fit 7" OD x 1' tall tenon/pole **OL3:** Oak-Leaf, Slip fit 3" OD x 3" tall tenon/pole **OL4:** Oak-Leaf, Slip fit 4" OD x 3" tall tenon/pole **58B:** Art-Deco, Slip fit 3" OD x 3" tall tenon/pole **C2097:** Low-Profile, Slip fit 7" OD x 1" tall tenon/pole
Optional Twist Lock Acorn	**T:** Twist-Lock Option for Acorn
Lens	**A:** Clear Textured Acrylic Acorn **P:** Clear Textured Poly Acorn
Optional Ring	**CDR:** Cast Decorative Ring, GOLD medallions **CDRP:** Cast Decorative Ring, Medallions painted to match fixture **CDRCL:** Cast Decorative Ring, custom logo medallions **PBDR:** Perforated Brass Decorative Ring, raw brass **PBDRP:** Perforated Brass Decorative Ring, painted to match fixture
Optional Receptacle	**GFI:** 120V, 15A Duplex GFI for Utility Fitter
Optional Terminal Block	**TB:** Terminal Block
Finish	**BKT:** Black Textured **WHT:** White Textured **PGT:** Park Green Textured **ABZT:** Architectural Medium Bronze Textured **DBT:** Dark Bronze Textured **VG:** Verde Green **SI:** Swedish Iron **OWGT:** Old World Gray Textured **OI:** Old Iron **RT:** Rust **WBR:** Weathered Brown **CD:** Cedar **WBK:** Weathered Black **TT:** Tea Tone **CM:** Custom Match

Light Source

LED	**32L:** 32 LEDs **16L:** 16 LEDs	**24L:** 24 LEDs **12L:** 12 LEDs
CCT - Color Temp (K)	**27:** 2,700K **35:** 3,500K **50:** 5,000K	**30:** 3,000K **40:** 4,000K

Sternberg reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately. 2024.06.17 Copyright © 2024 Sternberg

Specification Sheet — Old Town A850SRLED

Distribution Type	**T2:** Type 2 **T4:** Type 4	**T3:** Type 3 **T5:** Type 5

Electrical and control

Driver	**MDL018:** 120V-277V, 180mA **MDH018:** 347V-480V, 180mA **MDL016:** 120V-277V, 160mA **MDH016:** 347V-480V, 160mA **MDL014:** 120V-277V, 140mA **MDH014:** 347V-480V, 140mA **MDL008:** 120V-277V, 80mA **MDH008:** 347V-480V, 80mA

Specifications

Available with Intellistreets® Technology	Intellistreets® is an integrated set of solutions offering the capability to see, hear, and record what's happening on your streets, through both cameras and audio sensors.
Fitter	The sand cast fitter is a heavy wall, low-copper aluminum 356 alloy for enhanced corrosion resistance and high tensile strength. It will have an 8-1/2" inside diameter opening to attach to the 8" neck of the lens. It includes 4 stainless steel Allen-head set screws for attachment. The fitter will include a one-piece ring bug gasket to resist insect penetration. **Utility Fitter:** The die-cast fitter shall be heavy wall, low-copper 360 aluminum alloy for enhanced corrosion resistance and high tensile strength. It shall have a hinged, tool-less entry door that provides open access to all components. The 900 series shall have an optional terminal block for ease of wiring, an optional Twist-Lock Photocontrol receptacle, an optional single GFCI outlet for auxiliary power needs. The top mounted driver mounting plate will provide tool-less removal from the housing using 2 finger latches. The fitter shall have a one-piece ring gasket to resist insect penetration into globe assembly. When supplied with GFCI receptacle a hole will be provided for cord and plug installation with the access door closed. When cord and plug is not in use a filler plug will be provided and shall be tethered to the fitter for easy recovery and installation. **Twist Lock Option:** The TL (Twist-Lock) fitter will have a die-cast aluminum twist-lock mechanism. The tool-less, quarter turn action allows for easy acorn/globe removal and replacement. The twist-lock mechanism is mechanically attached to the globe and is removable if the globe is broken or needs replacing.
Cast Decorative Ring	Optional cast aluminum decorative ring **(CDR)** is made up of a 2.75" tall horizontal band with vertical slots and a 3" medallion in a **GOLD** finish. Alternate medallion version painted to match fitter **(CDRP)**. Consult factory for custom logos.
Polished Brass Decorative Ring	Optional 2.25" tall perforated banding ring made of brass. Alternate version painted to match fitter **(PBDRP)**
Hardware	Includes Stainless steel hardware. Most finishes will include hardware with a Black Oxide conversion coating. Light finishes will get non-color coated hardware **(Whites and Silvers)**
Lens	Clear textured acorn offered in impact resistant DR acrylic or UV stabilized polycarbonate material. An injection molding process adds a textured surface for glare mitigation.
Serviceability	Tool-less access to the driver compartment after the acorn is removed allows for trouble free servicing of the LED Driver and Surge Suppressor.
UL Listing	UL listed per UL1598 and CSA 22.2 No. 250.0 for the United States and Canada. Suitable for Wet Locations.
Electronic Driver	The LED driver is UL recognized and will be securely mounted inside the fixture, for optimized performance and longevity. It will be supplied with a quick-disconnect electrical connector on the power supply, providing easy power connections for fixture installation and maintenance. It will have DC voltage output and be a constant current design. It runs at 50/60HZ and will have overload, overheat, and short circuit protection. It will be supplied with a supplemental line-ground, line-neutral and neutral-ground electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines. It will be a high efficiency driver with a THD less than 20% and a high-power factor greater than .9. It will be dimming capable using a 0-10V signal, consult factory for more information.
IP Rating	IP65 rated
Finish	Our 6 Stage Polyester Powder coat paint system offers a beautiful high-end finish that holds up to even the most extreme environments. Each part is inspected for quality and consistency before being released for shipment. Our system exceeds AAMA 2604, AAMA 2605, ASTM D523 and ASTM D4214 requirements.

Sternberg reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately. 2024.06.17 Copyright © 2024 Sternberg

02/21/2026

COVER LETTER & PROJECT NARRATIVE

Project Address: 268 7th Street
Wheeling, Illinois 60009

Project: Proposed New 6-Unit, 3-Story Masonry & Frame Apartment Building

To Whom It May Concern:

On behalf of the property owner, we respectfully submit this application for review and approval of a proposed new multi-family residential development located at 268 7th Street in the Village of Wheeling.

This letter provides a comprehensive narrative of the proposed project, including background information and operational details as requested.

---

1. Project Overview

The proposal consists of the construction of a new **three-story masonry and frame residential apartment building** containing **six (6) dwelling units**. The development is designed to complement the surrounding neighborhood, which includes existing multi-family residential buildings immediately adjacent to the subject property.

Key Project Components:

- Six (6) residential apartment units
  - One (1) one-bedroom unit
  - Five (5) two-bedroom units
- Three stories in height (maximum building height: approximately 35 feet)
- Total building area: approximately 7,108 square feet
- Individual private exterior decks/patios for each unit
- Individual in-unit washer/dryer
- Individual furnace and tankless water heater per unit
- Full fire suppression sprinkler system
- Fire alarm system
- New paved driveway
- On-site parking lot
- Permeable paver stormwater management system
- New curb cut and site improvements

- Wood trash enclosure

The project has been designed in accordance with the 2018 International Building Code and all applicable State of Illinois and Village of Wheeling codes and amendments.

---

2. Background of Owner / Development Intent

The property owner is a local residential developer with experience in small- to mid-scale multi-family housing. The intent of this project is to:

- Provide high-quality rental housing in a well-established residential neighborhood.
- Replace underutilized land with a well-designed residential building.
- Maintain architectural consistency with nearby masonry and frame multi-family buildings.
- Increase housing supply without exceeding local density allowances.

The development is not a commercial business and will operate as a standard long-term residential rental property.

---

3. Nature of Proposed Land Use

The proposed use is **multi-family residential dwelling units**.

This is a permanent residential land use. No commercial activity will occur on-site. No retail, restaurant, office, or public assembly uses are proposed.

The building will function as long-term rental housing.

---

4. Operational Details

Because this is a residential apartment building, operational characteristics differ from commercial developments. The following details are provided for clarity:

Hours of Operation

- Residential use operates 24 hours per day, 7 days per week.
- There are no fixed “business hours.”

Number of Employees

- No on-site employees.
- Property management will be handled off-site.
- Maintenance services will be provided on an as-needed basis by licensed contractors.

Number of Dwelling Units

- Total Units: 6

Number of On-Site Vehicles / Parking

Based on the Village parking standards:

- Required parking spaces have been calculated in accordance with bedroom count requirements.
- The site provides the required number of parking spaces, including:
    - Standard parking stalls
    - One (1) covered accessible stall
- Total parking spaces provided: consistent with zoning code requirements.
- No commercial fleet vehicles will be stored on-site.
- Vehicles will consist solely of residents' personal passenger vehicles.

Traffic Impact

- The development is small-scale (6 units).
- Traffic generation is expected to be minimal and consistent with typical residential trip generation.
- Access is provided via the proposed driveway connection to 7th Street.

---

5. Site Design & Infrastructure

Stormwater Management

- Permeable paver system for stormwater detention.
- Engineering calculations updated in accordance with Bulletin 75 rainfall data.
- Storm sewer improvements per Village engineering review.

Utilities

- New water service
- New sanitary sewer connection
- Individual mechanical systems per unit

- Electrical service per code with emergency disconnect

Trash & Refuse

- Six-yard trash bin
- Enclosed within a 6-foot wood trash enclosure
- Collection by private waste hauler

Landscaping

- Landscape plan updated to align with site plan revisions.
- Additional trees added per review comments.
- Owner will provide irrigation plan as required by zoning code.

---

6. Building Design & Compatibility

The building incorporates:

- Belden brick veneer masonry
- Fiber cement siding (Hardie Board)
- Architectural asphalt shingles (Class A, 1-hour fire-rated)
- Cast stone accents
- Aluminum gutters and downspouts
- Black pre-finished porch system

The architectural materials and proportions are intended to match and enhance the surrounding multi-family buildings located at 266 and 270 7th Street.

---

7. Summary

This proposal represents a modest, well-designed infill residential development that:

- Complies with applicable building codes
- Meets parking and density requirements
- Provides modern residential housing
- Maintains neighborhood compatibility
- Minimizes traffic and operational impact
- Includes full life-safety systems
- Incorporates proper stormwater management

We respectfully request consideration and approval of this project. We believe it will provide a positive addition to the community and contribute to the Village's residential housing inventory in a responsible and compatible manner.

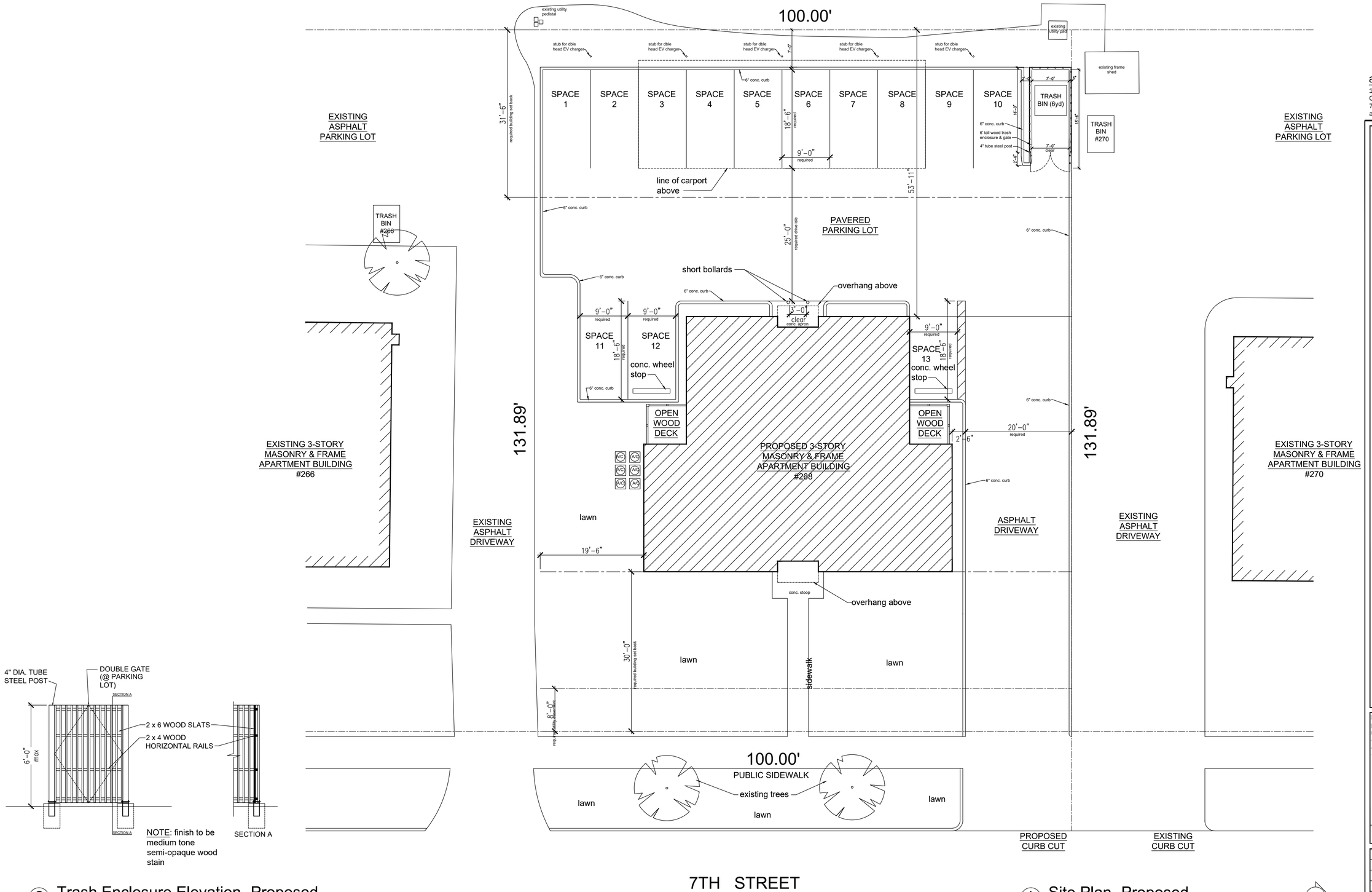
Should additional information or clarification be required, we are prepared to provide it promptly to avoid any delay in public review.

Respectfully submitted,

Krzysztof Gotkiewicz

Owner
268 7th Street
Wheeling, Illinois





2 Trash Enclosure Elevation -Proposed
scale: 1/16" = 1'-0"

1 Site Plan -Proposed
scale: 1/16" = 1'-0"

aMa-Architecture
11337 S. Forrestville Ave.
Chicago, IL 60628
773.580.2331
ann@aMa-Architecture.com

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

Proposed New 6-Unit 3-Story Masonry & Frame Apartment Building

268 7th Street, Wheeling, IL 60009

I hereby certify that these plans were prepared under my direction and to the best of my knowledge and belief, conform to the village of wheeling codes & ordinances

LICENSED ARCHITECT ANN M ALSPAUGH 001020234

license no. 1020234
expires: 11.30.2026

issue for review	12.16.24
drawn by: ama	site plan & details
checked by: ama	
date: 12.16.24	
rev:	a1.1

CIVILAND, PLLC
7011 N Tripp Ave.
Lincolnwood, IL. 60712
847.877.6900
info@civilandllc.com

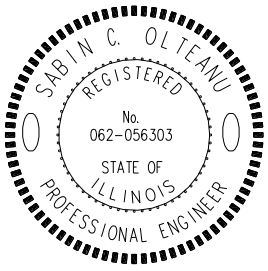
CiviLand LLC

Design Firm 184.008369
www.civilandllc.com

Stormwater Management Analysis And Report

Project Name: 6 Unit Apt. Development
Address: 268 7th Street
Municipality: Wheeling

September 1, 2023
Updated December 11, 2023
Revised February 7, 2024
Actualized May 16, 2024
Modified June 23, 2024
Permit November 26, 2024



Sabin Olteanu, PE

CIVILAND, PLLC
7011 N Tripp Ave.
Lincolnwood, IL. 60712
847.877.6900
info@civilandllc.com

CiviLand LLC
Design Firm 184.008369
www.civilandllc.com

INDEX

SECTION **PAGE NO.**

1.0 PROJECT DESCRIPTION

2.0 MWRD 76-089 PERMIT REVIEW

3.0 DETENTION CALCULATIONS

4.0 SANITARY CALCULATIONS

5.0 MWRD PERMIT DETERMINATION LETTER

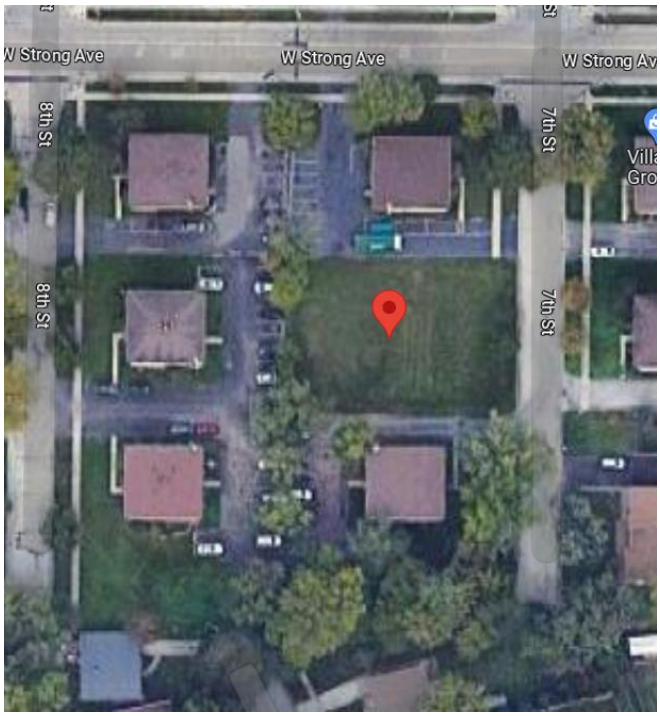
6.0 COST ESTIMATE SITE / LANDSCAPE

CIVILAND, PLLC
7011 N Tripp Ave.
Lincolnwood, IL. 60712
847.877.6900
info@civilandllc.com

CiviLand LLC
Design Firm 184.008369
www.civilandllc.com

1.0 PROJECT DESCRIPTION

The proposed 6 Unit Apt. Development would consist of a building and afferent parking spaces and an access drive from 7th Street right of way; the rear area would be accessible from the neighboring paved areas from the south and north via an ingress/egress easement thus mimicking the conditions of similar existing developments just west and north of the site.
The proposed building and site configurations would integrate with the surrounding lots as the vacant lot is the only one undeveloped and being proposed with a similar function and form.



Subject Lot Aerial

As a side note some similar sites in the area seem to have a change of heart on this cross access and are blocking this common configuration, see photo below.

CIVILAND, PLLC
7011 N Tripp Ave.
Lincolnwood, IL. 60712
847.877.6900
info@civilandllc.com

CiviLand LLC
Design Firm 184.008369
www.civilandllc.com



Wheel stops blocking access at nearby lots.

Site infrastructure improvements (see preliminary engineering plans under separate cover) will include the construction of a sanitary service, a common water & fire service, stormwater drainage and detention facility.

2.0 MWRD 76-089 PERMIT REVIEW

As per MWRD's permit determination letter dated September 1, 2023, while an WMO permit is required for qualified sewer construction, there are no district provisions for runoff, volume control or detention as the properly holding is less than 0.5 acres.

As per review of MSDGC's permit 76-089 for 'Strong Ave. Watermain and Sanitary Sewer Ext.' there is evidence that the 0.303-acre subject site was omitted being served by a constructed stormwater detention reservoir and storage in storm sewer pipes as per Fig. 1.

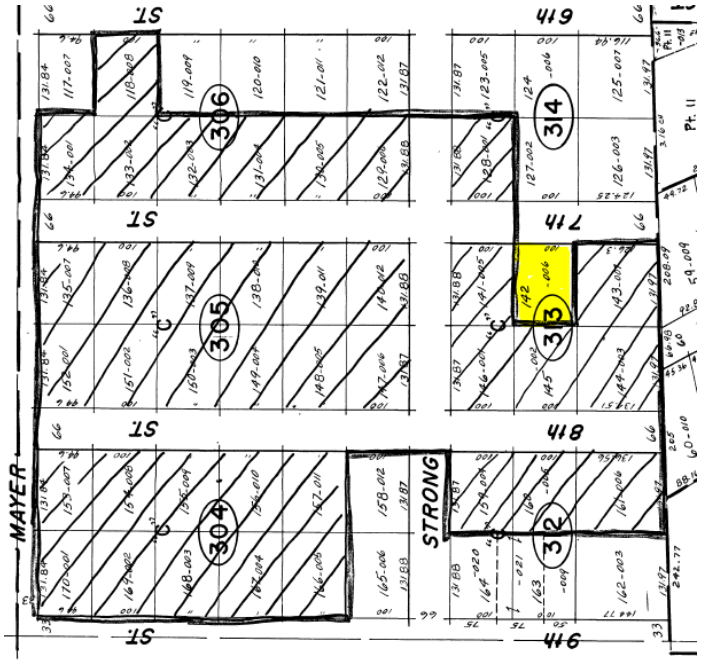


Figure 1. Subject Area showing Lot 142 omitted.

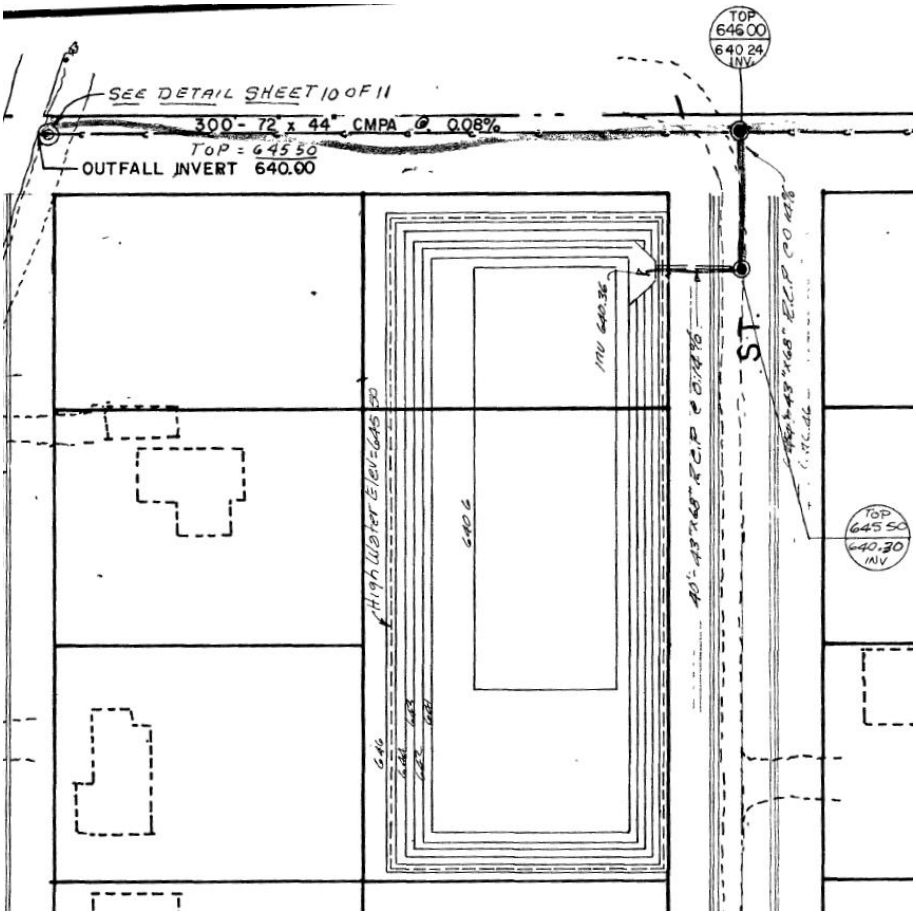
CIVILAND, PLLC
7011 N Tripp Ave.
Lincolnwood, IL. 60712
847.877.6900
info@civilandllc.com

The overall private project accounted for drainage of a total area of 14.98 acres with 9.44 acres of impervious surface and provided 3.56 acre-ft of detention with an installed restrictor size of 6-inches. (MSDGC permit's Schedule A – Paragraph 7 and 8). Schedule A (Paragraph 8) also indicates that the detention was a local requirement. Schedule D (Line 11) indicates that a Village Allowable Release Rate of 0.15 cfs/acre was used - resulting in a 2.25 cfs design rate - and not the district applicable allowable release rate at the time of 4.49 cfs.
The Detention Review Sheet indicates that under MSDGC detention was not required (B, Line 7) but is provided (B, Line 8).

The constructed basin located at 11th Street, north of Strong Ave. was designed for a certain detention volume, yet the volume could not be verified. The datum indicated on plans is unclear and is pre-NAD 83 and as such a conversion should be used to lower the grades – yet the converted HWL of 645.50 would not be possible to be verified on plans, as the volume was not graded as per plans.

D. USGS DATUM USED

Note on 1975 plans as USGS DATUM USED.



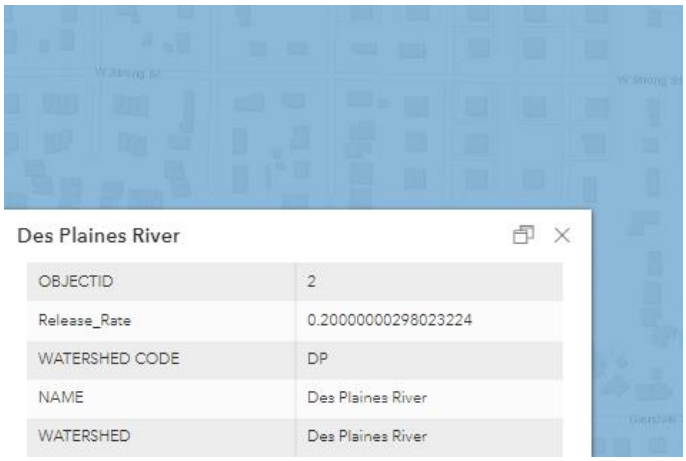
1975 Design Pond (Unable to verify)

CIVILAND, PLLC
7011 N Tripp Ave.
Lincolnwood, IL. 60712
847.877.6900
info@civilandllc.com

CiviLand LLC
Design Firm 184.008369
www.civilandllc.com

The current MWRD release rate for the Des Plaine River Watershed is 0.20 cfs/acre which is less restrictive than the 0.15 cfs/acre which was used – and this alone would create a positive balance for the constructed detention. In addition, while unclear how this affected the total detention volume provided, the storage in the pond itself was 2.85 acre-ft which was more than the 2.59 acre-ft needed. (See 'Actual Storage Volume' under the Worksheet for Detention Facility exhibit). But the 2023 verified volume was only 2.16 acre-ft.

1975 POND DESIGN VOLUME (AC.FT)	1976 AS-BUILT POND NOTED VOLUME (AC.FT)	2023 VERIFIED POND VOLUME (AC.FT)
2.59	2.85	2.16



Des Plaines River Watershed 0.2 cfs/acre

While 0.092 acres of impervious addition is proposed under this development (a 1.1% increase) the marked difference between the 0.20 cfs/acre rate required and the 0.15 cfs/acre release rate provided would have accounted for the site's development detention volume.

Development Area Information

Surface Type	Area (ac)	*SF*
PCC Surface (Access)	0.013	*585.00*
Pervious Pavers	0.129	*5,631.34*
Curbing	0.006	*242.50*
Roof (Building)	0.054	*2,369.33*
PCC Surfaces (Walk, Stoop, Flat)	0.008	*364.71*
Landscape	0.092	*3,997.12*
Total	0.303	*13,190.00*

Curb Length (LF) = 485.000

As it stands and as indicated in the MWRD permit determination letter the subject site was not and is not subject to an MWRD detention requirement and did not benefit from the village required and developer constructed stormwater detention from the 76-089 permit.

CIVILAND, PLLC
7011 N Tripp Ave.
Lincolnwood, IL. 60712
847.877.6900
info@civilandllc.com

CiviLand LLC
Design Firm 184.008369
www.civilandllc.com

3.0 DETENTION CALCULATIONS

Based on the finding from above a design for village required stormwater detention is proposed, see design calculations and preliminary plans. The villages restrictive rate of 0.15 cfs/acre (more restrictive than MWRD's release rate of 0.20 cfs/acre for the watershed) was used resulting in a required detention volume of 0.093 ac-ft (4,051 cu-ft). The village allowed for use of pervious pavement materials and stormwater detention in the clean gravel layer.

Impervious Areas	Proposed	C
Impervious	0.082	0.95
Semi-Impervious	0.129	0.70
Pervious	0.092	0.50
		0.707

Areas	**Acres**	**Release Rate**	
Redevelopment Area	0.303	0.15	*(Village)*
Net Allowable Release Rate (CFS)		***0.045***	

CIVILAND, PLLC
7011 N Tripp Ave.
Lincolnwood, IL. 60712
847.877.6900
info@civilandllc.com

CiviLand LLC
Design Firm 184.008369
www.civilandllc.com

MODIFIED RATIONAL METHOD: BULLETIN 75 RAINFALL DATA

PROJECT: 6 Unit Apt. Development **PERMIT NUMBER:**

LOCATION: 268 7th Street, Wheeling **DATE:** 11/18/2024

DEVELOPMENT INFORMTION

1. Detained Area	0.303	acres
2. Composite Runoff Coefficient	0.707	
3. Actual Release Rate	0.045	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	**0.093**	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
5 min	12.36	2.65	2.60	0.018	
10 min	10.80	2.31	2.27	0.031	
15 min	9.28	1.99	1.94	0.040	
20 min	8.04	1.72	1.68	0.046	
30 min	6.34	1.36	1.31	0.054	
40 min	5.28	1.13	1.09	0.060	
50 min	4.55	0.97	0.93	0.064	
1 hr	4.03	0.86	0.82	0.068	
1.5 hr	3.03	0.65	0.60	0.075	
2 hr	2.49	0.53	0.49	0.081	
3 hr	1.83	0.39	0.35	0.086	
4 hr	1.48	0.32	0.27	0.090	
5 hr	1.25	0.27	0.22	0.092	
6 hr	1.07	0.23	0.18	0.091	
7 hr	0.96	0.21	0.16	0.093	←
8 hr	0.86	0.18	0.14	0.092	
9 hr	0.79	0.17	0.12	0.092	
10 hr	0.72	0.15	0.11	0.090	
11 hr	0.67	0.14	0.10	0.090	
12 hr	0.62	0.13	0.09	0.087	
18 hr	0.45	0.10	0.05	0.076	
24 hr	0.36	0.08	0.03	0.062	

Req. Detention	
0.093	ac-ft
4051.08	cu-ft

CIVILAND, PLLC
7011 N Tripp Ave.
Lincolnwood, IL. 60712
847.877.6900
info@civilandllc.com

CiviLand LLC
Design Firm 184.008369
www.civilandllc.com

Clean Gravel Layer

VOLUME TYPE	SURFACE AREA	DEPTH	TOP ELEV.	POROSITY	STORAGE	VOL. PROV.
V_A : COARSE AGGREGATE (CA-1)	5,631.34	0.50	647.00	0.36	$0.36XV_A$	1,013.64
V_A : COARSE AGGREGATE (CA-7)	5,631.34	1.50	646.50	0.36	$0.36XV_A$	3,040.92
			645.00	*Bottom Elev*		**4,054.56**

Pipe Storage

Pipe Length (ft)	Pipe Dia. (in)	Storage Volume (cu.ft.)
58.00	12	45.55
72.00	12	56.55
308.00	4	26.88
		128.98

Structure Info

No.	Type	Sump (ft)	HW Elev.	Inv. Elev.	Rim Elev.	Dia. (ft.)	Volume
1	CB	1.5	*646.50*	644.50	647.00	2	7.85
2	CB	1.5	*646.50*	644.25	647.00	4	34.56
3	CB	1.5	*646.50*	644.00	646.50	4	31.42
							73.83
PROVIDED DETENTION	**4257.37**	**cu-ft**					

ORIFICE DISCHARGE RATE

PROJECT: 6 Unit Apt. Development **PERMIT NUMBER:**

LOCATION: 268 7th Street, Wheeling **DATE:** 11/22/2024

RESTRICTOR INFORMTION

1. Orifice Number	1		
2. Orifice diameter, *d*	1.00	in	
3. Discharge Coefficient, C_d	0.61		
4. Invert Elevation	644.00	ft	
5. High Water Elevation, HWL	646.50	ft	
6. Tail Water Elevation	0.00	ft	

ACTUAL RELEASE RATE

6. Free Flow Actual Release Rate at HWL	**0.04**	cfs	
7. Submerged Actual Release Rate at HWL		cfs	

STAGE-DISCHARGE TABLE CONDITION (SELECT FROM DROP-DOWN)

Free-flow

STAGE-DISCHARGE TABLE

Elevation (ft)	Orifice 1 (cfs)	Orifice 2 (cfs)	Total (cfs)	
643.00	0.00		0.00	
643.50	0.00		0.00	
644.00	0.00		0.00	
644.50	0.02		0.02	
645.00	0.03		0.03	
645.50	0.03		0.03	
646.00	0.04		0.04	
646.50	0.04		0.04	HWL
647.00	0.05		0.05	
647.50	0.05		0.05	
648.00	0.05		0.05	
648.50	0.06		0.06	
649.00	0.06		0.06	

CiviLand LLC

Civiland LLC

847-877-6900
info@civilandllc.com

PROJECT 6 UNIT APT.
SUBJECT 268 7TH STREET
SHEET _____ OF _____
CALCULATED BY _____ DATE 12/11/23
CHECKED BY _____ DATE _____

ITEM		S.P. REQUIRED	
4.0 SAN. CALCS	MWRDGC SEWERAGE PERMIT APPLICATION	☐	SCH. C

The proposed project is a multi family building - with 6 units.

Five units have 2 bedrooms and one unit has 1 bedroom. (5X2+1X1=11 BEDROOMS)

PE = 11 X 200 /100 = 22.00

Population Equivalent is a term used to evaluate the impact of waste on a treatment works or stream. One population equivalent is 100 gallons of sewage per day, containing 0.17 pounds of BOD_5 and 0.20 pounds of suspended solids. (From IEPA Division of Water Pollution Control, Permit Section Application.)

As per Title 77, Chapter I, Subchapter r, Part 905: Private Sewage Disposal Code of the Illinois Administrative Code:
Illustration A. Quantity of Sewage Flows:

TYPE OF ESTABLISHMENT	UNIT (per)	GALLONS PER DAY
MULTI-FAMILY	BEDROOM	200

SHEET TOTAL

PAY ITEM

TOTAL

Protecting Our Water Environment

Metropolitan Water Reclamation District of Greater Chicago

100 EAST ERIE STREET CHICAGO, ILLINOIS 60611-3154 312.751.5600

BOARD OF COMMISSIONERS
Kari K. Steele
President
Patricia Theresa Flynn
Vice President
Marcelino Garcia
Chairman of Finance
Precious Brady-Davis
Yumeka Brown
Cameron Davis
Daniel Pogorzelski
Eira L. Corral Sepúlveda
Mariyana T. Spyropoulos

September 1, 2023

Mr. Sabin Olteanu, P.E.
Civiland, PLLC
7017 North Tripp Avenue
Lincolnwood, IL 60712

Dear Mr. Olteanu:

Subject: Watershed Management Ordinance Permit Applicability
Multi-Family Residential Building
268 7th Street
Wheeling, IL

This is in response to your letter, dated August 21, 2023, requesting whether a Metropolitan Water Reclamation District (MWRD) Watershed Management Ordinance (WMO) permit will be required for the subject project. As described in your letter and shown on the submitted exhibit, the proposed project includes a new multi-family residential building and parking. Per your letter and electronic correspondence, dated August 22, 2023, the area of property holdings is 0.30 acre. Sanitary sewers are proposed.

Since the proposed project includes qualified sewer construction, a WMO permit will be required. §502 runoff, §503 volume control, and §504 detention provisions do not apply to multi-family residential property holdings less than 0.50 acre. Please submit a permit application, plan set, and applicable fees for our review and approval. Permit and plan documents shall be submitted electronically via our WPASS system. The procedures for electronic submissions, along with the WMO, Technical Guidance Manual, and permit forms can be found at www.mwrd.org/wmo.

This permit determination is dependent on the information provided and may change if the project scope is modified. If you have any questions, please email me at MihalacheC@mwrd.org.

Sincerely,

Constance Mihalache

Constance Mihalache, PhD, P.E.
Senior Civil Engineer

CM
cc: Patrick Horcher, Village of Wheeling
PD#140

6.0 COST ESTIMATE SITE *11/26/2024*

Pay Item	Quantity	Unit	Unit for Pay	Unit Price	Unit	COST
Install Silt Fence	330	LF	330.00	$4.60	LF	$ 1,518.00
Stabilized Driveway, 6"	600	SF	11.11	$95.00	CY	$ 1,055.56
Temporary Erosion Blanket	3,781.48	SF	420.16	$2.25	SY	$ 945.37
Grading / Soil Removal	244.40	CY	24.44	$400.00	Load	$ 9,775.90
Sodding	1,570.33	SF	174.48	$10.55	SY	$ 1,840.78
6'' Topsoil	3,781.48	SF	420.16	$7.50	SY	$ 3,151.23
Site Landscaping	1.00	EACH		$15,000.00	EACH	$ 15,000.00
Conc Curb	485	LF	485.00	$25.00	FT	$ 12,125.00
C&G B-6.12 (ROW)	24	LF	24.00	$30.00	FT	$ 720.00
Prop PCC Pavement	585.00	SF	14.63	$80.00	TON	$ 1,170.00
Compacted CA-6 Base 6"	585.00	SF	65.00	$12.00	SY	$ 780.00
Pervious Pavers	5,631.34	SF	5631.34	$10.00	SF	$ 56,313.40
Clean Gravel (24")	5,631.34	SF	417.14	$56.50	CY	$ 23,568.20
PCC Sidewalk, 5" (Site)	364.71	SF	364.71	$12.50	SF	$ 4,558.88
PCC Sidewalk, 5" (ROW)	472	SF	472.00	$14.00	SF	$ 6,608.00
PCC Apron, 6"	242	SF	242.00	$15.00	SF	$ 3,630.00
Prop Storm 10" PVC Pipe	130.00	LF		$50.00	LF	$ 6,500.00
Prop Storm 8" C-900 Pipe	140.00	LF		$60.00	LF	$ 8,400.00
Prop 36" Storm CB	2	EACH		$3,000.00	EACH	$ 6,000.00
Prop. 48" Storm MH	1	EACH		$4,000.00	EACH	$ 4,000.00
Vortex Restrictor	1	EACH		$4,000.00	EACH	$ 4,000.00
4" Water Service	1	EACH		$7,500.00	EACH	$ 7,500.00
6" San. Service	1	EACH		$7,500.00	EACH	$ 7,500.00
Trench Backfill	130.00	CY		$17.00	CY	$ 2,210.00
					Total	**$ 188,870.31**
Performace Bond Needed (110%)						$ 207,757.34

6.0 LANDSCAPE COST ESTIMATE SITE *10/11/2024*

268 7TH Street

Pay Item	Quantity	Unit	Unit for Pay	Unit Price	Unit	COST
Shade Trees	5	EACH	5	$350.00	EACH	$ 1,750.00
Flowering Shrubs	67	EACH	67	$25.00	EACH	$ 1,675.00
Perennials	77	EACH	77	$15.00	EACH	$ 1,155.00
Screening	19	EACH	19	$20.00	EACH	$ 380.00
Sodding	1570	SF	174	$10.55	SY	$ 1,840.78
6'' Topsoil	77	SF	9	$50.00	SY	$ 427.78
Landscaping Installation	1	EACH	1	$5,000.00	EACH	$ 5,000.00
					Total	**$ 12,228.55**
Surety Bond Needed (110%)						$ 13,451.41

Proposed New 6-Unit 3-Story Masonry & Frame Apartment Building

268 7th Street, Wheeling, IL 60009

scope of work

Proposed new 6-unit 3-story brick & frame building. 1 & 2 bedroom apartment units with individual washer/dryer, furnace, water and private exterior deck/patio. New paved driveway & lighted parking including (1) covered accessible parking space. Full coverage fire suppression sprinkler system and alarm system.

Lot	Required	Provided	Remarks
size	20,000 s.f.	13,190 s.f.	approved by village board ordinance #2895, passed 7/09/1993
width	125'-0" (min)	100'-0"	approved by village board ordinance #2895, passed 7/09/1993
depth	125'-0" (min)	131'-11"	
Setbacks & Height			
north	30'-0" (min)	22'-6"	need variance
east	30'-0" (min)	30'-0"	ok
south	30'-0" (min)	19'-6"	need variance
west	30'-0" (min)	53'-11"	ok
bldg. ht.	35'-0" (max)	35'-0"	ok
Density			
	20 units (max)	6 units	ok
Parking			
1-bedroom	1.7 (min)	1.7 x 1 = 2	ok
2-bedroom	2.2 (min)	2.2 x 5 = 11	ok
visitor	5.0 (min)	0	need variance
Floor Areas			
1-bedroom	675.0 sf (min)	678.8 sf	(1) proposed
2-bedroom	800.0 sf (min)	896.3 sf	(5) proposed

Statistics	
land area	131.89' x 100.0' =13,189.0 s.f
building area	2,369.3 sf x 3 floors = 7,107.9 sf
land coverage	2,369.3 sf / 13,189.0 sf = 17.96%
impervious area	6,906.26 sf / 13,189.0 sf = 52.36%
landscape area	3,914.41 sf / 13,189.0 sf = 29.68%

building codes (+ local amendments)

International Building Code 2018
International Residential Code 2018
International Fire Code 2018
International Fuel Gas Code 2018
International Mechanical Code 2018
National Electrical Code 2017 (NFPA 70)
Illinois State Plumbing Code 2014
Illinois State Energy Conservation Code 2018
Illinois Accessibility Code 2018

drawing index

a1.0 title sheet
a1.1 site plan
a1.2 general notes & specifications

a2.0 foundation & first floor plans
a2.1 second & third floor plans
a2.2 attic floor & roof plans
a2.3 exterior elevations & typical wall section
a2.4 exterior elevations & brick details
a2.5 2nd & 3rd floor framing
a2.6 attic floor & roof framing

e1.0 electrical notes & specifications
e2.0 first & second floor power & light plans
e2.1 third floor power & light plan

m2.0 first floor HVAC plan & schedules
m2.1 second & third floor HVAC plans

p1.0 plumbing risers & diagrams

Due to the fact that these plans are a limited scope contract document, the architect will not be making on-site inspections to check the quality of the work being performed. The architect will not be responsible for, nor have control over, or charge of construction means, methods, techniques, sequences or procedures, or for safety precautions and and programs in connection with the work. The architect will not be responsible for the contractors failure to carry out the work in accordance with the contract documents. The architect will not be responsible for or have control over acts or omissions of the contractor, subcontractors, or for any other persons performing any of the work.



Existing Site -Looking North-West



Proposed -Looking South-West

aMa-Architecture
11337 S. Forrestville Ave.
Chicago, IL 60628
773.580.2331
ann@aMa-Architecture.com

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

Proposed New 6-Unit 3-Story Masonry & Frame Apartment Building
268 7th Street, Wheeling, IL 60009

I hereby certify that these plans were prepared under my direction and to the best of my knowledge and belief, conform to the village of wheeling codes & ordinances

LICENSED ARCHITECT
ANN M ALSPAUGH
001020234

license no. 1020234
expires: 11.30.2026

issue for review	12.16.24
drawn by: ama	title sheet
checked by: ama	
date: 12.16.24	
rev:	a1.0

MEMORANDUM

DATE: March 11, 2026
FROM: Marcy Knysz, Village Planner
SUBJECT: Docket No. PSPMAJ26-0001, Request for Major Site Plan Approval to Construct a Multi-Family Residential Building and Associated Site Improvements (268 7th Street).

RECOMMENDED ACTION: **Recommend approval of Docket No. PSPMAJ26-0001,** granting major site plan and building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, to permit the construction of a multi-family residential building and associated site improvements, located at 268 7th Street, in accordance with the Carport Detail by Home Improvements Kits.Com; Elevations (Sheets a2.3-a2.4), prepared by aMa-Architecture, last revised 12/16/2024; Engineering Plans (Sheets C.1-C.9), prepared by CIVILAND, PLCC, last revised 11/26/2024; Floor Plans (Sheets a2.5-p1.0), prepared by aMa-Architecture, last revised 12/16/2024; Landscape Plan, Sheet L-1, prepared by CIVILAND, PLCC, last revised 11/26/2024; Lighting Plan (Sheet E1), prepared by Kornacki & Associates dated 5/2/2024, last revised 10/14/2024; Project Description letter prepared by Krzysztof Gotkiewicz, dated 2/21/2026; Rendering; Site Plan (Sheet a.1.1), prepared by aMa-Architecture, last revised 12/16/2024; Stormwater Narrative, prepared by CIVILAND, PLCC, last revised 11/26/2024; Title Sheet (a1.0), prepared by aMa-Architecture, last revised 12.16/2024; and subject to the following conditions:

1. In accordance with Section 17.26 (Impact Fees) of the Village Code, the petitioner shall pay impact fees to the Village of Wheeling prior to the issuance of any building or engineering permits.

2. A cost estimate covering the cost of all landscaping plant material plus the cost of installation shall be submitted and approved by the Community Development Department. The approved amount shall be submitted in the form of a financial surety to the Community Development Department prior to the issuance of any engineering site permits or building permits.

3. All other agency permits, including but not limited to the Metropolitan Water Reclamation District of Greater Chicago (MWRD) and Illinois Environmental Protection Agency (IEPA), etc. shall be obtained prior to the issuance of any engineering site permits or building permits.

EXECUTIVE SUMMARY

GENERAL PROPERTY INFORMATION

Applicant: Krzysztof Gotkiewicz (property owner)

Address: 268 7th Street

Property size: 13,190 sq ft (131.9’ x 100’)
(Variation for lot area granted by Ord. 2895)

Building size: approx. 7,200 sq ft

Neighboring Property Land Use(s): Multi-family residential - all sides

Existing Use of Property: Vacant land

Existing Zoning: R-4, Multi-family residential

Comprehensive Plan Designation: Multi-family residential

Zoning History:

- Ordinance No. 2895, granting approval of variations related to lot area, lot width and RV parking and denying variations related to density and required parking (Docket #799).
- Ordinance No. 2793, approved 5/18/1992, granting a rezoning from R-1 to R-4 (Docket #1992-8).
- Resolution No. 93-146 (DENIED), 7/19/1993, requesting site plan approval for a 6 unit apartment building (Docket #1993-8)
- Ordinance No. 2895, approved 7/19/1993, granting variations in lot area and width, and RV parking in an R-4 district (Docket #799).
- Ordinance No. 4457, approved 9/14/2009, granting site plan and building appearance approval for a new 6-unit, 3 story apartment building (Docket #PC 09-12).
- Ordinance No. 4456, approved 9/14/2009, granting variations related to parking requirements for a new 6-unit, 3-story apartment building (Docket #2009-16).
- Ordinance No. 5688, approved October 21, 2024, granting major site plan and building appearance approval to permit construction of a multi-family residential building (Docket #PSPMAJ24-0003).
- Ordinance No. 5689, approved October 21, 2024, granting a variation to permit a reduction in the minimum number of required guest parking spaces (Docket #PV24-0015).
- Ordinance No. 5690, approved October 21, 2024, granting a variation to permit a reduction in the minimum parking setback (Docket #PV24-0016).
- Ordinance No. 5691, approved October 21, 2024, granting a variation to permit a reduction in the minimum building setback (Docket #PV24-0017).

SUMMARY OF REQUEST

The petitioner, Krzysztof Gotkiewicz (property owner), is seeking major site plan and building appearance approval to construct a new three-story, six-unit multi-family residential building on the property located at 268 7th Street. The same property was the subject of an identical proposal in 2024, which was proposed by the prior property owner, along with three zoning variations associated with the proposal.

Following the October 21, 2024 Village Board approval of four ordinances granting approval for the three-story multi-family residential development, the property was sold but construction never commenced. During the transition in ownership, the 2024 major site plan and building appearance approval expired in accordance with the Village Code. The previously approved zoning variations, however, remain valid and do not expire. Accordingly, the current property owner is seeking renewed major site plan and building appearance approval to proceed with development of the property consistent with the previously approved plans and established variations.

PROPERTY BACKGROUND

On July 19, 1993, the Village Board granted a lot area variation for the subject property. The minimum lot requirement for the R-4 Zoning District is 20,000 square feet. Ordinance No. 2895 granted approval for a variation to reduce the minimum required lot area to 13,190 square feet. Please note that a variation allowing a reduction in the lot size was also approved in 1992, but the variations relating to an increase in the maximum density and a decrease in the minimum required parking were denied. The zoning code has been modified since 1992 and the density that is currently proposed (20 units per acre) is now in compliance in the R-4 Multifamily Residential District.

To accommodate the proposed development, the previous property owner obtained the following zoning variations, which established the framework for the site layout and building configuration reflected in the current request.

- Ordinance No. 5689, approved October 21, 2024, granting a variation to permit a reduction in the minimum number of required guest parking spaces (Docket #PV24-0015).
- Ordinance No. 5690, approved October 21, 2024, granting a variation to permit a reduction in the minimum

parking setback (Docket #PV24-0016).
- Ordinance No. 5691, approved October 21, 2024, granting a variation to permit a reduction in the minimum building setback (Docket #PV24-0017).

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. Major Site Plan review requires a concept review by the Village Board, a recommendation by the Commission, and a final decision by the Village Board.

The Zoning Code requires that any new buildings have a concept review by the Village Board before formal consideration by the Plan Commission, unless waived by the Village Administrator. Since the project was reviewed and approved by both the Plan Commission and Village Board in 2024, the Village Administrator waived the Concept review requirement. As this request is for Major Site Plan and Building Appearance approval, the Commission's recommendation will be forwarded to the Village Board for a final decision.

The petitioner proposes to construct a new three-story brick and frame building containing six multi-family residential units, commonly referred to as a "six-flat" apartment building. The proposed units will consist of 1 and 2 bedroom layouts. Each unit will include outdoor space, either in the form of an exterior deck (upper floors) or a patio for the ground-floor units. Primary residential access to the building will be provided from both the east and west elevations (front and rear).

The proposed site design is compatible with the surrounding neighborhood, which is developed predominantly with similar six-flat apartment buildings. However, the adjacent six-flat buildings were constructed prior to the current Village Code and therefore lack minimum setbacks, landscaping, and other site design elements that have been incorporated into this request.

The attached Site Plan proposes a building within the central portion of the site with an access drive along the north side of the building and a parking lot to the west within the rear of the site. The parking lot would include a carport providing covered parking for six vehicles, one designated space for each unit - as required by the Zoning Code. The areas to the east and south of the building would generally consist of landscaping and lawn areas. A new public sidewalk is proposed that would fill in the missing gap along 7th Street and includes a connection to the front building entrance.

Site Plan: The attached Site Plan proposes a six-flat building in the central portion of the site, fronting 7th Street, with a parking lot on the west side (rear of the subject lot). Similar to the site layout of the neighboring six-flat developments, the proposed site will include a walkway leading to the main entrance of the building from the new public sidewalk that will be installed as part of this project. The vehicular driveway will be along the north property line that will lead to the parking lot at the rear of the site. A/C units will be located south of the building and will be screened with landscaping. An exterior trash enclosure will be located in the northwest corner of the parking lot.

The proposed building complies with the 30' front yard building setback along 7th Street. Ordinance No. 5691 (approved October 21, 2024) authorized a reduction in the minimum building setback from 30' to 22'-6" along the north property line and 19'-6" along the south property line. In addition, Ordinance No. 5690 (approved October 21, 2024) authorized a reduction in the minimum parking setback from ten (10) feet to seven (7) feet along the west property line and zero (0) feet along the south property line.

Lighting: The petitioner has submitted a Lighting Plan identifying recessed light fixtures located beneath the proposed carport, two decorative light poles along the east side of the property, and one additional decorative light pole south of the building. In addition, exterior wall-mounted light fixtures are proposed on the north and west elevations of the building to provide supplemental site illumination.

Building Elevations: The attached elevations and rendering have been provided to illustrate the proposed design of the new building. The primary material of the building consists of red brick, with engineered wood siding (in cream color) as the secondary material. The proposed elevations include architectural features such as a recessed section of engineered wood siding in the central portion of the front (east) façade, a canopy over the front entry,

architectural cast stone (in limestone color) to break up the mass of brick on each facade, and the addition of patios/porches. The proposed building design reflects a more modern design, including materials and color scheme, from similar surrounding six-flat buildings that will provide an improved transition from the six-flat buildings and the single-family homes within this area. The petitioner has been asked to bring building material samples to the Plan Commission meeting.

Floor Plan: The plans for the building indicate that the first floor will be slightly different than the upper floors. The first floor will contain a one-bedroom unit and a 2-bedroom unit, while the other floors have two 2-bedroom units. The extra space on the first floor will be used for a utility room and storage area for the building. Staff has reviewed the one bedroom unit and confirmed compliance with the minimum floor area required.

Landscaping: The landscaping along the building's frontage will consist of foundation plantings (flowering shrubs and perennials), red oaks, sugar maple and a swamp white oak tree. The ground-mounted A/C units located along the side (south) elevation will be screened by shrubs and perennials, specifically forsythia and daylilies, a hackberry shrub. The rear (west) property line will have screening vegetation including viburnum and dogwood shrubs.

Trash Enclosure: A six-foot tall trash enclosure, 7' wide and 18'6' deep, will be located at the northwest corner of the property. As proposed, the trash enclosure is to be constructed of wood. However, staff recommends the use of composite material, steel posts, and a steel frame for the gate in order to provide a more durable enclosure to withstand the daily use it will experience.

Access & Parking: The development would utilize a similar access vehicular pattern as the surrounding six-flat developments with a single access point from 7th Street that extends along one side of the property to the rear parking lot.

As proposed, a total of 13 parking spaces (with 6 covered spaces) are proposed. Ordinance No. 5689 (approved October 21, 2024) authorized a reduction in the minimum number of required guest parking spaces from five (5) spaces to zero (0) spaces.

The petitioner is exempt from providing accessible parking spaces per the IL Accessibility Code because they are considered a privately owned apartment building and not a multi-story housing unit. The requirement for ADA accessible parking spaces will be confirmed during the building permit review.

While the neighboring multi-family developments do not provide covered parking, the proposed development will include a carport to provide covered parking for 6 vehicles as shown on the attached carport detail, which satisfies the minimum requirement of the Village Code. The carport will be constructed with 10' tall steel posts, pre-painted white, with pre-painted galvanized steel roofing, framing and hardware.

Parking Table:

	Code Requirement	Required	Proposed	Difference
Parking Spaces	1.7/1 bedroom 2.2/2 bedroom	13	13	0
Covered Parking Spaces	1 per unit	6	6	0
Visitor Parking Spaces*	10%, 5 spaces min	5	0	-5*

* The petitioner has received a variation to permit a reduction in the minimum number of required guest parking spaces from five (5) spaces to zero (0) spaces (Ordinance No. 5689 approved October 21, 2024).

As required by IL State Law, underground conduit will be installed on the west side of the new parking spaces to support (future) installation of electric vehicle (EV) chargers, if the owner chooses to install EV chargers.

Site Requirements: The project would require all standard Village services necessary for a residential development (sewer, water, fire protection), as well as, stormwater management requirements.

STAFF REVIEW

Fire Department Review: There are no additional comments related to the major site plan & building appearance approval

Engineering Division Review: There are no additional comments related to the major site plan & building appearance approval

Staff Recommended Action: The Plan Commission should discuss whether the trash enclosure should be constructed of a composite material with steel posts inside the enclosure and a steel frame for the gate.

Staff recommends approval of the major site plan & building appearance review, subject to the following conditions:

1. In accordance with Section 17.26 (Impact Fees) of the Village Code, the petitioner shall pay impact fees to the Village of Wheeling prior to the issuance of any building or engineering permits.

2. A cost estimate covering the cost of all landscaping plant material plus the cost of installation shall be submitted and approved by the Community Development Department. The approved amount shall be submitted in the form of a financial surety to the Community Development Department prior to the issuance of any engineering site permits or building permits.

3. All other agency permits, including but not limited to the Metropolitan Water Reclamation District of Greater Chicago (MWRD) and Illinois Environmental Protection Agency (IEPA), etc. shall be obtained prior to the issuance of any engineering site permits or building permits.

******

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

Recommend approval of Docket No. PSPMAJ26-0001, granting major site plan and building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, to permit the construction of a multi-family residential building and associated site improvements, located at 268 7th Street, in accordance with the Carport Detail by Home Improvements Kits.Com; Elevations (Sheets a2.3-a2.4), prepared by aMa-Architecture, last revised 12/16/2024; Engineering Plans (Sheets C.1-C.9), prepared by CIVILAND, PLCC, last revised 11/26/2024; Floor Plans (Sheets a2.5-p1.0), prepared by aMa-Architecture, last revised 12/16/2024; Landscape Plan, Sheet L-1, prepared by CIVILAND, PLCC, last revised 11/26/2024; Lighting Plan (Sheet E1), prepared by Kornacki & Associates dated 5/2/2024, last revised 10/14/2024; Project Description letter prepared by Krzysztof Gotkiewicz, dated 2/21/2026; Rendering; Site Plan (Sheet a.1.1), prepared by aMa-Architecture, last revised 12/16/2024; Stormwater Narrative, prepared by CIVILAND, PLCC, last revised 11/26/2024; Title Sheet (a1.0), prepared by aMa-Architecture, last revised 12.16/2024; and subject to the following conditions:

1. In accordance with Section 17.26 (Impact Fees) of the Village Code, the petitioner shall pay impact fees to the Village of Wheeling prior to the issuance of any building or engineering permits.

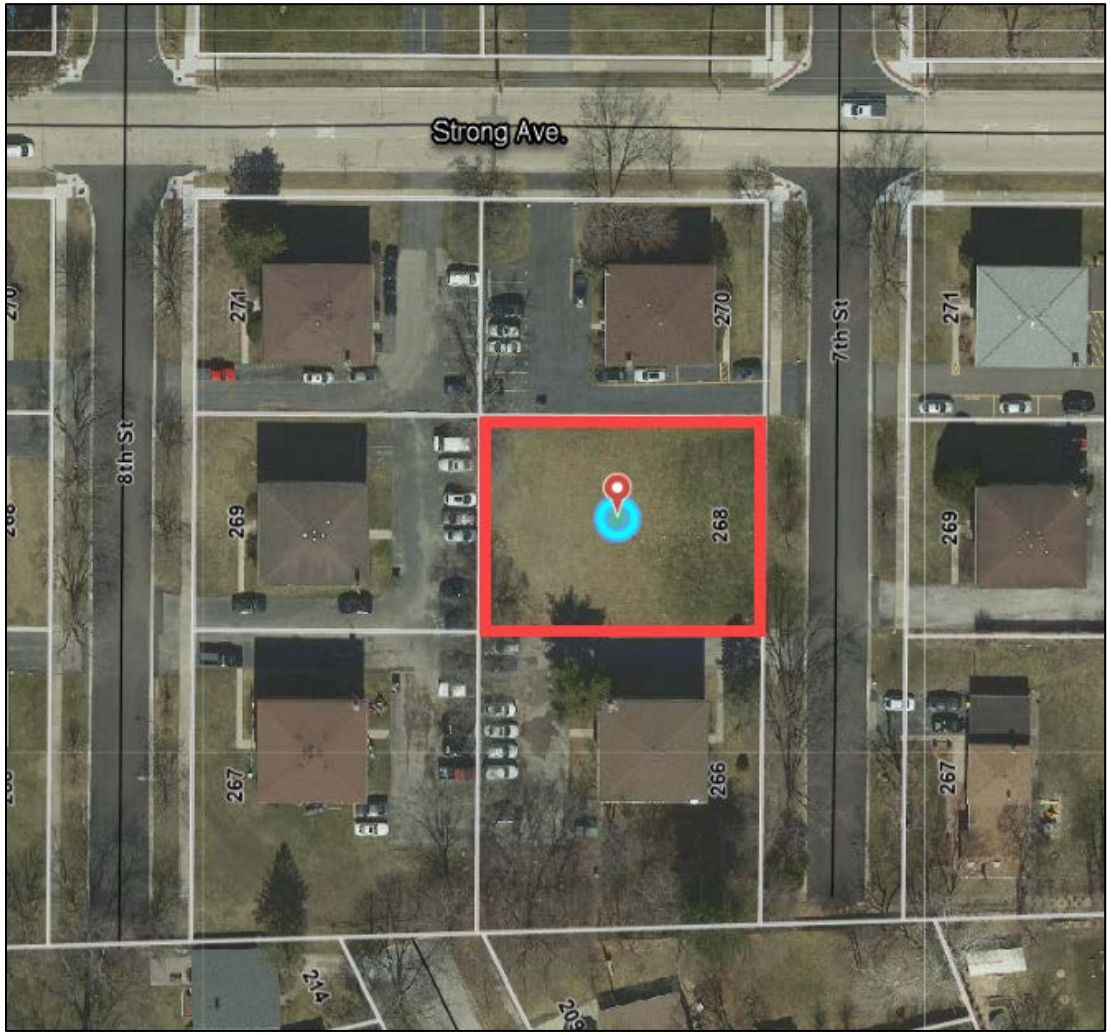
2. A cost estimate covering the cost of all landscaping plant material plus the cost of installation shall be submitted and approved by the Community Development Department. The approved amount shall be submitted in the form of a financial surety to the Community Development Department prior to the issuance of any engineering site permits or building permits.

3. All other agency permits, including but not limited to the Metropolitan Water Reclamation District of Greater Chicago (MWRD) and Illinois Environmental Protection Agency (IEPA), etc. shall be obtained prior to the issuance of any engineering site permits or building permits.

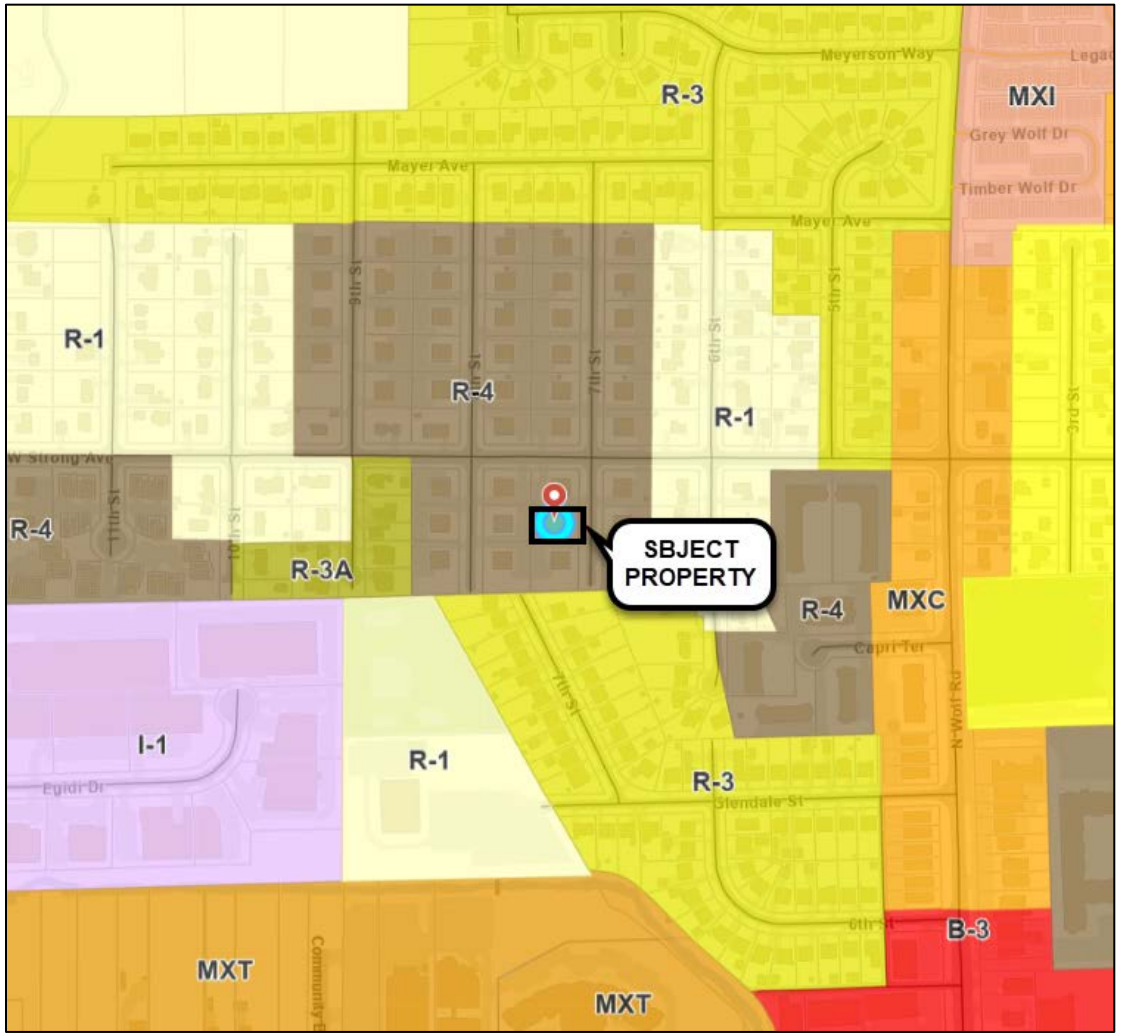
ATTACHMENTS:

Report attachments (staff)
Carport Detail by Home Improvements Kits.Com
Elevations (Sheets a2.3-a2.4), prepared by aMa-Architecture, last revised 12/16/2024
Engineering Plans (Sheets C.1-C.9), prepared by CIVILAND, PLCC, last revised 11/26/2024
Floor Plans (Sheets a2.5-p1.0), prepared by aMa-Architecture, last revised 12/16/2024
Landscape Plan, Sheet L-1, prepared by CIVILAND, PLCC, last revised 11/26/2024
Lighting Plan (Sheet E1), prepared by Kornacki & Associates dated 5/2/2024, last revised 10/14/2024
Project Description letter prepared by Krzysztof Gotkiewicz, dated 2/21/2026
Rendering
Site Plan (Sheet a.1.1), prepared by aMa-Architecture, last revised 12/16/2024
Stormwater Narrative, prepared by CIVILAND, PLCC, last revised 11/26/2024

Title Sheet (a1.0), prepared by aMa-Architecture, last revised 12.16/2024



Location Map



Zoning Map



Subject Property Facing Northwest from 7th Street.





Other 6-Flats on 7th Street.





Other 6-Flats on 7th Street.

Meeting Minutes
Wednesday, March 11, 2026
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 March 11, 2026.

2. PLEDGE OF ALLEGIANCE

Everyone stood for the Pledge of Allegiance.

3. ROLL CALL

Present were Commissioners Karl, Riles, Hyken, Myer, Sprague, Smart, and Chairman Johnson. Also present were Village Planner Marcy Knysz and Village Attorney Mallory Milluzzi.

4. CHANGES TO AGENDA – None

5. CITIZENS' CONCERNS AND COMMENTS – None

6. CONSENT ITEMS – None

7. ITEMS FOR REVIEW
7A. Docket No.: PSPMAJ26-0001
Applicant:
Address: 268 7th Street
Request: Request for Major Site Plan Approval to Construct a Multi-Family Residential Building and Associated Site Improvements

Ms. Knysz presented the existing six flats and reported that the proposal was for a new three-story brick-and-frame building with six multi-family residential units. The units would be one- or two-bedroom, and each would have a deck or patio. There was covered parking in the back, per Village Code, and a trash enclosure. The petitioner is proposing a new sidewalk, new light poles, and new building lights. There would be landscaping around the building foundation and trees by the road. Any required variations were taken care of by the previous property owner. The previous property owner obtained site approval, but it expired after a year.

Ms. Knysz read the three conditions:

1. In accordance with Section 17.26 (Impact Fees) of the Village Code, the petitioner shall pay impact fees to the Village of Wheeling prior to the issuance of any building or engineering permits.

2. A cost estimate covering the cost of all landscaping plant material plus the cost of installation shall be submitted and approved by the Community Development Department. The approved amount shall be submitted in the

DRAFT

form of a financial surety to the Community Development Department prior to the issuance of any engineering site permits or building permits.

3. All other agency permits, including but not limited to the Metropolitan Water Reclamation District of Greater Chicago (MWRD) and Illinois Environmental Protection Agency (IEPA), etc., shall be obtained prior to the issuance of any engineering site permits or building permits.

The petitioner, Kryzsztof Gotkiewicz, stepped to the podium. He reported that he had taken over the property and was continuing the project. They learned that the permit had expired and wanted to complete their project as soon as they could. He noted that they were not changing any of the projects previously approved by the old owner.

Commissioner Myer asked whether a composite material would be used for the trash enclosure to improve durability and longevity. Kryzsztof Gotkiewicz confirmed that they would use a composite material.

Commissioners Karl and Sprague had no questions.

Commissioner Hyken asked whether a carport would be installed. Kryzsztof Gotkiewicz reported that they were, and it would hold six cars.

Commissioners Smart and Riles had no questions. Chairman Johnson had no questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken, to approve Docket No. PSPMAJ26-0001, granting major site plan and building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, to permit the construction of a multi-family residential building and associated site improvements, located at 268 7th Street, in accordance with the Carport Detail by Home Improvements Kits.Com; Elevations (Sheets a2.3-a2.4), prepared by aMa-Architecture, last revised 12/16/2024; Engineering Plans (Sheets C.1-C.9), prepared by CIVILAND, PLCC, last revised 11/26/2024; Floor Plans (Sheets a2.5-p1.0), prepared by aMa-Architecture, last revised 12/16/2024; Landscape Plan, Sheet L-1, prepared by CIVILAND, PLCC, last revised 11/26/2024; Lighting Plan (Sheet E1), prepared by Kornacki & Associates dated 5/2/2024, last revised 10/14/2024; Project Description letter prepared by Krzysztof Gotkiewicz, dated 2/21/2026; Rendering; Site Plan (Sheet a.1.1), prepared by aMa-Architecture, last revised 12/16/2024; Stormwater Narrative, prepared by CIVILAND, PLCC, last revised 11/26/2024; Title Sheet (a1.0), prepared by aMa-Architecture, last revised 12.16/2024; and subject to the following conditions:

1. In accordance with Section 17.26 (Impact Fees) of the Village Code, the petitioner shall pay impact fees to the Village of Wheeling prior to the issuance of any building or engineering permits.

2. A cost estimate covering the cost of all landscaping plant material plus the cost of installation shall be submitted and approved by the Community Development Department. The approved amount shall be submitted in the form of a financial surety to the Community Development Department prior to the issuance of any

DRAFT

engineering site permits or building permits.

3. All other agency permits, including but not limited to the Metropolitan Water Reclamation District of Greater Chicago (MWRD) and Illinois Environmental Protection Agency (IEPA), etc. shall be obtained prior to the issuance of any engineering site permits or building permits.

On the roll call, the vote was as follows:

AYES:	Commissioners Hyken, Johnson, Karl, Smart, Sprague, Myer, Riles
NAYS:	None
ABSENT:	None
ABSTAIN:	None

There being seven affirmative votes, the motion was approved.

Ms. Knysz noted that the petitioner would attend the Village Board meeting on April 6th for the final decision.

7B. Docket No.: PSU25-0012
Applicant: Hamro Investment Group, LLC
Address: 604 N. Milwaukee Avenue
Request: Request for Special Use Approval to Permit the Operation of an Entertainment Establishment ("604 The Arena")

See the Findings of Fact for Docket No. PSU25-0012.

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken, to approve Docket No. PSU25-0012, granting Special Use approval to permit the operation of an entertainment establishment to be known as "604 The Arena" by Hamro Investment Group, LLC, (2604 N. Chapel Hill Drive, Arlington Heights, IL 60004) to be located at 604 N. Milwaukee Avenue, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections; and in accordance with the Project Narrative prepared by Manish Chaudhary, dated 1/29/2026; Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026; Floor Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026; and subject to the following conditions:

1. Special Use approval is contingent upon approval of Docket No. PV26-0003 (variation to permit a reduction in the minimum required parking stall length); Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width); and Docket No. PSPMAJ25-0001 (major site plan and appearance approval for a building addition and related site improvements).

2. No construction permits of any kind shall be issued for any work to be conducted at the subject site before a shared access and parking agreement between the petitioner and the property owner of the adjacent southern Parcel Index Number 03-02-200-048-0000 (commonly addressed as 562 N. Milwaukee Avene) is submitted to the Community Development Department, allowing for the petitioner's access and use of the surface parking facility at 562 N. Milwaukee Avenue. Upon

DRAFT

acceptance of any shared parking agreement by the Director of Community Development, said agreement shall be executed and recorded with the Cook County Clerk's Office.

3. The special use shall be operated in substantial compliance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Engineering Plans prepared by Morris Engineering, Inc., last revised 1/16/2026; Landscape Plan prepared by G Studio, last revised 1/20/2026; Lighting Plan prepared by PG Enlighten, last revised 1/20/2026; and Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026 except as modified by the Plan Commission or Village Board.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

7C. Docket No.: PV26-0003
Applicant: Hamro Investment Group, LLC
Address: 604 N. Milwaukee Avenue
Request: Request for a Variation to Permit a Reduction in the Minimum Required Stall Length for 90-Degree Parking from 18.5 Feet to 18.0 Feet

See the Findings of Fact for Docket No. PV26-0003.

MOTION: Commissioner Myer moved, seconded by Commissioner Karl, to approve Docket No. PV26-0003 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.010, Off-Street Parking and Loading, and associated sections, to permit a reduction in the minimum required stall length for 90-degree parking from 18.5 feet to 18.0 feet for Hamro Investment Group, LLC (2604 N. Chapel Hill Drive, Arlington Heights, IL 60004), located at 604 N. Milwaukee Avenue in accordance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026; Engineering Plans prepared by Morris Engineeirng, Inc., last revised 1/16/2026; and subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width) and Docket No. PSPMAJ25-0001 (major site plan and building appearance approval for the construction of a building addition and associated site improvements).

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Smart, Sprague, Myer, Riles

DRAFT

NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

7D. Docket No.: PV26-0004
Applicant: Hamro Investment Group, LLC
Address: 604 N. Milwaukee Avenue
Request: Request for a Variation to Permit a Reduction in the Minimum Required Drive Aisle Width for Double-Row Parking from 25 Feet to 24 Feet for Hamro Investment Group, LLC

See the Findings of Fact for Docket No. PV26-0004.

MOTION: Commissioner Myer moved, seconded by Commissioner Riles, to approve Docket No. PV26-0004 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.010, Off-Street Parking and Loading, and associated sections, to permit a reduction in the minimum required drive aisle width for double-row parking from 25 feet to 24 feet for Hamro Investment Group, LLC (2604 N. Chapel Hill Drive, Arlington Heights, IL 60004), located at 604 N. Milwaukee Avenue in accordance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026; Engineering Plans prepared by Morris Engineeirng, Inc., last revised 1/16/2026; and subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0003 (variation to permit a reduction in the minimum required stall) and Docket No. PSPMAJ25-0001 (major site plan and building appearance approval for the construction of a building addition and associated site improvements).

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

7E. Docket No.: PSPMAJ25-001
Applicant: Hamro Investment Group, LLC
Address: 604 N. Milwaukee Avenue
Request: Request for a Major Site Plan and Building Appearance Approval For the Construction of an Approximately 4,977 SF Building Addition, Building Façade Enhancements, and Associated Site Improvements

Ms. Knysz read the proposed conditions:

DRAFT

1. Major site plan and building appearance approval is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0003 (variation to permit a reduction in the minimum required stall length); and Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width).

2. The site improvements shall be constructed, maintained, and operated in substantial compliance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Engineering Plans prepared by Morris Engineeirng, Inc., last revised 1/16/2026; Landscape Plan prepared by G Studio, last revised 1/20/2026; Lighting Plan prepared by PG Enlighten, last revised 1/20/2026; and Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026 except as modified by the Plan Commission or Village Board.

3. A building permit must be obtained from the Community Development Department prior to commencing any construction on the building addition or demolition of the site.

4. A completed Application for Wheeling Business License for the new business shall be submitted to the Community Development Department prior to the commencement of operations.

5. The maximum number of outdoor seats shall be limited to 39 seats, unless additional shared parking spaces are secured.

6. No construction permits of any kind shall be issued for any work to be conducted at the subject site before a shared access and parking agreement between the petitioner and the property owner of the adjacent southern Parcel Index Number 03-02-200-048-0000 (commonly addressed as 562 N. Milwaukee Avenue) is submitted to the Community Development Department, allowing for the petitioner's access and use of the surface parking facility at 562 N. Milwaukee Avenue. Upon acceptance of any shared parking agreement by the Director of Community Development, said agreement shall be executed and recorded with the Cook County Clerk's Office.

7. The parking lot shall be resurfaced within one (1) year of issuance of a Temporary Certificate of Occupancy or Final Certificate of Occupancy, whichever is issued first.

8. The outdoor space located west of the trash enclosure shall not be used for outdoor storage of materials, including boxes and/or pallets.

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).

10. The proposed fence section addition on the north side of the building shall match the existing fence in material and design and shall have the finished side facing north.

11. All outdoor furniture shall be commercial grade, weather resistant, and suitable

DRAFT

for year-round outdoor conditions.

12. Plantings shall be maintained year round in the four (4) planters along the building's south elevation.

13. The sidewalk proposed as part of this development shall be constructed of concrete in accordance with the Village's standard construction details.

14. The following items shall be submitted with the building permit application:

    a. The final size and location of the rooftop unit (RTU) enclosures. The enclosures shall match the new Pearl Gray EIFS finish on the building façade.

    b. A detail of the proposed bicycle rack(s), including specifications demonstrating compliance with Village Code requirements.

    c. The Landscape Plan shall include suitable landscape plantings within the entrance island along Milwaukee Avenue, excluding mulch, stone, or similar.

    d. Construction ready irrigation plans.

Chairman Johnson asked about locating the owner of the neighboring parking lot. Manish Chaudhary confirmed that they had and that negotiations were ongoing.

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Karl, to approve Docket No. PSPMAJ25-0001, granting major site plan and building appearance approval for the construction of an approximately 4,977 sq. ft. building addition, building façade enhancements, and associated site improvements, for Hamro Investment Group, LLC, (2604 N. Chapel Hill Drive, Arlington Heights, IL 60004) for the property located at 604 N. Milwaukee Avenue, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, in accordance with the Building Materials Board prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026; Canopy System Specification Sheet by Mapes; Elevations prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026; Engineering Plans prepared by Morris Engineering, Inc., last revised 1/16/2026; Existing Conditions Photos prepared by the petitioner, dated 1/21/2026; Landscape Plan prepared by G Studio, last revised 1/20/2026; Lighting Plan prepared by PG Enlighten, last revised 1/20/2026; Permeable Paver Specification Sheet by Unilock; Product Specification Sheets for the Wall Base and Sill; Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Rooftop Screen Detail prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026; Site Details prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026; Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026; and subject to the following conditions:

1. Major site plan and building appearance approval is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0003 (variation to permit a

DRAFT

reduction in the minimum required stall length); and Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width).

2. The site improvements shall be constructed, maintained, and operated in substantial compliance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Engineering Plans prepared by Morris Engineeirng, Inc., last revised 1/16/2026; Landscape Plan prepared by G Studio, last revised 1/20/2026; Lighting Plan prepared by PG Enlighten, last revised 1/20/2026; and Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026 except as modified by the Plan Commission or Village Board.

3. A building permit must be obtained from the Community Development Department prior to commencing any construction on the building addition or demolition of the site.

4. A completed Application for Wheeling Business License for the new business shall be submitted to the Community Development Department prior to the commencement of operations.

5. The maximum number of outdoor seats shall be limited to 39 seats, unless additional shared parking spaces are secured.

6. No construction permits of any kind shall be issued for any work to be conducted at the subject site before a shared access and parking agreement between the petitioner and the property owner of the adjacent southern Parcel Index Number 03-02-200-048-0000 (commonly addressed as 562 N. Milwaukee Avenue) is submitted to the Community Development Department, allowing for the petitioner's access and use of the surface parking facility at 562 N. Milwaukee Avenue. Upon acceptance of any shared parking agreement by the Director of Community Development, said agreement shall be executed and recorded with the Cook County Clerk's Office.

7. The parking lot shall be resurfaced within one (1) year of issuance of a Temporary Certificate of Occupancy or Final Certificate of Occupancy, whichever is issued first.

8. The outdoor space located west of the trash enclosure shall not be used for outdoor storage of materials, including boxes and/or pallets.

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).

10. The proposed fence section addition on the north side of the building shall match the existing fence in material and design and shall have the finished side facing north.

11. All outdoor furniture shall be commercial grade, weather resistant, and suitable for year-round outdoor conditions.

12. Plantings shall be maintained year round in the four (4) planters along the

DRAFT

building's south elevation.

13. The sidewalk proposed as part of this development shall be constructed of concrete in accordance with the Village's standard construction details.

14. The following items shall be submitted with the building permit application:

    a. The final size and location of the rooftop unit (RTU) enclosures. The enclosures shall match the new Pearl Gray EIFS finish on the building façade.

    b. A detail of the proposed bicycle rack(s), including specifications demonstrating compliance with Village Code requirements.

    c. The Landscape Plan shall include suitable landscape plantings within the entrance island along Milwaukee Avenue, excluding mulch, stone, or similar.

    d. Construction ready irrigation plans.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Ms. Knysz reported that the petitioners would attend the April 6 Village Board meeting.

MOTION: Commissioner Myer moved, seconded by Commissioner Sprague, to approve closing Docket Nos. PSU25-0012-001, PV26-0003, and PV26-0004.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

MOTION: Commissioner Myer moved, seconded by Commissioner Karl, to approve the Minutes of the Regular Meeting of February 11, 2026.

On the roll call, the vote was as follows:

DRAFT

AYES: Commissioners Hyken, Johnson, Karl, Sprague, Myer, Riles
NAYS: None
ABSENT: None
ABSTAIN: Commissioner Smart

There being six affirmative votes, the motion was approved.

9. OTHER BUSINESS

Ms. Knysz announced that Finn McCool's and the Greek Joynt opened. Sun-Wich will be opening soon. There was also a charcuterie board restaurant opening soon.

10. ADJOURNMENT

MOTION: Commissioner Myer moved, seconded by Commissioner Smart, to adjourn the meeting at 6:55 p.m. The motion was approved by a voice vote.

DRAFT

MEMORANDUM

DATE:	April 6, 2026
FROM:	Ross Klicker, Community Development Director
SUBJECT:	Ordinance Granting Special Use Approval to Permit the Operation of an Entertainment Establishment, 604 The Arena (604 N. Milwaukee Avenue) [Docket No. PSU25-0012]
DOLLAR AMOUNT:	N/A
BUDGETED:	No
BUDGET SOURCE:	N/A
RECOMMENDED ACTION:	Approve
STRATEGIC PLAN THEME:	Economic Development

EXECUTIVE SUMMARY

The petitioner is seeking special use approval to operate an entertainment establishment to be known as "604 The Arena" within the former Buca di Beppo restaurant located at 604 N. Milwaukee Avenue. The petitioner is in the process of securing a parking agreement with the owner of the parking lot to the south, and the Plan Commission has included a condition that *no construction permits of any kind* shall be issued until a shared parking agreement between the two property owners is submitted and approved by the Director of Community Development. At the March 11, 2026, Plan Commission hearing, the Commission unanimously recommended approval of this request.

The requested approval is associated with and contingent upon requests for a variation to reduce the minimum required stall length, for a variation to reduce the minimum required drive aisle width, and for major site plan and appearance approval; ordinances granting these requests immediately follow this item on the Village Board's April 6 agenda.

MEMO

The proposed "604 The Arena" is an entertainment establishment that would repurpose the existing restaurant building to provide a new venue offering a full-service restaurant and bar area, video gaming terminals, virtual reality (VR) gaming stations, an arcade area, and cricket and golf simulators.

The proposed hours of operation are identified as Monday through Thursday from 11:00 a.m. to 10:00 p.m., and Friday through Saturday from 11:00 a.m. to 12:00 a.m. The petitioner anticipates employing approximately 35 to 40 full-time employees, as outlined in the submitted Project Description Letter.

To accommodate the proposed entertainment establishment's uses, the petitioner intends to construct a 4,977-square-foot addition to the west of the existing building and an expanded parking area at the northwest corner of the property (Docket No. PSPMAJ25-0001). In 2001, the former Buca di Beppo restaurant acquired the property directly south (562 N. Milwaukee Avenue) to increase available parking. The petitioner does not own the southern parking lot parcel and is currently securing a parking agreement with the owner to use the parking lot consistent with the prior restaurant's use. As a result, the Plan Commission has included a condition that no construction permits of any kind shall be issued until a shared parking agreement between the two property owners is submitted and approved by the Director of Community Development.

Plan Commission Recommendation

At the March 11, 2026, Plan Commission hearing, Commissioner Myer moved, seconded by Commissioner Hyken, to recommend approval of Docket No. PSU25-0012, granting Special Use approval for the Hamro Investment Group, LLC to permit the operation of an entertainment establishment to be known as "604 The Arena" located at 604 N. Milwaukee Avenue, subject to the following conditions:

1. Special Use approval is contingent upon approval of Docket No. PV26-0003 (variation to permit a reduction in the minimum required parking stall length), Docket No. PV26-0004 (variation to permit a reduction in the minimum

required drive aisle width), and Docket No. PSPMAJ25-0001 (major site plan and appearance approval for a building addition and related site improvements).

2. No construction permits of any kind shall be issued for any work to be conducted at the subject site before a shared access and parking agreement between the petitioner and the property owner of the adjacent southern Parcel Index Number 03-02-200-048-0000 (commonly addressed as 562 N. Milwaukee Avenue) is submitted to the Community Development Department, allowing for the petitioner's access and use of the surface parking facility at 562 N. Milwaukee Avenue. Upon acceptance of any shared parking agreement by the Director of Community Development, said agreement shall be executed and recorded with the Cook County Clerk's Office.

3. The special use shall be operated in substantial compliance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Engineering Plans prepared by Morris Engineering, Inc., last revised 1/16/2026; Landscape Plan prepared by G Studio, last revised 1/20/2026; Lighting Plan prepared by PG Enlighten, last revised 1/20/2026; and Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026 except as modified by the Plan Commission or Village Board.

There being seven affirmative votes, the motion was approved.

Community Development Director's Review and Recommendation
I concur with the findings of fact and recommendation provided by the Plan Commission. An ordinance is attached for the Board's consideration to reflect the Commission's recommendation to grant Special Use approval for an entertainment establishment for "604 The Arena" by the Hamro Investment Group, LLC, subject to conditions. I have no further comments.

Attachments
Ordinance – Special Use Approval [Docket No. PSU25-0012]
Exhibits:
Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026
Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026
Floor Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026
PC Staff Report
Report Attachments (staff)
Findings of Fact (Draft)
Certificate of Publication

Docket No. PSU25-0012

ORDINANCE NO. _____

ORDINANCE GRANTING SPECIAL USE APPROVAL TO PERMIT THE OPERATION OF AN ENTERTAINMENT ESTABLISHMENT, 604 THE ARENA (604 N. MILWAUKEE AVENUE)

WHEREAS, the Plan Commission of the Village of Wheeling held a public hearing on March 11, 2026, duly noticed in the *Daily Herald* on February 24, 2026, to consider a petition by Hamro Investment Group, LLC (hereinafter referred to as the "Petitioner"), for Special Use approval to permit the operation of an entertainment establishment, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, for the property located at 604 N. Milwaukee Avenue (hereinafter referred to as "Subject Site") in the MXC, Commercial/Residential Mixed Use Zoning District, Wheeling, Illinois; and

WHEREAS, this petition is associated with and contingent upon the approval of a petition for major site plan and building appearance approval to construct a building addition and related site improvements (Docket No. PSPMAJ25-0001); and

WHEREAS, this petition is associated with and contingent upon the approval of a petition for a variation to permit a reduction in the minimum required stall length (Docket No. PV26-0003); and

WHEREAS, this petition is associated with and contingent upon the approval of a petition for a variation to permit a reduction in the minimum required drive aisle width (Docket No. PV26-0004); and

WHEREAS, the Plan Commission has submitted its Findings of Fact and Recommendation to the President and Board of Trustees, recommending approval, by a vote of 7 ayes and 0 nays, with 0 absent; and

WHEREAS, the President and Board of Trustees deem it to be in the best interest of the Village to grant the petitioner's request;

NOW THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WHEELING, COUNTIES OF COOK AND LAKE, STATE OF ILLINOIS:

Section A

This Board of Trustees, after considering the Recommendation of the Plan Commission and other matters properly before it, hereby finds:

- The special use is necessary for the public convenience at that location;
- That the special use as requested will not alter the essential character of the area in which it is to be located;
- That 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 the appropriate, and orderly development of the district in which it is located;
- 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;

- That the parking areas will be of adequate size for the particular use, properly located, and suitably screened from adjoining residential uses, entrance and exit drives shall be laid out as to prevent traffic hazards and nuisances; and
- 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.

Section B

A special use is hereby granted under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, to permit an entertainment establishment in the MXC, Commercial/Residential Mixed Use zoning district, located at the Subject Site, hereinafter legally described:

PARCEL 1:
LOT 1 IN H. S. H. PROPERTIES RESUBDIVISION OF PART OF LOT 3 IN GEORGE HECKINGER'S FARM SUBDIVISION AND PART OF LOT 5 IN OWNERS SUBDIVISION ALL IN SECTIONS 2 AND 3, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 31, 1972 AS DOCUMENT 21919892. EXCEPT FOR THAT PART OF LOT 1 CONDEMNED BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS IN CASE NO. 92L50710 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE ON AN ASSUMED BEARING OF SOUTH 21 DEGREES 37 MINUTES 26 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 106.83 FEET (107.02 FEET RECORDED) TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE SOUTH 87 DEGREES 53 MINUTES 20 SECONDS WEST ALONG THE SAID SOUTHERLY LINE OF LOT 1 A DISTANCE OF 11.67 FEET TO THE WESTERLY RIGHT OF WAY LINE OF MILWAUKEE AVENUE (ILLINOIS ROUTE 21) ACCORDING TO DOCUMENT 2009840 RECORDED JULY 25, 1979; THENCE NORTH 25 DEGREES 53 MINUTES 54 SECONDS WEST 110.04 FEET TO THE NORTHERLY LINE OF SAID LOT 1; THENCE NORTH 87 DEGREES 53 MINUTES 20 SECONDS EAST ALONG THE SAID NORTHERLY LINE OF LOT 1 A DISTANCE OF 20.37 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EXCLUSIVE EASEMENT GRANTED FROM B.E.M. CORPORATION TO BONTE, INC. DATED JANUARY 23, 1997 AND RECORDED FEBRUARY 14, 1997 AS DOCUMENT 97105751 OVER THE NORTHWEST CORNER OF DESCRIBED PART OF LOT 3 IN GEORGE HECKINGER'S FARM SUBDIVISION AFORESAID FOR INGRESS AND EGRESS OF PEDESTRIANS AND VEHICLES AND FOR THE USE OF A PAVED PARKING LOT LOCATED THEREON, IN COOK COUNTY, ILLINOIS.

Section C

The Special Use approval granted in Section B of this Ordinance is to be completed substantially in accordance with the following plans and exhibits, attached hereto as **Exhibit A** and made part hereof:

- Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026
- Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026

- Floor Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026

Section D

The Special Use approval granted in Section B of this Ordinance is subject to the following conditions:

1. Special Use approval is contingent upon approval of Docket No. PV26-0003 (variation to permit a reduction in the minimum required parking stall length), Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width), and Docket No. PSPMAJ25-0001 (major site plan and building appearance approval for a building addition and related site improvements).

2. No construction permits of any kind shall be issued for any work to be conducted at the subject site before a shared access and parking agreement between the petitioner and the property owner of the adjacent southern Parcel Index Number 03-02-200-048-0000 (commonly addressed as 562 N. Milwaukee Avene) is submitted to the Community Development Department, allowing for the petitioner's access and use of the surface parking facility at 562 N. Milwaukee Avenue. Upon acceptance of any shared parking agreement by the Director of Community Development, said agreement shall be executed and recorded with the Cook County Clerk's Office.

3. The special use shall be operated in substantial compliance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Engineering Plans prepared by Morris Engineering, Inc., last revised 1/16/2026; Landscape Plan prepared by G Studio, last revised 1/20/2026; Lighting Plan prepared by PG Enlighten, last revised 1/20/2026; and Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026 except as modified by the Plan Commission or Village Board.

Section E

This Ordinance shall be in full force and effect from and after its passage and approval, according to law.

Trustee_____ moved, seconded by Trustee_____, that Ordinance No. _____ be passed, this 6th day of April, 2026.

President Horcher	_____	Trustee Ruffatto	_____
Trustee Krueger	_____	Trustee Vito	_____
Trustee Lang	_____	Trustee Vogel	_____
Trustee Papantos	_____		

Ordinance No. _____ passed and approved this 6th day of April 2026 by the President and Board of Trustees, Wheeling, Illinois.

_____
Patrick Horcher, Village President

ATTEST:

_____
Kathryn M. Brady, Village Clerk

APPROVED AS TO FORM ONLY:

_____
Village Attorney

PUBLISHED in pamphlet form this 7th day of April, 2026, by order of the Corporate Authorities of the Village of Wheeling, Cook and Lake Counties, Illinois.

Exhibit A (Attached)

- Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026
- Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026
- Floor Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026

HAMRO INVESTMENT GROUP
1/29/2026

Village of Wheeling
Community Development Department
Zoning Board of Appeals
2 Community Boulevard
Wheeling, IL 60090

Subject: – Zoning Board Approval Request for 604 Milwaukee Ave

Dear Members of the Wheeling Zoning Board of Appeals,

I respectfully submit this letter and project narrative on behalf of **HAMRO INVESTMENT GROUP** in support of our request for zoning board approval to redevelop the **currently vacant lot at 604 Milwaukee Ave** into a vibrant, family-friendly sports and entertainment center featuring the **only cricket simulator in Illinois and only the second of its kind in the United States**.

Overview of Proposal

We propose to transform this underutilized property into a dynamic mixed-use venue offering:

- The **only cricket simulation bays in Illinois**, a signature attraction for cricket enthusiasts and families across the region
- Gulf Simulation
- Casual dining restaurant and full-service bar
- VR gaming zones
- Arcade and kids' play area
- Adult gaming lounge with ID check and supervision

Our project will help **revitalize Milwaukee Avenue** by activating a vacant site with an engaging, modern facility that meets community needs for entertainment, dining, and social gathering.

Background and Community Benefit

Today, 604 Milwaukee Ave is a vacant lot generating no sales tax, jobs, or visual appeal for the corridor. Our project will convert it into an **active, attractive, and tax-generating community asset**.

Key benefits include:

- **Unique destination:** The first and only cricket simulation center in Illinois (and only the second in the USA), delivering a signature draw that distinguishes Wheeling from neighboring suburbs.
- **Local job creation:** 30-35 full-time equivalent jobs, spanning hospitality, culinary, entertainment, and management roles.
- **Economic impact:** New sales tax revenue and increased visitor foot traffic supporting nearby businesses.
- **Neighborhood enhancement:** Professional landscaping, lighting, signage, and a modern building façade to improve the area's visual character.
- **Community engagement:** Opportunities for leagues, kids' parties, corporate team-building, and family events.

HAMRO INVESTMENT GROUP is committed to hiring locally, sourcing from nearby vendors where possible, and supporting Wheeling's economic growth and vibrancy.

Operational Details

Hours of Operation:

- Sunday–Thursday: 11:00 AM – 10:00 PM
- Friday–Saturday: 11:00 AM – 12:00 AM

Staffing Plan:

We plan for 30–40 staff on-site daily, ~35–40 FTE overall.

Department / Area	Roles / Functions	Estimated FTE
Cricket and Gulf Simulator Bays	Operators / Attendants	4-5
VR Zone	VR Tech / Game Attendants	2-3
Arcade & Kids Zone	Supervisors / Technicians	2-3
Adult Gaming Section	Attendants / Cashiers	2-3

Group Party in dining Hall	Event Coordinators + Support Staff	3-4
Restaurant & Kitchen	Head Chef, Cooks, Dish, Prep	4-5
Front-of-House (FOH)	Servers, Bartenders, Hosts	4-5
Reception / Front Desk	Booking Agents / Customer Service	2-3
Cleaning & Maintenance	Janitorial / Equipment Cleaning	3–4
Management/Admin	General Manager, Assistant Managers	3–4
Marketing & social media	Promotions & Events (PT/FT)	1–2
Security	Evening Doorman / Outsourced Option	1–2

Number of Seats

- Restaurant/Casual Dining: 80 occupants
- Bar Area: 26 occupants
- Small dining area 20 occupants
- Gaming/Arcade/VR/Billiards: variable/active use seating

Parking and Site Improvements

Parking Provided:

- 87 on-site parking spaces (new layout)
- 24 new offsite parking spaces to the south (secured via formal agreement)
- **Total available parking:** 111 spaces
- 11 dedicated bicycle parking spaces

Parking Demand Calculations:

- Casual Dining: 80 occupants / (3 seats per space) = ~27 spaces
- Small dining Room (existing): 20 occupants / (3 seats per space) = ~7 spaces
- Bar: 26 occupants / (3 seats per space) = ~9 spaces
- Gaming Room: 6 seats / (3 seats per space) = 2 spaces
- Arcade: 9 seats / (3 seats per space) = 3 spaces
- VR Rooms (similar to golf driving range): 2 spaces (1 per room)
- VR Stations: 2 spaces (3 seats per space)
- Gulf Simulation : 2 spaces (2 spaces/table)

- Cricket Simulators (Similar to bowling lanes): 16 spaces (4 spaces/lane)
- Employees: ~20 spaces (1 per employee)

Total calculated need: 90 spaces—fully met by our proposed layout.

Site Improvements:

- New landscaping, lighting, signage, and building facade
- Clearly marked ADA-compliant entrances and paths
- Bike parking and pedestrian-friendly design

Nature of Proposed Land Use

We are requesting zoning board approval for **mixed-use commercial entertainment and restaurant** use at 604 Milwaukee Ave.

This proposed use aligns with Wheeling's goals to:

- Revitalize vacant, non-productive lots
- Increase local employment opportunities
- Enhance family-friendly destination options
- Support corridor beautification and economic development

Our design will ensure responsible operations with controlled noise, accessible facilities, ample parking, and strong integration with the existing neighborhood.

Conclusion

Approval of this project will allow the Village of Wheeling to gain:

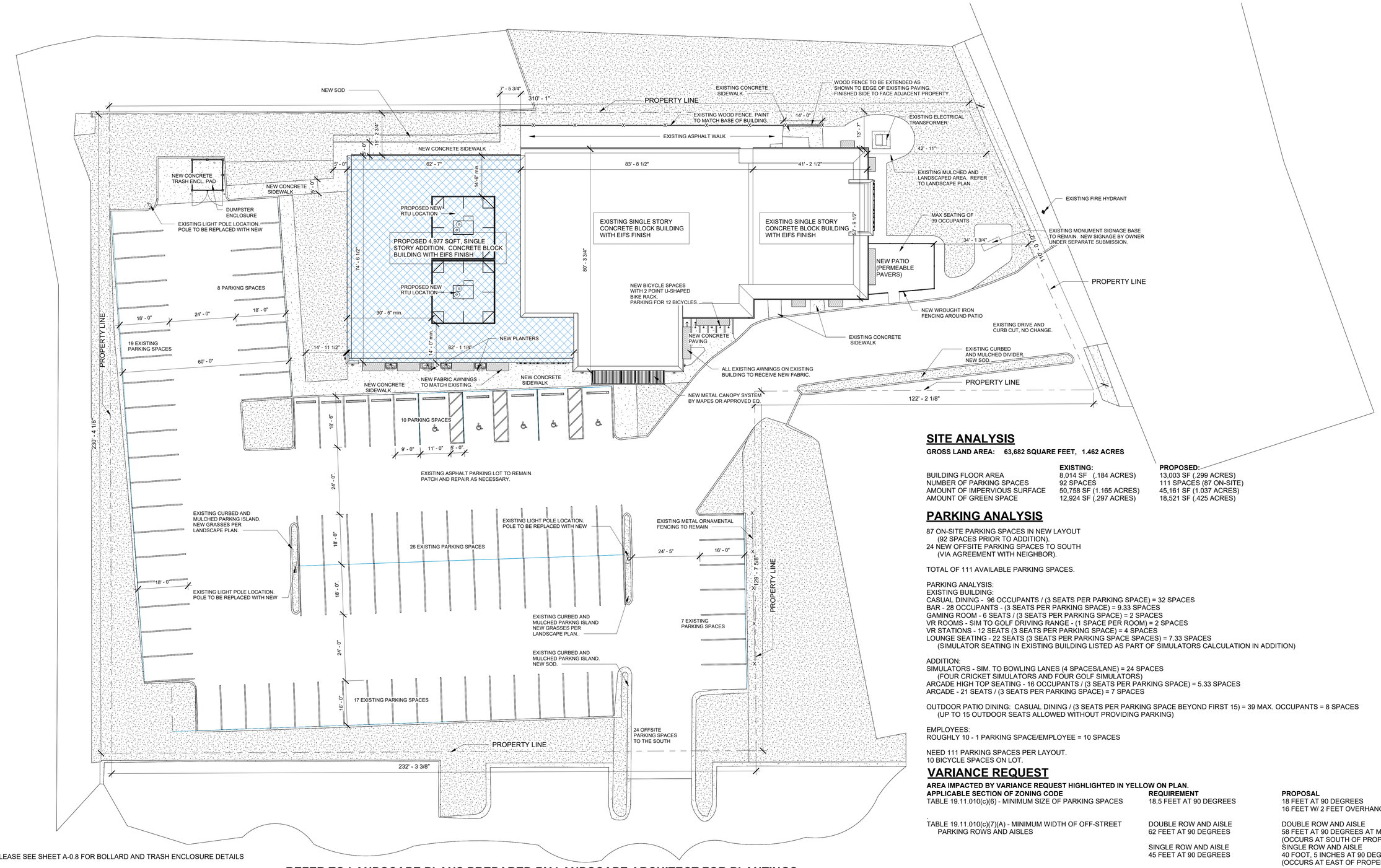
- Activation of a vacant lot into a productive, attractive asset
- Illinois' first and only cricket simulator—a true regional draw
- Dozens of local jobs in a wide range of roles
- New sales tax revenue and support for nearby businesses
- A visually appealing, modern, family-friendly entertainment and dining venue

Thank you for your time and consideration of this proposal. We are happy to provide any additional details, answer questions, or present to the Board in person.

Sincerely,

Manish Chaudhary
Managing Partner
HAMRO INVESTMENT GROUP

PROPOSED SITE PLAN



*PLEASE SEE SHEET A-0.8 FOR BOLLARD AND TRASH ENCLOSURE DETAILS

1 / A-0.5 Level 1 - PROPOSED SITE DIAGRAM
1/16" = 1'-0"

REFER TO LANDSCAPE PLANS PREPARED BY LANDSCAPE ARCHITECT FOR PLANTINGS.

SITE ANALYSIS

GROSS LAND AREA: 63,682 SQUARE FEET, 1.462 ACRES

	EXISTING:	PROPOSED:
BUILDING FLOOR AREA	8,014 SF (.184 ACRES)	13,003 SF (.299 ACRES)
NUMBER OF PARKING SPACES	92 SPACES	111 SPACES (87 ON-SITE)
AMOUNT OF IMPERVIOUS SURFACE	50,758 SF (1.165 ACRES)	45,161 SF (1.037 ACRES)
AMOUNT OF GREEN SPACE	12,924 SF (.297 ACRES)	18,521 SF (.425 ACRES)

PARKING ANALYSIS

87 ON-SITE PARKING SPACES IN NEW LAYOUT
(92 SPACES PRIOR TO ADDITION).
24 NEW OFFSITE PARKING SPACES TO SOUTH
(VIA AGREEMENT WITH NEIGHBOR).

TOTAL OF 111 AVAILABLE PARKING SPACES.

PARKING ANALYSIS:
EXISTING BUILDING:
CASUAL DINING - 96 OCCUPANTS / (3 SEATS PER PARKING SPACE) = 32 SPACES
BAR - 28 OCCUPANTS - (3 SEATS PER PARKING SPACE) = 9.33 SPACES
GAMING ROOM - 6 SEATS / (3 SEATS PER PARKING SPACE) = 2 SPACES
VR ROOMS - SIM TO GOLF DRIVING RANGE - (1 SPACE PER ROOM) = 2 SPACES
VR STATIONS - 12 SEATS (3 SEATS PER PARKING SPACE) = 4 SPACES
LOUNGE SEATING - 22 SEATS (3 SEATS PER PARKING SPACE SPACES) = 7.33 SPACES
(SIMULATOR SEATING IN EXISTING BUILDING LISTED AS PART OF SIMULATORS CALCULATION IN ADDITION)

ADDITION:
SIMULATORS - SIM. TO BOWLING LANES (4 SPACES/LANE) = 24 SPACES
(FOUR CRICKET SIMULATORS AND FOUR GOLF SIMULATORS)
ARCADE HIGH TOP SEATING - 16 OCCUPANTS / (3 SEATS PER PARKING SPACE) = 5.33 SPACES
ARCADE - 21 SEATS / (3 SEATS PER PARKING SPACE) = 7 SPACES

OUTDOOR PATIO DINING: CASUAL DINING / (3 SEATS PER PARKING SPACE BEYOND FIRST 15) = 39 MAX. OCCUPANTS = 8 SPACES
(UP TO 15 OUTDOOR SEATS ALLOWED WITHOUT PROVIDING PARKING)

EMPLOYEES:
ROUGHLY 10 - 1 PARKING SPACE/EMPLOYEE = 10 SPACES

NEED 111 PARKING SPACES PER LAYOUT.
10 BICYCLE SPACES ON LOT.

VARIANCE REQUEST

AREA IMPACTED BY VARIANCE REQUEST HIGHLIGHTED IN YELLOW ON PLAN.

APPLICABLE SECTION OF ZONING CODE	REQUIREMENT	PROPOSAL
TABLE 19.11.010(c)(6) - MINIMUM SIZE OF PARKING SPACES	18.5 FEET AT 90 DEGREES	18 FEET AT 90 DEGREES 16 FEET W/ 2 FEET OVERHANG AT 90 DEGREES
TABLE 19.11.010(c)(7)(A) - MINIMUM WIDTH OF OFF-STREET PARKING ROWS AND AISLES	DOUBLE ROW AND AISLE 62 FEET AT 90 DEGREES	DOUBLE ROW AND AISLE 58 FEET AT 90 DEGREES AT MINIMUM (OCCURS AT SOUTH OF PROPERTY W/ 2 FOOT OVERHANG)
	SINGLE ROW AND AISLE 45 FEET AT 90 DEGREES	SINGLE ROW AND AISLE 40 FOOT, 5 INCHES AT 90 DEGREES (OCCURS AT EAST OF PROPERTY W/ 2 FOOT OVERHANG)

CRICKET SIMULATOR
604 N. MILWAUKEE
WHEELING, IL 60070
PROPOSED SITE PLAN
1/16" = 1'-0"
JANUARY 27TH, 2026

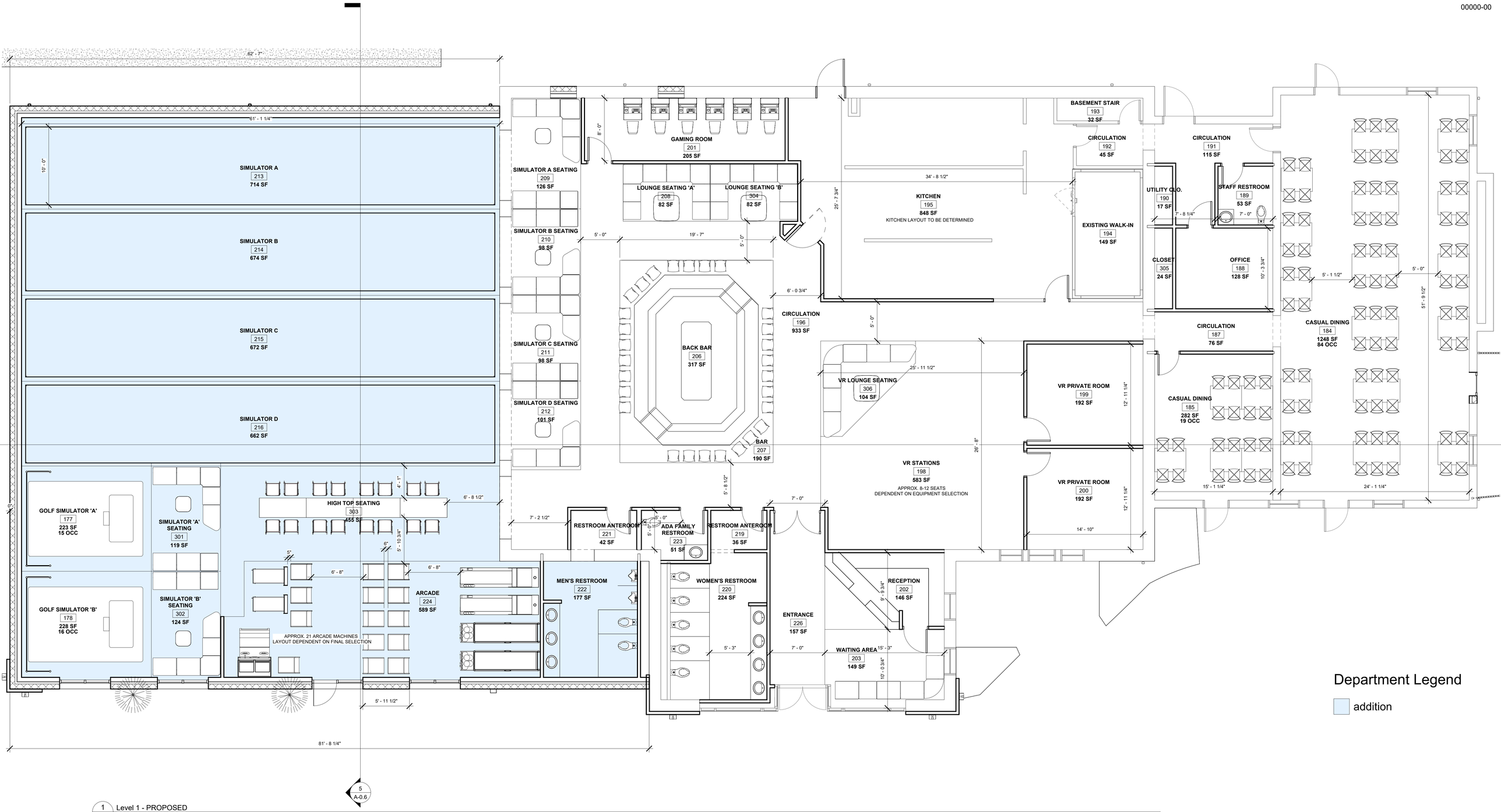
© COPYRIGHT 2026 AKA

N

FINAL REVIEW	4/18/25

aka atul karkhanis architects, ltd.
Commercial • Educational • Residential • Healthcare
2514 WEST PETERSON AVENUE
CHICAGO, IL 60659
PHONE: 773.508.5533 FAX: 773.508.5757
www.akarchitects.com

1ST FLOOR SCHEMATIC DESIGN PLAN



5
A-0.6

1
A-0.3
Level 1 - PROPOSED
3/16" = 1'-0"

Department Legend

addition

CRICKET SIMULATOR
604 N. MILWAUKEE
WHEELING, IL 60070
1ST FLOOR SCHEMATIC DESIGN PLAN
3/16" = 1'-0"
JANUARY 21ST, 2026

© COPYRIGHT 2026 AKA

N

FINAL REVIEW	4/18/25

aka atul karkhanis architects, ltd.
Commercial • Educational • Residential • Healthcare

2514 WEST PETERSON AVENUE
CHICAGO, IL 60659
PHONE: 773.508.5533 FAX: 773.508.5757
www.akarchitects.com

MEMORANDUM

DATE: March 11, 2026
FROM: Marcy Knysz, Village Planner
SUBJECT: Docket No. PSU25-0012, Request for Special Use Approval to Permit the Operation of an Entertainment Establishment ("604 The Arena") for Hamro Investment Group, LLC (604 N. Milwaukee Avenue). **PUBLIC HEARING**
RECOMMENDED ACTION: **Recommend approval of Docket No. PSU25-0012,** granting Special Use approval to permit the operation of an entertainment establishment to be known as “604 The Arena” by Hamro Investment Group, LLC, (2604 N. Chapel Hill Drive, Arlington Heights, IL 60004) to be located at 604 N. Milwaukee Avenue, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections; and in accordance with the Project Narrative prepared by Manish Chaudhary, dated 1/29/2026; Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026; Floor Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026; and subject to the following conditions:

1. Special Use approval is contingent upon approval of Docket No. PV26-0003 (variation to permit a reduction in the minimum required parking stall length); Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width); and Docket No. PSPMAJ25-0001 (major site plan and appearance approval for a building addition and related site improvements).

2. No construction permits of any kind shall be issued for any work to be conducted at the subject site before a shared access and parking agreement between the petitioner and the property owner of the adjacent southern Parcel Index Number 03-02-200-048-0000 (commonly addressed as 562 N. Milwaukee Avene) is submitted to the Community Development Department, allowing for the petitioner’s access and use of the surface parking facility at 562 N. Milwaukee Avenue. Upon acceptance of any shared parking agreement by the Director of Community Development, said agreement shall be executed and recorded with the Cook County Clerk’s Office.

3. The special use shall be operated in substantial compliance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Engineering Plans prepared by Morris Engineeirng, Inc., last revised 1/16/2026; Landscape Plan prepared by G Studio, last revised 1/20/2026; Lighting Plan prepared by PG Enlighten, last revised 1/20/2026; and Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026 except as modified by the Plan Commission or Village Board.

EXECUTIVE SUMMARY

Docket No. PSU25-0012: Hamro Investment Group, LLC (2604 N, Chapel Hill Drive, Arlington Heights, IL 60004), property owner, is seeking special use approval to permit the operation of an entertainment establishment, for the property located at 604 N. Milwaukee Avenue, which is zoned MXC, Commercial/Residential Mixed Use, pursuant to Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.10 Use Regulations, and associated sections.

GENERAL PROPERTY INFORMATION
Petitioner: Hamro Investment Group, LLC

Location: 604 N. Milwaukee Avenue
Property size: 66,999 sq. ft. (1.54 acres)

Building size: 8,000 sq. ft. / 4,950 sq. ft. building addition (Docket No. PSPMAJ25-0001)

Neighboring Property Land Use(s):
North: Multi-tenant Industrial/Vacant Land
West: Multi-tenant Industrial
South: Multi-tenant Industrial/Parking Lot/Old Munich Tavern

Existing Use of Property: Commercial retail space (vacant, former Buca di Beppo)

Existing Zoning: MXC, Commercial/Residential Mixed Use

Comprehensive Plan Designation: Commercial/Residential Mixed Use

Zoning History:

- Ordinance #1428, approved 6/14/1976, granting a sign variation (Docket No. 422).
- Docket No. PC-303, approved 9/22/1994, granting appearance approval of architectural, landscape, lighting and signage.
- Ordinance #2991, approved 10/3/1994, granting special use and site plan approval for a restaurant with live music for Yvette North (Docket No. 1994-28).
- Ordinance #3187, approved 1/6/1997, granting special use and suite plan approval for a restaurant with live music for Buca di Beppo (Docket No. 1996-36).
- Docket No. PC-363, approved 5/8/1997, granting appearance approval for a sign for Buca di Beppo.
- Docket No. PC-504, approved 12/9/1999, granting appearance approval for a sign for Buca Little Italy.
- Docket No. PC-541, approved 2/8/2001, granting appearance approval of a restaurant expansion and added parking.
- Docket No. SCBA-011, approved 10/11/2001, granting approval of a freestanding sign face change.
- Ordinance #1193, approved 7/10/1972, granting a rezoning from the I-1 to the B-4 Zoning District (Docket No. 304).
- Ordinance #3533, approved 2/26/2001, granting special use and site plan approval for a restaurant with live music (Docket No. 2001-7A).
- Ordinance #3534, approved 2/26/2001, granting a variation for the pavement setback (Docket No. 2001-7B).
- Ordinance #3535, approved 2/26/2001, granting a variation to permit 2 freestanding signs along Milwaukee Avenue (Docket No. 2001-7C).

SUMMARY OF REQUEST

Hamro Investment Group, LLC is requesting special use approval for the operation of an entertainment establishment to be known as “604 The Arena”, within the former Buca di Beppo (Buca) restaurant located 604 N. Milwaukee Avenue.

Associated with the special use request, the petitioner seeks additional zoning approvals for major site plan and appearance approval for a building addition and associated site improvements (Docket No. PSPMAJ25-0001) and variations associated with proposed parking lot changes (Docket No’s. PV26-0003 & PV26-0004).

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 proposed “604 The Arena” entertainment establishment would repurpose the existing Buca restaurant building

to provide a new venue offering a full-service restaurant with outdoor dining, a bar area, video gaming terminals, virtual reality (VR) gaming stations, an arcade area, cricket simulators and golf simulators.

The proposed hours of operation are identified as Monday through Thursday from 11:00 AM to 10:00 PM, and Friday through Saturday from 11:00 AM to 12:00 AM. The petitioner anticipates employing approximately 35 to 40 full-time employees, as outlined in the submitted Project Description Letter.

To accommodate the proposed entertainment establishment's uses, a 4,977 square-foot addition would be constructed to the west of the existing building. To support the additional floor area and associated increase in occupancy, the parking lot would also be expanded at the northwest corner of the property, as fully detailed in the staff report for Docket No. PSPMAJ25-0001. In 2001, Buca acquired the property directly south of the restaurant parcel (562 N. Milwaukee Avenue) to increase available parking. The petitioner does not own the southern parking lot parcel and is currently securing a parking agreement with the owner to use the parking lot consistent with the prior ownership of Buca. As a result, staff has included a condition of approval that no construction permits of any kind shall be issued until a shared parking agreement amongst both property owners is submitted and approved by the Director of Community Development.

The proposed entertainment venue use is consistent with the MXC, Commercial/Residential Mixed Use Zoning District and the Comprehensive Land Use designation of Commercial/Residential Mixed Use for the subject site.

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: The proposed Cricket Sports & Family Entertainment Center is necessary and desirable to serve the public convenience and general welfare of the Village of Wheeling by providing a unique, family-oriented recreational facility not currently available in the area. It will offer immersive cricket simulators, virtual reality gaming, and flexible event spaces, allowing residents to enjoy healthy, interactive entertainment locally. The project will create approximately 20–30 local jobs, increase foot traffic for surrounding businesses, expand the local tax base, and revitalize a long-vacant commercial property in support of Wheeling's economic development and quality-of-life goals.

   Staff: The proposed location within the MXC, Commercial/Residential Mixed Use Zoning District permits entertainment establishments subject to the granting of a Special Use. Given its location within an existing commercial building and in proximity to other commercial and residential uses, the proposed use is consistent with the mixed-use intent of the MXC District.

2. **State how the Special Use will not alter the essential character of the area in which it is to be located.**
   Petitioner: The proposed Cricket Sports & Family Entertainment Center will operate in a safe, responsible, and family-oriented manner and will not be detrimental to the health, safety, morals, or general welfare of the surrounding area or the Village. All activities will be conducted indoors with controlled hours, on-site management, and appropriate security, ensuring that noise, lighting, and operations do not impact neighboring properties. The facility will comply with all applicable building, fire, and life-safety codes, and parking and traffic will be accommodated within the existing site. By reusing and improving a vacant commercial property, the project will enhance the area's appearance and support stable or improved property values.

   Staff: The use will be commercial in nature and is consistent with the intent of the MXC District. The proposed use 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 proposed Cricket Sports & Family Entertainment Center will not interfere with the normal and orderly development of surrounding properties permitted within the district. The use is compatible with existing commercial and entertainment uses in the area and will operate within an existing building using established infrastructure and parking. By revitalizing an underutilized commercial property, the project will complement surrounding development and support continued investment without limiting future development opportunities for nearby properties.

Staff: The proposed entertainment establishment is consistent with the mixed-use character intended by the MXC District. The intensity of the operation is comparable to other service and recreational uses permitted within the district through special use approval. 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: The proposed Cricket Sports & Family Entertainment Center will be adequately served by existing streets, utilities, drainage, and refuse services already in place for the commercial site. No new or expanded public infrastructure will be required. Police and fire services will continue to serve the property, and the facility will comply with all applicable building, fire, and life-safety codes. The proposed use will not place an undue burden on municipal services or public facilities.

   Staff: The proposed site improvements, including façade changes and added landscaping, will enhance the subject site and continue the site's consistency with the commercial character of the corridor. The proposed use is not expected to hinder or discourage the appropriate development or use of adjacent properties, nor impair surrounding property values.

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: The proposed Cricket Sports & Family Entertainment Center will not cause undue traffic congestion or direct significant traffic through residential streets. The facility will be served by existing access points and adequately sized parking areas designed for safe entry, exit, and circulation. Driveways and parking areas will be properly laid out to prevent traffic hazards, minimize congestion, and avoid creating nuisance for neighboring properties. Traffic generated by the facility is consistent with typical commercial and entertainment uses in the area and can be accommodated safely within the existing street network.

   Staff: As identified, the proposed use will generate an increase in required on-site parking spaces, which will not be sufficiently provided for on the subject site. However, the adjacent parking lot immediately to the south was constructed by the prior property owner with the intent to provide expanded parking needs. As the petitioner does not own the southern parking lot, it is necessary and essential that both property owners develop a shared parking agreement to satisfy Village parking requirements. As a result, staff has included a condition of approval that the proposed use cannot occur through the withholding of any construction permits until a shared parking agreement is submitted and approved by the Director of Community Development.

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 proposed Cricket Sports & Family Entertainment Center will fully comply with all regulations and stipulations for its use. The facility will meet all applicable zoning requirements, building codes, fire and life-safety codes, and accessibility standards. Any specific requirements tied to entertainment or recreational uses, including occupancy limits and safety protocols for simulators and VR equipment, will be strictly followed. There are no known exceptions to the regulations, and the project will ensure ongoing compliance through professional management and regular inspections.

   Staff: The proposed use is consistent with the MXC, Commercial/Residential Mixed Use Zoning District and the Comprehensive Land Use designation of Commercial/Residential Mixed Use.

STAFF REVIEW

Fire Department Review: No outstanding comments from the Fire Department.

Engineering Division Review: No outstanding comments from the Engineering Division.

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. PV26-0003 (variation to permit a reduction in the minimum required parking stall length); Docket No. PV26-0004 (variation to permit a reduction in the

minimum required drive aisle width); and Docket No. PSPMAJ25-0001 (major site plan and appearance approval for a building addition and related site improvements).

2. No construction permits of any kind shall be issued for any work to be conducted at the subject site before a shared access and parking agreement between the petitioner and the property owner of the adjacent southern Parcel Index Number 03-02-200-048-0000 (commonly addressed as 562 N. Milwaukee Avenue) is submitted to the Community Development Department, allowing for the petitioner's access and use of the surface parking facility at 562 N. Milwaukee Avenue. Upon acceptance of any shared parking agreement by the Director of Community Development, said agreement shall be executed and recorded with the Cook County Clerk's Office.

3. The special use shall be operated in substantial compliance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Engineering Plans prepared by Morris Engineering, Inc., last revised 1/16/2026; Landscape Plan prepared by G Studio, last revised 1/20/2026; Lighting Plan prepared by PG Enlighten, last revised 1/20/2026; and Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026 except as modified by the Plan Commission or Village Board.

******

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. PSU25-0012, granting Special Use approval to permit the operation of an entertainment establishment to be known as "604 The Arena" by Hamro Investment Group, LLC, (2604 N. Chapel Hill Drive, Arlington Heights, IL 60004) to be located at 604 N. Milwaukee Avenue, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections; and in accordance with the Project Narrative prepared by Manish Chaudhary, dated 1/29/2026; Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026; Floor Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026; and subject to the following conditions:

1. Special Use approval is contingent upon approval of Docket No. PV26-0003 (variation to permit a reduction in the minimum required parking stall length); Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width); and Docket No. PSPMAJ25-0001 (major site plan and appearance approval for a building addition and related site improvements).

2. No construction permits of any kind shall be issued for any work to be conducted at the subject site before a shared access and parking agreement between the petitioner and the property owner of the adjacent southern Parcel Index Number 03-02-200-048-0000 (commonly addressed as 562 N. Milwaukee Avenue) is submitted to the Community Development Department, allowing for the petitioner's access and use of the surface parking facility at 562 N. Milwaukee Avenue. Upon acceptance of any shared parking agreement by the Director of Community Development, said agreement shall be executed and recorded with the Cook County Clerk's Office.

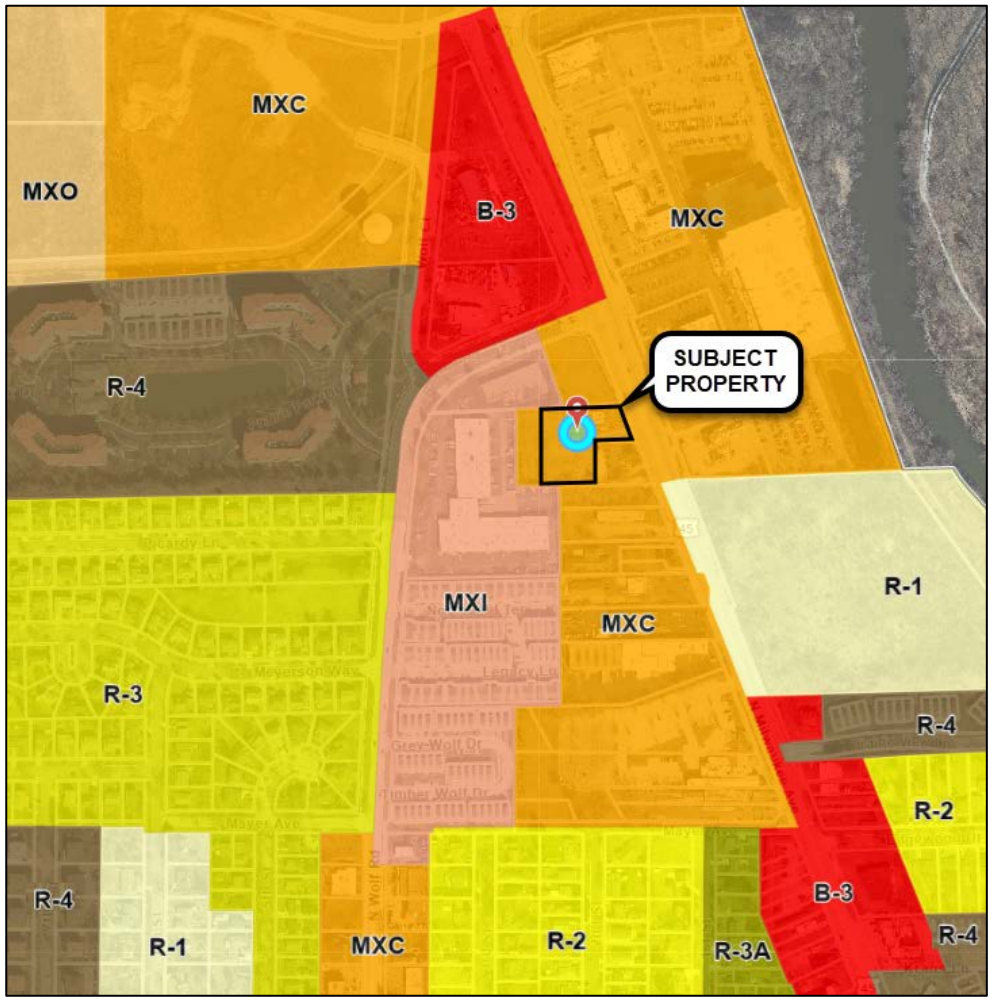
3. The special use shall be operated in substantial compliance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Engineering Plans prepared by Morris Engineering, Inc., last revised 1/16/2026; Landscape Plan prepared by G Studio, last revised 1/20/2026; Lighting Plan prepared by PG Enlighten, last revised 1/20/2026; and Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026 except as modified by the Plan Commission or Village Board.

ATTACHMENTS:

Attachments to Staff Report (Staff)
Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026
Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026
Floor Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026



Location Map



Zoning Map



South Façade of Existing Building



North Façade of Existing Building



Entrance Drive off Milwaukee Avenue



Existing Parking Lot



Existing Parking Lot Island



Existing Trees Along West Property Line



North Side of Building

FINDINGS OF FACT
AND RECOMMENDATION

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: March 11, 2026

Re: Docket No. PSU25-0012
Request for Special Use Approval to Permit the Operation of an Entertainment Establishment ("604 The Arena") for Hamro Investment Group, LLC
604 N. Milwaukee Avenue

Docket No. PV26-0003
Request for a Variation to Permit a Reduction in the Minimum Required Stall Length for 90-Degree Parking from 18.5 Feet to 18.0 Feet

Docket No. PV26-0004
Request for a Variation to Permit a Reduction in the Minimum Required Drive Aisle Width for Double-Row Parking from 25 Feet to 24 Feet for Hamro Investment Group, LLC

Chairman Johnson called Docket No's. PSU25-0012, PV26-0003 and PV26-0004 on March 11, 2026. Present were Commissioners Riles, Hyken, Karl, Johnson, Sprague, Myer and Smart. Also present were Village Planner Marcy Knysz and Village Attorney Mallory Milluzzi.

Secretary Sprague reported that Hamro Investment Group, LLC, was pursuing special use approval to permit the operation of the entertainment establishment. He read the requirements for special-use approval.

Ms. Knysz explained the special use was for an entertainment establishment that included a restaurant, bar, video gaming terminals, virtual reality stations, cricket and golf simulators, and an arcade. An outdoor dining area was also proposed on the east side.

The building addition required additional parking, which was the source of the variation. The new parking lot would match what already exists in terms of length and drive aisle width. A new trash enclosure would be added on the northwest side of the property. The building proposed bicycle racks. There were some elevations to show the new façade improvements. The main portion would be gray, awnings would be bright blue, and the knee wall would be replaced with new stone. The two statues would be removed. Any signage in the plan was for design purposes, but they would all go through the regular sign permit process. The fence stopped short so that you could see part of the building, but that would be filled in to the corner of the building. The light in the parking lot and on the building would be updated.

The main outstanding item was the parking. The property owner required a parking arrangement or agreement recorded with the neighboring property owner.

Manish Chaudhary stepped to the podium and was sworn in. He reported that he was a partner in the proposed entertainment establishment. The plan was to build an entertainment hub with

DRAFT

activities for all age groups, including families and teenagers. The facility would include casual dining that could be converted into small event rooms, a new technology arcade for all ages, a golf stimulator, and a cricket stimulator.

Ms. Knysz asked for clarity on banquet use.

Manish Chaudhary confirmed that there would be no rentals.

Commissioner Riles asked how the entire parking lot would be handled, given the existing damage. Manish Chaudhary confirmed that they would improve the condition of the existing parking lot. Commissioner Riles asked how the colors were decided on. Manish Chaudhary reported that it was not a brand color.

Andrew Foster, with Atul Karkhanis Architects, stepped to the podium and was sworn in. He reported that they were looking for a dark color to hide any imperfections. The rest of the building was a medium gray so that it did not show any dirt or age.

Commissioner Riles asked whether it would enhance the overall look of the facility. Andrew Foster confirmed that it would. Commissioner Riles asked if there were specific games for children and adults. He asked whether there was any foresight into how to monitor groups of children riding motorbikes. Manish Chaudhary stated that they could have someone outside during busier times, such as after school, to direct the children.

Commissioner Smart asked whether the only entrance and exit were off Milwaukee. Manish Chaudhary confirmed this was the case. Commissioner Smart asked whether there had been progress on the neighboring parking lot. Manish Chaudhary reported that they were finally able to get in touch with the owner and were having conversations. They were not sure whether they would sell it, but negotiations were still ongoing. Commissioner Smart commented that the lot was essential to the development. She asked how many simulators there were. Manish Chaudhary reported that there were two golf simulators and four cricket simulators. Commissioner Smart asked if the restaurant was open Monday through Thursday, 11 to 10, and Friday through Sunday, 11 to midnight, with the rest of the facility. Manish Chaudhary reported that it was the current plan. Commissioner Smart asked what kind of food would be planned. Manish Chaudhary stated that it was still to be determined, but it would be fusion. Commissioner Smart asked if the second parking lot would have the same variations. Ms. Knysz reported that it was already constructed and legal non-conforming.

Commissioner Hyken raised concerns about the parking lot. He asked whether they had considered installing bollards to protect the entrance. Manish Chaudhary reported that they had not. Commissioner Hyken asked them to look into it. Andrew Foster noted that they included a landscaped island at the front and a sidewalk by the entrance door.

Commissioner Sprague commented that he liked that the gambling machines were far away from the arcade and restaurant. He asked if the fire department was okay with the variations. Ms. Knysz reported that they had reviewed and approved it. Commissioner Sprague asked how many feet were between the two islands. Andrew Foster confirmed it was at least 24 or 25 feet, but they would confirm the exact height. Commissioner Sprague stated that he was just concerned if it was too narrow for emergency vehicles.

Commissioner Karl had no questions.

DRAFT

Commissioner Myer asked if there would be 35 to 40 employees. Ms. Knysz stated that it was 35 to 40 employees, but they might not all be working at the same time. It was confirmed that the total employee number was, but they were working different shifts, and the majority were part-time employees. Commissioner Myer asked about the use of the banquet hall and if the facility would be used for corporate events. Manish Chaudhary stated that the current plan no longer included a banquet hall, and they would not rent it, but business could use the space. Commissioner Myer asked whether there were any traffic concerns foreseen and whether there was a restriction on making only a right-hand turn on Milwaukee. Ms. Knysz stated that no changes were being made to the traffic pattern.

Ms. Knysz discussed the landscape plan, which would help direct people. It was decided that bollards did not need to be added as a condition.

Commissioner Riles asked whether anything was in place for disabled individuals. Manish Chaudhary confirmed that they had ADA-compliant parking spaces next to the main entrance and that there were accommodations inside the facility.

Ms. Knysz read the proposed conditions for Docket No. PSU25-0012:

1. Special Use approval is contingent upon approval of Docket No. PV26-0003 (variation to permit a reduction in the minimum required parking stall length); Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width); and Docket No. PSPMAJ25-0001 (major site plan and appearance approval for a building addition and related site improvements).
2. No construction permits of any kind shall be issued for any work to be conducted at the subject site before a shared access and parking agreement between the petitioner and the property owner of the adjacent southern Parcel Index Number 03-02-200-048-0000 (commonly addressed as 562 N. Milwaukee Avene) is submitted to the Community Development Department, allowing for the petitioner's access and use of the surface parking facility at 562 N. Milwaukee Avenue. Upon acceptance of any shared parking agreement by the Director of Community Development, said agreement shall be executed and recorded with the Cook County Clerk's Office.
3. The special use shall be operated in substantial compliance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Engineering Plans prepared by Morris Engineeirng, Inc., last revised 1/16/2026; Landscape Plan prepared by G Studio, last revised 1/20/2026; Lighting Plan prepared by PG Enlighten, last revised 1/20/2026; and Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026 except as modified by the Plan Commission or Village Board.

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken, to approve Docket No. PSU25-0012, granting Special Use approval to permit the operation of an entertainment establishment to be known as "604 The Arena" by Hamro Investment Group, LLC, (2604 N. Chapel Hill Drive, Arlington Heights, IL 60004) to be located at 604 N. Milwaukee Avenue, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections; and in accordance with the Project Narrative prepared by Manish Chaudhary, dated 1/29/2026; Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026; Floor Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026; and subject to the following conditions:

DRAFT

1. Special Use approval is contingent upon approval of Docket No. PV26-0003 (variation to permit a reduction in the minimum required parking stall length); Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width); and Docket No. PSPMAJ25-0001 (major site plan and appearance approval for a building addition and related site improvements).
2. No construction permits of any kind shall be issued for any work to be conducted at the subject site before a shared access and parking agreement between the petitioner and the property owner of the adjacent southern Parcel Index Number 03-02-200-048-0000 (commonly addressed as 562 N. Milwaukee Avene) is submitted to the Community Development Department, allowing for the petitioner's access and use of the surface parking facility at 562 N. Milwaukee Avenue. Upon acceptance of any shared parking agreement by the Director of Community Development, said agreement shall be executed and recorded with the Cook County Clerk's Office.
3. The special use shall be operated in substantial compliance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Engineering Plans prepared by Morris Engineering, Inc., last revised 1/16/2026; Landscape Plan prepared by G Studio, last revised 1/20/2026; Lighting Plan prepared by PG Enlighten, last revised 1/20/2026; and Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026 except as modified by the Plan Commission or Village Board.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Secretary Sprague reported that Hamro Investment Group, LLC was pursing request for a variation in the minimum required stall length for 90-degree parking from 18.5 feet to 18 feet, as required in Title 18 Zoning of the Wheeling Municipal Code, Chapter 19.10.

Ms. Knysz read the proposed conditions for Docket No. PV26-0003:

1. Approval of the variance is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width) and Docket No. PSPMAJ25-0001 (major site plan and building appearance approval for the construction of a building addition and associated site improvements)

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Karl, to approve Docket No. PV26-0003 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.010, Off-Street Parking and Loading, and associated sections, to permit a reduction in the minimum required stall length for 90-degree parking from 18.5 feet to 18.0 feet for Hamro Investment Group, LLC (2604 N. Chapel Hill Drive, Arlington Heights, IL 60004), located at 604 N. Milwaukee Avenue in accordance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised

DRAFT

1/27/2026; Engineering Plans prepared by Morris Engineeirng, Inc., last revised 1/16/2026; and subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width) and Docket No. PSPMAJ25-0001 (major site plan and building appearance approval for the construction of a building addition and associated site improvements).

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Secretary Sprague reported that Hamro Investment Group, LLC was pursuing a request for a variation in the minimum required drive aisle width for double-row parking from 25 feet to 24 feet, as required in Title 18 Zoning of the Wheeling Municipal Code, Chapter 19.11.10. He read the requirements for the zoning variation.

Ms. Knysz read the proposed conditions for Docket No. PV26-0004:

1. Approval of the variance is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0003 (variation to permit a reduction in the minimum required stall) and Docket No. PSPMAJ25-0001 (major site plan and building appearance approval for the construction of a building addition and associated site improvements).

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Riles, to approve Docket No. PV26-0004 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.010, Off-Street Parking and Loading, and associated sections, to permit a reduction in the minimum required drive aisle width for double-row parking from 25 feet to 24 feet for Hamro Investment Group, LLC (2604 N. Chapel Hill Drive, Arlington Heights, IL 60004), located at 604 N. Milwaukee Avenue in accordance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026; Engineering Plans prepared by Morris Engineeirng, Inc., last revised 1/16/2026; and subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0003 (variation to permit a reduction in the minimum required stall) and Docket No. PSPMAJ25-0001 (major site plan and building appearance approval for the construction of a building addition and associated site improvements).

On the roll call, the vote was as follows:

DRAFT

AYES: Commissioners Hyken, Johnson, Karl, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

MOTION: Commissioner Myer moved, seconded by Commissioner Sprague to close Docket No's. PSU25-0012, PV26-0003 and PV26-0004

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Sprague, Smart, Riles, Myer
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

DRAFT

Docket No's. PSU25-0012, PV26-0003 & PV26-0004
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Plan Commission of the Village of Wheeling will hold a public hearing on March 11, 2026 at 6:30 p.m. in the Board Room of the Wheeling Village Hall at 2 Community Boulevard, Wheeling, Illinois, to consider the following petitions submitted by Hamro Investment Group, LLC (2604 N. Chapel Hill Drive, Arlington Heights, IL 60004), as property owner of 604 N. Milwaukee Avenue, zoned MXC, Commercial/Residential Mixed Use.

Docket No. PSU25-0012: Seeking special use approval to permit the operation of an entertainment establishment, as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections.

Docket No. PV26-0003: Seeking a variation to permit a reduction in the minimum required stall length for 90-degree parking from 18.5 feet to 18.0 feet, as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.010, Off-Street Parking and Loading, and associated sections.

Docket No. PV26-0004: Seeking a variation to permit a reduction in the minimum required drive aisle width for double-row parking from 25 feet to 24 feet, as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.010, Off-Street Parking and Loading, and associated sections.

All interested persons are invited to attend and be heard.

Docket No's. PSU25-0012, PV26-0003 & PV26-0004

Published in Daily Herald Feb. 24, 2026 (321602)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 02/24/2026 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 321602

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

MEMORANDUM

DATE:	April 6, 2026
FROM:	Ross Klicker, Community Development Director
SUBJECT:	Ordinance Granting a Variation from Title 19, Zoning, to Permit a Reduction in the Minimum Required Parking Stall Length, 604 N. Milwaukee Avenue [Docket No. PV26-0003]
DOLLAR AMOUNT:	N/A
BUDGETED:	No
BUDGET SOURCE:	N/A
RECOMMENDED ACTION:	Approve
STRATEGIC PLAN THEME:	Economic Development

EXECUTIVE SUMMARY

Hamro Investment Group, LLC seeks a variation to permit a reduction in the minimum required parking stall length from 18.5 feet to 18.0 feet associated with the construction of a building addition and related site improvements for “604 The Arena,” a proposed entertainment establishment to be located at 604 N. Milwaukee Avenue. At the March 11, 2026, Plan Commission hearing, the Commission unanimously recommended approval of the variation request.

The requested approval is associated with and contingent upon requests for a variation to reduce the minimum required stall length, for a variation to reduce the minimum required drive aisle width, and for major site plan and appearance approval. Ordinances granting these requests immediately precede and follow this item on the Village Board's April 6 agenda.

MEMO

The requested variation is associated with the redevelopment of the site for the “604 The Arena,” a proposed entertainment establishment (Docket No. PSU25-0012). The variance would permit a reduction in the minimum required parking stall length from 18.5 feet to 18.0 feet to align with existing parking conditions and to allow a cohesive blending between the existing parking area and the proposed expanded parking stalls.

As a result of a proposed building addition, the existing parking lot will also be expanded at the northwest corner of the property. As the existing parking lot utilizes the (industry standard) nine-by-18-foot parking stall dimensions, strict compliance with the minimum 18.5 foot parking stall length would create irregularities in parking stall sizes and require a comprehensive reconfiguration of the entire parking lot. Accordingly, the petitioner is requesting a variation to reduce the minimum required parking stall length from 18.5 feet to 18.0 feet within the proposed parking expansion area.

Plan Commission Recommendation

At the March 11, 2026 Plan Commission hearing, Commissioner Myer moved, seconded by Commissioner Karl, to recommend approval of Docket No. PV26-0003 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.010, Off-Street Parking and Loading, and associated sections, to permit a reduction in the minimum required stall length for 90-degree parking from 18.5 feet to 18.0 feet for the property located at 604 N. Milwaukee Avenue, subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width) and Docket No. PSPMAJ25-0001 (major site plan and building appearance approval for the construction of a building addition and associated site improvements).

There being seven affirmative votes, the motion was approved.

Community Development Director's Review and Recommendation
I concur with the Findings of Fact and Recommendation provided by the Plan Commission. An ordinance is attached for the Board's consideration to reflect the Commission's recommendation for the granting of a variation to permit a reduction in the minimum required stall length for Hamro Investment Group, LLC, located at 604 N. Milwaukee Avenue, subject to conditions.

Attachments
Ordinance – Variation for Docket No. PV26-0003
Exhibits:
- Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026
- Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026
- Engineering Plans prepared by Morris Engineering, Inc., last revised 1/16/2026

PC Staff Report
Attachments to Staff Report (Staff)
Findings of Fact – Draft
Public Notice Certification

Docket No. PV26-0003

ORDINANCE NO. _____

ORDINANCE GRANTING A VARIATION FROM TITLE 19, ZONING, TO PERMIT A REDUCTION IN THE MINIMUM REQUIRED PARKING STALL LENGTH, 604 N. MILWAUKEE AVENUE

WHEREAS, the Plan Commission of the Village of Wheeling held a public hearing on March 11, 2026, duly noticed in the *Daily Herald* on February 24, 2026, to consider a petition by Hamro Investment Group, LLC (hereinafter referred to as the "Petitioner") seeking a variation to permit a reduction in the minimum required stall length for 90-degree parking from 18.5 feet to 18.0 feet, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.010, Off-Street Parking and Loading, and associated sections, for the property located at 604 N. Milwaukee Avenue (hereinafter referred to as "Subject Site") in the MXC, Commercial/Residential Mixed Use Zoning District, Wheeling, Illinois; and

WHEREAS, this petition is associated with and contingent upon the approval of a petition for a special use to permit the operation of an entertainment establishment (Docket No. PSU25-0012); and

WHEREAS, this petition is associated with and contingent upon the approval of a petition for major site plan and building appearance approval for the construction of a building addition and related site improvements (Docket No. PSPMAJ25-0001); and

WHEREAS, this petition is associated with and contingent upon the approval of a petition for a variation to permit a reduction in the minimum required drive aisle width (Docket No. PV26-0004); and

WHEREAS, the Plan Commission has submitted its Findings of Fact and Recommendation to the President and Board of Trustees, recommending approval by a vote of 7 ayes and 0 nays, with 0 absent; and

WHEREAS, the President and Board of Trustees deem it to be in the best interest of the Village to grant the petitioner's request for a zoning variation;

NOW THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WHEELING, COUNTIES OF COOK AND LAKE, STATE OF ILLINOIS:

Section A

This Board of Trustees, after considering the Findings of Fact and Recommendation of the Plan Commission and other matters properly before it, hereby finds:

- The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a practical difficulty or particular hardship upon or for the owner, lessee or occupant, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
- The hardship is due to unique circumstances that do not generally apply to the other properties or uses.
- The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.

- The alleged difficulty or hardship has not been created by any person presently having an interest in the property.
- The granting of the variation will not alter the essential character of the locality.
- The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Section B

A variation is hereby granted from Title 19, Zoning of the Wheeling Municipal Code, Chapter 19.11.010, Off-Street Parking and Loading, and associated sections, to permit a reduction in the minimum required stall length for 90-degree parking from 18.5 feet to 18.0 feet, for the Subject Site, herein legally described:

PARCEL 1:
LOT 1 IN H. S. H. PROPERTIES RESUBDIVISION OF PART OF LOT 3 IN GEORGE HECKINGER'S FARM SUBDIVISION AND PART OF LOT 5 IN OWNERS SUBDIVISION ALL IN SECTIONS 2 AND 3, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 31, 1972 AS DOCUMENT 21919892. EXCEPT FOR THAT PART OF LOT 1 CONDEMNED BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS IN CASE NO. 92L50710 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE ON AN ASSUMED BEARING OF SOUTH 21 DEGREES 37 MINUTES 26 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 106.83 FEET (107.02 FEET RECORDED) TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE SOUTH 87 DEGREES 53 MINUTES 20 SECONDS WEST ALONG THE SAID SOUTHERLY LINE OF LOT 1 A DISTANCE OF 11.67 FEET TO THE WESTERLY RIGHT OF WAY LINE OF MILWAUKEE AVENUE (ILLINOIS ROUTE 21) ACCORDING TO DOCUMENT 2009840 RECORDED JULY 25, 1979; THENCE NORTH 25 DEGREES 53 MINUTES 54 SECONDS WEST 110.04 FEET TO THE NORTHERLY LINE OF SAID LOT 1; THENCE NORTH 87 DEGREES 53 MINUTES 20 SECONDS EAST ALONG THE SAID NORTHERLY LINE OF LOT 1 A DISTANCE OF 20.37 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EXCLUSIVE EASEMENT GRANTED FROM B.E.M. CORPORATION TO BONTE, INC. DATED JANUARY 23, 1997 AND RECORDED FEBRUARY 14, 1997 AS DOCUMENT 97105751 OVER THE NORTHWEST CORNER OF DESCRIBED PART OF LOT 3 IN GEORGE HECKINGER'S FARM SUBDIVISION AFORESAID FOR INGRESS AND EGRESS OF PEDESTRIANS AND VEHICLES AND FOR THE USE OF A PAVED PARKING LOT LOCATED THEREON, IN COOK COUNTY, ILLINOIS.

Section C

The Variation granted in Section B of this Ordinance is to be completed substantially in accordance with the following plans and exhibits, attached hereto as **Exhibit A** and made part hereof:

- Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026
- Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026
- Engineering Plans prepared by Morris Engineering, Inc., last revised 1/16/2026

Section D

The Variation approval granted in Section B of this Ordinance is subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width) and Docket No. PSPMAJ25-0001 (major site plan and building appearance approval for the construction of a building addition and associated site improvements).

Section E

This Ordinance shall be in full force and effect from and after its passage and approval, according to law.

Trustee_____ moved, seconded by Trustee_____, that Ordinance No. _____ be passed, this 6th day of April, 2026.

President Horcher	_____	Trustee Ruffatto	_____
Trustee Krueger	_____	Trustee Vito	_____
Trustee Lang	_____	Trustee Vogel	_____
Trustee Papantos	_____		

_____
Patrick Horcher, Village President

ATTEST:

_____
Kathryn M. Brady, Village Clerk

APPROVED AS TO FORM ONLY:

_____
Village Attorney

PUBLISHED in pamphlet form this 7th day of April, 2026, by order of the Corporate Authorities of the Village of Wheeling, Cook and Lake Counties, Illinois.

Exhibit A (Attached)

- Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026
- Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026
- Engineering Plans prepared by Morris Engineering, Inc., last revised 1/16/2026

HAMRO INVESTMENT GROUP
1/29/2026

Village of Wheeling
Community Development Department
Zoning Board of Appeals
2 Community Boulevard
Wheeling, IL 60090

Subject: – Zoning Board Approval Request for 604 Milwaukee Ave

Dear Members of the Wheeling Zoning Board of Appeals,

I respectfully submit this letter and project narrative on behalf of **HAMRO INVESTMENT GROUP** in support of our request for zoning board approval to redevelop the **currently vacant lot at 604 Milwaukee Ave** into a vibrant, family-friendly sports and entertainment center featuring the **only cricket simulator in Illinois and only the second of its kind in the United States**.

Overview of Proposal

We propose to transform this underutilized property into a dynamic mixed-use venue offering:

- The **only cricket simulation bays in Illinois**, a signature attraction for cricket enthusiasts and families across the region
- Gulf Simulation
- Casual dining restaurant and full-service bar
- VR gaming zones
- Arcade and kids' play area
- Adult gaming lounge with ID check and supervision

Our project will help **revitalize Milwaukee Avenue** by activating a vacant site with an engaging, modern facility that meets community needs for entertainment, dining, and social gathering.

Background and Community Benefit

Today, 604 Milwaukee Ave is a vacant lot generating no sales tax, jobs, or visual appeal for the corridor. Our project will convert it into an **active, attractive, and tax-generating community asset**.

Key benefits include:

- **Unique destination:** The first and only cricket simulation center in Illinois (and only the second in the USA), delivering a signature draw that distinguishes Wheeling from neighboring suburbs.
- **Local job creation:** 30-35 full-time equivalent jobs, spanning hospitality, culinary, entertainment, and management roles.
- **Economic impact:** New sales tax revenue and increased visitor foot traffic supporting nearby businesses.
- **Neighborhood enhancement:** Professional landscaping, lighting, signage, and a modern building façade to improve the area's visual character.
- **Community engagement:** Opportunities for leagues, kids' parties, corporate team-building, and family events.

HAMRO INVESTMENT GROUP is committed to hiring locally, sourcing from nearby vendors where possible, and supporting Wheeling's economic growth and vibrancy.

Operational Details

Hours of Operation:

- Sunday–Thursday: 11:00 AM – 10:00 PM
- Friday–Saturday: 11:00 AM – 12:00 AM

Staffing Plan:

We plan for 30–40 staff on-site daily, ~35–40 FTE overall.

Department / Area	Roles / Functions	Estimated FTE
Cricket and Gulf Simulator Bays	Operators / Attendants	4-5
VR Zone	VR Tech / Game Attendants	2-3
Arcade & Kids Zone	Supervisors / Technicians	2-3
Adult Gaming Section	Attendants / Cashiers	2-3

Group Party in dining Hall	Event Coordinators + Support Staff	3-4
Restaurant & Kitchen	Head Chef, Cooks, Dish, Prep	4-5
Front-of-House (FOH)	Servers, Bartenders, Hosts	4-5
Reception / Front Desk	Booking Agents / Customer Service	2-3
Cleaning & Maintenance	Janitorial / Equipment Cleaning	3–4
Management/Admin	General Manager, Assistant Managers	3–4
Marketing & social media	Promotions & Events (PT/FT)	1–2
Security	Evening Doorman / Outsourced Option	1–2

Number of Seats

- Restaurant/Casual Dining: 80 occupants
- Bar Area: 26 occupants
- Small dining area 20 occupants
- Gaming/Arcade/VR/Billiards: variable/active use seating

Parking and Site Improvements

Parking Provided:

- 87 on-site parking spaces (new layout)
- 24 new offsite parking spaces to the south (secured via formal agreement)
- **Total available parking:** 111 spaces
- 11 dedicated bicycle parking spaces

Parking Demand Calculations:

- Casual Dining: 80 occupants / (3 seats per space) = ~27 spaces
- Small dining Room (existing): 20 occupants / (3 seats per space) = ~7 spaces
- Bar: 26 occupants / (3 seats per space) = ~9 spaces
- Gaming Room: 6 seats / (3 seats per space) = 2 spaces
- Arcade: 9 seats / (3 seats per space) = 3 spaces
- VR Rooms (similar to golf driving range): 2 spaces (1 per room)
- VR Stations: 2 spaces (3 seats per space)
- Gulf Simulation : 2 spaces (2 spaces/table)

- Cricket Simulators (Similar to bowling lanes): 16 spaces (4 spaces/lane)
- Employees: ~20 spaces (1 per employee)

Total calculated need: 90 spaces—fully met by our proposed layout.

Site Improvements:

- New landscaping, lighting, signage, and building facade
- Clearly marked ADA-compliant entrances and paths
- Bike parking and pedestrian-friendly design

Nature of Proposed Land Use

We are requesting zoning board approval for **mixed-use commercial entertainment and restaurant** use at 604 Milwaukee Ave.

This proposed use aligns with Wheeling's goals to:

- Revitalize vacant, non-productive lots
- Increase local employment opportunities
- Enhance family-friendly destination options
- Support corridor beautification and economic development

Our design will ensure responsible operations with controlled noise, accessible facilities, ample parking, and strong integration with the existing neighborhood.

Conclusion

Approval of this project will allow the Village of Wheeling to gain:

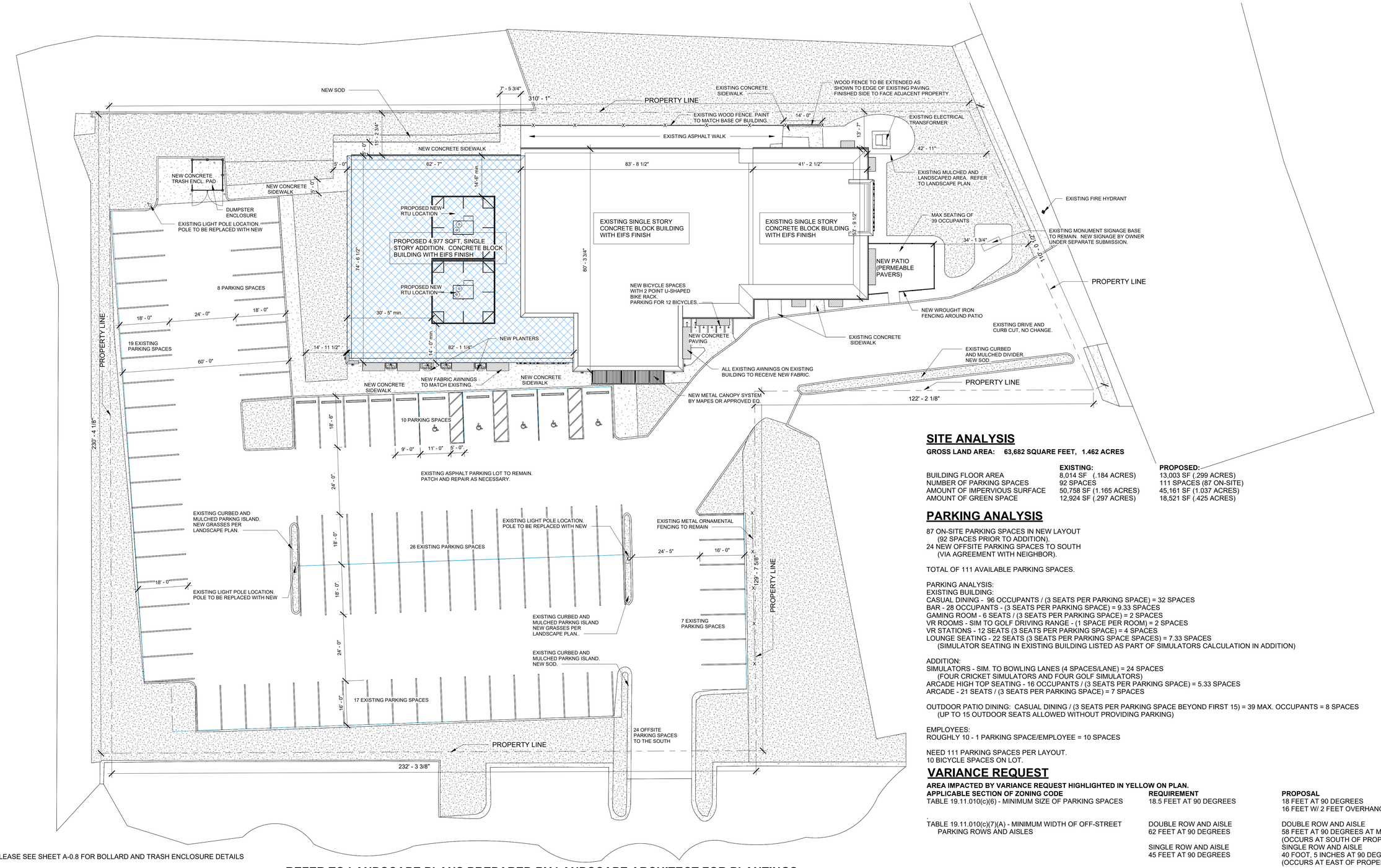
- Activation of a vacant lot into a productive, attractive asset
- Illinois' first and only cricket simulator—a true regional draw
- Dozens of local jobs in a wide range of roles
- New sales tax revenue and support for nearby businesses
- A visually appealing, modern, family-friendly entertainment and dining venue

Thank you for your time and consideration of this proposal. We are happy to provide any additional details, answer questions, or present to the Board in person.

Sincerely,

Manish Chaudhary
Managing Partner
HAMRO INVESTMENT GROUP

PROPOSED SITE PLAN



*PLEASE SEE SHEET A-0.8 FOR BOLLARD AND TRASH ENCLOSURE DETAILS

1 / A-0.5 Level 1 - PROPOSED SITE DIAGRAM
1/16" = 1'-0"

REFER TO LANDSCAPE PLANS PREPARED BY LANDSCAPE ARCHITECT FOR PLANTINGS.

SITE ANALYSIS

GROSS LAND AREA: 63,682 SQUARE FEET, 1.462 ACRES

	EXISTING:	PROPOSED:
BUILDING FLOOR AREA	8,014 SF (.184 ACRES)	13,003 SF (.299 ACRES)
NUMBER OF PARKING SPACES	92 SPACES	111 SPACES (87 ON-SITE)
AMOUNT OF IMPERVIOUS SURFACE	50,758 SF (1.165 ACRES)	45,161 SF (1.037 ACRES)
AMOUNT OF GREEN SPACE	12,924 SF (.297 ACRES)	18,521 SF (.425 ACRES)

PARKING ANALYSIS

87 ON-SITE PARKING SPACES IN NEW LAYOUT
(92 SPACES PRIOR TO ADDITION).
24 NEW OFFSITE PARKING SPACES TO SOUTH
(VIA AGREEMENT WITH NEIGHBOR).

TOTAL OF 111 AVAILABLE PARKING SPACES.

PARKING ANALYSIS:
EXISTING BUILDING:
CASUAL DINING - 96 OCCUPANTS / (3 SEATS PER PARKING SPACE) = 32 SPACES
BAR - 28 OCCUPANTS - (3 SEATS PER PARKING SPACE) = 9.33 SPACES
GAMING ROOM - 6 SEATS / (3 SEATS PER PARKING SPACE) = 2 SPACES
VR ROOMS - SIM TO GOLF DRIVING RANGE - (1 SPACE PER ROOM) = 2 SPACES
VR STATIONS - 12 SEATS (3 SEATS PER PARKING SPACE) = 4 SPACES
LOUNGE SEATING - 22 SEATS (3 SEATS PER PARKING SPACE SPACES) = 7.33 SPACES
(SIMULATOR SEATING IN EXISTING BUILDING LISTED AS PART OF SIMULATORS CALCULATION IN ADDITION)

ADDITION:
SIMULATORS - SIM. TO BOWLING LANES (4 SPACES/LANE) = 24 SPACES
(FOUR CRICKET SIMULATORS AND FOUR GOLF SIMULATORS)
ARCADE HIGH TOP SEATING - 16 OCCUPANTS / (3 SEATS PER PARKING SPACE) = 5.33 SPACES
ARCADE - 21 SEATS / (3 SEATS PER PARKING SPACE) = 7 SPACES

OUTDOOR PATIO DINING: CASUAL DINING / (3 SEATS PER PARKING SPACE BEYOND FIRST 15) = 39 MAX. OCCUPANTS = 8 SPACES
(UP TO 15 OUTDOOR SEATS ALLOWED WITHOUT PROVIDING PARKING)

EMPLOYEES:
ROUGHLY 10 - 1 PARKING SPACE/EMPLOYEE = 10 SPACES

NEED 111 PARKING SPACES PER LAYOUT.
10 BICYCLE SPACES ON LOT.

VARIANCE REQUEST

AREA IMPACTED BY VARIANCE REQUEST HIGHLIGHTED IN YELLOW ON PLAN.

APPLICABLE SECTION OF ZONING CODE	REQUIREMENT	PROPOSAL
TABLE 19.11.010(c)(6) - MINIMUM SIZE OF PARKING SPACES	18.5 FEET AT 90 DEGREES	18 FEET AT 90 DEGREES 16 FEET W/ 2 FEET OVERHANG AT 90 DEGREES
TABLE 19.11.010(c)(7)(A) - MINIMUM WIDTH OF OFF-STREET PARKING ROWS AND AISLES	DOUBLE ROW AND AISLE 62 FEET AT 90 DEGREES	DOUBLE ROW AND AISLE 58 FEET AT 90 DEGREES AT MINIMUM (OCCURS AT SOUTH OF PROPERTY W/ 2 FOOT OVERHANG)
	SINGLE ROW AND AISLE 45 FEET AT 90 DEGREES	SINGLE ROW AND AISLE 40 FOOT, 5 INCHES AT 90 DEGREES (OCCURS AT EAST OF PROPERTY W/ 2 FOOT OVERHANG)

CRICKET SIMULATOR
604 N. MILWAUKEE
WHEELING, IL 60070
PROPOSED SITE PLAN
1/16" = 1'-0"
JANUARY 27TH, 2026

© COPYRIGHT 2026 AKA

N

FINAL REVIEW	4/18/25

aka atul karkhanis architects, ltd.
Commercial • Educational • Residential • Healthcare
2514 WEST PETERSON AVENUE
CHICAGO, IL 60659
PHONE: 773.508.5533 FAX: 773.508.5757
www.akarchitects.com

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

LEGEND

EXISTING		PROPOSED
	MANHOLE	
	CATCH BASIN	
	INLET	
	CLEANOUT	
	FLARED END SECTION	
	WATER VALVE BOX	
	BUFFALO BOX (B.BOX)	
	WATER VALVE & VAULT	
	FIRE HYDRANT	
	WELL	
G	GAS VALVE	GV
GM	GAS METER	GM
T	COMMUNICATION CANISTER	T
T	COMMUNICATION HANDHOLE	T
T	COMMUNICATION MANHOLE	T
E	ELECTRIC CANISTER	E
E	ELECTRIC HANDHOLE	E
E	ELECTRIC MANHOLE	E
EM	ELECTRIC METER	EM
	TRAFFIC SIGNAL	
	TRAFFIC HANDHOLE	
SB	TRAFFIC CONTROL BOX	SB
	UTILITY POLE	
	UTILITY POLE W/ LIGHT	
	STREET LIGHT	
	STREET SIGN	
	BORING LOCATION	
	MAILBOX	
+ 699.5	SPOT ELEVATIONS	+699.74
	PROPERTY LINE	
	ADJACENT PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	RIGHT OF WAY LINE	
	STORM SEWER LINE	
	SANITARY SEWER LINE	
W	WATERMAIN LINE	W
UG	UNDERGROUND GAS LINE	UG
UT	UNDERGROUND COMM. LINE	UT
UE	UNDERGROUND ELECTRIC	UE
OH	OVERHEAD UTILITY	OH
X X X	FENCE LINE	X X X
	GUARDRAIL LINE	
	CONTOUR LINE	

	DECIDUOUS TREE
	EVERGREEN TREE
	OVERLAND FLOOD ROUTE
	DRAINAGE ROUTE
	DOWNSPOUT
	SILT FENCE LINE
	INLET SILT PROTECTION
	COIR LOG SILT PROTECTION
	DEPRESSED CURB
	SOIL EROSION GEOTEXTILE PROTECTION
	CONCRETE
	BRICK
	ASPHALT
	BUILDING
	GRAVEL
	STONE

SOURCE BENCHMARK

GEODETIC SURVEY MONUMENT (GPS)
DESIGNATION LD017
PID DM3894
STATE/COUNTRY IL/LAKE
COUNTRY US
USGS QUAD WHEELING (2018)

DESCRIPTION: DESCRIBED BY PATRICK ENGINEERING INCORPORATED 2010 THE STATION IS LOCATED ABOUT 6.3 MI WEST-SOUTHWEST OF HIGHLAND PARK, 6.0 MI NORTH-NORTHEAST OF ARLINGTON HEIGHTS AND 1.7 MI NORTH-NORTHEAST OF WHEELING. OWNERSHIP--ROAD RIGHT-OF-WAY.

THE DISK IS SET IN THE TOP OF THE EAST END OF THE SOUTH ABUTMENT OF THE US HIGHWAY 45/STATE ROAD 21 BRIDGE NO. 049-0194) OVER APTAKISIC CREEK, 8 FT EAST OF THE BACK OF CURB FOR NORTH BOUND US HIGHWAY 45/STATE ROAD 21, 2 FT ABOVE GRADE OF SIDEWALK.
STATION RECOVERY (2014)
RECOVERY NOTE BY ILLINOIS DEPARTMENT OF TRANSPORTATION 2014 (MAW) RECOVERED IN GOOD CONDITION.

NAVD88 ELEVATION: 650.71

SITE BENCHMARK #1

SOUTHWEST BOLT FLANGE ON HYDRANT APPROXIMATELY 37 FEET SOUTHEAST AND 9 FEET NORTHEAST FROM THE NORTHEAST PROPERTY CORNER.

ELEVATION = 649.56

SITE BENCHMARK #2

SOUTHEAST BOLT FLANGE ON HYDRANT APPROXIMATELY 4 FEET SOUTH AND 7 FEET EAST FROM THE NORTHWEST PROPERTY CORNER.

ELEVATION = 648.70



PROJECT LOCATION MAP

PREPARED FOR

PRAJESH PARAJULI
711 Arizona Pass
Elk Grove Village, Il 60007
pparajuli@gmail.com
847-420-131

Know what's below. Call before you dig.

NOTICE TO CONTRACTORS

EXISTING UTILITIES

WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF OVERHEAD AND/OR UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE SUFFICIENCY OR VERACITY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. HE SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL PUBLIC AND PRIVATE UTILITY COMPANIES WHICH MAY HAVE OVERHEAD OR UNDERGROUND FACILITIES IN THE AREA BEFORE CONSTRUCTION BEGINS. (SEE SPECIFICATIONS)

ENGINEER'S CERTIFICATION

STATE OF ILLINOIS)
SS.
COUNTY OF DuPAGE)

I, KAROLIS KOZYS, A REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY MORRIS ENGINEERING, INC. 515 WARRENVILLE ROAD, LISLE, ILLINOIS, 60532 UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS. I FURTHER STATE THAT THE PROPOSED IMPROVEMENTS WILL NOT CAUSE PONDING OR FLOODING ON THE PROPERTY OR ADJACENT PROPERTIES.

DATED THIS 16 TH DAY OF JANUARY , A.D. 2026.

ILLINOIS REGISTERED PROFESSIONAL ENGINEER NO. 062-066736
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2027

KAROLIS KOZYS 062-066736 LICENSED PROFESSIONAL ENGINEER STATE OF ILLINOIS

INDEX OF SHEETS

1. COVER SHEET
2. MWRD NOTES
3. GENERAL NOTES
4. EXISTING CONDITIONS
5. EROSION AND DEMOLITION PLAN
6. GRADING PLAN
7. SITE PLAN
8. UTILITY PLAN
9.-11. DETAILS

	DATE	
1	8/28/2025	REVISED PER VILLAGE OF WHEELING, IL.
2	11/11/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
3	12/16/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
4	01/16/2026	REVISED PER VILLAGE OF WHEELING, IL.
5		
6		

COVER SHEET

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

BUILDING INFRASTRUCTURE, IMPROVING ENVIRONMENTS, BETTER LIFE!

FIELD CREW:	PW
DRAWN BY:	NG
CHECKED BY:	ARS
APPROVED BY:	EF
DATE:	05/15/2025
SCALE:	HORIZ –
	VERT –

SHEET 1 OF 11 SHEETS

PROJ # 25-02-2003

1/16/2026 11:34:16 AM
I:\2025\25-02\25-02-2003 - 604 Milwaukee Ave, Wheeling\Engineering\Plans\REV 4\25-02-2003 REV_4 SITE-23x34 2026-01-16.dwg

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF _____ MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).

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

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

C. GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

D. SANITARY SEWER

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

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

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

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

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

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

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

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

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

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

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.

3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
    a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
    b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.

9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.

11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.

12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).

13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.

15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.

16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.

17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.

18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.

20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.

22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.

23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

TECHNICAL GUIDANCE MANUAL

10/13/2022

MWRD GENERAL NOTES

STD. DWG. NO.18

PAGE NO. 19

DATE	
1	8/28/2025 REVISED PER VILLAGE OF WHEELING, IL.
2	11/11/2025 REVISED PER VILLAGE OF WHEELING COMMENTS.
3	12/16/2025 REVISED PER VILLAGE OF WHEELING COMMENTS.
4	01/16/2026 REVISED PER VILLAGE OF WHEELING, IL.
5	
6	

GENERAL NOTES

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

FIELD CREW: PW
DRAWN BY: NG
CHECKED BY: ARS
APPROVED BY: EF
DATE: 05/15/2025
SCALE: HORIZ –
VERT –

SHEET
2
OF 11 SHEETS

PROJ # 25-02-2003

1/16/2026 11:34:16 AM
I:\2025\25-02\25-02-2003 - 604 Milwaukee Ave. Wheeling\Engineering\Plans\REV 4\25-02-2003 REV_4 SITE-22x34 2026-01-16.dwg

GENERAL NOTES

1. ALL EARTHWORK, GRADING, UTILITIES, AND STREET IMPROVEMENTS WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAY'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, AND ALL REVISIONS THERETO.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND HEALTHFUL WORKING CONDITIONS IN ACCORDANCE WITH SECTION 107 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION THROUGHOUT THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.

3. SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES AND DEVICES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE URBAN COMMITTEE OF THE ASSOCIATION OF ILLINOIS SOIL AND WATER CONSERVATION DISTRICTS' PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL IN ILLINOIS AND ALL REVISIONS THERETO AND IN ACCORDANCE WITH THE DETAILS ON THE PLANS.

4. THE CONTRACTOR SHALL BE AWARE OF POTENTIAL CONFLICTS WITH EXISTING UTILITIES AS INDICATED ON THE PLANS. THE CONTRACTOR SHALL EXCAVATE AROUND UTILITIES TO DETERMINE ELEVATIONS BEFORE BEGINNING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING EACH OF THE UTILITY COMPANIES BEFORE ANY WORK COMMENCES. ALL UTILITIES SHALL BE STAKED PRIOR TO CONSTRUCTION.

6. THE OWNER WILL FURNISH THE CONTRACTOR WITH LINES, GRADES AND ELEVATIONS NECESSARY TO THE PROPER PROSECUTION AND CONTROL OF THE WORK ONCE.

7. THE CONTRACTOR SHALL GIVE THE ENGINEER AT LEAST SEVENTY-TWO (72) HOURS NOTICE FOR ANY STAKING TO BE DONE. EACH OF THE VARIOUS ITEMS OF WORK COVERED BY THIS CONTRACT WILL BE STAKED ONCE. ADDITIONAL STAKING REQUIRED DUE TO THE CONTRACTOR'S NEGLIGENCE IN PRESERVING THE STAKES SHALL BE PAID FOR BY THE CONTRACTOR AT THE CURRENT HOURLY RATE.

8. THE CONTRACTOR SHALL INFORM THE ENGINEER AND THE VILLAGE OF WHEELING AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

8.1. TELEPHONE NUMBERS: MORRIS ENGINEERING - (630) 271-0770
8.2. WHEELING CONTACT INFORMATION
PUBLIC WORKS - 847-279-6900

9. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS AND SPECIFICATIONS AND SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES THAT THE CONTRACTOR DISCOVERS DURING THE BIDDING PERIOD. SAID DISCREPANCIES WILL BE CLARIFIED BY THE ENGINEER TO THE BEST OF HIS ABILITY PRIOR TO RECEIPT OF BIDS. THE ENGINEER WILL BE UNRECEPTIVE TO CLAIMS FOR ADDITIONAL COMPENSATION FOR WORK ITEMS BECAUSE OF CONTRACTOR'S LACK OF COMPLIANCE WITH THIS REQUIREMENT.

10. THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY LATENT DISCREPANCIES THAT THE CONTRACTOR DISCOVERS DURING THE CONSTRUCTION PROCESS. THE ENGINEER WILL BE UNRECEPTIVE TO CLAIMS FOR ADDITIONAL COMPENSATION FOR WORK PERFORMED TO CORRECT A LATENT CONDITION NOT BROUGHT TO THE ATTENTION OF THE ENGINEER.

11. THE CONTRACTOR RESPONSIBLE FOR DRAINAGE IMPROVEMENTS (UNDERGROUND STRUCTURES AND CONDUITS) SHALL DISPOSE OF ALL SURPLUS EXCAVATED MATERIAL FROM TRENCHES OR STRUCTURE EXCAVATIONS AND SHALL DEPOSIT SAID SURPLUS MATERIALS ON THE SITE IN ACCORDANCE WITH THE GRADING PLAN OR AS DIRECTED BY THE ENGINEER.

12. THE CONTRACTOR SHALL NOT PLACE ANY EXCAVATED MATERIAL UPON ANY TOPSOIL. THE TOPSOIL SHALL BE REMOVED FROM ALL AREAS TO BE FILLED AND SHALL BE STOCKPILED IN AREAS AS DIRECTED BY THE ENGINEER.

13. THE CONTRACTOR SHALL NOT DISCHARGE INTO STREAMS, PONDS, WETLANDS OR ITS TRIBUTARIES ANY MOTOR OIL, TRANSMISSION FLUID, LUBRICANTS OR ANY OTHER PETROLEUM DISTILLATES, ANY PETROLEUM DISTILLATES DISCHARGED ON THE GROUND SURFACE SHALL BE PROMPTLY AND PROPERLY REMOVED PRIOR TO THE RESUMPTION OF ANY WORK ON THE PROJECT.

14. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING FIELD TILES. ANY FIELD TILES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS SOLE EXPENSE. INVESTIGATION SHALL BE MADE TO INSURE THAT FIELD TILES DO NOT CONVEY OFF SITE WATER. TILES THAT CONVEY OFF SITE WATER SHALL BE REROUTED THROUGH THE SITE. TILES THAT DO NOT CONVEY OFF SITE WATER SHALL BE ABANDONED IN AN APPROPRIATE MANNER APPROVED BY THE CITY. FIELD TILES WITHIN A RIGHT-OF-WAY SHALL BE REMOVED AND BACKFILLED WITH CA-6 COMPACTED IN EIGHT INCH LIFTS TO THE BOTTOM OF THE ROADWAY BASE. EXISTING FIELD TILES SHALL BE REMOVED BY SLIT TRENCHING.

15. THE CONTRACTOR RESPONSIBLE FOR DRAINAGE IMPROVEMENTS SHALL BE RESPONSIBLE TO PLACE ALL FIRE HYDRANTS, FRAMES AND LIDS OR GRATES, AND ALL GRATES FOR MANHOLES, CATCH BASINS, INLETS AND VALVE VAULTS AT THE ELEVATIONS SHOWN AND SPECIFIED ON THE PLANS. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR SAID ADJUSTMENT AND THE COST OF SAID ADJUSTMENT SHALL BE INCLUDED IN THE UNIT PRICE FOR THE VARIOUS DRAINAGE STRUCTURES MENTIONED ABOVE.

16. ALL MANHOLES SHALL HAVE CONCRETE INVERTS CONFORMING TO THE SHAPE OF THE PIPE. CONCRETE INVERTS SHALL BE PLACED IN THE FIELD AND THE COST OF CONCRETE INVERTS SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE VARIOUS INLETS AND MANHOLES.

17. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK WILL BE PAID FOR AT THE CONTRACT UNIT PRICE PER EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE UNTIL FINAL ACCEPTANCE BY THE OWNER OR MUNICIPALITY.

18. THE CONTRACTOR SHALL KEEP PUBLIC STREET PAVEMENTS CLEAN OF DIRT AND DEBRIS AND, WHEN NECESSARY, SHALL ON A DAILY BASIS CLEAN THE PAVEMENT OF SUCH DIRT AND DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS.

19. THE CONTRACTOR SHALL PROVIDE PIPE BEDDING IN ACCORDANCE WITH THE DETAIL ON THE PLANS. THE COST OF THE BEDDING SHALL BE INCLUDED IN THE UNIT PRICE PER LINEAL FOOT OF THE VARIOUS SIZES OF STORM SEWER. NO ADDITIONAL COMPENSATION WILL BE MADE FOR PIPE BEDDING.

20. THE CONTRACTOR SHALL PLACE TOPSOIL AT A 6" MINIMUM DEPTH AND SEED OR SOD ALL AREAS DESIGNATED BY THE ENGINEER.

GENERAL NOTES (CONT.)

21. THE CONTRACTOR SHALL EXAMINE THE DRAINAGE PATTERNS SHOWN ON THE PLANS AND MAKE CERTAIN THAT ALL OVERFLOW POINT ELEVATIONS AND CROSS SECTIONS ARE CONSTRUCTED STRICTLY IN ACCORDANCE WITH THOSE SHOWN ON THE PLANS.

22. ALL CONSTRUCTION SHALL CONFORM WITH THE PERMIT PLANS AND REVISIONS THERETO APPROVED BY THE CITY AND UTILITIES COMPANIES.

23. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK IN THE RIGHT OF WAY OR EASEMENTS TO LOCATE UTILITIES, AND CONTACT THE OWNER'S REPRESENTATIVE SHOULD PUBLIC UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS.

24. ALL WORK HEREIN PROPOSED SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, THE MUNICIPALITY, AND ALL PERTINENT LAWS, DIRECTIVES, ORDINANCES AND THE LIKE SHALL BE CONSIDERED TO BE A PART OF THESE SPECIFICATIONS.

25. THE VILLAGE OF WHEELING DETAILS SUPERSEDE ALL OTHERS.

26. ALL NEW CURB THAT MEETS EXISTING CURB WILL HAVE THREE DRILLED AND GROUTED #5 REINFORCING BARS OR EXPANSION TIE ANCHORS, 5/8" DIAMETER FOR EACH NEW CURB ADJACENT TO EXISTING CURB.

27. FOR STRUCTURE ADJUSTMENT - MINIMUM OF 6" (2 @ 3") ADJUSTING RINGS (10" MAX) CONCRETE RINGS WILL BE 3" MINIMUM. RUBBER CAN BE 1" - 3" AND MUST BE USED FOR TOP ADJUSTING RING IN PAVED AREAS. "EJIW INTRA-RISER RUBBER COMPOSITE ADJUSTMENT RISERS" OR APPROVED EQUAL.

28. ADD AN INTERNAL/EXTERNAL ADAPTOR SEAL ON THE ADJUSTED SANITARY MANHOLE. THE "I/E A" SEAL STOPS INFLOW BETWEEN THE MANHOLE FRAME AND THE TOP ADJUSTING RING AND IT ALSO SEALS THE MANHOLE CHIMNEY FROM THE FRAME TO THE CORBEL. ONE VENDOR OF THIS SEAL IS ADAPTOR INC.

29. THE DEVELOPER IS REQUIRED TO HAVE A GEOTECHNICAL ENGINEER ON-SITE TO MONITOR EARTHWORK AND THE GRADING ACTIVITY, IN ORDER TO IDENTIFY UNSUITABLE SOILS FOR REMOVAL FROM THE SITE. A NOTE TO THIS EFFECT MUST BE ADDED TO THE PLANS, AND A LETTER COMMITTING TO THIS REQUIREMENT MUST BE PROVIDED BY THE DEVELOPER. IN ADDITION, DAILY REPORTS AND COPIES OF ALL GEOTECHNICAL TESTING (TESTING AND FREQUENCY IN ACCORDANCE WITH THE IDOT STATE SPECIFICATIONS) MUST BE SUBMITTED TO THE CITY OF JOLIET ONCE THE ROADWAYS HAVE BEEN COMPLETED.

30. DETECTABLE WARNING PLATES SHALL BE EAST JORDAN, POWDER COATED BRICK RED.

EXCAVATION

ALL SITE CLEARING, EXCAVATION, GRADING, COMPACTION, SUBGRADE PREPARATION, BASE COURSE, SURFACE COURSE, PCC CURB AND GUTTER AND SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, LATEST EDITION.

EARTHWORK UNDER THIS CONTRACT SHALL INCLUDE THE FOLLOWING:

A. REMOVAL OF EXISTING VEGETATION WITHIN CONSTRUCTION LIMITS FROM THE SITE.
B. PROTECTION OF CERTAIN TREES AS DIRECTED BY THE OWNER'S REPRESENTATIVE WITH APPROVED FENCING.
C. STRIPPING OF ALL TOPSOIL AND OTHER UNSUITABLE MATERIALS FROM BUILDING AND/OR PAVEMENT AREAS AND REMOVAL FROM SITE OF ALL EXCESS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE REQUIREMENTS OF ALL APPLICABLE SOIL EROSION AND SEDIMENT CONTROL ORDINANCES. THE COST OF ALL WORK NECESSARY TO MEET THESE REQUIREMENTS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT, AND NO SEPARATE PAYMENT WILL BE MADE.

THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF PROPER COMPACTION CANNOT BE OBTAINED SO THAT THE OWNER'S REPRESENTATIVE MAY DETERMINE WHAT REMEDIAL MEASURES MAY BE NEEDED.

EXISTING SEWER AND WATERMAIN TRENCHES UNDER DRIVEWAYS IN PARKWAYS SHALL BE EXCAVATED TO THE TOP OF PIPE AND BACKFILLED WITH COMPACTED TRENCH BACKFILL.

EXISTING GRAVEL COMPACTION TO BE TESTED OR SOIL BORINGS TO BE MADE TO VERIFY SUITABILITY OF EXISTING GRAVEL AS SUBGRADE.

PROJECT SPECIFICATIONS AND GENERAL CONSTRUCTION NOTES

THE PROJECT SECIFICATIONS AND GENERAL CONSTRUCTION NOTES SHALL INCLUDE THE FOLLOWING PROVISIONS:

1. ALL ON-SITE AND OFF-SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE "VILLAGE OF WHEELING";
2. PERMITS SHALL BE OBTAINED FROM ALL OUTSIDE GOVERNMENTAL AGENCIES HAVING JURISDICTION;
3. ALL STRUCTURE ADJUSTEMENTS SHALL BE ACCOMPLISHED IN CONFORMANCE WITH THE MOST RECENT CITY STANDARD;
4. EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE EITHER INTEGRATED INTO THE SITE DRAINAGE SYSTEM, REMOVED OR PLUGGED IN A MANNER DEEMED APPROPRIATE BY THE CITY ENGINEER;
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL ADJUSTMENTS BEFORE AND AFTER FINAL INSPECTION, PRIOR TO FINAL ACCEPTANCE BY THE CITY OF JOLIET;
6. THE CITY MUST HAVE FORTY-EIGHT (48) HOURS NOTICE PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITY;
7. THE TESTING AND STERILIZATION OF ALL NEW WATER DISTRIBUTION FACILITIES SHALL BE COMPLETED PRIOR TO MAKING WATER SERVICE TAPS BY AN OUTSIDE TESTING SERVICE;
8. MATERIAL SPECIFICATIONS COMPLY WITH CITY STANDARDS AND INCLUDE:
   A. PAVING BASE MATERIALS
   B. PAVING SURFACE MATERIALS
   C. CONCRETE MATERIALS
   D. PIPE MATERIALS.
9. DUST CONTROL - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF EXCESSIVE DUST BY WATERING DURING THE CONSTRUCTION PERIOD UNTIL THE ROAD PAVEMENT IS INSTALLED BY THE PAVING CONTRACTOR. THE REQUIREMENT FOR DUST CONTROL SHALL BE AS DIRECTED BY THE LOCAL APPROVING AUTHORITIES OR THE ENGINEER, AND SUCH DUST CONTROL (IF REQUIRED) SHALL NOT BE PAID FOR SEPARATELY BUT SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
10. PERSON RESPONSIBLE FOR MAINTENANCE OF EROSION CONTROL STRUCTURES AND MEASURES, DURING AND AFTER DEVELOPMENT:

    ____

STORM SEWER NOTES

- STORM SEWER JOINTS MUST BE FLEXIBLE GASKET O-RINGS PER ASTM C361, ASTM C433, AND ASTM C1619.
- CITY REQUIRES SUBMISSION OF RECORDED VIDEO INSPECTIONS OF ALL PUBLIC STORM SEWER.
- FOR CLOSED LID STRUCTURES, FRAME AND COVER SHALL BE EMBOSSED WITH "STORM".
- WHEN UTILITY STRUCTURE ADJUSTMENT IS NECESSARY, A MINIMUM OF TWO ADJUSTING RINGS (MIN 6" ADJUSTING HEIGHT) AND MAXIMUM OF THREE RINGS (MAX 10" ADJUSTING HEIGHT). NO 1" OR 2" CONCRETE RINGS ARE ALLOWED. UNDER PAVED AREAS, TOP RING SHOULD BE RUBBER. USE ONE (1) EJIW INFRA-RISER RUBBER COMPOSITE.

MAINTENANCE/INSTALLATION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES:

THESE ARE THE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN THE EROSION AND SEDIMENT CONTROL MEASURES ON-SITE:

- ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.5" OR MORE.
- ALL EROSION CONTROL MEASURES WILL BE MAINTAINED. IF REPAIR IS NECESSARY, IT WILL BE STARTED WITHIN 24 HOURS OF REPORT.
- ACCUMULATING SEDIMENT ALONG THE SILT FENCE WILL BE REMOVED WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
- SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, ACCURACY OF INSTALLATION, AND TO SEE THAT THE POSTS ARE FIRMLY IN THE GROUND.
- TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
- A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS ATTACHED.
- A DESIGNATED PERSON WILL BE RESPONSIBLE FOR CONDUCTING INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.

#	DATE	
1	8/28/2025	REVISED PER VILLAGE OF WHEELING, IL.
2	11/11/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
3	12/16/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
4	01/16/2026	REVISED PER VILLAGE OF WHEELING, IL.
5		
6		

GENERAL NOTES

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

BETTER INFRASTRUCTURE BETTER ENVIRONMENTS BETTER LIFE!

FIELD CREW: PW
DRAWN BY: NG
CHECKED BY: ARS
APPROVED BY: EF
DATE: 05/15/2025
SCALE: HORIZ –
VERT –

SHEET 3 OF 11 SHEETS

PROJ # 25-02-2003

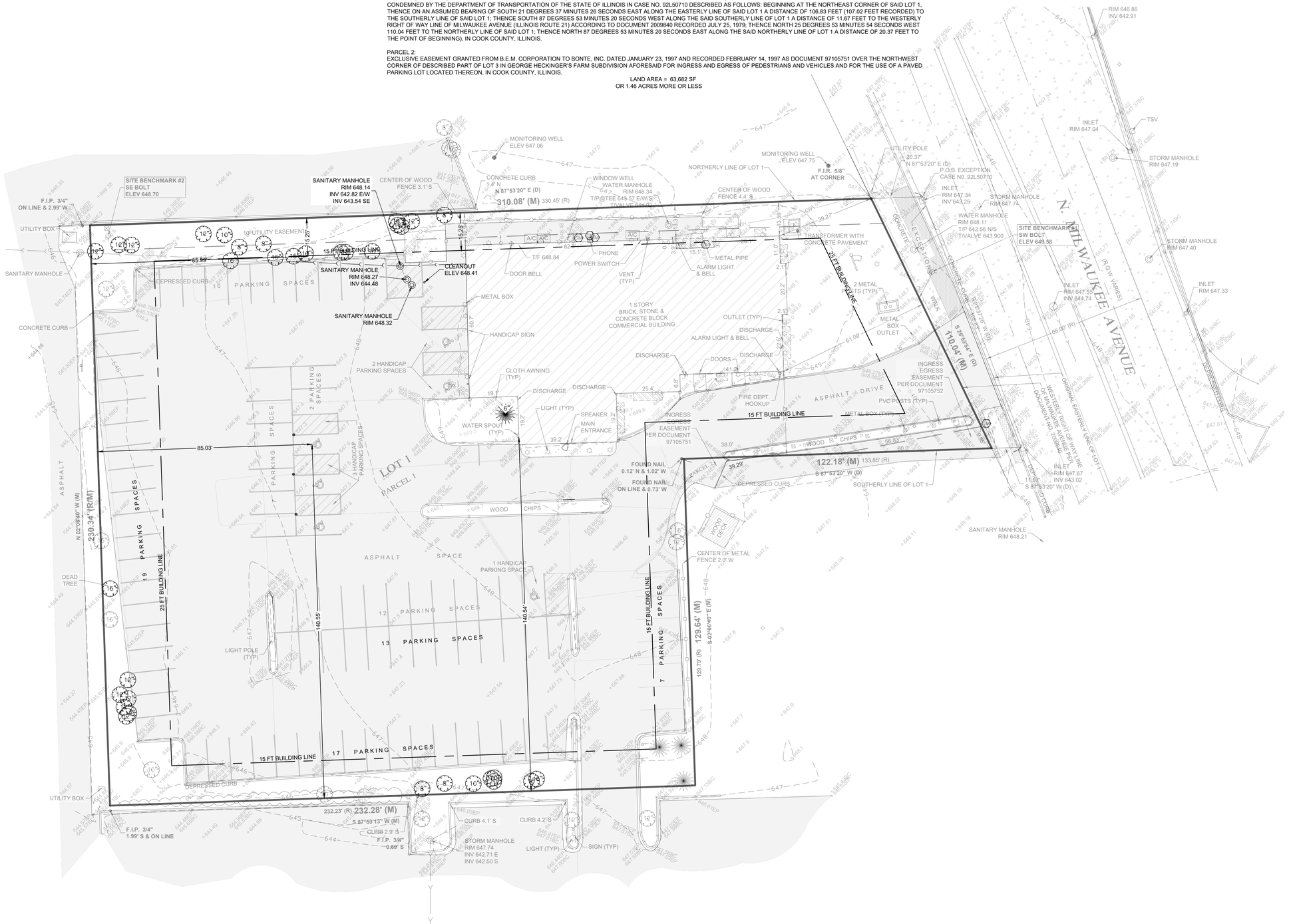
1/16/2026 11:34:16 AM
I:\2025\25-02\25-02-2003 - 604 Milwaukee Ave, Wheeling\Engineering\Plans\REV 4\25-02-2003 REV_4 SITE-22x34 2026-01-16.dwg

EXISTING CONDITIONS PLAN

PARCEL 1:
LOT 1 IN H. S. H. PROPERTIES RESUBDIVISION OF PART OF LOT 3 IN GEORGE HECKINGER'S FARM SUBDIVISION AND PART OF LOT 5 IN OWNERS SUBDIVISION ALL IN SECTIONS 2 AND 3, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 31, 1972 AS DOCUMENT 21919892. EXCEPT FOR THAT PART OF LOT 1 CONDEMNED BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS IN CASE NO. 92L50710 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE ON AN ASSUMED BEARING OF SOUTH 21 DEGREES 37 MINUTES 26 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 106.83 FEET (107.02 FEET RECORDED) TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE SOUTH 87 DEGREES 53 MINUTES 20 SECONDS WEST ALONG THE SAID SOUTHERLY LINE OF LOT 1 A DISTANCE OF 11.67 FEET TO THE WESTERLY RIGHT OF WAY LINE OF MILWAUKEE AVENUE (ILLINOIS ROUTE 21) ACCORDING TO DOCUMENT 2009840 RECORDED JULY 25, 1979; THENCE NORTH 25 DEGREES 53 MINUTES 54 SECONDS WEST 110.04 FEET TO THE NORTHERLY LINE OF SAID LOT 1; THENCE NORTH 87 DEGREES 53 MINUTES 20 SECONDS EAST ALONG THE SAID NORTHERLY LINE OF LOT 1 A DISTANCE OF 20.37 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EXCLUSIVE EASEMENT GRANTED FROM B.E.M. CORPORATION TO BONTE, INC. DATED JANUARY 23, 1997 AND RECORDED FEBRUARY 14, 1997 AS DOCUMENT 97105751 OVER THE NORTHWEST CORNER OF DESCRIBED PART OF LOT 3 IN GEORGE HECKINGER'S FARM SUBDIVISION AFORESAID FOR INGRESS AND EGRESS OF PEDESTRIANS AND VEHICLES AND FOR THE USE OF A PAVED PARKING LOT LOCATED THEREON, IN COOK COUNTY, ILLINOIS.

LAND AREA = 63,682 SF
OR 1.46 ACRES MORE OR LESS



20' 10' 0 20'

	DATE	
1	8/28/2025	REVISED PER VILLAGE OF WHEELING, IL.
2	11/11/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
3	12/16/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
4	01/16/2026	REVISED PER VILLAGE OF WHEELING, IL.
5		
6		

EXISTING CONDITIONS PLAN

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

MEI BETTER INFRASTRUCTURE BETTER ENVIRONMENTS BETTER LIFE!

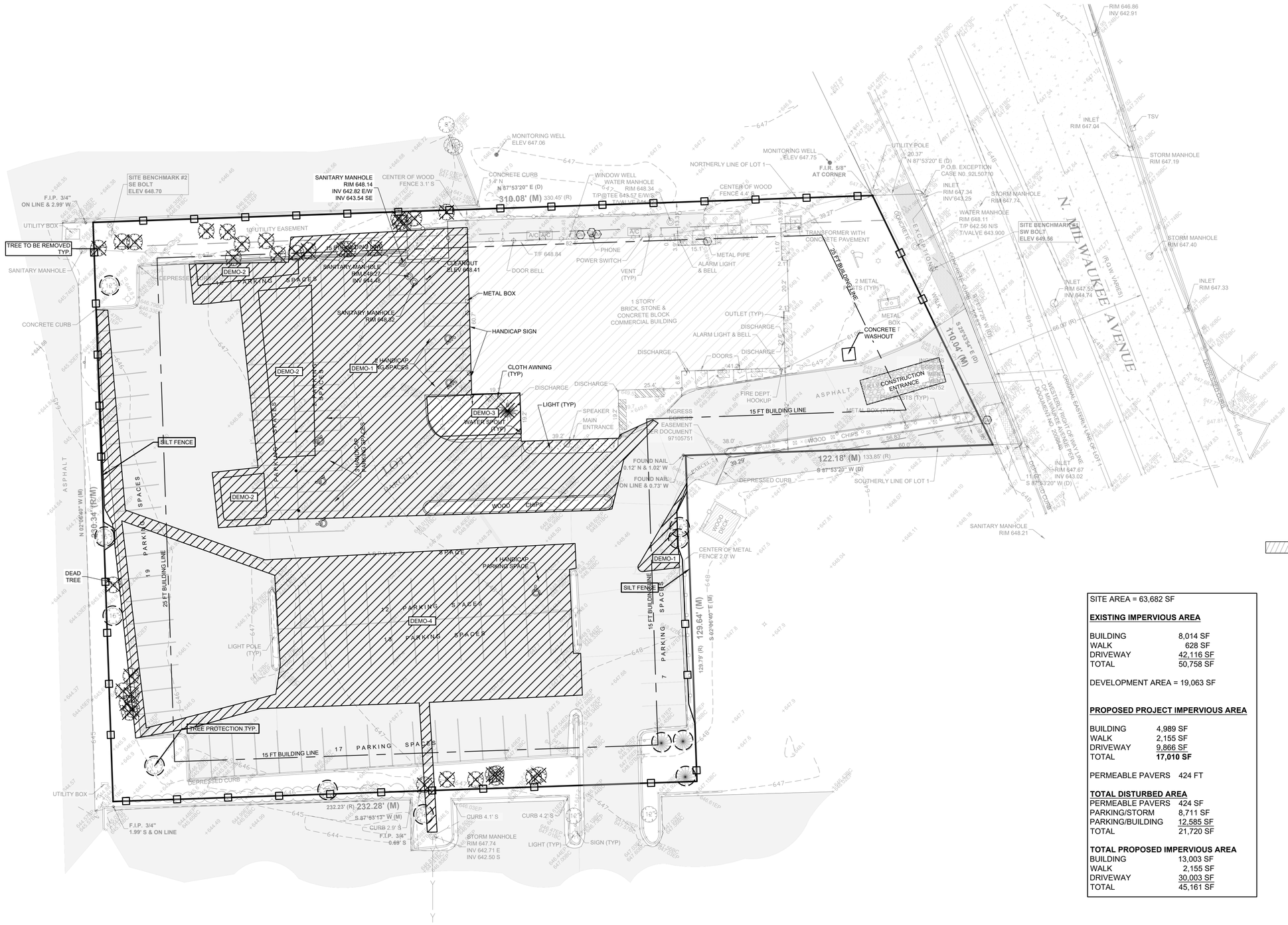
FIELD CREW:	PW
DRAWN BY:	NG
CHECKED BY:	ARS
APPROVED BY:	EF
DATE:	05/15/2025
SCALE:	HORIZ 1"=20'
	VERT –

SHEET
4
OF 11 SHEETS

PROJ # 25-02-2003

1/16/2026 11:34:16 AM
I:\2025\25-02\25-02-2003 - 604 Milwaukee Ave, Wheeling\Engineering\Plans\REV 4\25-02-2003 REV_4 SITE-22x34 2026-01-16.dwg

DEMOLITION AND EROSION CONTROL PLAN



20' 10' 0 20'

DEMO-1 REMOVED PARKING AREA
DEMO-2 REMOVE EXITING PARKING AREA TO LANDSCAPING ISLAND
DEMO-3 EXISTING LANDSCAPING ISLAND TO NEW BUILDING
DEMO-4 REMOVE AND REPLACED ASPHALT AREA

SITE AREA = 63,682 SF

EXISTING IMPERVIOUS AREA

BUILDING	8,014 SF
WALK	628 SF
DRIVEWAY	42,116 SF
TOTAL	50,758 SF

DEVELOPMENT AREA = 19,063 SF

PROPOSED PROJECT IMPERVIOUS AREA

BUILDING	4,989 SF
WALK	2,155 SF
DRIVEWAY	9,866 SF
TOTAL	**17,010 SF**

PERMEABLE PAVERS 424 FT

TOTAL DISTURBED AREA

PERMEABLE PAVERS	424 SF
PARKING/STORM	8,711 SF
PARKING/BUILDING	12,585 SF
TOTAL	21,720 SF

TOTAL PROPOSED IMPERVIOUS AREA

BUILDING	13,003 SF
WALK	2,155 SF
DRIVEWAY	30,003 SF
TOTAL	45,161 SF

	DATE	
1	8/28/2025	REVISED PER VILLAGE OF WHEELING, IL.
2	11/11/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
3	12/16/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
4	01/16/2026	REVISED PER VILLAGE OF WHEELING, IL.
5		
6		

DEMOLITION AND EROSION CONTROL PLAN

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

BETTER INFRASTRUCTURE BETTER ENVIRONMENTS BETTER LIFE!

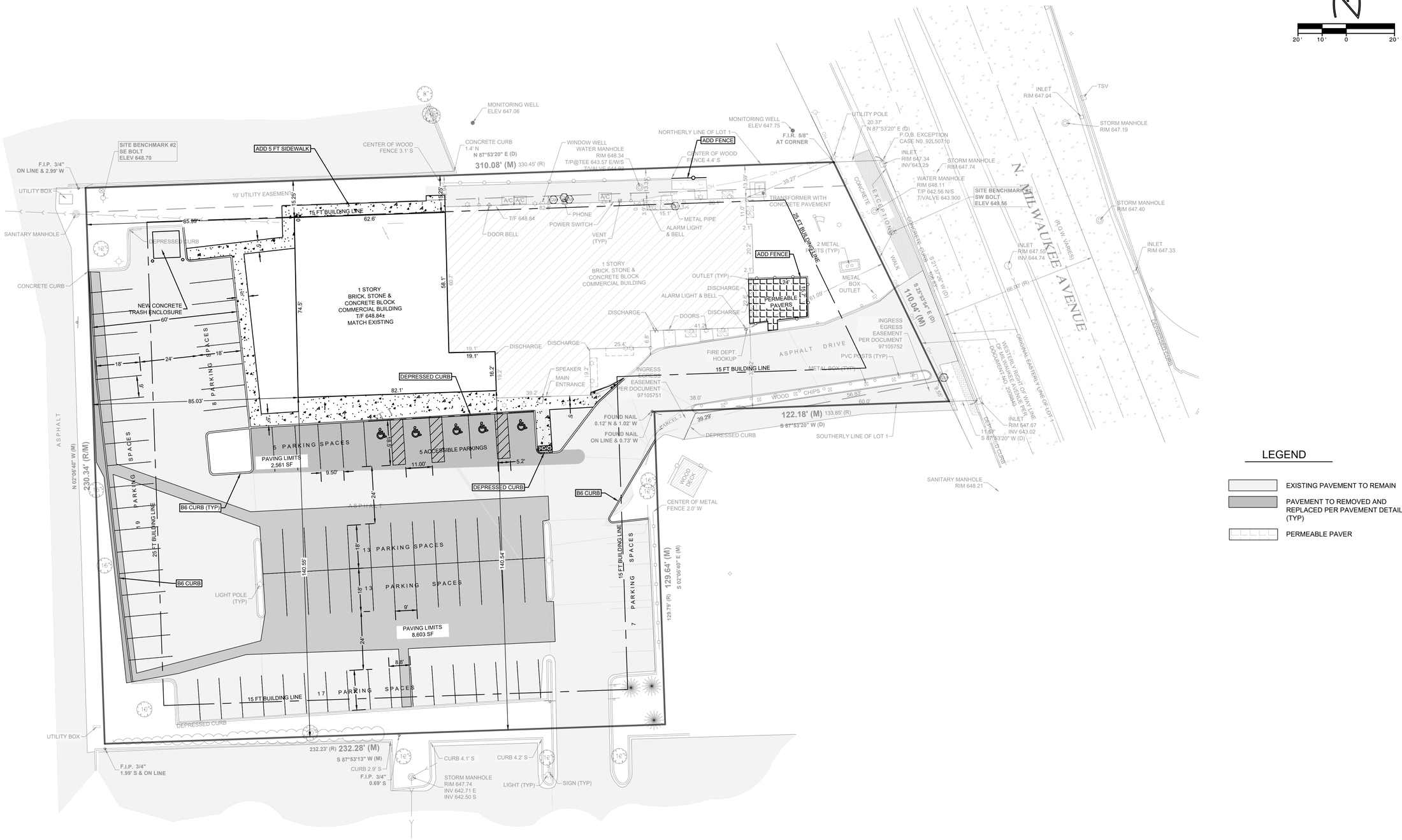
FIELD CREW:	PW
DRAWN BY:	NG
CHECKED BY:	ARS
APPROVED BY:	EF
DATE:	05/15/2025
SCALE:	HORIZ 1"=20'
	VERT –

SHEET
5
OF 11 SHEETS

PROJ # 25-02-2003

1/16/2026 11:34:16 AM
I:\2025\25-02\25-02-2003 - 604 Milwaukee Ave. Wheeling\Engineering\Plans\REV 4\25-02-2003 REV_4 SITE-22x34 2026-01-16.dwg

GEOMETRIC PLAN



LEGEND

- EXISTING PAVEMENT TO REMAIN
- PAVEMENT TO REMOVED AND REPLACED PER PAVEMENT DETAIL (TYP)
- PERMEABLE PAVER

	DATE	
1	8/28/2025	REVISED PER VILLAGE OF WHEELING, IL.
2	11/11/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
3	12/16/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
4	01/16/2026	REVISED PER VILLAGE OF WHEELING, IL.
5		
6		

GEOMETRIC PLAN

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

BETTER INFRASTRUCTURE. BETTER ENVIRONMENTS. BETTER LIFE!

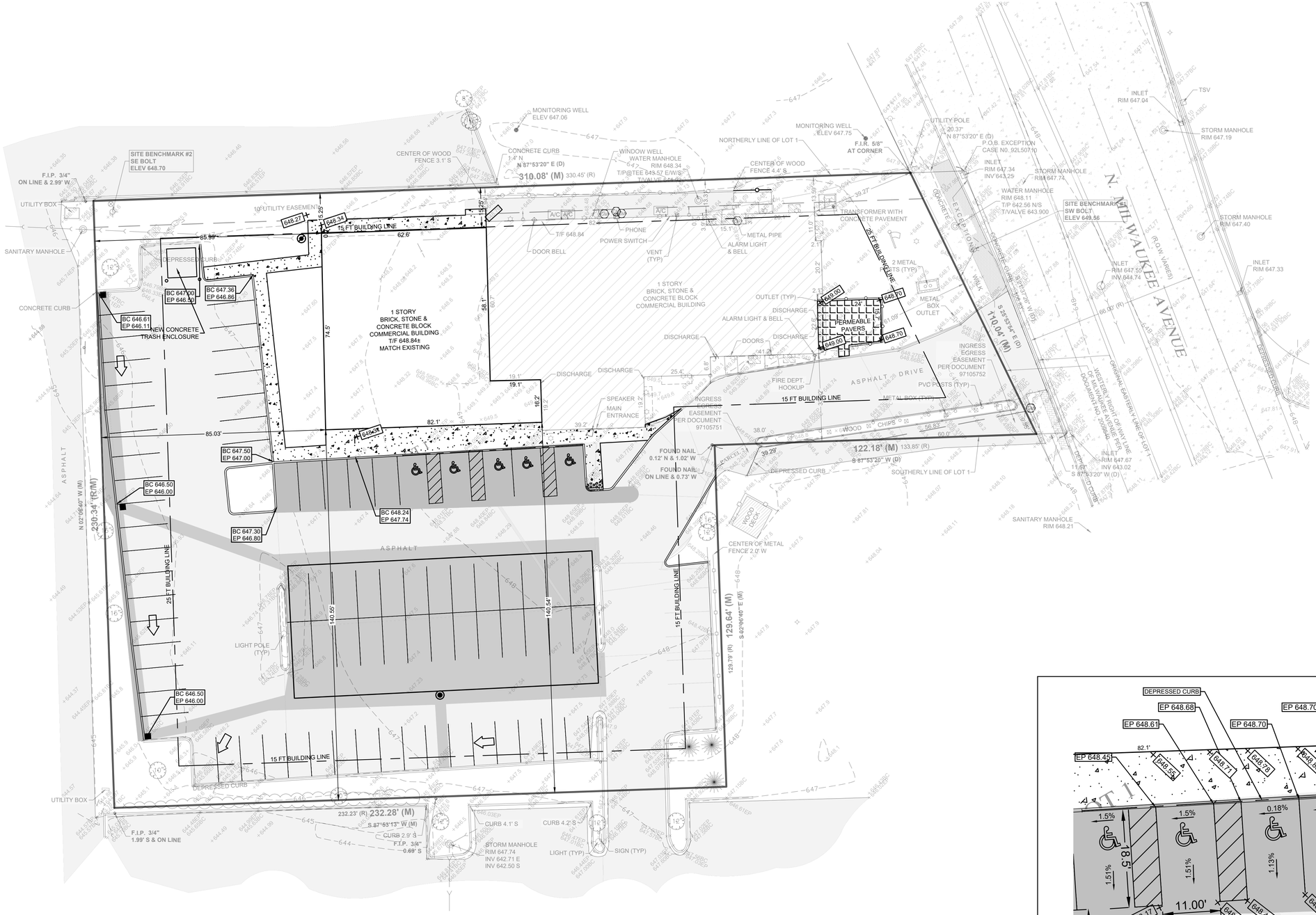
FIELD CREW:	PW
DRAWN BY:	NG
CHECKED BY:	ARS
APPROVED BY:	EF
DATE:	05/15/2025
SCALE:	HORIZ 1"=20'
	VERT –

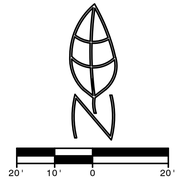
SHEET
6
OF 11 SHEETS

PROJ # 25-02-2003

1/16/2026 11:34:16 AM
I:\2025\25-02\25-02-2003 - 604 Milwaukee Ave, Wheeling\Engineering\Plans\REV 4\25-02-2003 REV_4 SITE-22x34 2026-01-16.dwg

SITE GRADING PLAN





LEGEND

- EXISTING PAVEMENT TO REMAIN
- PAVEMENT TO REMOVED AND REPLACED PER PAVEMENT DETAIL (TYP)
- PERMEABLE PAVER

SITE AREA = 63,682 SF

EXISTING IMPERVIOUS AREA

BUILDING	8,014 SF
WALK	628 SF
DRIVEWAY	42,116 SF
TOTAL	50,758 SF

DEVELOPMENT AREA = 19,063 SF

PROPOSED PROJECT IMPERVIOUS AREA

BUILDING	4,989 SF
WALK	2,155 SF
DRIVEWAY	9,866 SF
TOTAL	**17,010 SF**

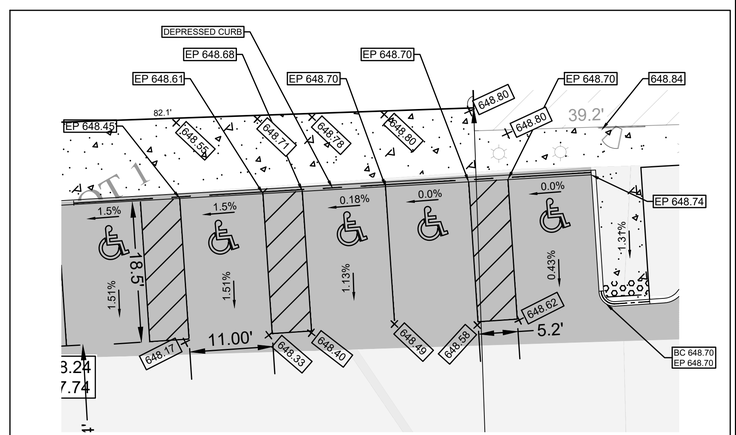
PERMEABLE PAVERS 424 FT

TOTAL DISTURBED AREA

PERMEABLE PAVERS	424 SF
PARKING/STORM	8,711 SF
PARKING/BUILDING	12,585 SF
TOTAL	21,720 SF

TOTAL PROPOSED IMPERVIOUS AREA

BUILDING	13,003 SF
WALK	2,155 SF
DRIVEWAY	30,003 SF
TOTAL	45,161 SF



HANDICAP SPACES
SCALE 1":10'

DATE	
1	8/28/2025 REVISED PER VILLAGE OF WHEELING, IL.
2	11/11/2025 REVISED PER VILLAGE OF WHEELING COMMENTS.
3	12/16/2025 REVISED PER VILLAGE OF WHEELING COMMENTS.
4	01/16/2026 REVISED PER VILLAGE OF WHEELING, IL.
5	
6	

GRADING PLAN

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

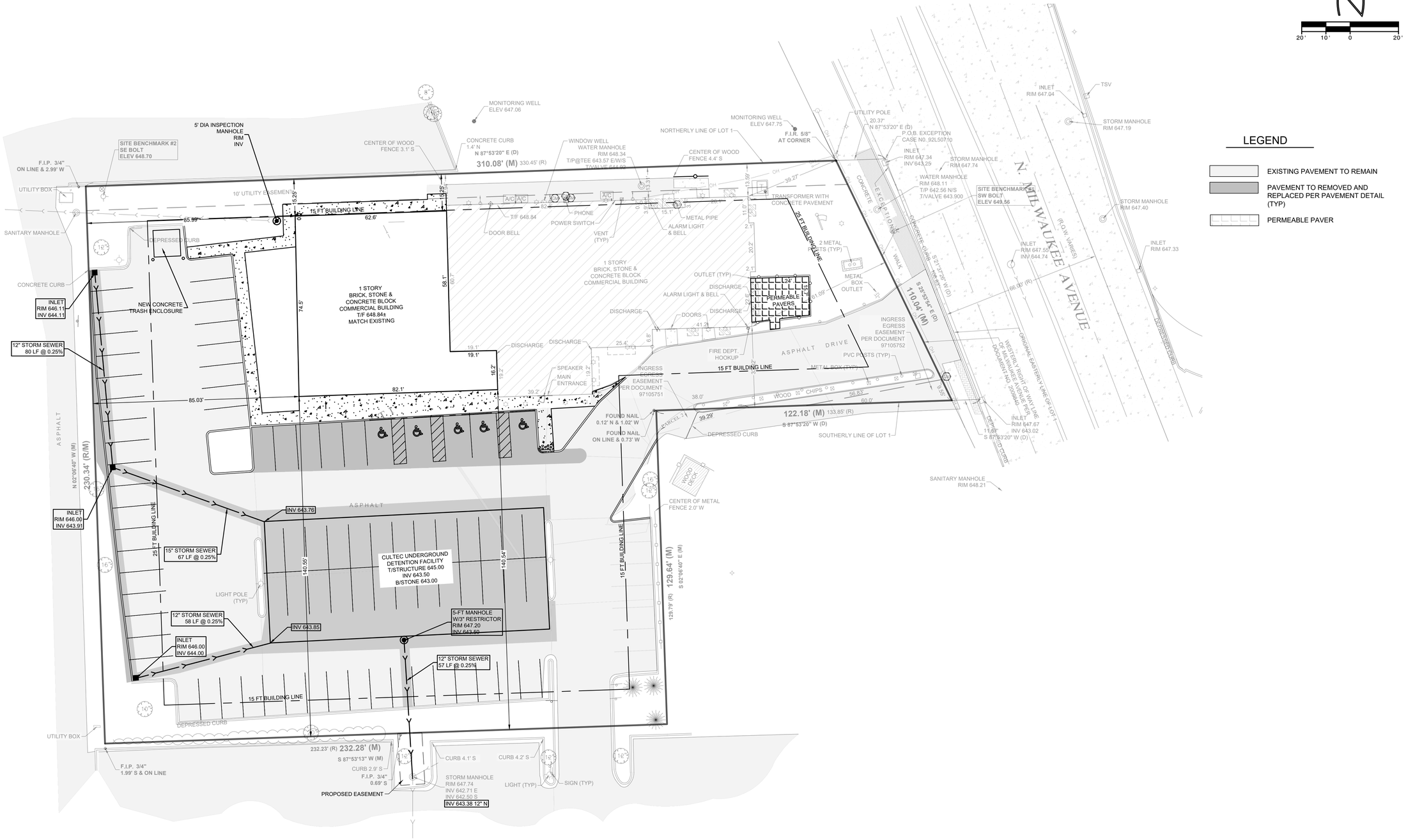
FIELD CREW:	PW
DRAWN BY:	NG
CHECKED BY:	ARS
APPROVED BY:	EF
DATE:	05/15/2025
SCALE:	HORIZ 1"=20'
	VERT –

SHEET
7
OF 11 SHEETS

PROJ # 25-02-2003

1/16/2026 11:34:16 AM
I:\2025\25-02\25-02-2003 - 604 Milwaukee Ave, Wheeling\Engineering\Plans\REV 4\25-02-2003 REV_4 SITE-22x34 2026-01-16.dwg

UTILITY PLAN



	DATE	
1	8/28/2025	REVISED PER VILLAGE OF WHEELING, IL.
2	11/11/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
3	12/16/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
4	01/16/2026	REVISED PER VILLAGE OF WHEELING, IL.
5		
6		

UTILITY PLAN

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

BETTER INFRASTRUCTURE. BETTER ENVIRONMENTS. BETTER LIFE!

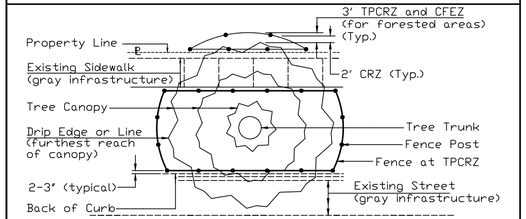
FIELD CREW:	PW
DRAWN BY:	NG
CHECKED BY:	ARS
APPROVED BY:	EF
DATE:	05/15/2025
SCALE:	HORIZ 1"=20'
	VERT –

SHEET **8** OF 11 SHEETS

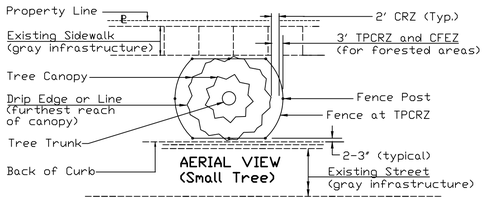
PROJ # 25-02-2003

1/16/2026 11:34:16 AM
I:\2025\25-02\25-02-2003 - 604 Milwaukee Ave, Wheeling\Engineering\Plans\REV 4\25-02-2003 REV_4 SITE-22x34 2026-01-16.dwg

TREE PROTECTION - FENCING
(Highly Urbanized Areas)



AERIAL VIEW
(Large Tree)



AERIAL VIEW
(Small Tree)

Notes:

1. Call J.U.L.I.E. (800-892-0123) for the location of existing utilities 48 hours prior to commencement of work.
2. The CRZ is located 2' from the farthest outreaching branch (drip edge) or the distance as determined by the ISA trunk diameter method or whichever is greater.
3. On sides of the tree not constricted by gray infrastructure, the fence shall be located 1 foot from the Critical Root Zone (CRZ) of the protected tree, thus creating the Tree Protection Critical Root Zone (TPCRZ). The Critical Forest Edge Zone (CFEZ), for forested areas, shall also be located at the TPCRZ.

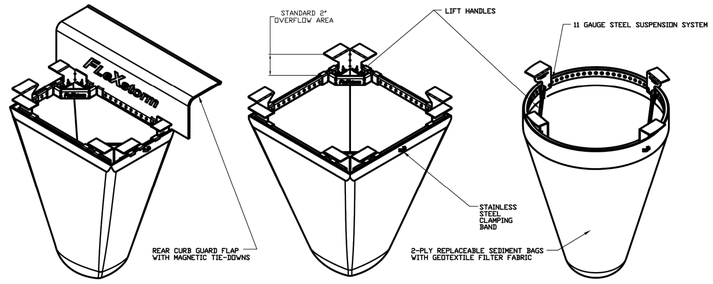
REFERENCE		STANDARD DWG. NO.
Project		IUM-690-B
Designed ____ Date ____		SHEET 1 OF 2
Checked ____ Date ____		DATE 09-14-2017
Approved ____ Date ____		

TREE PROTECTION - FENCING
(Highly Urbanized Areas)

Notes: (cont.)

4. On sides of the tree where there is gray infrastructure conflict the fence shall be 3 to 4 inches from the structure. Where the structure is a sidewalk and the CRZ goes beyond the sidewalk to the adjoining greenspace, the Tree Protection Fencing shall continue to the CRZ without impeding the flow of the traffic of the sidewalk.
5. Fence Posts shall be either 6' steel posts @ 1.33Lbs./Ft. or 2" x 2" nominal wood posts.
6. A chain link fence with Construction Specification Chain Link Fence IUM 91 or better (as approved by the local Forester per local ordinances singularly or in tandem with the project Engineer) shall be used. Fencing shall be a minimum height of 4'. Metal posts shall be placed 6' on center (OC) and fencing is securely anchored to the ground.
7. Outside the TPCRZ, erosion and sediment control measures shall be installed to prevent sediment reaching the TPCRZ. These measures shall extend out from the fence 10' and shall be continuous around the perimeter of the fence. These measures include, but are not limited to vegetative filter strip, rolled excelsior blankets and woodchip mulch with a 3' to 5' depth. Other methods may be used if approved by the Professional Forester, Certified Arborist or Horticulturalist. Installation shall cause no disturbance to soils.

REFERENCE		STANDARD DWG. NO.
Project		IUM-690-B
Designed ____ Date ____		SHEET 2 OF 2
Checked ____ Date ____		DATE 09-14-2017
Approved ____ Date ____		

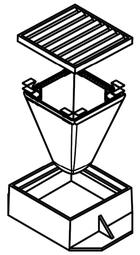


TYPICAL CURB BOX INLET FILTER

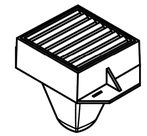
TYPICAL FLAT/RECTANGULAR/ROLLED CURB INLET FILTER

TYPICAL ROUND INLET FILTER

IPP *FLEX*storm Inlet Filter Specifications			
Material Property	*Test Method*	*Value (min ave)*	
> Inner Filter Bag Specs (2 ft² min vol)		Non-Woven	Woven Mono
Grab Tensile	ASTM D 4632	100 lbs	200 lbs
Puncture Strength	ASTM D 4833	65 lbs	90 lbs
Trapezoidal Tear	ASTM D 4533	45 lbs	75 lbs
UV Resistance	ASTM D 4355	70% at 500 hrs	90%
App Open Size (AOS)	ASTM D 4751	70 sieve (.212 mm)	40 sieve (.425 mm)
Permittivity	ASTM D 4491	2.0 /sec	2.1/sec
Water Flow Rate	ASTM D 4491	145 gpm/sqft	145 gpm/sqft
> Polyester Outer Reinforcement Bag Specifications			
Weight	ASTM D 3776	4.55 oz/sqyd +/- 15%	
Thickness	ASTM D 1777	.040 +/- .005	
> Frame Construction			
A36 Structural Steel; 11 Guage; Zinc Plated	ASTM A 576	*Tensile Strength > 58,000 psi; Yield Strength > 36,000 psi*	



INSTALLATION:
1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE



OR VILLAGE OF WHEELING APPROVED EQUAL

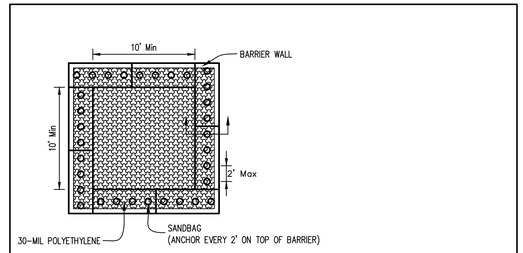
DRAWN ANDRIANO		ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC 1635 TONNE RD ELK GROVE, IL WWW.INLETFILTERS.COM (847) 732-0690 PH (847) 364-5262 FX SALES@INLETFILTERS.COM	
CHECKED			
QA			
PPG			
APPROVED			
		SIZE C	DWG NO IPP_FLEXSTORM_SPECS
		SCALE	SHEET 1 OF 1

VILLAGE OF WHEELING
ILLINOIS

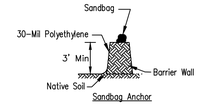
VILLAGE OF WHEELING
ENGINEERING DIVISION
2 COMMUNITY BOULEVARD
WHEELING, IL 60090
WWW.WHEELINGIL.GOV

INLET AND FILTER PROTECTION STANDARD

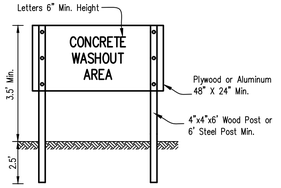
VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
	S.W.	01-30-03 AUTOCAD FILE	ERO-1
FILE LOCATION	C.J.C.	11-27-07 AUTOCAD FILE	
T:\ENGINEERING\STANDARDS			



PLAN VIEW



BARRIER WALL ANCHOR SECTION



SIGN DETAIL

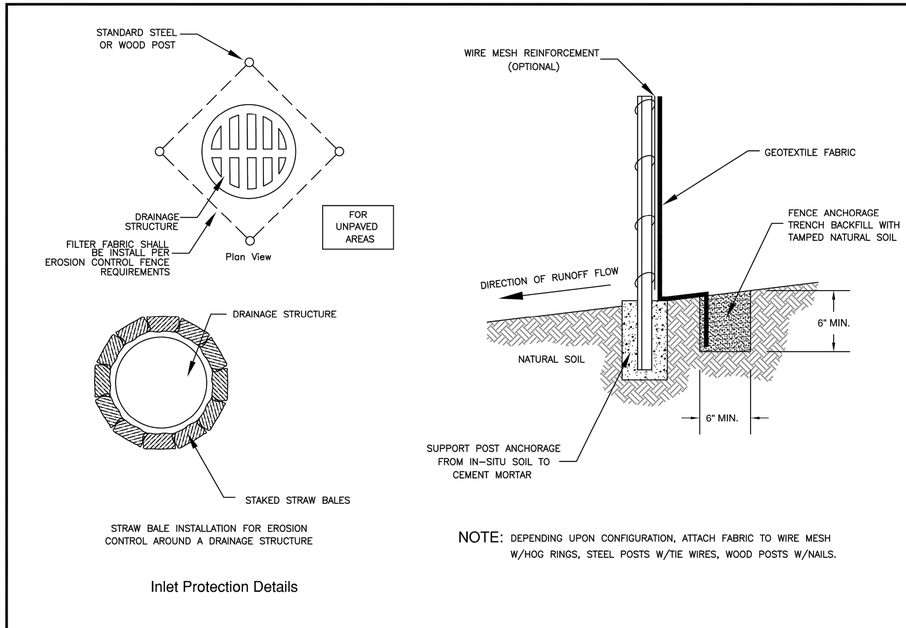
NOTES:

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

1" IF THIS BAR DOES NOT MEASURE 1" ADJUST SCALES ACCORDINGLY	No.	Date	By	Description

TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL

Date	
Designed	
Drawn B. JOHNSON	6/08
Checked	
Approved	



STRAW BALE INSTALLATION FOR EROSION CONTROL AROUND A DRAINAGE STRUCTURE

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

Inlet Protection Details

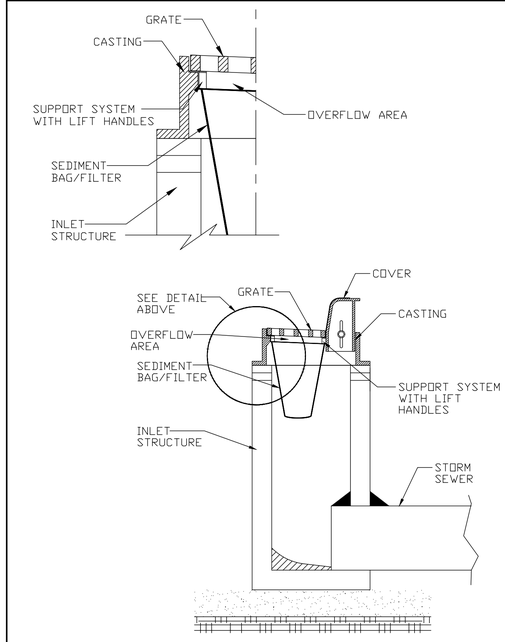
VILLAGE OF WHEELING
ILLINOIS

VILLAGE OF WHEELING
ENGINEERING DIVISION
2 COMMUNITY BOULEVARD
WHEELING, IL 60090
WWW.WHEELINGIL.GOV

SILT FENCE INSTALLATION STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
	S.W.	05-01-00 AUTOCAD FILE	ERO-2
FILE LOCATION	S.W.	11-07-01 PER COMMENTS	
T:\ENGINEERING\STANDARDS	C.J.C.	01-29-08 AUTOCAD FILE	
	K.A.G.	12-20-16 INLET PROTECTION	

INLET PROTECTION - PAVED AREAS
DROP-IN PROTECTION



REFERENCE		STANDARD DWG. NO.
Project		IUM-561D
Designed ____ Date ____		SHEET 1 OF 1
Checked ____ Date ____		DATE 01-11-11
Approved ____ Date ____		

DATE		
1	8/28/2025	REVISED PER VILLAGE OF WHEELING, IL
2	11/11/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
3	12/16/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
4	01/16/2026	REVISED PER VILLAGE OF WHEELING, IL
5		
6		

DETAIL SHEET

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

FIELD CREW:	PW
DRAWN BY:	NG
CHECKED BY:	ARS
APPROVED BY:	EF
DATE:	05/15/2025
SCALE: HORIZ	–
VERT	–

SHEET
9
OF 11 SHEETS

PROJ # 25-02-2003

1/16/2026 11:34:16 AM
I:\2025\25-02-2003 - 604 Milwaukee Ave. Wheeling\Engineering\Plans\REV 4\25-02-2003 REV_4 SITE-22x34 2026-01-16.dwg

COMPOSITE RUNOFF COEFFICIENT (*C*)

PROJECT: 604 N Milwaukee **PERMIT NUMBER:**

LOCATION: Wheeling **DATE:** 6/16/2025

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA ___ MAJOR STORMWATER SYSTEM

___ UNRESTRICTED AREA ___ OTHER:

___ UPSTREAM AREA

CONDITION (SELECT WITH DROP-DOWN)

___ PROPOSED CONDITION ___ EXISTING CONDITION

RUNOFF COEFFICIENT

Surface Description	C	Area (acres)	Product (C)(Area)
impervious	0.95	0.39	0.37
pervious	0.50	0.05	0.02
TOTALS:		0.44	0.39

COMPOSITE RUNOFF COEFFICIENT

Composite C = Total Product / Total Area = 0.39 / 0.44 → Composite C = **0.90**

4/7/2022

MODIFIED RATIONAL METHOD: BULLETIN 75 RAINFALL DATA

PROJECT: 604 N Milwaukee **PERMIT NUMBER:**

LOCATION: Wheeling **DATE:** 6/16/2025

DEVELOPMENT INFORMTION

1. Detained Area	0.440	acres
2. Composite Runoff Coefficient	0.900	
3. Actual Release Rate	0.060	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	**0.188**	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
5 min	12.36	4.89	4.83	0.033	
10 min	10.80	4.28	4.22	0.058	
15 min	9.28	3.67	3.61	0.075	
20 min	8.04	3.18	3.12	0.086	
30 min	6.34	2.51	2.45	0.101	
40 min	5.28	2.09	2.03	0.112	
50 min	4.55	1.80	1.74	0.120	
1 hr	4.03	1.60	1.54	0.127	
1.5 hr	3.03	1.20	1.14	0.141	
2 hr	2.49	0.99	0.93	0.153	
3 hr	1.83	0.72	0.66	0.165	
4 hr	1.48	0.59	0.53	0.174	
5 hr	1.25	0.50	0.44	0.180	
6 hr	1.07	0.42	0.36	0.180	
7 hr	0.96	0.38	0.32	0.185	
8 hr	0.86	0.34	0.28	0.185	
9 hr	0.79	0.31	0.25	0.188	←
10 hr	0.72	0.29	0.23	0.186	
11 hr	0.67	0.27	0.21	0.187	
12 hr	0.62	0.25	0.19	0.185	
18 hr	0.45	0.18	0.12	0.174	
24 hr	0.36	0.14	0.08	0.161	

4/7/2022

ORIFICE DISCHARGE RATE

PROJECT: 604 N Milwaukee **PERMIT NUMBER:**

LOCATION: Wheeling **DATE:** 6/16/2025

RESTRICTOR INFORMTION

1. Orifice Number			
2. Orifice diameter, *d*	3.00	in	
3. Discharge Coefficient, C_d	0.61		
4. Invert Elevation	643.50	ft	
5. High Water Elevation, HWL	645.00	ft	
6. Tail Water Elevation		ft	

ACTUAL RELEASE RATE

6. Free Flow Actual Release Rate at HWL	**0.28**	cfs	
7. Submerged Actual Release Rate at HWL		cfs	

STAGE-DISCHARGE TABLE CONDITION (SELECT FROM DROP-DOWN)

Free-flow

STAGE-DISCHARGE TABLE

Elevation (ft)	Orifice 1 (cfs)	Orifice 2 (cfs)	Total (cfs)	
643.50	0.00		0.00	
644.00	0.15		0.15	
645.00	0.28		0.28	HWL

4/7/2022

CULTEC StormGenie

USER INPUTS

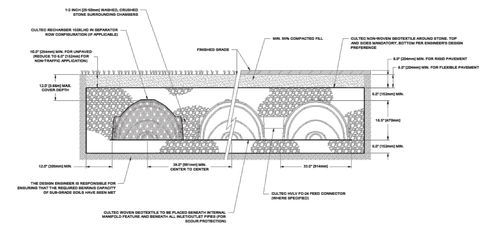
Project Name:	
Engineer:	eric foytik
Project Location:	
Measurement Type:	Imperial
Chamber Model:	Recharger 150XLHD
Required Storage Volume:	8016 cf
Available Length:	117 ft
Available Width:	84 ft
Stone Above Chambers:	6 in
Stone Below Chambers:	6 in
Base Stone Elevation:	643 ft
Stone Porosity:	36%
Maximum Allowable Finished Grade	657.04 ft
Minimum Allowable Finished Grade	646.21 ft
Outlet Control Structure:	Yes

RESULTS

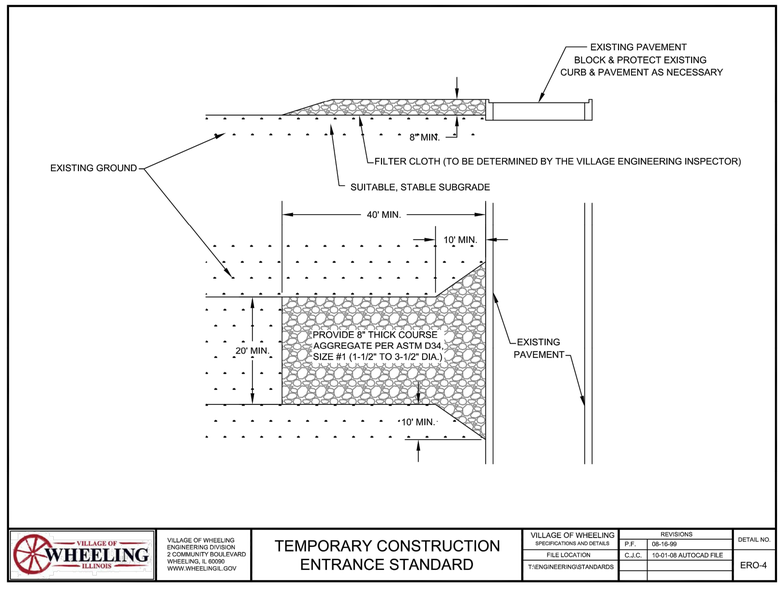
Installed Storage Volume:	8054.16 cf
Storage Volume Per Chamber:	27.16 cf
Chamber Rows:	15
Maximum Length:	115.50 ft
Maximum Width:	50.25 ft
Approx. Bed Area Required:	5703.94 sf

SYSTEM COMPONENTS - NOT FOR CONSTRUCTION

Number of Chambers Required:	162
Number of End Caps Required:	30
Number of Feed Connectors Required:	26
Amount of Stone Required:	373 cy
Volume of Excavation (Not Including Fill):	537 cy
Non-woven Geotextile Required:	1955 sy
Woven Geotextile Required (Beneath Internal Manifold):	111 ft
Woven Geotextile Required (Separator Row):	128 ft
Total Woven Geotextile Required:	238 ft



www.cultec.com

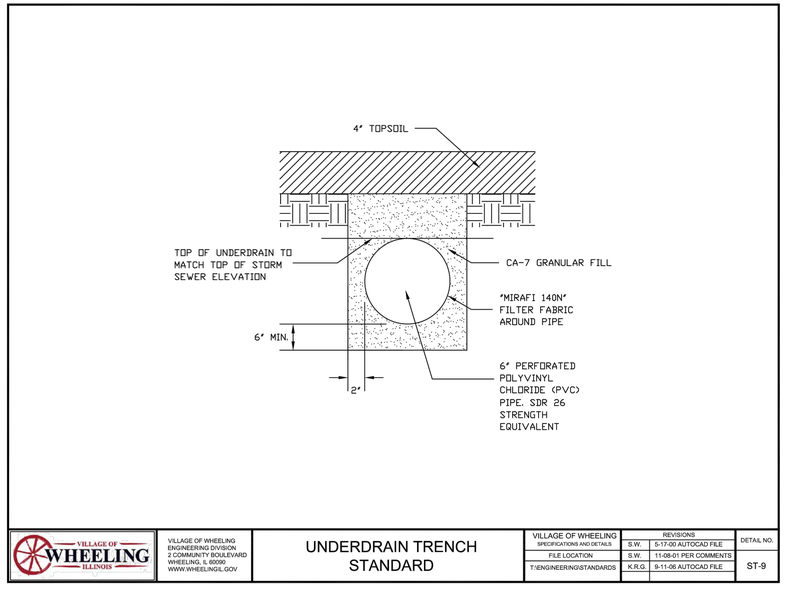


VILLAGE OF WHEELING ILLINOIS

VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

TEMPORARY CONSTRUCTION ENTRANCE STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	P.F.	08-16-99	ERO-4
T:\ENGINEERING\STANDARDS	C.J.C.	10-01-08 AUTOCAD FILE	



VILLAGE OF WHEELING ILLINOIS

VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

UNDERDRAIN TRENCH STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	5-17-00 AUTOCAD FILE	ST-9
T:\ENGINEERING\STANDARDS	S.W.	11-08-01 PER COMMENTS	
	K.R.G.	9-11-06 AUTOCAD FILE	

DATE	
1	8/28/2025 REVISED PER VILLAGE OF WHEELING, IL.
2	11/11/2025 REVISED PER VILLAGE OF WHEELING COMMENTS.
3	12/16/2025 REVISED PER VILLAGE OF WHEELING COMMENTS.
4	01/16/2026 REVISED PER VILLAGE OF WHEELING, IL.
5	
6	

DETAIL SHEET

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

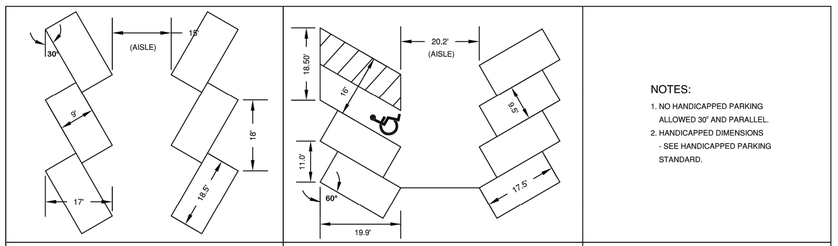
MEI BETTER INFRASTRUCTURE BETTER ENVIRONMENTS BETTER LIFE!

FIELD CREW:	PW
DRAWN BY:	NG
CHECKED BY:	ARS
APPROVED BY:	EF
DATE:	05/15/2025
SCALE:	HORIZ –
	VERT –

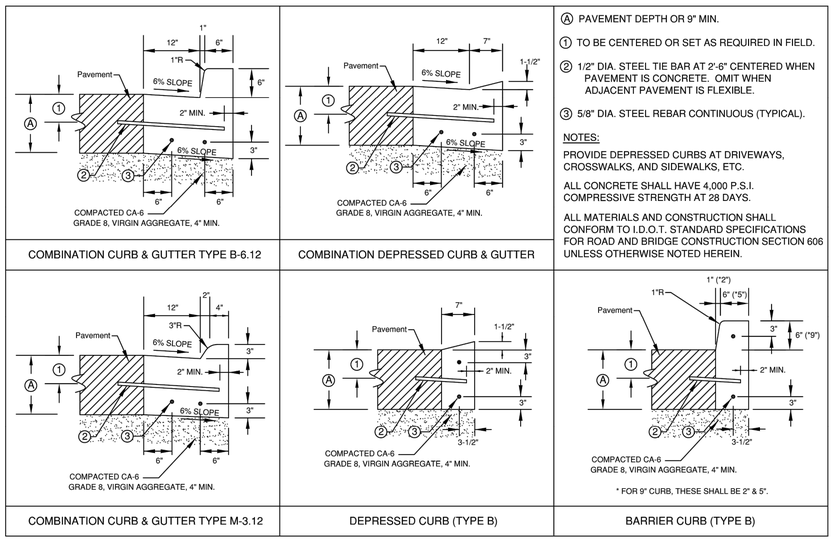
SHEET **10** OF 11 SHEETS

PROJ # 25-02-2003

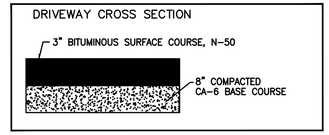
1/16/2026 11:34:16 AM
I:\2025\25-02\25-02-2003 - 604 Milwaukee Ave. Wheeling\Engineering\Plans\REV 4\25-02-2003 REV_4 SITE-22x34 2026-01-16.dwg

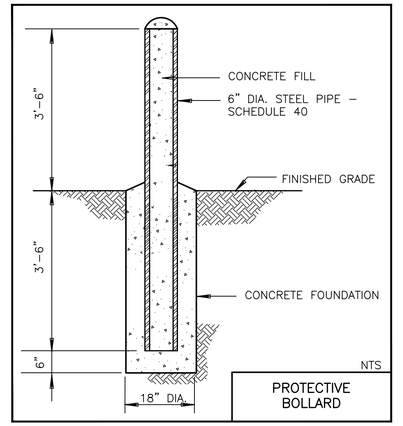


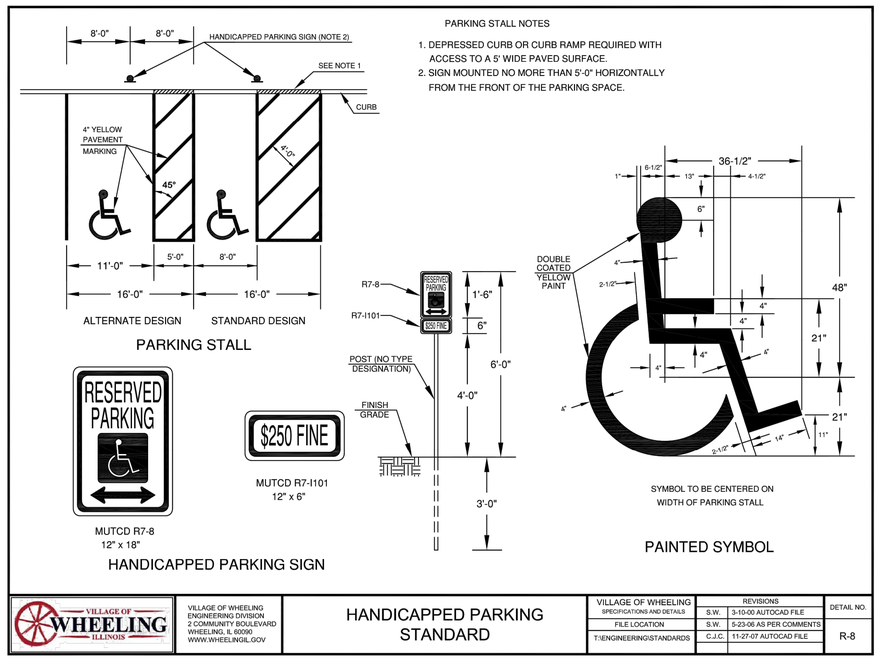
VILLAGE OF WHEELING ILLINOIS	VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	PARKING STALL STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
				S.W.	06-01-00 AUTOCAD FILE	R-7
			FILE LOCATION	C.J.C.	11-27-07 AUTOCAD FILE	
			T:\ENGINEERING\STANDARDS	K.A.G	01-12-16 AUTOCAD FILE	



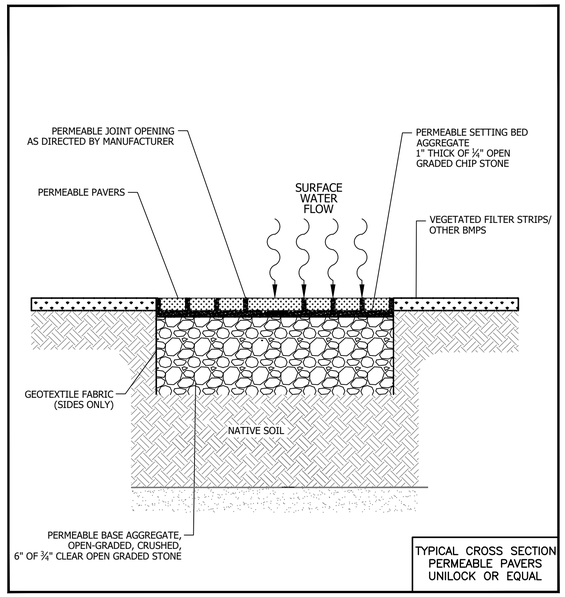
VILLAGE OF WHEELING ILLINOIS	VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	CURB AND GUTTER STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
				S.W.	06-16-00 AUTOCAD FILE	R-12
			FILE LOCATION	C.J.C.	11-27-07 AUTOCAD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





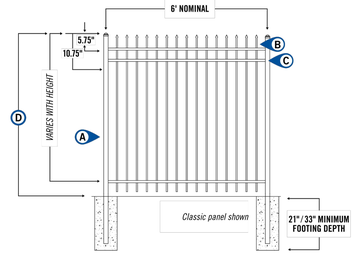


VILLAGE OF WHEELING ILLINOIS	VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	HANDICAPPED PARKING STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
				S.W.	3-10-00 AUTOCAD FILE	R-8
			FILE LOCATION	S.W.	5-23-06 AS PER COMMENTS	
			T:\ENGINEERING\STANDARDS	C.J.C.	11-27-07 AUTOCAD FILE	



ECHELON® | 2 & 3-RAIL OPTIONS | 4" AIR-SPACE

STANDARD BOTTOM & FLUSH BOTTOM OPTIONS AVAILABLE



- Ⓐ 2"sq x .060" wall POSTS
- Ⓑ 0.590"sq x .050" wall PICKETS
- Ⓒ 1.125"w x 1"h *(0.072" side / 0.055" top)* ForeRunner™ RAILS
- Ⓓ 4', 4½', 5' & 6' PANEL HEIGHTS

ECHELON® | 3-RAIL PANELS | 4" AIR SPACE

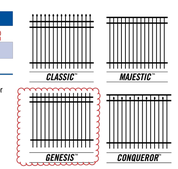
STANDARD BOTTOM | 6' PANEL LENGTH *(71.5" actual width)* **| 15 PICKETS PER PANEL | 24 PANELS PER PALLET**

PANEL	ITEM NUMBER	WEIGHT	STOCKING
4'	A0☒⊗3466	13 lbs	CB MB GB
5'	A0☒⊗3586	15 lbs	CB MB GB
6'	A0☒⊗3706	17 lbs	CB MB GB

☒ = ***FENCE STYLES AVAILABLE*** | C = Classic M = Majestic G = Genesis R = Conqueror

⊗ = ***COLOR OPTIONS AVAILABLE*** | B = Black N = Bronze W = White

⃠ = ***NON-STOCKED PRODUCT***
For details, see Ameristar's Sales Policy in the catalog guide.



DATE	
1	8/28/2025 REVISED PER VILLAGE OF WHEELING, IL
2	11/11/2025 REVISED PER VILLAGE OF WHEELING COMMENTS.
3	12/16/2025 REVISED PER VILLAGE OF WHEELING COMMENTS.
4	01/16/2026 REVISED PER VILLAGE OF WHEELING, IL
5	
6	

DETAIL SHEET

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

MEI BETTER INFRASTRUCTURE BETTER IMPROVEMENTS BETTER LIFE!

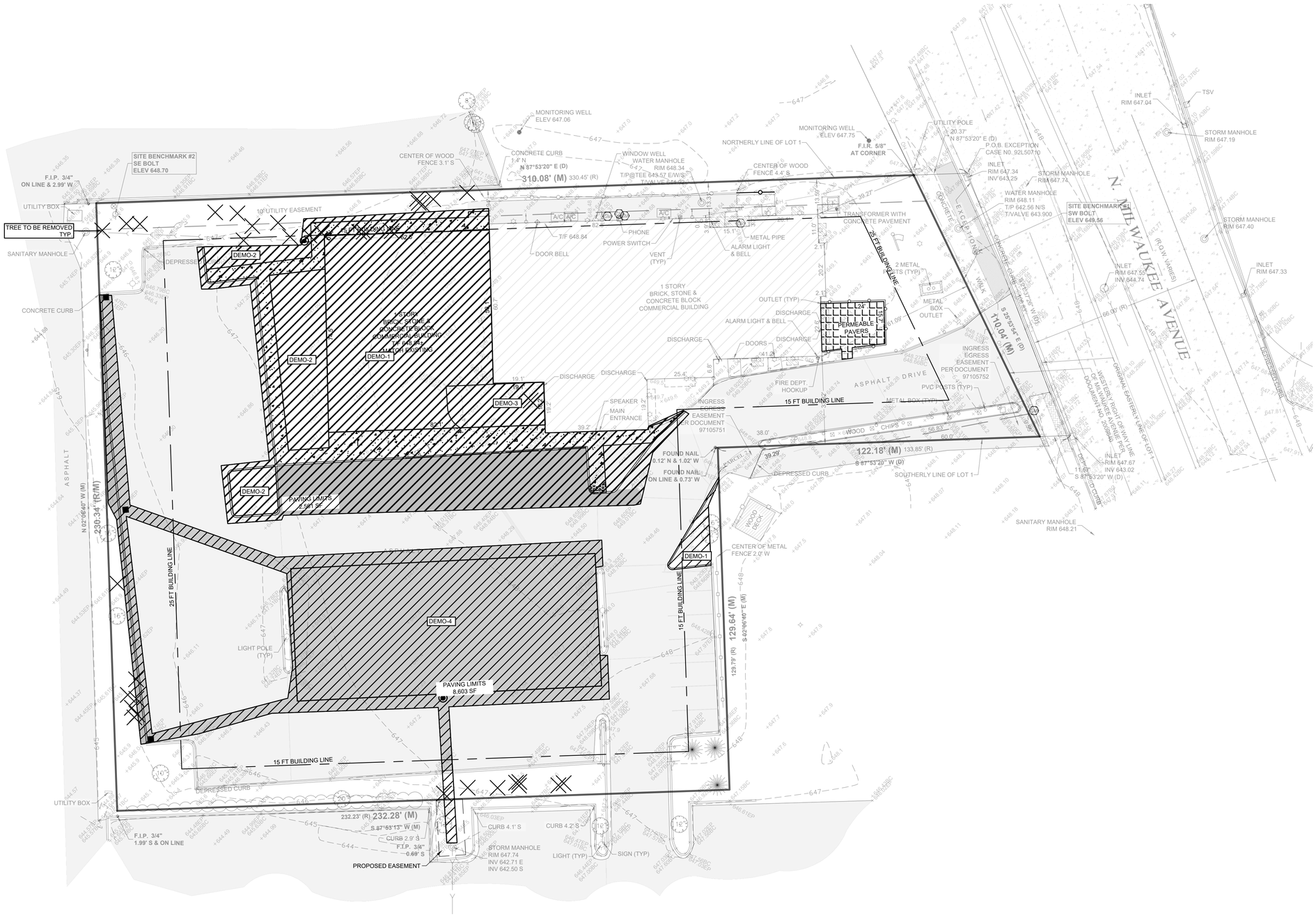
FIELD CREW:	PW
DRAWN BY:	NG
CHECKED BY:	ARS
APPROVED BY:	EF
DATE:	05/15/2025
SCALE:	HORIZ –
	VERT –

SHEET **11** OF 11 SHEETS

PROJ # 25-02-2003

1/16/2026 11:34:16 AM
I:\2025\25-02\25-02-2003 - 604 Milwaukee Ave, Wheeling\Engineering\Plans\REV 4\25-02-2003 REV_4 SITE-22x34 2026-01-16.dwg

SITE GRADING PLAN



SITE AREA = 63,682 SF

EXISTING IMPERVIOUS AREA

BUILDING	8,014 SF
WALK	628 SF
DRIVEWAY	42,116 SF
TOTAL	50,758 SF

DEVELOPMENT AREA = 19,063 SF

PROPOSED IMPERVIOUS AREA

BUILDING	4,989 SF
WALK	2,246 SF
DRIVEWAY	9,866 SF
TOTAL	**17,101 SF**

PERMEABLE PAVERS 424 FT

TOTAL DISTURBED AREA

PERMEABLE PAVERS	424 SF
PARKING/STORM	8,711 SF
PARKING.BUILDING	12,585 SF
TOTAL	21,720 SF

	DATE	
1	8/28/2025	REVISED PER VILLAGE OF WHEELING, IL.
2	11/11/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
3	12/16/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
4	01/16/2026	REVISED PER VILLAGE OF WHEELING, IL.
5		
6		

DISTURBED AREA EXHIBIT

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

BETTER INFRASTRUCTURE. BETTER ENVIRONMENTS. BETTER LIFE!

FIELD CREW:	PW
DRAWN BY:	NG
CHECKED BY:	ARS
APPROVED BY:	EF
DATE:	05/15/2025
SCALE:	HORIZ 1"=20'
	VERT –

SHEET
1
OF____SHEETS

PROJ # 25-02-2003

1/16/2026 11:34:16 AM
I:\2025\25-02\25-02-2003 - 604 Milwaukee Ave, Wheeling\Engineering\Plans\REV 4\25-02-2003 REV_4 SITE-22x34 2026-01-16.dwg

MEMORANDUM

DATE: March 11, 2026
FROM: Marcy Knysz, Village Planner
SUBJECT: Docket No. PV26-0003, Request for a Variation to Permit a Reduction in the Minimum Required Stall Length for 90-Degree Parking from 18.5 Feet to 18.0 Feet for Hamro Investment Group, LLC (604 N. Milwaukee Avenue). **PUBLIC HEARING**
RECOMMENDED ACTION: **Recommend approval of Docket No. PV26-0003** granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.010, Off-Street Parking and Loading, and associated sections, to permit a reduction in the minimum required stall length for 90-degree parking from 18.5 feet to 18.0 feet for Hamro Investment Group, LLC (2604 N. Chapel Hill Drive, Arlington Heights, IL 60004), located at 604 N. Milwaukee Avenue in accordance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026; Engineering Plans prepared by Morris Engineeirng, Inc., last revised 1/16/2026; and subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width) and Docket No. PSPMAJ25-0001 (major site plan and building appearance approval for the construction of a building addition and associated site improvements).

EXECUTIVE SUMMARY

Docket No. PV26-0003: Hamro Investment Group, LLC (2604 N. Chapel Hill Drive, Arlington Heights, IL 60004), property owner, is seeking a variation to permit a reduction in the minimum required stall length for 90-degree parking from 18.5 feet to 18.0 feet for the property located at 604 N. Milwaukee Avenue, as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections.

GENERAL PROPERTY INFORMATION
Petitioner: Hamro Investment Group, LLC

Location: 604 N. Milwaukee Avenue

Property size: 66,999 sq. ft. (1.54 acres)

Building size: 8,000 sq. ft. / 4,950 sq. ft. building addition (Docket No. PSPMAJ25-0001)

Neighboring Property Land Use(s):
North: Multi-tenant Industrial/Vacant Land
West: Multi-tenant Industrial
South: Multi-tenant Industrial/Parking Lot/Old Munich Tavern

Existing Use of Property: Commercial retail space (vacant, former Buca di Beppo)

Existing Zoning: MXC, Commercial/Residential Mixed Use

Comprehensive Plan Designation: Commercial/Residential Mixed Use

Zoning History:

- Ordinance #1428, approved 6/14/1976, granting a sign variation (Docket No. 422).
- Docket No. PC-303, approved 9/22/1994, granting appearance approval of architectural, landscape, lighting and signage.
- Ordinance #2991, approved 10/3/1994, granting special use and site plan approval for a restaurant with live music for Yvette North (Docket No. 1994-28).
- Ordinance #3187, approved 1/6/1997, granting special use and suite plan approval for a restaurant with live music for Buca di Beppo (Docket No. 1996-36).
- Docket No. PC-363, approved 5/8/1997, granting appearance approval for a sign for Buca di Beppo.
- Docket No. PC-504, approved 12/9/1999, granting appearance approval for a sign for Buca Little Italy.
- Docket No. PC-541, approved 2/8/2001, granting appearance approval of a restaurant expansion and added parking.
- Docket No. SCBA-011, approved 10/11/2001, granting approval of a freestanding sign face change.
- Ordinance #1193, approved 7/10/1972, granting a rezoning from the I-1 to the B-4 Zoning District (Docket No. 304).
- Ordinance #3533, approved 2/26/2001, granting special use and site plan approval for a restaurant with live music (Docket No. 2001-7A).
- Ordinance #3534, approved 2/26/2001, granting a variation for the pavement setback (Docket No. 2001-7B).
- Ordinance #3535, approved 2/26/2001, granting a variation to permit 2 freestanding signs along Milwaukee Avenue (Docket No. 2001-7C).

SUMMARY OF REQUEST

Hamro Investment Group, LLC is requesting a variation to reduce the minimum required parking stall length from 18.5 feet to 18.0 feet for the property located at 604 N. Milwaukee Avenue. The requested variation is associated with the redevelopment of the site for “604 The Arena”, a proposed entertainment establishment.

The petitioner is also seeking special use approval to permit the operation of an entertainment establishment (Docket No. PSU25-0012), as well as a variation to permit a reduction in the minimum required drive aisle width (Docket No. PV26-0004). In addition, the petitioner is requesting major site plan & appearance approval to construct a building addition and comprehensive façade renovations (Docket No. PSPMAJ25-0001).

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. PSPMAJ25-0001, the petitioner is seeking to repurpose the existing one-story restaurant building formerly occupied by Buca di Beppo for the “604 The Arena” entertainment establishment. The project includes the construction of a 4,977 sq. ft. building addition to provide additional floor area and increase in occupancy.

Due to the expansion of the building, the existing parking lot will also be expanded at the northwest corner of the property. The new parking lot is designed to align with existing conditions to allow a cohesive blending between the existing parking area and the proposed expanded parking lot. As the existing parking lot utilizes the (industry standard) 9’ x 18’ parking stall dimensions, strict compliance with the minimum 18.5 foot parking stall length would create irregularities in parking stall sizes and require a comprehensive reconfiguration of the entire parking lot. Accordingly, the petitioner is requesting a variation to reduce the minimum required parking stall length from 18.5 feet to 18.0 feet within the proposed parking expansion area.

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 owner is trying to do the adaptive reuse of existing building. The parking spaces as indicated are existing and any changes made to it will impact the usability of the site. Changing the parking space size will create unnecessary hardship to the owner.

Staff: The subject property is developed with an existing commercial building and parking lot that were constructed under prior Code standards. The proposed parking expansion area is located at the northwest corner of the site and is constrained by the existing building footprint, internal drive aisles, and existing parking stall sizes. The variance request is not based on convenience, rather on maintaining functional parking and circulation while accommodating adaptive reuse and building improvements.

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

Petitioner: Existing parking layout is unique to the existing building.

Staff: The petitioner's hardship relates to the current dimensional standards of the existing parking lot, which is constrained by an existing structure and previously established access points. These constraints are specific to the subject property and are not generally applicable to other properties within the zoning district, particularly those that are vacant, newly developed, or not limited by an existing building and parking configuration.

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

Petitioner: Parking lot and parking spaces were previously in use until the existing company went out of business. The parking lot conditions are not caused by the applicant, nor by any person still having an interest in the property.

Staff: The existing parking lot configuration was established under prior ownership and has historically functioned in its current layout. The request to reduce the parking stall depth by 0.5 feet arises from existing site constraints and is not the result of actions taken by the current owner.

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: Increasing the size of parking spaces will impact the total parking spaces available and negatively impact a reasonable return.

Staff: The requested variance would enable the subject property to be reasonably reused without reducing the total number of parking spaces that can be accommodated on the site.

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

Petitioner: Granting the requested variance of parking space size reduction will not alter the essential character of the locality.

Staff: The requested variation involves a reduction of 0.5 feet in the required depth of 90-degree parking stalls within the expanded parking area. The modification does not alter the proposed land use, building footprint, architectural character, or overall site design in a manner that would be perceptible from the public right-of-way. Accordingly, the variation will not alter the essential character of the locality.

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 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.

Staff: The proposed reduction in stall length will not materially affect internal site circulation or access to the public right-of-way and therefore, the proposed variation will not be detrimental to the public health, safety, or general welfare of the community.

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. Approval of the variance is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width) and Docket No. PSPMAJ25-0001 (major site plan and building appearance approval for the construction of a building addition and associated site improvements).

****

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. PV26-0003 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.010, Off-Street Parking and Loading, and associated sections, to permit a reduction in the minimum required stall length for 90-degree parking from 18.5 feet to 18.0 feet for Hamro Investment Group, LLC (2604 N. Chapel Hill Drive, Arlington Heights, IL 60004), located at 604 N. Milwaukee Avenue in accordance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026; Engineering Plans prepared by Morris Engineering, Inc., last revised 1/16/2026; and subject to the following condition:

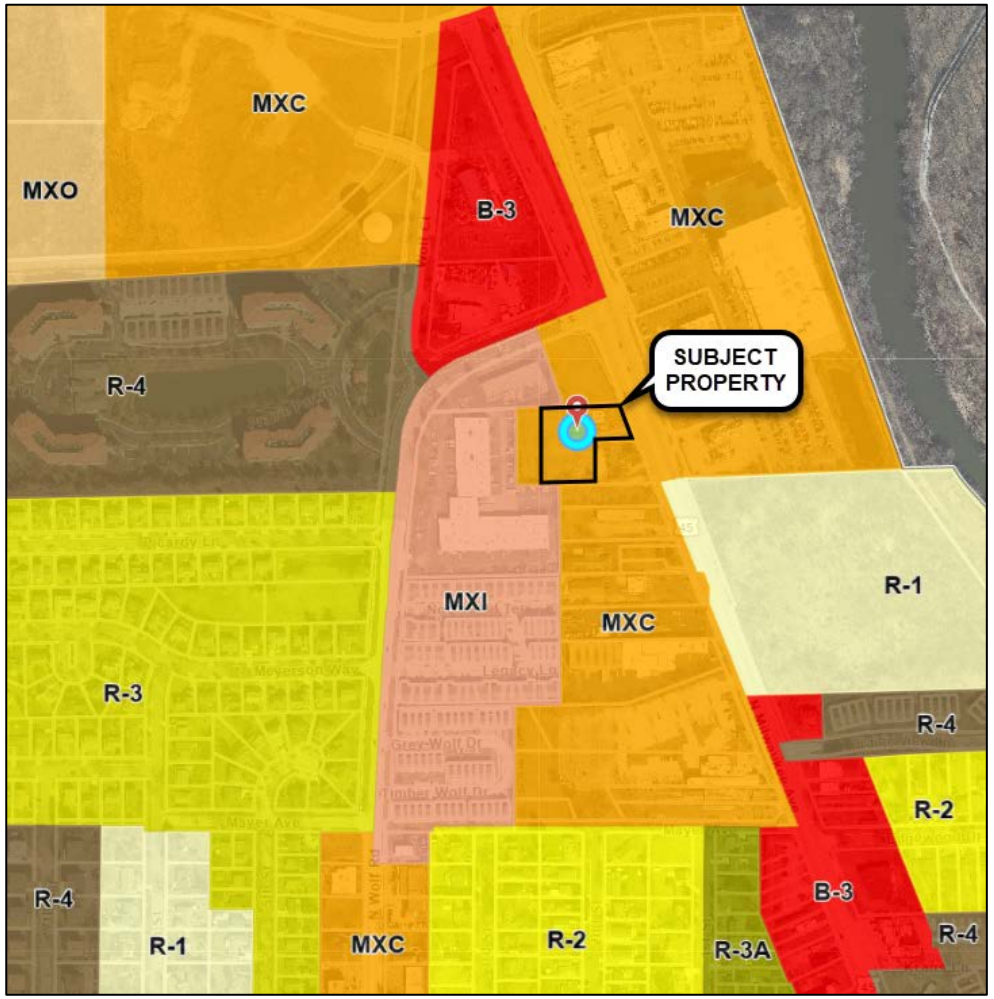
1. Approval of the variance is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width) and Docket No. PSPMAJ25-0001 (major site plan and building appearance approval for the construction of a building addition and associated site improvements).

ATTACHMENTS:

Attachments to Staff Report (Staff)
Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026
Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026
Engineering Plans prepared by Morris Engineering, Inc., last revised 1/16/2026



Location Map



Zoning Map



South Façade of Existing Building



North Façade of Existing Building



Entrance Drive off Milwaukee Avenue



Existing Parking Lot



Existing Parking Lot Island



Existing Trees Along West Property Line



North Side of Building

FINDINGS OF FACT
AND RECOMMENDATION

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: March 11, 2026

Re: Docket No. PSU25-0012
Request for Special Use Approval to Permit the Operation of an Entertainment Establishment ("604 The Arena") for Hamro Investment Group, LLC
604 N. Milwaukee Avenue

Docket No. PV26-0003
Request for a Variation to Permit a Reduction in the Minimum Required Stall Length for 90-Degree Parking from 18.5 Feet to 18.0 Feet

Docket No. PV26-0004
Request for a Variation to Permit a Reduction in the Minimum Required Drive Aisle Width for Double-Row Parking from 25 Feet to 24 Feet for Hamro Investment Group, LLC

Chairman Johnson called Docket No's. PSU25-0012, PV26-0003 and PV26-0004 on March 11, 2026. Present were Commissioners Riles, Hyken, Karl, Johnson, Sprague, Myer and Smart. Also present were Village Planner Marcy Knysz and Village Attorney Mallory Milluzzi.

Secretary Sprague reported that Hamro Investment Group, LLC, was pursuing special use approval to permit the operation of the entertainment establishment. He read the requirements for special-use approval.

Ms. Knysz explained the special use was for an entertainment establishment that included a restaurant, bar, video gaming terminals, virtual reality stations, cricket and golf simulators, and an arcade. An outdoor dining area was also proposed on the east side.

The building addition required additional parking, which was the source of the variation. The new parking lot would match what already exists in terms of length and drive aisle width. A new trash enclosure would be added on the northwest side of the property. The building proposed bicycle racks. There were some elevations to show the new façade improvements. The main portion would be gray, awnings would be bright blue, and the knee wall would be replaced with new stone. The two statues would be removed. Any signage in the plan was for design purposes, but they would all go through the regular sign permit process. The fence stopped short so that you could see part of the building, but that would be filled in to the corner of the building. The light in the parking lot and on the building would be updated.

The main outstanding item was the parking. The property owner required a parking arrangement or agreement recorded with the neighboring property owner.

Manish Chaudhary stepped to the podium and was sworn in. He reported that he was a partner in the proposed entertainment establishment. The plan was to build an entertainment hub with

DRAFT

activities for all age groups, including families and teenagers. The facility would include casual dining that could be converted into small event rooms, a new technology arcade for all ages, a golf stimulator, and a cricket stimulator.

Ms. Knysz asked for clarity on banquet use.

Manish Chaudhary confirmed that there would be no rentals.

Commissioner Riles asked how the entire parking lot would be handled, given the existing damage. Manish Chaudhary confirmed that they would improve the condition of the existing parking lot. Commissioner Riles asked how the colors were decided on. Manish Chaudhary reported that it was not a brand color.

Andrew Foster, with Atul Karkhanis Architects, stepped to the podium and was sworn in. He reported that they were looking for a dark color to hide any imperfections. The rest of the building was a medium gray so that it did not show any dirt or age.

Commissioner Riles asked whether it would enhance the overall look of the facility. Andrew Foster confirmed that it would. Commissioner Riles asked if there were specific games for children and adults. He asked whether there was any foresight into how to monitor groups of children riding motorbikes. Manish Chaudhary stated that they could have someone outside during busier times, such as after school, to direct the children.

Commissioner Smart asked whether the only entrance and exit were off Milwaukee. Manish Chaudhary confirmed this was the case. Commissioner Smart asked whether there had been progress on the neighboring parking lot. Manish Chaudhary reported that they were finally able to get in touch with the owner and were having conversations. They were not sure whether they would sell it, but negotiations were still ongoing. Commissioner Smart commented that the lot was essential to the development. She asked how many simulators there were. Manish Chaudhary reported that there were two golf simulators and four cricket simulators. Commissioner Smart asked if the restaurant was open Monday through Thursday, 11 to 10, and Friday through Sunday, 11 to midnight, with the rest of the facility. Manish Chaudhary reported that it was the current plan. Commissioner Smart asked what kind of food would be planned. Manish Chaudhary stated that it was still to be determined, but it would be fusion. Commissioner Smart asked if the second parking lot would have the same variations. Ms. Knysz reported that it was already constructed and legal non-conforming.

Commissioner Hyken raised concerns about the parking lot. He asked whether they had considered installing bollards to protect the entrance. Manish Chaudhary reported that they had not. Commissioner Hyken asked them to look into it. Andrew Foster noted that they included a landscaped island at the front and a sidewalk by the entrance door.

Commissioner Sprague commented that he liked that the gambling machines were far away from the arcade and restaurant. He asked if the fire department was okay with the variations. Ms. Knysz reported that they had reviewed and approved it. Commissioner Sprague asked how many feet were between the two islands. Andrew Foster confirmed it was at least 24 or 25 feet, but they would confirm the exact height. Commissioner Sprague stated that he was just concerned if it was too narrow for emergency vehicles.

Commissioner Karl had no questions.

DRAFT

Commissioner Myer asked if there would be 35 to 40 employees. Ms. Knysz stated that it was 35 to 40 employees, but they might not all be working at the same time. It was confirmed that the total employee number was, but they were working different shifts, and the majority were part-time employees. Commissioner Myer asked about the use of the banquet hall and if the facility would be used for corporate events. Manish Chaudhary stated that the current plan no longer included a banquet hall, and they would not rent it, but business could use the space. Commissioner Myer asked whether there were any traffic concerns foreseen and whether there was a restriction on making only a right-hand turn on Milwaukee. Ms. Knysz stated that no changes were being made to the traffic pattern.

Ms. Knysz discussed the landscape plan, which would help direct people. It was decided that bollards did not need to be added as a condition.

Commissioner Riles asked whether anything was in place for disabled individuals. Manish Chaudhary confirmed that they had ADA-compliant parking spaces next to the main entrance and that there were accommodations inside the facility.

Ms. Knysz read the proposed conditions for Docket No. PSU25-0012:

1. Special Use approval is contingent upon approval of Docket No. PV26-0003 (variation to permit a reduction in the minimum required parking stall length); Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width); and Docket No. PSPMAJ25-0001 (major site plan and appearance approval for a building addition and related site improvements).
2. No construction permits of any kind shall be issued for any work to be conducted at the subject site before a shared access and parking agreement between the petitioner and the property owner of the adjacent southern Parcel Index Number 03-02-200-048-0000 (commonly addressed as 562 N. Milwaukee Avene) is submitted to the Community Development Department, allowing for the petitioner's access and use of the surface parking facility at 562 N. Milwaukee Avenue. Upon acceptance of any shared parking agreement by the Director of Community Development, said agreement shall be executed and recorded with the Cook County Clerk's Office.
3. The special use shall be operated in substantial compliance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Engineering Plans prepared by Morris Engineeirng, Inc., last revised 1/16/2026; Landscape Plan prepared by G Studio, last revised 1/20/2026; Lighting Plan prepared by PG Enlighten, last revised 1/20/2026; and Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026 except as modified by the Plan Commission or Village Board.

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken, to approve Docket No. PSU25-0012, granting Special Use approval to permit the operation of an entertainment establishment to be known as "604 The Arena" by Hamro Investment Group, LLC, (2604 N. Chapel Hill Drive, Arlington Heights, IL 60004) to be located at 604 N. Milwaukee Avenue, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections; and in accordance with the Project Narrative prepared by Manish Chaudhary, dated 1/29/2026; Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026; Floor Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026; and subject to the following conditions:

DRAFT

1. Special Use approval is contingent upon approval of Docket No. PV26-0003 (variation to permit a reduction in the minimum required parking stall length); Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width); and Docket No. PSPMAJ25-0001 (major site plan and appearance approval for a building addition and related site improvements).
2. No construction permits of any kind shall be issued for any work to be conducted at the subject site before a shared access and parking agreement between the petitioner and the property owner of the adjacent southern Parcel Index Number 03-02-200-048-0000 (commonly addressed as 562 N. Milwaukee Avene) is submitted to the Community Development Department, allowing for the petitioner's access and use of the surface parking facility at 562 N. Milwaukee Avenue. Upon acceptance of any shared parking agreement by the Director of Community Development, said agreement shall be executed and recorded with the Cook County Clerk's Office.
3. The special use shall be operated in substantial compliance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Engineering Plans prepared by Morris Engineering, Inc., last revised 1/16/2026; Landscape Plan prepared by G Studio, last revised 1/20/2026; Lighting Plan prepared by PG Enlighten, last revised 1/20/2026; and Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026 except as modified by the Plan Commission or Village Board.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Secretary Sprague reported that Hamro Investment Group, LLC was pursing request for a variation in the minimum required stall length for 90-degree parking from 18.5 feet to 18 feet, as required in Title 18 Zoning of the Wheeling Municipal Code, Chapter 19.10.

Ms. Knysz read the proposed conditions for Docket No. PV26-0003:

1. Approval of the variance is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width) and Docket No. PSPMAJ25-0001 (major site plan and building appearance approval for the construction of a building addition and associated site improvements)

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Karl, to approve Docket No. PV26-0003 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.010, Off-Street Parking and Loading, and associated sections, to permit a reduction in the minimum required stall length for 90-degree parking from 18.5 feet to 18.0 feet for Hamro Investment Group, LLC (2604 N. Chapel Hill Drive, Arlington Heights, IL 60004), located at 604 N. Milwaukee Avenue in accordance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised

DRAFT

1/27/2026; Engineering Plans prepared by Morris Engineeirng, Inc., last revised 1/16/2026; and subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width) and Docket No. PSPMAJ25-0001 (major site plan and building appearance approval for the construction of a building addition and associated site improvements).

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Secretary Sprague reported that Hamro Investment Group, LLC was pursuing a request for a variation in the minimum required drive aisle width for double-row parking from 25 feet to 24 feet, as required in Title 18 Zoning of the Wheeling Municipal Code, Chapter 19.11.10. He read the requirements for the zoning variation.

Ms. Knysz read the proposed conditions for Docket No. PV26-0004:

1. Approval of the variance is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0003 (variation to permit a reduction in the minimum required stall) and Docket No. PSPMAJ25-0001 (major site plan and building appearance approval for the construction of a building addition and associated site improvements).

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Riles, to approve Docket No. PV26-0004 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.010, Off-Street Parking and Loading, and associated sections, to permit a reduction in the minimum required drive aisle width for double-row parking from 25 feet to 24 feet for Hamro Investment Group, LLC (2604 N. Chapel Hill Drive, Arlington Heights, IL 60004), located at 604 N. Milwaukee Avenue in accordance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026; Engineering Plans prepared by Morris Engineeirng, Inc., last revised 1/16/2026; and subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0003 (variation to permit a reduction in the minimum required stall) and Docket No. PSPMAJ25-0001 (major site plan and building appearance approval for the construction of a building addition and associated site improvements).

On the roll call, the vote was as follows:

DRAFT

AYES: Commissioners Hyken, Johnson, Karl, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

MOTION: Commissioner Myer moved, seconded by Commissioner Sprague to close Docket No's. PSU25-0012, PV26-0003 and PV26-0004

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Sprague, Smart, Riles, Myer
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

DRAFT

Docket No's. PSU25-0012, PV26-0003 & PV26-0004
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Plan Commission of the Village of Wheeling will hold a public hearing on March 11, 2026 at 6:30 p.m. in the Board Room of the Wheeling Village Hall at 2 Community Boulevard, Wheeling, Illinois, to consider the following petitions submitted by Hamro Investment Group, LLC (2604 N. Chapel Hill Drive, Arlington Heights, IL 60004), as property owner of 604 N. Milwaukee Avenue, zoned MXC, Commercial/Residential Mixed Use.

Docket No. PSU25-0012: Seeking special use approval to permit the operation of an entertainment establishment, as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections.

Docket No. PV26-0003: Seeking a variation to permit a reduction in the minimum required stall length for 90-degree parking from 18.5 feet to 18.0 feet, as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.010, Off-Street Parking and Loading, and associated sections.

Docket No. PV26-0004: Seeking a variation to permit a reduction in the minimum required drive aisle width for double-row parking from 25 feet to 24 feet, as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.010, Off-Street Parking and Loading, and associated sections.

All interested persons are invited to attend and be heard.

Docket No's. PSU25-0012, PV26-0003 & PV26-0004

Published in Daily Herald Feb. 24, 2026 (321602)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 02/24/2026 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 321602

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

MEMORANDUM

DATE:	April 6, 2026
FROM:	Ross Klicker, Community Development Director
SUBJECT:	Ordinance Granting a Variation from Title 19, Zoning, to Permit a Reduction in the Minimum Required Drive Aisle Width, 604 N. Milwaukee Avenue [Docket No. PV26-0004]
DOLLAR AMOUNT:	N/A
BUDGETED:	No
BUDGET SOURCE:	N/A
RECOMMENDED ACTION:	Approve
STRATEGIC PLAN THEME:	Economic Development

EXECUTIVE SUMMARY

Hamro Investment Group, LLC seeks a variation to permit a reduction in the minimum required drive aisle width from 25 feet to 24 feet, associated with the construction of a building addition and related site improvements for "604 The Arena," a proposed entertainment establishment to be located at 604 N. Milwaukee Avenue. At the March 11, 2026, Plan Commission hearing, the Commission unanimously recommended approval of the variation request.

The requested approval is associated with and contingent upon requests for a variation to reduce the minimum required stall length, for a variation to reduce the minimum required drive aisle width, and for major site plan and appearance approval. Ordinances granting these requests immediately precede and follow this item on the Village Board's April 6 agenda.

MEMO

The requested variation is associated with the redevelopment of the site for "604 The Arena," a proposed entertainment establishment (Docket No. PSU25-0012). The variance would permit a reduction in the minimum required drive aisle width for double-row parking from 25 feet to 24 feet to align with existing conditions to allow a cohesive blending between the existing parking area and the proposed expanded parking lot.

As a result of a proposed building addition, the existing parking lot will also be expanded at the northwest corner of the property. As the existing parking lot utilizes the industry standard 24-foot-wide drive aisle for two-way traffic, requiring strict compliance with the minimum 25-foot drive aisle width would create irregularities in parking lot dimensions and require a comprehensive reconfiguration of the entire parking lot. Accordingly, the petitioner is requesting a variation to reduce the minimum required drive aisle width for double-row parking from 25 feet to 24 feet within the proposed parking expansion area.

Plan Commission Recommendation

At the March 11, 2026, Plan Commission hearing, Commissioner Myer moved, seconded by Commissioner Riles, to recommend approval of Docket No. PV26-0004 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.010, Off-Street Parking and Loading, and associated sections, to permit a reduction in the minimum required drive aisle width for double-row parking from 25 feet to 24 feet for the property located at 604 N. Milwaukee Avenue, subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0003 (variation to permit a reduction in the minimum required stall) and Docket No. PSPMAJ25-0001 (major site plan and building appearance approval for the construction of a building addition and associated site improvements).

There being seven affirmative votes, the motion was approved.

Community Development Director's Review and Recommendation
I concur with the Findings of Fact and Recommendation provided by the Plan Commission. An ordinance is attached for the Board's consideration to reflect the Commission's recommendation for the granting of a variation to permit a reduction in the minimum required drive aisle width for Hamro Investment Group, LLC, located at 604 N. Milwaukee Avenue, subject to conditions.

Attachments
Ordinance – Variation for Docket No. PV26-0004
Exhibits:
- Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026
- Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026
- Engineering Plans prepared by Morris Engineering, Inc., last revised 1/16/2026

PC Staff Report
Attachments to Staff Report (Staff)
Findings of Fact – Draft
Public Notice Certification

Docket No. PV26-0004

ORDINANCE NO. _____

ORDINANCE GRANTING A VARIATION FROM TITLE 19, ZONING, TO PERMIT A REDUCTION IN THE MINIMUM REQUIRED DRIVE AISLE WIDTH, 604 N. MILWAUKEE AVENUE

WHEREAS, the Plan Commission of the Village of Wheeling held a public hearing on March 11, 2026, duly noticed in the *Daily Herald* on February 24, 2026, to consider a petition by Hamro Investment Group, LLC (hereinafter referred to as the "Petitioner") seeking a variation to permit a reduction in the minimum required drive aisle width for double-row parking from 25 feet to 24 feet, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.010, Off-Street Parking and Loading, and associated sections, for the property located at 604 N. Milwaukee Avenue (hereinafter referred to as "Subject Site") in the MXC, Commercial/Residential Mixed Use Zoning District, Wheeling, Illinois; and

WHEREAS, this petition is associated with and contingent upon the approval of a petition for a special use to permit the operation of an entertainment establishment (Docket No. PSU25-0012); and

WHEREAS, this petition is associated with and contingent upon the approval of a petition for major site plan and building appearance approval for the construction of a building addition and related site improvements (Docket No. PSPMAJ25-0001); and

WHEREAS, this petition is associated with and contingent upon the approval of a petition for a variation to permit a reduction in the minimum required stall length (Docket No. PV26-0003); and

WHEREAS, the Plan Commission has submitted its Findings of Fact and Recommendation to the President and Board of Trustees, recommending approval by a vote of 7 ayes and 0 nays, with 0 absent; and

WHEREAS, the President and Board of Trustees deem it to be in the best interest of the Village to grant the petitioner's request for a zoning variation;

NOW THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WHEELING, COUNTIES OF COOK AND LAKE, STATE OF ILLINOIS:

Section A

This Board of Trustees, after considering the Findings of Fact and Recommendation of the Plan Commission and other matters properly before it, hereby finds:

- The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a practical difficulty or particular hardship upon or for the owner, lessee or occupant, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
- The hardship is due to unique circumstances that do not generally apply to the other properties or uses.
- The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.

- The alleged difficulty or hardship has not been created by any person presently having an interest in the property.
- The granting of the variation will not alter the essential character of the locality.
- The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Section B

A variation is hereby granted from Title 19, Zoning of the Wheeling Municipal Code, Chapter 19.11.010, Off-Street Parking and Loading, and associated sections, to permit a reduction in the minimum required drive aisle width for double-row parking from 25 feet to 24 feet, for the Subject Site, herein legally described:

PARCEL 1:
LOT 1 IN H. S. H. PROPERTIES RESUBDIVISION OF PART OF LOT 3 IN GEORGE HECKINGER'S FARM SUBDIVISION AND PART OF LOT 5 IN OWNERS SUBDIVISION ALL IN SECTIONS 2 AND 3, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 31, 1972 AS DOCUMENT 21919892. EXCEPT FOR THAT PART OF LOT 1 CONDEMNED BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS IN CASE NO. 92L50710 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE ON AN ASSUMED BEARING OF SOUTH 21 DEGREES 37 MINUTES 26 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 106.83 FEET (107.02 FEET RECORDED) TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE SOUTH 87 DEGREES 53 MINUTES 20 SECONDS WEST ALONG THE SAID SOUTHERLY LINE OF LOT 1 A DISTANCE OF 11.67 FEET TO THE WESTERLY RIGHT OF WAY LINE OF MILWAUKEE AVENUE (ILLINOIS ROUTE 21) ACCORDING TO DOCUMENT 2009840 RECORDED JULY 25, 1979; THENCE NORTH 25 DEGREES 53 MINUTES 54 SECONDS WEST 110.04 FEET TO THE NORTHERLY LINE OF SAID LOT 1; THENCE NORTH 87 DEGREES 53 MINUTES 20 SECONDS EAST ALONG THE SAID NORTHERLY LINE OF LOT 1 A DISTANCE OF 20.37 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EXCLUSIVE EASEMENT GRANTED FROM B.E.M. CORPORATION TO BONTE, INC. DATED JANUARY 23, 1997 AND RECORDED FEBRUARY 14, 1997 AS DOCUMENT 97105751 OVER THE NORTHWEST CORNER OF DESCRIBED PART OF LOT 3 IN GEORGE HECKINGER'S FARM SUBDIVISION AFORESAID FOR INGRESS AND EGRESS OF PEDESTRIANS AND VEHICLES AND FOR THE USE OF A PAVED PARKING LOT LOCATED THEREON, IN COOK COUNTY, ILLINOIS.

Section C

The Variation granted in Section B of this Ordinance is to be completed substantially in accordance with the following plans and exhibits, attached hereto as **Exhibit A** and made part hereof:

- Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026
- Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026
- Engineering Plans prepared by Morris Engineering, Inc., last revised 1/16/2026

Section D

The Variation approval granted in Section B of this Ordinance is subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0003 (variation to permit a reduction in the minimum required stall) and Docket No. PSPMAJ25-0001 (major site plan and building appearance approval for the construction of a building addition and associated site improvements).

Section E

This Ordinance shall be in full force and effect from and after its passage and approval, according to law.

Trustee_____ moved, seconded by Trustee_____, that Ordinance No. _____ be passed, this 6th day of April, 2026.

President Horcher	_____	Trustee Ruffatto	_____
Trustee Krueger	_____	Trustee Vito	_____
Trustee Lang	_____	Trustee Vogel	_____
Trustee Papantos	_____		

_____
Patrick Horcher, Village President

ATTEST:

_____
Kathryn M. Brady, Village Clerk

APPROVED AS TO FORM ONLY:

_____
Village Attorney

PUBLISHED in pamphlet form this 7th day of April, 2026, by order of the Corporate Authorities of the Village of Wheeling, Cook and Lake Counties, Illinois.

Exhibit A (Attached)

- Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026
- Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026
- Engineering Plans prepared by Morris Engineering, Inc., last revised 1/16/2026

HAMRO INVESTMENT GROUP
1/29/2026

Village of Wheeling
Community Development Department
Zoning Board of Appeals
2 Community Boulevard
Wheeling, IL 60090

Subject: – Zoning Board Approval Request for 604 Milwaukee Ave

Dear Members of the Wheeling Zoning Board of Appeals,

I respectfully submit this letter and project narrative on behalf of **HAMRO INVESTMENT GROUP** in support of our request for zoning board approval to redevelop the **currently vacant lot at 604 Milwaukee Ave** into a vibrant, family-friendly sports and entertainment center featuring the **only cricket simulator in Illinois and only the second of its kind in the United States**.

Overview of Proposal

We propose to transform this underutilized property into a dynamic mixed-use venue offering:

- The **only cricket simulation bays in Illinois**, a signature attraction for cricket enthusiasts and families across the region
- Gulf Simulation
- Casual dining restaurant and full-service bar
- VR gaming zones
- Arcade and kids' play area
- Adult gaming lounge with ID check and supervision

Our project will help **revitalize Milwaukee Avenue** by activating a vacant site with an engaging, modern facility that meets community needs for entertainment, dining, and social gathering.

Background and Community Benefit

Today, 604 Milwaukee Ave is a vacant lot generating no sales tax, jobs, or visual appeal for the corridor. Our project will convert it into an **active, attractive, and tax-generating community asset**.

Key benefits include:

- **Unique destination:** The first and only cricket simulation center in Illinois (and only the second in the USA), delivering a signature draw that distinguishes Wheeling from neighboring suburbs.
- **Local job creation:** 30-35 full-time equivalent jobs, spanning hospitality, culinary, entertainment, and management roles.
- **Economic impact:** New sales tax revenue and increased visitor foot traffic supporting nearby businesses.
- **Neighborhood enhancement:** Professional landscaping, lighting, signage, and a modern building façade to improve the area's visual character.
- **Community engagement:** Opportunities for leagues, kids' parties, corporate team-building, and family events.

HAMRO INVESTMENT GROUP is committed to hiring locally, sourcing from nearby vendors where possible, and supporting Wheeling's economic growth and vibrancy.

Operational Details

Hours of Operation:

- Sunday–Thursday: 11:00 AM – 10:00 PM
- Friday–Saturday: 11:00 AM – 12:00 AM

Staffing Plan:

We plan for 30–40 staff on-site daily, ~35–40 FTE overall.

Department / Area	Roles / Functions	Estimated FTE
Cricket and Gulf Simulator Bays	Operators / Attendants	4-5
VR Zone	VR Tech / Game Attendants	2-3
Arcade & Kids Zone	Supervisors / Technicians	2-3
Adult Gaming Section	Attendants / Cashiers	2-3

Group Party in dining Hall	Event Coordinators + Support Staff	3-4
Restaurant & Kitchen	Head Chef, Cooks, Dish, Prep	4-5
Front-of-House (FOH)	Servers, Bartenders, Hosts	4-5
Reception / Front Desk	Booking Agents / Customer Service	2-3
Cleaning & Maintenance	Janitorial / Equipment Cleaning	3–4
Management/Admin	General Manager, Assistant Managers	3–4
Marketing & social media	Promotions & Events (PT/FT)	1–2
Security	Evening Doorman / Outsourced Option	1–2

Number of Seats

- Restaurant/Casual Dining: 80 occupants
- Bar Area: 26 occupants
- Small dining area 20 occupants
- Gaming/Arcade/VR/Billiards: variable/active use seating

Parking and Site Improvements

Parking Provided:

- 87 on-site parking spaces (new layout)
- 24 new offsite parking spaces to the south (secured via formal agreement)
- **Total available parking:** 111 spaces
- 11 dedicated bicycle parking spaces

Parking Demand Calculations:

- Casual Dining: 80 occupants / (3 seats per space) = ~27 spaces
- Small dining Room (existing): 20 occupants / (3 seats per space) = ~7 spaces
- Bar: 26 occupants / (3 seats per space) = ~9 spaces
- Gaming Room: 6 seats / (3 seats per space) = 2 spaces
- Arcade: 9 seats / (3 seats per space) = 3 spaces
- VR Rooms (similar to golf driving range): 2 spaces (1 per room)
- VR Stations: 2 spaces (3 seats per space)
- Gulf Simulation : 2 spaces (2 spaces/table)

- Cricket Simulators (Similar to bowling lanes): 16 spaces (4 spaces/lane)
- Employees: ~20 spaces (1 per employee)

Total calculated need: 90 spaces—fully met by our proposed layout.

Site Improvements:

- New landscaping, lighting, signage, and building facade
- Clearly marked ADA-compliant entrances and paths
- Bike parking and pedestrian-friendly design

Nature of Proposed Land Use

We are requesting zoning board approval for **mixed-use commercial entertainment and restaurant** use at 604 Milwaukee Ave.

This proposed use aligns with Wheeling's goals to:

- Revitalize vacant, non-productive lots
- Increase local employment opportunities
- Enhance family-friendly destination options
- Support corridor beautification and economic development

Our design will ensure responsible operations with controlled noise, accessible facilities, ample parking, and strong integration with the existing neighborhood.

Conclusion

Approval of this project will allow the Village of Wheeling to gain:

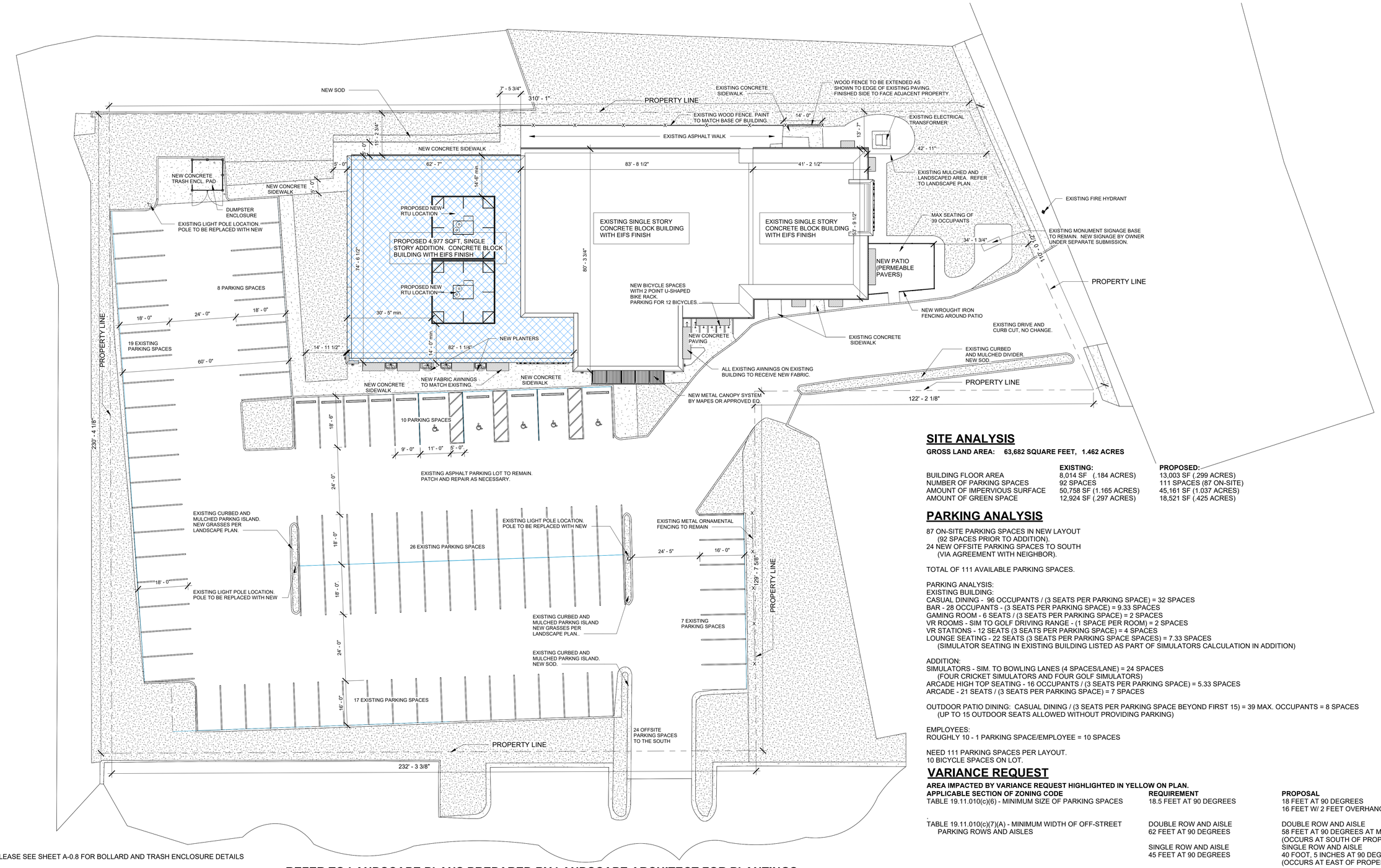
- Activation of a vacant lot into a productive, attractive asset
- Illinois' first and only cricket simulator—a true regional draw
- Dozens of local jobs in a wide range of roles
- New sales tax revenue and support for nearby businesses
- A visually appealing, modern, family-friendly entertainment and dining venue

Thank you for your time and consideration of this proposal. We are happy to provide any additional details, answer questions, or present to the Board in person.

Sincerely,

Manish Chaudhary
Managing Partner
HAMRO INVESTMENT GROUP

PROPOSED SITE PLAN



*PLEASE SEE SHEET A-0.8 FOR BOLLARD AND TRASH ENCLOSURE DETAILS

1 / A-0.5 Level 1 - PROPOSED SITE DIAGRAM
1/16" = 1'-0"

SITE ANALYSIS

GROSS LAND AREA: 63,682 SQUARE FEET, 1.462 ACRES

	EXISTING:	PROPOSED:
BUILDING FLOOR AREA	8,014 SF (.184 ACRES)	13,003 SF (.299 ACRES)
NUMBER OF PARKING SPACES	92 SPACES	111 SPACES (87 ON-SITE)
AMOUNT OF IMPERVIOUS SURFACE	50,758 SF (1.165 ACRES)	45,161 SF (1.037 ACRES)
AMOUNT OF GREEN SPACE	12,924 SF (.297 ACRES)	18,521 SF (.425 ACRES)

PARKING ANALYSIS

87 ON-SITE PARKING SPACES IN NEW LAYOUT
(92 SPACES PRIOR TO ADDITION).
24 NEW OFFSITE PARKING SPACES TO SOUTH
(VIA AGREEMENT WITH NEIGHBOR).

TOTAL OF 111 AVAILABLE PARKING SPACES.

PARKING ANALYSIS:
EXISTING BUILDING:
CASUAL DINING - 96 OCCUPANTS / (3 SEATS PER PARKING SPACE) = 32 SPACES
BAR - 28 OCCUPANTS - (3 SEATS PER PARKING SPACE) = 9.33 SPACES
GAMING ROOM - 6 SEATS / (3 SEATS PER PARKING SPACE) = 2 SPACES
VR ROOMS - SIM TO GOLF DRIVING RANGE - (1 SPACE PER ROOM) = 2 SPACES
VR STATIONS - 12 SEATS (3 SEATS PER PARKING SPACE) = 4 SPACES
LOUNGE SEATING - 22 SEATS (3 SEATS PER PARKING SPACE SPACES) = 7.33 SPACES
(SIMULATOR SEATING IN EXISTING BUILDING LISTED AS PART OF SIMULATORS CALCULATION IN ADDITION)

ADDITION:
SIMULATORS - SIM. TO BOWLING LANES (4 SPACES/LANE) = 24 SPACES
(FOUR CRICKET SIMULATORS AND FOUR GOLF SIMULATORS)
ARCADE HIGH TOP SEATING - 16 OCCUPANTS / (3 SEATS PER PARKING SPACE) = 5.33 SPACES
ARCADE - 21 SEATS / (3 SEATS PER PARKING SPACE) = 7 SPACES

OUTDOOR PATIO DINING: CASUAL DINING / (3 SEATS PER PARKING SPACE BEYOND FIRST 15) = 39 MAX. OCCUPANTS = 8 SPACES
(UP TO 15 OUTDOOR SEATS ALLOWED WITHOUT PROVIDING PARKING)

EMPLOYEES:
ROUGHLY 10 - 1 PARKING SPACE/EMPLOYEE = 10 SPACES

NEED 111 PARKING SPACES PER LAYOUT.
10 BICYCLE SPACES ON LOT.

VARIANCE REQUEST

AREA IMPACTED BY VARIANCE REQUEST HIGHLIGHTED IN YELLOW ON PLAN.

APPLICABLE SECTION OF ZONING CODE	REQUIREMENT	PROPOSAL
TABLE 19.11.010(c)(6) - MINIMUM SIZE OF PARKING SPACES	18.5 FEET AT 90 DEGREES	18 FEET AT 90 DEGREES 16 FEET W/ 2 FEET OVERHANG AT 90 DEGREES
TABLE 19.11.010(c)(7)(A) - MINIMUM WIDTH OF OFF-STREET PARKING ROWS AND AISLES	DOUBLE ROW AND AISLE 62 FEET AT 90 DEGREES	DOUBLE ROW AND AISLE 58 FEET AT 90 DEGREES AT MINIMUM (OCCURS AT SOUTH OF PROPERTY W/ 2 FOOT OVERHANG)
	SINGLE ROW AND AISLE 45 FEET AT 90 DEGREES	SINGLE ROW AND AISLE 40 FOOT, 5 INCHES AT 90 DEGREES (OCCURS AT EAST OF PROPERTY W/ 2 FOOT OVERHANG)

REFER TO LANDSCAPE PLANS PREPARED BY LANDSCAPE ARCHITECT FOR PLANTINGS.

CRICKET SIMULATOR
604 N. MILWAUKEE
WHEELING, IL 60070
PROPOSED SITE PLAN
1/16" = 1'-0"
JANUARY 27TH, 2026

© COPYRIGHT 2026 AKA

N

FINAL REVIEW	4/18/25

aka atul karkhanis architects, ltd.
Commercial • Educational • Residential • Healthcare
2514 WEST PETERSON AVENUE
CHICAGO, IL 60659
PHONE: 773.508.5533 FAX: 773.508.5757
www.akarchitects.com

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

LEGEND

EXISTING		PROPOSED
	MANHOLE	
	CATCH BASIN	
	INLET	
	CLEANOUT	
	FLARED END SECTION	
	WATER VALVE BOX	
	BUFFALO BOX (B.BOX)	
	WATER VALVE & VAULT	
	FIRE HYDRANT	
	WELL	
G	GAS VALVE	GV
GM	GAS METER	GM
T	COMMUNICATION CANISTER	T
T	COMMUNICATION HANDHOLE	T
T	COMMUNICATION MANHOLE	T
E	ELECTRIC CANISTER	E
E	ELECTRIC HANDHOLE	E
E	ELECTRIC MANHOLE	E
EM	ELECTRIC METER	EM
	TRAFFIC SIGNAL	
	TRAFFIC HANDHOLE	
SB	TRAFFIC CONTROL BOX	SB
	UTILITY POLE	
	UTILITY POLE W/ LIGHT	
	STREET LIGHT	
	STREET SIGN	
	BORING LOCATION	
	MAILBOX	
+ 699.5	SPOT ELEVATIONS	+699.74
	PROPERTY LINE	
	ADJACENT PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	RIGHT OF WAY LINE	
	STORM SEWER LINE	
	SANITARY SEWER LINE	
W	WATERMAIN LINE	W
UG	UNDERGROUND GAS LINE	UG
UT	UNDERGROUND COMM. LINE	UT
UE	UNDERGROUND ELECTRIC	UE
OH	OVERHEAD UTILITY	OH
	FENCE LINE	
	GUARDRAIL LINE	
	CONTOUR LINE	

- DECIDUOUS TREE
- EVERGREEN TREE
- OVERLAND FLOOD ROUTE
- DRAINAGE ROUTE
- DOWNSPOUT
- SILT FENCE LINE
- INLET SILT PROTECTION
- COIR LOG SILT PROTECTION
- DEPRESSED CURB
- SOIL EROSION GEOTEXTILE PROTECTION
- CONCRETE
- BRICK
- ASPHALT
- BUILDING
- GRAVEL
- STONE

SOURCE BENCHMARK

GEODETIC SURVEY MONUMENT (GPS)
DESIGNATION LD017
PID DM3894
STATE/COUNTRY IL/LAKE
COUNTRY US
USGS QUAD WHEELING (2018)

DESCRIPTION: DESCRIBED BY PATRICK ENGINEERING INCORPORATED 2010 THE STATION IS LOCATED ABOUT 6.3 MI WEST-SOUTHWEST OF HIGHLAND PARK, 6.0 MI NORTH-NORTHEAST OF ARLINGTON HEIGHTS AND 1.7 MI NORTH-NORTHEAST OF WHEELING. OWNERSHIP--ROAD RIGHT-OF-WAY.

THE DISK IS SET IN THE TOP OF THE EAST END OF THE SOUTH ABUTMENT OF THE US HIGHWAY 45/STATE ROAD 21 BRIDGE NO. 049-0194) OVER APTAKISIC CREEK, 8 FT EAST OF THE BACK OF CURB FOR NORTH BOUND US HIGHWAY 45/STATE ROAD 21, 2 FT ABOVE GRADE OF SIDEWALK.
STATION RECOVERY (2014)
RECOVERY NOTE BY ILLINOIS DEPARTMENT OF TRANSPORTATION 2014 (MAW) RECOVERED IN GOOD CONDITION.

NAVD88 ELEVATION: 650.71

SITE BENCHMARK #1

SOUTHWEST BOLT FLANGE ON HYDRANT APPROXIMATELY 37 FEET SOUTHEAST AND 9 FEET NORTHEAST FROM THE NORTHEAST PROPERTY CORNER.

ELEVATION = 649.56

SITE BENCHMARK #2

SOUTHEAST BOLT FLANGE ON HYDRANT APPROXIMATELY 4 FEET SOUTH AND 7 FEET EAST FROM THE NORTHWEST PROPERTY CORNER.

ELEVATION = 648.70



PROJECT LOCATION MAP

PREPARED FOR

PRAJESH PARAJULI
711 Arizona Pass
Elk Grove Village, Il 60007
pparajuli@gmail.com
847-420-131

Know what's below. Call before you dig.

NOTICE TO CONTRACTORS

EXISTING UTILITIES

WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF OVERHEAD AND/OR UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE SUFFICIENCY OR VERACITY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. HE SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL PUBLIC AND PRIVATE UTILITY COMPANIES WHICH MAY HAVE OVERHEAD OR UNDERGROUND FACILITIES IN THE AREA BEFORE CONSTRUCTION BEGINS. (SEE SPECIFICATIONS)

ENGINEER'S CERTIFICATION

STATE OF ILLINOIS)
SS.
COUNTY OF DuPAGE)

I, KAROLIS KOZYS, A REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY MORRIS ENGINEERING, INC. 515 WARRENVILLE ROAD, LISLE, ILLINOIS, 60532 UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS. I FURTHER STATE THAT THE PROPOSED IMPROVEMENTS WILL NOT CAUSE PONDING OR FLOODING ON THE PROPERTY OR ADJACENT PROPERTIES.

DATED THIS 16 TH DAY OF JANUARY, A.D. 2026.

ILLINOIS REGISTERED PROFESSIONAL ENGINEER NO. 062-066736
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2027

KAROLIS KOZYS 062-066736 LICENSED PROFESSIONAL ENGINEER STATE OF ILLINOIS

INDEX OF SHEETS

1. COVER SHEET
2. MWRD NOTES
3. GENERAL NOTES
4. EXISTING CONDITIONS
5. EROSION AND DEMOLITION PLAN
6. GRADING PLAN
7. SITE PLAN
8. UTILITY PLAN
9.-11. DETAILS

	DATE	
1	8/28/2025	REVISED PER VILLAGE OF WHEELING, IL.
2	11/11/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
3	12/16/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
4	01/16/2026	REVISED PER VILLAGE OF WHEELING, IL.
5		
6		

COVER SHEET

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

BUILDING INFRASTRUCTURE, IMPROVING ENVIRONMENTS, BETTER LIFE!

FIELD CREW:	PW
DRAWN BY:	NG
CHECKED BY:	ARS
APPROVED BY:	EF
DATE:	05/15/2025
SCALE: HORIZ	–
VERT	–

SHEET 1 OF 11 SHEETS

PROJ # 25-02-2003

1/16/2026 11:34:16 AM
I:\2025\25-02\25-02-2003 - 604 Milwaukee Ave, Wheeling\Engineering\Plans\REV 4\25-02-2003 REV_4 SITE-23x34 2026-01-16.dwg

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF _____ MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).

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

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

C. GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

D. SANITARY SEWER

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

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

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

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

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

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

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

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

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

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

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.

3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.

9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.

11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.

12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).

13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.

15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.

16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.

17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.

18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.

20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.

22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.

23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

TECHNICAL GUIDANCE MANUAL

10/13/2022

MWRD GENERAL NOTES

STD. DWG. NO.18

PAGE NO. 19

DATE:	
1	8/28/2025 REVISED PER VILLAGE OF WHEELING, IL.
2	11/11/2025 REVISED PER VILLAGE OF WHEELING COMMENTS.
3	12/16/2025 REVISED PER VILLAGE OF WHEELING COMMENTS.
4	01/16/2026 REVISED PER VILLAGE OF WHEELING, IL.
5	
6	

GENERAL NOTES

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

FIELD CREW: PW
DRAWN BY: NG
CHECKED BY: ARS
APPROVED BY: EF
DATE: 05/15/2025
SCALE: HORIZ –
VERT –

SHEET
2
OF 11 SHEETS

PROJ # 25-02-2003

1/16/2026 11:34:16 AM
I:\2025\25-02\25-02-2003 - 604 Milwaukee Ave. Wheeling\Engineering\Plans\REV 4\25-02-2003 REV_4 SITE-22x34 2026-01-16.dwg

GENERAL NOTES

1. ALL EARTHWORK, GRADING, UTILITIES, AND STREET IMPROVEMENTS WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAY'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, AND ALL REVISIONS THERETO.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND HEALTHFUL WORKING CONDITIONS IN ACCORDANCE WITH SECTION 107 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION THROUGHOUT THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.

3. SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES AND DEVICES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE URBAN COMMITTEE OF THE ASSOCIATION OF ILLINOIS SOIL AND WATER CONSERVATION DISTRICTS' PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL IN ILLINOIS AND ALL REVISIONS THERETO AND IN ACCORDANCE WITH THE DETAILS ON THE PLANS.

4. THE CONTRACTOR SHALL BE AWARE OF POTENTIAL CONFLICTS WITH EXISTING UTILITIES AS INDICATED ON THE PLANS. THE CONTRACTOR SHALL EXCAVATE AROUND UTILITIES TO DETERMINE ELEVATIONS BEFORE BEGINNING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING EACH OF THE UTILITY COMPANIES BEFORE ANY WORK COMMENCES. ALL UTILITIES SHALL BE STAKED PRIOR TO CONSTRUCTION.

6. THE OWNER WILL FURNISH THE CONTRACTOR WITH LINES, GRADES AND ELEVATIONS NECESSARY TO THE PROPER PROSECUTION AND CONTROL OF THE WORK ONCE.

7. THE CONTRACTOR SHALL GIVE THE ENGINEER AT LEAST SEVENTY-TWO (72) HOURS NOTICE FOR ANY STAKING TO BE DONE. EACH OF THE VARIOUS ITEMS OF WORK COVERED BY THIS CONTRACT WILL BE STAKED ONCE. ADDITIONAL STAKING REQUIRED DUE TO THE CONTRACTOR'S NEGLIGENCE IN PRESERVING THE STAKES SHALL BE PAID FOR BY THE CONTRACTOR AT THE CURRENT HOURLY RATE.

8. THE CONTRACTOR SHALL INFORM THE ENGINEER AND THE VILLAGE OF WHEELING AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

8.1. TELEPHONE NUMBERS: MORRIS ENGINEERING - (630) 271-0770
8.2. WHEELING CONTACT INFORMATION
PUBLIC WORKS - 847-279-6900

9. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS AND SPECIFICATIONS AND SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES THAT THE CONTRACTOR DISCOVERS DURING THE BIDDING PERIOD. SAID DISCREPANCIES WILL BE CLARIFIED BY THE ENGINEER TO THE BEST OF HIS ABILITY PRIOR TO RECEIPT OF BIDS. THE ENGINEER WILL BE UNRECEPTIVE TO CLAIMS FOR ADDITIONAL COMPENSATION FOR WORK ITEMS BECAUSE OF CONTRACTOR'S LACK OF COMPLIANCE WITH THIS REQUIREMENT.

10. THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY LATENT DISCREPANCIES THAT THE CONTRACTOR DISCOVERS DURING THE CONSTRUCTION PROCESS. THE ENGINEER WILL BE UNRECEPTIVE TO CLAIMS FOR ADDITIONAL COMPENSATION FOR WORK PERFORMED TO CORRECT A LATENT CONDITION NOT BROUGHT TO THE ATTENTION OF THE ENGINEER.

11. THE CONTRACTOR RESPONSIBLE FOR DRAINAGE IMPROVEMENTS (UNDERGROUND STRUCTURES AND CONDUITS) SHALL DISPOSE OF ALL SURPLUS EXCAVATED MATERIAL FROM TRENCHES OR STRUCTURE EXCAVATIONS AND SHALL DEPOSIT SAID SURPLUS MATERIALS ON THE SITE IN ACCORDANCE WITH THE GRADING PLAN OR AS DIRECTED BY THE ENGINEER.

12. THE CONTRACTOR SHALL NOT PLACE ANY EXCAVATED MATERIAL UPON ANY TOPSOIL. THE TOPSOIL SHALL BE REMOVED FROM ALL AREAS TO BE FILLED AND SHALL BE STOCKPILED IN AREAS AS DIRECTED BY THE ENGINEER.

13. THE CONTRACTOR SHALL NOT DISCHARGE INTO STREAMS, PONDS, WETLANDS OR ITS TRIBUTARIES ANY MOTOR OIL, TRANSMISSION FLUID, LUBRICANTS OR ANY OTHER PETROLEUM DISTILLATES, ANY PETROLEUM DISTILLATES DISCHARGED ON THE GROUND SURFACE SHALL BE PROMPTLY AND PROPERLY REMOVED PRIOR TO THE RESUMPTION OF ANY WORK ON THE PROJECT.

14. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING FIELD TILES. ANY FIELD TILES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS SOLE EXPENSE. INVESTIGATION SHALL BE MADE TO INSURE THAT FIELD TILES DO NOT CONVEY OFF SITE WATER. TILES THAT CONVEY OFF SITE WATER SHALL BE REROUTED THROUGH THE SITE. TILES THAT DO NOT CONVEY OFF SITE WATER SHALL BE ABANDONED IN AN APPROPRIATE MANNER APPROVED BY THE CITY. FIELD TILES WITHIN A RIGHT-OF-WAY SHALL BE REMOVED AND BACKFILLED WITH CA-6 COMPACTED IN EIGHT INCH LIFTS TO THE BOTTOM OF THE ROADWAY BASE. EXISTING FIELD TILES SHALL BE REMOVED BY SLIT TRENCHING.

15. THE CONTRACTOR RESPONSIBLE FOR DRAINAGE IMPROVEMENTS SHALL BE RESPONSIBLE TO PLACE ALL FIRE HYDRANTS, FRAMES AND LIDS OR GRATES, AND ALL GRATES FOR MANHOLES, CATCH BASINS, INLETS AND VALVE VAULTS AT THE ELEVATIONS SHOWN AND SPECIFIED ON THE PLANS. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR SAID ADJUSTMENT AND THE COST OF SAID ADJUSTMENT SHALL BE INCLUDED IN THE UNIT PRICE FOR THE VARIOUS DRAINAGE STRUCTURES MENTIONED ABOVE.

16. ALL MANHOLES SHALL HAVE CONCRETE INVERTS CONFORMING TO THE SHAPE OF THE PIPE. CONCRETE INVERTS SHALL BE PLACED IN THE FIELD AND THE COST OF CONCRETE INVERTS SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE VARIOUS INLETS AND MANHOLES.

17. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK WILL BE PAID FOR AT THE CONTRACT UNIT PRICE PER EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE UNTIL FINAL ACCEPTANCE BY THE OWNER OR MUNICIPALITY.

18. THE CONTRACTOR SHALL KEEP PUBLIC STREET PAVEMENTS CLEAN OF DIRT AND DEBRIS AND, WHEN NECESSARY, SHALL ON A DAILY BASIS CLEAN THE PAVEMENT OF SUCH DIRT AND DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS.

19. THE CONTRACTOR SHALL PROVIDE PIPE BEDDING IN ACCORDANCE WITH THE DETAIL ON THE PLANS. THE COST OF THE BEDDING SHALL BE INCLUDED IN THE UNIT PRICE PER LINEAL FOOT OF THE VARIOUS SIZES OF STORM SEWER. NO ADDITIONAL COMPENSATION WILL BE MADE FOR PIPE BEDDING.

20. THE CONTRACTOR SHALL PLACE TOPSOIL AT A 6" MINIMUM DEPTH AND SEED OR SOD ALL AREAS DESIGNATED BY THE ENGINEER.

GENERAL NOTES (CONT.)

21. THE CONTRACTOR SHALL EXAMINE THE DRAINAGE PATTERNS SHOWN ON THE PLANS AND MAKE CERTAIN THAT ALL OVERFLOW POINT ELEVATIONS AND CROSS SECTIONS ARE CONSTRUCTED STRICTLY IN ACCORDANCE WITH THOSE SHOWN ON THE PLANS.

22. ALL CONSTRUCTION SHALL CONFORM WITH THE PERMIT PLANS AND REVISIONS THERETO APPROVED BY THE CITY AND UTILITIES COMPANIES.

23. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK IN THE RIGHT OF WAY OR EASEMENTS TO LOCATE UTILITIES, AND CONTACT THE OWNER'S REPRESENTATIVE SHOULD PUBLIC UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS.

24. ALL WORK HEREIN PROPOSED SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, THE MUNICIPALITY, AND ALL PERTINENT LAWS, DIRECTIVES, ORDINANCES AND THE LIKE SHALL BE CONSIDERED TO BE A PART OF THESE SPECIFICATIONS.

25. THE VILLAGE OF WHEELING DETAILS SUPERSEDE ALL OTHERS.

26. ALL NEW CURB THAT MEETS EXISTING CURB WILL HAVE THREE DRILLED AND GROUTED #5 REINFORCING BARS OR EXPANSION TIE ANCHORS, 5/8" DIAMETER FOR EACH NEW CURB ADJACENT TO EXISTING CURB.

27. FOR STRUCTURE ADJUSTMENT - MINIMUM OF 6" (2 @ 3") ADJUSTING RINGS (10" MAX) CONCRETE RINGS WILL BE 3" MINIMUM. RUBBER CAN BE 1" - 3" AND MUST BE USED FOR TOP ADJUSTING RING IN PAVED AREAS. "EJIW INTRA-RISER RUBBER COMPOSITE ADJUSTMENT RISERS" OR APPROVED EQUAL.

28. ADD AN INTERNAL/EXTERNAL ADAPTOR SEAL ON THE ADJUSTED SANITARY MANHOLE. THE "I/E A" SEAL STOPS INFLOW BETWEEN THE MANHOLE FRAME AND THE TOP ADJUSTING RING AND IT ALSO SEALS THE MANHOLE CHIMNEY FROM THE FRAME TO THE CORBEL. ONE VENDOR OF THIS SEAL IS ADAPTOR INC.

29. THE DEVELOPER IS REQUIRED TO HAVE A GEOTECHNICAL ENGINEER ON-SITE TO MONITOR EARTHWORK AND THE GRADING ACTIVITY, IN ORDER TO IDENTIFY UNSUITABLE SOILS FOR REMOVAL FROM THE SITE. A NOTE TO THIS EFFECT MUST BE ADDED TO THE PLANS, AND A LETTER COMMITTING TO THIS REQUIREMENT MUST BE PROVIDED BY THE DEVELOPER. IN ADDITION, DAILY REPORTS AND COPIES OF ALL GEOTECHNICAL TESTING (TESTING AND FREQUENCY IN ACCORDANCE WITH THE IDOT STATE SPECIFICATIONS) MUST BE SUBMITTED TO THE CITY OF JOLIET ONCE THE ROADWAYS HAVE BEEN COMPLETED.

30. DETECTABLE WARNING PLATES SHALL BE EAST JORDAN, POWDER COATED BRICK RED.

EXCAVATION

ALL SITE CLEARING, EXCAVATION, GRADING, COMPACTION, SUBGRADE PREPARATION, BASE COURSE, SURFACE COURSE, PCC CURB AND GUTTER AND SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, LATEST EDITION.

EARTHWORK UNDER THIS CONTRACT SHALL INCLUDE THE FOLLOWING:

A. REMOVAL OF EXISTING VEGETATION WITHIN CONSTRUCTION LIMITS FROM THE SITE.
B. PROTECTION OF CERTAIN TREES AS DIRECTED BY THE OWNER'S REPRESENTATIVE WITH APPROVED FENCING.
C. STRIPPING OF ALL TOPSOIL AND OTHER UNSUITABLE MATERIALS FROM BUILDING AND/OR PAVEMENT AREAS AND REMOVAL FROM SITE OF ALL EXCESS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE REQUIREMENTS OF ALL APPLICABLE SOIL EROSION AND SEDIMENT CONTROL ORDINANCES. THE COST OF ALL WORK NECESSARY TO MEET THESE REQUIREMENTS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT, AND NO SEPARATE PAYMENT WILL BE MADE.

THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF PROPER COMPACTION CANNOT BE OBTAINED SO THAT THE OWNER'S REPRESENTATIVE MAY DETERMINE WHAT REMEDIAL MEASURES MAY BE NEEDED.

EXISTING SEWER AND WATERMAIN TRENCHES UNDER DRIVEWAYS IN PARKWAYS SHALL BE EXCAVATED TO THE TOP OF PIPE AND BACKFILLED WITH COMPACTED TRENCH BACKFILL.

EXISTING GRAVEL COMPACTION TO BE TESTED OR SOIL BORINGS TO BE MADE TO VERIFY SUITABILITY OF EXISTING GRAVEL AS SUBGRADE.

PROJECT SPECIFICATIONS AND GENERAL CONSTRUCTION NOTES

THE PROJECT SECIFICATIONS AND GENERAL CONSTRUCTION NOTES SHALL INCLUDE THE FOLLOWING PROVISIONS:

1. ALL ON-SITE AND OFF-SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE "VILLAGE OF WHEELING";
2. PERMITS SHALL BE OBTAINED FROM ALL OUTSIDE GOVERNMENTAL AGENCIES HAVING JURISDICTION;
3. ALL STRUCTURE ADJUSTEMENTS SHALL BE ACCOMPLISHED IN CONFORMANCE WITH THE MOST RECENT CITY STANDARD;
4. EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE EITHER INTEGRATED INTO THE SITE DRAINAGE SYSTEM, REMOVED OR PLUGGED IN A MANNER DEEMED APPROPRIATE BY THE CITY ENGINEER;
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL ADJUSTMENTS BEFORE AND AFTER FINAL INSPECTION, PRIOR TO FINAL ACCEPTANCE BY THE CITY OF JOLIET;
6. THE CITY MUST HAVE FORTY-EIGHT (48) HOURS NOTICE PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITY;
7. THE TESTING AND STERILIZATION OF ALL NEW WATER DISTRIBUTION FACILITIES SHALL BE COMPLETED PRIOR TO MAKING WATER SERVICE TAPS BY AN OUTSIDE TESTING SERVICE;
8. MATERIAL SPECIFICATIONS COMPLY WITH CITY STANDARDS AND INCLUDE:

   A. PAVING BASE MATERIALS
   B. PAVING SURFACE MATERIALS
   C. CONCRETE MATERIALS
   D. PIPE MATERIALS.

9. DUST CONTROL - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF EXCESSIVE DUST BY WATERING DURING THE CONSTRUCTION PERIOD UNTIL THE ROAD PAVEMENT IS INSTALLED BY THE PAVING CONTRACTOR. THE REQUIREMENT FOR DUST CONTROL SHALL BE AS DIRECTED BY THE LOCAL APPROVING AUTHORITIES OR THE ENGINEER, AND SUCH DUST CONTROL (IF REQUIRED) SHALL NOT BE PAID FOR SEPARATELY BUT SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
10. PERSON RESPONSIBLE FOR MAINTENANCE OF EROSION CONTROL STRUCTURES AND MEASURES, DURING AND AFTER DEVELOPMENT:

____

STORM SEWER NOTES

- STORM SEWER JOINTS MUST BE FLEXIBLE GASKET O-RINGS PER ASTM C361, ASTM C433, AND ASTM C1619.
- CITY REQUIRES SUBMISSION OF RECORDED VIDEO INSPECTIONS OF ALL PUBLIC STORM SEWER.
- FOR CLOSED LID STRUCTURES, FRAME AND COVER SHALL BE EMBOSSED WITH "STORM".
- WHEN UTILITY STRUCTURE ADJUSTMENT IS NECESSARY, A MINIMUM OF TWO ADJUSTING RINGS (MIN 6" ADJUSTING HEIGHT) AND MAXIMUM OF THREE RINGS (MAX 10" ADJUSTING HEIGHT). NO 1" OR 2" CONCRETE RINGS ARE ALLOWED. UNDER PAVED AREAS, TOP RING SHOULD BE RUBBER. USE ONE (1) EJIW INFRA-RISER RUBBER COMPOSITE.

MAINTENANCE/INSTALLATION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES:

THESE ARE THE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN THE EROSION AND SEDIMENT CONTROL MEASURES ON-SITE:

- ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.5" OR MORE.
- ALL EROSION CONTROL MEASURES WILL BE MAINTAINED. IF REPAIR IS NECESSARY, IT WILL BE STARTED WITHIN 24 HOURS OF REPORT.
- ACCUMULATING SEDIMENT ALONG THE SILT FENCE WILL BE REMOVED WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
- SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, ACCURACY OF INSTALLATION, AND TO SEE THAT THE POSTS ARE FIRMLY IN THE GROUND.
- TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
- A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS ATTACHED.
- A DESIGNATED PERSON WILL BE RESPONSIBLE FOR CONDUCTING INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.

	DATE	
1	8/28/2025	REVISED PER VILLAGE OF WHEELING, IL.
2	11/11/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
3	12/16/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
4	01/16/2026	REVISED PER VILLAGE OF WHEELING, IL.
5		
6		

GENERAL NOTES

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

BETTER INFRASTRUCTURE BETTER ENVIRONMENTS BETTER LIFE!

FIELD CREW: PW
DRAWN BY: NG
CHECKED BY: ARS
APPROVED BY: EF
DATE: 05/15/2025
SCALE: HORIZ –
VERT –

SHEET
3
OF 11 SHEETS

PROJ # 25-02-2003

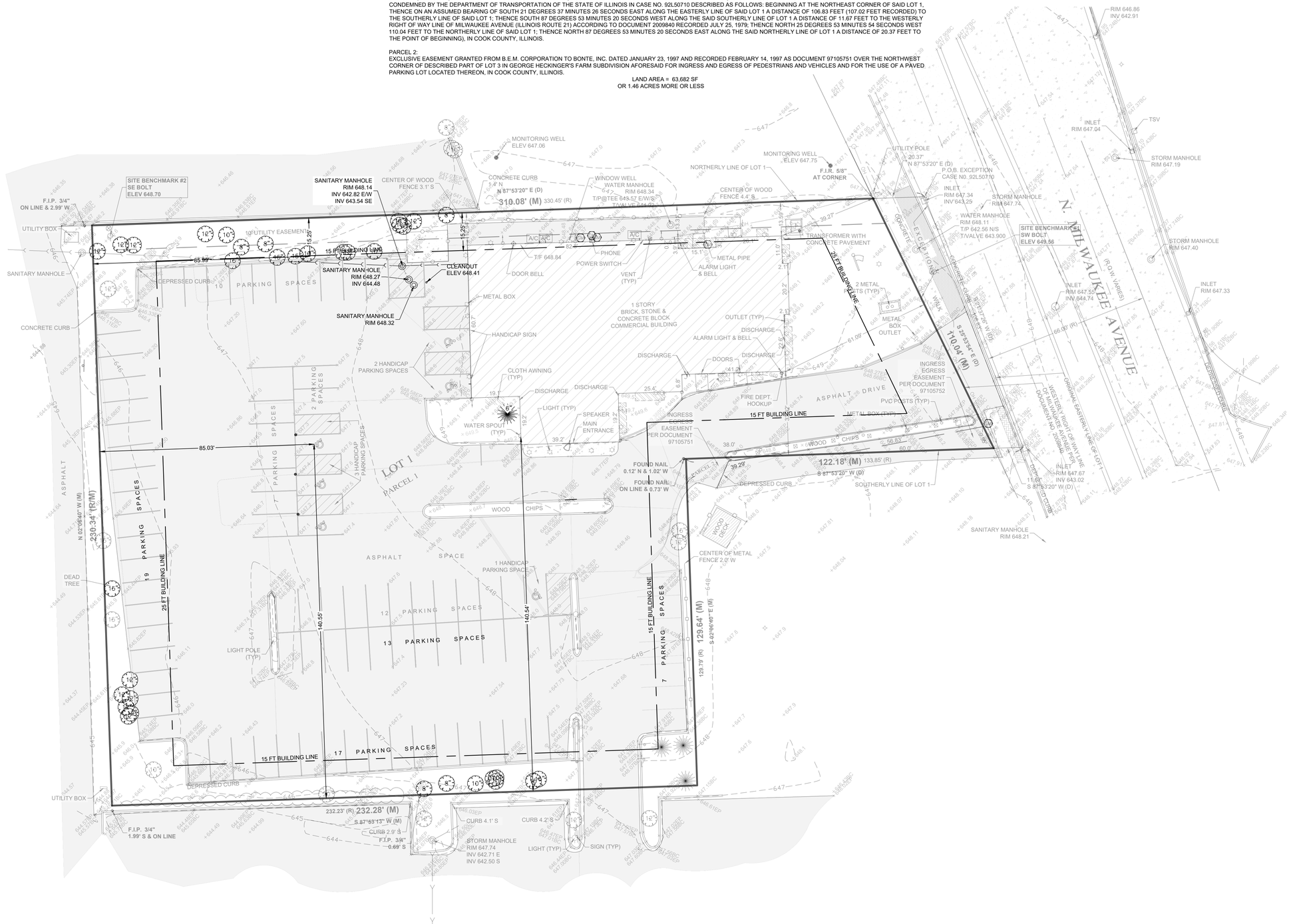
1/16/2026 11:34:16 AM
I:\2025\25-02\25-02-2003 - 604 Milwaukee Ave, Wheeling\Engineering\Plans\REV 4\25-02-2003 REV_4 SITE-22x34 2026-01-16.dwg

EXISTING CONDITIONS PLAN

PARCEL 1:
LOT 1 IN H. S. H. PROPERTIES RESUBDIVISION OF PART OF LOT 3 IN GEORGE HECKINGER'S FARM SUBDIVISION AND PART OF LOT 5 IN OWNERS SUBDIVISION ALL IN SECTIONS 2 AND 3, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 31, 1972 AS DOCUMENT 21919892. EXCEPT FOR THAT PART OF LOT 1 CONDEMNED BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS IN CASE NO. 92L50710 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE ON AN ASSUMED BEARING OF SOUTH 21 DEGREES 37 MINUTES 26 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 106.83 FEET (107.02 FEET RECORDED) TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE SOUTH 87 DEGREES 53 MINUTES 20 SECONDS WEST ALONG THE SAID SOUTHERLY LINE OF LOT 1 A DISTANCE OF 11.67 FEET TO THE WESTERLY RIGHT OF WAY LINE OF MILWAUKEE AVENUE (ILLINOIS ROUTE 21) ACCORDING TO DOCUMENT 2009840 RECORDED JULY 25, 1979; THENCE NORTH 25 DEGREES 53 MINUTES 54 SECONDS WEST 110.04 FEET TO THE NORTHERLY LINE OF SAID LOT 1; THENCE NORTH 87 DEGREES 53 MINUTES 20 SECONDS EAST ALONG THE SAID NORTHERLY LINE OF LOT 1 A DISTANCE OF 20.37 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EXCLUSIVE EASEMENT GRANTED FROM B.E.M. CORPORATION TO BONTE, INC. DATED JANUARY 23, 1997 AND RECORDED FEBRUARY 14, 1997 AS DOCUMENT 97105751 OVER THE NORTHWEST CORNER OF DESCRIBED PART OF LOT 3 IN GEORGE HECKINGER'S FARM SUBDIVISION AFORESAID FOR INGRESS AND EGRESS OF PEDESTRIANS AND VEHICLES AND FOR THE USE OF A PAVED PARKING LOT LOCATED THEREON, IN COOK COUNTY, ILLINOIS.

LAND AREA = 63,682 SF
OR 1.46 ACRES MORE OR LESS



DATE		
1	8/28/2025	REVISED PER VILLAGE OF WHEELING, IL.
2	11/11/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
3	12/16/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
4	01/16/2026	REVISED PER VILLAGE OF WHEELING, IL.
5		
6		

EXISTING CONDITIONS PLAN

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

BETTER INFRASTRUCTURE BETTER ENVIRONMENTS BETTER LIFE!

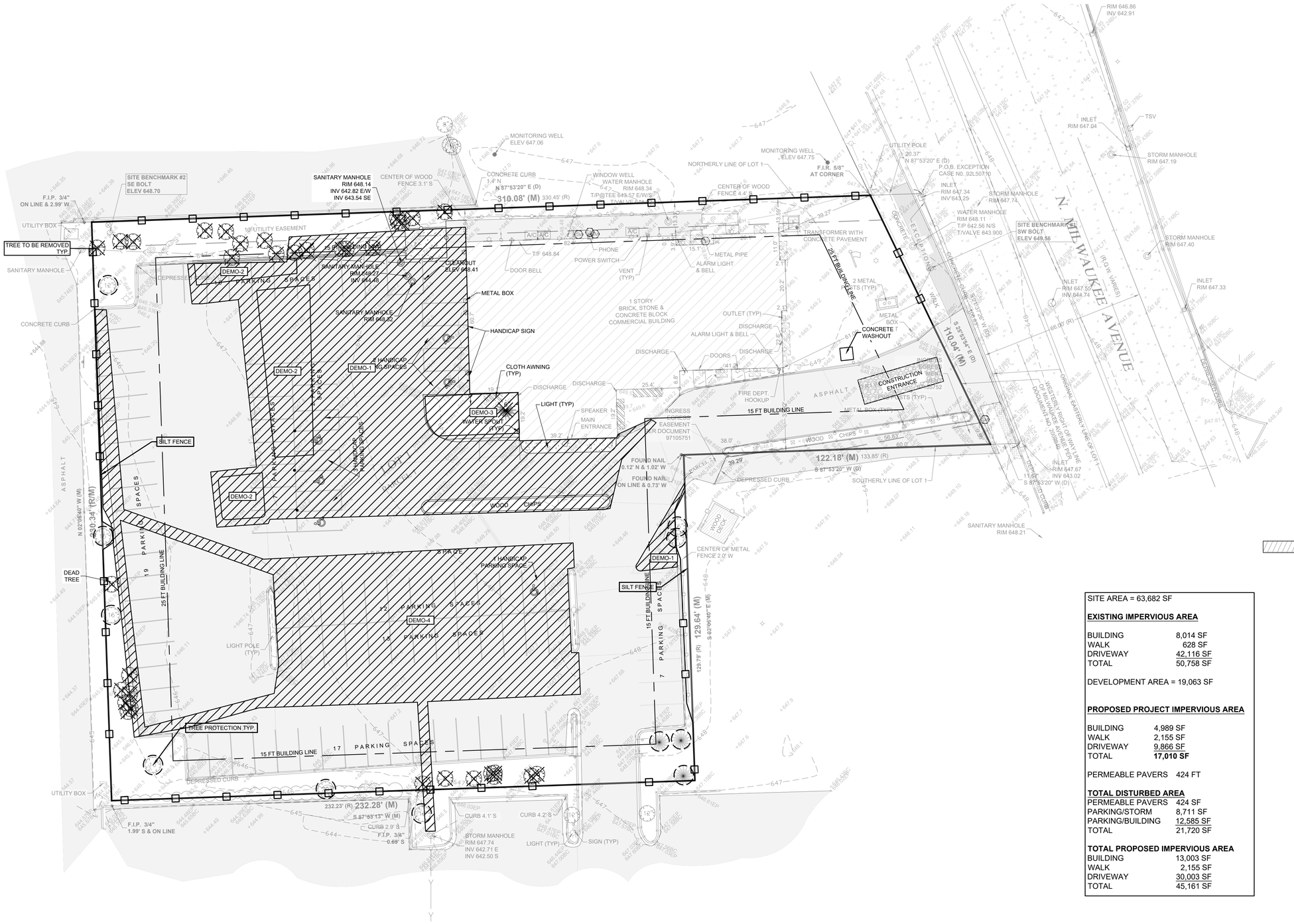
FIELD CREW:	PW
DRAWN BY:	NG
CHECKED BY:	ARS
APPROVED BY:	EF
DATE:	05/15/2025
SCALE:	HORIZ 1"=20'
	VERT –

SHEET
4
OF 11 SHEETS

PROJ # 25-02-2003

1/16/2026 11:34:16 AM
I:\2025\25-02\25-02-2003 - 604 Milwaukee Ave, Wheeling\Engineering\Plans\REV 4\25-02-2003 REV_4 SITE-22x34 2026-01-16.dwg

DEMOLITION AND EROSION CONTROL PLAN



DEMO-1 REMOVED PARKING AREA
DEMO-2 REMOVE EXITING PARKING AREA TO LANDSCAPING ISLAND
DEMO-3 EXISTING LANDSCAPING ISLAND TO NEW BUILDING
DEMO-4 REMOVE AND REPLACED ASPHALT AREA

SITE AREA = 63,682 SF

EXISTING IMPERVIOUS AREA

BUILDING	8,014 SF
WALK	628 SF
DRIVEWAY	42,116 SF
TOTAL	50,758 SF

DEVELOPMENT AREA = 19,063 SF

PROPOSED PROJECT IMPERVIOUS AREA

BUILDING	4,989 SF
WALK	2,155 SF
DRIVEWAY	9,866 SF
TOTAL	**17,010 SF**

PERMEABLE PAVERS 424 FT

TOTAL DISTURBED AREA

PERMEABLE PAVERS	424 SF
PARKING/STORM	8,711 SF
PARKING/BUILDING	12,585 SF
TOTAL	21,720 SF

TOTAL PROPOSED IMPERVIOUS AREA

BUILDING	13,003 SF
WALK	2,155 SF
DRIVEWAY	30,003 SF
TOTAL	45,161 SF

	DATE	
1	8/28/2025	REVISED PER VILLAGE OF WHEELING, IL.
2	11/11/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
3	12/16/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
4	01/16/2026	REVISED PER VILLAGE OF WHEELING, IL.
5		
6		

DEMOLITION AND EROSION CONTROL PLAN

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

BETTER INFRASTRUCTURE BETTER ENVIRONMENTS BETTER LIFE!

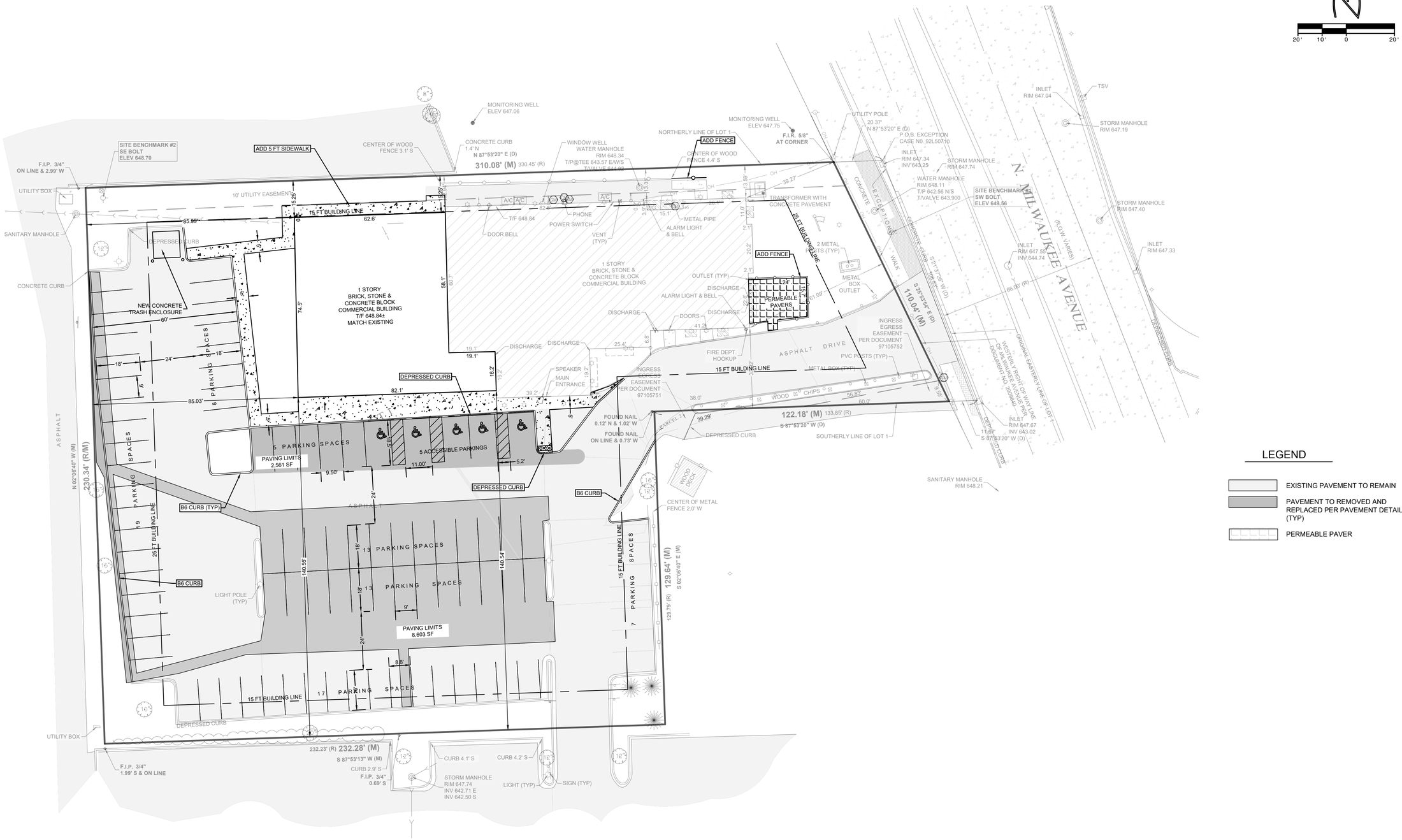
FIELD CREW:	PW
DRAWN BY:	NG
CHECKED BY:	ARS
APPROVED BY:	EF
DATE:	05/15/2025
SCALE:	HORIZ 1"=20'
	VERT –

SHEET
5
OF 11 SHEETS

PROJ # 25-02-2003

1/16/2026 11:34:16 AM
I:\2025\25-02\25-02-2003 - 604 Milwaukee Ave. Wheeling\Engineering\Plans\REV 4\25-02-2003 REV_4 SITE-22x34 2026-01-16.dwg

GEOMETRIC PLAN



	DATE	
1	8/28/2025	REVISED PER VILLAGE OF WHEELING, IL.
2	11/11/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
3	12/16/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
4	01/16/2026	REVISED PER VILLAGE OF WHEELING, IL.
5		
6		

GEOMETRIC PLAN

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

MEI
BETTER INFRASTRUCTURE
BETTER ENVIRONMENTS
BETTER LIFE!

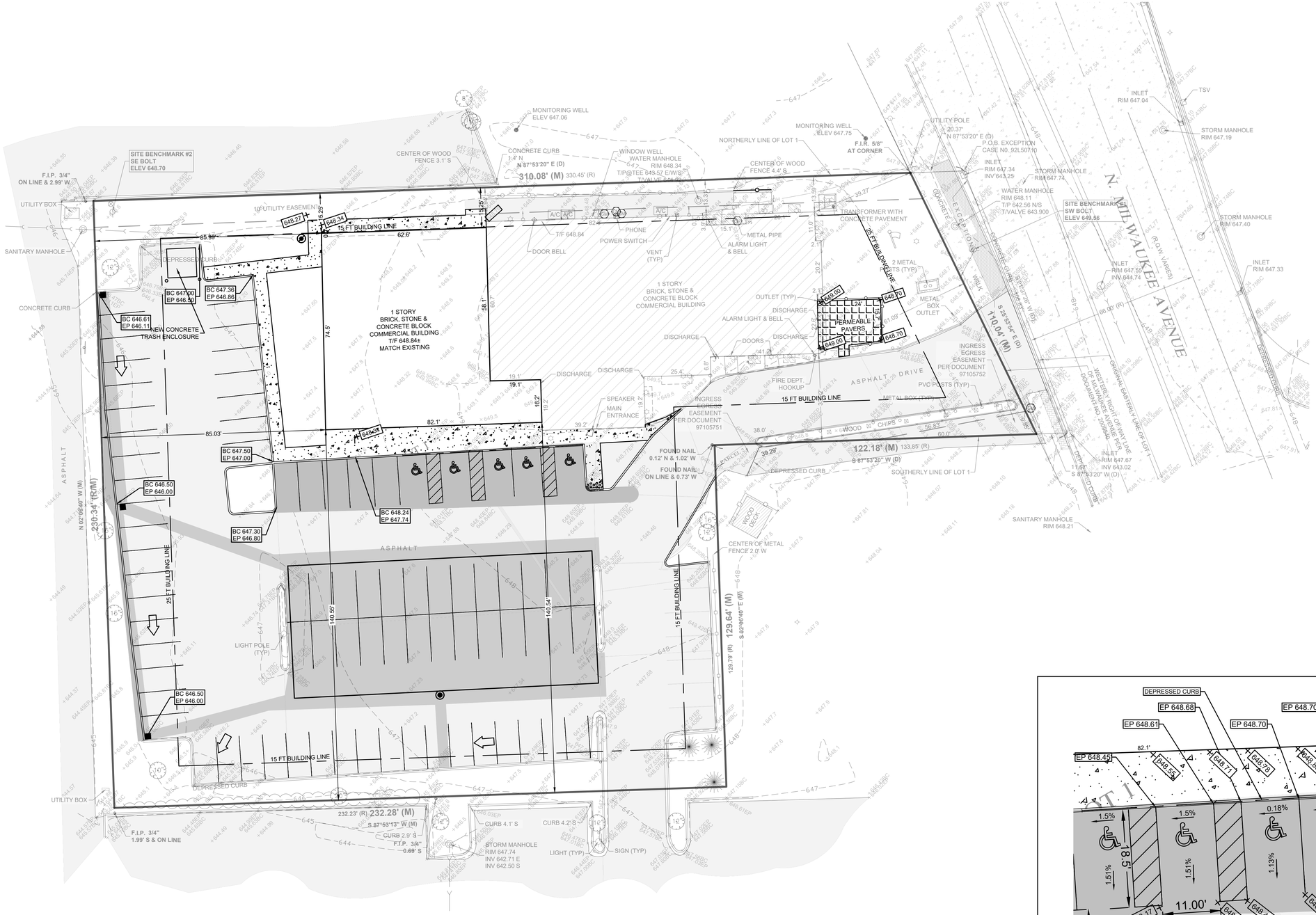
FIELD CREW:	PW
DRAWN BY:	NG
CHECKED BY:	ARS
APPROVED BY:	EF
DATE:	05/15/2025
SCALE:	HORIZ 1"=20'
	VERT –

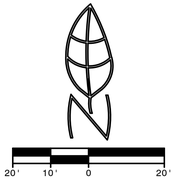
SHEET
6
OF 11 SHEETS

PROJ # 25-02-2003

1/16/2026 11:34:16 AM
I:\2025\25-02\25-02-2003 - 604 Milwaukee Ave, Wheeling\Engineering\Plans\REV 4\25-02-2003 REV_4 SITE-22x34 2026-01-16.dwg

SITE GRADING PLAN





LEGEND

- EXISTING PAVEMENT TO REMAIN
- PAVEMENT TO REMOVED AND REPLACED PER PAVEMENT DETAIL (TYP)
- PERMEABLE PAVER

SITE AREA = 63,682 SF

EXISTING IMPERVIOUS AREA

BUILDING	8,014 SF
WALK	628 SF
DRIVEWAY	42,116 SF
TOTAL	50,758 SF

DEVELOPMENT AREA = 19,063 SF

PROPOSED PROJECT IMPERVIOUS AREA

BUILDING	4,989 SF
WALK	2,155 SF
DRIVEWAY	9,866 SF
TOTAL	**17,010 SF**

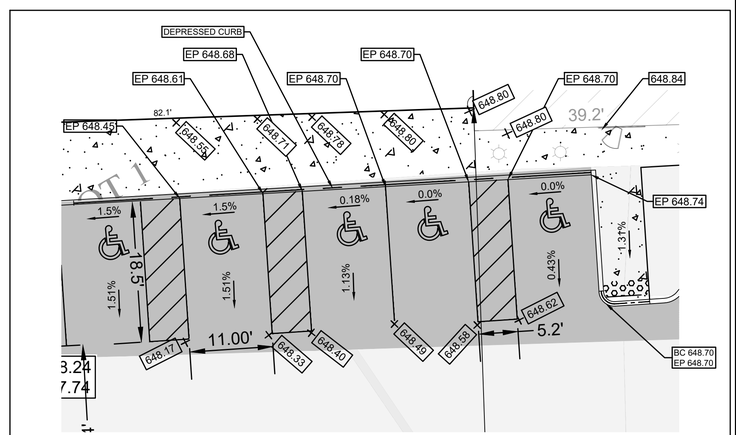
PERMEABLE PAVERS 424 FT

TOTAL DISTURBED AREA

PERMEABLE PAVERS	424 SF
PARKING/STORM	8,711 SF
PARKING/BUILDING	12,585 SF
TOTAL	21,720 SF

TOTAL PROPOSED IMPERVIOUS AREA

BUILDING	13,003 SF
WALK	2,155 SF
DRIVEWAY	30,003 SF
TOTAL	45,161 SF



HANDICAP SPACES
SCALE 1":10'

DATE	
1	8/28/2025 REVISED PER VILLAGE OF WHEELING, IL.
2	11/11/2025 REVISED PER VILLAGE OF WHEELING COMMENTS.
3	12/16/2025 REVISED PER VILLAGE OF WHEELING COMMENTS.
4	01/16/2026 REVISED PER VILLAGE OF WHEELING, IL.
5	
6	

GRADING PLAN

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

BETTER INFRASTRUCTURE. BETTER ENVIRONMENTS. BETTER LIFE!

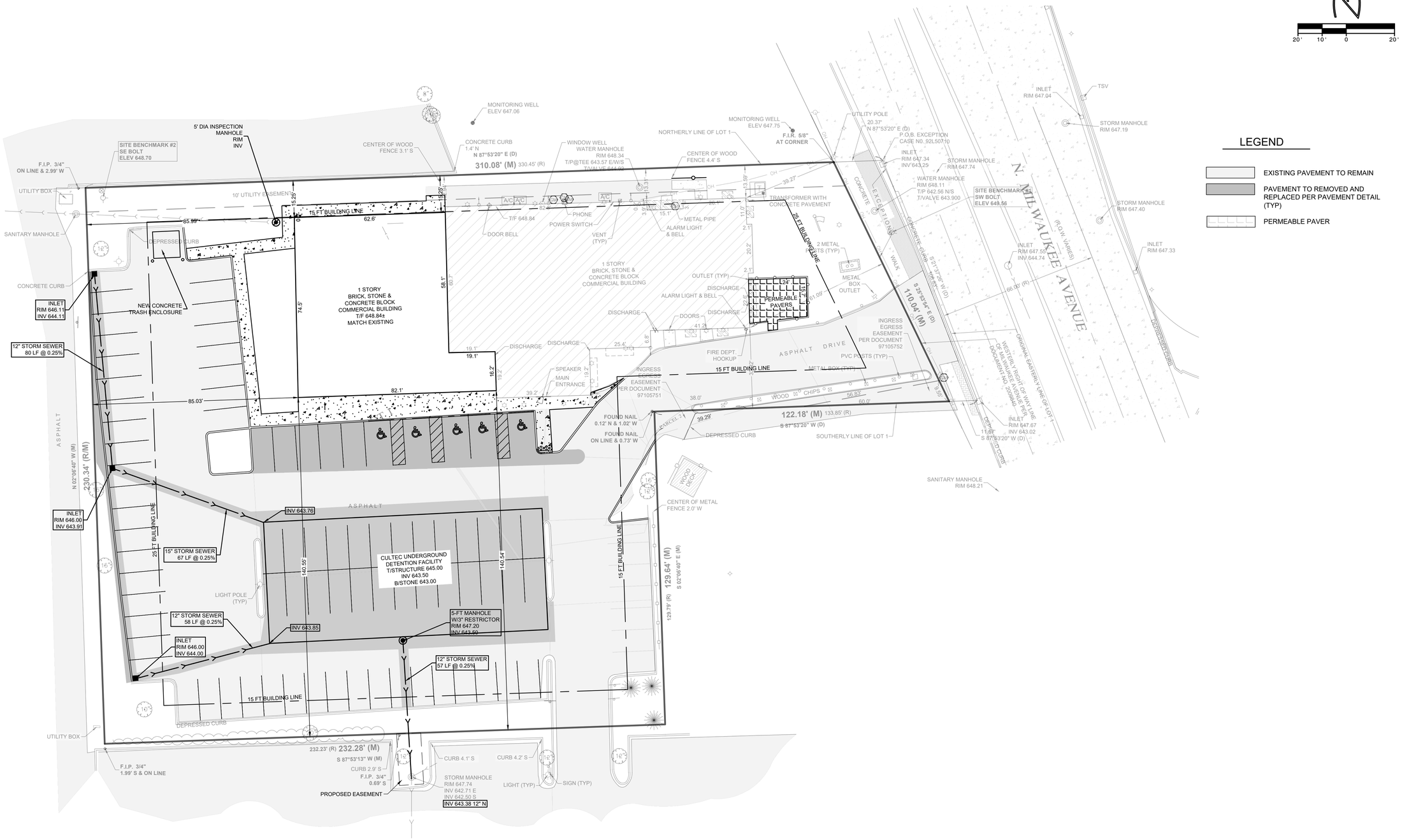
FIELD CREW:	PW
DRAWN BY:	NG
CHECKED BY:	ARS
APPROVED BY:	EF
DATE:	05/15/2025
SCALE:	HORIZ 1"=20'
	VERT –

SHEET
7
OF 11 SHEETS

PROJ # 25-02-2003

1/16/2026 11:34:16 AM
I:\2025\25-02\25-02-2003 - 604 Milwaukee Ave, Wheeling\Engineering\Plans\REV 4\25-02-2003 REV_4 SITE-22x34 2026-01-16.dwg

UTILITY PLAN



DATE		
8/28/2025	1	REVISED PER VILLAGE OF WHEELING, IL.
11/11/2025	2	REVISED PER VILLAGE OF WHEELING COMMENTS.
12/16/2025	3	REVISED PER VILLAGE OF WHEELING COMMENTS.
01/16/2026	4	REVISED PER VILLAGE OF WHEELING, IL.
	5	
	6	

UTILITY PLAN

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

MEI BETTER INFRASTRUCTURE BETTER ENVIRONMENTS BETTER LIFE!

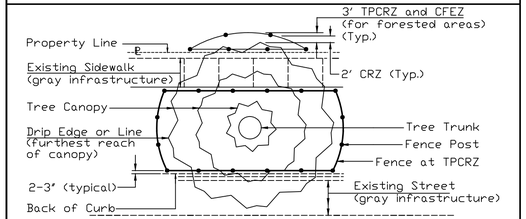
FIELD CREW:	PW
DRAWN BY:	NG
CHECKED BY:	ARS
APPROVED BY:	EF
DATE:	05/15/2025
SCALE:	HORIZ 1"=20'
	VERT –

SHEET **8** OF 11 SHEETS

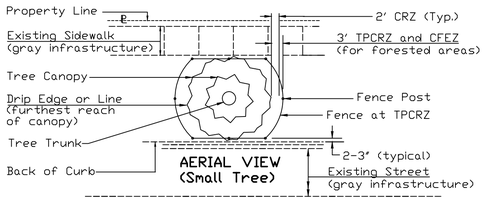
PROJ # 25-02-2003

1/16/2026 11:34:16 AM
I:\2025\25-02\25-02-2003 - 604 Milwaukee Ave, Wheeling\Engineering\Plans\REV 4\25-02-2003 REV_4 SITE-22x34 2026-01-16.dwg

TREE PROTECTION - FENCING
(Highly Urbanized Areas)



AERIAL VIEW
(Large Tree)



AERIAL VIEW
(Small Tree)

Notes:

1. Call J.U.L.I.E. (800-892-0123) for the location of existing utilities 48 hours prior to commencement of work.
2. The CRZ is located 2' from the farthest outreaching branch (drip edge) or the distance as determined by the ISA trunk diameter method or whichever is greater.
3. On sides of the tree not constricted by gray infrastructure, the fence shall be located 1 foot from the Critical Root Zone (CRZ) of the protected tree, thus creating the Tree Protection Critical Root Zone (TPCRZ). The Critical Forest Edge Zone (CFEZ), for forested areas, shall also be located at the TPCRZ.

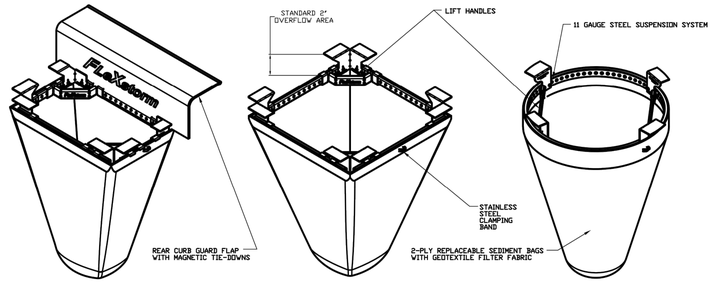
REFERENCE		STANDARD DWG. NO.
Project		IUM-690-B
Designed ____ Date ____		SHEET 1 OF 2
Checked ____ Date ____		DATE 09-14-2017
Approved ____ Date ____		

TREE PROTECTION - FENCING
(Highly Urbanized Areas)

Notes: (cont.)

4. On sides of the tree where there is gray infrastructure conflict the fence shall be 3 to 4 inches from the structure. Where the structure is a sidewalk and the CRZ goes beyond the sidewalk to the adjoining greenspace, the Tree Protection Fencing shall continue to the CRZ without impeding the flow of the traffic of the sidewalk.
5. Fence Posts shall be either 6' steel posts @ 1.33Lbs./Ft. or 2" x 2" nominal wood posts.
6. A chain link fence with Construction Specification Chain Link Fence IUM 91 or better (as approved by the local Forester per local ordinances singularly or in tandem with the project Engineer) shall be used. Fencing shall be a minimum height of 4'. Metal posts shall be placed 6' on center (OC) and fencing is securely anchored to the ground.
7. Outside the TPCRZ, erosion and sediment control measures shall be installed to prevent sediment reaching the TPCRZ. These measures shall extend out from the fence 10' and shall be continuous around the perimeter of the fence. These measures include, but are not limited to vegetative filter strip, rolled excelsior blankets and woodchip mulch with a 3' to 5' depth. Other methods may be used if approved by the Professional Forester, Certified Arborist or Horticulturalist. Installation shall cause no disturbance to soils.

REFERENCE		STANDARD DWG. NO.
Project		IUM-690-B
Designed ____ Date ____		SHEET 2 OF 2
Checked ____ Date ____		DATE 09-14-2017
Approved ____ Date ____		

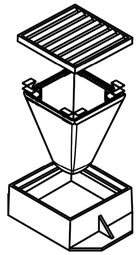


TYPICAL CURB BOX INLET FILTER

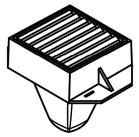
TYPICAL FLAT/RECTANGULAR/ROLLED CURB INLET FILTER

TYPICAL ROUND INLET FILTER

IPP *FLEX*storm Inlet Filter Specifications			
Material Property	*Test Method*	*Value (min ave)*	
> Inner Filter Bag Specs (2 ft² min vol)		Non-Woven	Woven Mono
Grab Tensile	ASTM D 4632	100 lbs	200 lbs
Puncture Strength	ASTM D 4833	65 lbs	90 lbs
Trapezoidal Tear	ASTM D 4533	45 lbs	75 lbs
UV Resistance	ASTM D 4355	70% at 500 hrs	90%
App Open Size (AOS)	ASTM D 4751	70 sieve (.212 mm)	40 sieve (.425 mm)
Permittivity	ASTM D 4491	2.0 /sec	2.1/sec
Water Flow Rate	ASTM D 4491	145 gpm/sqft	145 gpm/sqft
> Polyester Outer Reinforcement Bag Specifications			
Weight	ASTM D 3776	4.55 oz/sqyd +/- 15%	
Thickness	ASTM D 1777	.040 +/- .005	
> Frame Construction			
A36 Structural Steel; 11 Guage; Zinc Plated	ASTM A 576	*Tensile Strength > 58,000 psi; Yield Strength > 36,000 psi*	



INSTALLATION:
1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE



OR VILLAGE OF WHEELING APPROVED EQUAL

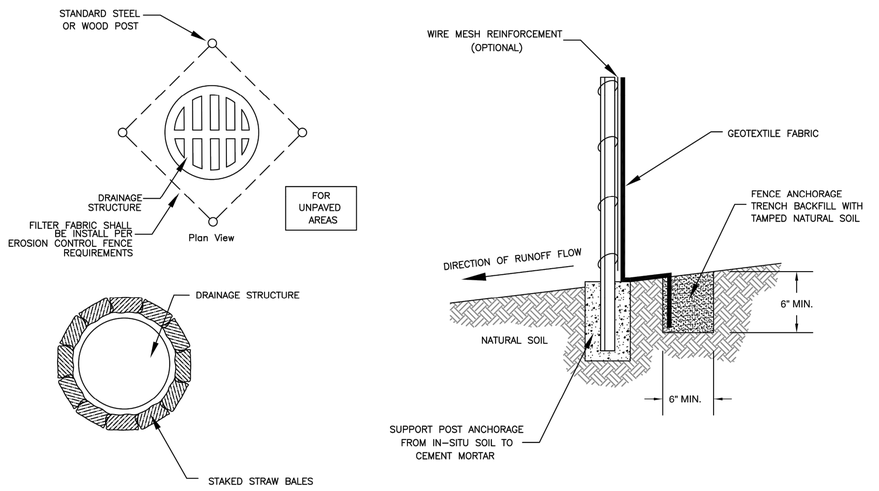
DRAWN ANDRIANO		ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC 1635 TONNE RD ELK GROVE, IL WWW.INLETFILTERS.COM (847) 732-0690 PH (847) 364-5262 FX SALES@INLETFILTERS.COM	
CHECKED			
QA			
PPG			
APPROVED			
		SIZE C	DWG NO IPP_FLEXSTORM_SPECS
		SCALE	SHEET 1 OF 1

VILLAGE OF WHEELING
ILLINOIS

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	REVISIONS		DETAIL NO.
	S.W.	01-30-03 AUTOCAD FILE	ERO-1
FILE LOCATION	C.J.C.	11-27-07 AUTOCAD FILE	
T:\ENGINEERING\STANDARDS			



STRAW BALE INSTALLATION FOR EROSION CONTROL AROUND A DRAINAGE STRUCTURE

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

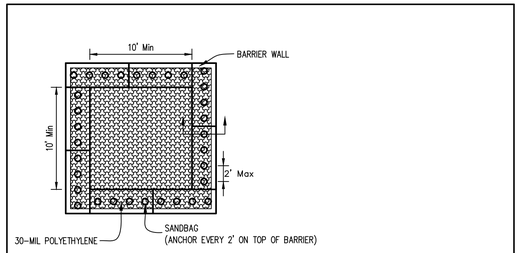
Inlet Protection Details

VILLAGE OF WHEELING
ILLINOIS

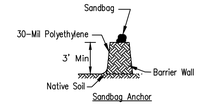
VILLAGE OF WHEELING
ENGINEERING DIVISION
2 COMMUNITY BOULEVARD
WHEELING, IL 60090
WWW.WHEELINGIL.GOV

SILT FENCE INSTALLATION STANDARD

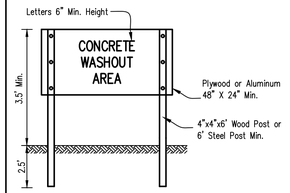
VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
	S.W.	05-01-00 AUTOCAD FILE	ERO-2
FILE LOCATION	S.W.	11-07-01 PER COMMENTS	
T:\ENGINEERING\STANDARDS	C.J.C.	01-29-08 AUTOCAD FILE	
	K.A.G.	12-20-16 INLET PROTECTION	



PLAN VIEW



BARRIER WALL ANCHOR SECTION



SIGN DETAIL

NOTES:

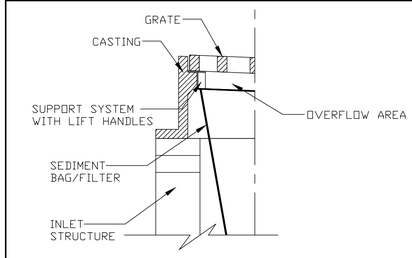
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

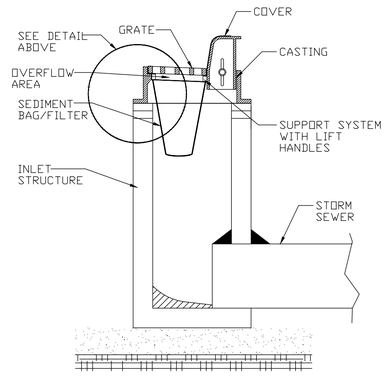
8" 4" 6" Wood Post	No. Date	By	Description
	1 8/28/2025	NG	REVISED PER VILLAGE OF WHEELING, IL

TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL

	Date
Designed	
Drawn B. JOHNSON	6/08
Checked	
Approved	

INLET PROTECTION - PAVED AREAS
DROP-IN PROTECTION





REFERENCE		STANDARD DWG. NO.
Project		IUM-561D
Designed ____ Date ____		SHEET 1 OF 1
Checked ____ Date ____		DATE 01-11-11
Approved ____ Date ____		

DATE		
1	8/28/2025	REVISED PER VILLAGE OF WHEELING, IL
2	11/11/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
3	12/16/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
4	01/16/2026	REVISED PER VILLAGE OF WHEELING, IL
5		
6		

DETAIL SHEET

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

MEI BETTER INFRASTRUCTURE BETTER ENVIRONMENTS BETTER LIFE!

FIELD CREW:	PW
DRAWN BY:	NG
CHECKED BY:	ARS
APPROVED BY:	EF
DATE:	05/15/2025
SCALE: HORIZ	–
VERT	–

SHEET
9
OF 11 SHEETS

PROJ # 25-02-2003

1/16/2026 11:34:16 AM
I:\2025\25-02-2003 - 604 Milwaukee Ave. Wheeling\Engineering\Plans\REV 4\25-02-2003 REV_4 SITE-22x34 2026-01-16.dwg

COMPOSITE RUNOFF COEFFICIENT (*C*)

PROJECT: 604 N Milwaukee **PERMIT NUMBER:**

LOCATION: Wheeling **DATE:** 6/16/2025

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA ___ MAJOR STORMWATER SYSTEM

___ UNRESTRICTED AREA ___ OTHER:

___ UPSTREAM AREA

CONDITION (SELECT WITH DROP-DOWN)

___ PROPOSED CONDITION ___ EXISTING CONDITION

RUNOFF COEFFICIENT

Surface Description	C	Area (acres)	Product (C)(Area)
impervious	0.95	0.39	0.37
pervious	0.50	0.05	0.02
TOTALS:		0.44	0.39

COMPOSITE RUNOFF COEFFICIENT

Composite C = Total Product / Total Area = 0.39 / 0.44 → Composite C = **0.90**

4/7/2022

MODIFIED RATIONAL METHOD: BULLETIN 75 RAINFALL DATA

PROJECT: 604 N Milwaukee **PERMIT NUMBER:**

LOCATION: Wheeling **DATE:** 6/16/2025

DEVELOPMENT INFORMTION

1. Detained Area	0.440	acres
2. Composite Runoff Coefficient	0.900	
3. Actual Release Rate	0.060	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	**0.188**	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
5 min	12.36	4.89	4.83	0.033	
10 min	10.80	4.28	4.22	0.058	
15 min	9.28	3.67	3.61	0.075	
20 min	8.04	3.18	3.12	0.086	
30 min	6.34	2.51	2.45	0.101	
40 min	5.28	2.09	2.03	0.112	
50 min	4.55	1.80	1.74	0.120	
1 hr	4.03	1.60	1.54	0.127	
1.5 hr	3.03	1.20	1.14	0.141	
2 hr	2.49	0.99	0.93	0.153	
3 hr	1.83	0.72	0.66	0.165	
4 hr	1.48	0.59	0.53	0.174	
5 hr	1.25	0.50	0.44	0.180	
6 hr	1.07	0.42	0.36	0.180	
7 hr	0.96	0.38	0.32	0.185	
8 hr	0.86	0.34	0.28	0.185	
9 hr	0.79	0.31	0.25	0.188	←
10 hr	0.72	0.29	0.23	0.186	
11 hr	0.67	0.27	0.21	0.187	
12 hr	0.62	0.25	0.19	0.185	
18 hr	0.45	0.18	0.12	0.174	
24 hr	0.36	0.14	0.08	0.161	

4/7/2022

ORIFICE DISCHARGE RATE

PROJECT: 604 N Milwaukee **PERMIT NUMBER:**

LOCATION: Wheeling **DATE:** 6/16/2025

RESTRICTOR INFORMTION

1. Orifice Number			
2. Orifice diameter, *d*	3.00	in	
3. Discharge Coefficient, C_d	0.61		
4. Invert Elevation	643.50	ft	
5. High Water Elevation, HWL	645.00	ft	
6. Tail Water Elevation		ft	

ACTUAL RELEASE RATE

6. Free Flow Actual Release Rate at HWL	**0.28**	cfs	
7. Submerged Actual Release Rate at HWL		cfs	

STAGE-DISCHARGE TABLE CONDITION (SELECT FROM DROP-DOWN)

Free-flow

STAGE-DISCHARGE TABLE

Elevation (ft)	Orifice 1 (cfs)	Orifice 2 (cfs)	Total (cfs)	
643.50	0.00		0.00	
644.00	0.15		0.15	
645.00	0.28		0.28	HWL

4/7/2022

CULTEC StormGenie

USER INPUTS

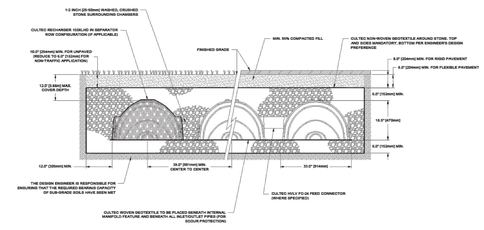
Project Name:	
Engineer:	eric foytik
Project Location:	
Measurement Type:	Imperial
Chamber Model:	Recharger 150XLHD
Required Storage Volume:	8016 cf
Available Length:	117 ft
Available Width:	84 ft
Stone Above Chambers:	6 in
Stone Below Chambers:	6 in
Base Stone Elevation:	643 ft
Stone Porosity:	36%
Maximum Allowable Finished Grade	657.04 ft
Minimum Allowable Finished Grade	646.21 ft
Outlet Control Structure:	Yes

RESULTS

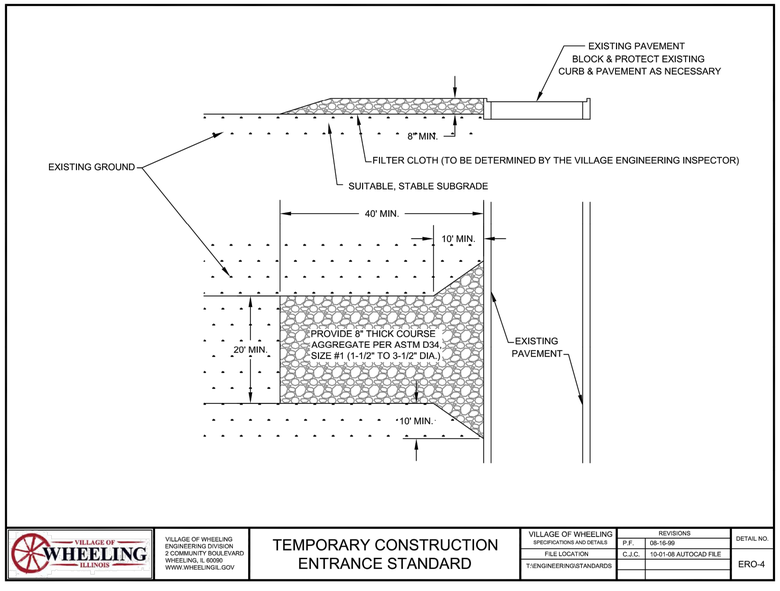
Installed Storage Volume:	8054.16 cf
Storage Volume Per Chamber:	27.16 cf
Chamber Rows:	15
Maximum Length:	115.50 ft
Maximum Width:	50.25 ft
Approx. Bed Area Required:	5703.94 sf

SYSTEM COMPONENTS - NOT FOR CONSTRUCTION

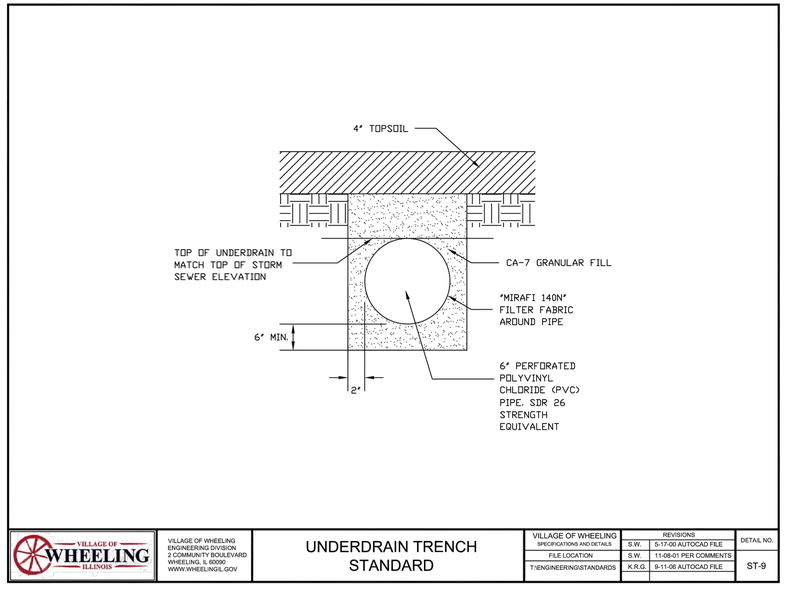
Number of Chambers Required:	162
Number of End Caps Required:	30
Number of Feed Connectors Required:	26
Amount of Stone Required:	373 cy
Volume of Excavation (Not Including Fill):	537 cy
Non-woven Geotextile Required:	1955 sy
Woven Geotextile Required (Beneath Internal Manifold):	111 ft
Woven Geotextile Required (Separator Row):	128 ft
Total Woven Geotextile Required:	238 ft



www.cultec.com



VILLAGE OF WHEELING ILLINOIS	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.F. 08-16-99; FILE LOCATION: C.J.C. 10-01-08 AUTOCAD FILE; T:\ENGINEERING\STANDARDS	DETAIL NO. ERO-4



VILLAGE OF WHEELING ILLINOIS	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. 5-17-00 AUTOCAD FILE; FILE LOCATION: S.W. 11-08-01 PER COMMENTS; T:\ENGINEERING\STANDARDS: K.R.G. 9-11-06 AUTOCAD FILE	DETAIL NO. ST-9

DATE	
1	8/28/2025 REVISED PER VILLAGE OF WHEELING, IL.
2	11/11/2025 REVISED PER VILLAGE OF WHEELING COMMENTS.
3	12/16/2025 REVISED PER VILLAGE OF WHEELING COMMENTS.
4	01/16/2026 REVISED PER VILLAGE OF WHEELING, IL.
5	
6	

DETAIL SHEET

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

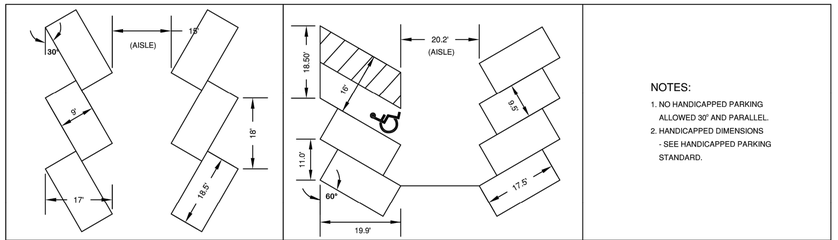
MEI BETTER INFRASTRUCTURE BETTER ENVIRONMENTS BETTER LIFE!

FIELD CREW: PW
DRAWN BY: NG
CHECKED BY: ARS
APPROVED BY: EF
DATE: 05/15/2025
SCALE: HORIZ –
VERT –

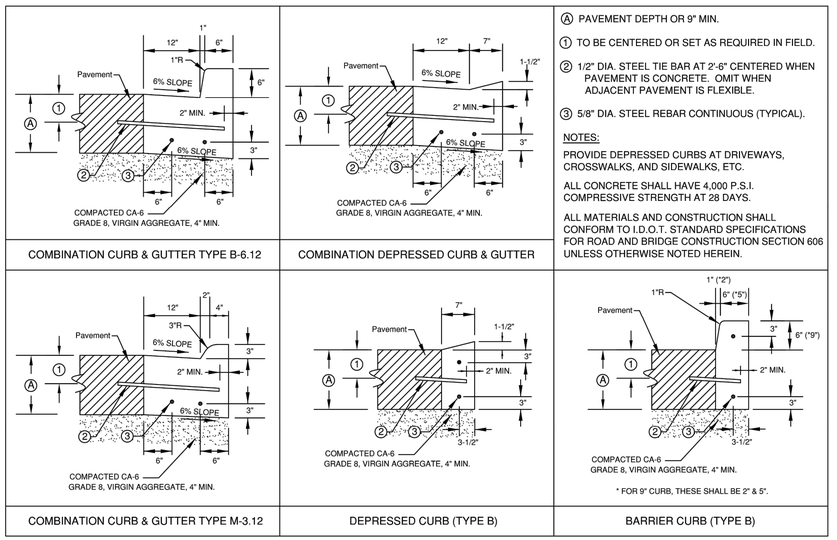
SHEET **10** OF 11 SHEETS

PROJ # 25-02-2003

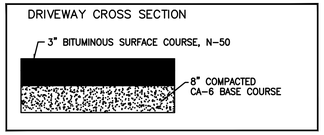
1/16/2026 11:34:16 AM
I:\2025\25-02\25-02-2003 - 604 Milwaukee Ave. Wheeling\Engineering\Plans\REV 4\25-02-2003 REV_4 SITE-22x34 2026-01-16.dwg

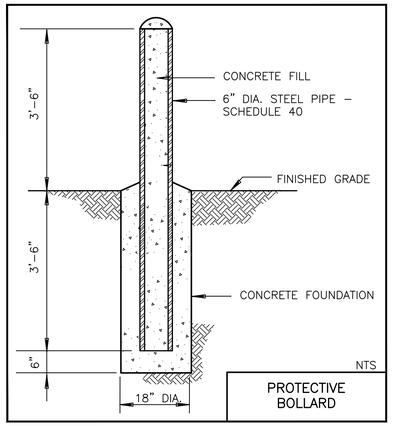


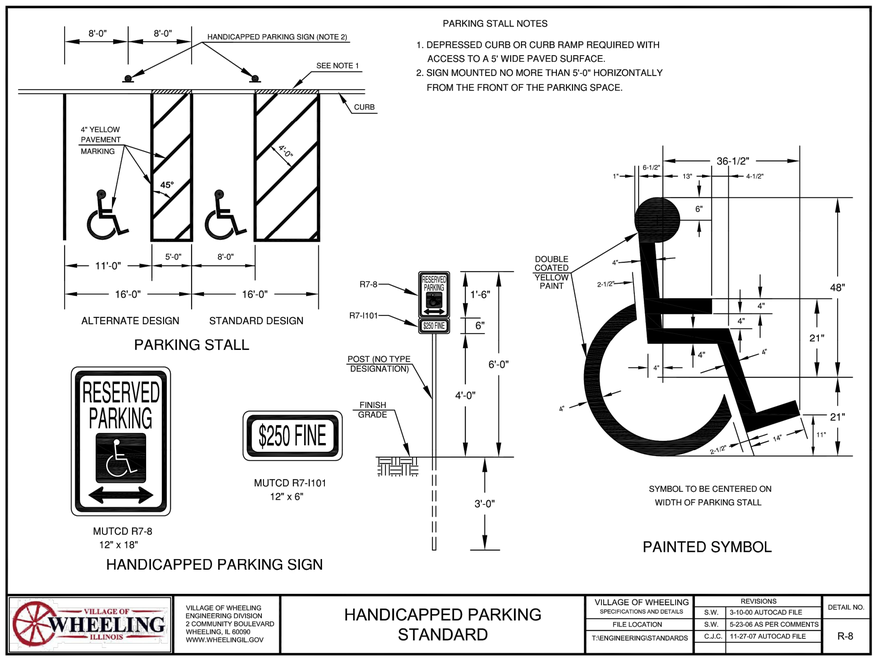
VILLAGE OF WHEELING ILLINOIS	VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	PARKING STALL STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
				S.W.	06-01-00 AUTOCAD FILE	R-7
			FILE LOCATION	C.J.C.	11-27-07 AUTOCAD FILE	
			T:\ENGINEERING\STANDARDS	K.A.G	01-12-16 AUTOCAD FILE	



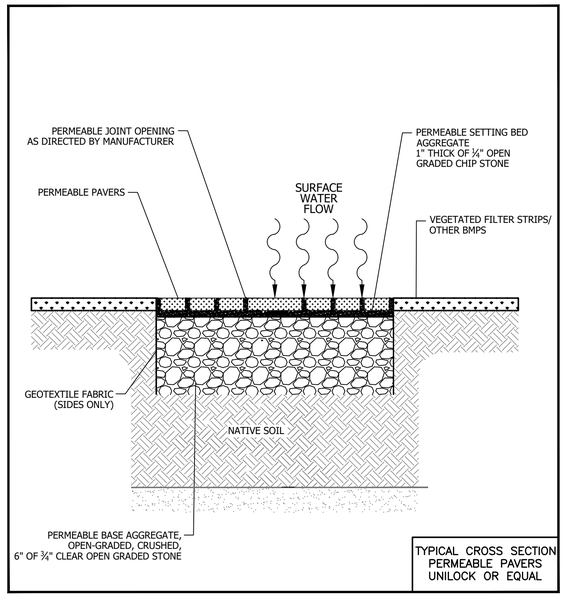
VILLAGE OF WHEELING ILLINOIS	VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	CURB AND GUTTER STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
				S.W.	06-16-00 AUTOCAD FILE	R-12
			FILE LOCATION	C.J.C.	11-27-07 AUTOCAD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





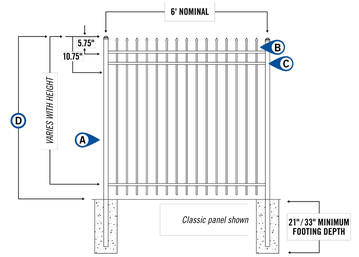


VILLAGE OF WHEELING ILLINOIS	VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	HANDICAPPED PARKING STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
				S.W.	3-10-00 AUTOCAD FILE	R-8
			FILE LOCATION	S.W.	5-23-06 AS PER COMMENTS	
			T:\ENGINEERING\STANDARDS	C.J.C.	11-27-07 AUTOCAD FILE	



ECHELON® | 2 & 3-RAIL OPTIONS | 4" AIR-SPACE

STANDARD BOTTOM & FLUSH BOTTOM OPTIONS AVAILABLE



- Ⓐ 2"sq x .060" wall POSTS
- Ⓑ 0.590"sq x .050" wall PICKETS
- Ⓒ 1.125"w x 1"h *(0.072" side / 0.055" top)* ForeRunner™ RAILS
- Ⓓ 4', 4½', 5' & 6' PANEL HEIGHTS

ECHELON® | 3-RAIL PANELS | 4" AIR SPACE

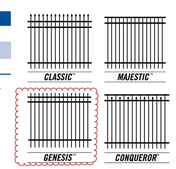
STANDARD BOTTOM | 6' PANEL LENGTH *(71.5" actual width)* **| 15 PICKETS PER PANEL | 24 PANELS PER PALLET**

PANEL	ITEM NUMBER	WEIGHT	STOCKING
4'	A0☒⊘3466	13 lbs	CB MB GB
5'	A0☒⊘3586	15 lbs	CB MB GB
6'	A0☒⊘3706	17 lbs	CB MB GB

☒ = ***FENCE STYLES AVAILABLE*** | C = Classic M = Majestic G = Genesis R = Conqueror

⊘ = ***COLOR OPTIONS AVAILABLE*** | B = Black N = Bronze W = White

⃠ = ***NON-STOCKED PRODUCT***
For details, see Ameristar's Sales Policy in the catalog guide.



DATE	
1	8/28/2025 REVISED PER VILLAGE OF WHEELING, IL
2	11/11/2025 REVISED PER VILLAGE OF WHEELING COMMENTS.
3	12/16/2025 REVISED PER VILLAGE OF WHEELING COMMENTS.
4	01/16/2026 REVISED PER VILLAGE OF WHEELING, IL
5	
6	

DETAIL SHEET

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

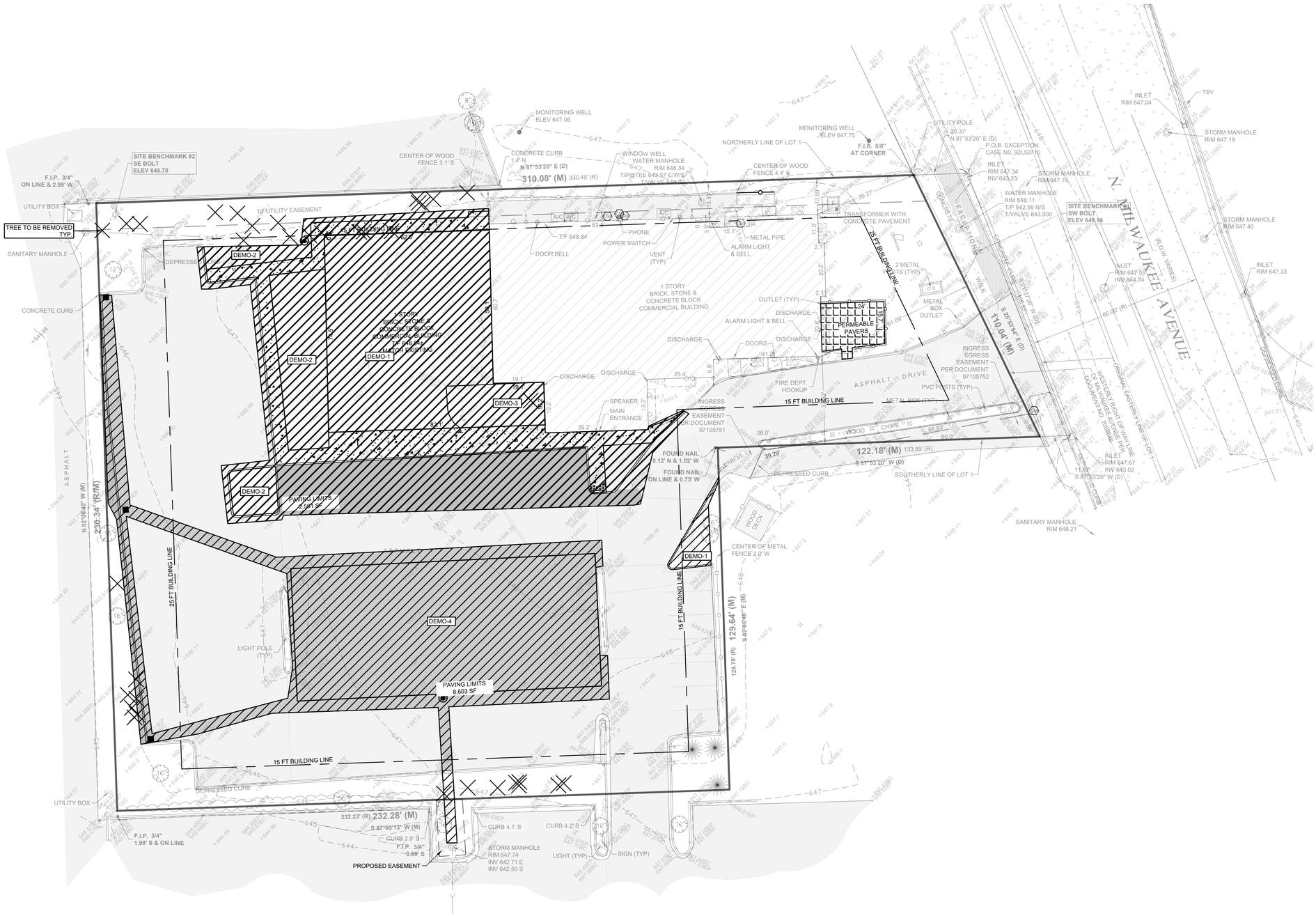
FIELD CREW:	PW
DRAWN BY:	NG
CHECKED BY:	ARS
APPROVED BY:	EF
DATE:	05/15/2025
SCALE:	HORIZ –
	VERT –

SHEET **11** OF 11 SHEETS

PROJ # 25-02-2003

1/16/2026 11:34:16 AM
I:\2025\25-02\25-02-2003 - 604 Milwaukee Ave, Wheeling\Engineering\Plans\REV 4\25-02-2003 REV_4 SITE-22x34 2026-01-16.dwg

SITE GRADING PLAN



SITE AREA = 63,682 SF

EXISTING IMPERVIOUS AREA

BUILDING	8,014 SF
WALK	628 SF
DRIVEWAY	42,116 SF
TOTAL	50,758 SF

DEVELOPMENT AREA = 19,063 SF

PROPOSED IMPERVIOUS AREA

BUILDING	4,989 SF
WALK	2,246 SF
DRIVEWAY	9,866 SF
TOTAL	**17,101 SF**

PERMEABLE PAVERS 424 FT

TOTAL DISTURBED AREA

PERMEABLE PAVERS	424 SF
PARKING/STORM	8,711 SF
PARKING.BUILDING	12,585 SF
TOTAL	21,720 SF

	DATE	
1	8/28/2025	REVISED PER VILLAGE OF WHEELING, IL.
2	11/11/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
3	12/16/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
4	01/16/2026	REVISED PER VILLAGE OF WHEELING, IL.
5		
6		

DISTURBED AREA EXHIBIT

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

MEI BETTER INFRASTRUCTURE BETTER ENVIRONMENTS BETTER LIFE!

FIELD CREW:	PW
DRAWN BY:	NG
CHECKED BY:	ARS
APPROVED BY:	EF
DATE:	05/15/2025
SCALE:	HORIZ 1"=20'
	VERT –

SHEET 1 OF ____ SHEETS

PROJ # 25-02-2003

1/16/2026 11:34:16 AM
I:\2025\25-02\25-02-2003 - 604 Milwaukee Ave, Wheeling\Engineering\Plans\REV 4\25-02-2003 REV_4 SITE-22x34 2026-01-16.dwg

MEMORANDUM

DATE: March 11, 2026
FROM: Marcy Knysz, Village Planner
SUBJECT: Docket No. PV26-0004, Request for a Variation to Permit a Reduction in the Minimum Required Drive Aisle Width for Double-Row Parking from 25 Feet to 24 Feet for Hamro Investment Group, LLC (604 N. Milwaukee Avenue). **PUBLIC HEARING**
RECOMMENDED ACTION: **Recommend approval of Docket No. PV26-0004** granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.010, Off-Street Parking and Loading, and associated sections, to permit a reduction in the minimum required drive aisle width for double-row parking from 25 feet to 24 feet for Hamro Investment Group, LLC (2604 N. Chapel Hill Drive, Arlington Heights, IL 60004), located at 604 N. Milwaukee Avenue in accordance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026; Engineering Plans prepared by Morris Engineeirng, Inc., last revised 1/16/2026; and subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0003 (variation to permit a reduction in the minimum required stall) and Docket No. PSPMAJ25-0001 (major site plan and building appearance approval for the construction of a building addition and associated site improvements).

EXECUTIVE SUMMARY

Docket No. PV26-0004: Hamro Investment Group, LLC (2604 N. Chapel Hill Drive, Arlington Heights, IL 60004), property owner, is seeking a variation to permit a reduction in the minimum required drive aisle width for double-row parking from 25 feet to 24 feet, for the property located at 604 N. Milwaukee Avenue, as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.010, Off-Street Parking and Loading, and associated sections.

GENERAL PROPERTY INFORMATION

Petitioner: Hamro Investment Group, LLC

Location: 604 N. Milwaukee Avenue

Property size: 66,999 sq. ft. (1.54 acres)

Building size: 8,000 sq. ft. / 4,950 sq. ft. building addition (Docket No. PSPMAJ25-0001)

Neighboring Property Land Use(s):
North: Multi-tenant Industrial/Vacant Land
West: Multi-tenant Industrial
South: Multi-tenant Industrial/Parking Lot/Old Munich Tavern

Existing Use of Property: Commercial retail space (vacant, former Buca di Beppo)

Existing Zoning: MXC, Commercial/Residential Mixed Use

Comprehensive Plan Designation: Commercial/Residential Mixed Use

Zoning History:

- Ordinance #1428, approved 6/14/1976, granting a sign variation (Docket No. 422).
- Docket No. PC-303, approved 9/22/1994, granting appearance approval of architectural, landscape, lighting and signage.
- Ordinance #2991, approved 10/3/1994, granting special use and site plan approval for a restaurant with live music for Yvette North (Docket No. 1994-28).
- Ordinance #3187, approved 1/6/1997, granting special use and suite plan approval for a restaurant with live music for Buca di Beppo (Docket No. 1996-36).
- Docket No. PC-363, approved 5/8/1997, granting appearance approval for a sign for Buca di Beppo.
- Docket No. PC-504, approved 12/9/1999, granting appearance approval for a sign for Buca Little Italy.
- Docket No. PC-541, approved 2/8/2001, granting appearance approval of a restaurant expansion and added parking.
- Docket No. SCBA-011, approved 10/11/2001, granting approval of a freestanding sign face change.
- Ordinance #1193, approved 7/10/1972, granting a rezoning from the I-1 to the B-4 Zoning District (Docket No. 304).
- Ordinance #3533, approved 2/26/2001, granting special use and site plan approval for a restaurant with live music (Docket No. 2001-7A).
- Ordinance #3534, approved 2/26/2001, granting a variation for the pavement setback (Docket No. 2001-7B).
- Ordinance #3535, approved 2/26/2001, granting a variation to permit 2 freestanding signs along Milwaukee Avenue (Docket No. 2001-7C).

SUMMARY OF REQUEST

Hamro Investment Group, LLC is requesting a variation to reduce the minimum required drive aisle width from 25 feet to 24 feet for the property located at 604 N. Milwaukee Avenue. The requested variation is associated with the redevelopment of the site for “604 The Arena”, a proposed entertainment establishment.

The petitioner is also seeking special use approval to permit the operation of an entertainment establishment (Docket No. PSU25-0012), as well as a variation to permit a reduction in the minimum required stall length (Docket No. PV26-0003). In addition, the petitioner is requesting major site plan & appearance approval to construct a building addition and comprehensive façade renovations (Docket No. PSPMAJ25-0001).

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. PSPMAJ25-0001, the petitioner is seeking to repurpose the existing one-story restaurant building formerly occupied by Buca di Beppo for the “604 The Arena” entertainment establishment. The project includes the construction of a 4,977 sq. ft. building addition to provide additional floor area and increase in occupancy.

Due to the expansion of the building, the existing parking lot will also be expanded at the northwest corner of the property. The new parking lot is designed to align with existing conditions to allow a cohesive blending between the existing parking area and the proposed expanded parking lot. As the existing parking lot utilizes the (industry standard) 24’ wide drive aisle for two-way traffic, strict compliance with the minimum 25-foot drive aisle width would create irregularities in parking lot dimensions and require a comprehensive reconfiguration of the entire parking lot. Accordingly, the petitioner is requesting a variation to reduce the minimum required drive aisle width for double-row parking from 25 feet to 24 feet within the proposed parking expansion area.

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 owner is trying to do the adaptive reuse of existing building. The aisles as indicated are existing and any changes made to it will impact the usability of the site. Changing the aisle size will create unnecessary hardship to the owner.

Staff: The subject property is developed with an existing commercial building and parking lot that were constructed under prior Code standards. The proposed parking expansion area is located at the northwest corner of the site and is constrained by the existing building footprint, internal drive aisles, and perimeter property boundaries. The variance is not based solely on convenience, rather on maintaining functional parking and circulation while accommodating adaptive reuse and building improvements.

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

Petitioner: The existing drive aisle layout is unique to the existing building due to the existing site layout.

Staff: The petitioner's hardship relates to the current dimensional standards of the existing parking lot, which is constrained by an existing structure and previously established access points. These constraints are specific to the subject property and are not generally applicable to other properties within the zoning district, particularly those that are vacant, newly developed, or not limited by an existing building and parking configuration.

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

Petitioner: Parking lot and aisles were previously in use until the existing company went out of business. The parking lot conditions are not caused by the applicant, nor by any person still having an interest in the property.

Staff: The existing parking lot configuration was established under prior ownership and has historically functioned in its current layout. The request to reduce the width of the drive aisle by 1 foot arises from existing site constraints and is not the result of actions taken by the current owner.

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: Increasing the size of parking aisles will impact the total number of parking spaces available and negatively impact a reasonable return.

Staff: The requested variance would enable the subject property to be reasonably reused without significant reconfiguration of the entire parking field.

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

Petitioner: Granting the requested variance of parking aisle size reduction will not alter the essential character of the locality.

Staff: The requested variation involves a reduction in the minimum required drive aisle width by one foot within the expanded parking area. The modification does not alter the proposed land use, building footprint, architectural character, or overall site design in a manner that would be perceptible from the public right-of-way. Accordingly, the variation will not alter the essential character of the locality.

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 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.

Staff: The proposed reduction in drive aisle width will not materially affect internal site circulation or access to the public right-of-way and therefore, the proposed variation will not be detrimental to the public health, safety, or general welfare of the community.

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. Approval of the variance is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0003 (variation to permit a reduction in the minimum required stall length) and Docket No. PSPMAJ25-0001 (major site plan and building appearance approval for the construction of a building addition and associated site improvements).

****

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. PV26-0004granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.010, Off-Street Parking and Loading, and associated sections, to permit a reduction in the minimum required drive aisle width for double-row parking from 25 feet to 24 feet for Hamro Investment Group, LLC (2604 N. Chapel Hill Drive, Arlington Heights, IL 60004), located at 604 N. Milwaukee Avenue in accordance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026; Engineering Plans prepared by Morris Engineeirng, Inc., last revised 1/16/2026; and subject to the following condition:

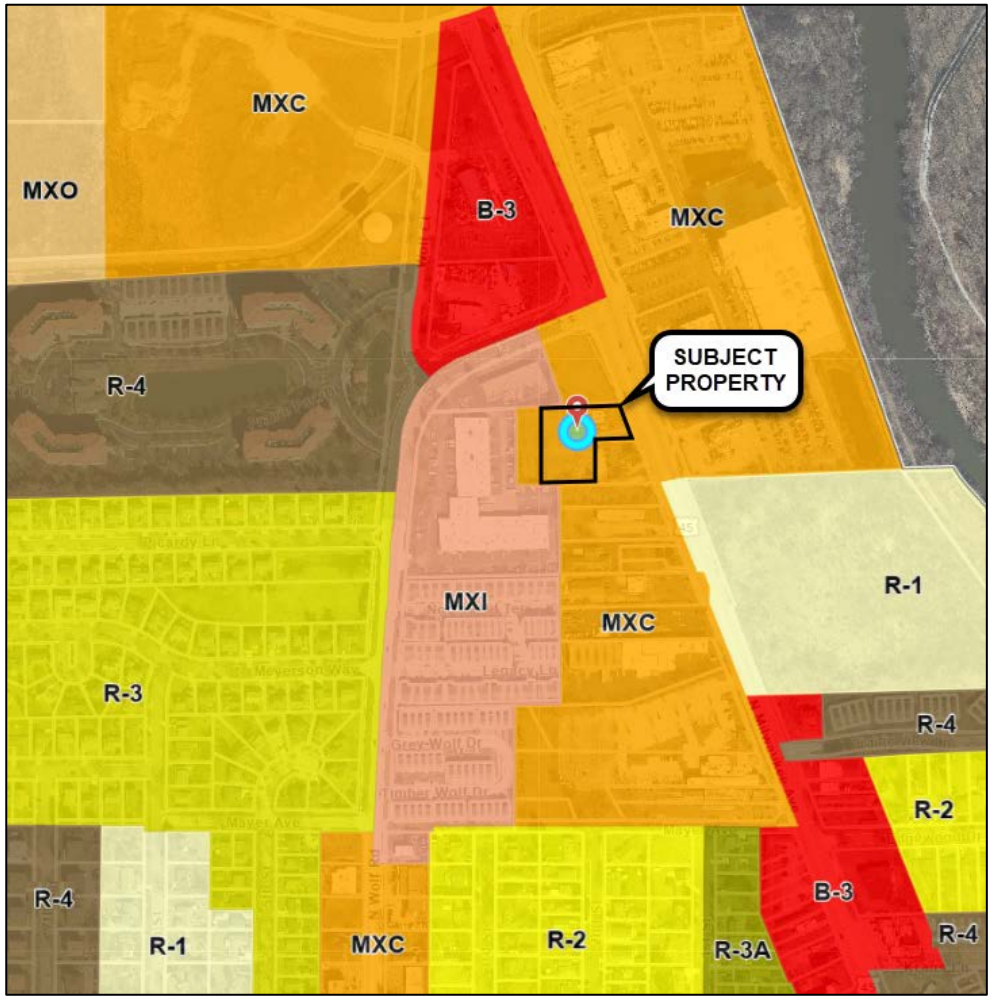
1. Approval of the variance is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0003 (variation to permit a reduction in the minimum required stall) and Docket No. PSPMAJ25-0001 (major site plan and building appearance approval for the construction of a building addition and associated site improvements).

ATTACHMENTS:

Attachments to Staff Report (Staff)
Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026
Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026
Engineering Plans prepared by Morris Engineering, Inc., last revised 1/16/2026



Location Map



Zoning Map



South Façade of Existing Building



North Façade of Existing Building



Entrance Drive off Milwaukee Avenue



Existing Parking Lot



Existing Parking Lot Island



Existing Trees Along West Property Line



North Side of Building

FINDINGS OF FACT
AND RECOMMENDATION

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: March 11, 2026

Re: Docket No. PSU25-0012
Request for Special Use Approval to Permit the Operation of an Entertainment Establishment ("604 The Arena") for Hamro Investment Group, LLC
604 N. Milwaukee Avenue

Docket No. PV26-0003
Request for a Variation to Permit a Reduction in the Minimum Required Stall Length for 90-Degree Parking from 18.5 Feet to 18.0 Feet

Docket No. PV26-0004
Request for a Variation to Permit a Reduction in the Minimum Required Drive Aisle Width for Double-Row Parking from 25 Feet to 24 Feet for Hamro Investment Group, LLC

Chairman Johnson called Docket No's. PSU25-0012, PV26-0003 and PV26-0004 on March 11, 2026. Present were Commissioners Riles, Hyken, Karl, Johnson, Sprague, Myer and Smart. Also present were Village Planner Marcy Knysz and Village Attorney Mallory Milluzzi.

Secretary Sprague reported that Hamro Investment Group, LLC, was pursuing special use approval to permit the operation of the entertainment establishment. He read the requirements for special-use approval.

Ms. Knysz explained the special use was for an entertainment establishment that included a restaurant, bar, video gaming terminals, virtual reality stations, cricket and golf simulators, and an arcade. An outdoor dining area was also proposed on the east side.

The building addition required additional parking, which was the source of the variation. The new parking lot would match what already exists in terms of length and drive aisle width. A new trash enclosure would be added on the northwest side of the property. The building proposed bicycle racks. There were some elevations to show the new façade improvements. The main portion would be gray, awnings would be bright blue, and the knee wall would be replaced with new stone. The two statues would be removed. Any signage in the plan was for design purposes, but they would all go through the regular sign permit process. The fence stopped short so that you could see part of the building, but that would be filled in to the corner of the building. The light in the parking lot and on the building would be updated.

The main outstanding item was the parking. The property owner required a parking arrangement or agreement recorded with the neighboring property owner.

Manish Chaudhary stepped to the podium and was sworn in. He reported that he was a partner in the proposed entertainment establishment. The plan was to build an entertainment hub with

DRAFT

activities for all age groups, including families and teenagers. The facility would include casual dining that could be converted into small event rooms, a new technology arcade for all ages, a golf stimulator, and a cricket stimulator.

Ms. Knysz asked for clarity on banquet use.

Manish Chaudhary confirmed that there would be no rentals.

Commissioner Riles asked how the entire parking lot would be handled, given the existing damage. Manish Chaudhary confirmed that they would improve the condition of the existing parking lot. Commissioner Riles asked how the colors were decided on. Manish Chaudhary reported that it was not a brand color.

Andrew Foster, with Atul Karkhanis Architects, stepped to the podium and was sworn in. He reported that they were looking for a dark color to hide any imperfections. The rest of the building was a medium gray so that it did not show any dirt or age.

Commissioner Riles asked whether it would enhance the overall look of the facility. Andrew Foster confirmed that it would. Commissioner Riles asked if there were specific games for children and adults. He asked whether there was any foresight into how to monitor groups of children riding motorbikes. Manish Chaudhary stated that they could have someone outside during busier times, such as after school, to direct the children.

Commissioner Smart asked whether the only entrance and exit were off Milwaukee. Manish Chaudhary confirmed this was the case. Commissioner Smart asked whether there had been progress on the neighboring parking lot. Manish Chaudhary reported that they were finally able to get in touch with the owner and were having conversations. They were not sure whether they would sell it, but negotiations were still ongoing. Commissioner Smart commented that the lot was essential to the development. She asked how many simulators there were. Manish Chaudhary reported that there were two golf simulators and four cricket simulators. Commissioner Smart asked if the restaurant was open Monday through Thursday, 11 to 10, and Friday through Sunday, 11 to midnight, with the rest of the facility. Manish Chaudhary reported that it was the current plan. Commissioner Smart asked what kind of food would be planned. Manish Chaudhary stated that it was still to be determined, but it would be fusion. Commissioner Smart asked if the second parking lot would have the same variations. Ms. Knysz reported that it was already constructed and legal non-conforming.

Commissioner Hyken raised concerns about the parking lot. He asked whether they had considered installing bollards to protect the entrance. Manish Chaudhary reported that they had not. Commissioner Hyken asked them to look into it. Andrew Foster noted that they included a landscaped island at the front and a sidewalk by the entrance door.

Commissioner Sprague commented that he liked that the gambling machines were far away from the arcade and restaurant. He asked if the fire department was okay with the variations. Ms. Knysz reported that they had reviewed and approved it. Commissioner Sprague asked how many feet were between the two islands. Andrew Foster confirmed it was at least 24 or 25 feet, but they would confirm the exact height. Commissioner Sprague stated that he was just concerned if it was too narrow for emergency vehicles.

Commissioner Karl had no questions.

DRAFT

Commissioner Myer asked if there would be 35 to 40 employees. Ms. Knysz stated that it was 35 to 40 employees, but they might not all be working at the same time. It was confirmed that the total employee number was, but they were working different shifts, and the majority were part-time employees. Commissioner Myer asked about the use of the banquet hall and if the facility would be used for corporate events. Manish Chaudhary stated that the current plan no longer included a banquet hall, and they would not rent it, but business could use the space. Commissioner Myer asked whether there were any traffic concerns foreseen and whether there was a restriction on making only a right-hand turn on Milwaukee. Ms. Knysz stated that no changes were being made to the traffic pattern.

Ms. Knysz discussed the landscape plan, which would help direct people. It was decided that bollards did not need to be added as a condition.

Commissioner Riles asked whether anything was in place for disabled individuals. Manish Chaudhary confirmed that they had ADA-compliant parking spaces next to the main entrance and that there were accommodations inside the facility.

Ms. Knysz read the proposed conditions for Docket No. PSU25-0012:

1. Special Use approval is contingent upon approval of Docket No. PV26-0003 (variation to permit a reduction in the minimum required parking stall length); Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width); and Docket No. PSPMAJ25-0001 (major site plan and appearance approval for a building addition and related site improvements).
2. No construction permits of any kind shall be issued for any work to be conducted at the subject site before a shared access and parking agreement between the petitioner and the property owner of the adjacent southern Parcel Index Number 03-02-200-048-0000 (commonly addressed as 562 N. Milwaukee Avene) is submitted to the Community Development Department, allowing for the petitioner's access and use of the surface parking facility at 562 N. Milwaukee Avenue. Upon acceptance of any shared parking agreement by the Director of Community Development, said agreement shall be executed and recorded with the Cook County Clerk's Office.
3. The special use shall be operated in substantial compliance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Engineering Plans prepared by Morris Engineeirng, Inc., last revised 1/16/2026; Landscape Plan prepared by G Studio, last revised 1/20/2026; Lighting Plan prepared by PG Enlighten, last revised 1/20/2026; and Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026 except as modified by the Plan Commission or Village Board.

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken, to approve Docket No. PSU25-0012, granting Special Use approval to permit the operation of an entertainment establishment to be known as "604 The Arena" by Hamro Investment Group, LLC, (2604 N. Chapel Hill Drive, Arlington Heights, IL 60004) to be located at 604 N. Milwaukee Avenue, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections; and in accordance with the Project Narrative prepared by Manish Chaudhary, dated 1/29/2026; Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026; Floor Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026; and subject to the following conditions:

DRAFT

1. Special Use approval is contingent upon approval of Docket No. PV26-0003 (variation to permit a reduction in the minimum required parking stall length); Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width); and Docket No. PSPMAJ25-0001 (major site plan and appearance approval for a building addition and related site improvements).
2. No construction permits of any kind shall be issued for any work to be conducted at the subject site before a shared access and parking agreement between the petitioner and the property owner of the adjacent southern Parcel Index Number 03-02-200-048-0000 (commonly addressed as 562 N. Milwaukee Avene) is submitted to the Community Development Department, allowing for the petitioner's access and use of the surface parking facility at 562 N. Milwaukee Avenue. Upon acceptance of any shared parking agreement by the Director of Community Development, said agreement shall be executed and recorded with the Cook County Clerk's Office.
3. The special use shall be operated in substantial compliance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Engineering Plans prepared by Morris Engineering, Inc., last revised 1/16/2026; Landscape Plan prepared by G Studio, last revised 1/20/2026; Lighting Plan prepared by PG Enlighten, last revised 1/20/2026; and Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026 except as modified by the Plan Commission or Village Board.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Secretary Sprague reported that Hamro Investment Group, LLC was pursing request for a variation in the minimum required stall length for 90-degree parking from 18.5 feet to 18 feet, as required in Title 18 Zoning of the Wheeling Municipal Code, Chapter 19.10.

Ms. Knysz read the proposed conditions for Docket No. PV26-0003:

1. Approval of the variance is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width) and Docket No. PSPMAJ25-0001 (major site plan and building appearance approval for the construction of a building addition and associated site improvements)

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Karl, to approve Docket No. PV26-0003 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.010, Off-Street Parking and Loading, and associated sections, to permit a reduction in the minimum required stall length for 90-degree parking from 18.5 feet to 18.0 feet for Hamro Investment Group, LLC (2604 N. Chapel Hill Drive, Arlington Heights, IL 60004), located at 604 N. Milwaukee Avenue in accordance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised

DRAFT

1/27/2026; Engineering Plans prepared by Morris Engineeirng, Inc., last revised 1/16/2026; and subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width) and Docket No. PSPMAJ25-0001 (major site plan and building appearance approval for the construction of a building addition and associated site improvements).

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Secretary Sprague reported that Hamro Investment Group, LLC was pursuing a request for a variation in the minimum required drive aisle width for double-row parking from 25 feet to 24 feet, as required in Title 18 Zoning of the Wheeling Municipal Code, Chapter 19.11.10. He read the requirements for the zoning variation.

Ms. Knysz read the proposed conditions for Docket No. PV26-0004:

1. Approval of the variance is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0003 (variation to permit a reduction in the minimum required stall) and Docket No. PSPMAJ25-0001 (major site plan and building appearance approval for the construction of a building addition and associated site improvements).

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Riles, to approve Docket No. PV26-0004 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.010, Off-Street Parking and Loading, and associated sections, to permit a reduction in the minimum required drive aisle width for double-row parking from 25 feet to 24 feet for Hamro Investment Group, LLC (2604 N. Chapel Hill Drive, Arlington Heights, IL 60004), located at 604 N. Milwaukee Avenue in accordance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026; Engineering Plans prepared by Morris Engineeirng, Inc., last revised 1/16/2026; and subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0003 (variation to permit a reduction in the minimum required stall) and Docket No. PSPMAJ25-0001 (major site plan and building appearance approval for the construction of a building addition and associated site improvements).

On the roll call, the vote was as follows:

DRAFT

AYES: Commissioners Hyken, Johnson, Karl, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

MOTION: Commissioner Myer moved, seconded by Commissioner Sprague to close Docket No's. PSU25-0012, PV26-0003 and PV26-0004

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Sprague, Smart, Riles, Myer
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

DRAFT

Docket No's. PSU25-0012, PV26-0003 & PV26-0004
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Plan Commission of the Village of Wheeling will hold a public hearing on March 11, 2026 at 6:30 p.m. in the Board Room of the Wheeling Village Hall at 2 Community Boulevard, Wheeling, Illinois, to consider the following petitions submitted by Hamro Investment Group, LLC (2604 N. Chapel Hill Drive, Arlington Heights, IL 60004), as property owner of 604 N. Milwaukee Avenue, zoned MXC, Commercial/Residential Mixed Use.

Docket No. PSU25-0012: Seeking special use approval to permit the operation of an entertainment establishment, as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections.

Docket No. PV26-0003: Seeking a variation to permit a reduction in the minimum required stall length for 90-degree parking from 18.5 feet to 18.0 feet, as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.010, Off-Street Parking and Loading, and associated sections.

Docket No. PV26-0004: Seeking a variation to permit a reduction in the minimum required drive aisle width for double-row parking from 25 feet to 24 feet, as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.010, Off-Street Parking and Loading, and associated sections.

All interested persons are invited to attend and be heard.

Docket No's. PSU25-0012, PV26-0003 & PV26-0004

Published in Daily Herald Feb. 24, 2026 (321602)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 02/24/2026 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 321602

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

MEMORANDUM

DATE:	April 6, 2026
FROM:	Ross Klicker, Community Development Director
SUBJECT:	Ordinance Granting Major Site Plan and Building Appearance Approval for a Building Addition, Façade Enhancements, and Associated Site Improvements for "604 The Arena," 604 N. Milwaukee Avenue [Docket No. PSPMAJ25-0001]
DOLLAR AMOUNT:	N/A
BUDGETED:	No
BUDGET SOURCE:	N/A
RECOMMENDED ACTION:	Approve
STRATEGIC PLAN THEME:	Economic Development

EXECUTIVE SUMMARY

Hamro Investment Group, LLC seeks major site plan and building appearance approval to construct a building addition and to undertake comprehensive façade renovations to the former Buca di Beppo restaurant building at 604 N. Milwaukee Avenue. The project includes architectural enhancements such as exterior material upgrades, a change in the building's color scheme, an expansion of the building footprint, and associated site improvements and landscaping. The petitioner is in the process of securing a parking agreement with the owner of the parking lot to the south, and the Plan Commission has included a condition that *no construction permits of any kind* shall be issued until a shared parking agreement between the two property owners is submitted and approved by the Director of Community Development. At the March 11, 2026, Plan Commission meeting, the Commission unanimously recommended approval of this request.

The requested approval is associated with and contingent upon requests for a variation to reduce the minimum required stall length, for a variation to reduce the minimum required drive aisle width, and for major site plan and appearance approval; ordinances granting these requests immediately precede this item on the Village Board's April 6 agenda.

MEMO

The Zoning Code requires that any new buildings have a concept review by the Village Board prior to formal consideration by the Plan Commission. The petitioner presented the concept review to the Village Board on May 5, 2025.

Site Plan

The petitioner is proposing to construct a 4,977-square-foot building addition west of the existing restaurant building to be used for cricket simulator lanes, golf simulator terminals, and an arcade. To support the additional floor area and associated increase in occupancy, the existing parking lot will be expanded at the northwest corner of the property. Due to site constraints and the configuration of the existing parking lot, the petitioner is seeking two zoning variations to align new parking dimensions with existing conditions, specifically a reduction to the minimum parking stall length from 18.5 feet to 18.0 feet and a reduction to the minimum drive aisle width from 25 feet to 24 feet. The requested reductions will match the existing parking lot's geometry and allow a cohesive blending between the existing parking lot and the proposed expanded parking area. (For additional detail, please refer to the ordinances granting those requests, which precede this item on the April 6 agenda.)

A new outdoor dining area is proposed on the east side of the building that will provide a maximum capacity of 39 seats. Renovations will also include a new trash enclosure constructed within the expanded parking lot area, as the current enclosure will be removed due to the building addition.

The site's landscaping will also receive a refresh with the installation of new canopy trees, ornamental trees, evergreen shrubs, perennials, and ornamental grasses distributed throughout the site. Foundation plantings will also be provided along the building facade, and four decorative planters are proposed along the south façade of the new addition.

The petitioner proposes the replacement of existing light poles at their current locations with new fixtures and the installation of additional pole-mounted lighting to adequately illuminate the expanded northwest parking area. In addition to pole lighting, the plan includes decorative wall-mounted sconce fixtures, wall packs, and canopy lighting.

Building Elevations
A full refinish of the exterior is proposed to transition the former restaurant to an entertainment venue; the proposed materials and color scheme are identified on the attached Building Materials Board sheet. The original building and prior expansion were primarily finished with Exterior Insulation Finishing Systems (EIFS) and are permitted to remain as existing; they will be repainted in Pearl Gray color. The existing fiberglass faux stone panels will be removed and replaced with new thin-stone wall panels in a dark charcoal color. The main customer entrance will be enhanced to create a more prominent architectural entry, along with the installation of a new metal canopy system. The existing faux stone monolith on the east façade will remain and will be repainted to coordinate with the new thin-stone material. All existing green and white striped fabric awnings will be replaced with new Sunbrella fabric awnings in a bright blue color.

The proposed building addition will modify the roofline and parapet configuration to create a more cohesive and articulated façade between the existing building and addition. The addition is designed to integrate the existing building massing and will utilize the same Pearl Gray finish and thin-stone base treatment to ensure architectural continuity.

Parking
There are 87 existing parking spaces, in addition to 53 spaces located in the adjacent lot to the south at 562 N. Milwaukee Avenue; the petitioner does not own the adjacent property/parking lot. A total of 110 parking spaces are required for the proposed entertainment venue, which results in the subject site having a 23-space deficiency. The petitioner is in the process of developing an access and parking agreement with the adjacent property owner at 562 N. Milwaukee Avenue to utilize offsite parking to satisfy the remaining parking requirement, consistent with the prior restaurant use. As an agreement has not been finalized, the Plan Commission included a condition that no construction permits of any kind shall be issued until an access and parking agreement is submitted and approved by the Director of Community Development, to be subsequently executed and recorded.

Bicycle parking will be provided along the south elevation just east of the main customer entrance, which will accommodate 12 bicycles.

Plan Commission Recommendation
At the March 11, 2026 Plan Commission meeting, Commissioner Myer moved, seconded by Commissioner Karl, to approve Docket No. PSPMAJ25-0001 granting major site plan and building appearance approval for the construction of an approximately 4,977-square-foot building addition, building façade enhancements, and associated site improvements, for Hamro Investment Group, LLC, (2604 N. Chapel Hill Drive, Arlington Heights, IL 60004) for the property located at 604 N. Milwaukee Avenue, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, subject to the following conditions:

1. Major site plan and building appearance approval is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0003 (variation to permit a reduction in the minimum required stall length); and Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width).

2. The site improvements shall be constructed, maintained, and operated in substantial compliance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Engineering Plans prepared by Morris Engineeirng, Inc., last revised 1/16/2026; Landscape Plan prepared by G Studio, last revised 1/20/2026; Lighting Plan prepared by PG Enlighten, last revised 1/20/2026; and Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026 except as modified by the Plan Commission or Village Board.

3. A building permit must be obtained from the Community Development Department prior to commencing any construction on the building addition or demolition of the site.

4. A completed Application for Wheeling Business License for the new business shall be submitted to the Community Development Department prior to the commencement of operations.

5. The maximum number of outdoor seats shall be limited to 39 seats, unless additional shared parking spaces are secured.

6. No construction permits of any kind shall be issued for any work to be conducted at the subject site before a shared access and parking agreement between the petitioner and the property owner of the adjacent southern Parcel Index Number 03-02-200-048-0000 (commonly addressed as 562 N. Milwaukee Avenue) is submitted to the Community Development Department, allowing for the petitioner’s access and use of the surface parking

facility at 562 N. Milwaukee Avenue. Upon acceptance of any shared parking agreement by the Director of Community Development, said agreement shall be executed and recorded with the Cook County Clerk's Office.

7. The parking lot shall be resurfaced within one (1) year of issuance of a Temporary Certificate of Occupancy or Final Certificate of Occupancy, whichever is issued first.

8. The outdoor space located west of the trash enclosure shall not be used for outdoor storage of materials, including boxes and/or pallets.

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).

10. The proposed fence section addition on the north side of the building shall match the existing fence in material and design and shall have the finished side facing north.

11. All outdoor furniture shall be commercial grade, weather resistant, and suitable for year-round outdoor conditions.

12. Plantings shall be maintained year round in the four (4) planters along the building's south elevation.

13. The sidewalk proposed as part of this development shall be constructed of concrete in accordance with the Village's standard construction details.

14. The following items shall be submitted with the building permit application:

    a. The final size and location of the rooftop unit (RTU) enclosures. The enclosures shall match the new Pearl Gray EIFS finish on the building façade.
    b. A detail of the proposed bicycle rack(s), including specifications demonstrating compliance with Village Code requirements.
    c. The Landscape Plan shall include suitable landscape plantings within the entrance island along Milwaukee Avenue, excluding mulch, stone, or similar.
    d. Construction ready irrigation plans.

There being seven affirmative votes, the motion was approved.

Community Development Director's Review and Recommendation
I have reviewed the recommendation provided by the Plan Commission and concur with the Commission's recommendation to approve the major site plan and building appearance approval for the construction of an approximately 4,977 sq. ft. building addition, building façade enhancements, and associated site improvements for Hamro Investment Group, LLC for the property located at 604 N. Milwaukee Avenue. An ordinance is attached for the Board's consideration.

Attachments
Ordinance – Major Site Plan and Building Appearance Approval [Docket No. PSPMAJ25-0001]
Exhibits:
Building Materials Board prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026
Canopy System Specification Sheet by Mapes
Elevations prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026
Engineering Plans prepared by Morris Engineering, Inc., last revised 1/16/2026
Existing Conditions Photos prepared by the petitioner, dated 1/21/2026
Landscape Plan prepared by G Studio, last revised 1/20/2026
Lighting Plan prepared by PG Enlighten, last revised 1/20/2026
Permeable Paver Specification Sheet by Unilock
Product Specification Sheets for the Wall Base and Sill
Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026
Rooftop Screen Detail prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026
Site Details prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026
Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026
Finishes (Specifications Sheets) prepared by Atul Karkhanis Architects, Ltd.Staff Report to Plan Commission
Attachments to Staff Report (Staff)
Meeting Minutes - Draft

Docket No. PSPMAJ25-0001

ORDINANCE NO. _____

ORDINANCE GRANTING MAJOR SITE PLAN AND BUILDING APPEARANCE APPROVAL FOR A BUILDING ADDITION, FAÇADE ENHANCEMENTS, AND ASSOCIATED SITE IMPROVEMENTS FOR "604 THE ARENA," 604 N. MILWAUKEE AVENUE

WHEREAS, the Plan Commission of the Village of Wheeling held a public meeting on March 11, 2026 to consider a petition by the Hamro Investment Group, LLC (hereinafter referred to as "Petitioner") for major site plan and building appearance approval in order to construct a building addition, comprehensive façade enhancements, and associated site improvements for the "604 The Arena" located at 604 N. Milwaukee Avenue hereinafter referred to as "Subject Site"), Wheeling, Illinois, zoned MXC, Commercial/Residential Mixed Use Zoning District, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-12 Site Plan and Building Appearance Approval Requirements, and associated sections; and

WHEREAS, this petition is associated with and contingent upon the approval of a petition for a special use to permit the operation of an entertainment establishment (Docket No. PSU25-0012); and

WHEREAS, this petition is associated with and contingent upon the approval of a petition for a variation to permit a reduction in the minimum required parking stall length (Docket No. PV26-0003); and

WHEREAS, this petition is associated with and contingent upon the approval of a petition for a variation to permit a reduction in the minimum required drive aisle width (Docket No. PV26-0004); and

WHEREAS, the Plan Commission of the Village of Wheeling has reviewed the Petitioner's request for major site plan and building appearance approval for Docket No. PSPMAJ25-0001 and has submitted its recommendation to the President and Board of Trustees that the Petitioner's request be granted, with a vote of 7 ayes and 0 nays, with 0 absent; and

WHEREAS, the President and Board of Trustees deem it to be in the best interest of the Village to grant the petitioner's request;

NOW THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WHEELING, COUNTIES OF COOK AND LAKE, STATE OF ILLINOIS:

Section A

Major site plan and building appearance approval is hereby granted under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-12 Site Plan and Building Appearance Approval Requirements, in accordance with the following exhibits, attached hereto as **Exhibit A** and made part hereof:

- Building Materials Board prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026
- Canopy System Specification Sheet by Mapes
- Elevations prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026
- Engineering Plans prepared by Morris Engineering, Inc., last revised 1/16/2026
- Existing Conditions Photos prepared by the petitioner, dated 1/21/2026
- Landscape Plan prepared by G Studio, last revised 1/20/2026
- Lighting Plan prepared by PG Enlighten, last revised 1/20/2026
- Permeable Paver Specification Sheet by Unilock
- Product Specification Sheets for the Wall Base and Sill

- Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026
- Rooftop Screen Detail prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026
- Site Details prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026
- Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026

Section B

The major site plan and building appearance approval granted in Section A of this Ordinance is for the Subject Site, herein legally described:

PARCEL 1:
LOT 1 IN H. S. H. PROPERTIES RESUBDIVISION OF PART OF LOT 3 IN GEORGE HECKINGER'S FARM SUBDIVISION AND PART OF LOT 5 IN OWNERS SUBDIVISION ALL IN SECTIONS 2 AND 3, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 31, 1972 AS DOCUMENT 21919892. EXCEPT FOR THAT PART OF LOT 1 CONDEMNED BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS IN CASE NO. 92L50710 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE ON AN ASSUMED BEARING OF SOUTH 21 DEGREES 37 MINUTES 26 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 106.83 FEET (107.02 FEET RECORDED) TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE SOUTH 87 DEGREES 53 MINUTES 20 SECONDS WEST ALONG THE SAID SOUTHERLY LINE OF LOT 1 A DISTANCE OF 11.67 FEET TO THE WESTERLY RIGHT OF WAY LINE OF MILWAUKEE AVENUE (ILLINOIS ROUTE 21) ACCORDING TO DOCUMENT 2009840 RECORDED JULY 25, 1979; THENCE NORTH 25 DEGREES 53 MINUTES 54 SECONDS WEST 110.04 FEET TO THE NORTHERLY LINE OF SAID LOT 1; THENCE NORTH 87 DEGREES 53 MINUTES 20 SECONDS EAST ALONG THE SAID NORTHERLY LINE OF LOT 1 A DISTANCE OF 20.37 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EXCLUSIVE EASEMENT GRANTED FROM B.E.M. CORPORATION TO BONTE, INC. DATED JANUARY 23, 1997 AND RECORDED FEBRUARY 14, 1997 AS DOCUMENT 97105751 OVER THE NORTHWEST CORNER OF DESCRIBED PART OF LOT 3 IN GEORGE HECKINGER'S FARM SUBDIVISION AFORESAID FOR INGRESS AND EGRESS OF PEDESTRIANS AND VEHICLES AND FOR THE USE OF A PAVED PARKING LOT LOCATED THEREON, IN COOK COUNTY, ILLINOIS.

Section C

The approval granted in Section A of this Ordinance is subject to the following conditions:

1. Major site plan and building appearance approval is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0003 (variation to permit a reduction in the minimum required stall length); and Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width).

2. The site improvements shall be constructed, maintained, and operated in substantial compliance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Engineering Plans prepared by Morris Engineeirng, Inc., last revised 1/16/2026; Landscape Plan prepared by G Studio, last revised 1/20/2026; Lighting Plan prepared by

PG Enlighten, last revised 1/20/2026; and Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026 except as modified by the Plan Commission or Village Board.

3. A building permit must be obtained from the Community Development Department prior to commencing any construction on the building addition or demolition of the site.

4. A completed Application for Wheeling Business License for the new business shall be submitted to the Community Development Department prior to the commencement of operations.

5. The maximum number of outdoor seats shall be limited to 39 seats, unless additional shared parking spaces are secured.

6. No construction permits of any kind shall be issued for any work to be conducted at the subject site before a shared access and parking agreement between the petitioner and the property owner of the adjacent southern Parcel Index Number 03-02-200-048-0000 (commonly addressed as 562 N. Milwaukee Avenue) is submitted to the Community Development Department, allowing for the petitioner's access and use of the surface parking facility at 562 N. Milwaukee Avenue. Upon acceptance of any shared parking agreement by the Director of Community Development, said agreement shall be executed and recorded with the Cook County Clerk's Office.

7. The parking lot shall be resurfaced within one (1) year of issuance of a Temporary Certificate of Occupancy or Final Certificate of Occupancy, whichever is issued first.

8. The outdoor space located west of the trash enclosure shall not be used for outdoor storage of materials, including boxes and/or pallets.

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).

10. The proposed fence section addition on the north side of the building shall match the existing fence in material and design and shall have the finished side facing north.

11. All outdoor furniture shall be commercial grade, weather resistant, and suitable for year-round outdoor conditions.

12. Plantings shall be maintained year round in the four (4) planters along the building's south elevation.

13. The sidewalk proposed as part of this development shall be constructed of concrete in accordance with the Village's standard construction details.

14. The following items shall be submitted with the building permit application:

    a. The final size and location of the rooftop unit (RTU) enclosures. The enclosures shall match the new Pearl Gray EIFS finish on the building façade.

    b. A detail of the proposed bicycle rack(s), including specifications demonstrating compliance with Village Code requirements.

c. The Landscape Plan shall include suitable landscape plantings within the entrance island along Milwaukee Avenue, excluding mulch, stone, or similar.

d. Construction-ready irrigation plans.

Section D

This Ordinance shall be in full force and effect from and after its passage and approval, according to law.

Trustee_____ moved, seconded by Trustee_____, that Ordinance No. _____ be passed, this 6th day of April, 2026.

President Horcher	_____	Trustee Ruffatto	_____
Trustee Krueger	_____	Trustee Vito	_____
Trustee Lang	_____	Trustee Vogel	_____
Trustee Papantos	_____		

_____
Patrick Horcher, Village President

ATTEST:

_____
Kathryn M. Brady, Village Clerk

APPROVED AS TO FORM ONLY:

_____
Village Attorney

PUBLISHED in pamphlet form this 7th day of April, 2026, by order of the Corporate Authorities of the Village of Wheeling, Cook and Lake Counties, Illinois.

Exhibit A (Attached)

- Building Materials Board prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026
- Canopy System Specification Sheet by Mapes
- Elevations prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026
- Engineering Plans prepared by Morris Engineering, Inc., last revised 1/16/2026
- Existing Conditions Photos prepared by the petitioner, dated 1/21/2026
- Landscape Plan prepared by G Studio, last revised 1/20/2026
- Lighting Plan prepared by PG Enlighten, last revised 1/20/2026
- Permeable Paver Specification Sheet by Unilock
- Product Specification Sheets for the Wall Base and Sill
- Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026
- Rooftop Screen Detail prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026
- Site Details prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026
- Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026





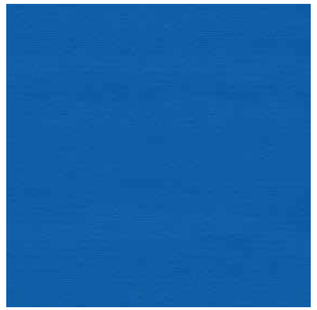
CHISELED STONE SILL - CORONADO STONE
CHARCOAL COLOR



SHERWIN WILLIAMS PAINT
SW 7069 - IRON ORE
TO BE USED ON FRONT MONOLITH.



METAL FINISH - BLACK
TO BE USED ON NEW STOREFRONT
FRAMES. NEW & EXIST. COPINGS, TRIMS.

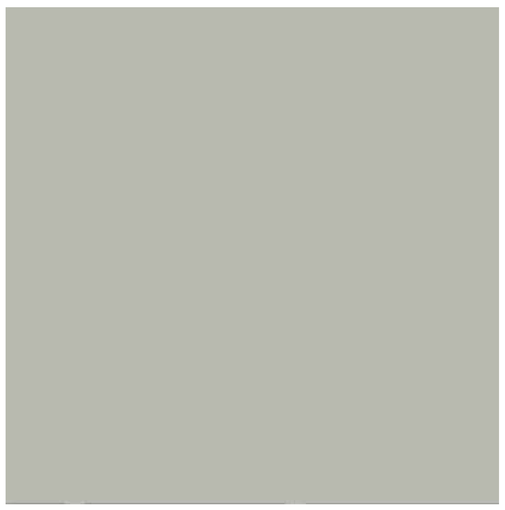


AWNING FINISH -
SUNBRELLA SHADE (PACIFIC BLUE)
TO BE USED ON NEW AND EXISTING AWNINGS.

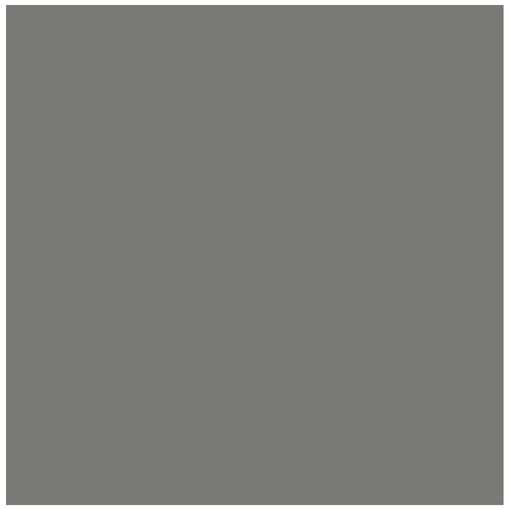
THIN STONE FINISH - ELDORADO STONE
MOUNTAIN LEDGE PANELS - BOW VALLEY WESTERN



EIFS FINISH - DRYVIT #531 (PEARL GRAY)
TO BE USED ON NEW AND EXISTING FIELD COLOR EIFS.



EIFS FINISH - DRYVIT #152 (ANTHRACITE COAL)
TO BE USED ON BACK OF BUILDING



CRICKET SIMULATOR
604 N. MILWAUKEE
WHEELING, IL 60070
BUILDING MATERIALS BOARD

JANUARY 21ST, 2026

© COPYRIGHT 2026 AKA

FINAL REVIEW	4/18/25

aka atul karkhanis architects, ltd.
Commercial • Educational • Residential • Healthcare

2514 WEST PETERSON AVENUE
CHICAGO, IL 60659
PHONE: 773.508.5533 FAX: 773.508.5757
www.akarchitects.com

CANOPY SYSTEM

- MAPES - Super Lumideck
  - Product Brochure
  - Sample Technical Drawings

2514 W. Peterson Ave, Chicago, IL 60659-4109 • tel: 773.508.5533 • fax: 773.508.5757 • afoster@akarchitects.com • www.akarchitects.com

mapes
ARCHITECTURAL CANOPIES
UNRIVALED.

SUPER LUMIDECK





ALL–WEATHER CANOPIES. AND WE MEAN ALL–WEATHER.

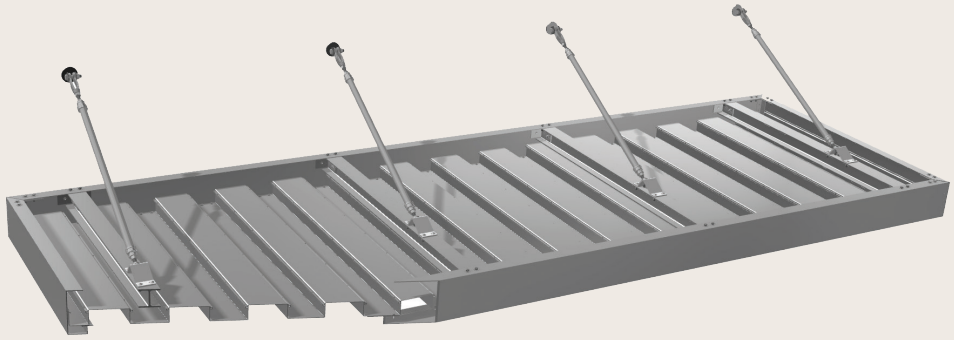
The Super Lumideck canopy is an all-extruded, pre-engineered canopy designed for high-load architectural applications. The square, corrugated deck provides long-term strength and durability. A variety of different fascia profiles and attachment methods deliver the ultimate in design versatility, while keeping installation simple and straight forward. Compared to the alternatives, Mapes aluminum, non-rusting finish and high-quality extruded materials offer superior longevity, while meeting all local code requirements for snow and wind loads.

For more details, please visit mapes.com

SUPER LUMIDECK
TECHNICAL DATA

All-extruded Aluminum (T6 – 6063)
Fascia .125”
Decking .078”
Deflection rating L/180
Maximum Projection
10’ w/ hanger rod supports
5’ w/ cantilever supports

Note: Engineered stamped calcs available in all 50 states



CANOPY DETAILS

Finishes		Warranty		Application
Mapes Standard Finishes	Clear Anodized, White Baked Enamel, & Bronze Baked Enamel	1 year	Meets AAMA 2603 specifications	Factory applied
2-Coat Kynar*	25 stock colors w/ unlimited custom matching options	10 years	70% Fluoropolymer meets AAMA 2605 specifications	Professionally applied & cured by certified finisher

*Additional lead times and costs associated w/ premium paints & custom color matching

FEATURES

- 2 ¾” square corrugated decking
- High-load capacity
- Pre-engineered
- All-extruded Aluminum
- Rust & maintenance free
- Custom details & colors
- Pre-assembly options

APPLICATIONS

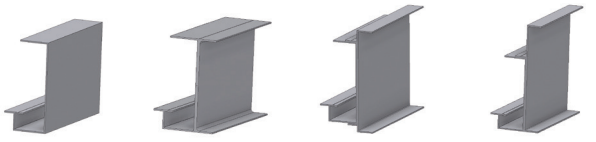
- Retail branding
- Shopping centers
- Storefronts
- Office buildings
- Door & window covers

DECK OPTIONS

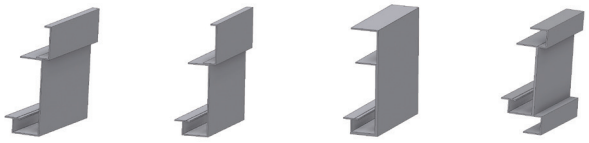


2 3/4”

FASCIA OPTIONS

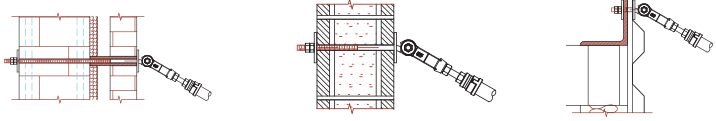


8” J | 8” C-CHANNEL | 10” C-CHANNEL | 12” C-CHANNEL



8” J WITH 3” EXTENSION | 8” J WITH 4” EXTENSION | 12” SMOOTH FACE | CUSTOM

WALL MOUNT DETAILS

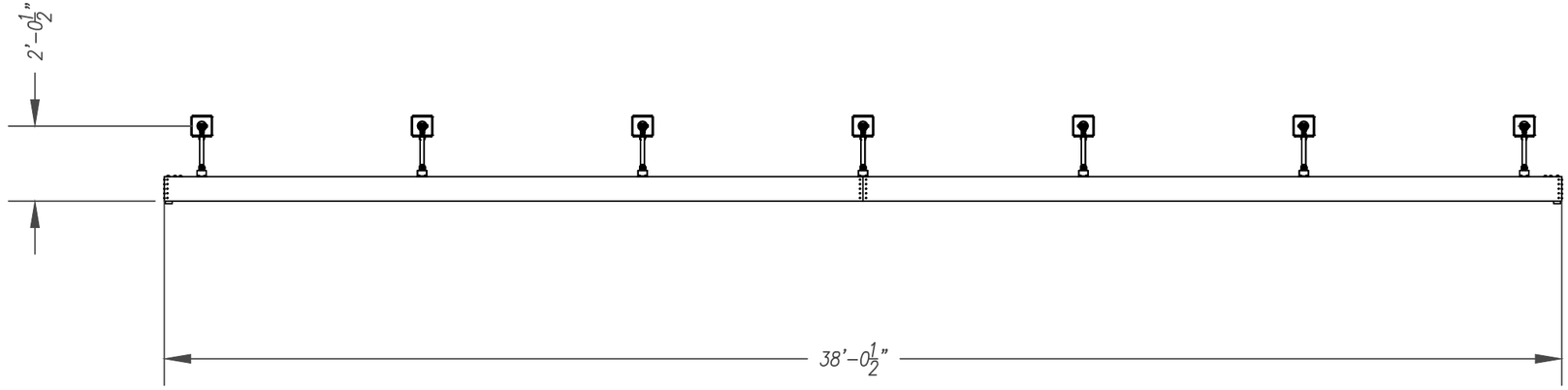


BRICK/BLOCK WITH THRU BOLT AND COMPRESSION SLEEVE | CMU WITH THRU BOLT | METAL BUILDING

MAPES ARCHITECTURAL CANOPIES
7748 North 56th Street, Lincoln, NE 68514 **Phone:** 888-273-1132 **Fax:** 877-455-6572 mapes.com

M#### - SUPER LUMIDECK HANGER ROD CANOPY / 2 3/4" CORRUGATED DECK

MAPES CANOPIES / LINCOLN, NE



Canopy Type:

Architect:

Drawn:	12/3/2019	BJW

Mapes Architectural Canopies

7748 N. 56th St.
Lincoln, NE. 68514-9724
Ph: (888) 273-1132
Fx: (877) 455-6572
email: cad@mapes.com

Proposed for:
MAPES CANOPIES ( )
LINCOLN, NE

Job Name:
SUPER LUMIDECK HANGER ROD CANOPY / 2 3/4" CORRUGATED DECK

PO # dtd
MQ # Rep:

M####	sheet: 01
Dec. 3, 19	of 7

c:\users\bwelch\desktop\website - 12.3.19\super lumideck

General Notes:

1. MAPES ARCHITECTURAL CANOPIES REQUIRES ONE (1) SET OF CORRECTED DRAWINGS TO REVISE APPROVAL DRAWINGS, OR AN APPROVED SET OF DRAWINGS IN ORDER TO FABRICATE ORDER
2. ORDERS REQUIRING ENGINEERING WILL "ONLY" BE FABRICATED "AFTER" DRAWINGS ARE APPROVED
3. VERIFY ALL CANOPY AND FIELD DIMENSIONS PRIOR TO RELEASING FOR FABRICATION
4. ALL ORDERS NOT APPROVED FOR PRODUCTION WITHIN 90 DAYS OF PURCHASE ORDER ARE SUBJECT TO A REVIEW OF PRICING
5. ALL FASTENER HOLES NOT OTHERWISE NOTED ARE TO BE FIELD DRILLED
6. ALL FASTENERS NOT OTHERWISE NOTED ARE STAINLESS STEEL OR ALUMINUM
7. ADEQUACY OF WALL AND BUILDING STRUCTURE MUST BE CERTIFIED BY BUILDINGS ENGINEER OF RECORD
8. WALL SYSTEMS W/ EIFS, BRICK VENEER OR METAL PANEL EXTERIOR DESIGN TYPICALLY REQUIRE COMPRESSION SPACERS TO PREVENT CRUSHING, SUPPLIED BY MAPES
9. IF NEEDED, MAPES SUPPLIES 1026 DOM TUBING FOR COMPRESSION SPACERS. THE TUBING WILL BE SUPPLIED IN 24" LENGTHS TO BE CUT DOWN IN THE FIELD AS NEEDED. ENOUGH TUBING WILL BE SENT FOR 6" PER ANCHOR POINT UNLESS OTHERWISE NOTED. IT'S INTENT IS ONLY TO SPAN THROUGH ANY NON-STRUCTURAL EXTERIOR CLADDING.
10. MAPES SUPPLIES ALL HARDWARE NEEDED TO ANCHOR CANOPY TO STRUCTURE. ALL STRUCTURE BEARING LOAD OF CANOPY ANCHORS IS TO BE DESIGNED, ENGINEERED, AND SUPPLIED BY OTHERS.

Project Notes:

1. SUPER LUMIDECK CANOPY
2. 38'-0 1/2"X3' PROJ (1)
3. 1" HANGER PIPE
4. 2 3/4" EXTRUDED DECKING (PERP)
5. 8" FASCIA
6. FASCIA DRAIN W/ DRAIN STUBS

Drawing Schedule

Page #	Description
01	Cover
02	General Information
03	Canopy Plan
04	Section AA
05	Section BB
06	Section CC
07	Detail a

Design Notes:

1. FINISH SHALL BE TWO COAT KYNAR
2. COLOR SHALL BE (CHOSEN FROM MAPES STD SMOOTH COLOR CHART)
3. COUNTER FLASHING AND SEALANT, BY CANOPY INSTALLER
4. SURROUND WALL ANCHORS WITH WATER TIGHT SEALANT
5. EMBED ALL WALL ANCHOR WASHERS IN SEALANT TO PROVIDE WATERTIGHT SEAL AT WALL
6. TO ENSURE PROPER DRAINAGE, INSTALL CANOPY WITH POSITIVE CAMBER
7. MAPES RECOMMENDS (1) DRAIN HOLE MINIMUM PER EVERY 20 LINEAR FEET OF FASCIA
8. INTERMEDIATE RIVETS 4'-0" O.C. MAX.
9. FIELD DRILL DRAIN HOLES IN FASCIA @ DESIRED LOCATIONS

Canopy Type:

Architect:

Drawn:	12/3/2019	BJW

Mapes Architectural Canopies

7748 N. 56th St.
Lincoln, NE. 68514-9724
Ph: (888) 273-1132
Fx: (877) 455-6572
email: cad@mapes.com

Proposed for:
MAPES CANOPIES ( )
LINCOLN, NE

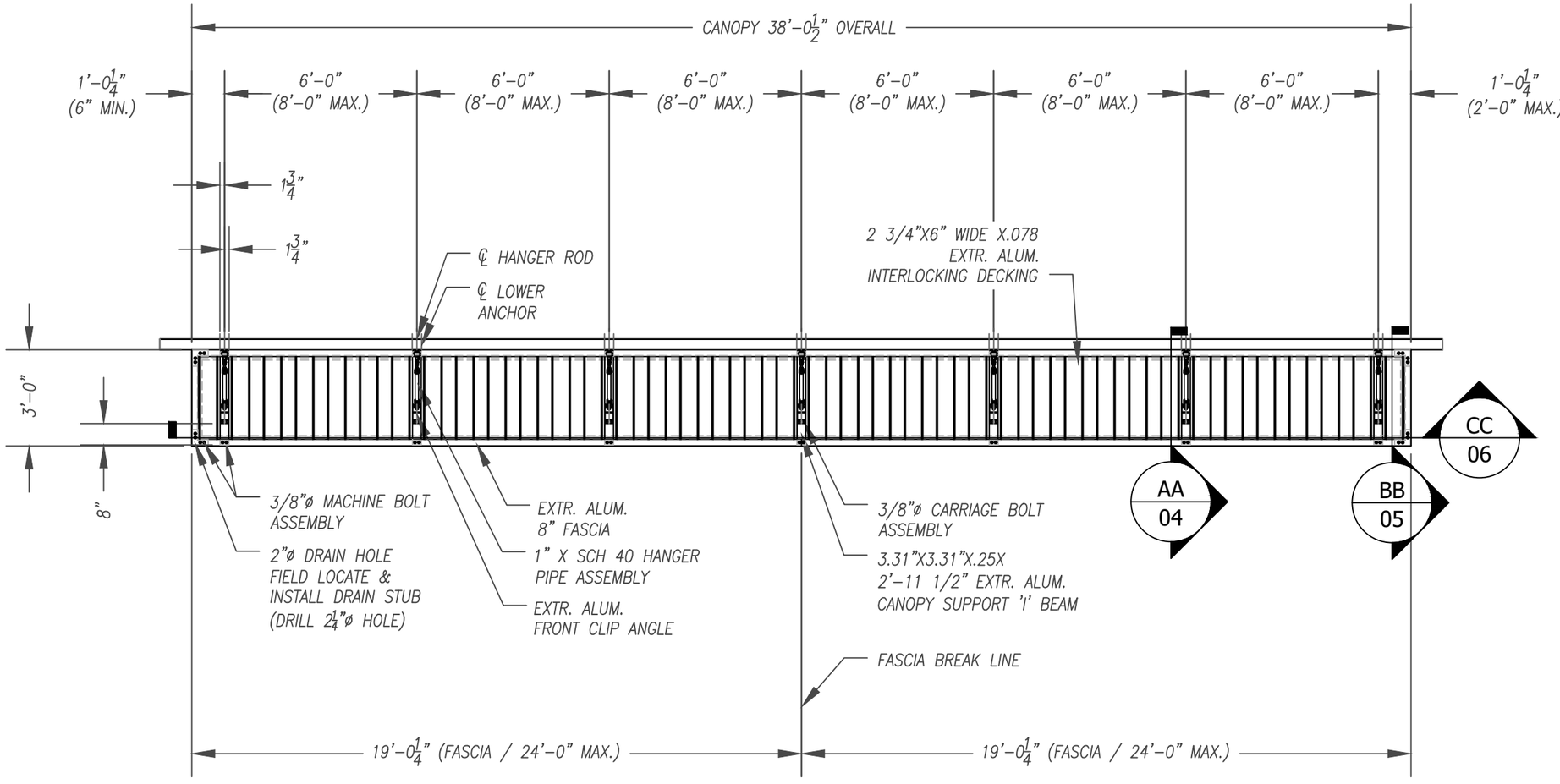
Job Name:
SUPER LUMIDECK HANGER ROD CANOPY / 2 3/4" CORRUGATED DECK

PO # dtd
MQ # Rep:

M####

Dec. 3, 19

sheet: 02 of 7



1 CANOPY PLAN

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

Canopy Type:

Architect:

Drawn:	12/3/2019	BJW

Mapes Architectural Canopies

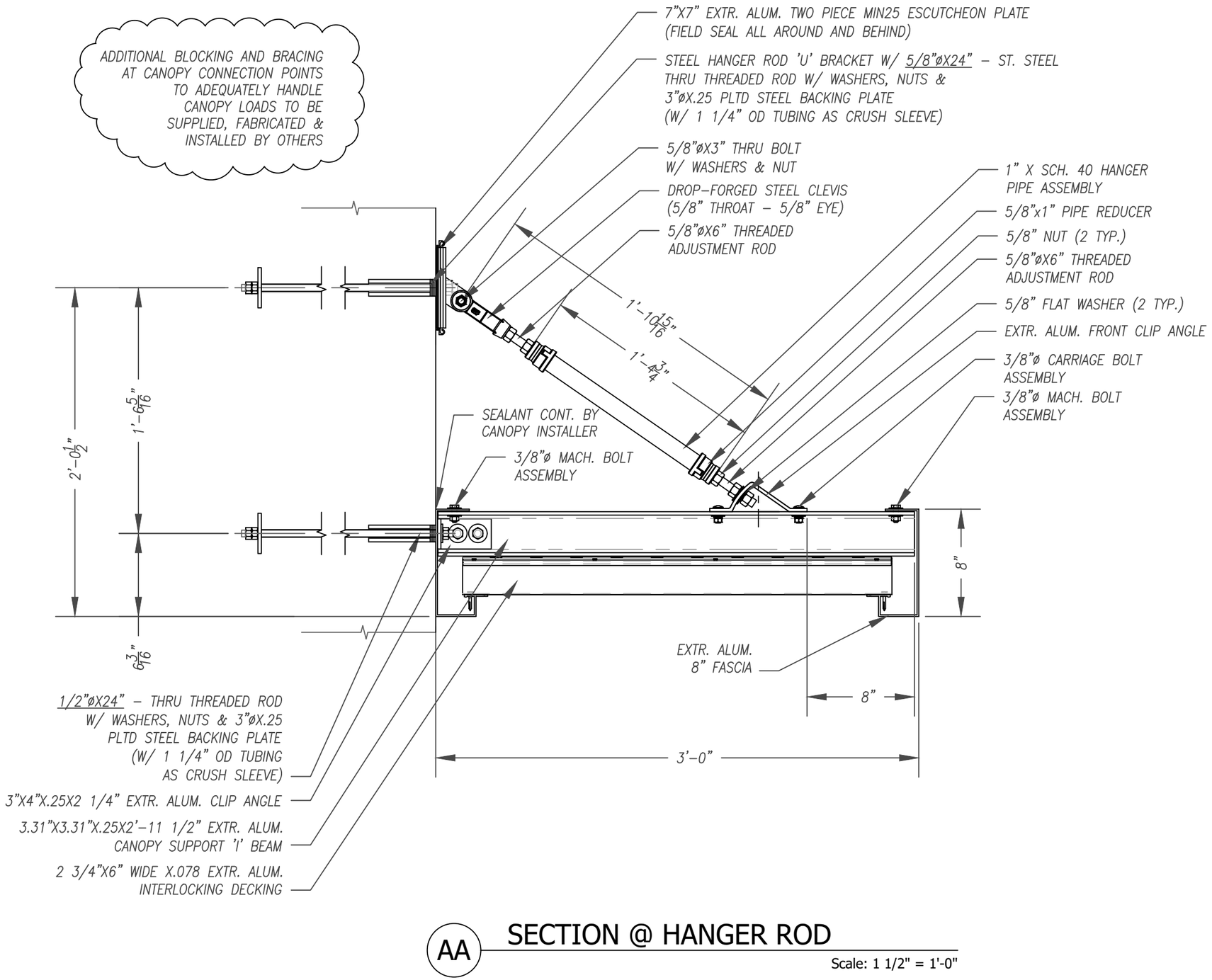
7748 N. 56th St.
Lincoln, NE. 68514-9724
Ph: (888) 273-1132
Fx: (877) 455-6572
email: cad@mapes.com

Proposed for:
MAPES CANOPIES ( )
LINCOLN, NE

Job Name:
SUPER LUMIDECK HANGER ROD CANOPY / 2 3/4" CORRUGATED DECK

PO # dtd
MQ # Rep:

M####	sheet: 03
Dec. 3, 19	
1/4" = 1'-0"	of 7



AA SECTION @ HANGER ROD

Scale: 1 1/2" = 1'-0"

Canopy Type:

Architect:

Drawn:	12/3/2019	BJW

Mapes Architectural Canopies

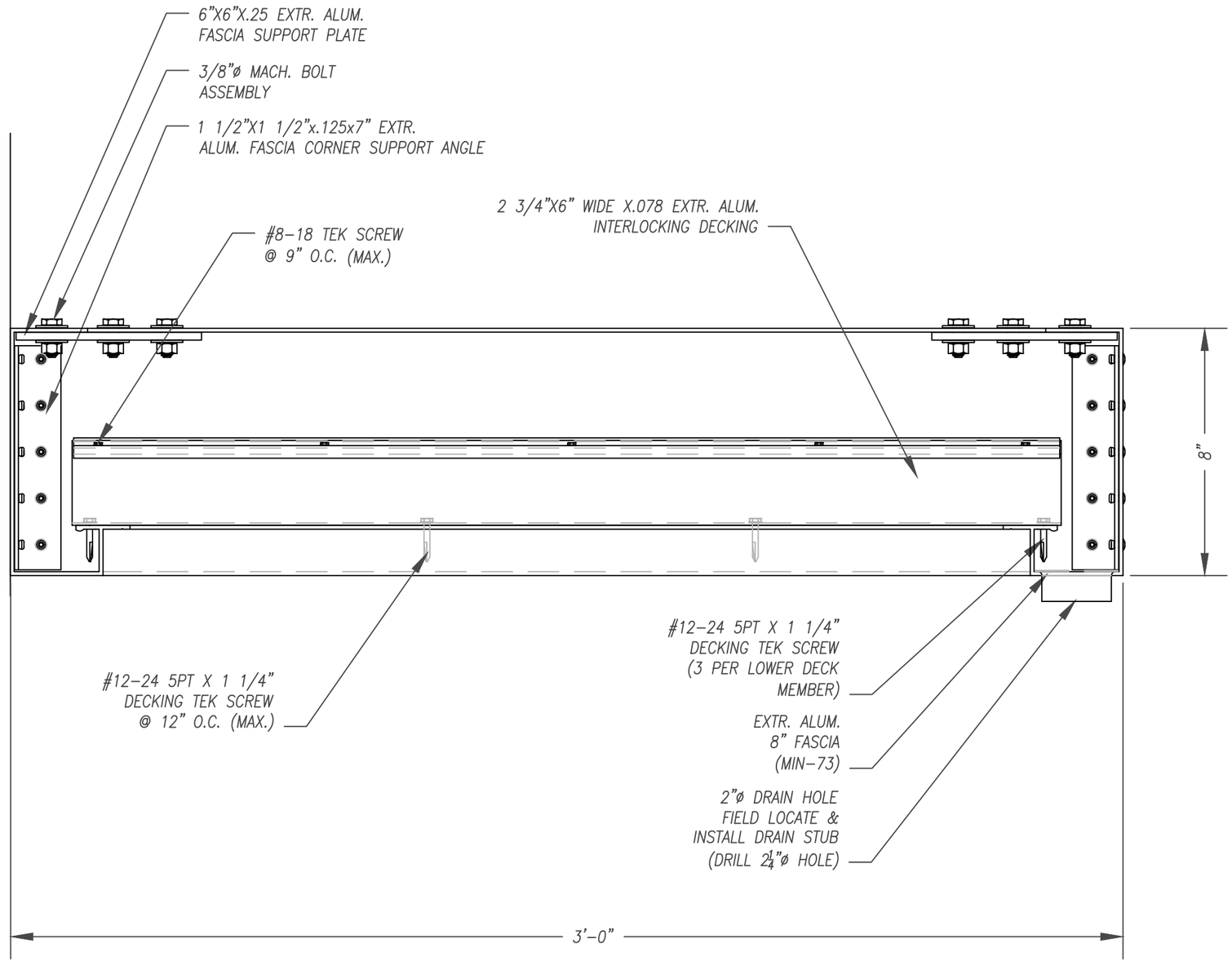
7748 N. 56th St.
Lincoln, NE. 68514-9724
Ph: (888) 273-1132
Fx: (877) 455-6572
email: cad@mapes.com

Proposed for:
MAPES CANOPIES ( )
LINCOLN, NE

Job Name:
SUPER LUMIDECK HANGER ROD CANOPY / 2 3/4" CORRUGATED DECK

PO # dtd
MQ # Rep:

M####	sheet: 04
Dec. 3, 19	
1 1/2" = 1'-0"	of 7



BB SECTION @ END CANOPY

Scale: 3" = 1'-0"

Canopy Type:

Architect:

Drawn:	12/3/2019	BJW

Mapes Architectural Canopies

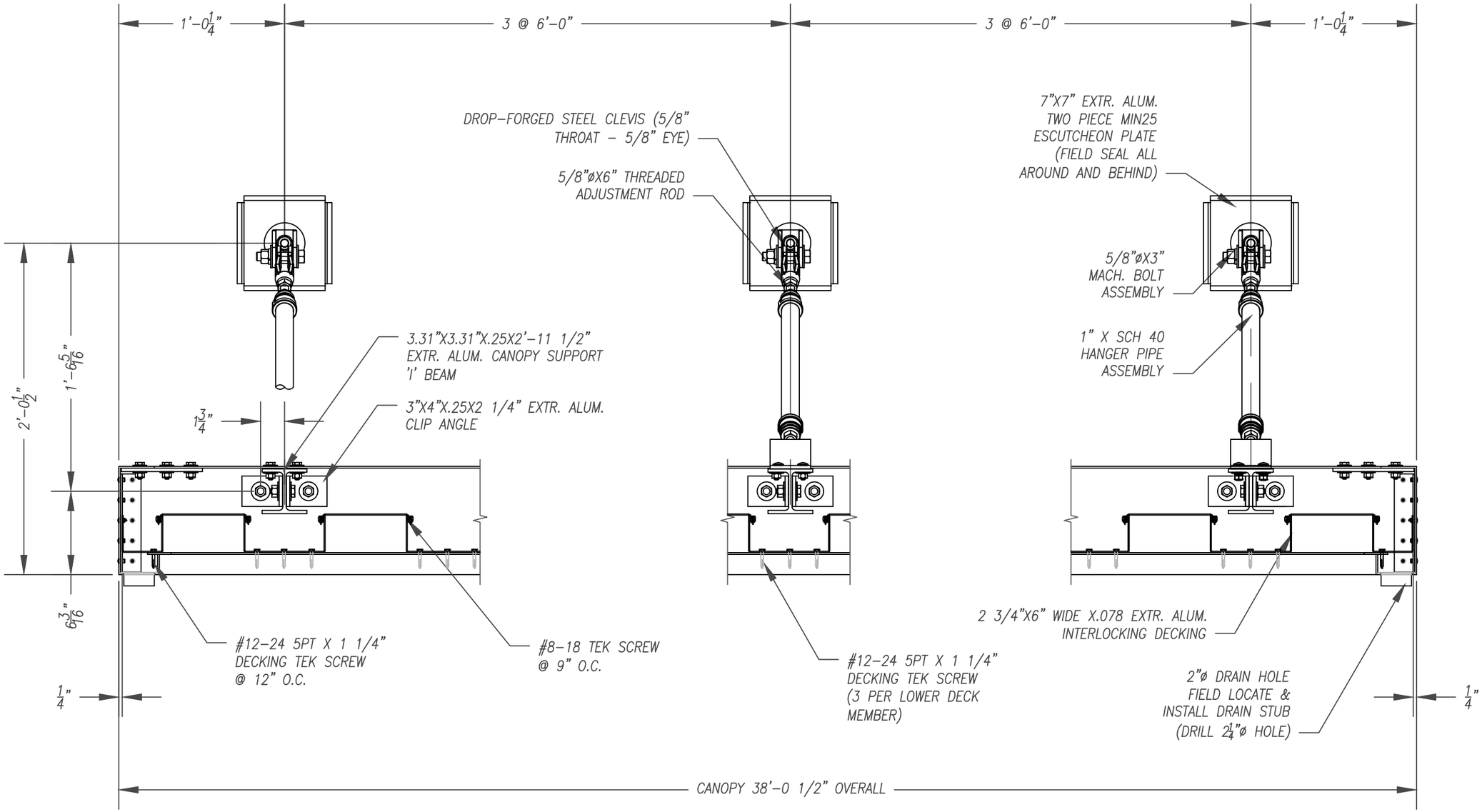
7748 N. 56th St.
Lincoln, NE. 68514-9724
Ph: (888) 273-1132
Fx: (877) 455-6572
email: cad@mapes.com

Proposed for:
MAPES CANOPIES ( )
LINCOLN, NE

Job Name:
SUPER LUMIDECK HANGER ROD CANOPY / 2 3/4" CORRUGATED DECK

PO # dtd
MQ # Rep:

M####	sheet: 05
Dec. 3, 19	
3" = 1'-0"	of 7



CC TRANSVERSE SECTION

Scale: 1 1/2" = 1'-0"

Canopy Type:

Architect:

Drawn:	12/3/2019	BJW

Mapes Architectural Canopies

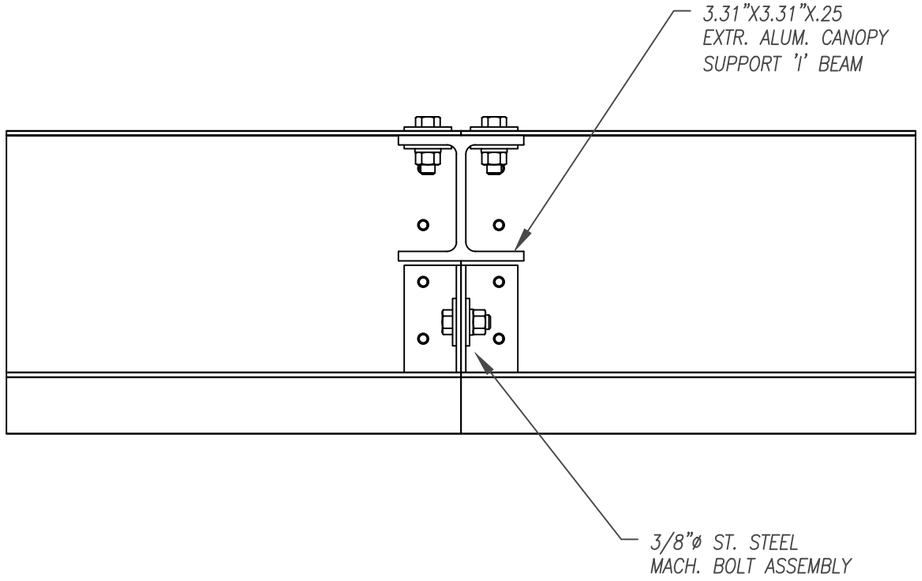
7748 N. 56th St.
Lincoln, NE. 68514-9724
Ph: (888) 273-1132
Fx: (877) 455-6572
email: cad@mapes.com

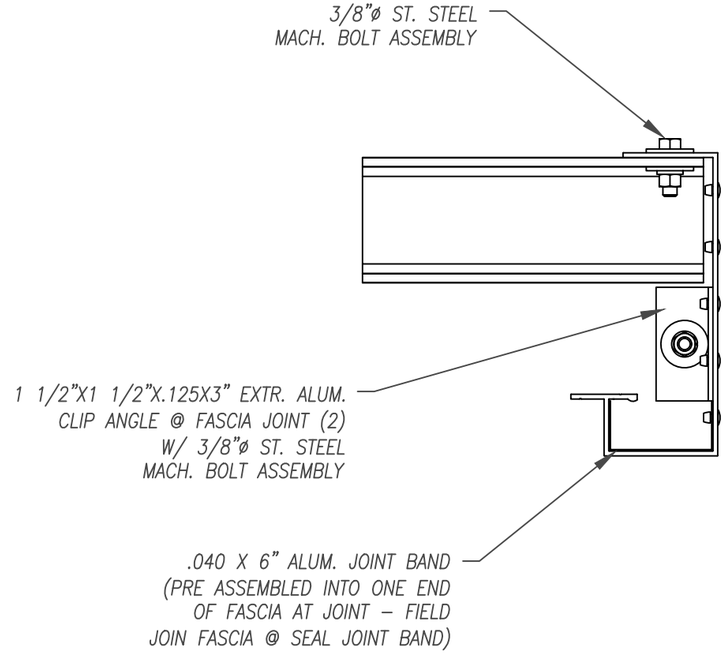
Proposed for:
MAPES CANOPIES ( )
LINCOLN, NE

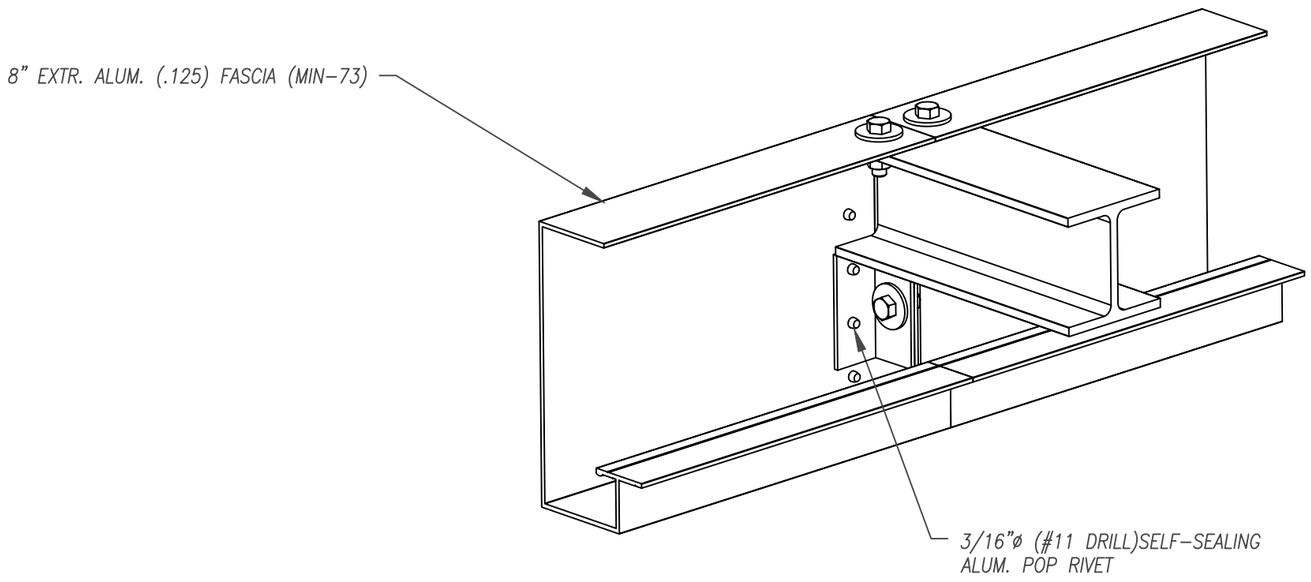
Job Name:
SUPER LUMIDECK HANGER ROD CANOPY / 2 3/4" CORRUGATED DECK

PO # dtd
MQ # Rep:

M####	sheet: 06
Dec. 3, 19	
1 1/2" = 1'-0"	of 7







a FASCIA JOINT DETAIL

Scale: 3" = 1'-0"

Canopy Type:

Architect:

Drawn:	12/3/2019	BJW

Mapes Architectural Canopies

7748 N. 56th St.
Lincoln, NE. 68514-9724
Ph: (888) 273-1132
Fx: (877) 455-6572
email: cad@mapes.com

Proposed for:
MAPES CANOPIES ( )
LINCOLN, NE

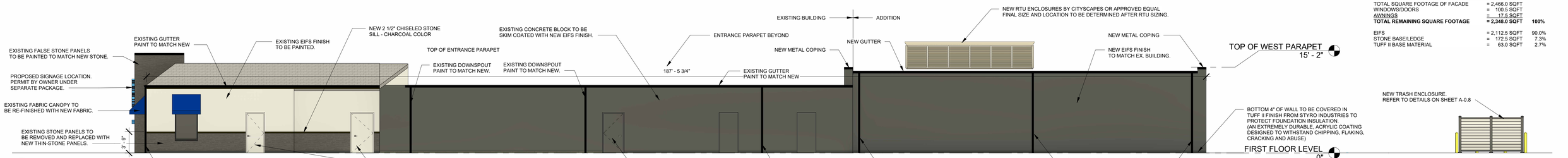
Job Name:
SUPER LUMIDECK HANGER ROD CANOPY / 2 3/4" CORRUGATED DECK

PO # dtd
MQ # Rep:

	sheet: 07
Dec. 3, 19	
3" = 1'-0"	of 7

PROPOSED ELEVATIONS

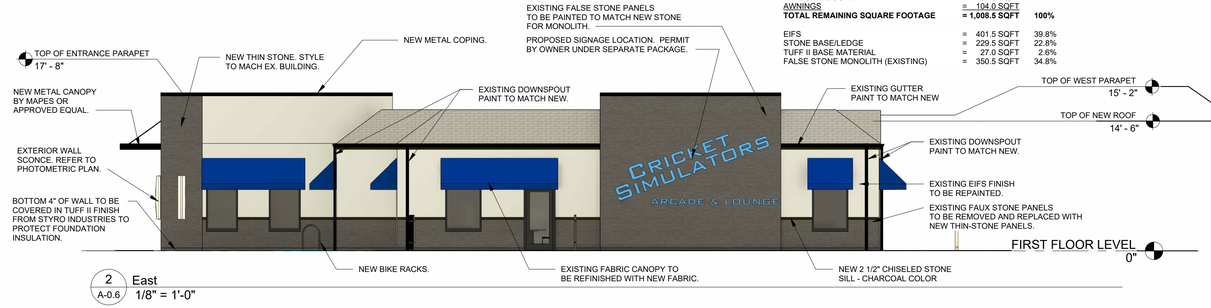
00000-00



1 A-0.6 North
1/8" = 1'-0"

BUILDING MATERIALS - NORTH ELEVATION

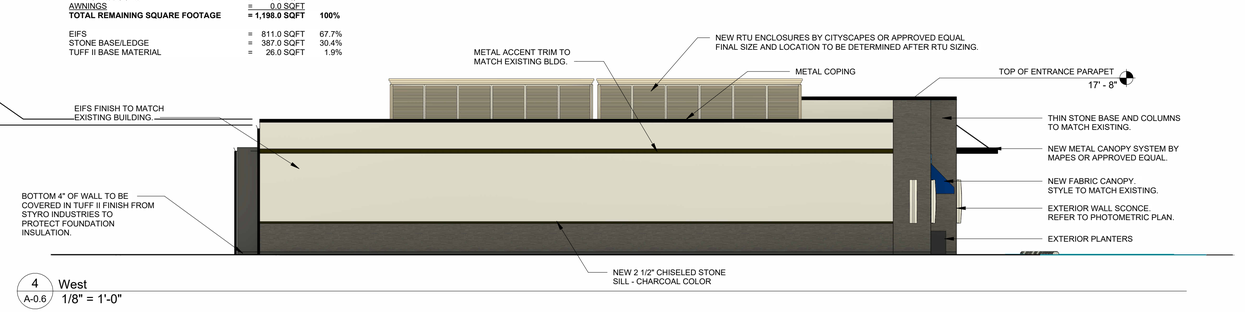
TOTAL SQUARE FOOTAGE OF FACADE	= 2,466.0 SQFT	
WINDOWS/DOORS	= 100.5 SQFT	
AWNINGS	= 17.5 SQFT	
TOTAL REMAINING SQUARE FOOTAGE	**= 2,348.0 SQFT**	**100%**
EIFS	= 2,112.5 SQFT	90.0%
STONE BASE/LEDGE	= 172.5 SQFT	7.3%
TUFF II BASE MATERIAL	= 63.0 SQFT	2.7%



2 A-0.6 East
1/8" = 1'-0"

BUILDING MATERIALS - EAST ELEVATION
ONLY MAIN ENTRY CHANGED - REST EXISTING MATERIALS

TOTAL SQUARE FOOTAGE OF FACADE	= 1,206.5 SQFT	
WINDOWS/DOORS	= 94.0 SQFT	
AWNINGS	= 104.0 SQFT	
TOTAL REMAINING SQUARE FOOTAGE	**= 1,008.5 SQFT**	**100%**
EIFS	= 401.5 SQFT	39.8%
STONE BASE/LEDGE	= 229.5 SQFT	22.8%
TUFF II BASE MATERIAL	= 27.0 SQFT	2.6%
FALSE STONE MONOLITH (EXISTING)	= 350.5 SQFT	34.8%



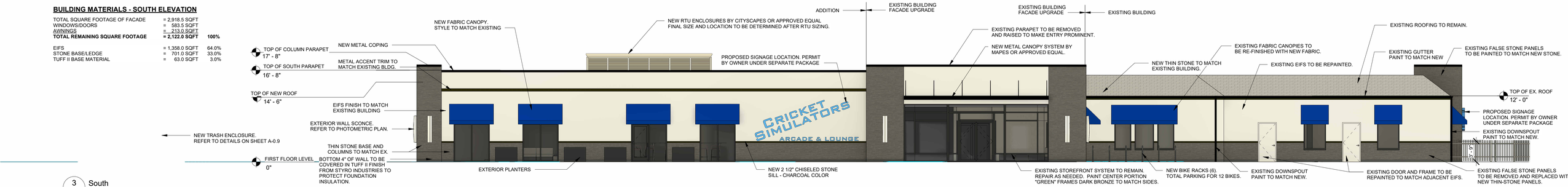
4 A-0.6 West
1/8" = 1'-0"

BUILDING MATERIALS - WEST ELEVATION

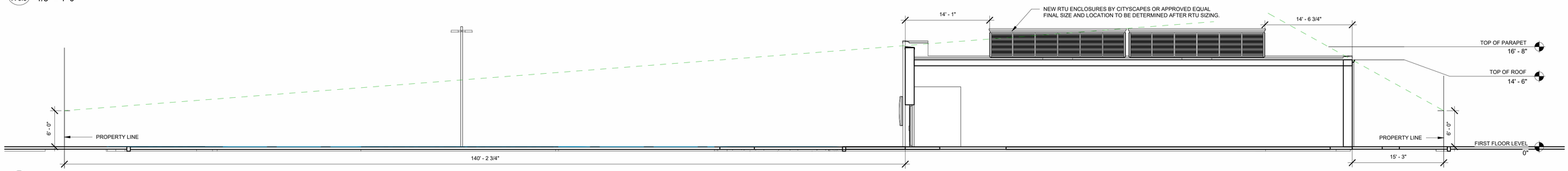
TOTAL SQUARE FOOTAGE OF FACADE	= 1,198.0 SQFT	
WINDOWS/DOORS	= 0.0 SQFT	
AWNINGS	= 0.0 SQFT	
TOTAL REMAINING SQUARE FOOTAGE	**= 1,198.0 SQFT**	**100%**
EIFS	= 811.0 SQFT	67.7%
STONE BASE/LEDGE	= 387.0 SQFT	30.4%
TUFF II BASE MATERIAL	= 26.0 SQFT	1.9%

BUILDING MATERIALS - SOUTH ELEVATION

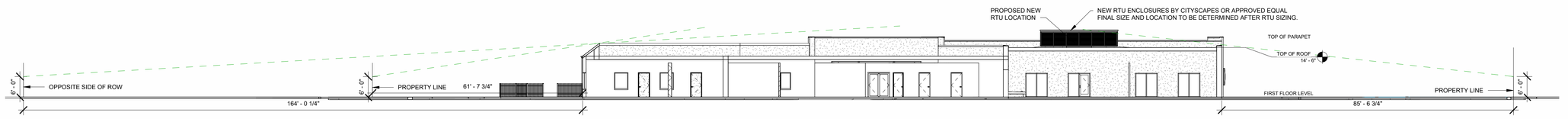
TOTAL SQUARE FOOTAGE OF FACADE	= 2,918.5 SQFT	
WINDOWS/DOORS	= 583.5 SQFT	
AWNINGS	= 213.0 SQFT	
TOTAL REMAINING SQUARE FOOTAGE	**= 2,122.0 SQFT**	**100%**
EIFS	= 1,358.0 SQFT	64.0%
STONE BASE/LEDGE	= 701.0 SQFT	33.0%
TUFF II BASE MATERIAL	= 63.0 SQFT	3.0%



3 A-0.6 South
1/8" = 1'-0"



5 A-0.6 RTU SIGHT LINES
1/8" = 1'-0"



6 A-0.6 RTU SIGHT LINES2
1/16" = 1'-0"

CRICKET SIMULATOR
604 N. MILWAUKEE
WHEELING, IL 60070
PROPOSED ELEVATIONS
As indicated
JANUARY 21ST, 2026

© COPYRIGHT 2026 AKA

FINAL REVIEW	4/18/25

aka atul karkhanis architects, ltd.
Commercial • Educational • Residential • Healthcare
2514 WEST PETERSON AVENUE
CHICAGO, IL 60659
PHONE: 773.508.5533 FAX: 773.508.5757
www.akarchitects.com

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

LEGEND

EXISTING		PROPOSED
	MANHOLE	
	CATCH BASIN	
	INLET	
	CLEANOUT	
	FLARED END SECTION	
	WATER VALVE BOX	
	BUFFALO BOX (B.BOX)	
	WATER VALVE & VAULT	
	FIRE HYDRANT	
	WELL	
G	GAS VALVE	GV
GM	GAS METER	GM
T	COMMUNICATION CANISTER	T
T	COMMUNICATION HANDHOLE	T
T	COMMUNICATION MANHOLE	T
E	ELECTRIC CANISTER	E
E	ELECTRIC HANDHOLE	E
E	ELECTRIC MANHOLE	E
EM	ELECTRIC METER	EM
	TRAFFIC SIGNAL	
	TRAFFIC HANDHOLE	
SB	TRAFFIC CONTROL BOX	SB
	UTILITY POLE	
	UTILITY POLE W/ LIGHT	
	STREET LIGHT	
	STREET SIGN	
	BORING LOCATION	
	MAILBOX	
+ 699.5	SPOT ELEVATIONS	+699.74
	PROPERTY LINE	
	ADJACENT PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	RIGHT OF WAY LINE	
	STORM SEWER LINE	
	SANITARY SEWER LINE	
W	WATERMAIN LINE	W
UG	UNDERGROUND GAS LINE	UG
UT	UNDERGROUND COMM. LINE	UT
UE	UNDERGROUND ELECTRIC	UE
OH	OVERHEAD UTILITY	OH
	FENCE LINE	
	GUARDRAIL LINE	
	CONTOUR LINE	

	DECIDUOUS TREE
	EVERGREEN TREE
	OVERLAND FLOOD ROUTE
	DRAINAGE ROUTE
	DOWNSPOUT
	SILT FENCE LINE
	INLET SILT PROTECTION
	COIR LOG SILT PROTECTION
	DEPRESSED CURB
	SOIL EROSION GEOTEXTILE PROTECTION
	CONCRETE
	BRICK
	ASPHALT
	BUILDING
	GRAVEL
	STONE

SOURCE BENCHMARK

GEODETIC SURVEY MONUMENT (GPS)
DESIGNATION LD017
PID DM3894
STATE/COUNTRY IL/LAKE
COUNTRY US
USGS QUAD WHEELING (2018)

DESCRIPTION: DESCRIBED BY PATRICK ENGINEERING INCORPORATED 2010 THE STATION IS LOCATED ABOUT 6.3 MI WEST-SOUTHWEST OF HIGHLAND PARK, 6.0 MI NORTH-NORTHEAST OF ARLINGTON HEIGHTS AND 1.7 MI NORTH-NORTHEAST OF WHEELING. OWNERSHIP--ROAD RIGHT-OF-WAY.

THE DISK IS SET IN THE TOP OF THE EAST END OF THE SOUTH ABUTMENT OF THE US HIGHWAY 45/STATE ROAD 21 BRIDGE NO. 049-0194) OVER APTAKISIC CREEK, 8 FT EAST OF THE BACK OF CURB FOR NORTH BOUND US HIGHWAY 45/STATE ROAD 21, 2 FT ABOVE GRADE OF SIDEWALK.
STATION RECOVERY (2014)
RECOVERY NOTE BY ILLINOIS DEPARTMENT OF TRANSPORTATION 2014 (MAW) RECOVERED IN GOOD CONDITION.

NAVD88 ELEVATION: 650.71

SITE BENCHMARK #1

SOUTHWEST BOLT FLANGE ON HYDRANT APPROXIMATELY 37 FEET SOUTHEAST AND 9 FEET NORTHEAST FROM THE NORTHEAST PROPERTY CORNER.

ELEVATION = 649.56

SITE BENCHMARK #2

SOUTHEAST BOLT FLANGE ON HYDRANT APPROXIMATELY 4 FEET SOUTH AND 7 FEET EAST FROM THE NORTHWEST PROPERTY CORNER.

ELEVATION = 648.70



PROJECT LOCATION MAP

PREPARED FOR

PRAJESH PARAJULI
711 Arizona Pass
Elk Grove Village, Il 60007
pparajuli@gmail.com
847-420-131

Know what's below. Call before you dig.

NOTICE TO CONTRACTORS

EXISTING UTILITIES

WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF OVERHEAD AND/OR UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE SUFFICIENCY OR VERACITY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. HE SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL PUBLIC AND PRIVATE UTILITY COMPANIES WHICH MAY HAVE OVERHEAD OR UNDERGROUND FACILITIES IN THE AREA BEFORE CONSTRUCTION BEGINS. (SEE SPECIFICATIONS)

ENGINEER'S CERTIFICATION

STATE OF ILLINOIS)
SS.
COUNTY OF DuPAGE)

I, KAROLIS KOZYS, A REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY MORRIS ENGINEERING, INC. 515 WARRENVILLE ROAD, LISLE, ILLINOIS, 60532 UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS. I FURTHER STATE THAT THE PROPOSED IMPROVEMENTS WILL NOT CAUSE PONDING OR FLOODING ON THE PROPERTY OR ADJACENT PROPERTIES.

DATED THIS 16 TH DAY OF JANUARY, A.D. 2026.

ILLINOIS REGISTERED PROFESSIONAL ENGINEER NO. 062-066736
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2027

KAROLIS KOZYS 062-066736 LICENSED PROFESSIONAL ENGINEER STATE OF ILLINOIS

INDEX OF SHEETS

1. COVER SHEET
2. MWRD NOTES
3. GENERAL NOTES
4. EXISTING CONDITIONS
5. EROSION AND DEMOLITION PLAN
6. GRADING PLAN
7. SITE PLAN
8. UTILITY PLAN
9.-11. DETAILS

	DATE	
1	8/28/2025	REVISED PER VILLAGE OF WHEELING, IL.
2	11/11/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
3	12/16/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
4	01/16/2026	REVISED PER VILLAGE OF WHEELING, IL.
5		
6		

COVER SHEET

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

BUILDING INFRASTRUCTURE, IMPROVEMENTS BETTER LIFE!

FIELD CREW:	PW
DRAWN BY:	NG
CHECKED BY:	ARS
APPROVED BY:	EF
DATE:	05/15/2025
SCALE: HORIZ	–
VERT	–

SHEET 1 OF 11 SHEETS

PROJ # 25-02-2003

1/16/2026 11:34:16 AM
I:\2025\25-02\25-02-2003 - 604 Milwaukee Ave, Wheeling\Engineering\Plans\REV 4\25-02-2003 REV_4 SITE-23x34 2026-01-16.dwg

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF _____ MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).

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

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

C. GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

D. SANITARY SEWER

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

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

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

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

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

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

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

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

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

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

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.

3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.

9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.

11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.

12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).

13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.

15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.

16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.

17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.

18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.

20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.

22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.

23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

TECHNICAL GUIDANCE MANUAL

10/13/2022

MWRD GENERAL NOTES

STD. DWG. NO.18

PAGE NO. 19

DATE		
1	8/28/2025	REVISED PER VILLAGE OF WHEELING, IL.
2	11/11/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
3	12/16/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
4	01/16/2026	REVISED PER VILLAGE OF WHEELING, IL.
5		
6		

GENERAL NOTES

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

FIELD CREW: PW
DRAWN BY: NG
CHECKED BY: ARS
APPROVED BY: EF
DATE: 05/15/2025
SCALE: HORIZ –
VERT –

SHEET
2
OF 11 SHEETS

PROJ # 25-02-2003

1/16/2026 11:34:16 AM
I:\2025\25-02\25-02-2003 - 604 Milwaukee Ave. Wheeling\Engineering\Plans\REV 4\25-02-2003 REV_4 SITE-22x34 2026-01-16.dwg

GENERAL NOTES

1. ALL EARTHWORK, GRADING, UTILITIES, AND STREET IMPROVEMENTS WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAY'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, AND ALL REVISIONS THERETO.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND HEALTHFUL WORKING CONDITIONS IN ACCORDANCE WITH SECTION 107 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION THROUGHOUT THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.

3. SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES AND DEVICES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE URBAN COMMITTEE OF THE ASSOCIATION OF ILLINOIS SOIL AND WATER CONSERVATION DISTRICTS' PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL IN ILLINOIS AND ALL REVISIONS THERETO AND IN ACCORDANCE WITH THE DETAILS ON THE PLANS.

4. THE CONTRACTOR SHALL BE AWARE OF POTENTIAL CONFLICTS WITH EXISTING UTILITIES AS INDICATED ON THE PLANS. THE CONTRACTOR SHALL EXCAVATE AROUND UTILITIES TO DETERMINE ELEVATIONS BEFORE BEGINNING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING EACH OF THE UTILITY COMPANIES BEFORE ANY WORK COMMENCES. ALL UTILITIES SHALL BE STAKED PRIOR TO CONSTRUCTION.

6. THE OWNER WILL FURNISH THE CONTRACTOR WITH LINES, GRADES AND ELEVATIONS NECESSARY TO THE PROPER PROSECUTION AND CONTROL OF THE WORK ONCE.

7. THE CONTRACTOR SHALL GIVE THE ENGINEER AT LEAST SEVENTY-TWO (72) HOURS NOTICE FOR ANY STAKING TO BE DONE. EACH OF THE VARIOUS ITEMS OF WORK COVERED BY THIS CONTRACT WILL BE STAKED ONCE. ADDITIONAL STAKING REQUIRED DUE TO THE CONTRACTOR'S NEGLIGENCE IN PRESERVING THE STAKES SHALL BE PAID FOR BY THE CONTRACTOR AT THE CURRENT HOURLY RATE.

8. THE CONTRACTOR SHALL INFORM THE ENGINEER AND THE VILLAGE OF WHEELING AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

   8.1. TELEPHONE NUMBERS: MORRIS ENGINEERING - (630) 271-0770
   8.2. WHEELING CONTACT INFORMATION
   PUBLIC WORKS - 847-279-6900

9. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS AND SPECIFICATIONS AND SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES THAT THE CONTRACTOR DISCOVERS DURING THE BIDDING PERIOD. SAID DISCREPANCIES WILL BE CLARIFIED BY THE ENGINEER TO THE BEST OF HIS ABILITY PRIOR TO RECEIPT OF BIDS. THE ENGINEER WILL BE UNRECEPTIVE TO CLAIMS FOR ADDITIONAL COMPENSATION FOR WORK ITEMS BECAUSE OF CONTRACTOR'S LACK OF COMPLIANCE WITH THIS REQUIREMENT.

10. THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY LATENT DISCREPANCIES THAT THE CONTRACTOR DISCOVERS DURING THE CONSTRUCTION PROCESS. THE ENGINEER WILL BE UNRECEPTIVE TO CLAIMS FOR ADDITIONAL COMPENSATION FOR WORK PERFORMED TO CORRECT A LATENT CONDITION NOT BROUGHT TO THE ATTENTION OF THE ENGINEER.

11. THE CONTRACTOR RESPONSIBLE FOR DRAINAGE IMPROVEMENTS (UNDERGROUND STRUCTURES AND CONDUITS) SHALL DISPOSE OF ALL SURPLUS EXCAVATED MATERIAL FROM TRENCHES OR STRUCTURE EXCAVATIONS AND SHALL DEPOSIT SAID SURPLUS MATERIALS ON THE SITE IN ACCORDANCE WITH THE GRADING PLAN OR AS DIRECTED BY THE ENGINEER.

12. THE CONTRACTOR SHALL NOT PLACE ANY EXCAVATED MATERIAL UPON ANY TOPSOIL. THE TOPSOIL SHALL BE REMOVED FROM ALL AREAS TO BE FILLED AND SHALL BE STOCKPILED IN AREAS AS DIRECTED BY THE ENGINEER.

13. THE CONTRACTOR SHALL NOT DISCHARGE INTO STREAMS, PONDS, WETLANDS OR ITS TRIBUTARIES ANY MOTOR OIL, TRANSMISSION FLUID, LUBRICANTS OR ANY OTHER PETROLEUM DISTILLATES, ANY PETROLEUM DISTILLATES DISCHARGED ON THE GROUND SURFACE SHALL BE PROMPTLY AND PROPERLY REMOVED PRIOR TO THE RESUMPTION OF ANY WORK ON THE PROJECT.

14. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING FIELD TILES. ANY FIELD TILES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS SOLE EXPENSE. INVESTIGATION SHALL BE MADE TO INSURE THAT FIELD TILES DO NOT CONVEY OFF SITE WATER. TILES THAT CONVEY OFF SITE WATER SHALL BE REROUTED THROUGH THE SITE. TILES THAT DO NOT CONVEY OFF SITE WATER SHALL BE ABANDONED IN AN APPROPRIATE MANNER APPROVED BY THE CITY. FIELD TILES WITHIN A RIGHT-OF-WAY SHALL BE REMOVED AND BACKFILLED WITH CA-6 COMPACTED IN EIGHT INCH LIFTS TO THE BOTTOM OF THE ROADWAY BASE. EXISTING FIELD TILES SHALL BE REMOVED BY SLIT TRENCHING.

15. THE CONTRACTOR RESPONSIBLE FOR DRAINAGE IMPROVEMENTS SHALL BE RESPONSIBLE TO PLACE ALL FIRE HYDRANTS, FRAMES AND LIDS OR GRATES, AND ALL GRATES FOR MANHOLES, CATCH BASINS, INLETS AND VALVE VAULTS AT THE ELEVATIONS SHOWN AND SPECIFIED ON THE PLANS. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR SAID ADJUSTMENT AND THE COST OF SAID ADJUSTMENT SHALL BE INCLUDED IN THE UNIT PRICE FOR THE VARIOUS DRAINAGE STRUCTURES MENTIONED ABOVE.

16. ALL MANHOLES SHALL HAVE CONCRETE INVERTS CONFORMING TO THE SHAPE OF THE PIPE. CONCRETE INVERTS SHALL BE PLACED IN THE FIELD AND THE COST OF CONCRETE INVERTS SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE VARIOUS INLETS AND MANHOLES.

17. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK WILL BE PAID FOR AT THE CONTRACT UNIT PRICE PER EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE UNTIL FINAL ACCEPTANCE BY THE OWNER OR MUNICIPALITY.

18. THE CONTRACTOR SHALL KEEP PUBLIC STREET PAVEMENTS CLEAN OF DIRT AND DEBRIS AND, WHEN NECESSARY, SHALL ON A DAILY BASIS CLEAN THE PAVEMENT OF SUCH DIRT AND DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS.

19. THE CONTRACTOR SHALL PROVIDE PIPE BEDDING IN ACCORDANCE WITH THE DETAIL ON THE PLANS. THE COST OF THE BEDDING SHALL BE INCLUDED IN THE UNIT PRICE PER LINEAL FOOT OF THE VARIOUS SIZES OF STORM SEWER. NO ADDITIONAL COMPENSATION WILL BE MADE FOR PIPE BEDDING.

20. THE CONTRACTOR SHALL PLACE TOPSOIL AT A 6" MINIMUM DEPTH AND SEED OR SOD ALL AREAS DESIGNATED BY THE ENGINEER.

GENERAL NOTES (CONT.)

21. THE CONTRACTOR SHALL EXAMINE THE DRAINAGE PATTERNS SHOWN ON THE PLANS AND MAKE CERTAIN THAT ALL OVERFLOW POINT ELEVATIONS AND CROSS SECTIONS ARE CONSTRUCTED STRICTLY IN ACCORDANCE WITH THOSE SHOWN ON THE PLANS.

22. ALL CONSTRUCTION SHALL CONFORM WITH THE PERMIT PLANS AND REVISIONS THERETO APPROVED BY THE CITY AND UTILITIES COMPANIES.

23. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK IN THE RIGHT OF WAY OR EASEMENTS TO LOCATE UTILITIES, AND CONTACT THE OWNER'S REPRESENTATIVE SHOULD PUBLIC UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS.

24. ALL WORK HEREIN PROPOSED SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, THE MUNICIPALITY, AND ALL PERTINENT LAWS, DIRECTIVES, ORDINANCES AND THE LIKE SHALL BE CONSIDERED TO BE A PART OF THESE SPECIFICATIONS.

25. THE VILLAGE OF WHEELING DETAILS SUPERSEDE ALL OTHERS.

26. ALL NEW CURB THAT MEETS EXISTING CURB WILL HAVE THREE DRILLED AND GROUTED #5 REINFORCING BARS OR EXPANSION TIE ANCHORS, 5/8" DIAMETER FOR EACH NEW CURB ADJACENT TO EXISTING CURB.

27. FOR STRUCTURE ADJUSTMENT - MINIMUM OF 6" (2 @ 3") ADJUSTING RINGS (10" MAX) CONCRETE RINGS WILL BE 3" MINIMUM. RUBBER CAN BE 1" - 3" AND MUST BE USED FOR TOP ADJUSTING RING IN PAVED AREAS. "EJIW INTRA-RISER RUBBER COMPOSITE ADJUSTMENT RISERS" OR APPROVED EQUAL.

28. ADD AN INTERNAL/EXTERNAL ADAPTOR SEAL ON THE ADJUSTED SANITARY MANHOLE. THE "I/E A" SEAL STOPS INFLOW BETWEEN THE MANHOLE FRAME AND THE TOP ADJUSTING RING AND IT ALSO SEALS THE MANHOLE CHIMNEY FROM THE FRAME TO THE CORBEL. ONE VENDOR OF THIS SEAL IS ADAPTOR INC.

29. THE DEVELOPER IS REQUIRED TO HAVE A GEOTECHNICAL ENGINEER ON-SITE TO MONITOR EARTHWORK AND THE GRADING ACTIVITY, IN ORDER TO IDENTIFY UNSUITABLE SOILS FOR REMOVAL FROM THE SITE. A NOTE TO THIS EFFECT MUST BE ADDED TO THE PLANS, AND A LETTER COMMITTING TO THIS REQUIREMENT MUST BE PROVIDED BY THE DEVELOPER. IN ADDITION, DAILY REPORTS AND COPIES OF ALL GEOTECHNICAL TESTING (TESTING AND FREQUENCY IN ACCORDANCE WITH THE IDOT STATE SPECIFICATIONS) MUST BE SUBMITTED TO THE CITY OF JOLIET ONCE THE ROADWAYS HAVE BEEN COMPLETED.

30. DETECTABLE WARNING PLATES SHALL BE EAST JORDAN, POWDER COATED BRICK RED.

EXCAVATION

ALL SITE CLEARING, EXCAVATION, GRADING, COMPACTION, SUBGRADE PREPARATION, BASE COURSE, SURFACE COURSE, PCC CURB AND GUTTER AND SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, LATEST EDITION.

EARTHWORK UNDER THIS CONTRACT SHALL INCLUDE THE FOLLOWING:

A. REMOVAL OF EXISTING VEGETATION WITHIN CONSTRUCTION LIMITS FROM THE SITE.
B. PROTECTION OF CERTAIN TREES AS DIRECTED BY THE OWNER'S REPRESENTATIVE WITH APPROVED FENCING.
C. STRIPPING OF ALL TOPSOIL AND OTHER UNSUITABLE MATERIALS FROM BUILDING AND/OR PAVEMENT AREAS AND REMOVAL FROM SITE OF ALL EXCESS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE REQUIREMENTS OF ALL APPLICABLE SOIL EROSION AND SEDIMENT CONTROL ORDINANCES. THE COST OF ALL WORK NECESSARY TO MEET THESE REQUIREMENTS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT, AND NO SEPARATE PAYMENT WILL BE MADE.

THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF PROPER COMPACTION CANNOT BE OBTAINED SO THAT THE OWNER'S REPRESENTATIVE MAY DETERMINE WHAT REMEDIAL MEASURES MAY BE NEEDED.

EXISTING SEWER AND WATERMAIN TRENCHES UNDER DRIVEWAYS IN PARKWAYS SHALL BE EXCAVATED TO THE TOP OF PIPE AND BACKFILLED WITH COMPACTED TRENCH BACKFILL.

EXISTING GRAVEL COMPACTION TO BE TESTED OR SOIL BORINGS TO BE MADE TO VERIFY SUITABILITY OF EXISTING GRAVEL AS SUBGRADE.

PROJECT SPECIFICATIONS AND GENERAL CONSTRUCTION NOTES

THE PROJECT SECIFICATIONS AND GENERAL CONSTRUCTION NOTES SHALL INCLUDE THE FOLLOWING PROVISIONS:

1. ALL ON-SITE AND OFF-SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE "VILLAGE OF WHEELING";
2. PERMITS SHALL BE OBTAINED FROM ALL OUTSIDE GOVERNMENTAL AGENCIES HAVING JURISDICTION;
3. ALL STRUCTURE ADJUSTEMENTS SHALL BE ACCOMPLISHED IN CONFORMANCE WITH THE MOST RECENT CITY STANDARD;
4. EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE EITHER INTEGRATED INTO THE SITE DRAINAGE SYSTEM, REMOVED OR PLUGGED IN A MANNER DEEMED APPROPRIATE BY THE CITY ENGINEER;
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL ADJUSTMENTS BEFORE AND AFTER FINAL INSPECTION, PRIOR TO FINAL ACCEPTANCE BY THE CITY OF JOLIET;
6. THE CITY MUST HAVE FORTY-EIGHT (48) HOURS NOTICE PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITY;
7. THE TESTING AND STERILIZATION OF ALL NEW WATER DISTRIBUTION FACILITIES SHALL BE COMPLETED PRIOR TO MAKING WATER SERVICE TAPS BY AN OUTSIDE TESTING SERVICE;
8. MATERIAL SPECIFICATIONS COMPLY WITH CITY STANDARDS AND INCLUDE:
   A. PAVING BASE MATERIALS
   B. PAVING SURFACE MATERIALS
   C. CONCRETE MATERIALS
   D. PIPE MATERIALS.
9. DUST CONTROL - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF EXCESSIVE DUST BY WATERING DURING THE CONSTRUCTION PERIOD UNTIL THE ROAD PAVEMENT IS INSTALLED BY THE PAVING CONTRACTOR. THE REQUIREMENT FOR DUST CONTROL SHALL BE AS DIRECTED BY THE LOCAL APPROVING AUTHORITIES OR THE ENGINEER, AND SUCH DUST CONTROL (IF REQUIRED) SHALL NOT BE PAID FOR SEPARATELY BUT SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
10. PERSON RESPONSIBLE FOR MAINTENANCE OF EROSION CONTROL STRUCTURES AND MEASURES, DURING AND AFTER DEVELOPMENT:

_____

STORM SEWER NOTES

- STORM SEWER JOINTS MUST BE FLEXIBLE GASKET O-RINGS PER ASTM C361, ASTM C433, AND ASTM C1619.
- CITY REQUIRES SUBMISSION OF RECORDED VIDEO INSPECTIONS OF ALL PUBLIC STORM SEWER.
- FOR CLOSED LID STRUCTURES, FRAME AND COVER SHALL BE EMBOSSED WITH "STORM".
- WHEN UTILITY STRUCTURE ADJUSTMENT IS NECESSARY, A MINIMUM OF TWO ADJUSTING RINGS (MIN 6" ADJUSTING HEIGHT) AND MAXIMUM OF THREE RINGS (MAX 10" ADJUSTING HEIGHT). NO 1" OR 2" CONCRETE RINGS ARE ALLOWED. UNDER PAVED AREAS, TOP RING SHOULD BE RUBBER. USE ONE (1) EJIW INFRA-RISER RUBBER COMPOSITE.

MAINTENANCE/INSTALLATION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES:

THESE ARE THE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN THE EROSION AND SEDIMENT CONTROL MEASURES ON-SITE:

- ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.5" OR MORE.
- ALL EROSION CONTROL MEASURES WILL BE MAINTAINED. IF REPAIR IS NECESSARY, IT WILL BE STARTED WITHIN 24 HOURS OF REPORT.
- ACCUMULATING SEDIMENT ALONG THE SILT FENCE WILL BE REMOVED WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
- SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, ACCURACY OF INSTALLATION, AND TO SEE THAT THE POSTS ARE FIRMLY IN THE GROUND.
- TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
- A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS ATTACHED.
- A DESIGNATED PERSON WILL BE RESPONSIBLE FOR CONDUCTING INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.

	DATE	
1	8/28/2025	REVISED PER VILLAGE OF WHEELING, IL.
2	11/11/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
3	12/16/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
4	01/16/2026	REVISED PER VILLAGE OF WHEELING, IL.
5		
6		

GENERAL NOTES

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

WE ENGINEER INFRASTRUCTURE THAT IMPROVES ENVIRONMENTS BETTER LIFE!

FIELD CREW: PW
DRAWN BY: NG
CHECKED BY: ARS
APPROVED BY: EF
DATE: 05/15/2025
SCALE: HORIZ –
VERT –

SHEET
3
OF 11 SHEETS

PROJ # 25-02-2003

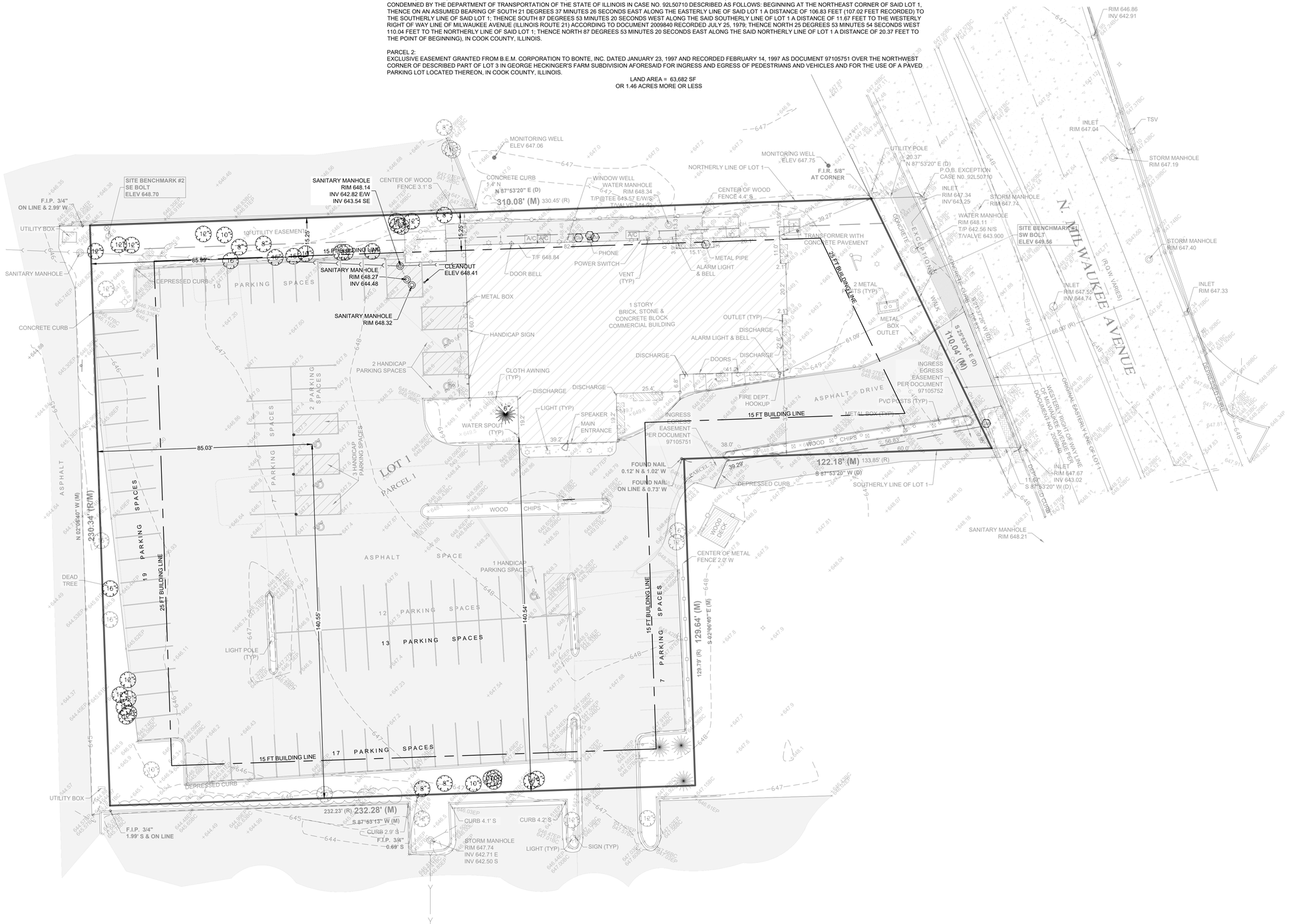
1/16/2026 11:34:18 AM
I:\2025\25-02\25-02-2003 - 604 Milwaukee Ave, Wheeling\Engineering\Plans\REV 4\25-02-2003 REV_4 SITE-22x34 2026-01-16.dwg

EXISTING CONDITIONS PLAN

PARCEL 1:
LOT 1 IN H. S. H. PROPERTIES RESUBDIVISION OF PART OF LOT 3 IN GEORGE HECKINGER'S FARM SUBDIVISION AND PART OF LOT 5 IN OWNERS SUBDIVISION ALL IN SECTIONS 2 AND 3, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 31, 1972 AS DOCUMENT 21919892. EXCEPT FOR THAT PART OF LOT 1 CONDEMNED BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS IN CASE NO. 92L50710 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE ON AN ASSUMED BEARING OF SOUTH 21 DEGREES 37 MINUTES 26 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 106.83 FEET (107.02 FEET RECORDED) TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE SOUTH 87 DEGREES 53 MINUTES 20 SECONDS WEST ALONG THE SAID SOUTHERLY LINE OF LOT 1 A DISTANCE OF 11.67 FEET TO THE WESTERLY RIGHT OF WAY LINE OF MILWAUKEE AVENUE (ILLINOIS ROUTE 21) ACCORDING TO DOCUMENT 2009840 RECORDED JULY 25, 1979; THENCE NORTH 25 DEGREES 53 MINUTES 54 SECONDS WEST 110.04 FEET TO THE NORTHERLY LINE OF SAID LOT 1; THENCE NORTH 87 DEGREES 53 MINUTES 20 SECONDS EAST ALONG THE SAID NORTHERLY LINE OF LOT 1 A DISTANCE OF 20.37 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EXCLUSIVE EASEMENT GRANTED FROM B.E.M. CORPORATION TO BONTE, INC. DATED JANUARY 23, 1997 AND RECORDED FEBRUARY 14, 1997 AS DOCUMENT 97105751 OVER THE NORTHWEST CORNER OF DESCRIBED PART OF LOT 3 IN GEORGE HECKINGER'S FARM SUBDIVISION AFORESAID FOR INGRESS AND EGRESS OF PEDESTRIANS AND VEHICLES AND FOR THE USE OF A PAVED PARKING LOT LOCATED THEREON, IN COOK COUNTY, ILLINOIS.

LAND AREA = 63,682 SF
OR 1.46 ACRES MORE OR LESS



	DATE	
1	8/28/2025	REVISED PER VILLAGE OF WHEELING, IL.
2	11/11/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
3	12/16/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
4	01/16/2026	REVISED PER VILLAGE OF WHEELING, IL.
5		
6		

EXISTING CONDITIONS PLAN

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

BETTER INFRASTRUCTURE. BETTER ENVIRONMENTS. BETTER LIFE!

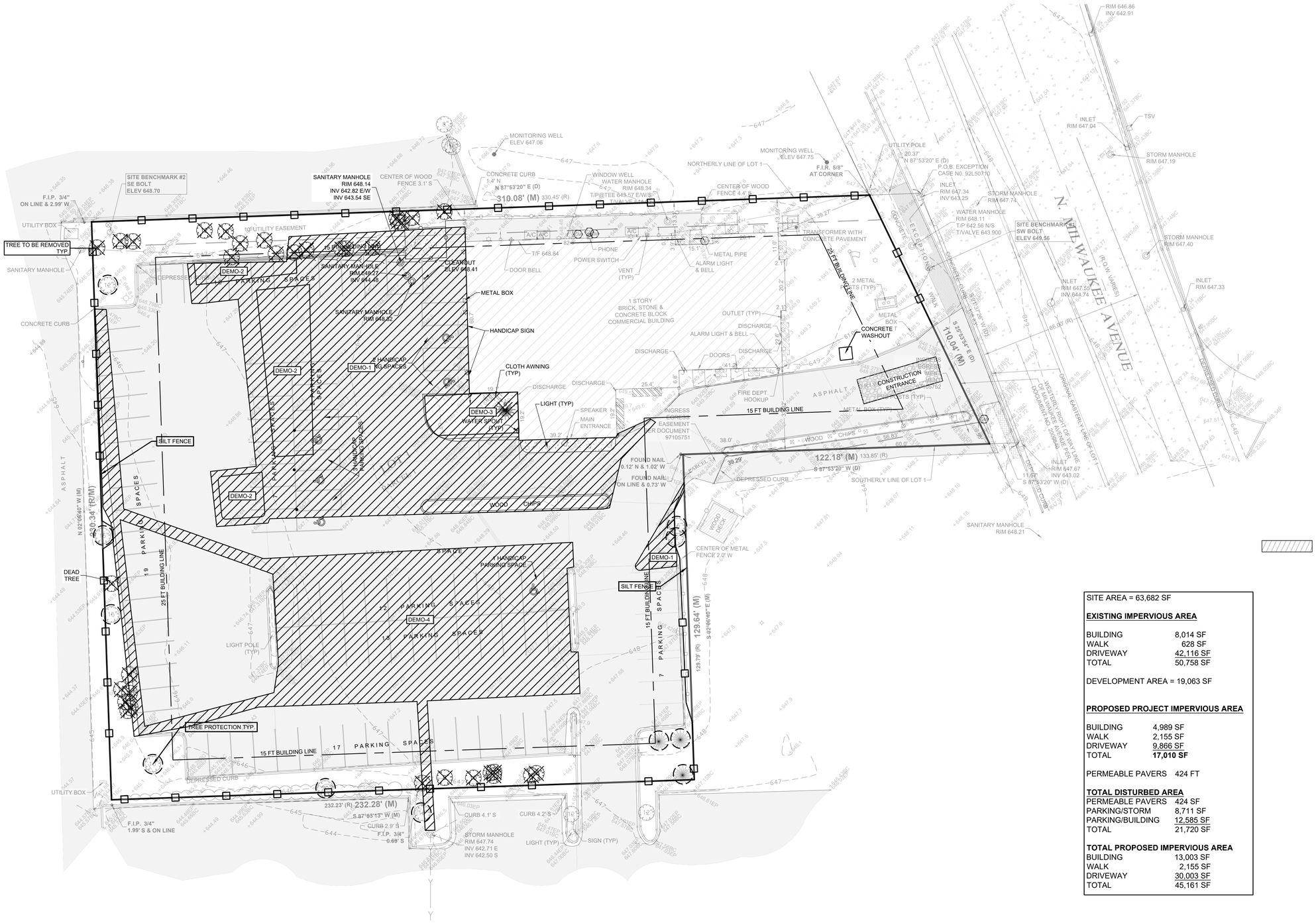
FIELD CREW:	PW
DRAWN BY:	NG
CHECKED BY:	ARS
APPROVED BY:	EF
DATE:	05/15/2025
SCALE:	HORIZ 1"=20'
	VERT –

SHEET
4
OF 11 SHEETS

PROJ # 25-02-2003

1/16/2026 11:34:16 AM
I:\2025\25-02\25-02-2003 - 604 Milwaukee Ave, Wheeling\Engineering\Plans\REV 4\25-02-2003 REV_4 SITE-22x34 2026-01-16.dwg

DEMOLITION AND EROSION CONTROL PLAN



20' 10' 0 20'

	DATE	
1	8/28/2025	REVISED PER VILLAGE OF WHEELING, IL.
2	11/11/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
3	12/16/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
4	01/16/2026	REVISED PER VILLAGE OF WHEELING, IL.
5		
6		

DEMOLITION AND EROSION CONTROL PLAN

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

BETTER INFRASTRUCTURE. BETTER ENVIRONMENTS. BETTER LIFE!

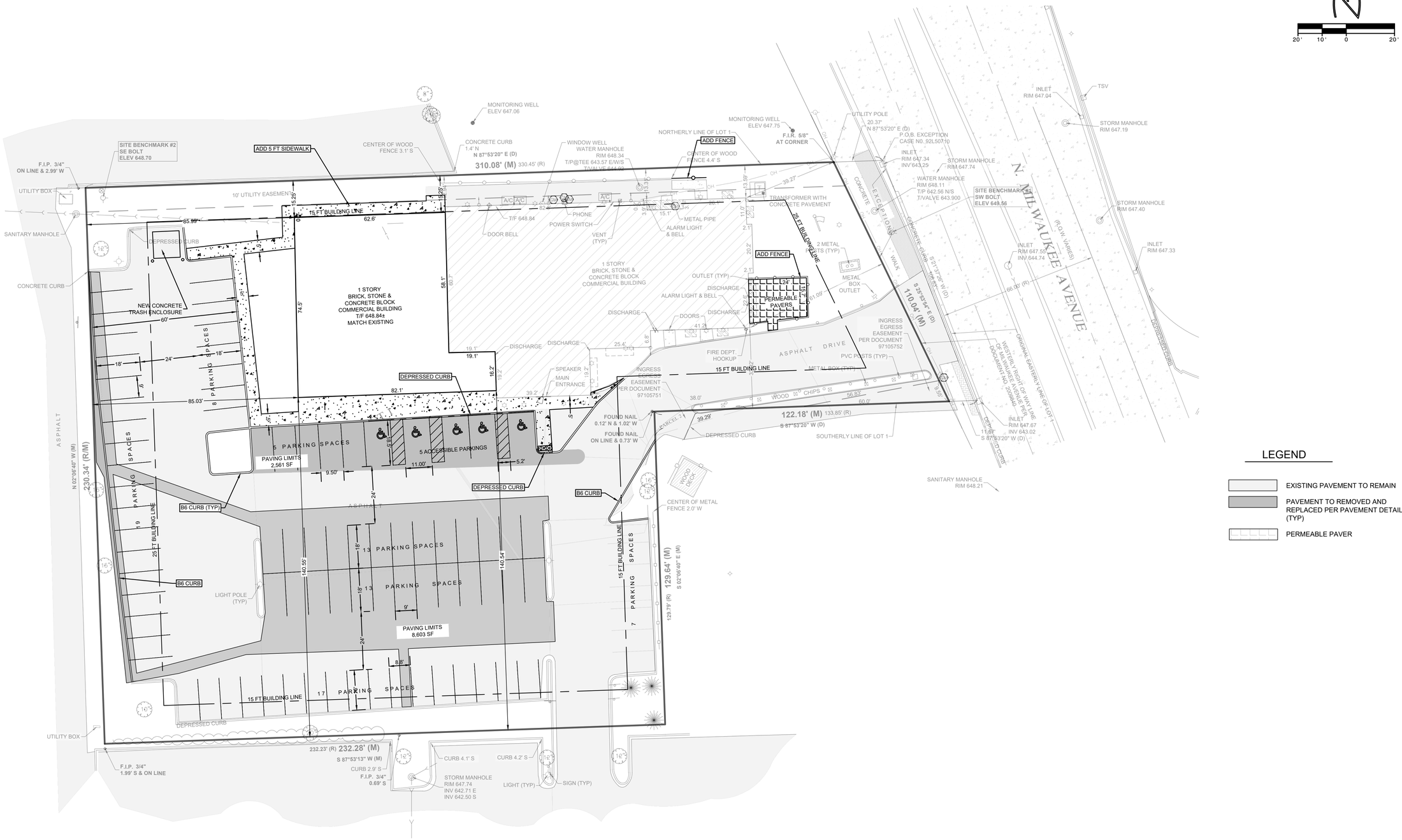
FIELD CREW:	PW
DRAWN BY:	NG
CHECKED BY:	ARS
APPROVED BY:	EF
DATE:	05/15/2025
SCALE:	HORIZ 1"=20'
	VERT –

SHEET
5
OF 11 SHEETS

PROJ # 25-02-2003

1/16/2026 11:34:16 AM
I:\2025\25-02\25-02-2003 - 604 Milwaukee Ave. Wheeling\Engineering\Plans\REV 4\25-02-2003 REV_4 SITE-22x34 2026-01-16.dwg

GEOMETRIC PLAN



LEGEND

- EXISTING PAVEMENT TO REMAIN
- PAVEMENT TO REMOVED AND REPLACED PER PAVEMENT DETAIL (TYP)
- PERMEABLE PAVER

	DATE	
1	8/28/2025	REVISED PER VILLAGE OF WHEELING, IL.
2	11/11/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
3	12/16/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
4	01/16/2026	REVISED PER VILLAGE OF WHEELING, IL.
5		
6		

GEOMETRIC PLAN

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

BETTER INFRASTRUCTURE. BETTER ENVIRONMENTS. BETTER LIFE!

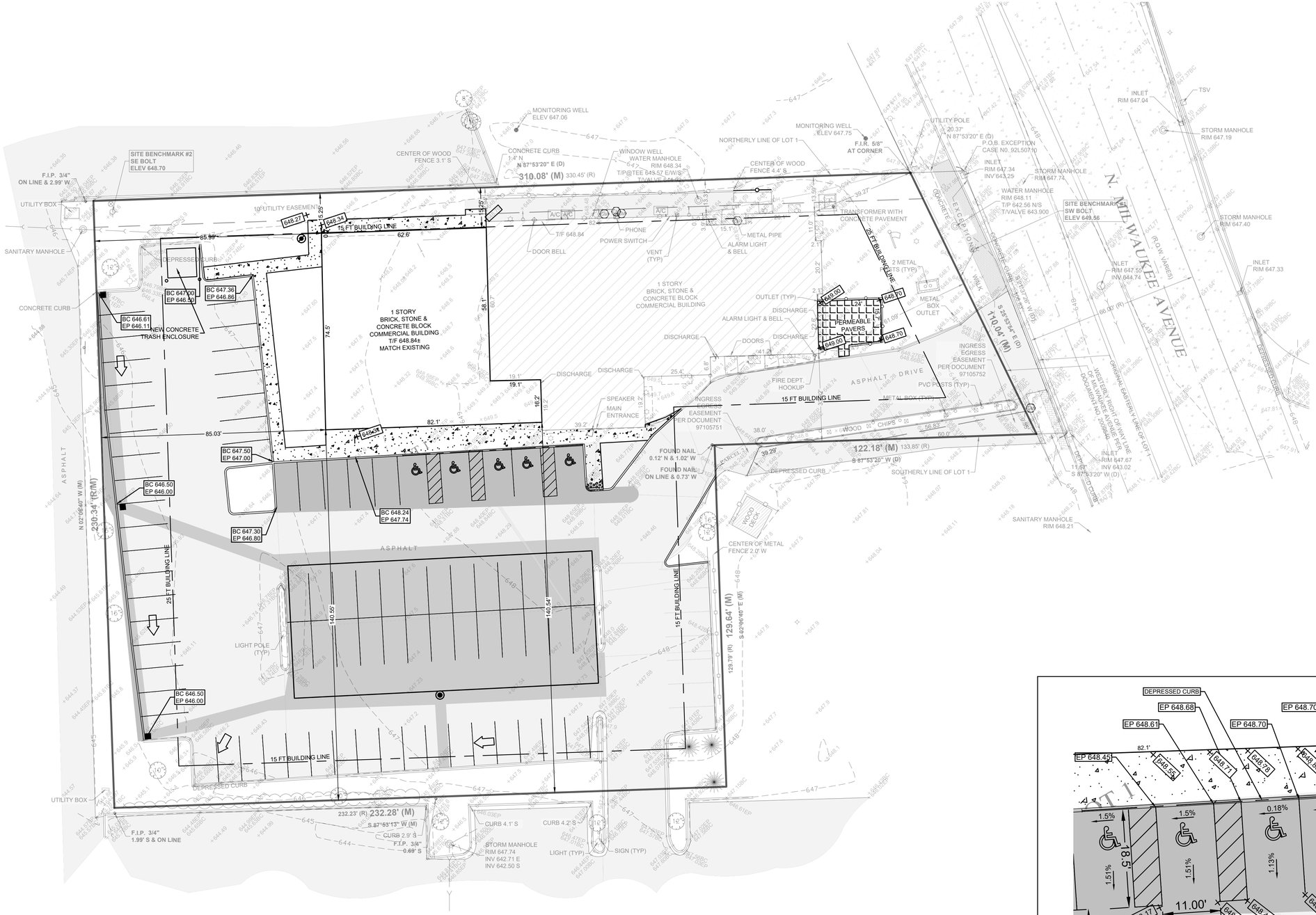
FIELD CREW:	PW
DRAWN BY:	NG
CHECKED BY:	ARS
APPROVED BY:	EF
DATE:	05/15/2025
SCALE:	HORIZ 1"=20'
	VERT –

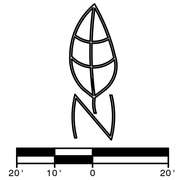
SHEET **6** OF 11 SHEETS

PROJ # 25-02-2003

1/16/2026 11:34:16 AM
I:\2025\25-02\25-02-2003 - 604 Milwaukee Ave, Wheeling\Engineering\Plans\REV 4\25-02-2003 REV_4 SITE-22x34 2026-01-16.dwg

SITE GRADING PLAN





LEGEND

- EXISTING PAVEMENT TO REMAIN
- PAVEMENT TO REMOVED AND REPLACED PER PAVEMENT DETAIL (TYP)
- PERMEABLE PAVER

SITE AREA = 63,682 SF

EXISTING IMPERVIOUS AREA

BUILDING	8,014 SF
WALK	628 SF
DRIVEWAY	42,116 SF
TOTAL	50,758 SF

DEVELOPMENT AREA = 19,063 SF

PROPOSED PROJECT IMPERVIOUS AREA

BUILDING	4,989 SF
WALK	2,155 SF
DRIVEWAY	9,866 SF
TOTAL	**17,010 SF**

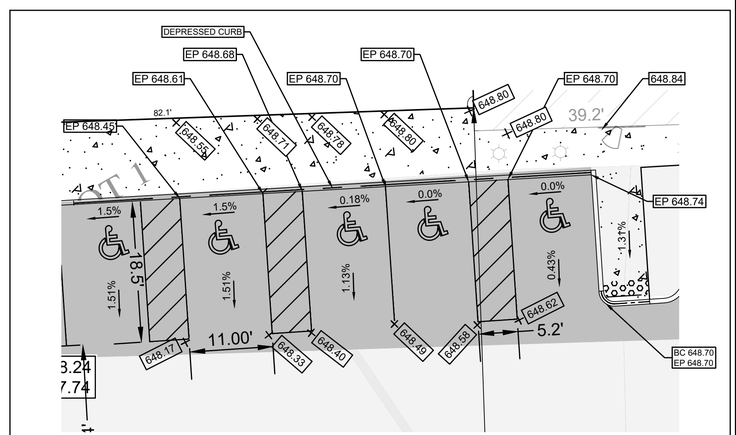
PERMEABLE PAVERS 424 FT

TOTAL DISTURBED AREA

PERMEABLE PAVERS	424 SF
PARKING/STORM	8,711 SF
PARKING/BUILDING	12,585 SF
TOTAL	21,720 SF

TOTAL PROPOSED IMPERVIOUS AREA

BUILDING	13,003 SF
WALK	2,155 SF
DRIVEWAY	30,003 SF
TOTAL	45,161 SF



HANDICAP SPACES
SCALE 1":10'

DATE	
1	8/28/2025 REVISED PER VILLAGE OF WHEELING, IL.
2	11/11/2025 REVISED PER VILLAGE OF WHEELING COMMENTS.
3	12/16/2025 REVISED PER VILLAGE OF WHEELING COMMENTS.
4	01/16/2026 REVISED PER VILLAGE OF WHEELING, IL.
5	
6	

GRADING PLAN

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

BETTER INFRASTRUCTURE
BETTER ENVIRONMENTS
BETTER LIFE!

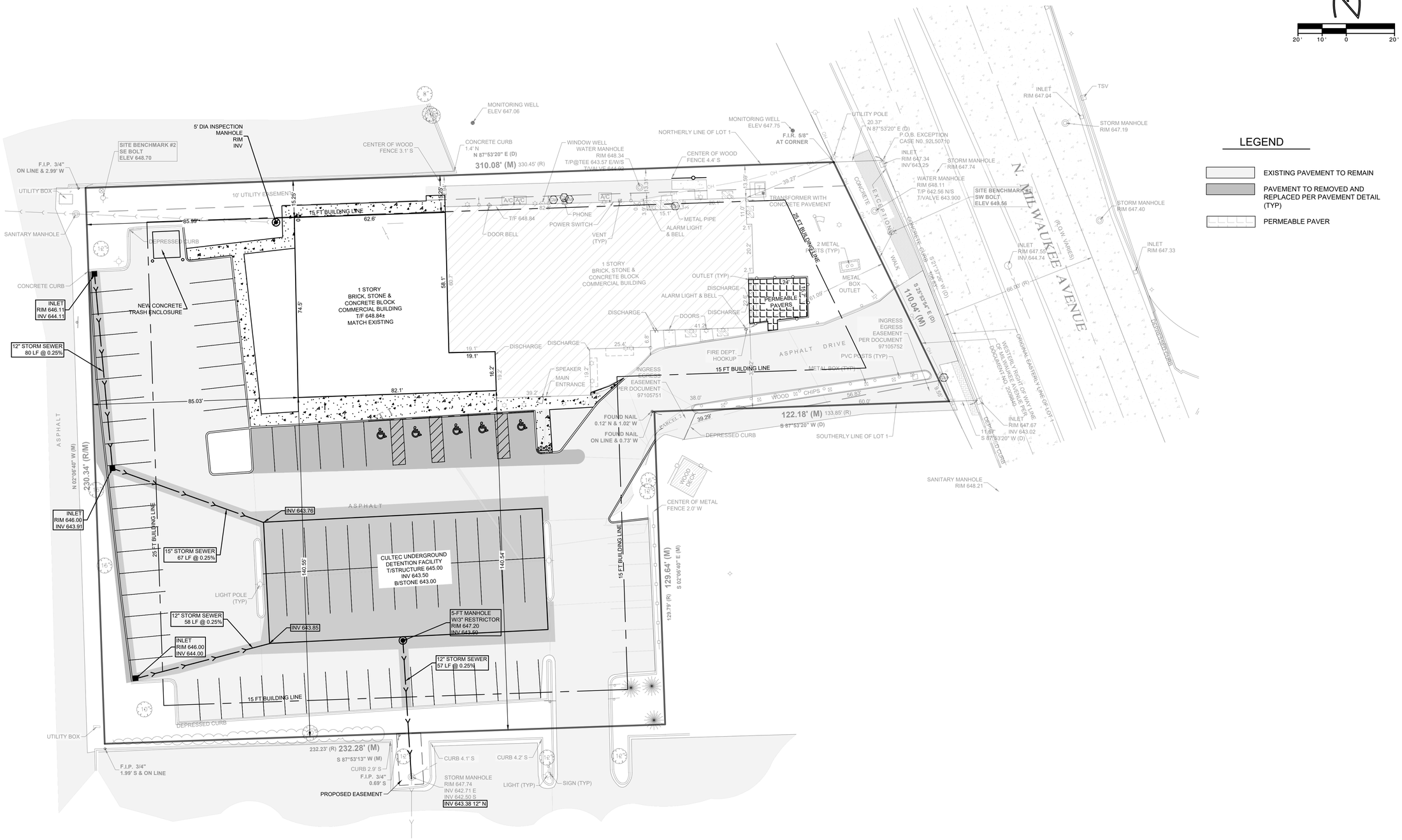
FIELD CREW:	PW
DRAWN BY:	NG
CHECKED BY:	ARS
APPROVED BY:	EF
DATE:	05/15/2025
SCALE:	HORIZ 1"=20'
	VERT –

SHEET
7
OF 11 SHEETS

PROJ # 25-02-2003

1/16/2026 11:34:16 AM
I:\2025\25-02\25-02-2003 - 604 Milwaukee Ave, Wheeling\Engineering\Plans\REV 4\25-02-2003 REV_4 SITE-22x34 2026-01-16.dwg

UTILITY PLAN



	DATE	
1	8/28/2025	REVISED PER VILLAGE OF WHEELING, IL.
2	11/11/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
3	12/16/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
4	01/16/2026	REVISED PER VILLAGE OF WHEELING, IL.
5		
6		

UTILITY PLAN

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

BETTER INFRASTRUCTURE. BETTER ENVIRONMENTS. BETTER LIFE!

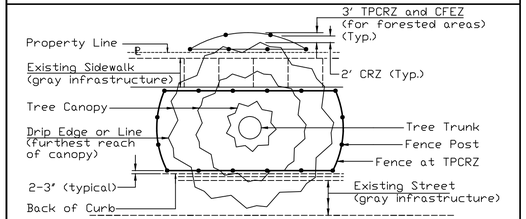
FIELD CREW:	PW
DRAWN BY:	NG
CHECKED BY:	ARS
APPROVED BY:	EF
DATE:	05/15/2025
SCALE:	HORIZ 1"=20'
	VERT –

SHEET **8** OF 11 SHEETS

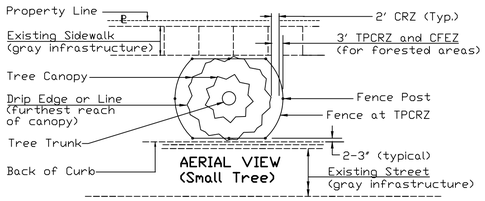
PROJ # 25-02-2003

1/16/2026 11:34:16 AM
I:\2025\25-02\25-02-2003 - 604 Milwaukee Ave, Wheeling\Engineering\Plans\REV 4\25-02-2003 REV_4 SITE-22x34 2026-01-16.dwg

TREE PROTECTION - FENCING
(Highly Urbanized Areas)



AERIAL VIEW
(Large Tree)



AERIAL VIEW
(Small Tree)

Notes:

1. Call J.U.L.I.E. (800-892-0123) for the location of existing utilities 48 hours prior to commencement of work.
2. The CRZ is located 2' from the farthest outreaching branch (drip edge) or the distance as determined by the ISA trunk diameter method or whichever is greater.
3. On sides of the tree not constricted by gray infrastructure, the fence shall be located 1 foot from the Critical Root Zone (CRZ) of the protected tree, thus creating the Tree Protection Critical Root Zone (TPCRZ). The Critical Forest Edge Zone (CFEZ), for forested areas, shall also be located at the TPCRZ.

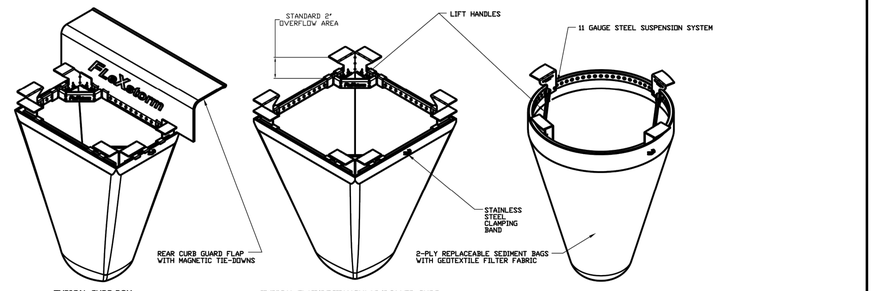
REFERENCE		STANDARD DWG. NO.
Project		IUM-690-B
Designed ____ Date ____		SHEET 1 OF 2
Checked ____ Date ____		DATE 09-14-2017
Approved ____ Date ____		

TREE PROTECTION - FENCING
(Highly Urbanized Areas)

Notes: (cont.)

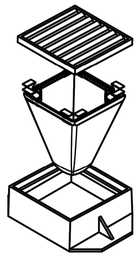
4. On sides of the tree where there is gray infrastructure conflict the fence shall be 3 to 4 inches from the structure. Where the structure is a sidewalk and the CRZ goes beyond the sidewalk to the adjoining greenspace, the Tree Protection Fencing shall continue to the CRZ without impeding the flow of the traffic of the sidewalk.
5. Fence Posts shall be either 6' steel posts @ 1.33Lbs./Ft. or 2" x 2" nominal wood posts.
6. A chain link fence with Construction Specification Chain Link Fence IUM 91 or better (as approved by the local Forester per local ordinances singularly or in tandem with the project Engineer) shall be used. Fencing shall be a minimum height of 4'. Metal posts shall be placed 6' on center (OC) and fencing is securely anchored to the ground.
7. Outside the TPCRZ, erosion and sediment control measures shall be installed to prevent sediment reaching the TPCRZ. These measures shall extend out from the fence 10' and shall be continuous around the perimeter of the fence. These measures include, but are not limited to vegetative filter strip, rolled excelsior blankets and woodchip mulch with a 3' to 5' depth. Other methods may be used if approved by the Professional Forester, Certified Arborist or Horticulturalist. Installation shall cause no disturbance to soils.

REFERENCE		STANDARD DWG. NO.
Project		IUM-690-B
Designed ____ Date ____		SHEET 2 OF 2
Checked ____ Date ____		DATE 09-14-2017
Approved ____ Date ____		

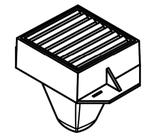


TYPICAL CURB BOX INLET FILTER | TYPICAL FLAT/RECTANGULAR/ROLLED CURB INLET FILTER | TYPICAL ROUND INLET FILTER

IPP *FLEX*storm Inlet Filter Specifications			
Material Property	*Test Method*	*Value (min ave)*	
> Inner Filter Bag Specs (2 ft² min vol)		Non-Woven	Woven Mono
Grab Tensile	ASTM D 4632	100 lbs	200 lbs
Puncture Strength	ASTM D 4833	65 lbs	90 lbs
Trapezoidal Tear	ASTM D 4533	45 lbs	75 lbs
UV Resistance	ASTM D 4355	70% at 500 hrs	90%
App Open Size (AOS)	ASTM D 4751	70 sieve (.212 mm)	40 sieve (.425 mm)
Permittivity	ASTM D 4491	2.0 /sec	2.1/sec
Water Flow Rate	ASTM D 4491	145 gpm/sqft	145 gpm/sqft
> Polyester Outer Reinforcement Bag Specifications			
Weight	ASTM D 3776	4.55 oz/sqyd +/- 15%	
Thickness	ASTM D 1777	.040 +/- .005	
> Frame Construction			
A36 Structural Steel; 11 Guage; Zinc Plated	ASTM A 576	*Tensile Strength > 58,000 psi; Yield Strength > 36,000 psi*	



INSTALLATION:
1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE



OR VILLAGE OF WHEELING APPROVED EQUAL

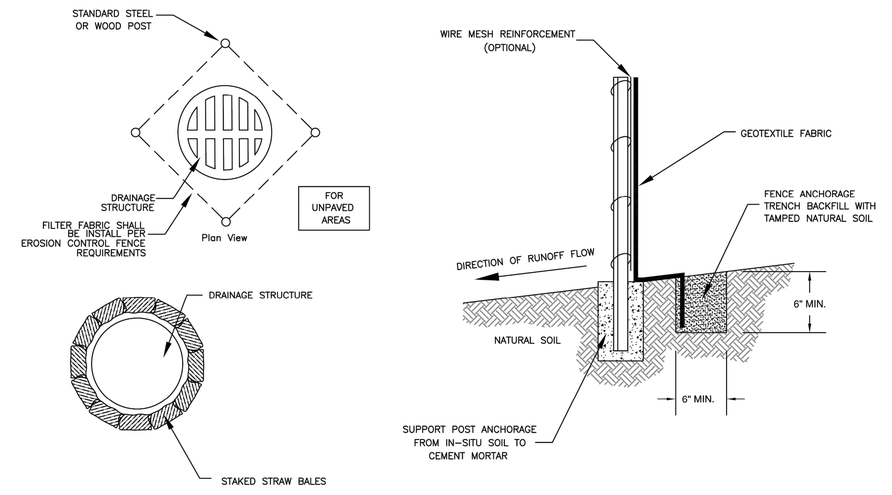
DRAWN ANDRIANO		ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC 1635 TONNE RD ELK GROVE, IL WWW.INLETFILTERS.COM (847) 732-0690 PH (847) 364-5262 FX SALES@INLETFILTERS.COM	
CHECKED			
QA			
PPG			
APPROVED			
		SIZE C	DWG NO IPP_FLEXSTORM_SPECS
		SCALE	SHEET 1 OF 1

VILLAGE OF WHEELING
ILLINOIS

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	REVISIONS		DETAIL NO.
	S.W.	01-30-03 AUTOCAD FILE	ERO-1
FILE LOCATION	C.J.C.	11-27-07 AUTOCAD FILE	
T:\ENGINEERING\STANDARDS			



STRAW BALE INSTALLATION FOR EROSION CONTROL AROUND A DRAINAGE STRUCTURE

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

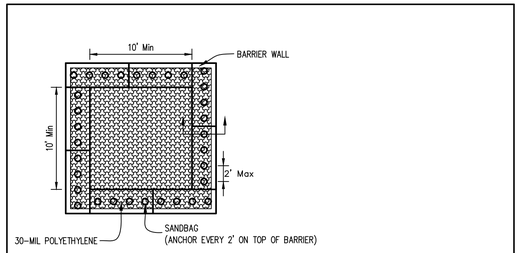
Inlet Protection Details

VILLAGE OF WHEELING
ILLINOIS

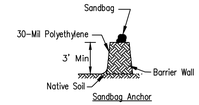
VILLAGE OF WHEELING
ENGINEERING DIVISION
2 COMMUNITY BOULEVARD
WHEELING, IL 60090
WWW.WHEELINGIL.GOV

SILT FENCE INSTALLATION STANDARD

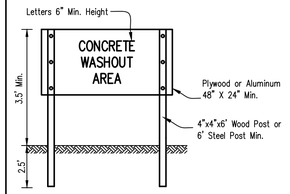
VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
	S.W.	05-01-00 AUTOCAD FILE	ERO-2
FILE LOCATION	S.W.	11-07-01 PER COMMENTS	
T:\ENGINEERING\STANDARDS	C.J.C.	01-29-08 AUTOCAD FILE	
	K.A.G.	12-20-16 INLET PROTECTION	



PLAN VIEW



BARRIER WALL ANCHOR SECTION



SIGN DETAIL

NOTES:

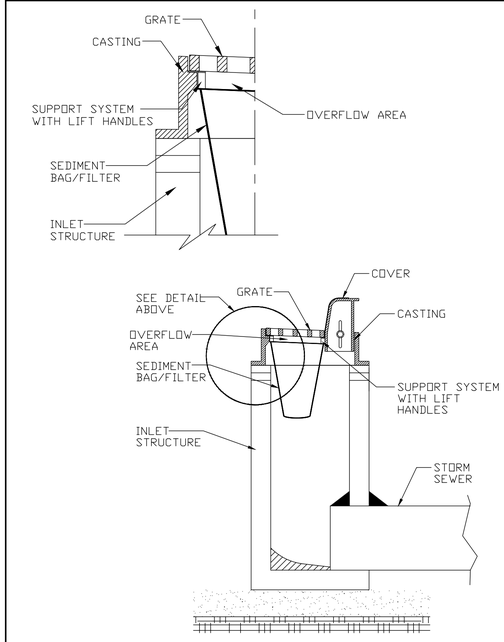
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

4" = 1'-0"	No. Date	By
	8/28/2025	NG

TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL

	Date
Designed	
Drawn B. JOHNSON	6/08
Checked	
Approved	

INLET PROTECTION - PAVED AREAS
DROP-IN PROTECTION



REFERENCE		STANDARD DWG. NO.
Project		IUM-561D
Designed ____ Date ____		SHEET 1 OF 1
Checked ____ Date ____		DATE 01-11-11
Approved ____ Date ____		

DATE	
1	8/28/2025 REVISED PER VILLAGE OF WHEELING, IL
2	11/11/2025 REVISED PER VILLAGE OF WHEELING COMMENTS.
3	12/16/2025 REVISED PER VILLAGE OF WHEELING COMMENTS.
4	01/16/2026 REVISED PER VILLAGE OF WHEELING, IL
5	
6	

DETAIL SHEET

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

MEI BETTER INFRASTRUCTURE BETTER ENVIRONMENTS BETTER LIFE!

FIELD CREW:	PW
DRAWN BY:	NG
CHECKED BY:	ARS
APPROVED BY:	EF
DATE:	05/15/2025
SCALE: HORIZ	–
VERT	–

SHEET
9
OF 11 SHEETS

PROJ # 25-02-2003

1/16/2026 11:34:16 AM
I:\2025\25-02-2003 - 604 Milwaukee Ave, Wheeling\Engineering\Plans\REV 4\25-02-2003 REV_4 SITE-22x34 2026-01-16.dwg

COMPOSITE RUNOFF COEFFICIENT (*C*)

PROJECT: 604 N Milwaukee **PERMIT NUMBER:**

LOCATION: Wheeling **DATE:** 6/16/2025

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA ___ MAJOR STORMWATER SYSTEM

___ UNRESTRICTED AREA ___ OTHER:

___ UPSTREAM AREA

CONDITION (SELECT WITH DROP-DOWN)

___ PROPOSED CONDITION ___ EXISTING CONDITION

RUNOFF COEFFICIENT

Surface Description	C	Area (acres)	Product (C)(Area)
impervious	0.95	0.39	0.37
pervious	0.50	0.05	0.02
TOTALS:		0.44	0.39

COMPOSITE RUNOFF COEFFICIENT

Composite C = Total Product / Total Area = 0.39 / 0.44 → Composite C = **0.90**

4/7/2022

MODIFIED RATIONAL METHOD: BULLETIN 75 RAINFALL DATA

PROJECT: 604 N Milwaukee **PERMIT NUMBER:**

LOCATION: Wheeling **DATE:** 6/16/2025

DEVELOPMENT INFORMTION

1. Detained Area	0.440	acres
2. Composite Runoff Coefficient	0.900	
3. Actual Release Rate	0.060	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	**0.188**	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
5 min	12.36	4.89	4.83	0.033	
10 min	10.80	4.28	4.22	0.058	
15 min	9.28	3.67	3.61	0.075	
20 min	8.04	3.18	3.12	0.086	
30 min	6.34	2.51	2.45	0.101	
40 min	5.28	2.09	2.03	0.112	
50 min	4.55	1.80	1.74	0.120	
1 hr	4.03	1.60	1.54	0.127	
1.5 hr	3.03	1.20	1.14	0.141	
2 hr	2.49	0.99	0.93	0.153	
3 hr	1.83	0.72	0.66	0.165	
4 hr	1.48	0.59	0.53	0.174	
5 hr	1.25	0.50	0.44	0.180	
6 hr	1.07	0.42	0.36	0.180	
7 hr	0.96	0.38	0.32	0.185	
8 hr	0.86	0.34	0.28	0.185	
9 hr	0.79	0.31	0.25	0.188	←
10 hr	0.72	0.29	0.23	0.186	
11 hr	0.67	0.27	0.21	0.187	
12 hr	0.62	0.25	0.19	0.185	
18 hr	0.45	0.18	0.12	0.174	
24 hr	0.36	0.14	0.08	0.161	

4/7/2022

ORIFICE DISCHARGE RATE

PROJECT: 604 N Milwaukee **PERMIT NUMBER:**

LOCATION: Wheeling **DATE:** 6/16/2025

RESTRICTOR INFORMTION

1. Orifice Number			
2. Orifice diameter, *d*	3.00	in	
3. Discharge Coefficient, C_d	0.61		
4. Invert Elevation	643.50	ft	
5. High Water Elevation, HWL	645.00	ft	
6. Tail Water Elevation		ft	

ACTUAL RELEASE RATE

6. Free Flow Actual Release Rate at HWL	**0.28**	cfs	
7. Submerged Actual Release Rate at HWL		cfs	

STAGE-DISCHARGE TABLE CONDITION (SELECT FROM DROP-DOWN)

Free-flow

STAGE-DISCHARGE TABLE

Elevation (ft)	Orifice 1 (cfs)	Orifice 2 (cfs)	Total (cfs)	
643.50	0.00		0.00	
644.00	0.15		0.15	
645.00	0.28		0.28	HWL

4/7/2022

CULTEC StormGenie

USER INPUTS

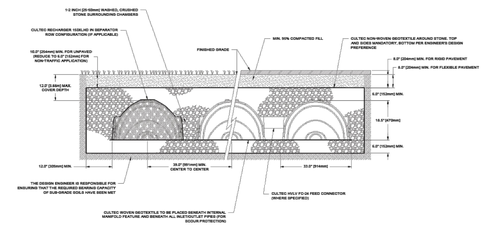
Project Name:	
Engineer:	eric foytik
Project Location:	
Measurement Type:	Imperial
Chamber Model:	Recharger 150XLHD
Required Storage Volume:	8016 cf
Available Length:	117 ft
Available Width:	84 ft
Stone Above Chambers:	6 in
Stone Below Chambers:	6 in
Base Stone Elevation:	643 ft
Stone Porosity:	36%
Maximum Allowable Finished Grade	657.04 ft
Minimum Allowable Finished Grade	646.21 ft
Outlet Control Structure:	Yes

RESULTS

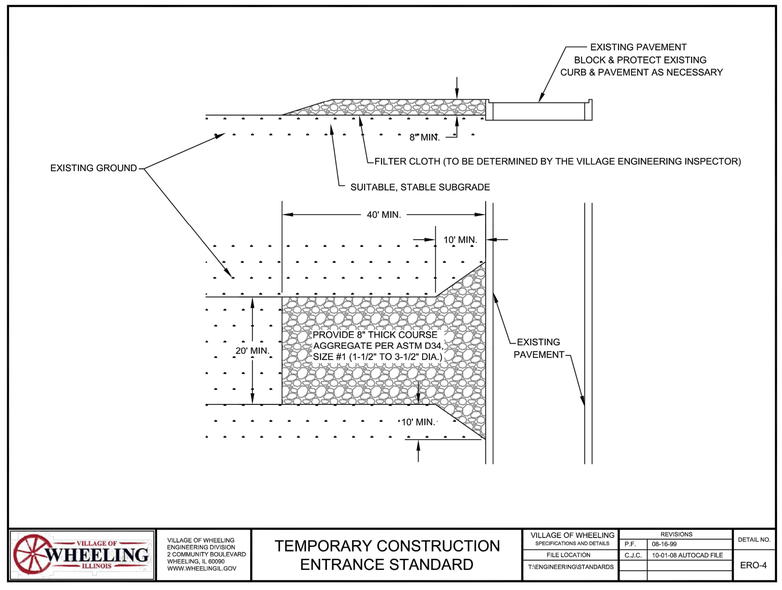
Installed Storage Volume:	8054.16 cf
Storage Volume Per Chamber:	27.16 cf
Chamber Rows:	15
Maximum Length:	115.50 ft
Maximum Width:	50.25 ft
Approx. Bed Area Required:	5703.94 sf

SYSTEM COMPONENTS - NOT FOR CONSTRUCTION

Number of Chambers Required:	162
Number of End Caps Required:	30
Number of Feed Connectors Required:	26
Amount of Stone Required:	373 cy
Volume of Excavation (Not Including Fill):	537 cy
Non-woven Geotextile Required:	1955 sy
Woven Geotextile Required (Beneath Internal Manifold):	111 ft
Woven Geotextile Required (Separator Row):	128 ft
Total Woven Geotextile Required:	238 ft



www.cultec.com

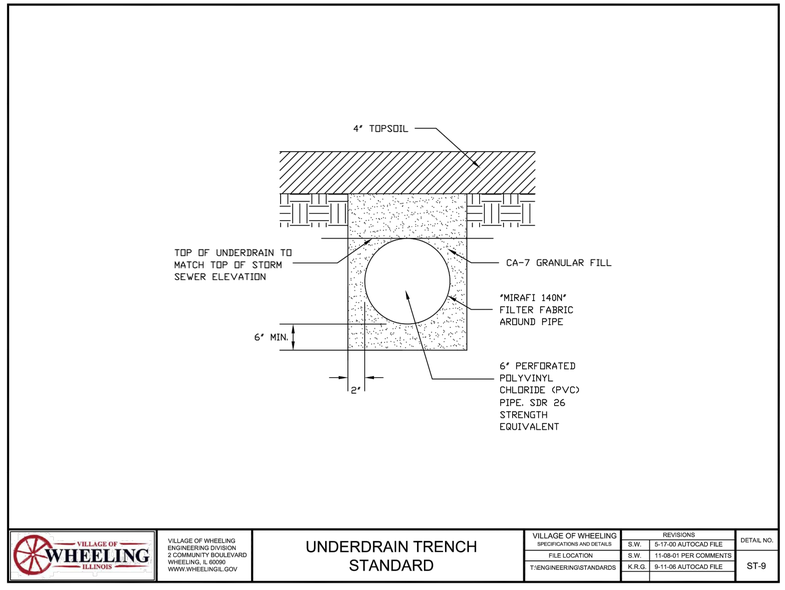


VILLAGE OF WHEELING ILLINOIS

VILLAGE OF WHEELING
ENGINEERING DIVISION
2 COMMUNITY BOULEVARD
WHEELING, IL 60090
WWW.WHEELINGIL.GOV

TEMPORARY CONSTRUCTION ENTRANCE STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	P.F.	08-16-99	ERO-4
T:\ENGINEERING\STANDARDS	C.J.C.	10-01-08 AUTOCAD FILE	



VILLAGE OF WHEELING ILLINOIS

VILLAGE OF WHEELING
ENGINEERING DIVISION
2 COMMUNITY BOULEVARD
WHEELING, IL 60090
WWW.WHEELINGIL.GOV

UNDERDRAIN TRENCH STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	5-17-00 AUTOCAD FILE	ST-9
T:\ENGINEERING\STANDARDS	S.W.	11-08-01 PER COMMENTS	
	K.R.G.	9-11-06 AUTOCAD FILE	

DATE	
1	8/28/2025 REVISED PER VILLAGE OF WHEELING, IL.
2	11/11/2025 REVISED PER VILLAGE OF WHEELING COMMENTS.
3	12/16/2025 REVISED PER VILLAGE OF WHEELING COMMENTS.
4	01/16/2026 REVISED PER VILLAGE OF WHEELING, IL.
5	
6	

DETAIL SHEET

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

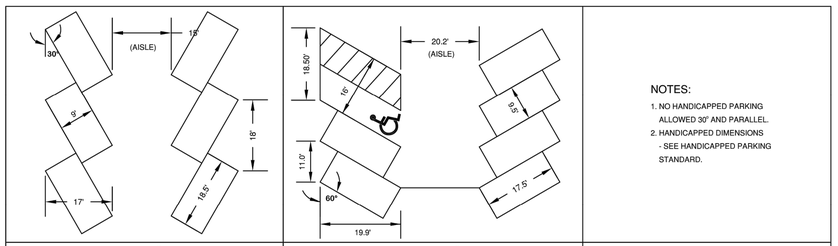
MEI BETTER INFRASTRUCTURE BETTER ENVIRONMENTS BETTER LIFE!

FIELD CREW:	PW
DRAWN BY:	NG
CHECKED BY:	ARS
APPROVED BY:	EF
DATE:	05/15/2025
SCALE:	HORIZ –
	VERT –

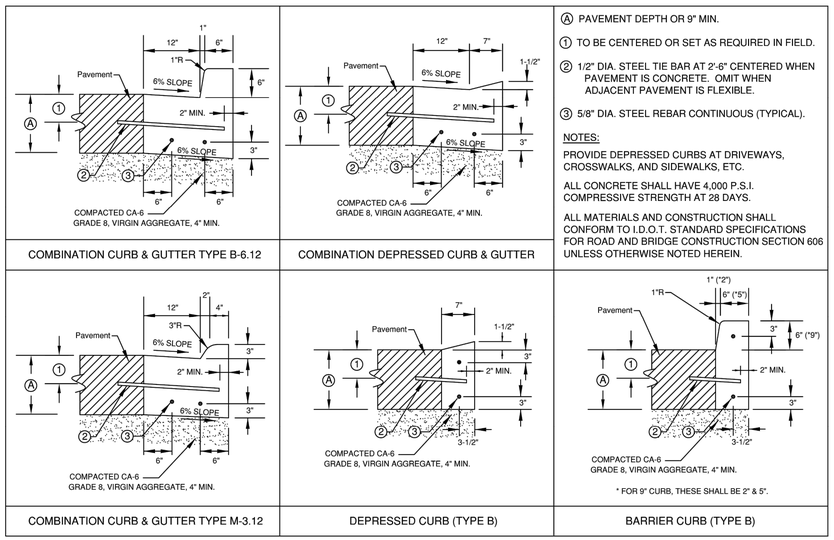
SHEET **10** OF 11 SHEETS

PROJ # 25-02-2003

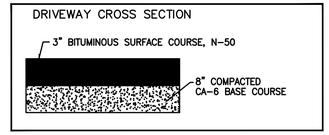
1/16/2026 11:34:16 AM
I:\2025\25-02\25-02-2003 - 604 Milwaukee Ave. Wheeling\Engineering\Plans\REV 4\25-02-2003 REV_4 SITE-22x34 2026-01-16.dwg

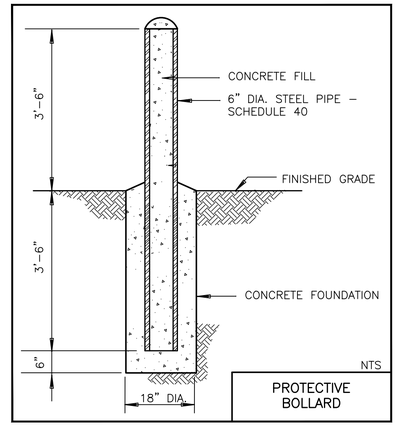


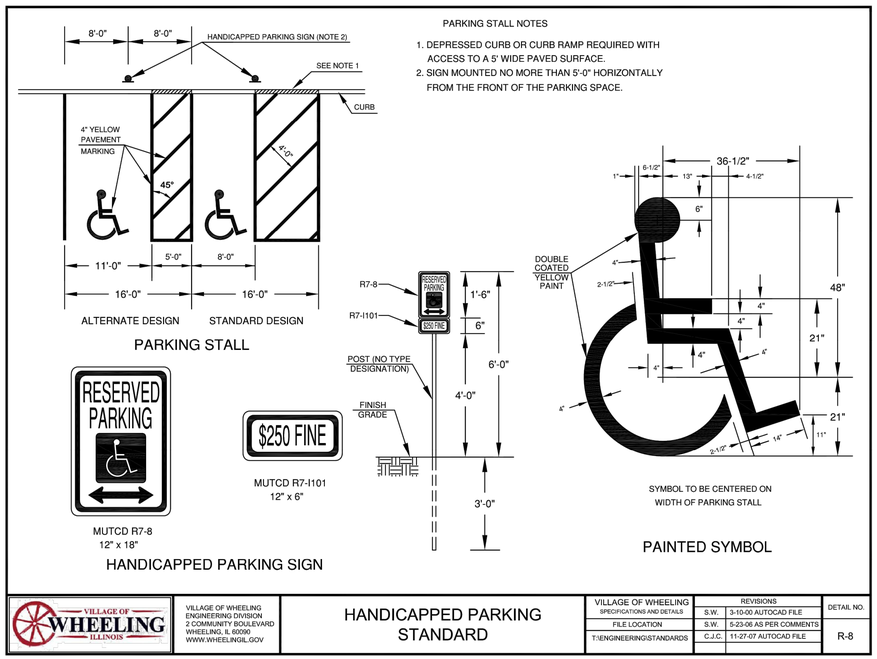
VILLAGE OF WHEELING ILLINOIS	VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	PARKING STALL STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
				S.W.	06-01-00 AUTOCAD FILE	R-7
			FILE LOCATION	C.J.C.	11-27-07 AUTOCAD FILE	
			T:\ENGINEERING\STANDARDS	K.A.G	01-12-16 AUTOCAD FILE	



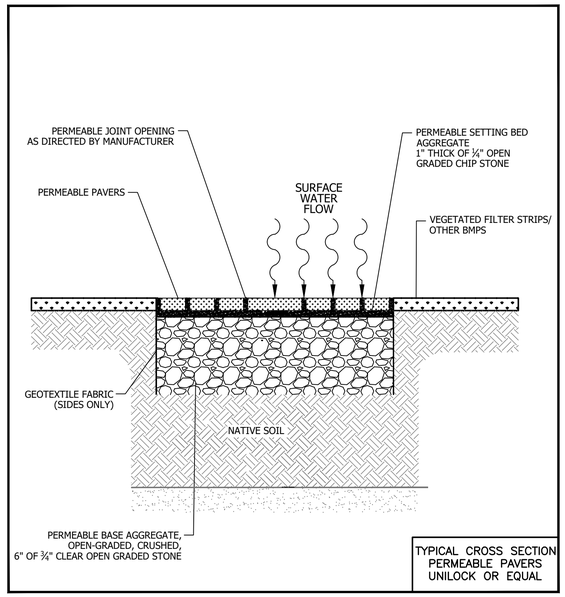
VILLAGE OF WHEELING ILLINOIS	VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	CURB AND GUTTER STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
				S.W.	06-16-00 AUTOCAD FILE	R-12
			FILE LOCATION	C.J.C.	11-27-07 AUTOCAD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





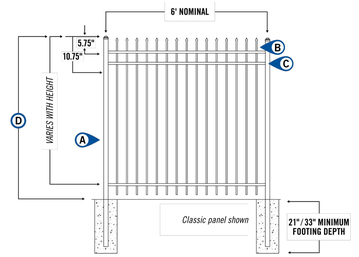


VILLAGE OF WHEELING ILLINOIS	VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	HANDICAPPED PARKING STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
				S.W.	3-10-00 AUTOCAD FILE	R-8
			FILE LOCATION	S.W.	5-23-06 AS PER COMMENTS	
			T:\ENGINEERING\STANDARDS	C.J.C.	11-27-07 AUTOCAD FILE	



ECHELON® | 2 & 3-RAIL OPTIONS | 4" AIR-SPACE

STANDARD BOTTOM & FLUSH BOTTOM OPTIONS AVAILABLE



- Ⓐ 2"sq x .060" wall POSTS
- Ⓑ 0.590"sq x .050" wall PICKETS
- Ⓒ 1.125"w x 1"h *(0.072" side / 0.055" top)* ForeRunner™ RAILS
- Ⓓ 4', 4½', 5' & 6' PANEL HEIGHTS

ECHELON® | 3-RAIL PANELS | 4" AIR SPACE

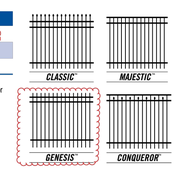
STANDARD BOTTOM | 6' PANEL LENGTH *(71.5" actual width)* **| 15 PICKETS PER PANEL | 24 PANELS PER PALLET**

PANEL	ITEM NUMBER	WEIGHT	STOCKING
4'	A0☒⊘3466	13 lbs	CB MB GB
5'	A0☒⊘3586	15 lbs	CB MB GB
6'	A0☒⊘3706	17 lbs	CB MB GB

☒ = ***FENCE STYLES AVAILABLE*** | C = Classic M = Majestic G = Genesis R = Conqueror

⊘ = ***COLOR OPTIONS AVAILABLE*** | B = Black N = Bronze W = White

⃠ = ***NON-STOCKED PRODUCT***
For details, see Ameristar's Sales Policy in the catalog guide.



DATE	
1	8/28/2025 REVISED PER VILLAGE OF WHEELING, IL
2	11/11/2025 REVISED PER VILLAGE OF WHEELING COMMENTS.
3	12/16/2025 REVISED PER VILLAGE OF WHEELING COMMENTS.
4	01/16/2026 REVISED PER VILLAGE OF WHEELING, IL
5	
6	

DETAIL SHEET

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

MEI — BETTER INFRASTRUCTURE BETTER IMPROVEMENTS BETTER LIFE!

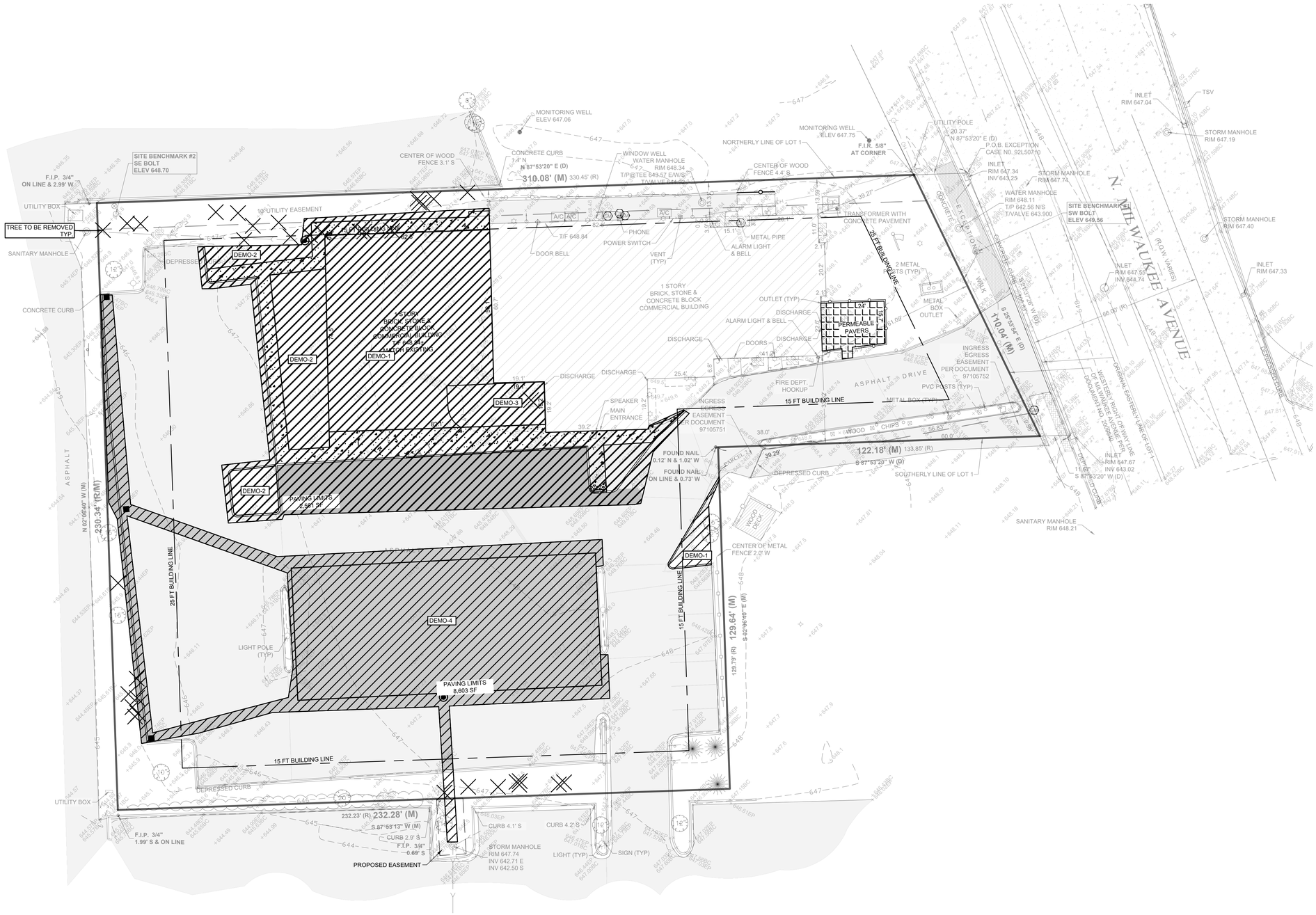
FIELD CREW:	PW
DRAWN BY:	NG
CHECKED BY:	ARS
APPROVED BY:	EF
DATE:	05/15/2025
SCALE:	HORIZ –
	VERT –

SHEET **11** OF 11 SHEETS

PROJ # 25-02-2003

1/16/2026 11:34:16 AM
I:\2025\25-02\25-02-2003 - 604 Milwaukee Ave, Wheeling\Engineering\Plans\REV 4\25-02-2003 REV_4 SITE-22x34 2026-01-16.dwg

SITE GRADING PLAN



20' 10' 0 20'

SITE AREA = 63,682 SF

EXISTING IMPERVIOUS AREA

BUILDING	8,014 SF
WALK	628 SF
DRIVEWAY	42,116 SF
TOTAL	50,758 SF

DEVELOPMENT AREA = 19,063 SF

PROPOSED IMPERVIOUS AREA

BUILDING	4,989 SF
WALK	2,246 SF
DRIVEWAY	9,866 SF
TOTAL	**17,101 SF**

PERMEABLE PAVERS 424 FT

TOTAL DISTURBED AREA

PERMEABLE PAVERS	424 SF
PARKING/STORM	8,711 SF
PARKING.BUILDING	12,585 SF
TOTAL	21,720 SF

DATE	
1 8/28/2025	REVISED PER VILLAGE OF WHEELING, IL.
2 11/11/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
3 12/16/2025	REVISED PER VILLAGE OF WHEELING COMMENTS.
4 01/16/2026	REVISED PER VILLAGE OF WHEELING, IL.
5	
6	

DISTURBED AREA EXHIBIT

604 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

BETTER INFRASTRUCTURE. BETTER ENVIRONMENTS. BETTER LIFE!

FIELD CREW:	PW
DRAWN BY:	NG
CHECKED BY:	ARS
APPROVED BY:	EF
DATE:	05/15/2025
SCALE:	HORIZ 1"=20'
	VERT –

SHEET
1
OF____SHEETS

PROJ # 25-02-2003

1/16/2026 11:34:16 AM
I:\2025\25-02\25-02-2003 - 604 Milwaukee Ave, Wheeling\Engineering\Plans\REV 4\25-02-2003 REV_4 SITE-22x34 2026-01-16.dwg

















CRICKET SIMULATOR
604 N. MILWAUKEE
WHEELING, IL 60070
EXISTING SITE CONDITIONS

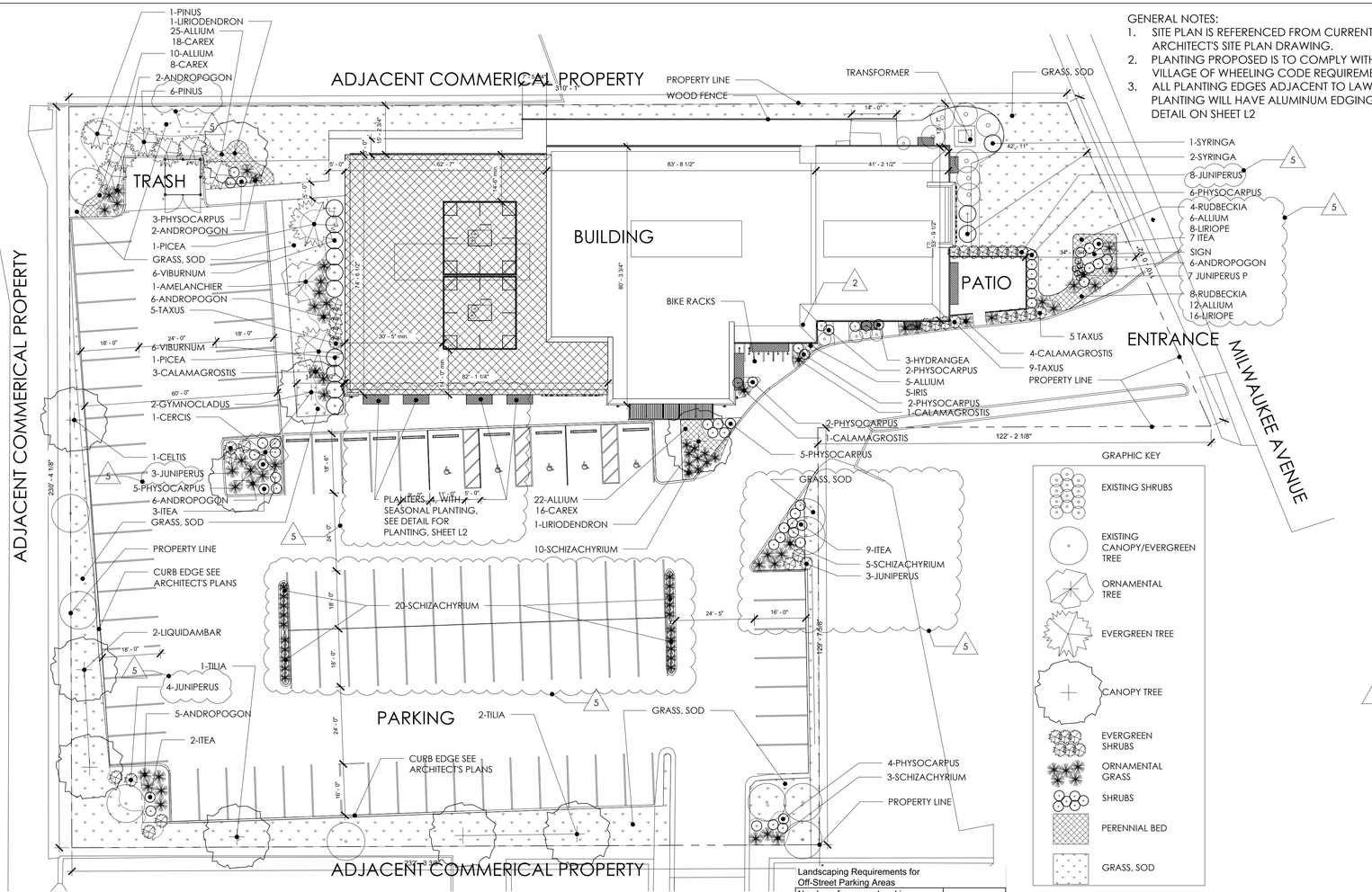
JANUARY 21ST, 2026

© COPYRIGHT 2026 AKA

FINAL REVIEW	4/18/25

aka atul karkhanis architects, ltd.
Commercial • Educational • Residential • Healthcare

2514 WEST PETERSON AVENUE
CHICAGO, IL 60659
PHONE: 773.508.5533 FAX: 773.508.5757
www.akarchitects.com



GENERAL NOTES:

1. SITE PLAN IS REFERENCED FROM CURRENT ARCHITECT'S SITE PLAN DRAWING.
2. PLANTING PROPOSED IS TO COMPLY WITH VILLAGE OF WHEELING CODE REQUIREMENTS.
3. ALL PLANTING EDGES ADJACENT TO LAWN OR PLANTING WILL HAVE ALUMINUM EDGING, SEE DETAIL ON SHEET L2

GRAPHIC KEY

EXISTING SHRUBS
EXISTING CANOPY/EVERGREEN TREE
ORNAMENTAL TREE
EVERGREEN TREE
CANOPY TREE
EVERGREEN SHRUBS
ORNAMENTAL GRASS
SHRUBS
PERENNIAL BED
GRASS, SOD

Landscaping Requirements for Off-Street Parking Areas

Number of proposed parking spaces	87
Required trees (1/15 spaces)	6

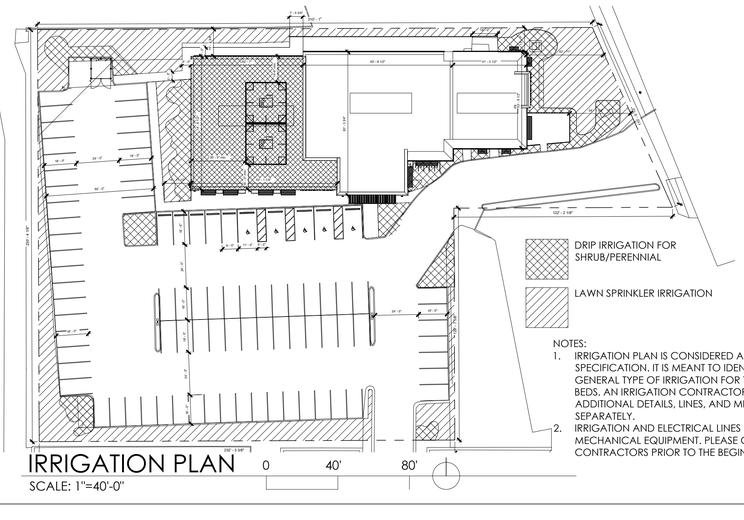
LANDSCAPE PLAN

SCALE: 1"=20'-0"

Code	Botanical Name	Common Name	Total*	Size	Condition	Notes
	Shade Trees		**10**			
CELTIS	Celtis occidentalis	Hackberry	1	3" cal.	B&B	
GYMNOCLADUS	Gymnocladus dioica	Kentucky Coffeetree	2	3" cal.	B&B	
LIQUIDAMBAR	Liquidambar syraciflua	Sweetgum	2	3" cal.	B&B	
LIRIODENDRON	Liriodendron tulipifera	Tulip Tree	2	3" cal.	B&B	
TILIA	Tilia americana 'Redmond'	Redmond Linden	3	3" cal.	B&B	
	Evergreen Trees		**9**			
PICEA	Picea glauca	White Spruce	2	6 foot height	B&B	
PINUS	Pinus strobus	Eastern White Pine	7	6 foot height	B&B	
	Ornamental Trees		**2**			
AMELANCHIER	Amelanchier laevis 'Cumulus'	Cumulus Allegheny Serviceberry	1	2" cal.	B&B	Multi-stemmed
CERCIS	Cercis canadensis	Eastern Redbud	1	2" cal.	B&B	
	Deciduous Shrubs		**68**			
HYDRANGEA	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	3	24" height	B&B	
ITEA	Itea virginica	Virginia Sweetspire	21	24" height	B&B	
PHYSOCARPUS	Physocarpus opulifolius	Common Ninebark	29	24" height	B&B	
SYRINGA P	Syringa patula 'Miss Kim'	Miss Kim Lilac	3	24" height	B&B	
VIBURNUM B	Viburnum prunifolium	Black Haw Viburnum	12	24" height	B&B	
	Evergreen Shrubs		**44**			
JUNIPERUS	Juniperus virginiana 'Grey Owl'	Grey Owl Eastern Red-cedar	18	24" height	B&B	
JUNIPERUS P	Juniperus procumbens 'Nana'	Dwarf Japanese Garden Juniper	7	12" height	B&B	
TAXUS	Taxus x media densiformis	Dense Yew	19	24" height	B&B	
	Perennials		**154**			
ALLIUM	Allium cernuum	Nodding Onion	96		1 gallon	Install 18" on center
IRIS	Iris versicolor	Blue Flag Iris	5		1 gallon	Install 18" on center
LIRIOPE	Liriope muscari	Lilyturf	24		1 gallon	Install 18" on center
RUDBECKIA	Rudbeckia hirta	Black-eyed Susan	29		1 gallon	Install 18" on center
	Grasses		**130**			
ANDROPOGON	Andropogon gardenii	Big Bluestem	27	24" height	5 gallon	
CALAMAGROSTIS	Calamagrostis x acutifolia 'Karl Foerster'	Feather Reed Grass	9	24" height	5 gallon	
CAREX	Carex pensylvanica	Pennsylvania Sedge	56		1 gallon	shorter grass for groundcover
SCHIZACHYRIUM	Schizachyrium scoparium	Little Bluestem	38	24" height	5 gallon	

*Planting summarizes the planting plan on L1 and the planters on L2.

PLANT SCHEDULE

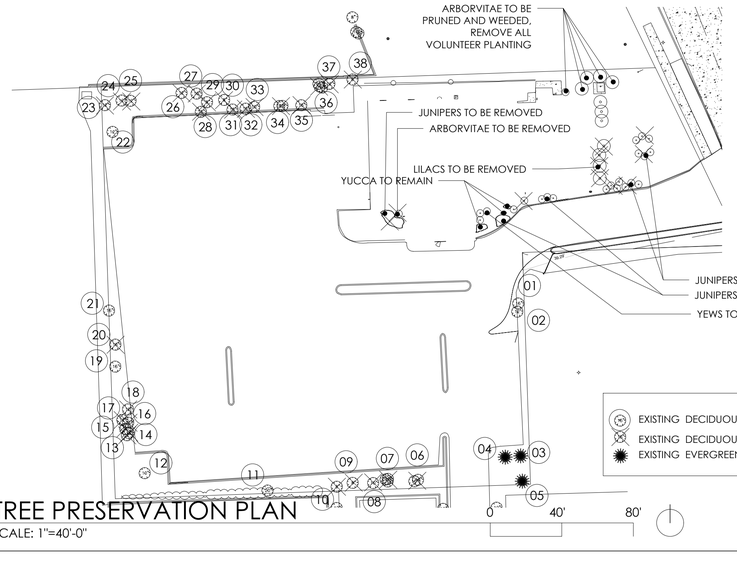


NOTES:

1. IRRIGATION PLAN IS CONSIDERED A PERFORMANCE SPECIFICATION. IT IS MEANT TO IDENTIFY THE GENERAL TYPE OF IRRIGATION FOR THE LANDSCAPE BEDS. AN IRRIGATION CONTRACTOR WILL PROVIDE ADDITIONAL DETAILS, LINES, AND MECHANICALS SEPARATELY.
2. IRRIGATION AND ELECTRICAL LINES FOR MECHANICAL EQUIPMENT. PLEASE COORDINATE CONTRACTORS PRIOR TO THE BEGINNING OF WORK.

IRRIGATION PLAN

SCALE: 1"=40'-0"



TREE PRESERVATION PLAN

SCALE: 1"=40'-0"

Code	Species	Common Name	Size: DBH*	Cond.**	Disposition	Notes
1	*Ulmus*	Elm	16	3	REMAIN	Invasive variety
2	*Ulmus*	Elm	12	3	REMAIN	Invasive variety
3	*Picea*	Spruce	10	1	REMAIN	
4	*Picea*	Spruce	9	1	REMAIN	
5	*Picea*	Spruce	10	1	REMAIN	
6	*Molus*	Mulberry	20	3	REMOVED	Invasive, multistemmed
7	*Molus*	Mulberry	22	2	REMOVED	Invasive, multistemmed
8	*Acer negundo*	Boxelder	20	4	REMOVED	Invasive, multistemmed
9	*Acer negundo*	Boxelder	8	4	REMOVED	Invasive
10	*Acer negundo*	Boxelder	8	3	REMAIN	Invasive, multistemmed
11	*Acer*	Maple	22	2	REMAIN	
12	*Fraxinus*	Ash	10	3	REMAIN	
13	*Populus*	Cottonwood	11	3	REMOVED	Invasive
14	*Populus*	Cottonwood	12	3	REMOVED	Invasive
15	*Populus*	Cottonwood	10	3	REMOVED	Invasive
16	*Populus*	Cottonwood	12	3	REMOVED	Invasive
17	*Populus*	Cottonwood	9	3	REMOVED	Invasive
18	*Populus*	Cottonwood	15	3	REMOVED	Invasive
19	*Populus*	Cottonwood	16	3	REMAIN	Invasive
20	*Populus*	Cottonwood	15	4	REMOVED	Invasive
21	*Populus*	Cottonwood	21	3	REMAIN	Invasive
22	*Fraxinus*	Ash	9	3	REMAIN	
23	*Acer negundo*	Buckthorn	8	4	REMOVED	Invasive
24	*Acer negundo*	Buckthorn	12	4	REMOVED	Invasive
25	*Acer negundo*	Buckthorn	8	4	REMOVED	Invasive
26	*Acer negundo*	Buckthorn	12	3	REMOVED	Invasive
27	*Acer negundo*	Buckthorn	10	4	REMOVED	Invasive
28	*Populus*	Cottonwood	15	2	REMOVED	Invasive
29	*Acer negundo*	Buckthorn	8	3	REMOVED	Invasive
30	*Ulmus*	Elm	8	3	REMOVED	Invasive variety
31	*Populus*	Cottonwood	15	2	REMOVED	Invasive
32	*Populus*	Cottonwood	15	5	REMOVED	Invasive
33	*Molus*	Mulberry	10	3	REMOVED	Invasive
34	*Molus*	Mulberry	24	4	REMOVED	Invasive
35	*Ulmus*	Elm	15	4	REMOVED	
36	*Acer negundo*	Boxelder	30	4	REMOVED	Invasive
37	*Acer negundo*	Boxelder	12	4	REMOVED	Invasive
38	*Acer negundo*	Boxelder	8	4	REMOVED	Invasive, multistemmed

*Sizes and location are based field survey and observation.
**Cond. (Condition) is a qualitative value associated with the health of the tree:
1-great, 2-good, 3-adequate, 4-declining, 5-dead/dying

TREE PRESERVATION MATRIX

LICENSED LANDSCAPE ARCHITECT
GARY W. LEHMAN
157-001193
STATE OF ILLINOIS

ISSUE	DATE	REVISIONS
1	05-29-25	PERMIT REVIEW PLANS
2	06-13-25	PERMIT REVIEW PLANS
3	08-06-25	PERMIT REVIEW PLANS
4	01-20-25	PERMIT REVIEW PLANS
5		PERMIT REVIEW PLANS

PROJECT STAFF

PROJECT MANAGER:	G. LEHMAN R.L.A.
LANDSCAPE ARCH:	G. LEHMAN R.L.A.
DRAFTSMAN:	G. LEHMAN R.L.A.

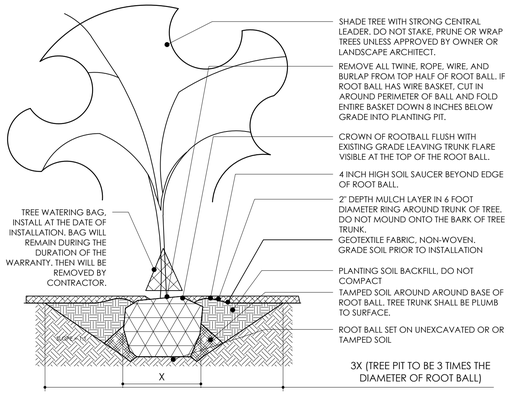
studio 0
LANDSCAPE ARCHITECTURE
8804 N TULLMAN AVE
NILES, ILLINOIS 60659
773-732-0311
GLEHMAN@STUDIO0DESIGN.NET

LANDSCAPE PLANS

604 N MILWAUKEE AVE.
WHEELING, ILLINOIS

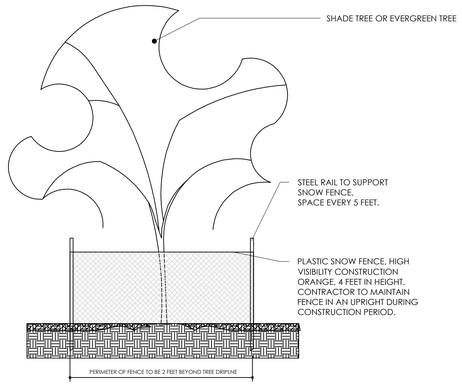
COPYRIGHT:
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.

PROJECT NO.: 25024
ISSUE DATE: JAN. 20, 2026
SCALE:
SHEET NUMBER
L1



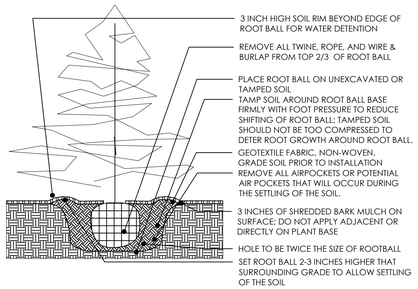
DECIDUOUS TREE DETAIL

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



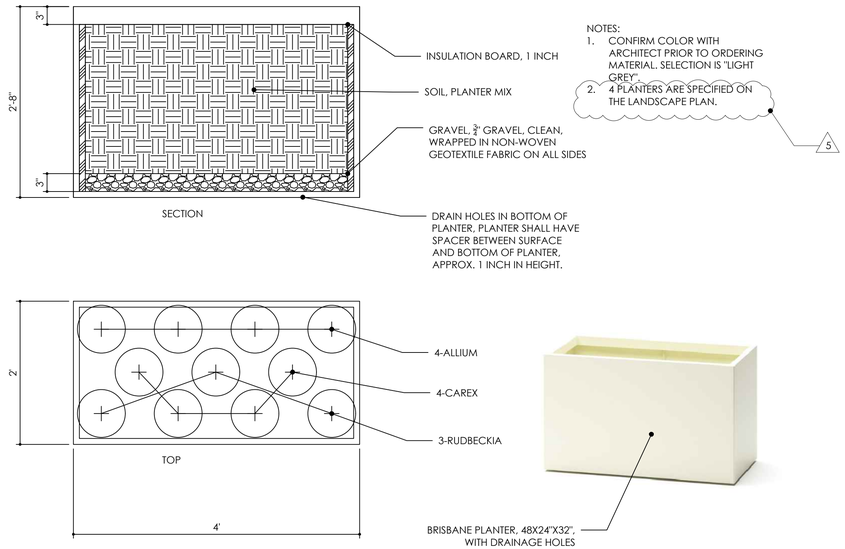
TREE PRESERVATION DETAIL

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



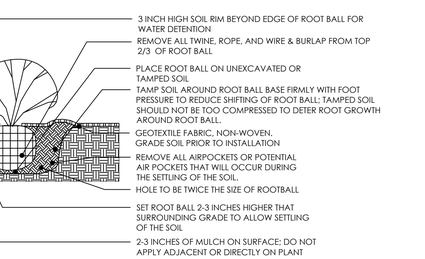
EVERGREEN TREE DETAIL

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



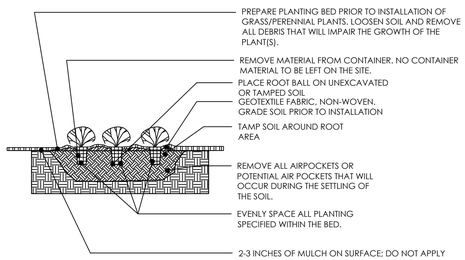
PLANTER DETAIL

SCALE: 1"=1'-0"



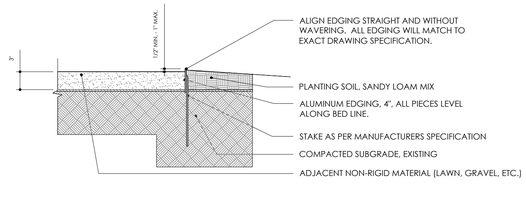
SHRUB DETAIL

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



PERENNIAL AND ORNAMENTAL GRASS DETAIL

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



EDGING DETAIL

SCALE: 1"=1'-0"

LICENSED LANDSCAPE ARCHITECT
GARY W. LEHMAN
157-001193
STATE OF ILLINOIS

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	G. LEHMAN RLA	1	PERMIT REVIEW PLANS	05-29-25
LANDSCAPE ARCH:	G. LEHMAN RLA	2	PERMIT REVIEW PLANS	06-19-25
DRAFTSMAN:	G. LEHMAN RLA	3	PERMIT REVIEW PLANS	08-06-25
		4	PERMIT REVIEW PLANS	01-20-25
		5	PERMIT REVIEW PLANS	

LANDSCAPE ARCHITECTURE
5858 N TULLMAN AVE
CHICAGO, ILLINOIS 60659
773-792-0311
GLEHMAN@STUDIODESIGN.NET

LANDSCAPE PLANS

604 N MILWAUKEE AVE.
WHEELING, ILLINOIS

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

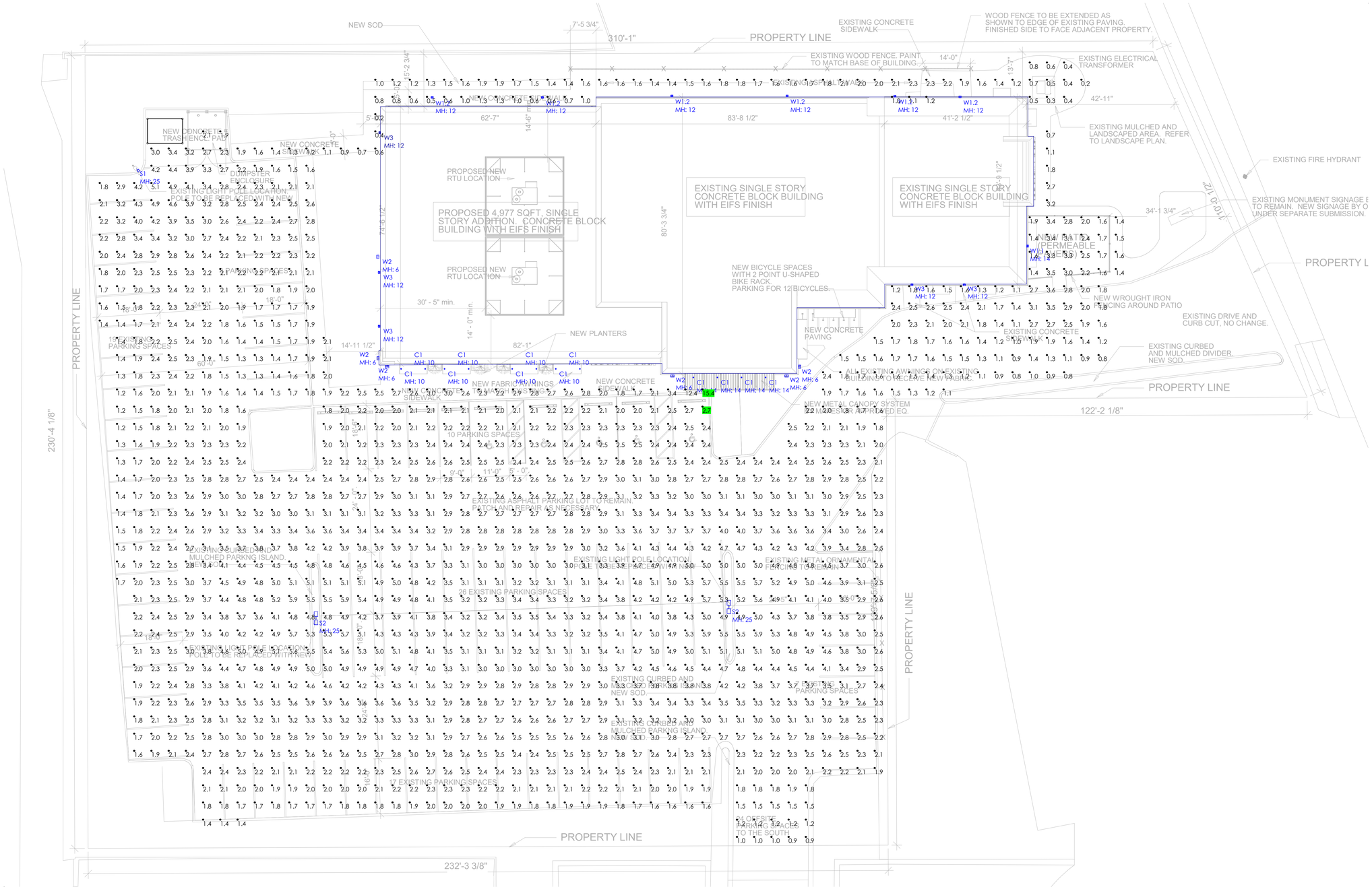
PROJECT NO.: 25024

ISSUE DATE: JAN. 20, 2026

SCALE:

SHEET NUMBER

L2



Scale: 1 inch= 14 Ft.

Calculation Summary									
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Max/Min**	**Avg/Min**	**Calc Plane Ht**	**UG**
FULL AREA_Planar	Illuminance	Fc	2.76	15.4	0.2	77.00	13.80	0	5.70

Luminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.

Symbol	Qty	Tag	Manufacturer	Description	Arrangement	Luminaire Lumens	Arr. Lum. Lumens	Luminaire Watts	Arr. Watts	LLF
	12	C1	PRESCOLITE	LFR-4RD-M-20L35K8NR-DM1_LFR-4RD-T-CL-S	Single	1866	1866	15.22	15.22	0.900
	1	S1	BEACON PRODUCTS	RAR1-160L-135-4K-4F	Single	17300	17300	141.4	141.4	0.900
	2	S2	BEACON	RAR2-108L-250-4K7-4W	Back-Back	29912	59824	247.48	494.96	0.900
	1	W1.1	EXO	RWL1-48L-45-4K7-4W-U	Single	5704	5704	46.5	46.5	0.900
	6	W1.2	EXO	RWL1-48L-10-4K7-3-U	Single	1355	1355	10.1	10.1	0.900
	6	W2	ALVA LIGHT	TESS-30-Slotted	Single	1042	1042	22.15	22.15	0.900
	5	W3	EXO	RWL1-48L-10-4K7-4W-U	Single	1336	1336	10.1	10.1	0.900

NOTES

- PG-ENLIGHTEN IS NEITHER LICENSED NOR INSURED TO DETERMINE CODE COMPLIANCE. CODE COMPLIANCE REVIEW BY OTHERS.
- ANY VARIANCE FROM REFLECTANCE VALUES, OBSTRUCTIONS, LIGHT LOSS FACTORS OR DIMENSIONAL DATA WILL AFFECT THE ACTUAL LIGHT LEVELS OBTAINED.
- THIS ANALYSIS IS A MATHEMATICAL MODEL AND CAN BE ONLY AS ACCURATE AS IS PERMITTED BY THE THIRD-PARTY SOFTWARE AND THE IES STANDARDS USED.
- FIXTURE TYPES AND QUANTITIES MAY CHANGE BASED ON UNKNOWN OBSTRUCTIONS OR FIELD CONDITIONS. THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FIXTURES.
- FIXTURE TYPES AND QUANTITIES BASED ON PROVIDED LAYOUT AND DRAWINGS ARE FOR REFERENCE ONLY. TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.
- CALCULATION GRID VALUES 10'-0" O.C.

PG enlighten

DRAWN BY: Lisa Bernacchi lisa.bernacchi@pg-enlighten.com 847.228.1199

PG CONTACT: Kyle Hiskey kyle.hiskey@pg-enlighten.com 773.675.7955

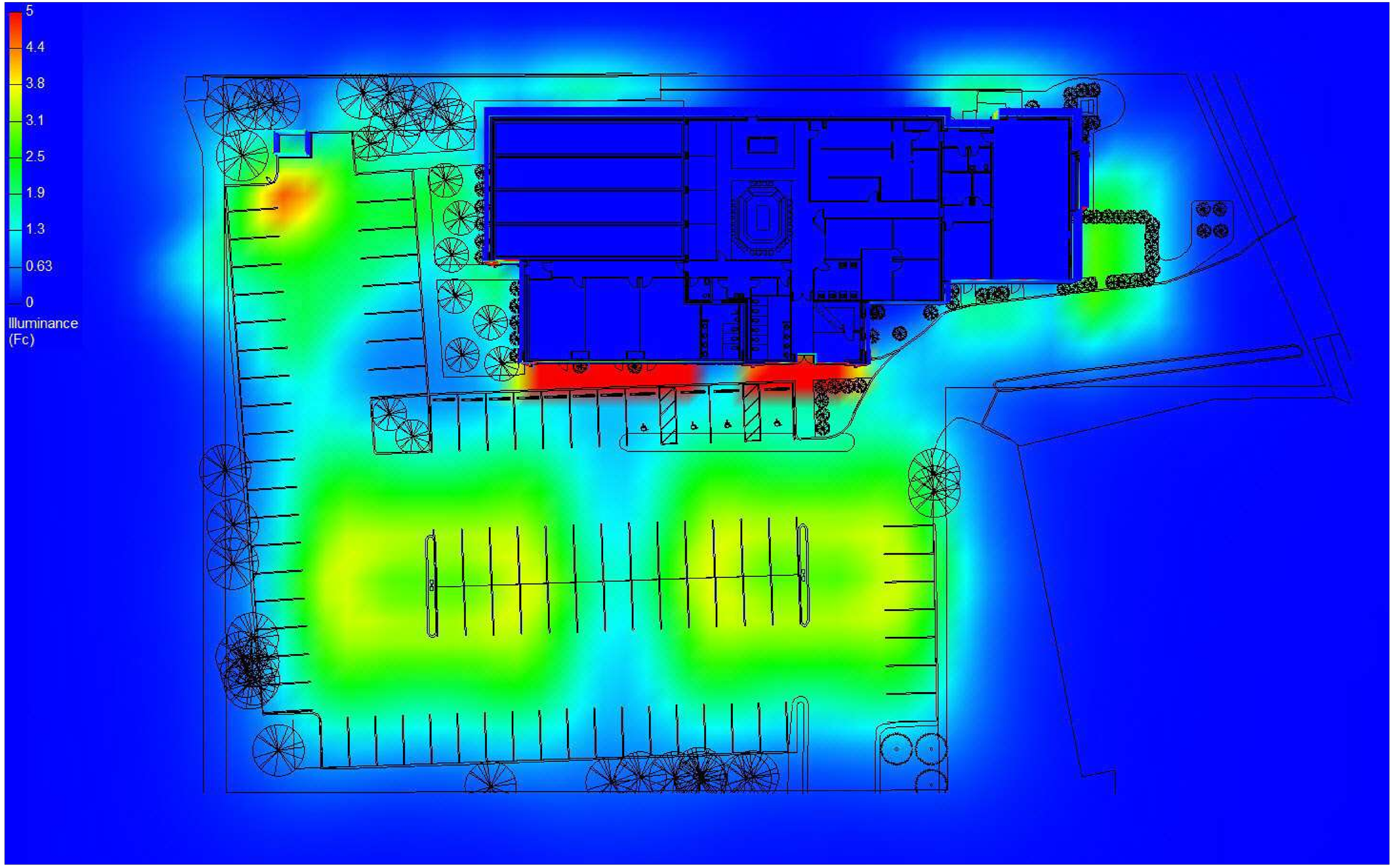
REVISIONS		
4	GENERAL REVS	01/22/26
2	GENERAL REVS	01/16/26
3	GENERAL REVS	01/20/26

PROJECT NAME: 604 N. MILWAUKEE AVE - WHEELING, ILLINOIS

CLIENT NAME: Atul Karkhanis Architects

Date:1/22/2026

Page 1 of 2



NOTES
PG-ENLIGHTEN IS NEITHER LICENSED NOR INSURED TO DETERMINE CODE COMPLIANCE. CODE COMPLIANCE REVIEW BY OTHERS.
ANY VARIANCE FROM REFLECTANCE VALUES, OBSTRUCTIONS, LIGHT LOSS FACTORS OR DIMENSIONAL DATA WILL AFFECT THE ACTUAL LIGHT LEVELS OBTAINED.
THIS ANALYSIS IS A MATHEMATICAL MODEL AND CAN BE ONLY AS ACCURATE AS IS PERMITTED BY THE THIRD-PARTY SOFTWARE AND THE IES STANDARDS USED.
FIXTURE TYPES AND QUANTITIES MAY CHANGE BASED ON UNKNOWN OBSTRUCTIONS OR FIELD CONDITIONS. THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FIXTURES.
FIXTURE TYPES AND QUANTITIES BASED ON PROVIDED LAYOUT AND DRAWINGS ARE FOR REFERENCE ONLY. TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.
CALCULATION GRID VALUES 10'-0" O.C.

enlighten

PROJECT NAME:
604 N. MILWAUKEE AVE - WHEELING, ILLINOIS

CLIENT NAME:
Atul Karkhanis Architects

REVISIONS		
4	01/22/26	GENERAL REVS
2	01/16/26	GENERAL REVS
3	01/20/26	GENERAL REVS

PG CONTACT:
Kyle Hiskey
kyle.hiskey@pg-enlighten.com
773.675.7955

DRAWN BY:
Lisa Bernacchi
lisa.bernacchi@pg-enlighten.com
847.228.1199

Date:1/22/2026

Page 2 of 2

SITE LIGHTING

C1 - PRESCOLITE
LFR-4RD-M-20L35K8-NR-DM1-CP/LFR-4RD-BT-CL-S
S1 - BEACON
RAR-1-160L-70-4K7-4F-UNV-BLT-BC
S2 - BEACON
RAR-1-160L-70-4K7-4F-UNVBLT-BC
DOUBLE HEAD 180DEGREE
W1.1 - EXO
RWL1-48L-35-4K7-4W-UNV-BLT
W1.2 - EXO
RWL1-48L-35-4K7-3-UNV-BLT
W2 - ALVA
TESS SLOTTED-30-BLK-3500

2514 W. Peterson Ave, Chicago, IL 60659-4109 • tel: 773.508.5533 • fax: 773.508.5757 • afoster@akarchitects.com • www.akarchitects.com

prescolite

LFR-4RD

LITEFRAME 4" ROUND DOWNLIGHT

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LITEFRAME 2.0



FEATURES

- 4" LED downlight delivering 1000–6000 lumens
- Direct Install from below ceiling for New Construction or Remodel applications
- Optional housing accessories available
- Five beam distributions
- 2700K–5000K, 80+ and 90+ CRI (2 SDCM)
- Dimming protocols include 0–10V, Phase (Forward/Reverse), DALI, DMX, and Lutron EcoSystem
- NX Lighting Controls wired and wireless controls capability available

C SP US WET LOCATION IP65

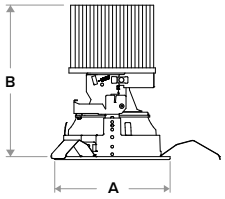
With CL Lens Option

SERVICE PROGRAMS

STOCK QS10

CONTROLS TECHNOLOGY

NX WIRELESS NX WIRED



Typical Dimensions and Weights			
Lumen Package	"A" Diameter Inches (mm)	"B" Height Inches (mm)	Weight lbs (kg)
10L - 30L	5.37 (136)	5.45 (138)	4 (1.8)
35L - 60L	5.37 (136)	7.03 (179)	4.3 (1.9)

See DIMENSIONS section for complete details

SPECIFICATIONS

CONSTRUCTION

- Standard Fixture Module designed for Non-IC, Direct Install construction
- Optional Non-IC frame or IC housing available with pre-installed bar hangers
- Die cast aluminum fixture module support ring with spring steel clips for secure mounting to ceiling
- Driver J-Box can be installed and accessed from below the ceiling as direct install or easily snap on to optional housing frame/enclosure
- Light Engine connections use plenum rated (CMP) cable

OPTICS

- High purity spun aluminum reflector, self-flanged
- 57° visual cutoff to source image and 31° cutoff to source
- Specular or Semi-Specular anodized or White painted cone reflector finish/colors
- Painted flange options in White or Black
- Optional clear lens trim for wet location applications
- Wide Angle and Soft Focus lens filter/clip accessories available

ELECTRICAL

- Chip-on-board LED with 2 SDCM
- Multiple CCTs, 80+ or 90+ CRI
- Long LED life: L90 at >50,000 hours (TM-21)

ELECTRICAL (CONTINUED)

- Universal voltage 120–277V driver, 347V optional
- UL Class 2, inherent short circuit and overload protection
- Flicker-free dimming options in a wide range of protocols from 1% to <0.1% performance
- 0–10V, Phase (Forward/Reverse), DALI, DMX, and Lutron EcoSystem options
- NX Lighting Controls provides options for standalone and networked functionality with wired or wireless connectivity for NX system deployments
- Integral and remote emergency battery options available

INSTALLATION

- Accommodates ceiling thickness from 0.50" to 2.50"
- Fixture Module including driver fully accessible from above or below the ceiling
- 10L Fixture Modules are inherently protected IC without the use of IC housing enclosure. (IC housing is still recommended when using loose-fill or spray foam insulation types.)

CERTIFICATIONS

- cCSAus certified to UL 1598
- For ≥50L: Marked spacing required 36" fixture center to center; 18" fixture center to building member; 0.5" above fixture

CERTIFICATIONS (CONTINUED)

- Suitable for wet locations, covered ceiling when used with CL lens trim; all other configurations, suitable for damp locations
- CL Lens option: IP65 rated (room side) when properly installed per installation instructions
- EM/EMR: Certified under UL 924 standard for emergency lighting and power equipment
- EM/EMR: Emergency battery packs are California Energy Commission (CEC) Title 20 Compliant
- Approved for 8 (4 in/4 out) No. 12AWG conductors rated for 90°C through wiring

WARRANTY

- 5 year warranty

KEY DATA	
Lumen Range	1000–6000
Wattage Range	8–54
Efficacy Range (LPW)	105–135
Reported Life (Hours)	L90 / >50,000
Input Current (mA)	66–450 (120V)

*Based on Specular, 35K, 80 CRI

© 2023 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

prescolite

DATE: | LOCATION: CANOPY LIGHTING

TYPE: | PROJECT:

CATALOG #:

LFR-4RD

LITEFRAME 4" ROUND DOWNLIGHT

Gray Shading = Service Program STOCK QS10 Limit of 150 Luminaries

ORDERING GUIDE

Example: LFR–4RD–M–10L35K8–WD–DM1 / LFR–4RD–T–S / LFR-4RD-H

CATALOG #

FIXTURE MODULE

LFR-4RD-M –

Ap/Shp/Funct	Lumen Output	CCT	CRI	Distribution	Driver Options	Control Options	Voltage	Module Options
LFR-4RD-M 4" Round Downlight Fixture Module for Direct Install *(Non-IC frame or IC housing available under Housing Options below)*	**10L** 1000 **15L** 1500 **20L** 2000 **25L** 2500 **30L** 3000 **35L** 3500 **40L** 4000 **50L** 5000[1] **60L** 6000[1]	**27K** 2700K **30K** 3000K **35K** 3500K **40K** 4000K **50K** 5000K	**8** 80+ **9** 90+	**VNR** Very Narrow (17°/0.3 SC) **NR** Narrow (26°/0.4 SC) **MD** Medium (34°/0.6 SC) **WD** Wide (49°/0.7 SC) **XW** Extra Wide (65°/1.0 SC)[12]	**DM1** 0–10V Dimming to 1% **DM01** 0–10V Dimming to < 1%[2] **PDM** Phase (Forward/Reverse) Dimming to 1%[2] **DMX** DMX with RDM dimming to < 0.1%[2] **DALI** DALI Dimming to 1%[2] **EDM** Lutron Hi-Lume EcoSystem Dimming to 1%[2]	**NX Lighting Controls** Networked Wireless **NXW** NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor[3] Networked Wired **NXE** NX Wired Dual RJ45 SmartPORTS, without Sensor[3]	*Standard 120–277V* **34** 347V[4]	**CP** Chicago Plenum[5,6] **EM** 6W Emergency Battery Pack (CEC Title 20 Compliant) with integral test switch and indicator light[6] **EMR** 6W Emergency Battery Pack (CEC Title 20 Compliant) with remote test switch and indicator light[6] **DTS** Device Transfer Switch with Dimming Bypass[6,7]

TRIM (Ships separately)

LFR-4RD-T –

Aperture/Shape/Function	Distribution	Reflector Finish/Color	Flange Color Options	Lens Options	Lower Trim Options
LFR-4RD-T 4" Round Downlight Trim Assembly	*Standard NR, MD, WD, XW* **VNR** Very Narrow	**S** Specular[12] **SS** Semi-Specular **WC** Painted White Cone and Flange	*Standard matches reflector color* **WT** White Flange[8] **BT** Black Flange	*Standard no lens* **CL** Clear Lens (Wet listed)[9]	**EM** Pre-punched reflector for EM integral test switch and indicator[9] **FM** Flush Mount Mud-In Ring[13]

HOUSING OPTIONS (Ships separately)

Aperture/Shape/Function	
☐ **LFR-4RD-H**	4" Housing Frame, New Construction, Non-IC
☐ **LFR-4RD-H-IC**	4" Housing Enclosure, New Construction, IC Rated[10,11]

Accessories	
☐ **SFL4**	Soft Focus Lens and Clip, 4" Round
☐ **WAL4**	Wide Angle 80° Lens and Clip, 4" Round
☐ **LiteGear**	LiteGear® Inverter, 125VA–250VA
☐ **LPS Series**	LightPower Micro-Inverter, 20VA–55VA
☐ **LF-FMR4-R**	Flush Mount Mud-in Ring, 4"[13]
☐ **LF-MOR4-R-WH**	Metal Oversized Ring, 4" Round, White (8.3" outside diameter)
☐ **LFR-SCA4-__**	Sloped Ceiling Adapter, 4" White[14]

Notes:

1 50L and 60L require marked spacing. See line art for more details.
2 DM01, PDM, DMX, DALI available up to 50L. EDM available 15L–40L.
3 NX requires DM1 driver option.
4 347V requires DM1 driver option; available 10L–40L; not available with Controls, DTS, EM, EMR.
5 CP not available with PDM, DMX, or Controls.
6 Module options not available in combination.
7 DTS available with DM1, DM01, or DALI.
8 WT not needed for WC.
9 CL lens and EM trim options not available in combination.
10 IC available up to 35L; 10L Fixture Modules are inherently protected IC without the use of IC housing enclosure. (IC housing is still recommended when using loose-fill or spray foam insulation types.)
11 IC Housing not for use in combination with Controls or with Module Options CP, EM, EMR, DTS.
12 XW distribution is not available for Specular (S) reflector finish.
13 Flush Mount Flange (FM) requires FMR accessory (sold separately).
14 Specify slope angle 5°–35° in 5° increments. Not available with EM or FM options.

© 2023 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

LFR-4RD

LITEFRAME 4" ROUND DOWNLIGHT

NX LIGHTING CONTROLS

	Control Option Ordering Logic & Description		Control Option Functionality								Control Option Components	
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming		
NX Wireless	NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	✓	✓	✓	–	–	✓	✓	✓		NXRM2-H
NX Wired	NXE	NX Wired Dual RJ45 SmartPORTS, without Sensor	✓	✓	✓	–	–	✓	✓	✓[1]		NXDSP

1 Requires NXBTC, order separately.

NX LIGHTING CONTROLS APP





The NX Lighting Controls App is a free to use mobile application for programming both an NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enabled luminaires and program your NX system settings.

Android

Apple iOS

© 2023 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

prescolite

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LFR-4RD

LITEFRAME 4" ROUND DOWNLIGHT

PERFORMANCE DATA TABLE

Performance data shown is 3500K 80+CRI with Specular reflector except Extra Wide distribution which is Semi-Specular.

Lumen Package	Nominal Lumens	Distribution	Delivered Lumens	Watts	LPW
10L	1000	Very Narrow	979	7.6	129
		Narrow	1023	7.6	135
		Medium	997	7.6	131
		Wide	995	7.6	131
		Extra Wide	947	7.6	125
15L	1500	Very Narrow	1471	11.8	125
		Narrow	1536	11.8	130
		Medium	1498	11.8	127
		Wide	1494	11.8	127
		Extra Wide	1422	11.8	121
20L	2000	Very Narrow	1937	15.2	127
		Narrow	1982	15.3	130
		Medium	1933	15.3	127
		Wide	1928	15.3	126
		Extra Wide	1835	15.2	121
25L	2500	Very Narrow	2465	20.9	118
		Narrow	2574	20.9	123
		Medium	2510	20.9	120
		Wide	2504	20.9	120
		Extra Wide	2384	20.9	114
30L	3000	Very Narrow	2938	26.0	113
		Narrow	3068	26.0	118
		Medium	2992	26.0	115
		Wide	2985	26.0	115
		Extra Wide	2842	26.0	109
35L	3500	Very Narrow	3571	29.4	121
		Narrow	3729	29.4	127
		Medium	3637	29.4	124
		Wide	3628	29.4	123
		Extra Wide	3454	29.4	117
40L	4000	Very Narrow	3982	32.9	121
		Narrow	4157	32.9	126
		Medium	4055	32.9	123
		Wide	4045	32.9	123
		Extra Wide	3851	32.9	117
50L	5000	Very Narrow	4844	42.0	115
		Narrow	5058	42.0	120
		Medium	4933	42.0	117
		Wide	4921	42.0	117
		Extra Wide	4684	42.0	112
60L	6000	Very Narrow	5778	53.4	108
		Narrow	6033	53.4	113
		Medium	5884	53.4	110
		Wide	5870	53.4	110
		Extra Wide	5588	53.4	105

© 2023 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

prescolite

LFR-4RD

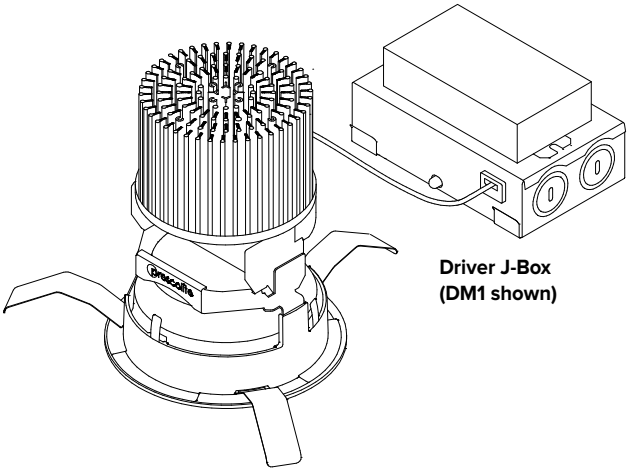
LITEFRAME 4" ROUND DOWNLIGHT

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

DIMENSIONS

LFR-4RD-M

Fixture Module consists of Light Engine and Driver J-Box assemblies.
Overall dimensions for each are dependent upon configuration selected.
See the following pages for details.



Driver J-Box (DM1 shown)

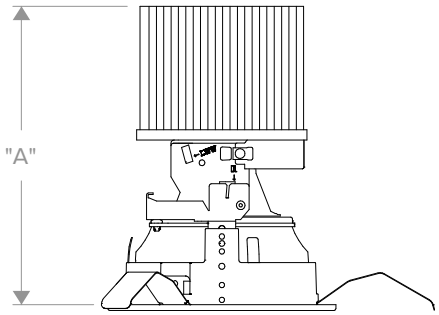
Light Engine with Trim assembly installed

DIMENSIONAL DATA		
APERTURE		ø4.00" (101.6mm)
OVERALL		Ø5.37" (136.5mm)
FLANGE WIDTH	Standard	0.69" (17.5mm)
	Flush Mount	0.19" (4.8mm)
FLANGE TO FLANGE	Standard	Ø5.37" (136.6mm)
	Flush Mount	Ø4.38" (111.2mm)
CEILING CUTOUT	Standard	Ø4.75" (120.7mm)
	Flush Mount	Ø4.88" (123.9mm)
CEILING THICKNESS		0.50" – 2.50" (12.7 – 63.5mm)

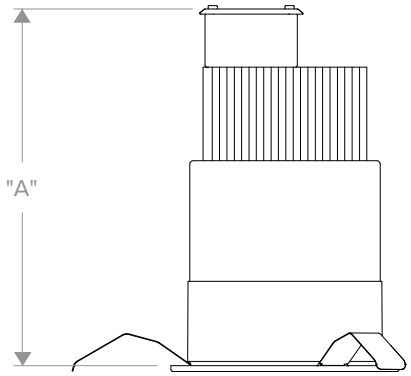
LFR-4RD LIGHT ENGINE

OVERALL LIGHT ENGINE HEIGHT "A" *				
LUMEN PACKAGE	FIXTURE MODULE	BEAM DISTRIBUTION		
		VNR	NR / MD/ WD	XW
10L–30L	STANDARD	6.24" (158.5mm)	5.45" (138.5mm)	5.1" (129.5mm)
	CP	9.22" (324.1mm)	8.43" (214.0mm)	8.08" (205.1mm)
35L–60L	STANDARD	7.82" (198.6mm)	7.03" (178.6mm)	6.68" (169.7mm)
	CP	9.22" (234.1mm)	8.43" (214.0mm)	8.08" (205.1mm)

* Note: Add ½" minimum plenum clearance above overall Light Engine Height.
** For ≥50L: Marked spacing required 36" fixture center to center; 18" fixture center to building member; 0.5" above fixture.
*** Non-IC rating requires 3" from insulation and combustible materials.



Side View Standard



Side View CP – Chicago Plenum

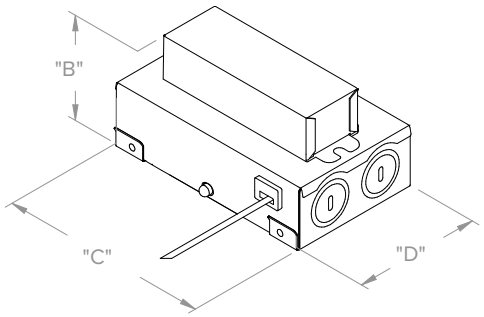
© 2023 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

LFR-4RD

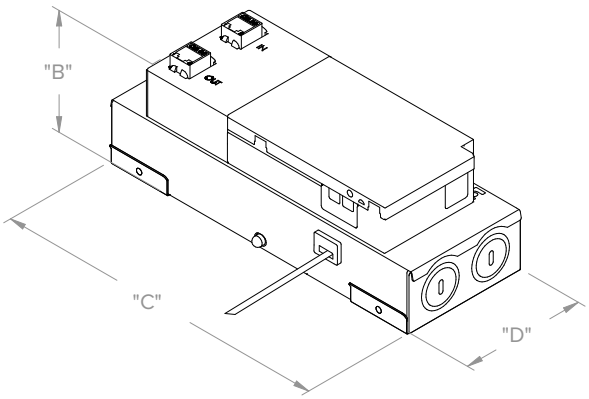
LITEFRAME 4" ROUND DOWNLIGHT

DIMENSIONS CONTINUED

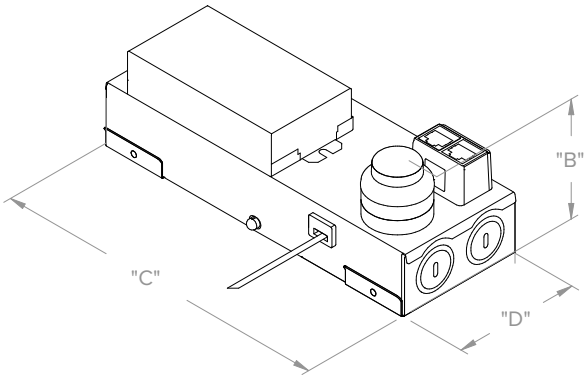
DRIVER J-BOX



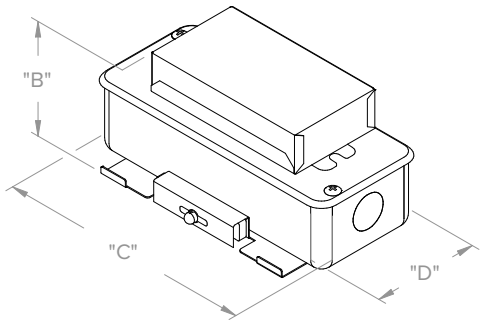
DM1 / DM01 / PDM / DALI



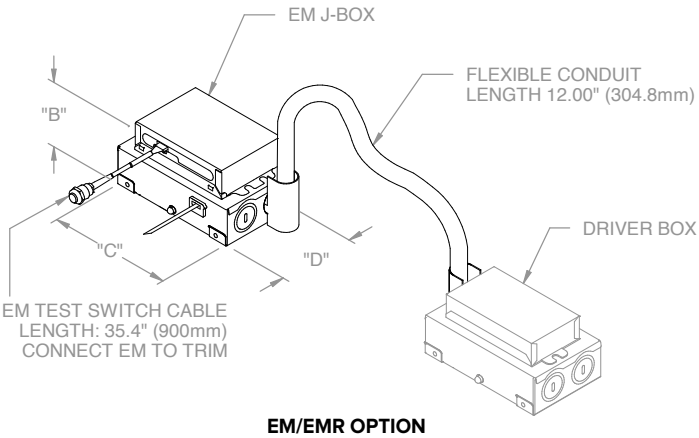
DMX



NX CONTROLS OPTION



CP



EM/EMR OPTION

EM/EMR Driver J-Box Conduit (provided) connects to Driver J-Box
(see Driver J-Box for additional details)

OVERALL DRIVER J-BOX DIMENSIONS (ALL LUMEN OUTPUTS)				
DRIVER/ CONTROLS OPTIONS	"B" (HEIGHT)	"C" (LENGTH)	"D" (WIDTH)	MINIMUM J-BOX PLENUM CLEARANCE
DM1 / DM01 / PDM / DALI	2.67" (67.8mm)	5.34" (135.6mm)	3.23" (82.0mm)	3.50" (88.9mm)
DMX	3.07" (78.0mm)	8.68" (220.5mm)	3.23" (82.0mm)	5.00" (127.0mm)
NX	3.02" (76.7mm)	8.68" (220.5mm)	3.23" (82.0mm)	6.00" (152.4mm)
EM/EMR	2.73" (69.3mm)	5.34" (135.6mm)	3.23" (82.0mm)	4.00" (101.6mm)
CP	1.89" (73.4mm)	6.50" (165.1mm)	2.72" (69.1mm)	5.00" (127mm)

© 2023 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

Page 417 of 579

prescolite

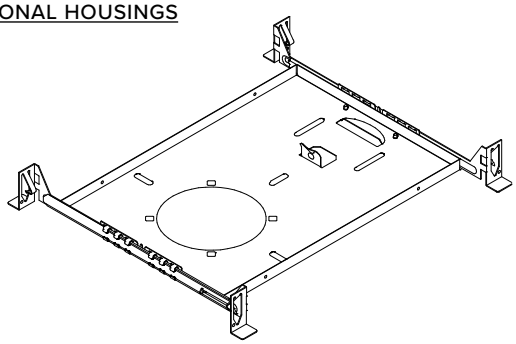
LFR-4RD

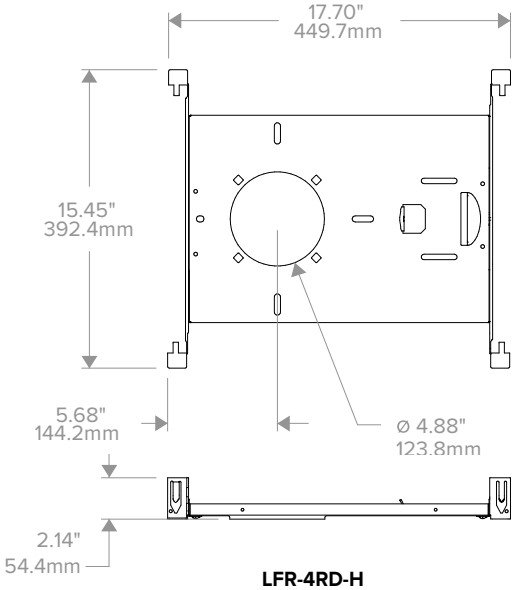
LITEFRAME 4" ROUND DOWNLIGHT

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

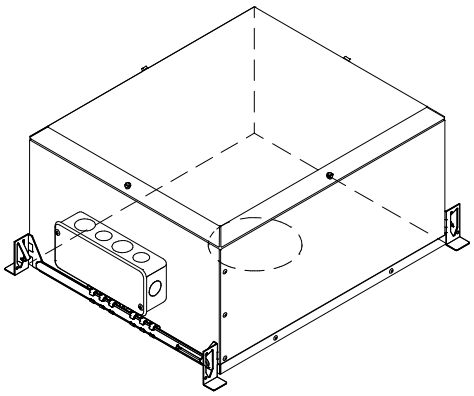
DIMENSIONS CONTINUED

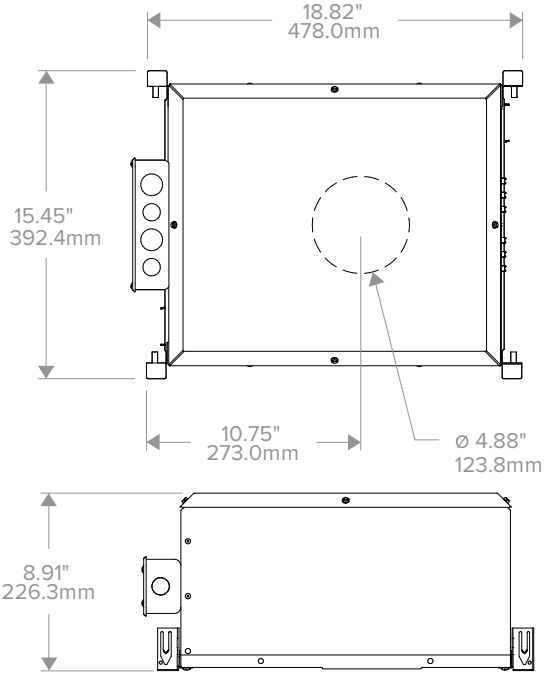
OPTIONAL HOUSINGS



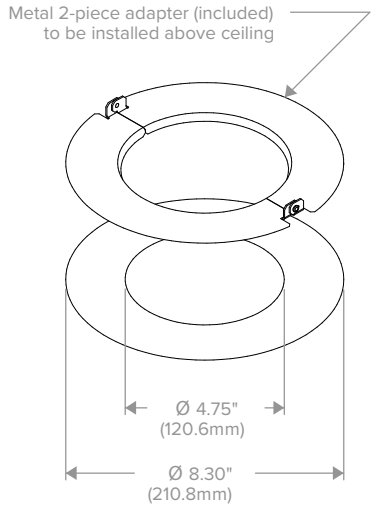


LFR-4RD-H
NON-IC HOUSING FRAME

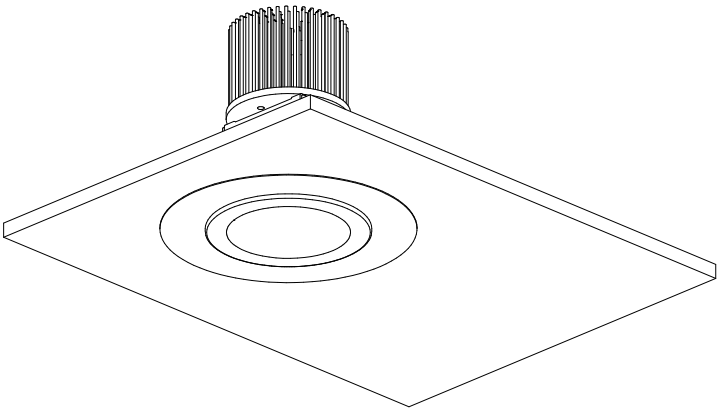




LFR-4RD-H-IC
IC HOUSING
Not for use with CP Shroud



ROUND LF-MOR4-R
METAL OVERSIZED RING
(See LF-MOR Installation Instruction for more details)



© 2023 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

prescolite

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LFR-4RD

LITEFRAME 4" ROUND DOWNLIGHT

PHOTOMETRY

LFR-4RD-M-20L35K8VNR-DM1 / LFR-4RD-T-VNR-S

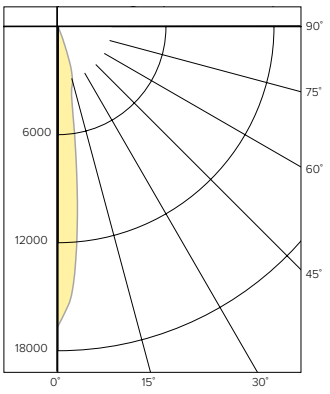
LUMINAIRE DATA

Test No.	**21.001652**
Description	**2000 lm, Very Narrow, 3500K, 80 CRI**
Delivered Lumens	**1937**
Watts	**15.2W**
Efficacy	**127**
Mounting	**Recessed**
Spacing Criterion	**0.3**
Beam Angle (FWHM)	**15**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-40	1932	99.8
0-60	1936	99.9
0-90	1937	100.0
0-180	1937	100.0

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	16778
5	12300
15	3246
25	139
35	7
45	3
55	1
65	1
75	0
85	0
90	0

LUMINANCE DATA*

Vertical Angle	Average
45°	523
55°	215
65°	292
75°	0
85°	0

*Candela/Square Meter

LFR-4RD-M-20L35K8NR-DM1 / LFR-4RD-T-S

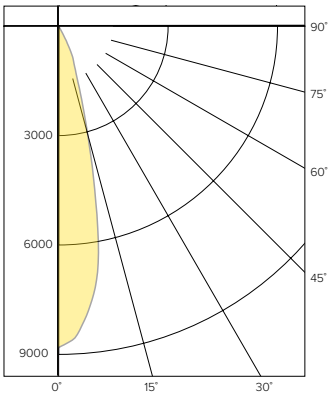
LUMINAIRE DATA

Test No.	**21.00574**
Description	**2000 lm, Narrow, 3500K, 80 CRI**
Delivered Lumens	**1982**
Watts	**15.3W**
Efficacy	**130**
Mounting	**Recessed**
Spacing Criterion	**0.4**
Beam Angle (FWHM)	**26**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-40	1978	99.3
0-60	1981	100.0
0-90	1982	100.0
0-180	1982	100.0

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	8819
5	8106
15	3103
25	858
35	7
45	2
55	1
65	1
75	0
85	0
90	0

LUMINANCE DATA*

Vertical Angle	Average
45°	349
55°	215
65°	292
75°	0
85°	0

*Candela/Square Meter

LFR-4RD-M-20L35K8MD-DM1 / LFR-4RD-T-S

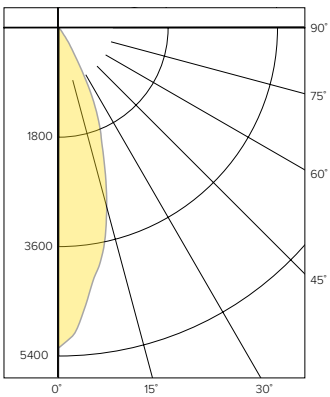
LUMINAIRE DATA

Test No.	**21.00585**
Description	**2000 lm, Medium, 3500K, 80 CRI**
Delivered Lumens	**1933**
Watts	**15.3W**
Efficacy	**127**
Mounting	**Recessed**
Spacing Criterion	**0.6**
Beam Angle (FWHM)	**34**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-40	1928	99.8
0-60	1931	99.9
0-90	1933	100.0
0-180	1933	100.0

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	5267
5	4677
15	3033
25	1352
35	55
45	3
55	1
65	1
75	0
85	0
90	0

LUMINANCE DATA*

Vertical Angle	Average
45°	523
55°	215
65°	292
75°	0
85°	0

*Candela/Square Meter

© 2023 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

LFR-4RD

LITEFRAME 4" ROUND DOWNLIGHT

PHOTOMETRY CONTINUED

LFR-4RD-M-20L35K8WD-DM1 / LFR-4RD-T-S

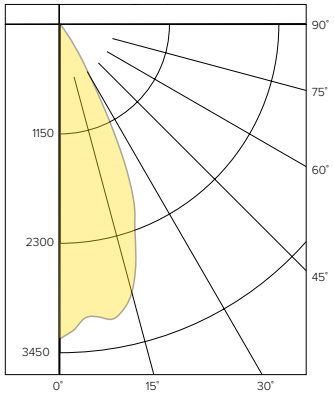
LUMINAIRE DATA

Test No.	**21.00577**
Description	**2000 lm, Wide, 3500K, 80 CRI**
Delivered Lumens	**1928**
Watts	**15.3W**
Efficacy	**126**
Mounting	**Recessed**
Spacing Criterion	**0.7**
Beam Angle (FWHM)	**49**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-40	1922	99.7
0-60	1927	99.9
0-90	1928	100.0
0-180	1928	100.0

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	3329
5	3118
15	2946
25	1625
35	117
45	4
55	1
65	1
75	0
85	0
90	0

LUMINANCE DATA*

Vertical Angle	Average
45°	698
55°	215
65°	292
75°	0
85°	0

*Candela/Square Meter

LFR-4RD-M-20L35K8XW-DM1 / LFR-4RD-T-SS

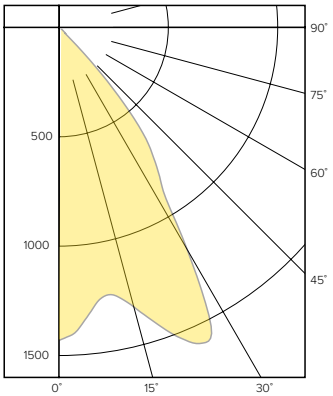
LUMINAIRE DATA

Test No.	**21.01456**
Description	**2000 lm, Extra Wide, 3500K, 80 CRI**
Delivered Lumens	**1835**
Watts	**15.2W**
Efficacy	**121**
Mounting	**Recessed**
Spacing Criterion	**1.0**
Beam Angle (FWHM)	**65**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-40	1686	91.9
0-60	1826	99.5
0-90	1835	100.00
0-180	1835	100.0

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	1431
5	1345
15	1323
25	1589
35	781
45	80
55	16
65	6
75	2
85	0
90	0

LUMINANCE DATA*

Vertical Angle	Average
45°	13955
55°	3441
65°	1751
75°	953
85°	0

*Candela/Square Meter

LUMEN MULTIPLIER

Option	27K8	30K8	35K8	40K8	50K8	27K9	30K9	35K9	40K9	50K9
Multiplier	0.93	0.96	1.00	1.01	1.03	0.78	0.82	0.85	0.87	0.89

Photometrics are published below at a nominal 3500 Kelvin, 80+ CRI. This table may be used to approximate the lumen values at different Kelvin temperatures. Power consumption would stay the same.

LENS OPTION / LENS FILTER ACCESSORY MULTIPLIER (Based on Clear Specular)

Option	CL (Clear Lens)	SFL4 (Soft Focus Accessory)	WAL4 (Wide Angle Accessory)
Multiplier	0.95	0.96	0.83

Multiply lumen/lens multipliers to calculate applicable combinations. Example: 30K8 with Clear Lens option (CL) = 0.96 x 0.95 = **0.91**

© 2023 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

prescolite

DATE: LOCATION:

TYPE: PROJECT:

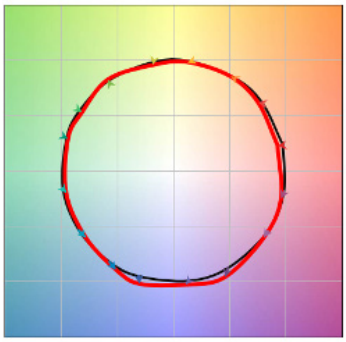
CATALOG #:

LFR-4RD

LITEFRAME 4" ROUND DOWNLIGHT

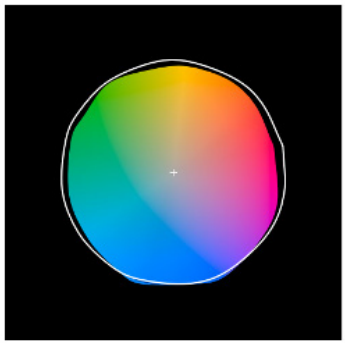
TM-30 DATA

COLOR VECTOR GRAPHIC 3500K, 90 CRI



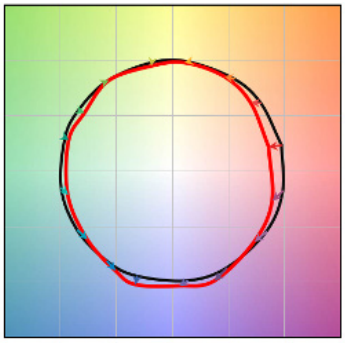
Reference Illuminant — Test Source

COLOR DISTORTION GRAPHIC 3500K, 90 CRI



TEST RESULTS - 3500K		
Value	80+ CRI	90+ CRI
R_f	85	90
R_g	95	99
CCT (K)	3422	3416
D_{uv}	-0.0008	-0.0019
x	0.4089	0.408
y	0.3906	0.3877
CIE R_a	85	93
CIE R_9	16	66

COLOR VECTOR GRAPHIC 3500K, 80 CRI



Reference Illuminant — Test Source

COLOR DISTORTION GRAPHIC 3500K, 80 CRI



© 2023 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

prescolite

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LFR-4RD

LITEFRAME 4" ROUND DOWNLIGHT

ELECTRICAL DATA

DRIVER DATA		
Input Voltage	120-277 V	347 V
Input Frequency	50/60 Hz	50/60 Hz
Power Factor	≥0.90	≥0.90
THD	<20%	<20%
EMI Filtering (FCC 47 CFR Part 15)	Class A	Class A

* Values for DM1 option shown, values for other dimming options may vary.

ADDITIONAL INFORMATION

Dimming Compatibility

For more details and recommended dimmer list, see Dimming Compatibility Information on currentlighting.com/prescolite.

DMX

See instruction sheet on currentlighting.com/prescolite for connection & installation information.

Central Inverters

For full fixture output in back-up mode, we recommend you visit currentlighting.com/dual-lite.com for your Central Lighting Inverter options. Please contact your local Current representative for any assistance with proper sizing and loading of your inverter selection. Central lighting inverters must be ordered separately.

Lumen Output in Emergency Mode

To determine the lumen output in emergency mode, multiply the battery pack wattage by the fixture lumens per watt (LPW). For example, 6W x 120 LPW = 720 lumens in emergency mode.

© 2023 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

BEACON
design . performance . technology

RATIO Series

AREA/SITE LIGHTER

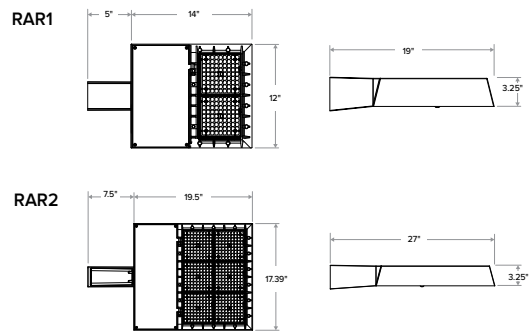
DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

MICROSTRIKE | OPTICS STRIKE



FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Strike and Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available



CONTROL TECHNOLOGY

NX CONNECT | NX WIRELESS

SERVICE PROGRAMS

STOCK | QS10

	Weight	EPA at 0°
RAR1	13.5 lbs / 6.1 kg	.45ft.^{2} / .13m^2
RAR2	24 lbs / 10.9 kg	.55ft.^{2} / .17m^2

SPECIFICATIONS

CONSTRUCTION

- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40˚C to 40˚C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0- 10 V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations on this page are DLC Qualified. Refer to www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40˚C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to https://www.currentlighting.com/resources/america-solutions)

WARRANTY

- 5 year limited warranty
- See HLI Standard Warranty for additional information

© 2024 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

BEACON
design . performance . technology

RATIO Series
AREA/SITE LIGHTER MICRO STRIKE

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

Gray Shading = Service Program Limit of 15 luminaires QS10

MICRO STRIKE OPTICS - ORDERING GUIDE

Example: RAR1-80L-25-3K7-2-UNV-ASQ-BL-NXW-BC

CATALOG #

ORDERING INFORMATION

Series		# LEDs - Wattage		CCT/CRI		Distribution		Optics Rotation		Voltage	
RAR1	Ratio Area Size 1 - Micro Strike	80L-25	25W - 3,000 Lumens	3K7	3000K, 70 CRI	2	IES TYPE II	Blank for no rotation		UNV	Universal 120-277V
		80L-39	39W -5,200 Lumens	4K7	4000K, 70 CRI	3	IES TYPE III	L	Optic rotation left	120	120V
		80L-50	50W - 6,000 Lumens	5K7	5000K, 70 CRI	4W	IES TYPE IV	R	Optic rotation right	208	208V
		160L-70	70W - 9,000 Lumens			4F	IES TYPE IV Forward			240	240V
		160L-100	100W - 12,000 Lumens			5QW	IES TYPE V			277	277V
		160L-115	115W - 15,000 Lumens							347	347V
		160L-135	135W - 18,000 Lumens							480	480V
RAR2	Ratio Area Size 2 - Micro Strike	320L-110	110W - 15,000 Lumens								
		320L-140	140W - 18,000 Lumens								
		320L-165	165W - 21,000 Lumens								
		480L-185	185W - 24,000 Lumens								
		480L-210	210W - 27,000 Lumens								
		480L-240	240W - 30,000 Lumens								
		480L-255	255W - 36,000 Lumens								
		480L-295	295W - 42,000 Lumens								
		480L-340	340W - 48,000 Lumens								

Mounting	
ASQ	Arm mount for square pole/flat surface
ASQU	Universal arm mount for square pole, S2 Drill pattern. Does not include round pole adaptor
Mounting Round Poles	
A_	Arm mount for round pole[1] B3 drill pattern
A_U	Universal arm mount for round pole[1]
Mounting Other	
WB	Wall bracket
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Brone Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured
Color Option	
CC	Custom Color

Control Options Network	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [6,7]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [6,7]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [6,7]
Control Options Other	
SCP_F	Programmable occupancy sensor [3,4]
7PR	7-Pin twist lock receptacle
7PR-SC	7-Pin receptacle with shorting cap
7PR-MD40F	Low voltage sensor for 7PR
7PR-TL	7-Pin PCR with photocontrol
ADD	AutoDim Timer Based Dimming
ADT	AutoDim Time of Day Dimming
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens [8]
BTS-40F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens [8]
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens [8]

Options	
BC	Backlight control
F	Fusing [5]
TB	Terminal block
2PF	2 power feed with 2 drivers[2]

Notes:
1 Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
2 Not available with 25, 50, 255, 295 & 340W configurations
3 At least one SCPREMOTE required to program SCP motion sensor
4 Replace "_" with 8F or 40F lens
5 Must specify voltage
6 Networked Controls cannot be combined with other control options
7 Not available with 2PF option
8 BTS and BTSO available for 70 Watts or higher and only on 120-277 voltage

© 2024 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

BEACON
design . performance . technology

S2

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

RATIO Series

AREA/SITE LIGHTER STRIKE

STRIKE OPTIC - ORDERING GUIDE

Example: RAR1-36L-39-3K7-2-UNV-ASQ-BLT-NXW-BC

CATALOG #

ORDERING INFORMATION

Series

RAR1	Ratio Area Size 1 - Strike Optics
RAR2	Ratio Area Size 2 - Strike Optics

LEDs - Wattage

36L-39	39W - 5,000 Lumens
36L-55	55W - 7,000 Lumens
36L-85	85W - 10,000 Lumens
36L-105	105W - 12,000 Lumens
36L-120	120W - 13,000 Lumens
72L-115	115W - 14,000 Lumens
72L-145	145W - 17,000 Lumens
72L-180	180W - 20,000 Lumens
72L-210	210W - 24,000 Lumens
72L-240	240W - 26,000 Lumens
108L-215	215W - 27,000 Lumens
108L-250	250W - 30,000 Lumens
108L-280	280W - 33,000 Lumens
108L-325	325W - 37,000 Lumens
108L-365	365W - 40,000 Lumens

CCT/CRI

3K7	3000K, 70 CRI
4K7	4000K, 70 CRI
5K7	5000K, 70 CRI
3K8	3000K, 80 CRI
4K8	4000K, 80 CRI
5K8	5000K, 80 CRI

Distribution

FR	Auto Front Row
2	Type 2
3	Type 3
4F	Type 4 Forward
4W	Type 4 Wide
5QN	Type 5 Square Narrow
5QW	Type 5 Square Wide
5QM	Type 5 Square Medium
5W	Type 5 Wide (Round)
5RW	Type 5 Rectangular
C	Corner Optic
TC	Tennis Court Optic

Optics Rotation

	Blank for no rotation
L	Optic rotation left
R	Optic rotation right

Voltage

UNV	Universal 120-277V
120	120V
208	208V
240	240V
277	277V
347	347V
480	480V

Mounting

ASQ	Arm mount for square pole/flat surface
ASQU	Universal arm mount for square pole, S2 Drill pattern. Does not include round pole adaptor

Mounting Round Poles

A_	Arm mount for round pole[1] B3 drill pattern
A_U	Universal arm mount for round pole[1]

Mounting Other

WB	Wall bracket
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle

Color

BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Brone Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured

Color Option

CC	Custom Color

Control Options Network

NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [6,7]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [6,7]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [6,7]

Control Options Other

SCP_F	Programmable occupancy sensor [3,4]
7PR	7-Pin twist lock receptacle
7PR-SC	7-Pin receptacle with shorting cap
7PR-MD40F	Low voltage sensor for 7PR
7PR-TL	7-Pin PCR with photocontrol
ADD	AutoDim Timer Based Dimming
ADT	AutoDim Time of Day Dimming
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens [8]
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens [8]
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens [8]

Options

BC	Backlight control
F	Fusing [5]
TB	Terminal block
2PF	2 power feed with 2 drivers[2]

Notes:

1 Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole

2 Not available with 25, 50, 255, 295 & 340W configurations

3 At least one SCPREMOTE required to program SCP motion sensor

4 Replace "_" with 8F or 40F lens

5 Must specify voltage

6 Networked Controls cannot be combined with other control options

7 Not available with 2PF option

8 BTS and BTSO available for 50 Watts or higher and only on 120-277 voltage

© 2024 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

BEACON
design . performance . technology

RATIO Wall

RWL1/RWL2 LED WALLPACK

DATE: LOCATION:

TYPE: PROJECT:

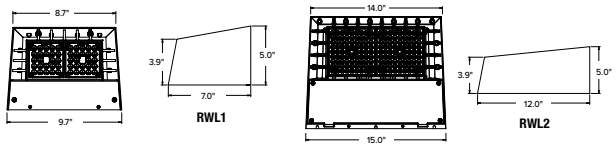
CATALOG #:

MICROSTRIKE | OPTICS STRIKE

FEATURES

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Strike and Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, LightGRID+ and 7-Pin with networked controls
- Battery Backup options available for emergency code compliance
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada





CONTROL TECHNOLOGY

CONNECT WIRED WIRELESS LIGHTGRID+

SERVICE PROGRAM

QS10

	Weight
RWL1	6.5 lbs / 2.95 kg
RWL2	16.5 lbs / 7.48 kg

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 48 or 160 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI/80 CRI) CCT
- Zero uplight distributions
- LED optics provide IES type II, III and IV distributions. Type II only available in RWL2 configurations

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount.
- Integral back box contains 1/2" conduit hubs
- Integral backbox provided as standard with selection of some options

ELECTRICAL

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option for all wattages above 35W
- Ambient operating temperature -40˚C to 40˚C
- Driver RoHS and IP66

ELECTRICAL (CONTINUED)

- 10kV Surge Protector optional
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options can not be included in one same fixture.
- Dimming drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than 6" standard.

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- Button photocontrol is suitable for 120-277V operation
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Battery Backup suitable for operating temperatures -25˚C to 40˚C. RWL1 battery is 12.5W RWL2 battery is 18W

CONTROLS (CONTINUED)

- Dual Driver and Dual Power Feed options creates product configuration with 2 internal drivers for code compliance
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS

- Certified to UL 1598 and CSA 22.2#250.0-24 for wet locations
- IP65 rated housing
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Emergency battery backup options are California Energy Commission (CEC) Title 20 Compliant
- Meets IDA requirements using 3K CCT configuration at 0 degrees or tilt

WARRANTY

- 5 year limited warranty

© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

BEACON
design . performance . technology

W1.1, W1.2, W3

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

RATIO Wall

RWL1/RWL2 LED WALLPACK

Gray Shading = Service Program Limit of 15 luminaires QS10

ORDERING GUIDE

Example: RWL1–48L-10–3K7–2–UNV–BLS–E

CATALOG #

Series		# LEDs - Wattage		CCT/CRI		Distribution		Voltage		Color	
RWL1	Micro Strike Optics	48L-10	1,000 Lumens	3K7	3000K, 70 CRI	2	IES TYPE II	UNV	120-277V	BLT	Black Matte Textured
		48L-15	2,000 Lumens	4K7	4000K, 70 CRI	3	IES TYPE III	120	120V	BLS	Black Gloss Smooth
		48L-20	2,500 Lumens [5, 6]	5K7	5000K, 70 CRI	4F	IES TYPE IV Forward	208	208V	DBT	Dark Bronze Matte Textured
		48L-25	3,500 Lumens	3K8	3000K, 80 CRI	4W	IES TYPE IV Wide	240	240V	DBS	Dark Bronze Gloss Smooth
		48L-35	4,500 Lumens	4K8	4000K, 80 CRI			277	277V	GTT	Graphite Matte Textured
		48L-45	5,500 Lumens [5, 6]	5K8	5000K, 80 CRI			347	347V	LGS	Light Grey Gloss Smooth
RWL2	Micro Strike Optics	160L-45	6,500 Lumens					480	480V	LGT	Light Grey Matte Textured
		160L-50	7,500 Lumens							PSS	Platinum Silver Smooth
		160L-65	9,500 Lumens							WHT	White Matte Textured
		160L-80	11,000 Lumens							WHS	White Gloss Smooth
		160L-95	13,000 Lumens							VGT	Verde Green Textured
		160L-115	15,000 Lumens							**Color Option**	
		160L-135	17,500 Lumens							CC	Custom Color
		160L-155	19,500 Lumens								
RWL2	Strike Optics	36L-39	5,500 Lumens, Strike								
		36L-55	7,500 Lumens, Strike								
		36L-85	10,000 Lumens, Strike								
		36L-105	12,500 Lumens, Strike								
		36L-120	14,000 Lumens, Strike								

Control Options Network	
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [2, 7, 12]
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [2, 7, 12]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [2, 7, 12]
WIR	LightGRID+ In-Fixture Module [2, 9]
Stand Alone Sensors	
SCP-8F	Remote control programmable line voltage sensor [4, 5, 6, 8]
SCP-20F	Remote control programmable line voltage sensor [4, 5, 6, 8]
BTS-14F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor [1, 2, 5, 7, 8]
BTS-40F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor [1, 2, 5, 7, 8]
BTSO-12F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor, up to 12' mounting height [1, 2, 5, 7, 8]
Control Options	
7PR_	7-Pin Receptacle [8, 9]

Distribution	
F	Fusing [4]
E	Emergency Battery Backup [3, 8, 9]
EH	Emergency Battery w/ Heater Option [3, 8, 9]
2DR	Dual Driver [3, 9, 10]
2PF	Dual Power Feed [3, 9, 10]
PC	Button Photocontrol [5, 6, 11]
SP	10kA Surge Protector [11]

Notes:

1 Not available in RWL1
2 Cannot be combined with E, EH, 2DR, 2PF due to space constraints
3 Cannot be combined with Controls due to space constraints
4 Must specify voltage
5 Not available in 347V
6 Not available in 480V
7 Available in 480V in 95W, 115W, 155W only
8 Cannot be combined with 2DR or 2PF
9 Located in integral backbox which will be automatically added to the fixture if selected
10 Not available in RWL1-48L in 10W, 15W, or 20W
11 SP and PC cannot be combined due to space constraints
12 SP and PC cannot be combined due to space constraints
* Based on space limitations, some options may not be combined. Consult Factory.

CONTROLS

Control Options	
Standalone	
SCPREMOTE	Order at least one per project location to program and control

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

	Catalog Number	Description
☐	WP-BB-XXX	Accessory for conduit entry [1]

Notes:

1 replace "xxx" with color option

© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

BEACON
design . performance . technology

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

RATIO Wall

RWL1/RWL2 LED WALLPACK

CONTROLS FUNCTIONALITY

OUTDOOR LIGHTING CONTROLS OPTIONS

LIGHTGRID+ NX LIGHTING CONTROLS MOBILE APP

	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components	
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
NX Wireless	NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	✓	✓	✓	–	–	✓	✓	✓	–		NXRM2-H
	NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	16ft		NXSMP2-LMO
	NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	40ft		NXSMP2-HMO
LightGRID+	WIR	LightGRID+ In-Fixture Module	✓	–	✓	–	–	✓	✓	Gateway	–		WIR
Independent	BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	12ft		BTSMP-OMNI-O
	BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	14ft		BTSMP-LMO
	BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	40ft		BTSMP-HMO

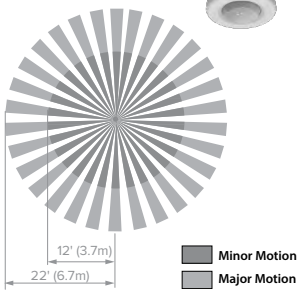
DEFAULT SETTINGS

NX Wireless	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	15 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	0%
Daylight Sensor	Disabled
Bluetooth	Enabled
2.4GHz Wireless Mesh	On
"Passcode Factory Passcode: HubbN3T!"	Enabled

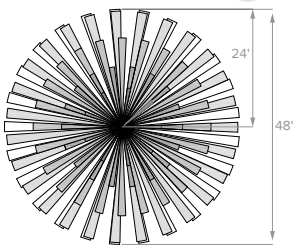
Stand Alone	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	8 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	50%
Daylight Sensor	Disabled

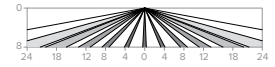
NX WIRELESS COVERAGE PATTERNS

NXSMP2-OMNI



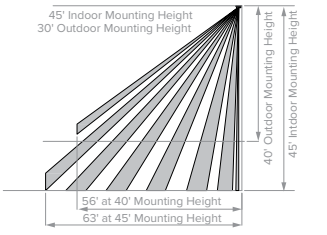
NXSMP2-LMO





Sensor Lens Coverage and Detection Patterns When Mounted at 8ft with Low Mount Lens

NXSMP2-HMO



Sensor Lens Coverage and Detection Patterns When Mounted at 40ft and 45ft with Standard Lens

NX LIGHTING CONTROLS FREE APP

CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)



The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminiares and program NX system settings.

Apple App: https://apps.apple.com/us/app/nx-lighting-controls/id962112904

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&gl=US

Apple App

Google Play

© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

RATIO Wall

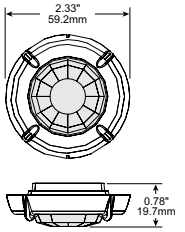
RWL1/RWL2 LED WALLPACK

OUTDOOR LIGHTING CONTROLS OPTIONS

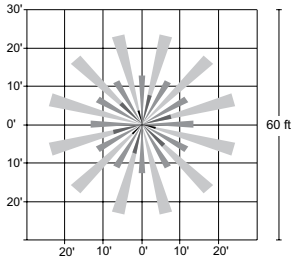
CONTROLS FUNCTIONALITY

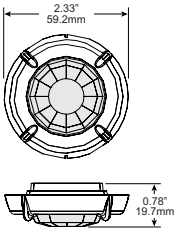
	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height	
Independent	SCP_F	Sensor Control Programmable, sensor range, reference product specification for height selections	–	–	–	✓	✓	✓	✓	–	8ft or 40ft	SCP_F
	7PR	7-Pin Receptacle	–	–	Paired with external control	–	Paired with external control	–	Paired with external control	–	–	7PR

COVERAGE PATTERNS FOR SCP_F

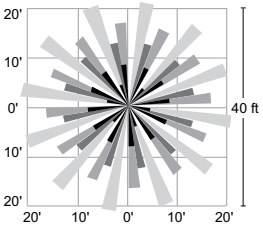


Coverage Top View @ 12ft.

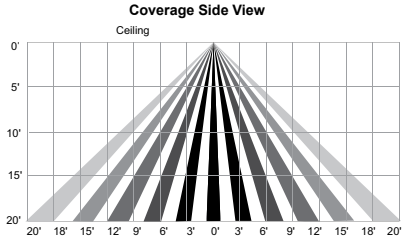




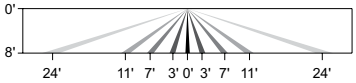
Coverage Top View @ 20 ft.

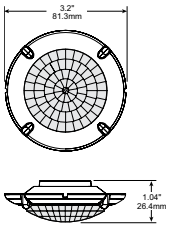


Coverage Side View

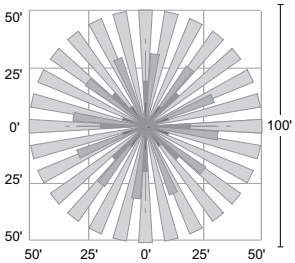


Coverage Side View

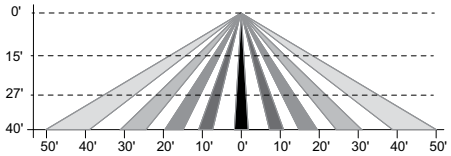




Coverage Top View @40ft



Coverage Side View



© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

RATIO Wall

RWL1/RWL2 LED WALLPACK

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

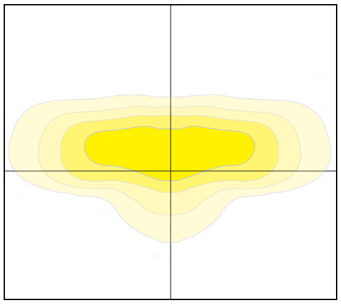
ELECTRICAL DATA: STRIKE

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RWL2	39	120	0.38	45.1
		208	0.22	
		240	0.19	
		277	0.16	
		347	0.13	
		480	0.09	
	55	120	0.53	63.1
		208	0.30	
		240	0.26	
		277	0.23	
		347	0.18	
		480	0.13	
	85	120	0.73	88.0
		208	0.42	
		240	0.37	
		277	0.32	
		347	0.25	
		480	0.18	
	105	120	0.93	111.7
		208	0.54	
		240	0.47	
		277	0.40	
		347	0.32	
		480	0.23	
	120	120	1.05	126.2
		208	0.61	
		240	0.53	
		277	0.46	
		347	0.36	
		480	0.26	

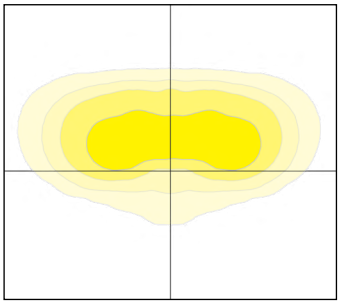
PHOTOMETRY

Mounting Height: 30ft

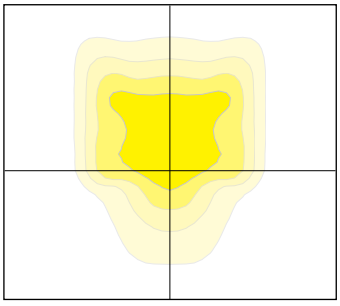
Type 2



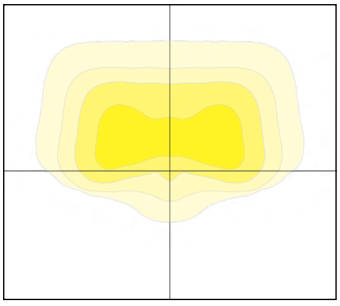
Type 3



Type 4F



Type 4W



© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

BEACON
design . performance . technology

RATIO Wall

RWL1/RWL2 LED WALLPACK

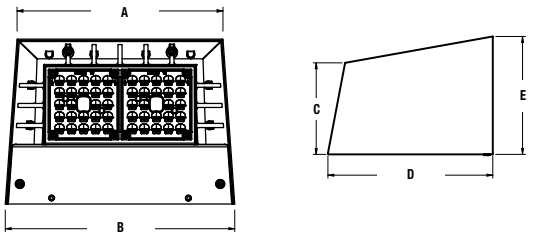
DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

DIMENSIONS

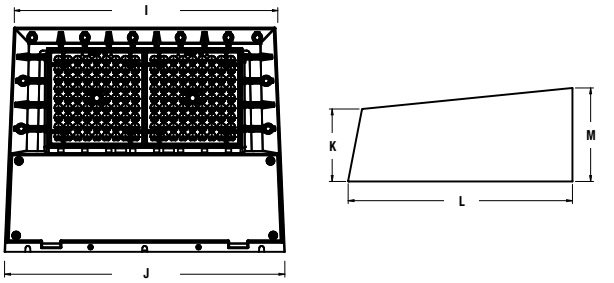
RWL1



A	B	C	D	E
8.7"	9.7"	3.9"	7.0"	5.0"
221mm	246mm	99mm	178mm	127mm

Weight
6.5 lbs (2.95 kgs)

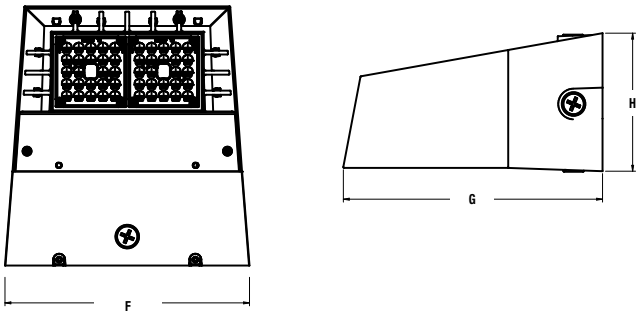
RWL2



I	J	K	L	M
14.0"	15.0"	3.9"	12.0"	5.0"
356mm	381mm	99mm	305mm	127mm

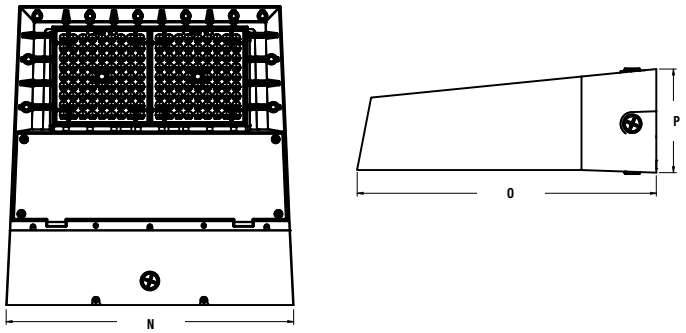
Weight
16.5 lbs (7.48 kgs)

RWL1 with Integral Back Box



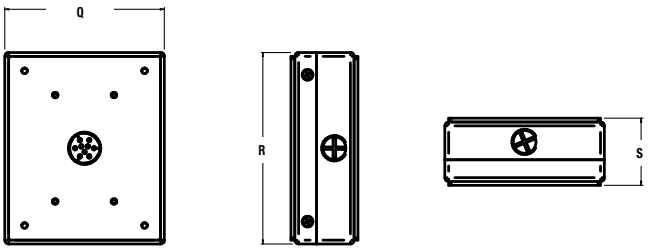
F	G	H
10.4"	11.0"	5.9"
264mm	279mm	150mm

RWL2 with Integral Back Box



N	O	P
15.4"	16.0"	5.5"
391mm	406mm	140mm

Back Box Accessory



Q	R	S
4.9"	5.9"	2.1"
124mm	150mm	53mm

© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

BEACON
design . performance . technology

RATIO Wall

RWL1/RWL2 LED WALLPACK

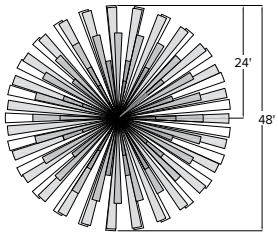
DATE: LOCATION:

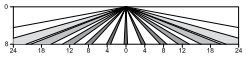
TYPE: PROJECT:

CATALOG #:

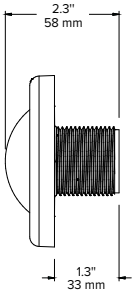
ADDITIONAL INFORMATION

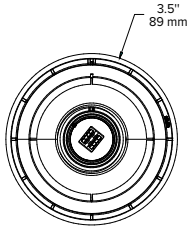
NXSP-14F



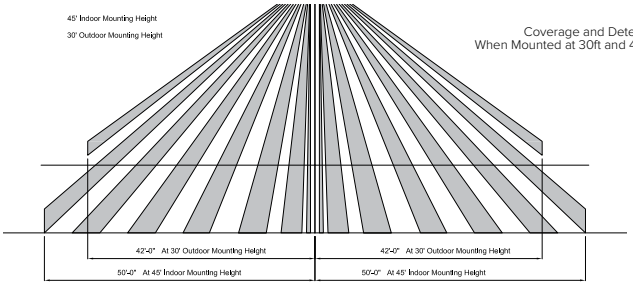


Sensor Lens Coverage and Detection Patterns
When Mounted at 8ft with Low Mount Lens

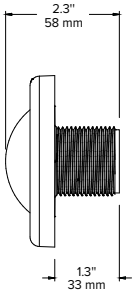


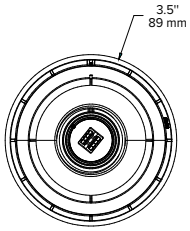


NXSP-40F

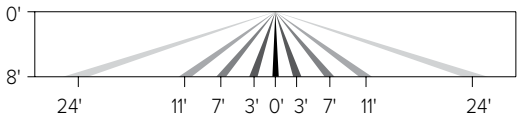


Coverage and Detection Patterns
When Mounted at 30ft and 45ft with Standard Lens

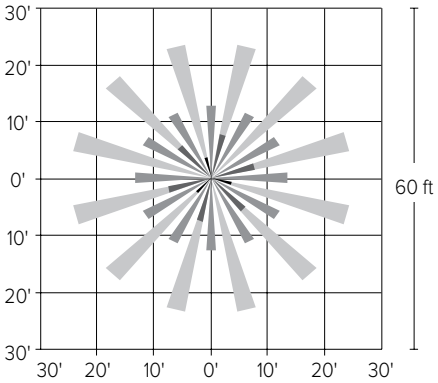


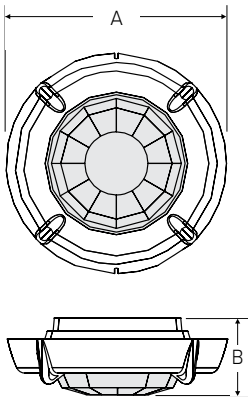


SCP-8F



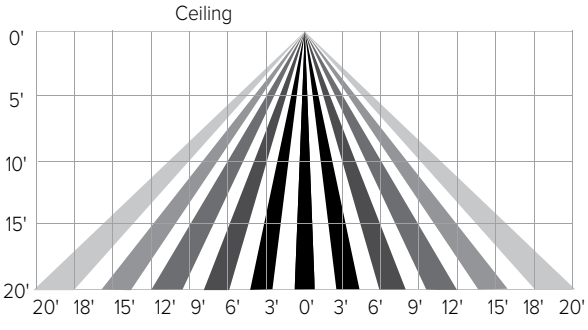


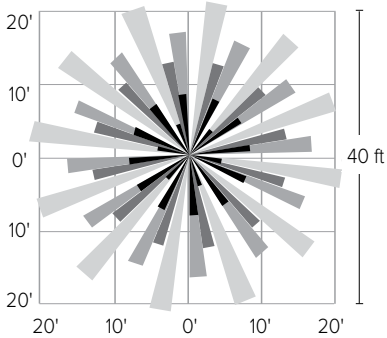


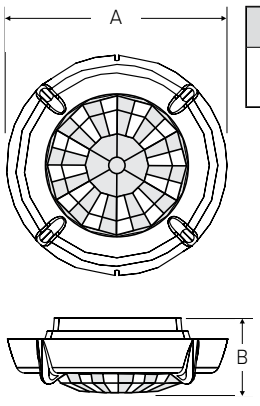


A	B
2.3" (59mm)	.8" (20mm)

SCP-2OF







A	B
2.3" (59mm)	.8" (20mm)

© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

BEACON
design . performance . technology

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

RATIO Series

AREA/SITE LIGHTER

OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY

	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components	
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
NX Wireless	NXOFM2-1R1D-UNV	NX 7-Pin Twist-Lock® with NX Networked Wireless Radio, Integral Automatic Dimming Photocell, Integral Single Pole Relay with Dimming, and Bluetooth Programming	✓	✓	✓	Paired with external control	✓	✓	✓	✓	–		NXOFM2-1R1D-UNV
NX Wireless	NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	✓	✓	✓	–	–	✓	✓	✓	–		NXRM2-H
NX Wireless	NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	16ft		NXSMP2-LMO
NX Wireless	NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	40ft		NXSMP2-HMO
Independent	BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	12ft		BTSMP-OMNI-O
Independent	BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	14ft		BTSMP-LMO
Independent	BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	40ft		BTSMP-HMO

DEFAULT SETTINGS

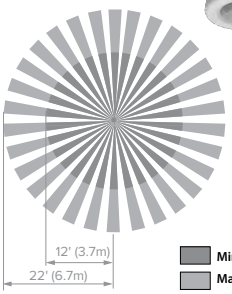
NX Wireless	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	15 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	0%
Daylight Sensor	Disabled
Bluetooth	Enabled
2.4GHz Wireless Mesh	On
"Passcode Factory Passcode: HubbN3T!"	Enabled

Stand Alone	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	8 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	50%
Daylight Sensor	Disabled

NX WIRELESS COVERAGE PATTERNS

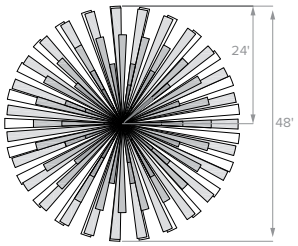
NXSMP2-OMNI

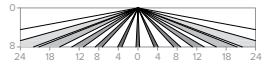




NXSMP2-LMO



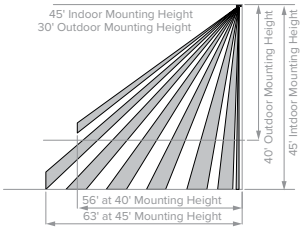




Sensor Lens Coverage and Detection Patterns
When Mounted at 8ft with Low Mount Lens

NXSMP2-HMO





Sensor Lens Coverage and Detection Patterns
When Mounted at 40ft and 45ft with Standard Lens

NX LIGHTING CONTROLS FREE APP



The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminiares and program NX system settings.

Apple App: https://apps.apple.com/us/app/nx-lighting-controls/id962112904

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&gl=US

Apple App

Google Play

CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)

© 2024 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

BEACON
design . performance . technology

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

RATIO Series

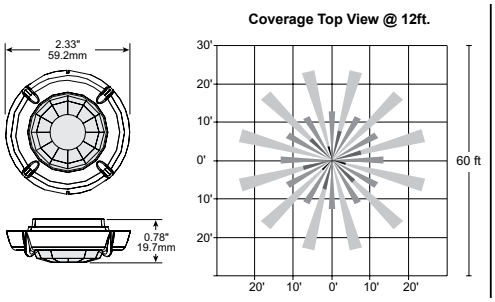
AREA/SITE LIGHTER

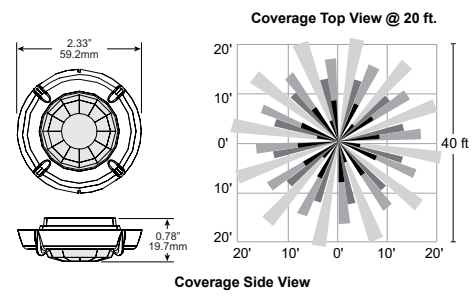
OUTDOOR LIGHTING CONTROLS OPTIONS

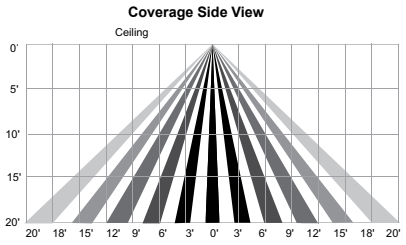
CONTROLS FUNCTIONALITY

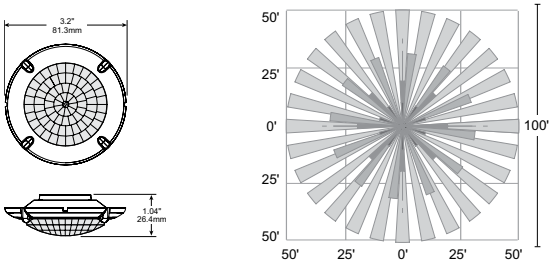
	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components	
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
Independent	SCP_F	Sensor Control Programmable, sensor range, reference product specification for height selections	–	–	–	✓	✓	✓	✓	–	8ft or 20ft		SCP_F
	ADD	AutoDIM Timer Based Dimming	–	–	✓	–	–	–	✓	–	–		ADD
	ADT	AutoDIM Time of Day Dimming	–	–	✓	–	–	–	✓	–	–		ADT
	7PR	7-Pin Receptacle	–	–	Paired with external control	–	Paired with external control	–	Paired with external control	–	–		7PR
	7PR-SC	7-Pin Receptacle with shorting cap	–	–	–	–	–	–	–	–	–		7PR-SC
	7PR-TL	7-Pin with photocontrol	–	–	–	–	✓	–	✓	–	–		7PR-TL

COVERAGE PATTERNS FOR SCP_F









PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6 - Delay 6 hours
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50% brightness
Auto-Dim Return	Delay 0-9 Hours	R6 - Return to full output after 6 hours

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6 - Dim at 6PM
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50%
Auto-Dim Return	12-6 AM and 9-11P	R6 - Return to full output at 6AM

© 2024 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

DATE: LOCATION:

TYPE: PROJECT:

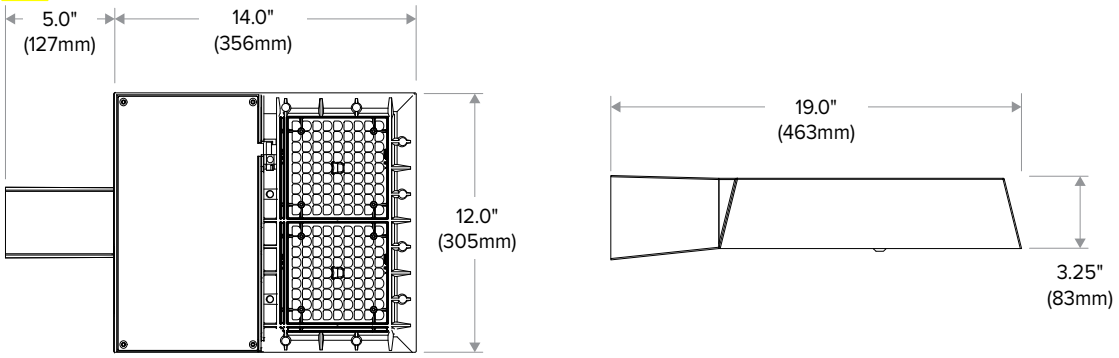
CATALOG #:

RATIO Series

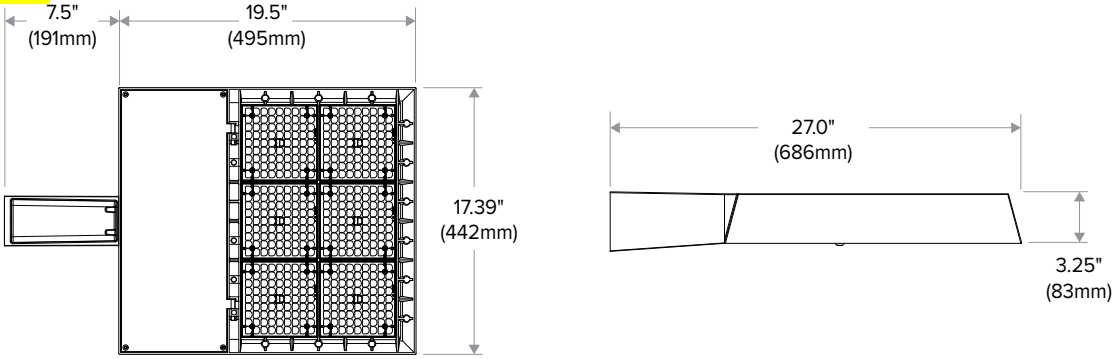
AREA/SITE LIGHTER

DIMENSIONS

RAR1

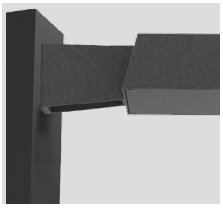


RAR2

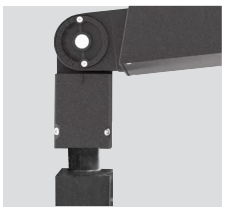


ADDITIONAL INFORMATION

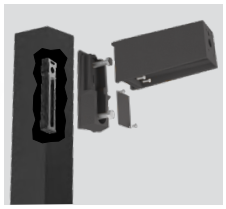
MOUNTING



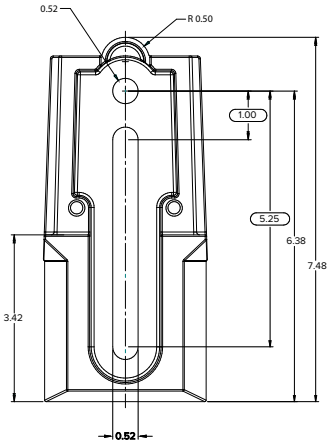
Arm Mount – ASQ: Fixture ships with integral arm for ease of installation.

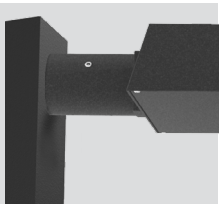


Knuckle – Knuckle mount 15° aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes.

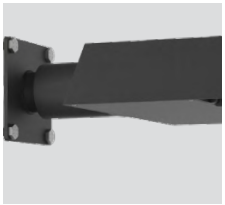


Universal Mounting – Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5" and S2 and B3 drill patterns





MAF – Fits 2-3/8" OD arms Roadway applications.



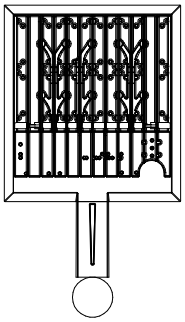
Wall Mount – Wall mount bracket designed for building mount applications.

© 2024 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

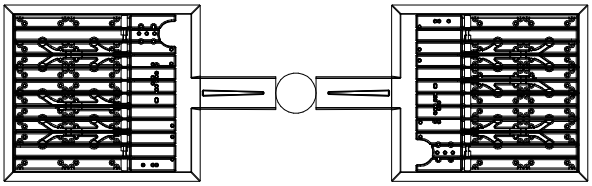
RATIO Series

AREA/SITE LIGHTER

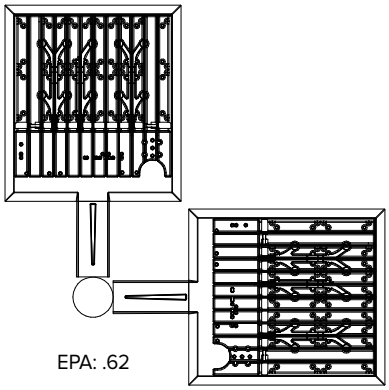
EPA (RAR1)



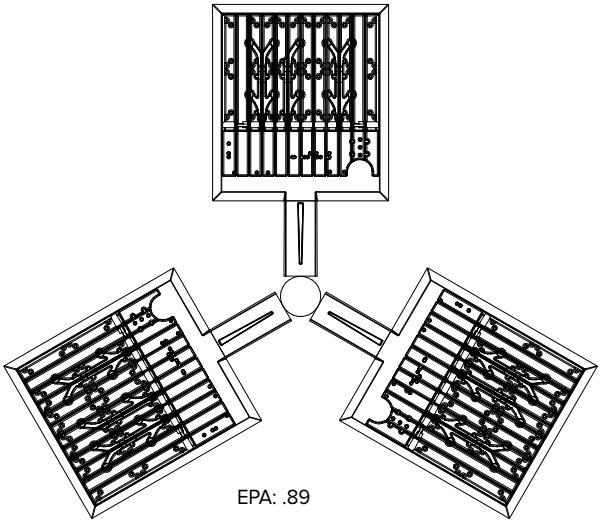
EPA Knuckle Mount 0 degrees: .43
EPA Knuckle Mount 30 degrees: .55
EPA Arm Mount: 0 degrees .45



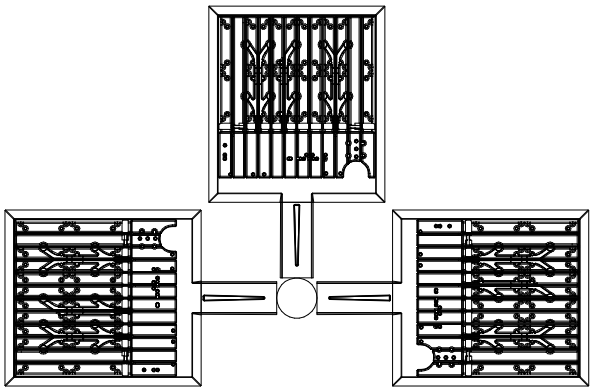
EPA: .99



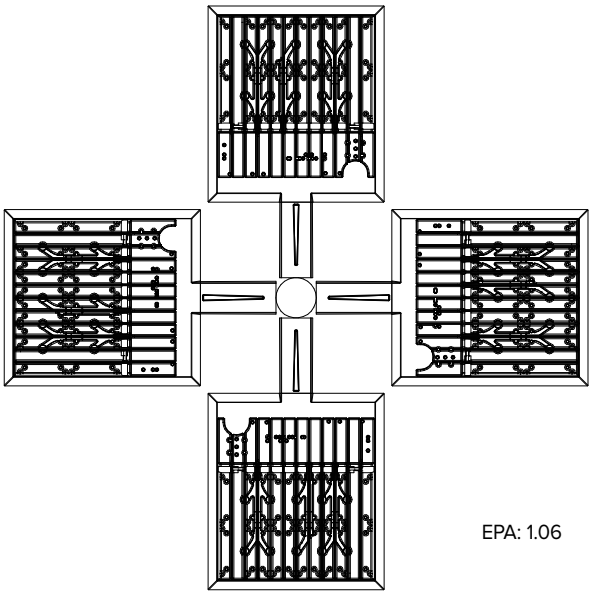
EPA: .62



EPA: .89



EPA: .99



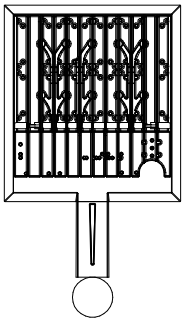
EPA: 1.06

© 2024 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

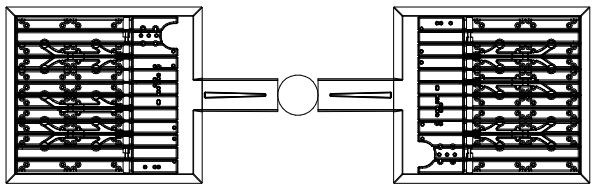
RATIO Series

AREA/SITE LIGHTER

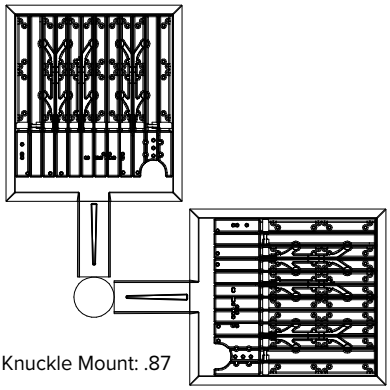
EPA (RAR2)



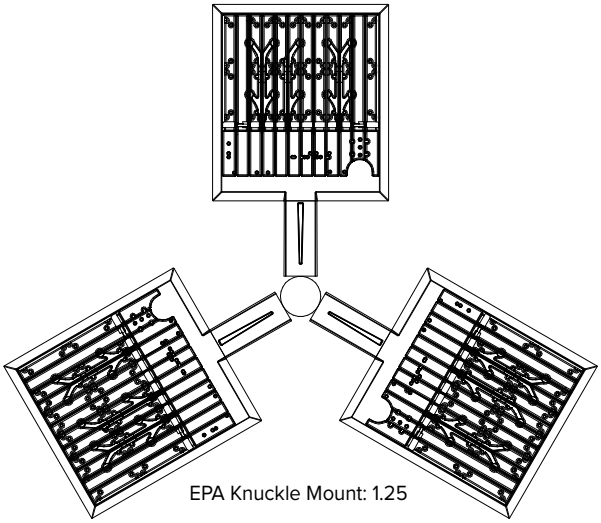
EPA Knuckle Mount: .52
EPA Arm Mount: .55



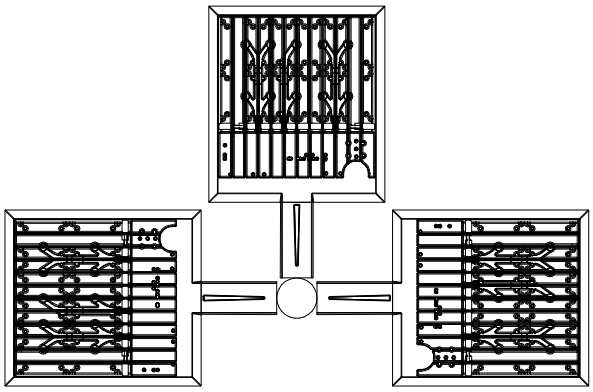
EPA: 1.486



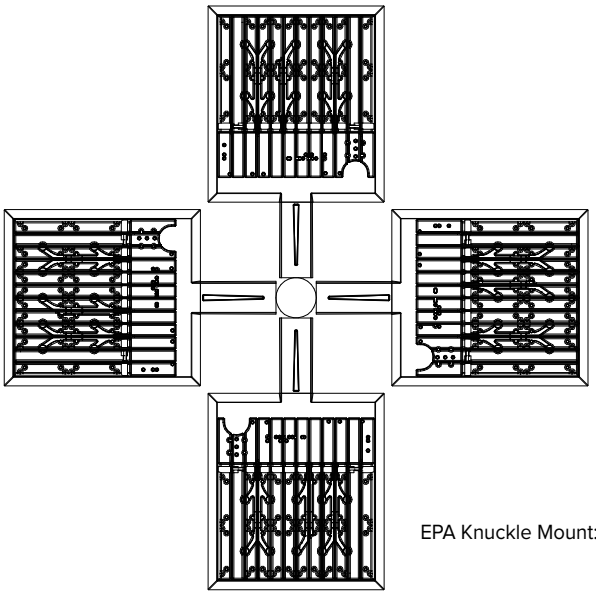
EPA Knuckle Mount: .87



EPA Knuckle Mount: 1.25



EPA Knuckle Mount: 1.41

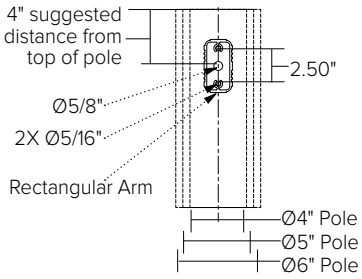


EPA Knuckle Mount: 1.56

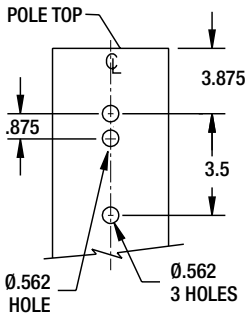
© 2024 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

ADDITIONAL INFORMATION (CONT'D)

ARM MOUNT (ASQ)
Compatible with Pole drill pattern B3



UNIVERSAL MOUNTING (ASQU)
Compatible with pole drill pattern S2



PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6
Auto-Dim Brightness	0-9% Brightness	5
Auto-Dim Return	Delay 0-9 Hours	R6

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

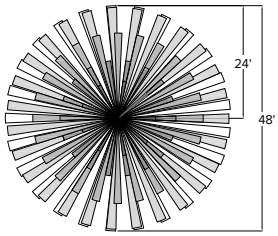
EX: ADT-6-5-R6

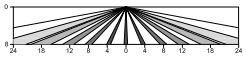
ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6
Auto-Dim Brightness	0-9% Brightness	5
Auto-Dim Return	12-6 AM and 9-11P	R6

© 2024 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

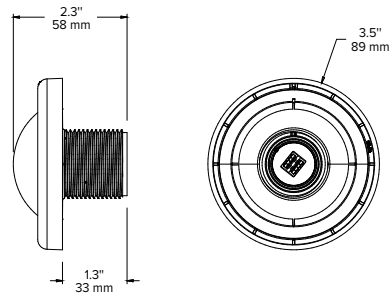
ADDITIONAL INFORMATION (CONT'D)

NXSP-14F

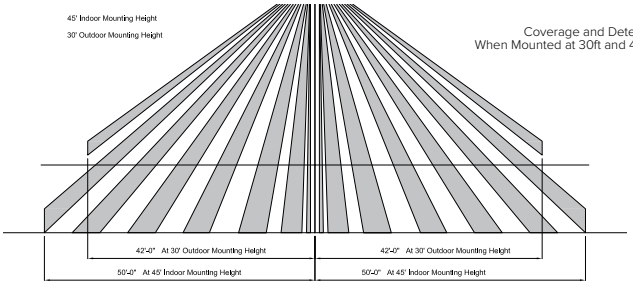




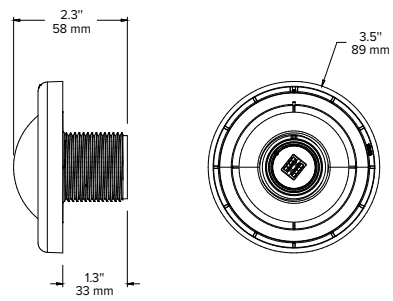
Sensor Lens Coverage and Detection Patterns
When Mounted at 8ft with Low Mount Lens



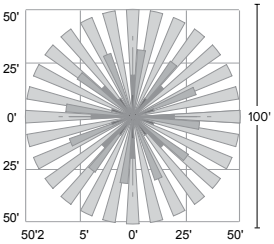
NXSP-30F

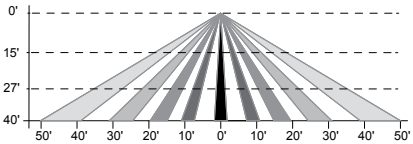


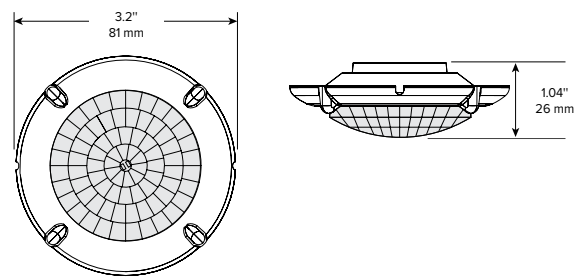
Coverage and Detection Patterns
When Mounted at 30ft and 45ft with Standard Lens



SCP-40F







RAR1 EPA

RAR-1	
EPA at 0˚	EPA at 30˚
.45ft.^{2} .13m^2	.56ft.^{2} .17m^2

RAR2 EPA

RAR-2	
EPA at 0˚	EPA at 30˚
.55ft.^{2} .17m^2	1.48ft.^{2} .45m^2

SHIPPING

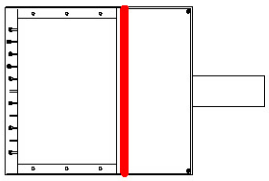
Catalog Number	G.W(kg)/ CTN	Carton Dimensions		
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)
RAR1	15 (6.8)	20.75 (52.7)	15.125 (38.4)	6.9375 (17.6)
RAR2	19 (8.6)	25 (63.5)	15.125 (38.4)	6.9375 (17.6)

© 2024 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

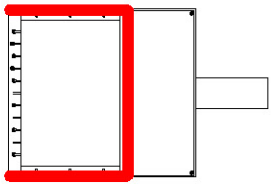
ADDITIONAL INFORMATION (CONT'D)

RATIO HOUSE SIDE SHIELD

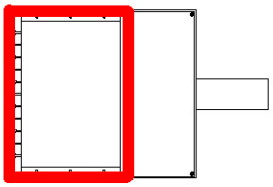
RARx HSS-90-B-xx



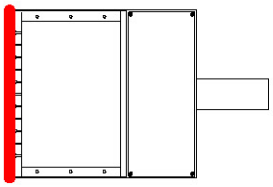
RARx HSS-270-BSS-xx



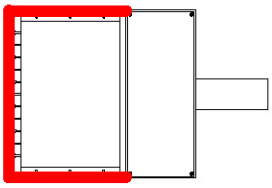
RARx HSS-360-xx



RARx HSS-90-F-xx

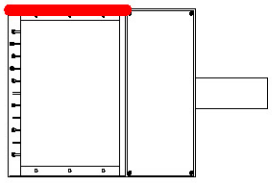


RARx HSS-270-FSS-xx

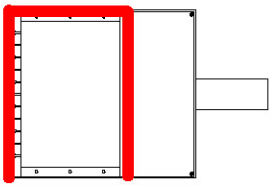


Note: Not to be used with Ocupancy Sensors as the shield may block the light to the sensor

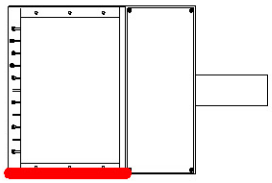
RARx HSS-90-S-xx



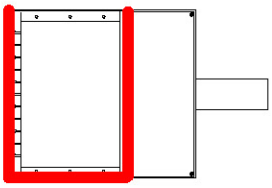
RARx HSS-270-FSB-xx



RARx HSS-90-S-xx



RARx HSS-270-FSB-xx



© 2024 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

EXO OUTDOOR LIGHTING

SSSH Series Poles

SQUARE STRAIGHT STEEL

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

SPECIFICATIONS

CONSTRUCTION

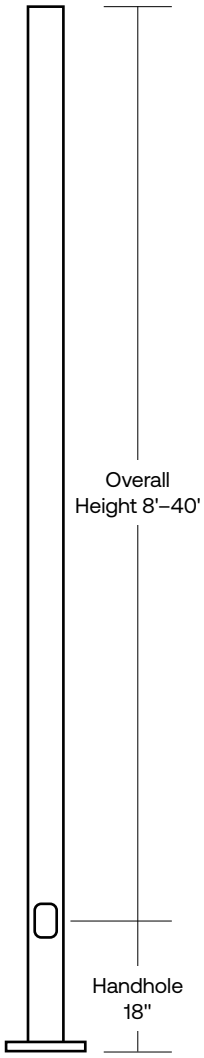
- Shaft: One-piece straight steel with square cross section, flat sides and minimum 0.23" radius on all corners; Minimum yield of 46,000 psi (ASTM-A500, Grade B); Longitudinal weld seam to appear flush with shaft side wall; Steel base plate with axial bolt circle slots welded to pole shaft having minimum yield of 36,000 psi (ASTM A36)
- Base cover: Two-piece square aluminum base cover included standard
- Pole cap: Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- Hand hole: Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding lug located behind gasketed cover
- Anchor bolts: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling
  - Anchor bolt part numbers: 3/4 x 30 x 3 — TAB-30-M38
1 x 36 x 4 — TAB-36-M38
- Super Durable polyester-TGIC powder coat finish with nominal 3.0 mil thickness. Meets or exceeds AAMA 2604 standards.

INSTALLATION

- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

WAREHOUSE 'STOCKED' POLES:

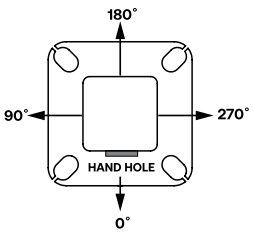
- SSSH20-40A-4-HV-DB-WPO and SSSH25-40A-4-HV-DB-WPO (Pole only, must order kit SSSHSTK4KIT for anchor bolts and cap)
- The HV designation in the above catalog numbers is a combination of the S2 pattern and the B3 pattern



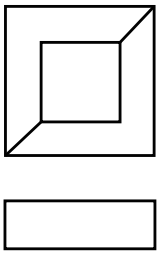
SERVICE PROGRAMS

QS10

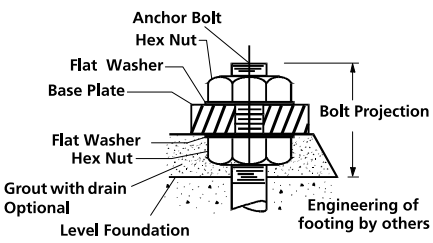
BASE



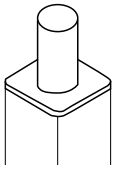
BASE COVER



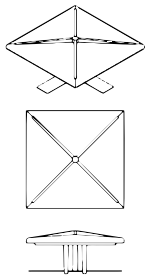
BASE DETAIL



TENON



POLE CAP



© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

EXO OUTDOOR LIGHTING

SSSH Series Poles

SQUARE STRAIGHT STEEL

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

Gray Shading = Service Program Limit of 15 poles QS10

ORDERING INFORMATION

Example: SSSH25–40A–2L–S2–DBT–UL

SSSH –

Series	Height	Shaft	Thickness	Mounting	Drill Pattern	Finish	Options
SSSH Square Straight Steel Pole EXO	Reference page 3 Ordering matrix	Reference page 3 Ordering matrix	Reference page 3 Ordering matrix A - .125" Wall B - .188" Wall C - .250" Wall	1 Single arm mount 2 Two fixtures at 180° 2L Two fixtures at 90° 3T Three fixtures at 90° 4 Four fixtures at 90° TA Tenon (2.38" OD x 4" Tall) TB Tenon (2.88" OD x 4" Tall) TC Tenon (3.5" OD x 6" Tall) TR[1] Removable Tenon (2.38" x 4") OT Open Top (includes pole cap)	B3 2 bolt (2-1/2" spacing), Ratio S2 2 bolt (3-1/2" spacing) UDP Universal Drill Pattern	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGT Light Grey Matte Textured LGS Light Grey Gloss Smooth PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured **Color Option** CC Custom Color[2]	GFI[3] 20 Amp GFCI Receptacle and Cover EHH[3] Extra Handhole C05[3] .5" Coupling C07[3] .75" Coupling C20[3] 2" Coupling MPB[3] Mid-pole Luminaire Bracket VM1[4] Mode vibration dampener VM2[5] 2nd mode vibration dampener LAB Less Anchor Bolts UL[6] UL Certified

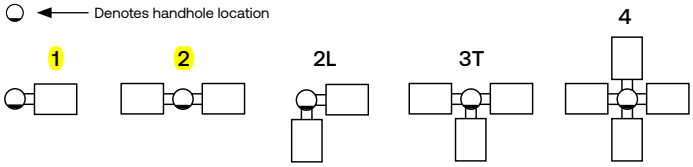
Accessories (Order Separately)

Part Number	Description
A81999-0001	Field-installed 2nd mode vibration dampener - VM2S08
A81999-0005	Field-installed 2nd mode vibration dampener - VM2S10
A81999-0004	Field-installed 2nd mode vibration dampener - VM2S12
A81999-0003	Field-installed 2nd mode vibration dampener - VM2S14
A81999-0007	Field-installed 2nd mode vibration dampener - VM2S16
A81999-0006	Field-installed 2nd mode vibration dampener - VM2S18
A81999-0002	Field-installed 2nd mode vibration dampener - VM2S20
A81999-0009	Field-installed 2nd mode vibration dampener - VM2S24
A81999-0008	Field-installed 2nd mode vibration dampener - VM2S25
SSSHSTK4KIT	Pole Cap and anchor bolt kit

1 Removable tenon used in conjunction with side arm mounting. First specify desired arm configuration followed by the "TR" notation. Example: SSS-H-25-40-A-1-S2-TR-DB.
2 Custom colors available; RAL number preferable
3 Specify option location using logic found on page 3 (Option Orientation).
4 VM1 recommended on poles 20' and taller with EPA of less than 1.
5 There will be a weld witness mark on the side of the pole with the Factory installed VM2
6 UL not available with tenon on pole

MOUNTING ORIENTATION

Denotes handhole location



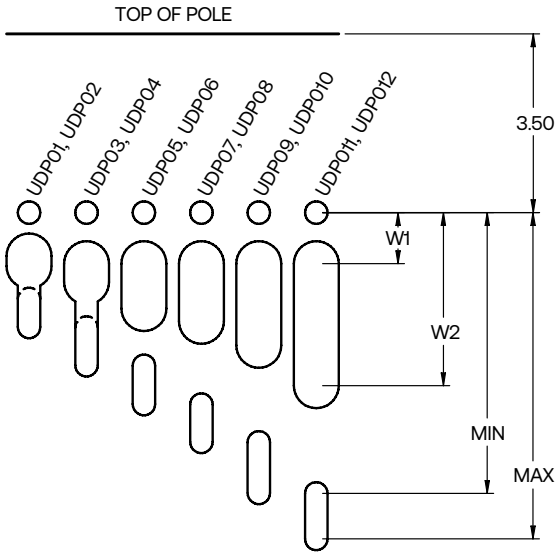
STOCKED POLE ORDERING LOGIC

Catalog #	Description
SSSH20-40A-4-HV-DB-WPO	Square Steel pole, 20', 4' square cross-section, 1/8" wall thickness, Dark Bronze Matte Textured paint. Pole only, no anchor bolts, base cover or pole cap included.
SSSH25-40A-4-HV-DB-WPO	Square Steel pole, 25', 4' square cross-section, 1/8" wall thickness, Dark Bronze Matte Textured paint. Pole only, no anchor bolts, base cover or pole cap included.
SSSHSTK4KIT	Stock kit includes anchor bolts, template, base cover and plastic pole cap. Must be ordered separately from pole.

Note: the HV drill pattern is a combination of the S2 pattern and B3 pattern.

DRILL PATTERNS

UNIVERSAL DRILL PATTERN (UDP)



Two Bolt Mounting with Center Wireway						
Mounting Hardware	Universal Mounting Patterns					
⅜" or less	UDP01	UDP03	UDP05	UDP07	UDP09	UDP011
⅞" to ½"	UDP02	UDP04	UDP06	UDP08	UDP010	UDP012
"Min" Attachment Dimension	1.69	2.25	3.00	3.76	4.50	5.50
"Max" Attachment Dimension	2.24	2.99	3.75	4.49	5.49	6.00
W1 (Wireway min)	0.85	1.00	1.00	1.00	1.00	1.00
W2 (Wireway max)	1.05	1.36	1.88	2.13	2.60	3.00

UDP to accommodate 3rd Party Luminaires. Current Brands only utilize exact drill patterns as published.

© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

EXO OUTDOOR LIGHTING

SSSH Series Poles

SQUARE STRAIGHT STEEL

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

Gray Shading = Service Program Limit of 15 poles QS10

ORDERING INFORMATION (CONTINUED)

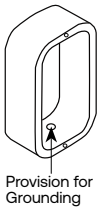
CATALOG NUMBER	HEIGHT		NOMINAL SHAFT DIMENSIONS	WALL THICKNESS	BOLT CIRCLE (SUGGESTED)	BOLT CIRCLE (RANGE)	BASE PLATE SQUARE	ANCHOR BOLT SIZE	BOLT PROJECTION	POLE WEIGHT (LBS)
	FEET	METERS								
SSSH10-40A	10	3.0	4" square	0.125"	9"	8" - 10"	9"	3/4" x 30" x 3"	3.5	77
SSSH12-40A	12	3.7	4" square	0.125"	9"	8" - 10"	9"	3/4" x 30" x 3"	3.5	90
SSSH14-40A	14	4.3	4" square	0.125"	9"	8" - 10"	9"	3/4" x 30" x 3"	3.5	103
SSSH16-40A	16	4.9	4" square	0.125"	9"	8" - 10"	9"	3/4" x 30" x 3"	3.5	116
SSSH18-40A	18	5.5	4" square	0.125"	9"	8" - 10"	9"	3/4" x 30" x 3"	3.5	129
SSSH20-40A	20	6.1	4" square	0.125"	9"	8" - 10"	9"	3/4" x 30" x 3"	3.5	142
SSSH25-40A	25	7.6	4" square	0.125"	9"	8" - 10"	9"	3/4" x 30" x 3"	3.5	175
SSSH14-40B	14	4.3	4" square	.188"	11"	10" - 12"	10.50"	3/4" x 30" x 3"	3.5	152
SSSH16-40B	16	4.9	4" square	.188"	11"	10" - 12"	10.50"	3/4" x 30" x 3"	3.5	171
SSSH18-40B	18	5.5	4" square	.188"	11"	10" - 12"	10.50"	3/4" x 30" x 3"	3.5	190
SSSH20-40B	20	6.1	4" square	.188"	11"	10" - 12"	10.50"	3/4" x 30" x 3"	3.5	209
SSSH25-40B	25	7.6	4" square	.188"	11"	10" - 12"	10.50"	3/4" x 30" x 3"	3.5	257
SSSH30-40B	30	9.1	4" square	.188"	11"	10" - 12"	10.50"	3/4" x 30" x 3"	3.5	304
SSSH16-50B	16	4.9	5" square	.188"	11"	10.25" - 13.25"	11.50"	1" x 36" x 4"	4.5	219
SSSH18-50B	18	5.5	5" square	.188"	11"	10.25" - 13.25"	11.50"	1" x 36" x 4"	4.5	243
SSSH20-50B	20	6.1	5" square	.188"	11"	10.25" - 13.25"	11.50"	1" x 36" x 4"	4.5	267
SSSH25-50B	25	7.6	5" square	.188"	11"	10.25" - 13.25"	11.50"	1" x 36" x 4"	4.5	327
SSSH30-50B	30	9.1	5" square	.188"	11"	10.25" - 13.25"	11.50"	1" x 36" x 4"	4.5	387
SSSH25-50C	25	7.6	5" square	.25"	11"	10.25" - 13.25"	11.50"	1" x 36" x 4"	4.5	427
SSSH30-50C	30	9.1	5" square	.25"	11"	10.25" - 13.25"	11.50"	1" x 36" x 4"	4.5	507
SSSH20-60B	20	6.1	6" square	.188"	12"	11.00" - 13.25"	12.25"	1" x 36" x 4"	5.0	329
SSSH25-60B	25	7.6	6" square	.188"	12"	11.00" - 13.25"	12.25"	1" x 36" x 4"	5.0	404
SSSH30-60B	30	9.1	6" square	.188"	12"	11.00" - 13.25"	12.25"	1" x 36" x 4"	5.0	479
SSSH35-60B	35	10.7	6" square	.188"	12"	11.00" - 13.25"	12.25"	1" x 36" x 4"	5.0	554
SSSH40-60B	40	12.2	6" square	.188"	12"	11.00" - 13.25"	12.25"	1" x 36" x 4"	5.0	629

Notes:

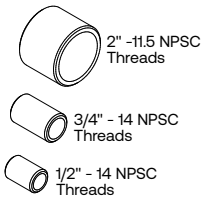
- Factory supplied template must be used when setting anchor bolts. Current will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts.
- For more information about pole vibration and vibration dampeners, please consult factory.
- Unwrap poles immediately upon receipt to avoid condensation build up and possible corrosion.

[1] There will be a weld witness mark on the side of the pole with the Factory installed VM2.

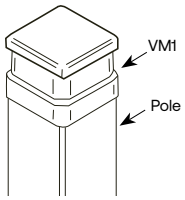
EHH
Extra handhole



C05 / C07 / C20
Coupling



VM1
1st mode vibration dampener



Field Installed Pole Top dampener designed to reduce pole top deflection or sway. VM1 is recommended for pole systems 25' and taller with a total EPA of 1.0 or less.

VM2[1]
2nd mode vibration dampener



Factory installed, internal dampener designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

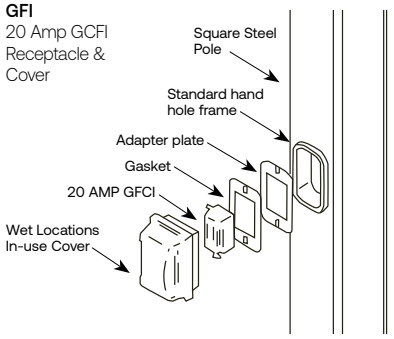
VM2SXX
Field-installed 2nd mode vibration dampener



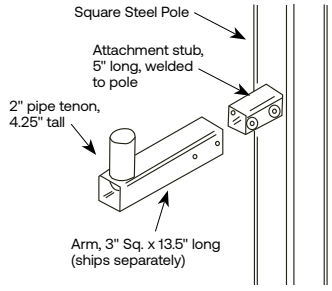
VM2S08 – 8'
VM2S12 – 12'
VM2S16 – 16'
VM2S20 – 20'
VM2S24 – 24'

Field installed, internal dampener designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

GFI
20 Amp GCFI Receptacle & Cover



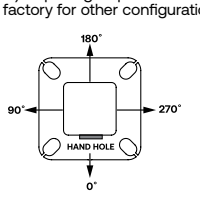
MPB
Mid Pole Bracket

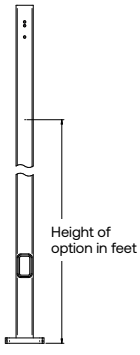


Option Orientation

Follow the logic below when ordering location specific options. For each option, include its orientation (in degrees) and its height (in feet).

Example: Option C05 should be ordered as: SSSH20-40A-TA-DB-C05-0-15 (.5" coupling on the handhole side of pole, 15' up from the pole base) 1' spacing required between option. Consult factory for other configurations.





© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

EXO
OUTDOOR LIGHTING

SSSH Series Poles

SQUARE STRAIGHT STEEL

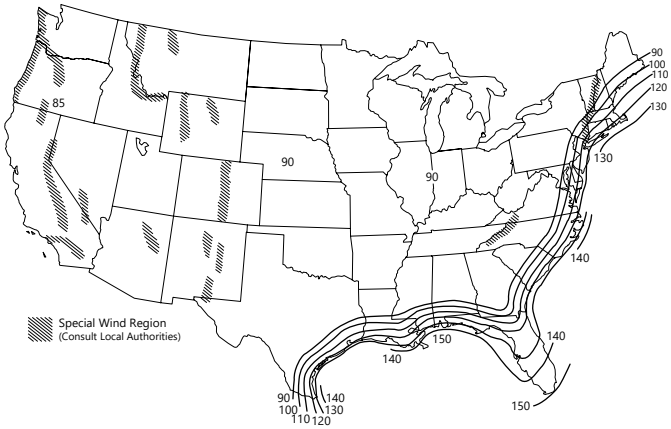
DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

WIND MAPS

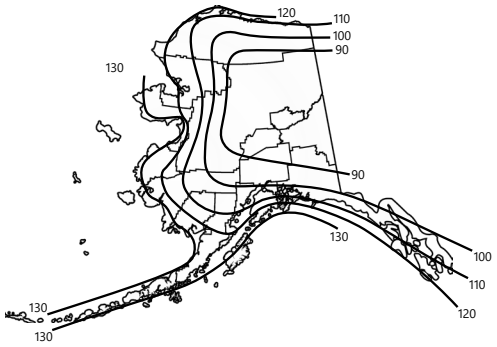
ASCE/SEI 7-22 WIND MAP



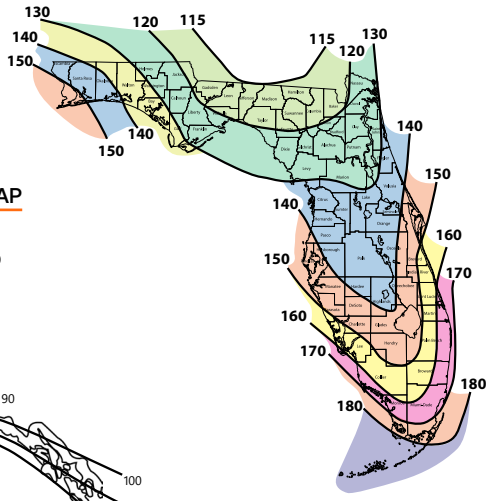
HAWAII – 105 mph
PUERTO RICO – 145 mph

*Printed with permission from ASCE
**AASHTO LRFDLTS-1

ALASKA REGION WIND MAP



FLORIDA REGION WIND MAP



Florida region wind map above is based upon 3-second gust winds and the 2017 Florida Building Code.

ASCE 7-22 wind map EPA Load Rating - 3 second gust wind speeds (Use for all locations except Florida)										
Catalog Number	100	110	115	120	130	140	150	160	170	180
SSSH10-40A	25	25	25	25	25	22.4	19	16.3	14.3	12.5
SSSH12-40A	25	23.8	21.6	19.6	16	13.5	11.4	9.5	7.8	6.9
SSSH14-40A	24.5	19.5	17.54	15.8	12.9	10.3	8.4	6.9	5.6	4.7
SSSH16-40A	18.7	14.9	13	11.8	9.5	7.8	5.8	4.5	3.8	2.8
SSSH18-40A	15.7	11.9	10.7	9.4	7.3	5.6	4	3.1	2	1.2
SSSH20-40A	12.8	9.6	8.5	7.4	5.4	3.82.8	1.6	0.9	NR	NR
SSSH25-40A	7	4.6	3.6	2.7	1.5	NR	NR	NR	NR	NR
SSSH14-40B	25	22.1	19.7	17.9	14.6	12	10	8.3	6.9	5.6
SSSH16-40B	21.5	16.8	15.2	13.4	10.4	8.7	6.9	5.8	4.4	3.7
SSSH18-40B	17.9	13.9	12.4	11	8.4	6.6	5.3	4.1	3	2
SSSH20-40B	15.1	11.4	10.1	8.8	6.7	5	3.4	2.5	1.5	NR
SSSH25-40B	8.4	5.8	4.7	3.9	2.4	1.1	NR	NR	NR	NR
SSSH30-40B	4.5	2.2	1.1	NR	NR	NR	NR	NR	NR	NR
SSSH16-50B	25	25	25	25	22.2	18.1	15.2	12.7	10.6	8.9
SSSH18-50B	25	25	25	22.6	18	14.8	12.1	9.8	7.6	6.5
SSSH20-50B	25	23.8	21.2	18.9	14.8	11.9	9.5	7.5	5.8	4.4
SSSH25-50B	18.7	14.2	12.2	10.5	7.5	5.4	3.6	1.9	0.9	NR
SSSH30-50B	12.2	8.3	6.6	5.2	2.9	1.1	NR	NR	NR	NR
SSSH25-50C	19	14.1	12	10.3	7.7	5.4	3.5	2.1	0.9	NR
SSSH30-50C	12.2	8.3	6.5	5.2	2.9	1.1	NR	NR	NR	NR
SSSH20-60B	25	22	19.4	17.1	13.4	10	7.6	5.6	3.9	2.6
SSSH25-60B	16.8	12	10.2	8.5	5.6	3.2	1.6	NR	NR	NR
SSSH30-60B	9.7	5.8	4.2	2.7	1.4	NR	NR	NR	NR	NR
SSSH35-60B	4.9	1.4	NR	NR	NR	NR	NR	NR	NR	NR
SSSH40-60B	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR

Florida Building Code 2017 EPA Load Rating - 3 second gust wind speeds (Use for Florida only)								
Catalog Number	115	120	130	140	150	160	170	180
SSSH10-40A	25.0	25.0	25.0	25.0	21.4	18.4	15.9	13.9
SSSH12-40A	25.0	25.0	23.6	19.8	16.7	14.2	12.1	10.4
SSSH14-40A	25.0	23.1	19.0	15.7	13.1	10.9	9.1	7.6
SSSH16-40A	20.8	18.7	15.2	12.3	10.1	8.2	6.7	5.4
SSSH18-40A	16.8	15.0	11.9	9.4	7.5	5.9	4.5	3.4
SSSH20-40A	13.6	11.9	9.2	7.1	5.3	3.9	2.7	1.7
SSSH25-40A	7.4	6.2	4.1	2.5	1.1	NR	NR	NR
SSSH14-40B	25.0	23.6	19.4	16.1	13.4	11.2	9.4	7.8
SSSH16-40B	21.4	19.2	15.6	12.7	10.4	8.5	6.9	5.6
SSSH18-40B	17.2	15.4	12.2	9.7	7.7	6.1	4.7	3.6
SSSH20-40B	13.9	12.3	9.5	7.3	5.5	4.1	2.9	1.9
SSSH25-40B	7.7	6.4	4.3	2.6	1.3	NR	NR	NR
SSSH30-40B	3.2	2.1	NR	NR	NR	NR	NR	NR
SSSH16-50B	25.0	25.0	25.0	25.0	25.0	21.4	18.2	15.5
SSSH18-50B	25.0	25.0	25.0	24.4	20.4	17.0	14.2	11.9
SSSH20-50B	25.0	25.0	24.4	19.9	1 6.3	13.4	11.0	8.9
SSSH25-50B	21.8	19.3	15.0	11.5	8.8	6.5	4.7	3.1
SSSH30-50B	13.7	11.7	8.2	5.5	3.3	1.5	NR	NR
SSSH25-50C	21.8	19.3	15.0	11.5	8.8	6.5	4.7	3.1
SSSH30-50C	13.7	11.7	8.2	5.5	3.3	1.5	NR	NR
SSSH20-60B	25.0	25.0	25.0	21.9	17.8	14.5	11.7	9.4
SSSH25-60B	23.8	20.9	16.1	12.3	9.2	6.6	4.5	2.8
SSSH30-60B	14.6	12.3	8.4	5.3	2.8	0.8	NR	NR
SSSH35-60B	7.5	5.6	2.4	NR	NR	NR	NR	NR
SSSH40-60B	1.8	NR	NR	NR	NR	NR	NR	NR

© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

SSSH Series Poles

SQUARE STRAIGHT STEEL

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

NOTES

Wind-speed Website disclaimer:
Current has no connection to the linked website and makes no representations as to its accuracy. While the information presented on this third party website provides a useful starting point for analyzing wind conditions, Current has not verified any of the information on this third party website and assumes no responsibility or liability for its accuracy. The material presented in the windspeed website should not be used or relied upon for any specific application without competent examination and verification of its accuracy, suitability and applicability by engineers or other licensed professionals. Current does not intend that the use of this information replace the sound judgment of such competent professionals, having experience and knowledge in the field of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the results of the windspeed report provided by this website. Users of the information from this third party website assume all liability arising from such use. Use of the output of these referenced websites do not imply approval by the governing building code bodies responsible for building code approval and interpretation for the building site described by latitude/longitude location in the windspeed report. http://windspeed.atcouncil.org

- Allowable EPA, to determine max pole loading weight, multiply allowable EPA by 30 lbs.
- The tables for allowable pole EPA are based on the ASCE 7-22 Wind Map or the Florida Region Wind Map for the 2010 Florida Building Code. The Wind Maps are intended only as a general guide and cannot be used in conjunction with other maps. Always consult local authorities to determine maximum wind velocities, gusting and unique wind conditions for each specific application
- Allowable pole EPA for jobsite wind conditions must be equal to or greater than the total EPA for fixtures, arms, and accessories to be assembled to the pole. Responsibility lies with the specifier for correct pole selection. Installation of poles without luminaires or attachment of any unauthorized accessories to poles is discouraged and shall void the manufacturer's warranty
- Wind speeds and listed EPAs are for ground mounted installations. Poles mounted on structures (such as bridges and buildings) must consider vibration and coefficient of height factors beyond this general guide; Consult local and federal standards
- Wind Induced Vibration brought on by steady, unidirectional winds and other unpredictable aerodynamic forces are not included in wind velocity ratings. Consult Current Lighting's Pole Vibration Application Guide for environmental risk factors and design considerations.
- Extreme Wind Events like, Hurricanes, Typhoons, Cyclones, or Tornadoes may expose poles to flying debris, wind shear or other detrimental effects not included in wind velocity ratings

© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

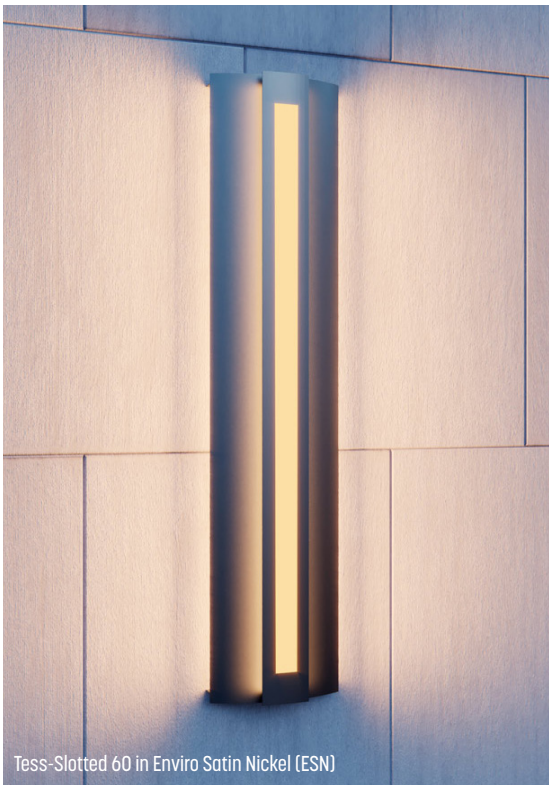
TESS-SLOTTED

ARCHITECTURAL SCALE, WET-LISTED EXTERIOR WALL SCONCE

alva



Tess-Slotted 60 in Enviro Satin Nickel (ESN)


Tess-Slotted 60 in Enviro Satin Nickel (ESN)

ADA COMPLIANT | TITLE 24 | 10YR WARRANTY | ETL LISTED

APPLICATIONS	Direct/Indirect grazing luminaire for exterior/interior use: flanking doors, on columns, on building facades, between windows, and elevator lobbies. Suitable for marine environments.
SIZES	• 12″ W x 30″ H x 4″ D, 15 lbs • 12″ W x 45″ H x 4″ D, 22 lbs • 12″ W x 60″ H x 4″ D, 32 lbs • 12″ W x 90″ H x 4″ D, 42 lbs
MOUNTING	• J-Box 3.0 or 4.0 at center or end of fixture • Steel mounting system with mounting plate and cover with rubber gaskets between the junction box and mounting plate • Can be mounted vertically or horizontally
SPECIFICATIONS	• IP66 Rated May be Power Washed at High Pressure (100kPa at distance of 3m) • 120-277V input • Title 24 Compliant • ADA Compliant • 100,000+ hours rated life time • 10 Year Limited Warranty (excludes shade)
LAMPING	• Integrated Proprietary ALVA LED Light Module • 80 CRI minimum, 85 CRI typical • 3000K or 3500K standard • Tess-Slotted 30 23 watts, 1041 delivered lumens • Tess-Slotted 45 29 watts, 1363 delivered lumens • Tess-Slotted 60 37 watts, 1739 delivered lumens • Tess-Slotted 90 58 watts, 2726 delivered lumens • 0-10V Dimming (100-10%)
CONSTRUCTION	Fixture shell (shade): Heavy gauge aluminum with industrial powder coat finish and high impact acrylic

TESS-SLOTTED

ARCHITECTURAL SCALE, WET-LISTED EXTERIOR WALL SCONCE

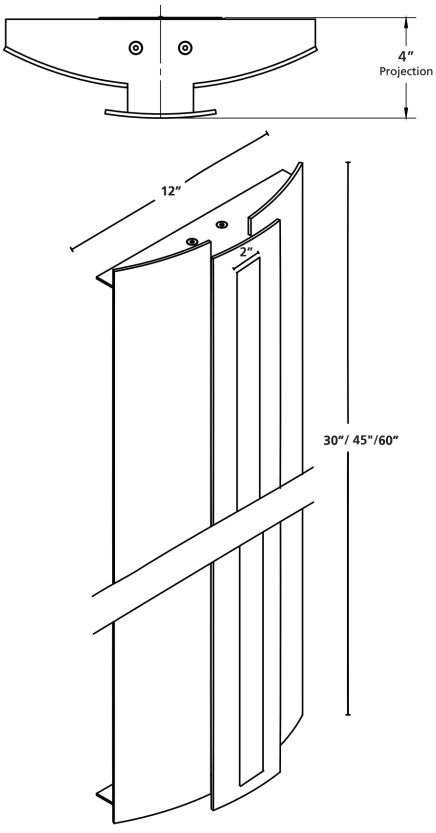
alva

W2



Tess-Slotted 60 in Enviro Satin Nickel (ESN)

DIMENSIONS



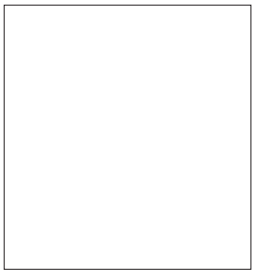
METAL POWDER COAT FINISH OPTIONS



ESN - Enviro Satin Nickel



EOB - Enviro Oil-Rubbed Bronze



WHT - White



BLK - Black



GR - Graphite



DB - Dark Bronze

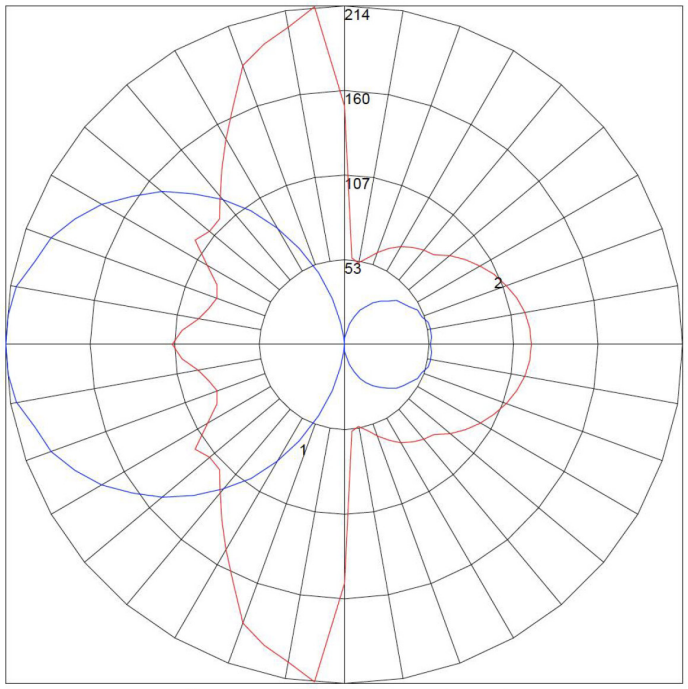
TESS-SLOTTED

ARCHITECTURAL SCALE, WET-LISTED EXTERIOR WALL SCONCE

alva



Tess-Slotted 60 in Enviro Satin Nickel (ESN)



Maximum Candela = 213.55 Located At Horizontal Angle = 95, Vertical Angle = 90
1 - Vertical Plane Through Horizontal Angles (95 - 275) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (90) (Through Max. Cd.)

PHOTOMETRIC & ELECTRICAL TEST RESULTS (TESS-SLOTTED30)

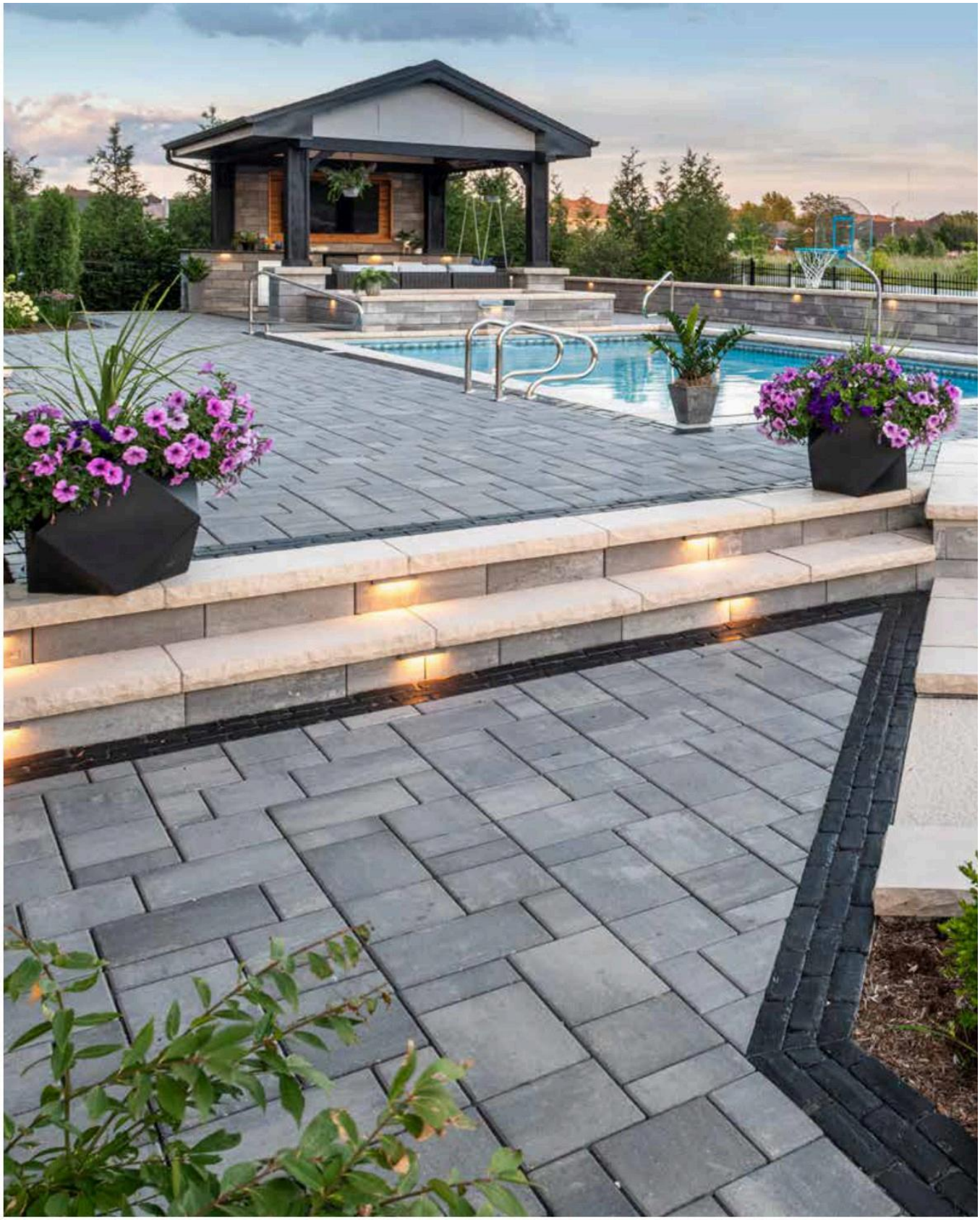
- Total Lumens: 1041.60
- Efficacy: 47.02
- Input Voltage (VAC/60Hz): 119.96
- Input Current (Amp): 0.1860
- Input Power (W): 22.15
- Input Power Factor: 0.9932
- Current ATHD (%): 8.7%

ORDER CODE:

TESS-SLOTTED			
MODEL	**LENGTH**	**METAL TRIM**	**CCT**
	30 30″	*POWDER COAT FINISH OPTIONS*	**3000** 3000K
	45 45″	**ESN** Enviro Satin Nickel	**3500** 3500K
	60 60″	**EOB** Enviro Oil-Rubbed Bronze	
	90 90″	**GR** Graphite	
		DB Dark Bronze	
		WHT White	
		BLK Black	

PERMEABLE PAVERS

- UNILOCK - Treo Smooth Pavers
- Product Brochure



Color selection should be chosen from actual samples.

Granite with Copthorne® (Basalt) accent and U-Cara® Smooth (Granite Fusion) with Ledgestone™ (Buff) coping

Treo® Smooth

PROPOSED PAVER



GRANITE



RIVER

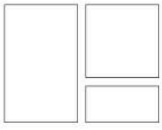


SIERRA



TUSCANY

3 UNIT RANDOM BUNDLE PERMEABLE DRIVE FRIENDLY



Large Rectangle	Square	Small Rectangle
8⅞ x 13⅜ x 2⅜"	8⅞ x 8⅞ x 2⅜"	4½ x 8⅞ x 2⅜"
225 x 337.5 x 60mm	225 x 225 x 60mm	112.5 x 225 x 60mm

HAMRO INVESTMENT GROUP
1/29/2026

Village of Wheeling
Community Development Department
Zoning Board of Appeals
2 Community Boulevard
Wheeling, IL 60090

Subject: – Zoning Board Approval Request for 604 Milwaukee Ave

Dear Members of the Wheeling Zoning Board of Appeals,

I respectfully submit this letter and project narrative on behalf of **HAMRO INVESTMENT GROUP** in support of our request for zoning board approval to redevelop the **currently vacant lot at 604 Milwaukee Ave** into a vibrant, family-friendly sports and entertainment center featuring the **only cricket simulator in Illinois and only the second of its kind in the United States**.

Overview of Proposal

We propose to transform this underutilized property into a dynamic mixed-use venue offering:

- The **only cricket simulation bays in Illinois**, a signature attraction for cricket enthusiasts and families across the region
- Gulf Simulation
- Casual dining restaurant and full-service bar
- VR gaming zones
- Arcade and kids' play area
- Adult gaming lounge with ID check and supervision

Our project will help **revitalize Milwaukee Avenue** by activating a vacant site with an engaging, modern facility that meets community needs for entertainment, dining, and social gathering.

Background and Community Benefit

Today, 604 Milwaukee Ave is a vacant lot generating no sales tax, jobs, or visual appeal for the corridor. Our project will convert it into an **active, attractive, and tax-generating community asset**.

Key benefits include:

- **Unique destination:** The first and only cricket simulation center in Illinois (and only the second in the USA), delivering a signature draw that distinguishes Wheeling from neighboring suburbs.
- **Local job creation:** 30-35 full-time equivalent jobs, spanning hospitality, culinary, entertainment, and management roles.
- **Economic impact:** New sales tax revenue and increased visitor foot traffic supporting nearby businesses.
- **Neighborhood enhancement:** Professional landscaping, lighting, signage, and a modern building façade to improve the area's visual character.
- **Community engagement:** Opportunities for leagues, kids' parties, corporate team-building, and family events.

HAMRO INVESTMENT GROUP is committed to hiring locally, sourcing from nearby vendors where possible, and supporting Wheeling's economic growth and vibrancy.

Operational Details

Hours of Operation:

- Sunday–Thursday: 11:00 AM – 10:00 PM
- Friday–Saturday: 11:00 AM – 12:00 AM

Staffing Plan:

We plan for 30–40 staff on-site daily, ~35–40 FTE overall.

Department / Area	Roles / Functions	Estimated FTE
Cricket and Gulf Simulator Bays	Operators / Attendants	4-5
VR Zone	VR Tech / Game Attendants	2-3
Arcade & Kids Zone	Supervisors / Technicians	2-3
Adult Gaming Section	Attendants / Cashiers	2-3

Group Party in dining Hall	Event Coordinators + Support Staff	3-4
Restaurant & Kitchen	Head Chef, Cooks, Dish, Prep	4-5
Front-of-House (FOH)	Servers, Bartenders, Hosts	4-5
Reception / Front Desk	Booking Agents / Customer Service	2-3
Cleaning & Maintenance	Janitorial / Equipment Cleaning	3–4
Management/Admin	General Manager, Assistant Managers	3–4
Marketing & social media	Promotions & Events (PT/FT)	1–2
Security	Evening Doorman / Outsourced Option	1–2

Number of Seats

- Restaurant/Casual Dining: 80 occupants
- Bar Area: 26 occupants
- Small dining area 20 occupants
- Gaming/Arcade/VR/Billiards: variable/active use seating

Parking and Site Improvements

Parking Provided:

- 87 on-site parking spaces (new layout)
- 24 new offsite parking spaces to the south (secured via formal agreement)
- **Total available parking:** 111 spaces
- 11 dedicated bicycle parking spaces

Parking Demand Calculations:

- Casual Dining: 80 occupants / (3 seats per space) = ~27 spaces
- Small dining Room (existing): 20 occupants / (3 seats per space) = ~7 spaces
- Bar: 26 occupants / (3 seats per space) = ~9 spaces
- Gaming Room: 6 seats / (3 seats per space) = 2 spaces
- Arcade: 9 seats / (3 seats per space) = 3 spaces
- VR Rooms (similar to golf driving range): 2 spaces (1 per room)
- VR Stations: 2 spaces (3 seats per space)
- Gulf Simulation : 2 spaces (2 spaces/table)

- Cricket Simulators (Similar to bowling lanes): 16 spaces (4 spaces/lane)
- Employees: ~20 spaces (1 per employee)

Total calculated need: 90 spaces—fully met by our proposed layout.

Site Improvements:

- New landscaping, lighting, signage, and building facade
- Clearly marked ADA-compliant entrances and paths
- Bike parking and pedestrian-friendly design

Nature of Proposed Land Use

We are requesting zoning board approval for **mixed-use commercial entertainment and restaurant** use at 604 Milwaukee Ave.

This proposed use aligns with Wheeling's goals to:

- Revitalize vacant, non-productive lots
- Increase local employment opportunities
- Enhance family-friendly destination options
- Support corridor beautification and economic development

Our design will ensure responsible operations with controlled noise, accessible facilities, ample parking, and strong integration with the existing neighborhood.

Conclusion

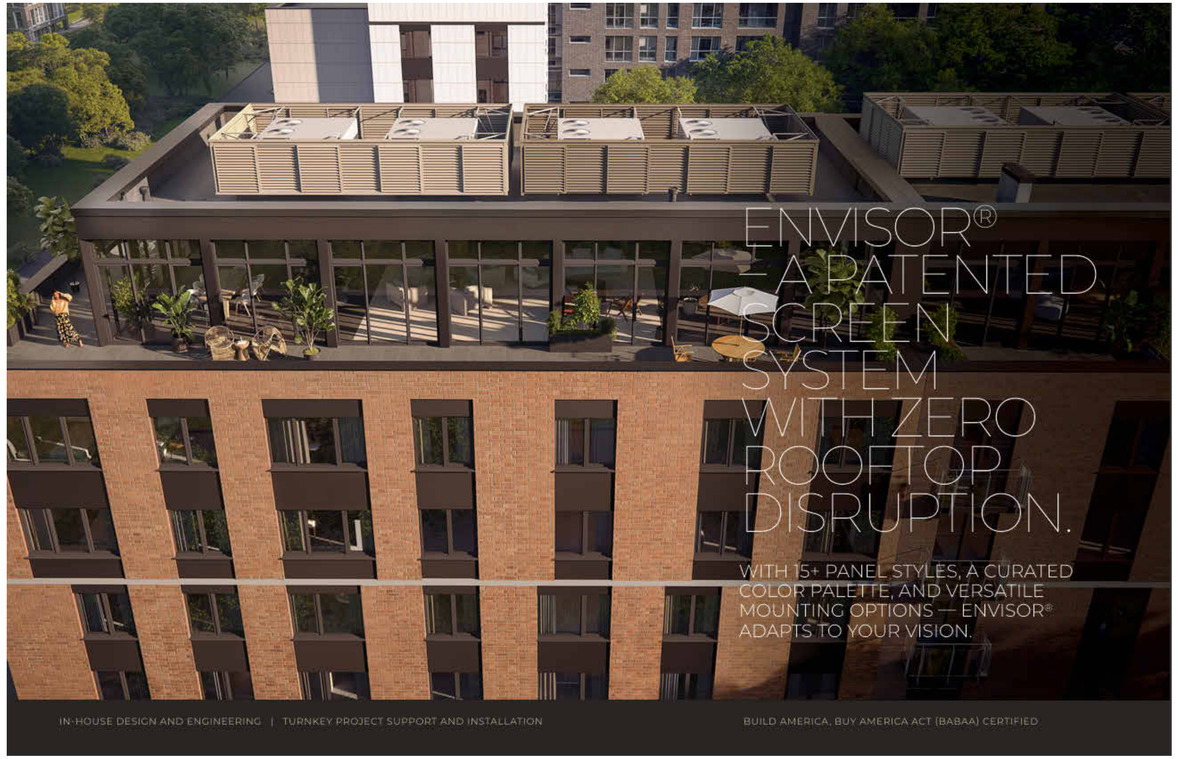
Approval of this project will allow the Village of Wheeling to gain:

- Activation of a vacant lot into a productive, attractive asset
- Illinois' first and only cricket simulator—a true regional draw
- Dozens of local jobs in a wide range of roles
- New sales tax revenue and support for nearby businesses
- A visually appealing, modern, family-friendly entertainment and dining venue

Thank you for your time and consideration of this proposal. We are happy to provide any additional details, answer questions, or present to the Board in person.

Sincerely,

Manish Chaudhary
Managing Partner
HAMRO INVESTMENT GROUP





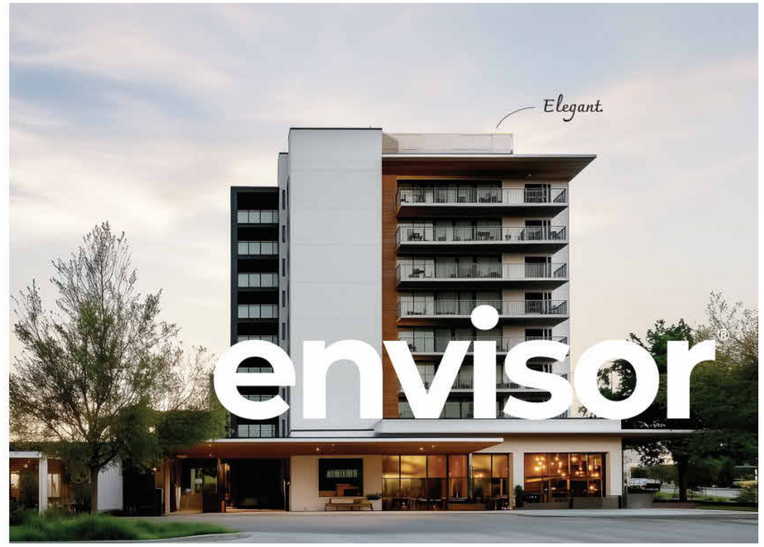
MULTIPLE PANEL PROFILES. ONE SYSTEM.

From Idea to Installation

CUSTOM-ENGINEERED AND DELIVERED

Every Envisor® system is custom and delivered as a complete solution—designed, built, and supported by CityScapes from start to finish.

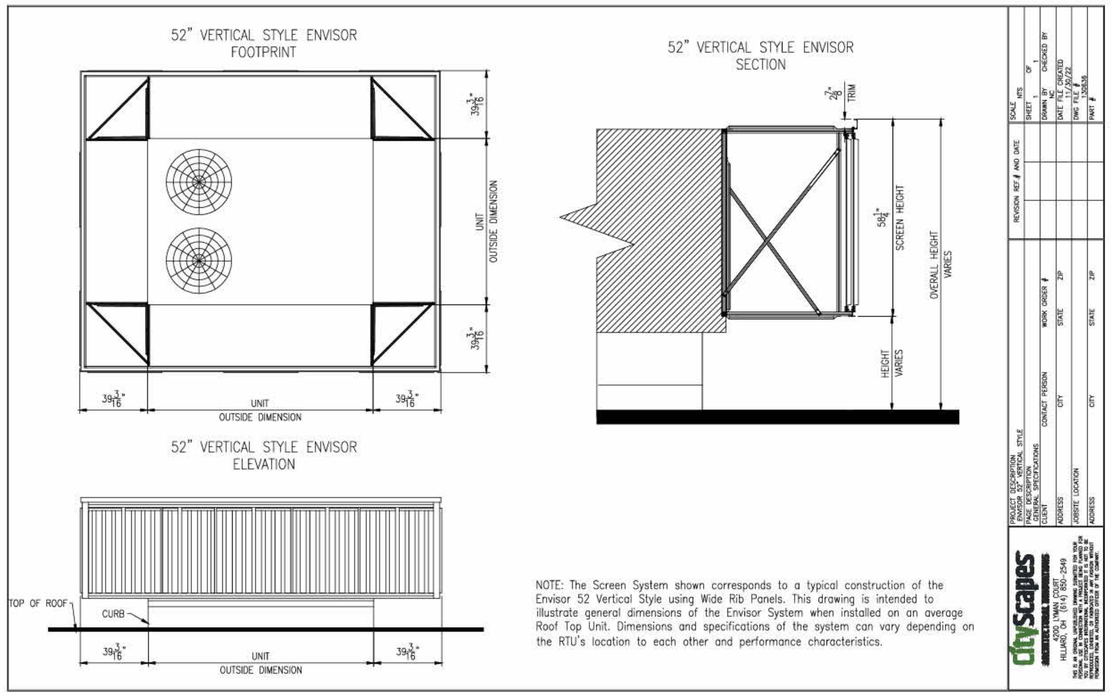
- TAILORED ENGINEERING
- PRECISION IN-HOUSE MANUFACTURING
- ORGANIZED, READY-TO-INSTALL SHIPMENTS
- OPTIONAL PROFESSIONAL INSTALLATION
- FULL PROJECT SUPPORT THROUGHOUT



THOUGHTFULLY CRAFTED OPTIONS, FULLY TAILORED TO YOUR SPECS



UNIT ATTACHED | UNIT ATTACHED - STACKED | POST MOUNTED SOLUTIONS

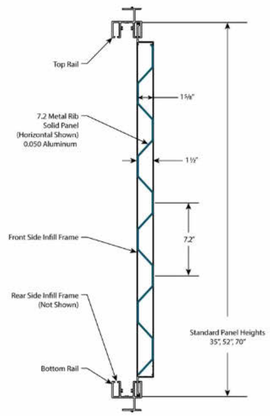




HORIZONTAL 7.2 RIB METAL INFILL SPECS

- Frames are 6063 extruded aluminum
- .063 Powder-coated aluminum
- Sherwin Williams 4000 series powder-coat components

7.2 RIB METAL INFILL CROSS SECTION



SHADOW GRAY

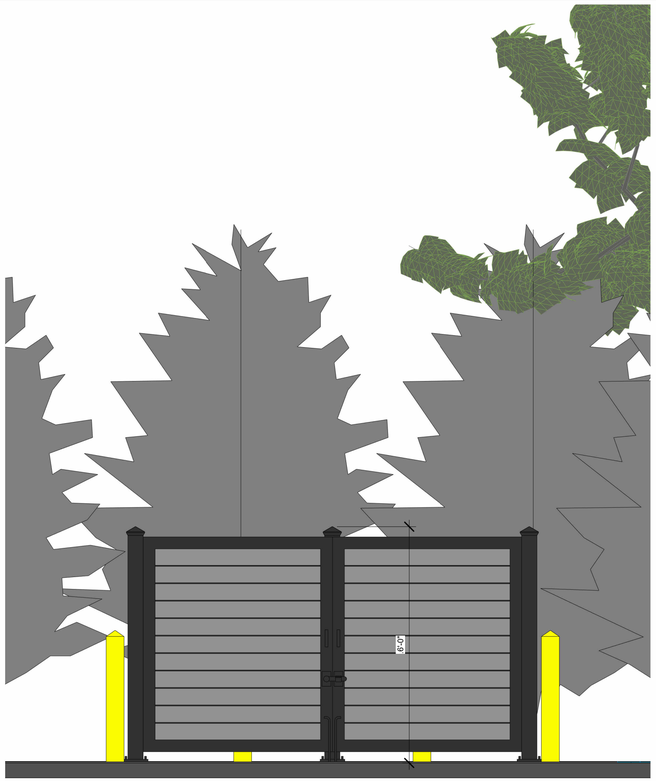
CRICKET SIMULATOR
604 N. MILWAUKEE
WHEELING, IL 60070
ROOF ENCLOSURE DETAILS

JANUARY 21ST, 2026

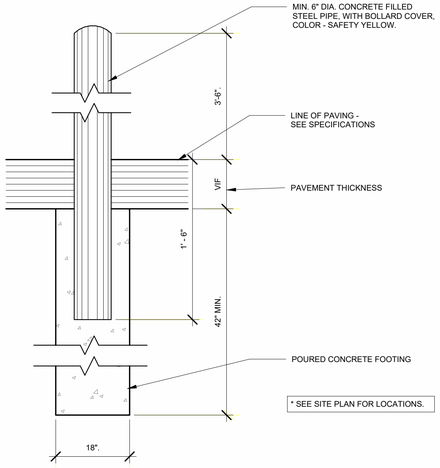
© COPYRIGHT 2026 AKA

FINAL REVIEW	4/18/25

aka atul karkhanis architects, ltd.
Commercial • Educational • Residential • Healthcare
2514 WEST PETERSON AVENUE
CHICAGO, IL 60659
PHONE: 773.508.5533 FAX: 773.508.5757
www.akarchitects.com

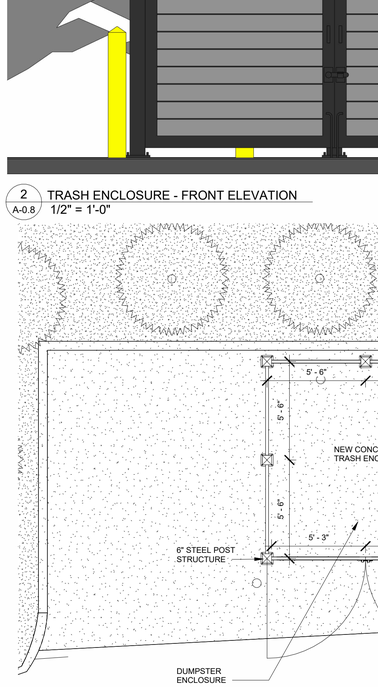


2 A-0.8 TRASH ENCLOSURE - FRONT ELEVATION
1/2" = 1'-0"

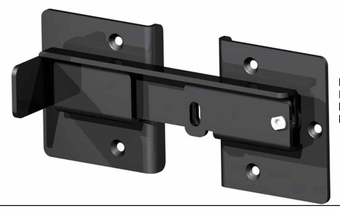


1 A-0.8 BOLLARD DETAIL
1 1/2" = 1'-0"

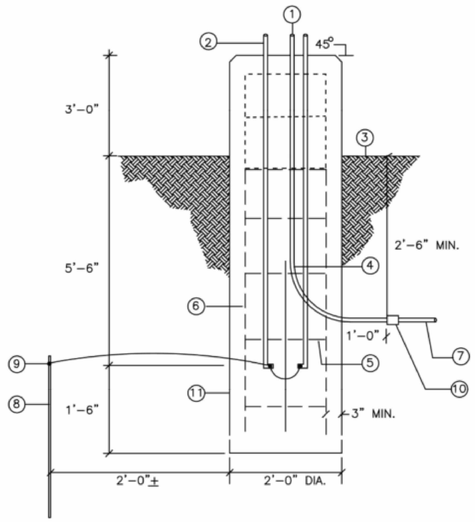
- PVC PLANK INFILL PANELS SLATE GRAY TO COMPLEMENT EIFS OF MAIN BUILDING.
- BLACK STEEL FRAME.



3 A-0.8 DUMPSTER ENCLOSURE
1/4" = 1'-0"



FLIP LATCH MECHANISM FROM NATIONWIDE INDUSTRIES (OR APPROVED EQUAL). FOR DUMPSTER ENCLOSURE.
MODEL #WI-DGFL.



1. CONDUIT BUSHINGS
2. ANCHOR BOLTS (INSTALLED PER MANUFACTURER'S RECOMMENDATIONS)
3. FINISHED GRADE
4. GALVANIZED RIGID CONDUITS (NUMBER AS REQUIRED – SEE PLANS)
5. #3 TIE HOOPS
6. (8)#6 VERTICAL REINFOR–CING BARS
7. PVC CONDUIT
8. COPPERWELD GROUND ROD 3/4" DIA. – 10' LONG
9. EXOTHERMIC WELD CONNECTIONS AND #6 BARE COPPER WIRE
10. PVC ADAPTER
11. CONCRETE BASE (3500 psi)

NOTES:
1. CONCRETE SHALL BE 3500PSI.
2. REINFORCING BARS SHALL BE OF NEW BILLET STEEL (ASTM A615) HAVING Fy=60,000 PSI AND DEFORMED (ASTM A307)
3. HOLE FOR THE FOUNDATION SHALL BE AUGERED.

LIGHT POLE BASE DETAIL



Size	RWL1	RWL2
Lumens	1,000–5,000	6,000–19,500
Watts	10–45	45–155
LPW	136	148
CCT	3K, 4K, 5K	3K, 4K, 5K
Distributions	III, IV	II, III, IV
IP Rating	IP65	IP65
Legacy Equivalence	42W–175W	175W–400W

EXO OUTDOOR LIGHTING

SSSH Series Poles
SQUARE STRAIGHT STEEL

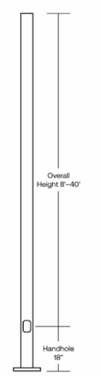
DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

SPECIFICATIONS

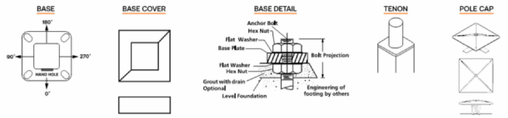
CONSTRUCTION
- Shaft: One-piece straight steel with square cross section, flat sides and minimum 0.23" radius on all corners; Minimum yield of 46,000 psi (ASTM-A500, Grade B), Longitudinal weld seam to appear flush with shaft side wall; Steel base plate with axial bolt circle slots welded to pole shaft having minimum yield of 36,000 psi (ASTM A36)
- Base cover: Two-piece square aluminum base cover included standard
- Pole cap: Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- Hand hole: Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding lug located behind gasketed cover
- Anchor bolts: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling
  - Anchor bolt part numbers: 3/4 x 30 x 3 — TAB-30-M38
    1 x 36 x 4 — TAB-36-M38
- Super Durable polyester-TGIC powder coat finish with nominal 3.0 mil thickness. Meets or exceeds AAMA 2604 standards.

INSTALLATION
- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

WAREHOUSE 'STOCKED' POLES:
- SSSH20-40A-4-HV-DB-WPO and SSSH25-40A-4-HV-DB-WPO (Pole only, must order kit SSSHSTK4KIT for anchor bolts and cap)
- The HV designation in the above catalog numbers is a combination of the S2 pattern and the B3 pattern



SERVICE PROGRAMS
QS10



Current

currentlighting.com/exo

© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.





ADA | TITLE 24 | 10YR | ETL

APPLICATIONS	Direct/Indirect grazing luminaire for exterior/interior use: flanking doors, on columns, on building facades, between windows, and elevator lobbies. Suitable for marine environments.
SIZES	• 12" W x 20" H x 4" D, 15 lbs • 12" W x 45" H x 4" D, 22 lbs • 12" W x 60" H x 4" D, 32 lbs • 12" W x 90" H x 4" D, 42 lbs
MOUNTING	• J-Box 3.0 or 4.0 ct center or end of fixture • Steel mounting system with mounting plate and cover with rubber gaskets between the junction box and mounting plate • Can be mounted vertically or horizontally
SPECIFICATIONS	• IP66 Rated May be Power Washed at High-Pressure (100kPa at distance of 3m) • 120-277V input • Title 24 Compliant • ADA Compliant • 100,000+ hours rated life time • 10 Year Limited Warranty (excludes shade)
LAMPING	• Integrated Proprietary ALVA LED Light Module • 80 CRI minimum, 85 CRI typical • 3000K or 3500K standard • Tess-Slotted 30 23 watts, 1041 delivered lumens • Tess-Slotted 45 29 watts, 1363 delivered lumens • Tess-Slotted 60 37 watts, 1739 delivered lumens • Tess-Slotted 90 58 watts, 2726 delivered lumens • 0-10V Dimming (100-10%)
CONSTRUCTION	Fixture shell (cheek): Heavy gauge aluminum with industrial powder coat finish and high impact acrylic

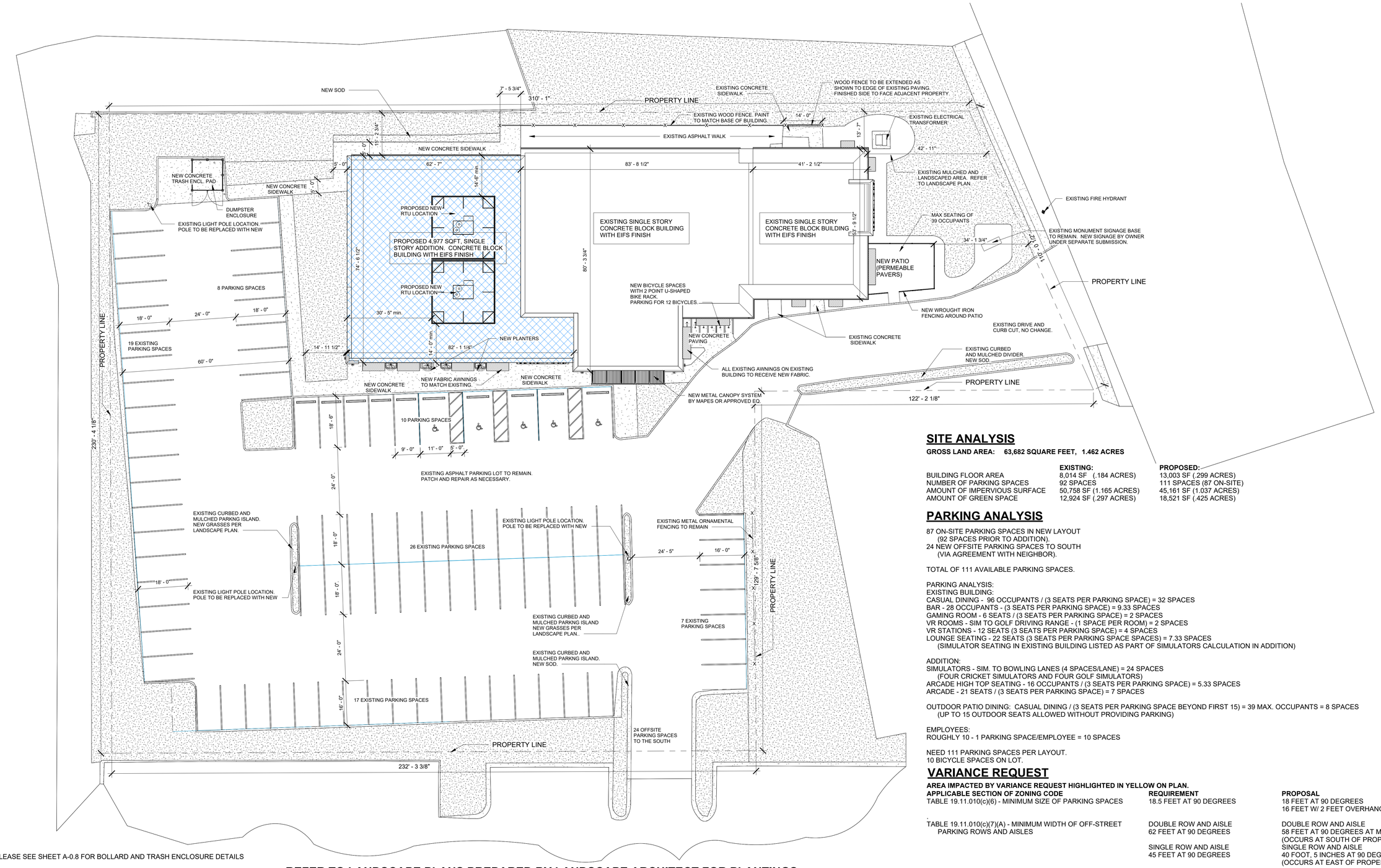
CRICKET SIMULATOR
604 N. MILWAUKEE
WHEELING, IL 60070
SITE DETAILS
As indicated
JANUARY 21ST, 2026

© COPYRIGHT 2026 AKA

FINAL REVIEW	4/18/25

aka atul karkhanis architects, ltd.
Commercial • Educational • Residential • Healthcare
2514 WEST PETERSON AVENUE
CHICAGO, IL 60659
PHONE: 773.508.5533 FAX: 773.508.5757
www.akarchitects.com

PROPOSED SITE PLAN



*PLEASE SEE SHEET A-0.8 FOR BOLLARD AND TRASH ENCLOSURE DETAILS

1 / A-0.5 Level 1 - PROPOSED SITE DIAGRAM
1/16" = 1'-0"

REFER TO LANDSCAPE PLANS PREPARED BY LANDSCAPE ARCHITECT FOR PLANTINGS.

SITE ANALYSIS

GROSS LAND AREA: 63,682 SQUARE FEET, 1.462 ACRES

	EXISTING:	PROPOSED:
BUILDING FLOOR AREA	8,014 SF (.184 ACRES)	13,003 SF (.299 ACRES)
NUMBER OF PARKING SPACES	92 SPACES	111 SPACES (87 ON-SITE)
AMOUNT OF IMPERVIOUS SURFACE	50,758 SF (1.165 ACRES)	45,161 SF (1.037 ACRES)
AMOUNT OF GREEN SPACE	12,924 SF (.297 ACRES)	18,521 SF (.425 ACRES)

PARKING ANALYSIS

87 ON-SITE PARKING SPACES IN NEW LAYOUT
(92 SPACES PRIOR TO ADDITION).
24 NEW OFFSITE PARKING SPACES TO SOUTH
(VIA AGREEMENT WITH NEIGHBOR).

TOTAL OF 111 AVAILABLE PARKING SPACES.

PARKING ANALYSIS:
EXISTING BUILDING:
CASUAL DINING - 96 OCCUPANTS / (3 SEATS PER PARKING SPACE) = 32 SPACES
BAR - 28 OCCUPANTS - (3 SEATS PER PARKING SPACE) = 9.33 SPACES
GAMING ROOM - 6 SEATS / (3 SEATS PER PARKING SPACE) = 2 SPACES
VR ROOMS - SIM TO GOLF DRIVING RANGE - (1 SPACE PER ROOM) = 2 SPACES
VR STATIONS - 12 SEATS (3 SEATS PER PARKING SPACE) = 4 SPACES
LOUNGE SEATING - 22 SEATS (3 SEATS PER PARKING SPACE SPACES) = 7.33 SPACES
(SIMULATOR SEATING IN EXISTING BUILDING LISTED AS PART OF SIMULATORS CALCULATION IN ADDITION)

ADDITION:
SIMULATORS - SIM. TO BOWLING LANES (4 SPACES/LANE) = 24 SPACES
(FOUR CRICKET SIMULATORS AND FOUR GOLF SIMULATORS)
ARCADE HIGH TOP SEATING - 16 OCCUPANTS / (3 SEATS PER PARKING SPACE) = 5.33 SPACES
ARCADE - 21 SEATS / (3 SEATS PER PARKING SPACE) = 7 SPACES

OUTDOOR PATIO DINING: CASUAL DINING / (3 SEATS PER PARKING SPACE BEYOND FIRST 15) = 39 MAX. OCCUPANTS = 8 SPACES
(UP TO 15 OUTDOOR SEATS ALLOWED WITHOUT PROVIDING PARKING)

EMPLOYEES:
ROUGHLY 10 - 1 PARKING SPACE/EMPLOYEE = 10 SPACES

NEED 111 PARKING SPACES PER LAYOUT.
10 BICYCLE SPACES ON LOT.

VARIANCE REQUEST

AREA IMPACTED BY VARIANCE REQUEST HIGHLIGHTED IN YELLOW ON PLAN.

APPLICABLE SECTION OF ZONING CODE	REQUIREMENT	PROPOSAL
TABLE 19.11.010(c)(6) - MINIMUM SIZE OF PARKING SPACES	18.5 FEET AT 90 DEGREES	18 FEET AT 90 DEGREES 16 FEET W/ 2 FEET OVERHANG AT 90 DEGREES
TABLE 19.11.010(c)(7)(A) - MINIMUM WIDTH OF OFF-STREET PARKING ROWS AND AISLES	DOUBLE ROW AND AISLE 62 FEET AT 90 DEGREES	DOUBLE ROW AND AISLE 58 FEET AT 90 DEGREES AT MINIMUM (OCCURS AT SOUTH OF PROPERTY W/ 2 FOOT OVERHANG)
	SINGLE ROW AND AISLE 45 FEET AT 90 DEGREES	SINGLE ROW AND AISLE 40 FOOT, 5 INCHES AT 90 DEGREES (OCCURS AT EAST OF PROPERTY W/ 2 FOOT OVERHANG)

CRICKET SIMULATOR
604 N. MILWAUKEE
WHEELING, IL 60070
PROPOSED SITE PLAN
1/16" = 1'-0"
JANUARY 27TH, 2026

© COPYRIGHT 2026 AKA

N

FINAL REVIEW	4/18/25

aka atul karkhanis architects, ltd.
Commercial • Educational • Residential • Healthcare
2514 WEST PETERSON AVENUE
CHICAGO, IL 60659
PHONE: 773.508.5533 FAX: 773.508.5757
www.akarchitects.com

FINISHES

- Eldorado Stone - Wall Base
  - Product Brochure
- Coronado Stone - Sill
  - Product Brochure

2514 W. Peterson Ave, Chicago, IL 60659-4109 • tel: 773.508.5533 • fax: 773.508.5757 • afoster@akarchitects.com • www.akarchitects.com

STONE THAT STIRS



ELDORADO STONE

THE START OF SOMETHING BEAUTIFUL™


MOUNTAIN LEDGE
IN DURANGO®

MOUNTAIN LEDGE

Achieve a contemporary look with warmth and texture, in a variety of versatile earth tones. Incremental heights facilitate selection and reduce installation costs.



ASHEVILLE



CHARLESTON


DURANGO®



LEXINGTON


SIERRA®


YUKON

MOUNTAIN LEDGE PANELS

These precast panels of Eldorado's Mountain Ledge stones facilitate the ease of installation where larger stones are needed for a greater expanse or height.



Mountain Ledge Panels quickly install with a 5" height and varying stone lengths. The rustic surface textures and random stone heights create a highly authentic appearance.



BOW VALLEY


PIONEER


RUSSET®


SILVERTON®


WHISKEY CREEK®


MOUNTAIN
LEDGE PANELS
IN SILVERTON®

Built by Cascade West Development Inc. Photography courtesy Exposio Photography.

CORONADO®

The Leader in Manufactured Stone, Brick and Tile Products



Architectural Accessories

Wall & Post Caps



FLAGSTONE WALL CAP - BROWNSTONE



CHISELED STONE POST CAP - LOMPOC



FLAGSTONE POST CAP
(LOMPOC)
20" x 20", 28" x 28", 30" x 30"
EDGE THICKNESS: 3½"



FLAGSTONE WALL CAP
(LIGHT GREY)
9" x 18", 12" x 24", 14" x 24", 18" x 24"
EDGE THICKNESS: 2½"



CHISELED STONE POST CAP
(BROWNSTONE)
16" x 16", 18" x 18", 20" x 26", 21" x 21"
24" x 24", 28" x 28", 30" x 30", 32" x 32"
36" x 36", 38" x 38", 42" x 42"
EDGE THICKNESS: 3½"
PEAK HEIGHT: VARIES DEPENDING ON SIZE



CHISELED STONE WALL CAP
(CREAM)
8" x 24", 10" x 18", 12" x 18"
14" x 18", 16" x 24", 18" x 24"
EDGE THICKNESS: 2"
PEAK HEIGHT: 3½"



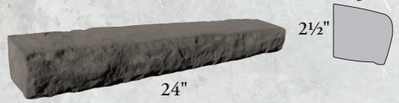
SNAPPED EDGE POST CAP
(BUFF)
24" x 24"
EDGE THICKNESS: 1¾"



SNAPPED EDGE WALL CAP
(CHARCOAL)
12" x 24", 14" x 24"
EDGE THICKNESS: 1¾"

Moldings & Sills

CHISELED STONE SILL
(CHARCOAL)



BELLA TERRA SILL
(ROMAN)



600 SERIES SILL
(BROWNSTONE)



900 SERIES SILL
(#2 GREY)





CHISELED STONE SILL - LIGHT GREY



BELLA TERRA SILL - ROMAN

Lintels

SPLIT STONE LINTEL
(LOMPOC)

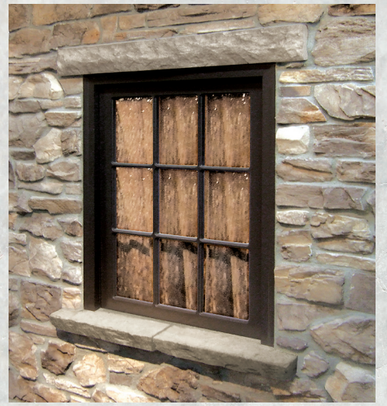


SPLIT STONE LINTEL
(BROWNSTONE)



CHISELED STONE LINTEL
(LIGHT GREY)





CHISELED STONE LINTEL - GULF SANDS (ABOVE)
SPLIT STONE SILL - GULF SANDS (BELOW)

Mantels

CHISELED STONE MANTEL
(BUFF)



CHISELED STONE CORBEL
(BUFF)
SOLD SEPARATELY

FLAGSTONE MANTEL
(BROWNSTONE)

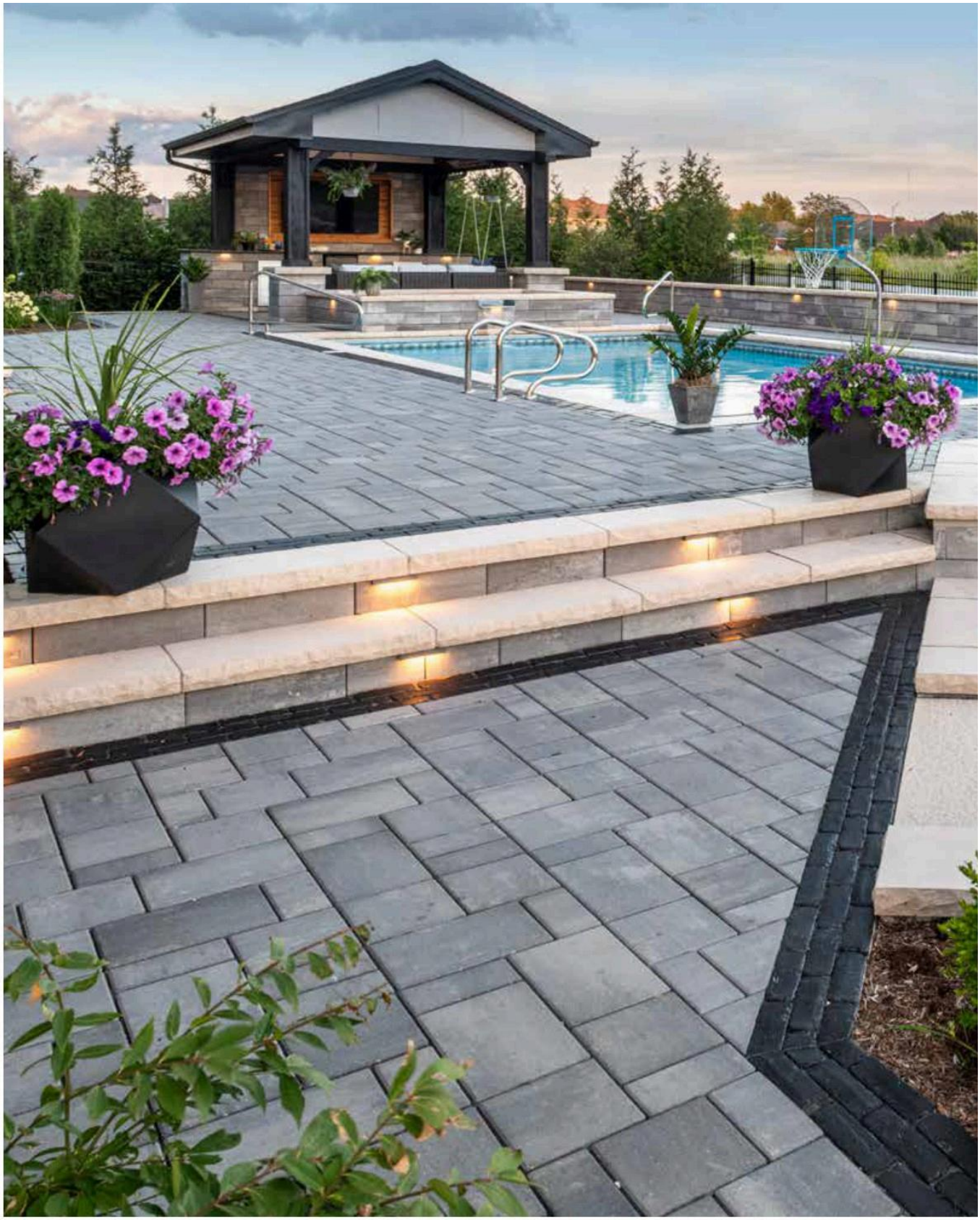




CHISELED STONE MANTEL - BUFF

PERMEABLE PAVERS

- UNILOCK - Treo Smooth Pavers
- Product Brochure



Color selection should be chosen from actual samples.

Granite with Copthorne® (Basalt) accent and U-Cara® Smooth (Granite Fusion) with Ledgestone™ (Buff) coping

Treo® Smooth

PROPOSED PAVER



GRANITE



RIVER

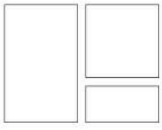


SIERRA



TUSCANY

3 UNIT RANDOM BUNDLE PERMEABLE DRIVE FRIENDLY



Large Rectangle	Square	Small Rectangle
8⅞ x 13⅜ x 2⅜"	8⅞ x 8⅞ x 2⅜"	4½ x 8⅞ x 2⅜"
225 x 337.5 x 60mm	225 x 225 x 60mm	112.5 x 225 x 60mm

CANOPY SYSTEM

- MAPES - Super Lumideck
  - Product Brochure
  - Sample Technical Drawings

2514 W. Peterson Ave, Chicago, IL 60659-4109 • tel: 773.508.5533 • fax: 773.508.5757 • afoster@akarchitects.com • www.akarchitects.com

mapes
ARCHITECTURAL CANOPIES
UNRIVALED.

SUPER LUMIDECK





ALL–WEATHER CANOPIES. AND WE MEAN ALL–WEATHER.

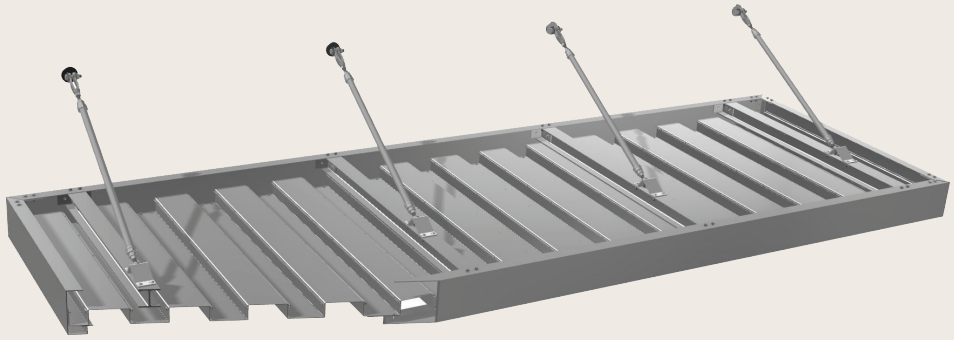
The Super Lumideck canopy is an all-extruded, pre-engineered canopy designed for high-load architectural applications. The square, corrugated deck provides long-term strength and durability. A variety of different fascia profiles and attachment methods deliver the ultimate in design versatility, while keeping installation simple and straight forward. Compared to the alternatives, Mapes aluminum, non-rusting finish and high-quality extruded materials offer superior longevity, while meeting all local code requirements for snow and wind loads.

For more details, please visit mapes.com

SUPER LUMIDECK
TECHNICAL DATA

All-extruded Aluminum (T6 – 6063)
Fascia .125”
Decking .078”
Deflection rating L/180
Maximum Projection
10’ w/ hanger rod supports
5’ w/ cantilever supports

Note: Engineered stamped calcs available in all 50 states



CANOPY DETAILS

Finishes		Warranty		Application
Mapes Standard Finishes	Clear Anodized, White Baked Enamel, & Bronze Baked Enamel	1 year	Meets AAMA 2603 specifications	Factory applied
2-Coat Kynar*	25 stock colors w/ unlimited custom matching options	10 years	70% Fluoropolymer meets AAMA 2605 specifications	Professionally applied & cured by certified finisher

*Additional lead times and costs associated w/ premium paints & custom color matching

FEATURES

- 2 ¾” square corrugated decking
- High-load capacity
- Pre-engineered
- All-extruded Aluminum
- Rust & maintenance free
- Custom details & colors
- Pre-assembly options

APPLICATIONS

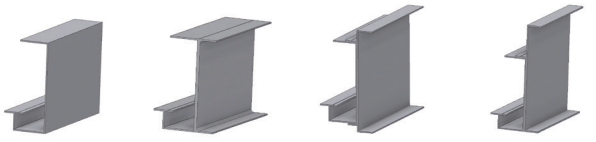
- Retail branding
- Shopping centers
- Storefronts
- Office buildings
- Door & window covers

DECK OPTIONS

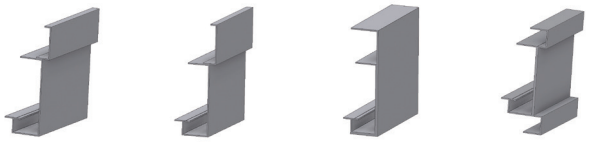


2 3/4”

FASCIA OPTIONS

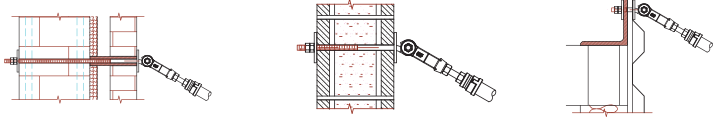


8” J | 8” C-CHANNEL | 10” C-CHANNEL | 12” C-CHANNEL



8” J WITH 3” EXTENSION | 8” J WITH 4” EXTENSION | 12” SMOOTH FACE | CUSTOM

WALL MOUNT DETAILS

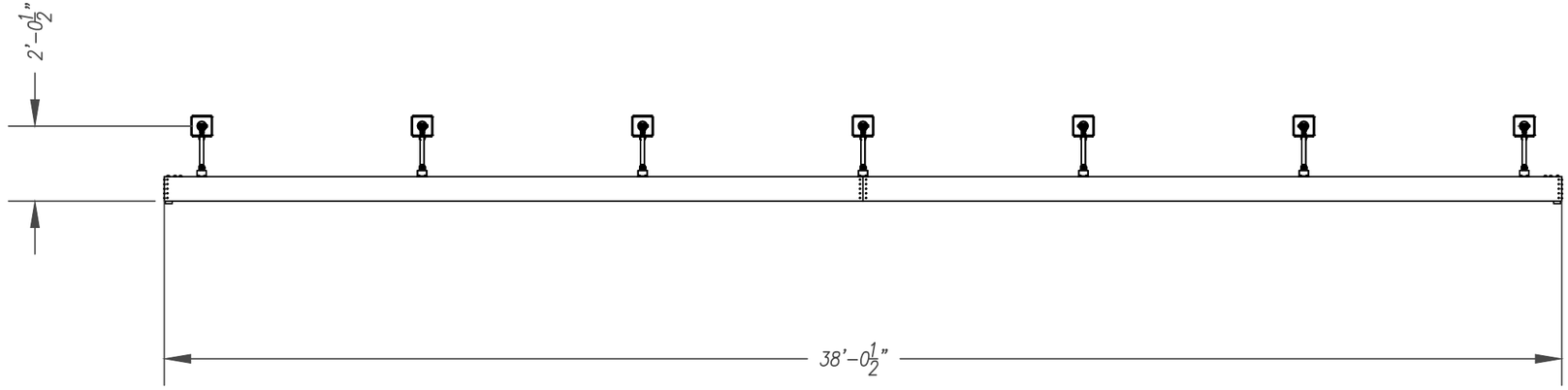


BRICK/BLOCK WITH THRU BOLT AND COMPRESSION SLEEVE | CMU WITH THRU BOLT | METAL BUILDING

MAPES ARCHITECTURAL CANOPIES
7748 North 56th Street, Lincoln, NE 68514 **Phone:** 888-273-1132 **Fax:** 877-455-6572 mapes.com

M#### - SUPER LUMIDECK HANGER ROD CANOPY / 2 3/4" CORRUGATED DECK

MAPES CANOPIES / LINCOLN, NE



Canopy Type:

Architect:

Drawn:	12/3/2019	BJW

Mapes Architectural Canopies

7748 N. 56th St.
Lincoln, NE. 68514-9724
Ph: (888) 273-1132
Fx: (877) 455-6572
email: cad@mapes.com

Proposed for:
MAPES CANOPIES ( )
LINCOLN, NE

Job Name:
SUPER LUMIDECK HANGER ROD CANOPY / 2 3/4" CORRUGATED DECK

PO # dtd
MQ # Rep:

M####	sheet: 01
Dec. 3, 19	of 7

c:\users\bwelch\desktop\website - 12.3.19\super lumideck

General Notes:

1. MAPES ARCHITECTURAL CANOPIES REQUIRES ONE (1) SET OF CORRECTED DRAWINGS TO REVISE APPROVAL DRAWINGS, OR AN APPROVED SET OF DRAWINGS IN ORDER TO FABRICATE ORDER
2. ORDERS REQUIRING ENGINEERING WILL "ONLY" BE FABRICATED "AFTER" DRAWINGS ARE APPROVED
3. VERIFY ALL CANOPY AND FIELD DIMENSIONS PRIOR TO RELEASING FOR FABRICATION
4. ALL ORDERS NOT APPROVED FOR PRODUCTION WITHIN 90 DAYS OF PURCHASE ORDER ARE SUBJECT TO A REVIEW OF PRICING
5. ALL FASTENER HOLES NOT OTHERWISE NOTED ARE TO BE FIELD DRILLED
6. ALL FASTENERS NOT OTHERWISE NOTED ARE STAINLESS STEEL OR ALUMINUM
7. ADEQUACY OF WALL AND BUILDING STRUCTURE MUST BE CERTIFIED BY BUILDINGS ENGINEER OF RECORD
8. WALL SYSTEMS W/ EIFS, BRICK VENEER OR METAL PANEL EXTERIOR DESIGN TYPICALLY REQUIRE COMPRESSION SPACERS TO PREVENT CRUSHING, SUPPLIED BY MAPES
9. IF NEEDED, MAPES SUPPLIES 1026 DOM TUBING FOR COMPRESSION SPACERS. THE TUBING WILL BE SUPPLIED IN 24" LENGTHS TO BE CUT DOWN IN THE FIELD AS NEEDED. ENOUGH TUBING WILL BE SENT FOR 6" PER ANCHOR POINT UNLESS OTHERWISE NOTED. IT'S INTENT IS ONLY TO SPAN THROUGH ANY NON-STRUCTURAL EXTERIOR CLADDING.
10. MAPES SUPPLIES ALL HARDWARE NEEDED TO ANCHOR CANOPY TO STRUCTURE. ALL STRUCTURE BEARING LOAD OF CANOPY ANCHORS IS TO BE DESIGNED, ENGINEERED, AND SUPPLIED BY OTHERS.

Project Notes:

1. SUPER LUMIDECK CANOPY
2. 38'-0 1/2"X3' PROJ (1)
3. 1" HANGER PIPE
4. 2 3/4" EXTRUDED DECKING (PERP)
5. 8" FASCIA
6. FASCIA DRAIN W/ DRAIN STUBS

Drawing Schedule

Page #	Description
01	Cover
02	General Information
03	Canopy Plan
04	Section AA
05	Section BB
06	Section CC
07	Detail a

Design Notes:

1. FINISH SHALL BE TWO COAT KYNAR
2. COLOR SHALL BE (CHOSEN FROM MAPES STD SMOOTH COLOR CHART)
3. COUNTER FLASHING AND SEALANT, BY CANOPY INSTALLER
4. SURROUND WALL ANCHORS WITH WATER TIGHT SEALANT
5. EMBED ALL WALL ANCHOR WASHERS IN SEALANT TO PROVIDE WATERTIGHT SEAL AT WALL
6. TO ENSURE PROPER DRAINAGE, INSTALL CANOPY WITH POSITIVE CAMBER
7. MAPES RECOMMENDS (1) DRAIN HOLE MINIMUM PER EVERY 20 LINEAR FEET OF FASCIA
8. INTERMEDIATE RIVETS 4'-0" O.C. MAX.
9. FIELD DRILL DRAIN HOLES IN FASCIA @ DESIRED LOCATIONS

Canopy Type:

Architect:

Drawn:	12/3/2019	BJW

Mapes Architectural Canopies

7748 N. 56th St.
Lincoln, NE. 68514-9724
Ph: (888) 273-1132
Fx: (877) 455-6572
email: cad@mapes.com

Proposed for:
MAPES CANOPIES ( )
LINCOLN, NE

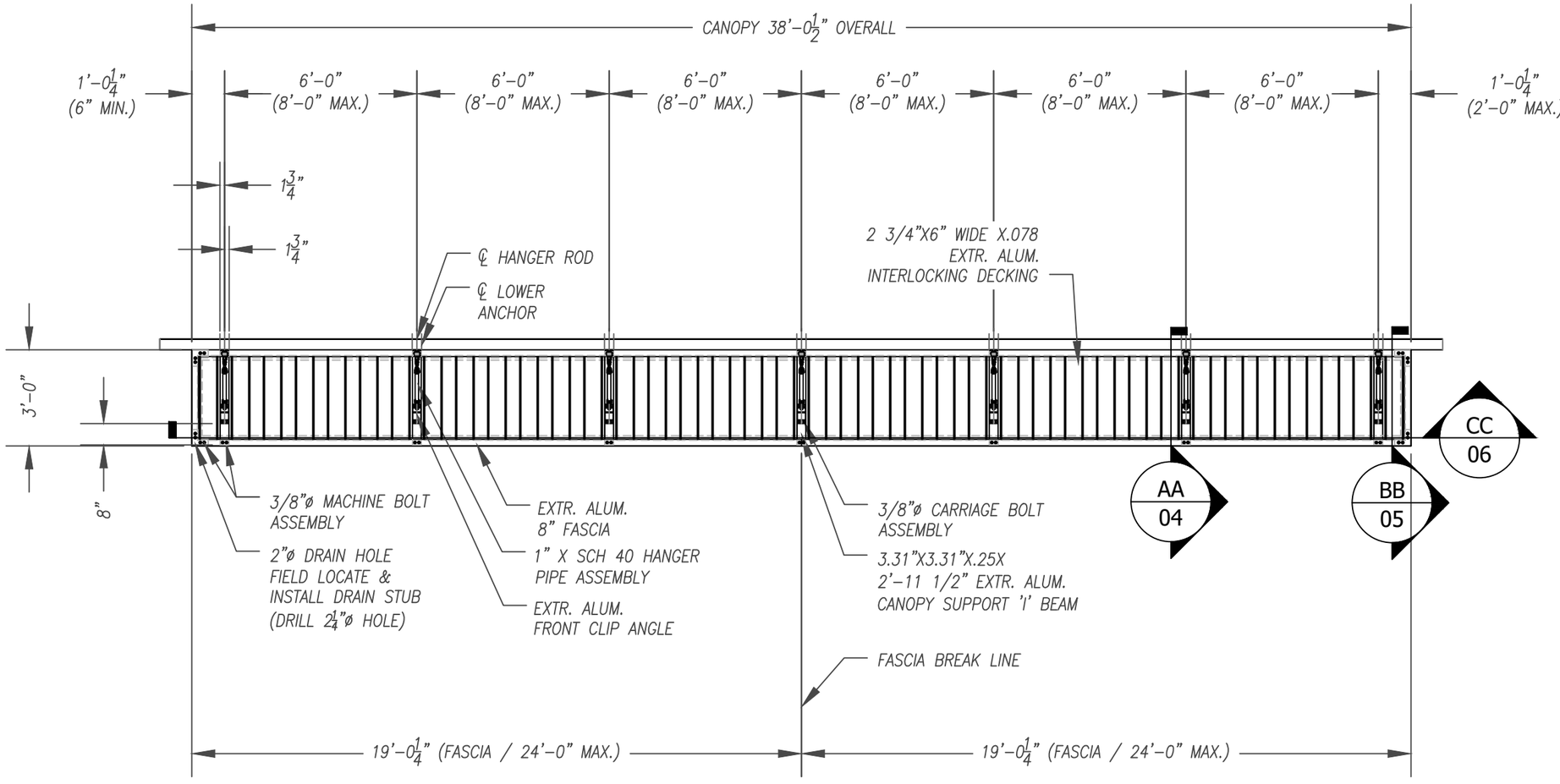
Job Name:
SUPER LUMIDECK HANGER ROD CANOPY / 2 3/4" CORRUGATED DECK

PO # dtd
MQ # Rep:

M####

Dec. 3, 19

sheet: 02 of 7



1 CANOPY PLAN

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

Canopy Type:

Architect:

Drawn:	12/3/2019	BJW

Mapes Architectural Canopies

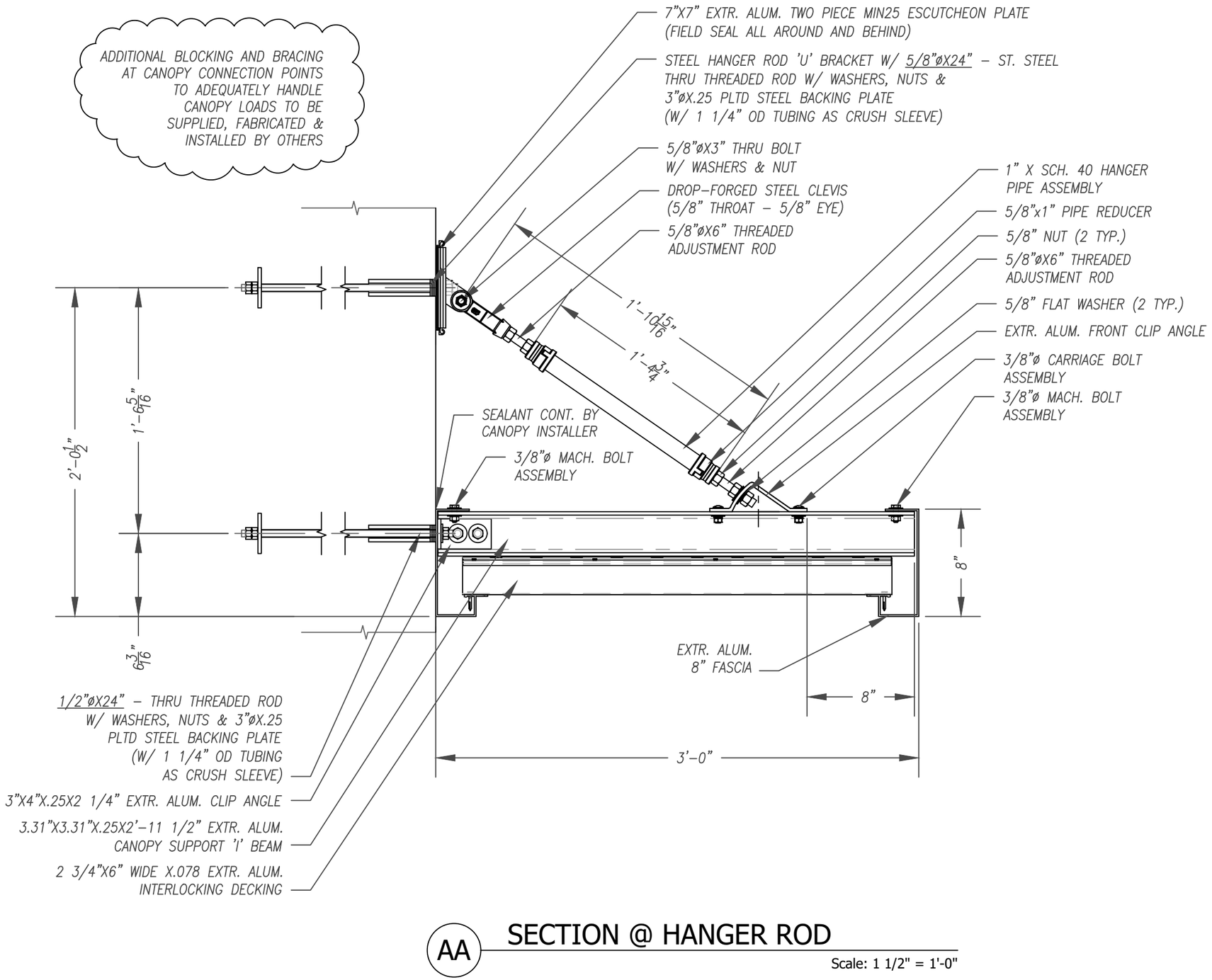
7748 N. 56th St.
Lincoln, NE. 68514-9724
Ph: (888) 273-1132
Fx: (877) 455-6572
email: cad@mapes.com

Proposed for:
MAPES CANOPIES ( )
LINCOLN, NE

Job Name:
SUPER LUMIDECK HANGER ROD CANOPY / 2 3/4" CORRUGATED DECK

PO # dtd
MQ # Rep:

M####	sheet: 03
Dec. 3, 19	
1/4" = 1'-0"	of 7



AA SECTION @ HANGER ROD

Scale: 1 1/2" = 1'-0"

Canopy Type:

Architect:

Drawn:	12/3/2019	BJW

Mapes Architectural Canopies

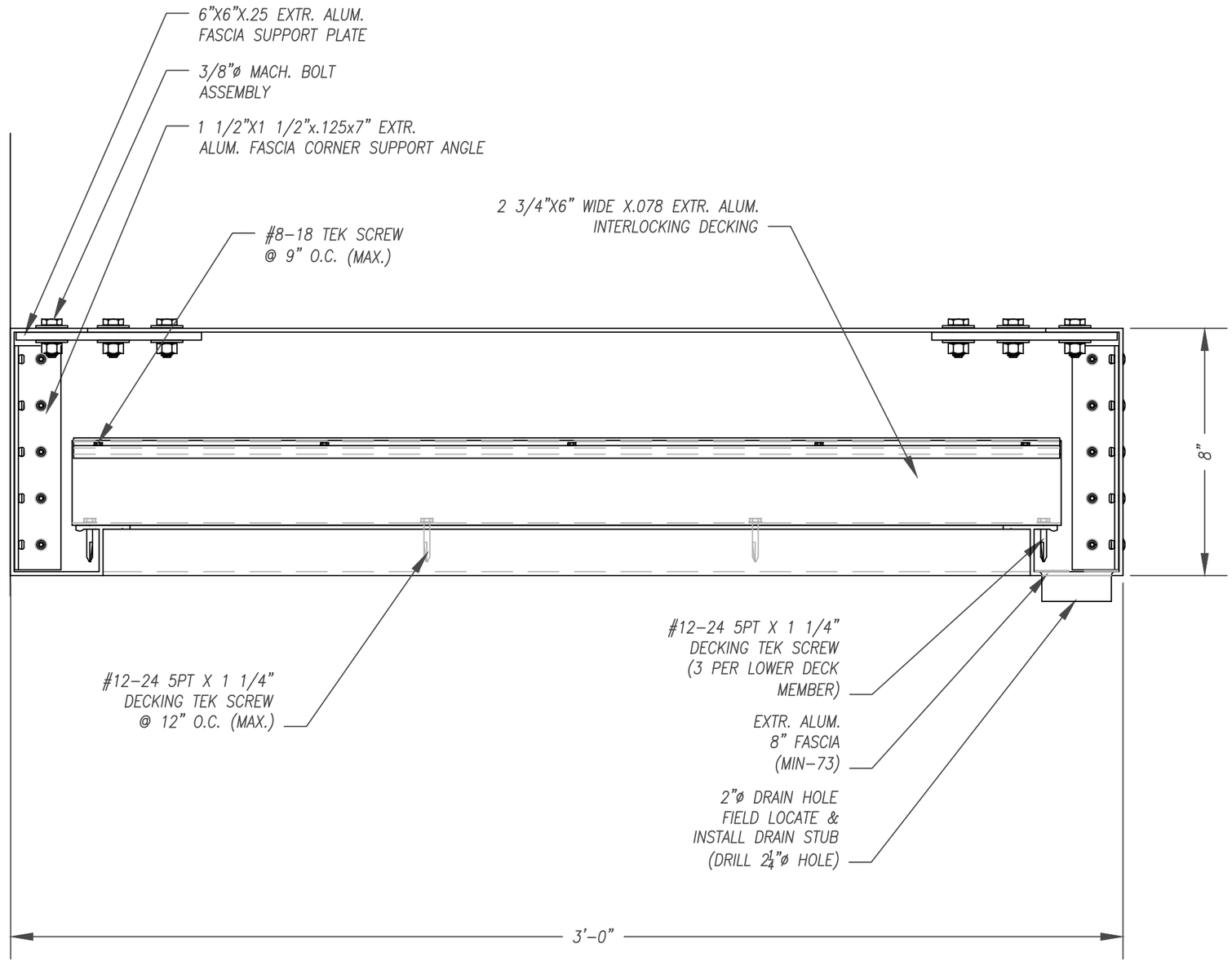
7748 N. 56th St.
Lincoln, NE. 68514-9724
Ph: (888) 273-1132
Fx: (877) 455-6572
email: cad@mapes.com

Proposed for:
MAPES CANOPIES ( )
LINCOLN, NE

Job Name:
SUPER LUMIDECK HANGER ROD CANOPY / 2 3/4" CORRUGATED DECK

PO # dtd
MQ # Rep:

M####	sheet: 04
Dec. 3, 19	
1 1/2" = 1'-0"	of 7



BB SECTION @ END CANOPY

Scale: 3" = 1'-0"

Canopy Type:

Architect:

Drawn:	12/3/2019	BJW

Mapes Architectural Canopies

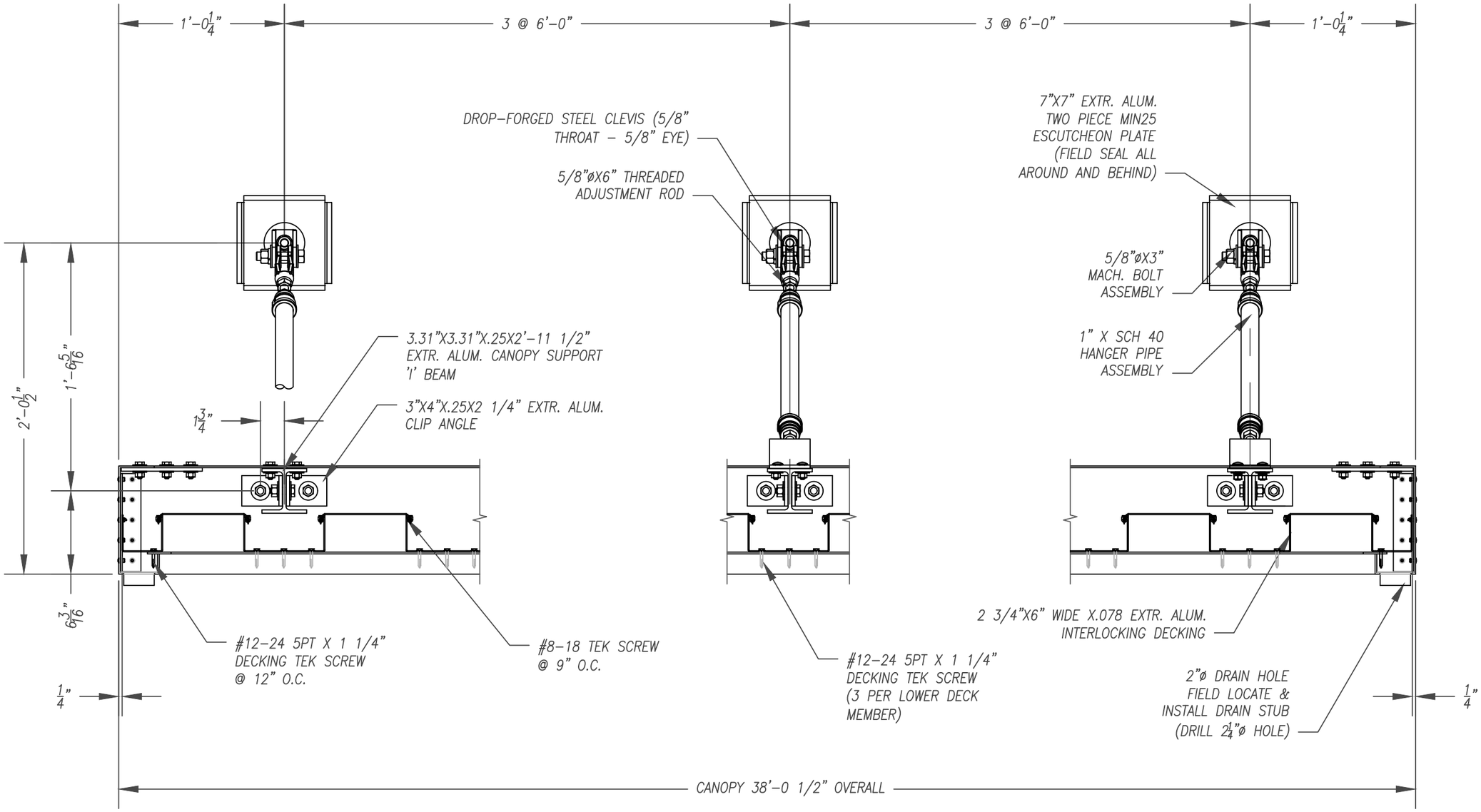
7748 N. 56th St.
Lincoln, NE. 68514-9724
Ph: (888) 273-1132
Fx: (877) 455-6572
email: cad@mapes.com

Proposed for:
MAPES CANOPIES ( )
LINCOLN, NE

Job Name:
SUPER LUMIDECK HANGER ROD CANOPY / 2 3/4" CORRUGATED DECK

PO # dtd
MQ # Rep:

M####	sheet: 05
Dec. 3, 19	
3" = 1'-0"	of 7



CC TRANSVERSE SECTION

Scale: 1 1/2" = 1'-0"

Canopy Type:

Architect:

Drawn:	12/3/2019	BJW

Mapes Architectural Canopies

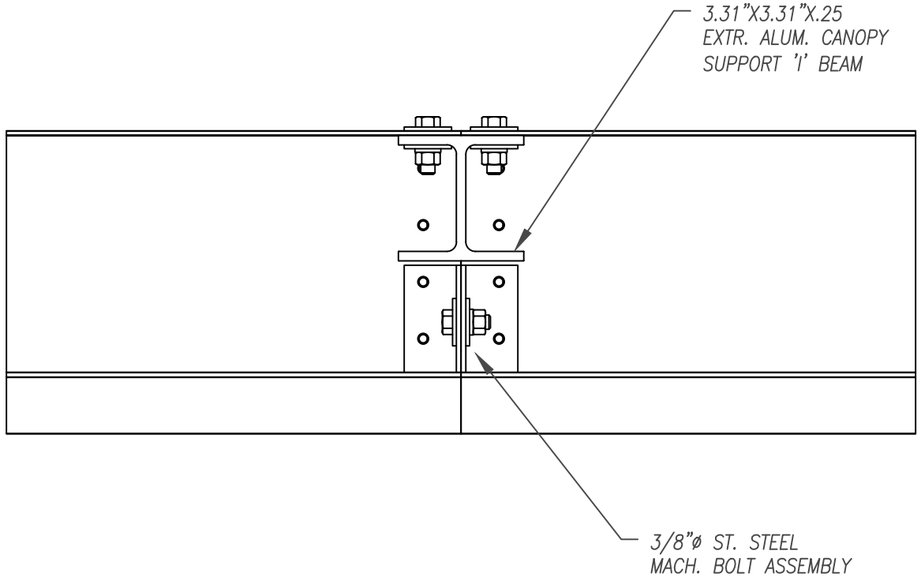
7748 N. 56th St.
Lincoln, NE. 68514-9724
Ph: (888) 273-1132
Fx: (877) 455-6572
email: cad@mapes.com

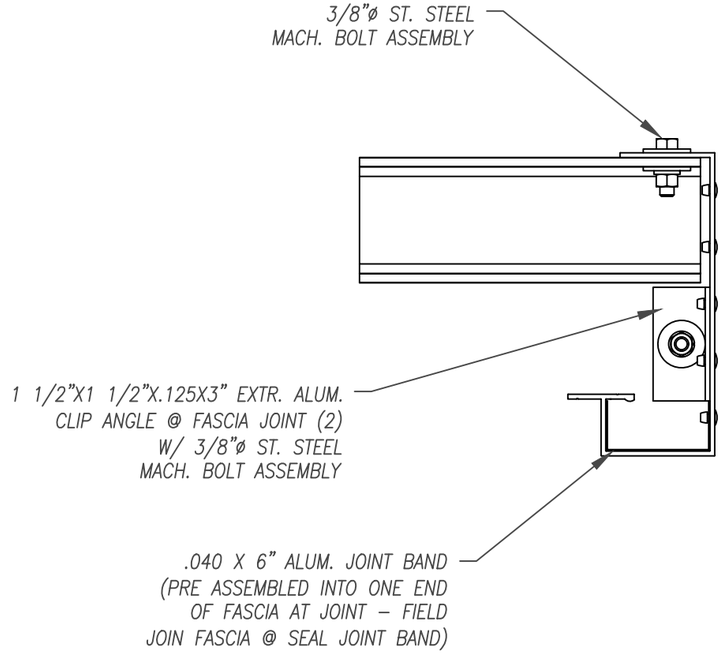
Proposed for:
MAPES CANOPIES ( )
LINCOLN, NE

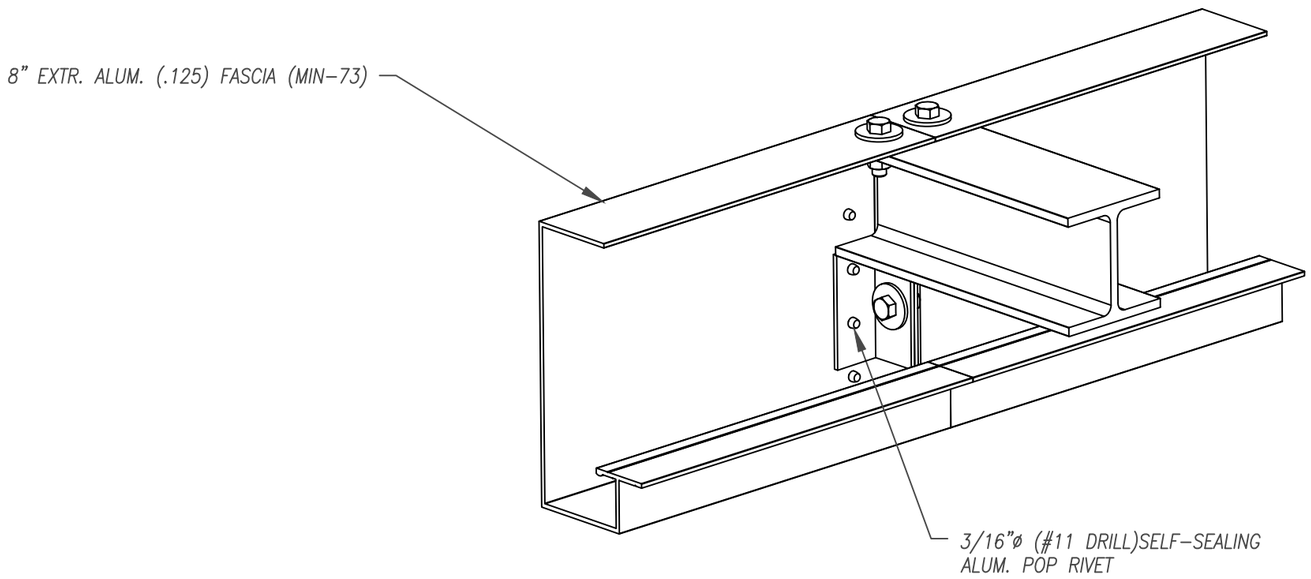
Job Name:
SUPER LUMIDECK HANGER ROD CANOPY / 2 3/4" CORRUGATED DECK

PO # dtd
MQ # Rep:

M####	sheet: 06
Dec. 3, 19	
1 1/2" = 1'-0"	of 7







a FASCIA JOINT DETAIL

Scale: 3" = 1'-0"

Canopy Type:

Architect:

Drawn:	12/3/2019	BJW

Mapes Architectural Canopies

7748 N. 56th St.
Lincoln, NE. 68514-9724
Ph: (888) 273-1132
Fx: (877) 455-6572
email: cad@mapes.com

Proposed for:
MAPES CANOPIES ( )
LINCOLN, NE

Job Name:
SUPER LUMIDECK HANGER ROD CANOPY / 2 3/4" CORRUGATED DECK

PO # dtd
MQ # Rep:

	sheet: 07
Dec. 3, 19	
3" = 1'-0"	of 7

SITE LIGHTING

- C1 - PRESCOLITE - LFR-4RD-M-20L35K8NR-DM1_LFR-4RD-T-CL-S
    - Spec Sheet
- S1/S2 - BEACON - RAR-1-160L-70-4K7-4F-BC
    - Product Line Brochure
    - Spec Sheet
- W1.1/W1.2 - EXO - RWL1-48L-35-4K7-4W-U / RWL1-48L-35-4K7-3-U
    - Spec Sheet
    - (product brochure same as S1/S2 fixture above)
- W2 - ALVA LIGHT - TESS-30-SLOTTED
    - Spec Sheet

2514 W. Peterson Ave, Chicago, IL 60659-4109 • tel: 773.508.5533 • fax: 773.508.5757 • afoster@akarchitects.com • www.akarchitects.com

prescolite

LFR-4RD

LITEFRAME 4" ROUND DOWNLIGHT

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LITEFRAME 2.0



FEATURES

- 4" LED downlight delivering 1000–6000 lumens
- Direct Install from below ceiling for New Construction or Remodel applications
- Optional housing accessories available
- Five beam distributions
- 2700K–5000K, 80+ and 90+ CRI (2 SDCM)
- Dimming protocols include 0–10V, Phase (Forward/Reverse), DALI, DMX, and Lutron EcoSystem
- NX Lighting Controls wired and wireless controls capability available

C SP US WET LOCATION IP65

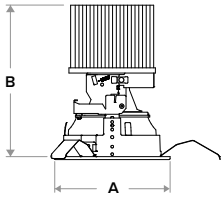
With CL Lens Option

SERVICE PROGRAMS

STOCK QS10

CONTROLS TECHNOLOGY

NX WIRELESS NX WIRED



Typical Dimensions and Weights			
Lumen Package	"A" Diameter Inches (mm)	"B" Height Inches (mm)	Weight lbs (kg)
10L - 30L	5.37 (136)	5.45 (138)	4 (1.8)
35L - 60L	5.37 (136)	7.03 (179)	4.3 (1.9)

See DIMENSIONS section for complete details

SPECIFICATIONS

CONSTRUCTION

- Standard Fixture Module designed for Non-IC, Direct Install construction
- Optional Non-IC frame or IC housing available with pre-installed bar hangers
- Die cast aluminum fixture module support ring with spring steel clips for secure mounting to ceiling
- Driver J-Box can be installed and accessed from below the ceiling as direct install or easily snap on to optional housing frame/enclosure
- Light Engine connections use plenum rated (CMP) cable

OPTICS

- High purity spun aluminum reflector, self-flanged
- 57° visual cutoff to source image and 31° cutoff to source
- Specular or Semi-Specular anodized or White painted cone reflector finish/colors
- Painted flange options in White or Black
- Optional clear lens trim for wet location applications
- Wide Angle and Soft Focus lens filter/clip accessories available

ELECTRICAL

- Chip-on-board LED with 2 SDCM
- Multiple CCTs, 80+ or 90+ CRI
- Long LED life: L90 at >50,000 hours (TM-21)

ELECTRICAL (CONTINUED)

- Universal voltage 120–277V driver, 347V optional
- UL Class 2, inherent short circuit and overload protection
- Flicker-free dimming options in a wide range of protocols from 1% to <0.1% performance
- 0–10V, Phase (Forward/Reverse), DALI, DMX, and Lutron EcoSystem options
- NX Lighting Controls provides options for standalone and networked functionality with wired or wireless connectivity for NX system deployments
- Integral and remote emergency battery options available

INSTALLATION

- Accommodates ceiling thickness from 0.50" to 2.50"
- Fixture Module including driver fully accessible from above or below the ceiling
- 10L Fixture Modules are inherently protected IC without the use of IC housing enclosure. (IC housing is still recommended when using loose-fill or spray foam insulation types.)

CERTIFICATIONS

- cCSAus certified to UL 1598
- For ≥50L: Marked spacing required 36" fixture center to center; 18" fixture center to building member; 0.5" above fixture

CERTIFICATIONS (CONTINUED)

- Suitable for wet locations, covered ceiling when used with CL lens trim; all other configurations, suitable for damp locations
- CL Lens option: IP65 rated (room side) when properly installed per installation instructions
- EM/EMR: Certified under UL 924 standard for emergency lighting and power equipment
- EM/EMR: Emergency battery packs are California Energy Commission (CEC) Title 20 Compliant
- Approved for 8 (4 in/4 out) No. 12AWG conductors rated for 90°C through wiring

WARRANTY

- 5 year warranty

KEY DATA	
Lumen Range	1000–6000
Wattage Range	8–54
Efficacy Range (LPW)	105–135
Reported Life (Hours)	L90 / >50,000
Input Current (mA)	66–450 (120V)

*Based on Specular, 35K, 80 CRI

© 2023 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

Page 478 of 579

prescolite

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LFR-4RD

LITEFRAME 4" ROUND DOWNLIGHT

Gray Shading = Service Program STOCK QS10 Limit of 150 Luminaries

ORDERING GUIDE

Example: LFR–4RD–M–10L35K8–WD–DM1 / LFR–4RD–T–S / LFR-4RD-H

CATALOG #

FIXTURE MODULE

LFR-4RD-M –

Ap/Shp/Funct	Lumen Output	CCT	CRI	Distribution	Driver Options	Control Options	Voltage	Module Options
LFR-4RD-M 4" Round Downlight Fixture Module for Direct Install *(Non-IC frame or IC housing available under Housing Options below)*	**10L** 1000 **15L** 1500 **20L** 2000 **25L** 2500 **30L** 3000 **35L** 3500 **40L** 4000 **50L** 5000[1] **60L** 6000[1]	**27K** 2700K **30K** 3000K **35K** 3500K **40K** 4000K **50K** 5000K	**8** 80+ **9** 90+	**VNR** Very Narrow (17°/0.3 SC) **NR** Narrow (26°/0.4 SC) **MD** Medium (34°/0.6 SC) **WD** Wide (49°/0.7 SC) **XW** Extra Wide (65°/1.0 SC)[12]	**DM1** 0–10V Dimming to 1% **DM01** 0–10V Dimming to < 1%[2] **PDM** Phase (Forward/Reverse) Dimming to 1%[2] **DMX** DMX with RDM dimming to < 0.1%[2] **DALI** DALI Dimming to 1%[2] **EDM** Lutron Hi-Lume EcoSystem Dimming to 1%[2]	**NX Lighting Controls** Networked Wireless **NXW** NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor[3] Networked Wired **NXE** NX Wired Dual RJ45 SmartPORTS, without Sensor[3]	*Standard 120–277V* **34** 347V[4]	**CP** Chicago Plenum[5,6] **EM** 6W Emergency Battery Pack (CEC Title 20 Compliant) with integral test switch and indicator light[6] **EMR** 6W Emergency Battery Pack (CEC Title 20 Compliant) with remote test switch and indicator light[6] **DTS** Device Transfer Switch with Dimming Bypass[6,7]

TRIM (Ships separately)

LFR-4RD-T –

Aperture/Shape/Function	Distribution	Reflector Finish/Color	Flange Color Options	Lens Options	Lower Trim Options
LFR-4RD-T 4" Round Downlight Trim Assembly	*Standard NR, MD, WD, XW* **VNR** Very Narrow	**S** Specular[12] **SS** Semi-Specular **WC** Painted White Cone and Flange	*Standard matches reflector color* **WT** White Flange[8] **BT** Black Flange	*Standard no lens* **CL** Clear Lens (Wet listed)[9]	**EM** Pre-punched reflector for EM integral test switch and indicator[9] **FM** Flush Mount Mud-In Ring[13]

HOUSING OPTIONS (Ships separately)

Aperture/Shape/Function	
☐ **LFR-4RD-H**	4" Housing Frame, New Construction, Non-IC
☐ **LFR-4RD-H-IC**	4" Housing Enclosure, New Construction, IC Rated[10,11]

Accessories	
☐ **SFL4**	Soft Focus Lens and Clip, 4" Round
☐ **WAL4**	Wide Angle 80° Lens and Clip, 4" Round
☐ **LiteGear**	LiteGear® Inverter, 125VA–250VA
☐ **LPS Series**	LightPower Micro-Inverter, 20VA–55VA
☐ **LF-FMR4-R**	Flush Mount Mud-in Ring, 4"[13]
☐ **LF-MOR4-R-WH**	Metal Oversized Ring, 4" Round, White (8.3" outside diameter)
☐ **LFR-SCA4-__**	Sloped Ceiling Adapter, 4" White[14]

Notes:

1 50L and 60L require marked spacing. See line art for more details.
2 DM01, PDM, DMX, DALI available up to 50L. EDM available 15L–40L.
3 NX requires DM1 driver option.
4 347V requires DM1 driver option; available 10L–40L; not available with Controls, DTS, EM, EMR.
5 CP not available with PDM, DMX, or Controls.
6 Module options not available in combination.
7 DTS available with DM1, DM01, or DALI.
8 WT not needed for WC.
9 CL lens and EM trim options not available in combination.
10 IC available up to 35L; 10L Fixture Modules are inherently protected IC without the use of IC housing enclosure. (IC housing is still recommended when using loose-fill or spray foam insulation types.)
11 IC Housing not for use in combination with Controls or with Module Options CP, EM, EMR, DTS.
12 XW distribution is not available for Specular (S) reflector finish.
13 Flush Mount Flange (FM) requires FMR accessory (sold separately).
14 Specify slope angle 5°–35° in 5° increments. Not available with EM or FM options.

© 2023 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

prescolite

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LFR-4RD

LITEFRAME 4" ROUND DOWNLIGHT

NX LIGHTING CONTROLS

	Control Option Ordering Logic & Description		Control Option Functionality								Control Option Components	
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming		
NX Wireless	NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	✓	✓	✓	–	–	✓	✓	✓		NXRM2-H
NX Wired	NXE	NX Wired Dual RJ45 SmartPORTS, without Sensor	✓	✓	✓	–	–	✓	✓	✓[1]		NXDSP

1 Requires NXBTC, order separately.

NX LIGHTING CONTROLS APP



The NX Lighting Controls App is a free to use mobile application for programming both an NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enabled luminaires and program your NX system settings.

Android

Apple iOS

© 2023 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

prescolite

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LFR-4RD

LITEFRAME 4" ROUND DOWNLIGHT

PERFORMANCE DATA TABLE

Performance data shown is 3500K 80+CRI with Specular reflector except Extra Wide distribution which is Semi-Specular.

Lumen Package	Nominal Lumens	Distribution	Delivered Lumens	Watts	LPW
10L	1000	Very Narrow	979	7.6	129
		Narrow	1023	7.6	135
		Medium	997	7.6	131
		Wide	995	7.6	131
		Extra Wide	947	7.6	125
15L	1500	Very Narrow	1471	11.8	125
		Narrow	1536	11.8	130
		Medium	1498	11.8	127
		Wide	1494	11.8	127
		Extra Wide	1422	11.8	121
20L	2000	Very Narrow	1937	15.2	127
		Narrow	1982	15.3	130
		Medium	1933	15.3	127
		Wide	1928	15.3	126
		Extra Wide	1835	15.2	121
25L	2500	Very Narrow	2465	20.9	118
		Narrow	2574	20.9	123
		Medium	2510	20.9	120
		Wide	2504	20.9	120
		Extra Wide	2384	20.9	114
30L	3000	Very Narrow	2938	26.0	113
		Narrow	3068	26.0	118
		Medium	2992	26.0	115
		Wide	2985	26.0	115
		Extra Wide	2842	26.0	109
35L	3500	Very Narrow	3571	29.4	121
		Narrow	3729	29.4	127
		Medium	3637	29.4	124
		Wide	3628	29.4	123
		Extra Wide	3454	29.4	117
40L	4000	Very Narrow	3982	32.9	121
		Narrow	4157	32.9	126
		Medium	4055	32.9	123
		Wide	4045	32.9	123
		Extra Wide	3851	32.9	117
50L	5000	Very Narrow	4844	42.0	115
		Narrow	5058	42.0	120
		Medium	4933	42.0	117
		Wide	4921	42.0	117
		Extra Wide	4684	42.0	112
60L	6000	Very Narrow	5778	53.4	108
		Narrow	6033	53.4	113
		Medium	5884	53.4	110
		Wide	5870	53.4	110
		Extra Wide	5588	53.4	105

© 2023 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

prescolite

LFR-4RD

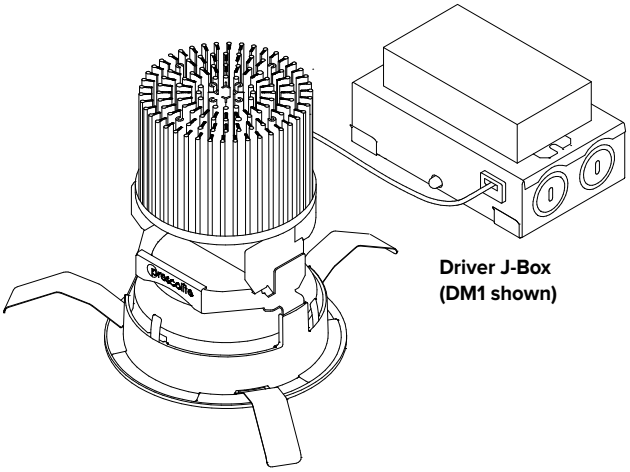
LITEFRAME 4" ROUND DOWNLIGHT

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

DIMENSIONS

LFR-4RD-M

Fixture Module consists of Light Engine and Driver J-Box assemblies.
Overall dimensions for each are dependent upon configuration selected.
See the following pages for details.



Driver J-Box (DM1 shown)

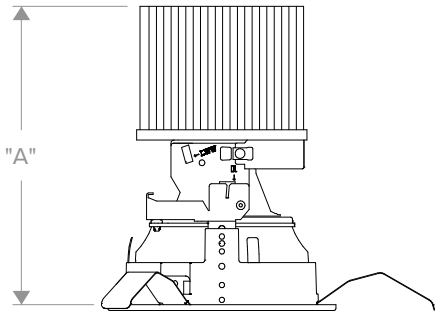
Light Engine with Trim assembly installed

DIMENSIONAL DATA		
APERTURE		ø4.00" (101.6mm)
OVERALL		Ø5.37" (136.5mm)
FLANGE WIDTH	Standard	0.69" (17.5mm)
	Flush Mount	0.19" (4.8mm)
FLANGE TO FLANGE	Standard	Ø5.37" (136.6mm)
	Flush Mount	Ø4.38" (111.2mm)
CEILING CUTOUT	Standard	Ø4.75" (120.7mm)
	Flush Mount	Ø4.88" (123.9mm)
CEILING THICKNESS		0.50" – 2.50" (12.7 – 63.5mm)

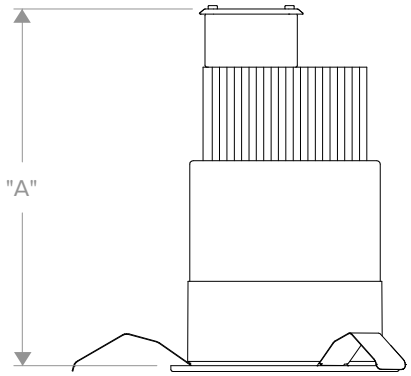
LFR-4RD LIGHT ENGINE

OVERALL LIGHT ENGINE HEIGHT "A" *				
LUMEN PACKAGE	FIXTURE MODULE	BEAM DISTRIBUTION		
		VNR	NR / MD/ WD	XW
10L–30L	STANDARD	6.24" (158.5mm)	5.45" (138.5mm)	5.1" (129.5mm)
	CP	9.22" (324.1mm)	8.43" (214.0mm)	8.08" (205.1mm)
35L–60L	STANDARD	7.82" (198.6mm)	7.03" (178.6mm)	6.68" (169.7mm)
	CP	9.22" (234.1mm)	8.43" (214.0mm)	8.08" (205.1mm)

* Note: Add ½" minimum plenum clearance above overall Light Engine Height.
** For ≥50L: Marked spacing required 36" fixture center to center; 18" fixture center to building member; 0.5" above fixture.
*** Non-IC rating requires 3" from insulation and combustible materials.



Side View Standard



Side View CP – Chicago Plenum

© 2023 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

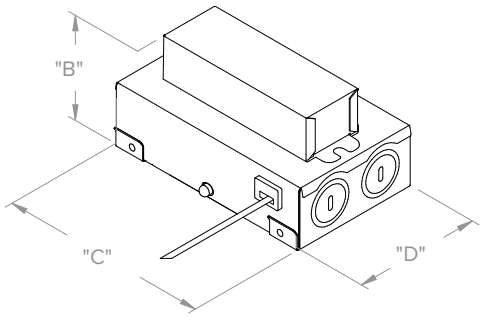
prescolite

LFR-4RD
LITEFRAME 4" ROUND DOWNLIGHT

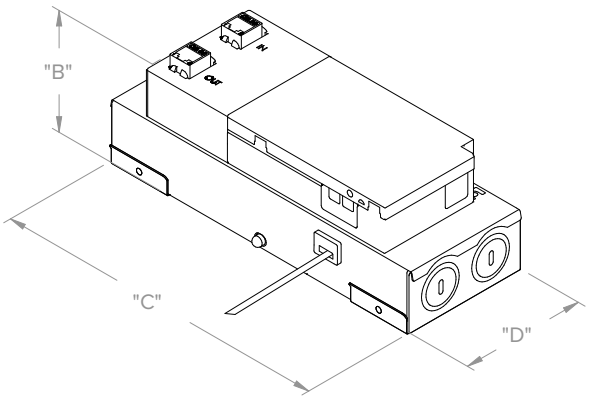
DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

DIMENSIONS CONTINUED

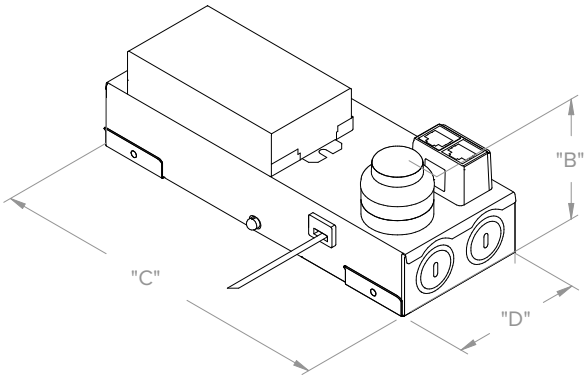
DRIVER J-BOX



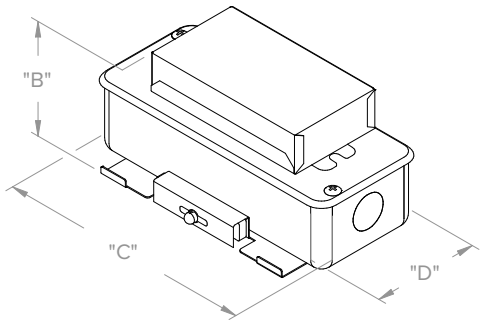
DM1 / DM01 / PDM / DALI



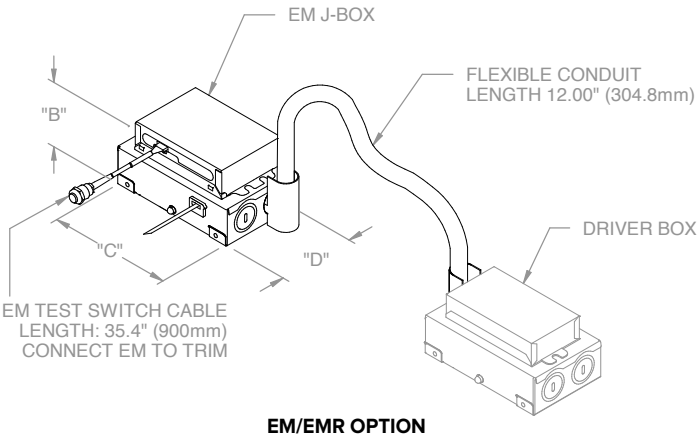
DMX



NX CONTROLS OPTION



CP



EM/EMR OPTION

EM/EMR Driver J-Box Conduit (provided) connects to Driver J-Box
(see Driver J-Box for additional details)

OVERALL DRIVER J-BOX DIMENSIONS (ALL LUMEN OUTPUTS)				
DRIVER/ CONTROLS OPTIONS	"B" (HEIGHT)	"C" (LENGTH)	"D" (WIDTH)	MINIMUM J-BOX PLENUM CLEARANCE
DM1 / DM01 / PDM / DALI	2.67" (67.8mm)	5.34" (135.6mm)	3.23" (82.0mm)	3.50" (88.9mm)
DMX	3.07" (78.0mm)	8.68" (220.5mm)	3.23" (82.0mm)	5.00" (127.0mm)
NX	3.02" (76.7mm)	8.68" (220.5mm)	3.23" (82.0mm)	6.00" (152.4mm)
EM/EMR	2.73" (69.3mm)	5.34" (135.6mm)	3.23" (82.0mm)	4.00" (101.6mm)
CP	1.89" (73.4mm)	6.50" (165.1mm)	2.72" (69.1mm)	5.00" (127mm)

© 2023 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

prescolite

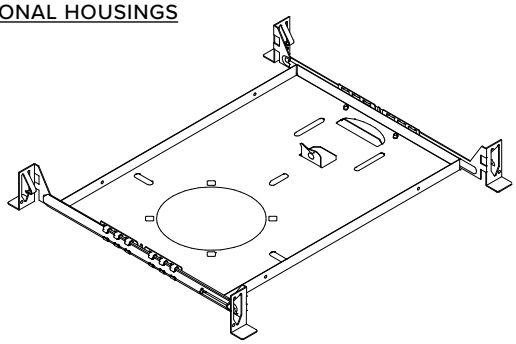
LFR-4RD

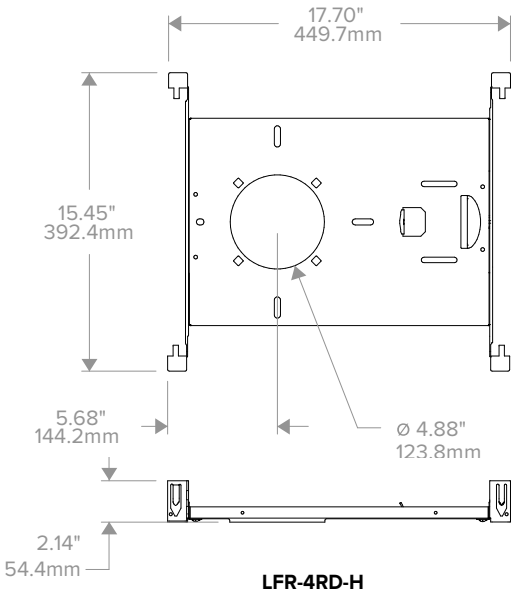
LITEFRAME 4" ROUND DOWNLIGHT

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

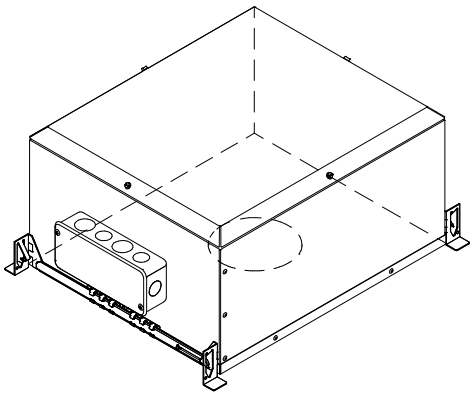
DIMENSIONS CONTINUED

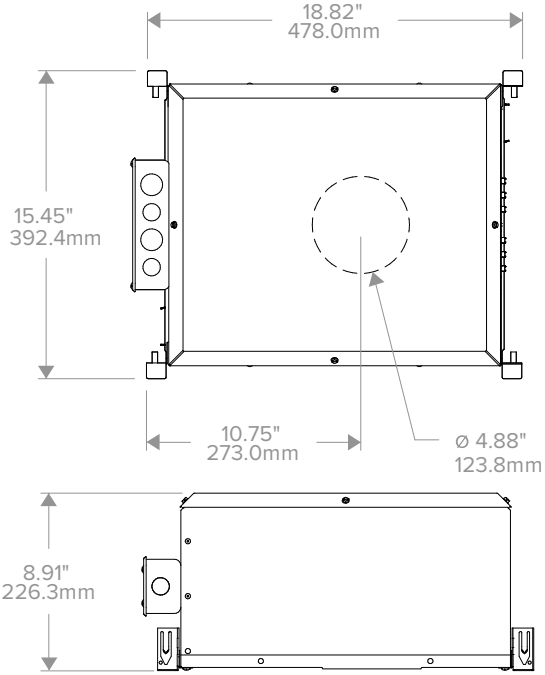
OPTIONAL HOUSINGS



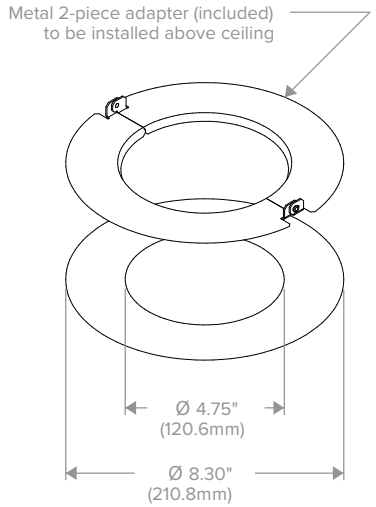


LFR-4RD-H
NON-IC HOUSING FRAME

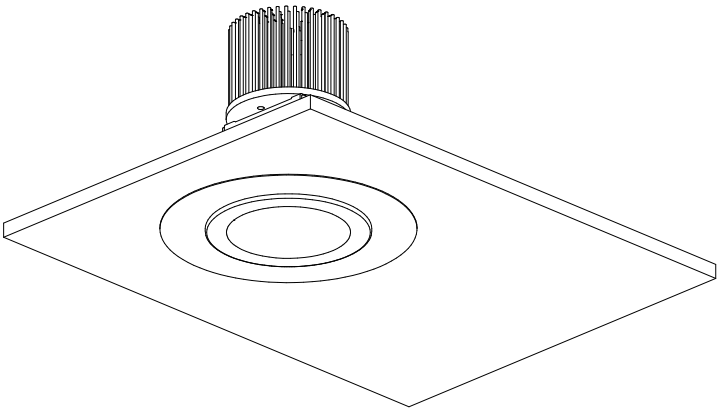




LFR-4RD-H-IC
IC HOUSING
Not for use with CP Shroud



ROUND LF-MOR4-R
METAL OVERSIZED RING
(See LF-MOR Installation Instruction for more details)



© 2023 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

prescolite

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LFR-4RD

LITEFRAME 4" ROUND DOWNLIGHT

PHOTOMETRY

LFR-4RD-M-20L35K8VNR-DM1 / LFR-4RD-T-VNR-S

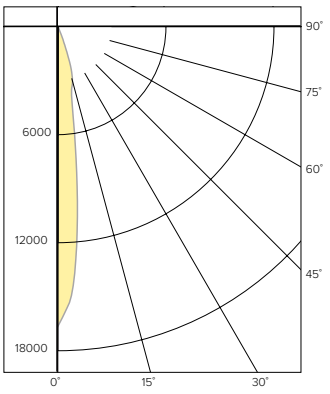
LUMINAIRE DATA

Test No.	**21.001652**
Description	**2000 lm, Very Narrow, 3500K, 80 CRI**
Delivered Lumens	**1937**
Watts	**15.2W**
Efficacy	**127**
Mounting	**Recessed**
Spacing Criterion	**0.3**
Beam Angle (FWHM)	**15**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-40	1932	99.8
0-60	1936	99.9
0-90	1937	100.0
0-180	1937	100.0

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	16778
5	12300
15	3246
25	139
35	7
45	3
55	1
65	1
75	0
85	0
90	0

LUMINANCE DATA*

Vertical Angle	Average
45°	523
55°	215
65°	292
75°	0
85°	0

*Candela/Square Meter

LFR-4RD-M-20L35K8NR-DM1 / LFR-4RD-T-S

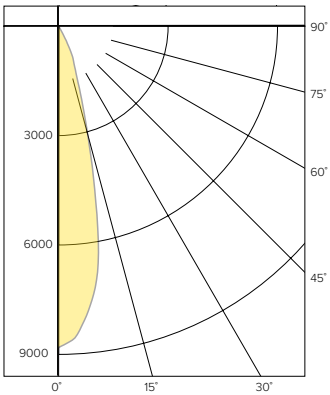
LUMINAIRE DATA

Test No.	**21.00574**
Description	**2000 lm, Narrow, 3500K, 80 CRI**
Delivered Lumens	**1982**
Watts	**15.3W**
Efficacy	**130**
Mounting	**Recessed**
Spacing Criterion	**0.4**
Beam Angle (FWHM)	**26**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-40	1978	99.3
0-60	1981	100.0
0-90	1982	100.0
0-180	1982	100.0

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	8819
5	8106
15	3103
25	858
35	7
45	2
55	1
65	1
75	0
85	0
90	0

LUMINANCE DATA*

Vertical Angle	Average
45°	349
55°	215
65°	292
75°	0
85°	0

*Candela/Square Meter

LFR-4RD-M-20L35K8MD-DM1 / LFR-4RD-T-S

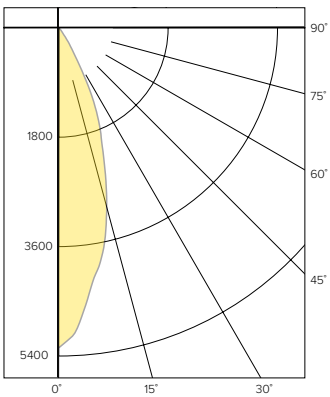
LUMINAIRE DATA

Test No.	**21.00585**
Description	**2000 lm, Medium, 3500K, 80 CRI**
Delivered Lumens	**1933**
Watts	**15.3W**
Efficacy	**127**
Mounting	**Recessed**
Spacing Criterion	**0.6**
Beam Angle (FWHM)	**34**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-40	1928	99.8
0-60	1931	99.9
0-90	1933	100.0
0-180	1933	100.0

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	5267
5	4677
15	3033
25	1352
35	55
45	3
55	1
65	1
75	0
85	0
90	0

LUMINANCE DATA*

Vertical Angle	Average
45°	523
55°	215
65°	292
75°	0
85°	0

*Candela/Square Meter

© 2023 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

LFR-4RD

LITEFRAME 4" ROUND DOWNLIGHT

PHOTOMETRY CONTINUED

LFR-4RD-M-20L35K8WD-DM1 / LFR-4RD-T-S

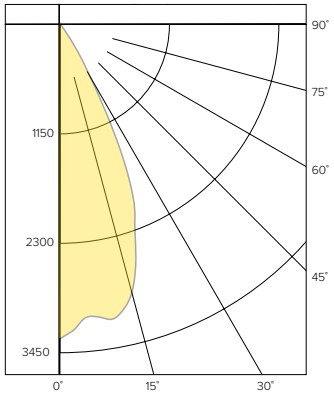
LUMINAIRE DATA

Test No.	**21.00577**
Description	**2000 lm, Wide, 3500K, 80 CRI**
Delivered Lumens	**1928**
Watts	**15.3W**
Efficacy	**126**
Mounting	**Recessed**
Spacing Criterion	**0.7**
Beam Angle (FWHM)	**49**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-40	1922	99.7
0-60	1927	99.9
0-90	1928	100.0
0-180	1928	100.0

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	3329
5	3118
15	2946
25	1625
35	117
45	4
55	1
65	1
75	0
85	0
90	0

LUMINANCE DATA*

Vertical Angle	Average
45°	698
55°	215
65°	292
75°	0
85°	0

*Candela/Square Meter

LFR-4RD-M-20L35K8XW-DM1 / LFR-4RD-T-SS

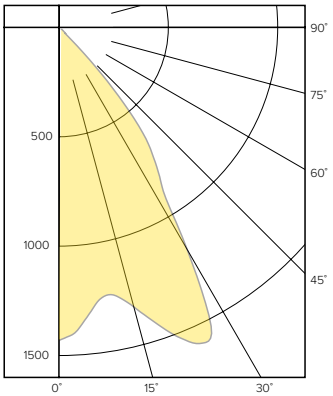
LUMINAIRE DATA

Test No.	**21.01456**
Description	**2000 lm, Extra Wide, 3500K, 80 CRI**
Delivered Lumens	**1835**
Watts	**15.2W**
Efficacy	**121**
Mounting	**Recessed**
Spacing Criterion	**1.0**
Beam Angle (FWHM)	**65**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-40	1686	91.9
0-60	1826	99.5
0-90	1835	100.00
0-180	1835	100.0

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	1431
5	1345
15	1323
25	1589
35	781
45	80
55	16
65	6
75	2
85	0
90	0

LUMINANCE DATA*

Vertical Angle	Average
45°	13955
55°	3441
65°	1751
75°	953
85°	0

*Candela/Square Meter

LUMEN MULTIPLIER

Option	27K8	30K8	35K8	40K8	50K8	27K9	30K9	35K9	40K9	50K9
Multiplier	0.93	0.96	1.00	1.01	1.03	0.78	0.82	0.85	0.87	0.89

Photometrics are published below at a nominal 3500 Kelvin, 80+ CRI. This table may be used to approximate the lumen values at different Kelvin temperatures. Power consumption would stay the same.

LENS OPTION / LENS FILTER ACCESSORY MULTIPLIER (Based on Clear Specular)

Option	CL (Clear Lens)	SFL4 (Soft Focus Accessory)	WAL4 (Wide Angle Accessory)
Multiplier	0.95	0.96	0.83

Multiply lumen/lens multipliers to calculate applicable combinations. Example: 30K8 with Clear Lens option (CL) = 0.96 x 0.95 = **0.91**

© 2023 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

prescolite

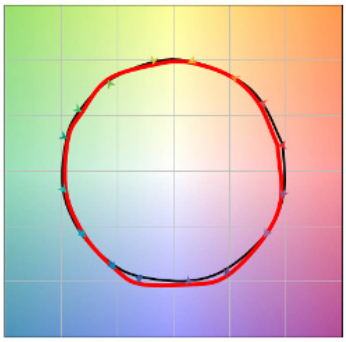
LFR-4RD

LITEFRAME 4" ROUND DOWNLIGHT

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

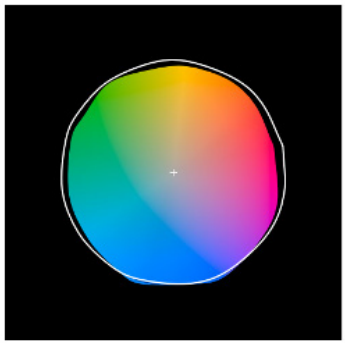
TM-30 DATA

COLOR VECTOR GRAPHIC 3500K, 90 CRI



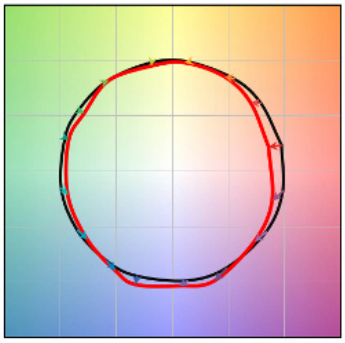
Reference Illuminant — Test Source

COLOR DISTORTION GRAPHIC 3500K, 90 CRI



TEST RESULTS - 3500K		
Value	80+ CRI	90+ CRI
R_f	85	90
R_g	95	99
CCT (K)	3422	3416
D_{UV}	-0.0008	-0.0019
x	0.4089	0.408
y	0.3906	0.3877
CIE R_a	85	93
CIE R_9	16	66

COLOR VECTOR GRAPHIC 3500K, 80 CRI



Reference Illuminant — Test Source

COLOR DISTORTION GRAPHIC 3500K, 80 CRI



© 2023 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

prescolite

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LFR-4RD

LITEFRAME 4" ROUND DOWNLIGHT

ELECTRICAL DATA

DRIVER DATA		
Input Voltage	120-277 V	347 V
Input Frequency	50/60 Hz	50/60 Hz
Power Factor	≥0.90	≥0.90
THD	<20%	<20%
EMI Filtering (FCC 47 CFR Part 15)	Class A	Class A

* Values for DM1 option shown, values for other dimming options may vary.

ADDITIONAL INFORMATION

Dimming Compatibility

For more details and recommended dimmer list, see Dimming Compatibility Information on currentlighting.com/prescolite.

DMX

See instruction sheet on currentlighting.com/prescolite for connection & installation information.

Central Inverters

For full fixture output in back-up mode, we recommend you visit currentlighting.com/dual-lite.com for your Central Lighting Inverter options. Please contact your local Current representative for any assistance with proper sizing and loading of your inverter selection. Central lighting inverters must be ordered separately.

Lumen Output in Emergency Mode

To determine the lumen output in emergency mode, multiply the battery pack wattage by the fixture lumens per watt (LPW). For example, 6W x 120 LPW = 720 lumens in emergency mode.

© 2023 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

BEACON
design . performance . technology

RATIO Outdoor Luminaire Family



Current

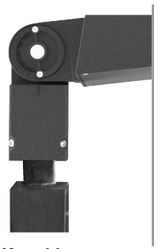
RATIO AREA/SITE

Beacon's Ratio area/site family is available in a variety of outputs allowing you to customize your lighting design to meet application requirements. With a new spin on a classic rectilinear form, Ratio brings the traditional shoebox aesthetic into the next generation of LED lighting. Ratio features a dense optical array which provides reduced pixilation and increased visual comfort without compromising performance. Designed for sustained, long-term performance with advanced thermal management, an elegantly simple heat sink and industry leading surge protection.

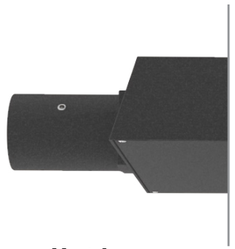




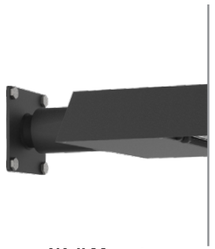
VERSATILE Mounting



Knuckle



Mast Arm



Wall Mount



Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5"

Universal Mounting

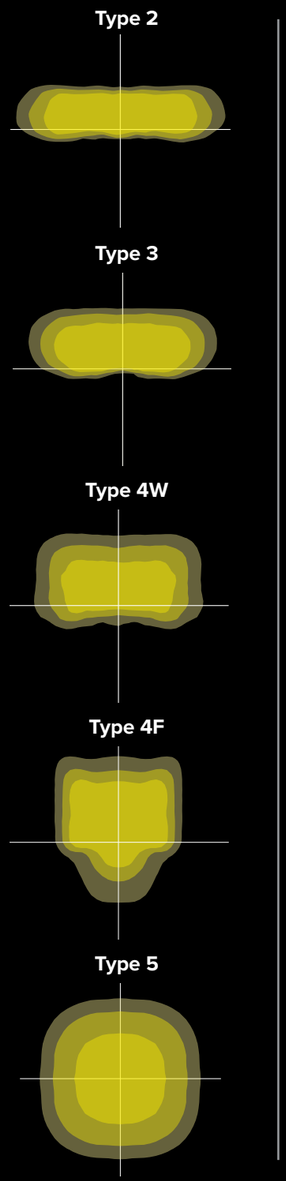
Size	RAR1-80L	RAR1-160L	RAR2-320L	RAR2-480L	RAR3-720L
Lumens	3,000–6,000	9,000–18,000	15,000–21,000	24,000–48,000	55,000–80,000
Watts	25/50W	70–135W	110–165W	185–340W	375–575W
LPW	140	144	155	147	150
Mounting	Arm, Mast Arm, Knuckle, Wall	Arm, Mast Arm, Knuckle, Wall	Arm, Mast Arm, Knuckle, Wall	Arm, Mast Arm, Knuckle, Wall	Arm, Mast Arm, Knuckle, Wall
CCT	3K, 4K, 5K	3K, 4K, 5K	3K, 4K, 5K	3K, 4K, 5K	3K, 4K, 5K
Distributions	2, 3, 4W, 4F, 5QW	2, 3, 4W, 4F, 5QW	2, 3, 4W, 4F, 5QW	2, 3, 4W, 4F, 5QW	2, 3, 4W, 4F, 5QW
IP Rating	IP66	IP66	IP66	IP66	IP66
Legacy Equivalence	100–175W	175–400W	250–400W	400–750W	1,000–1,500W

RATIO AREA/SITE – Performance

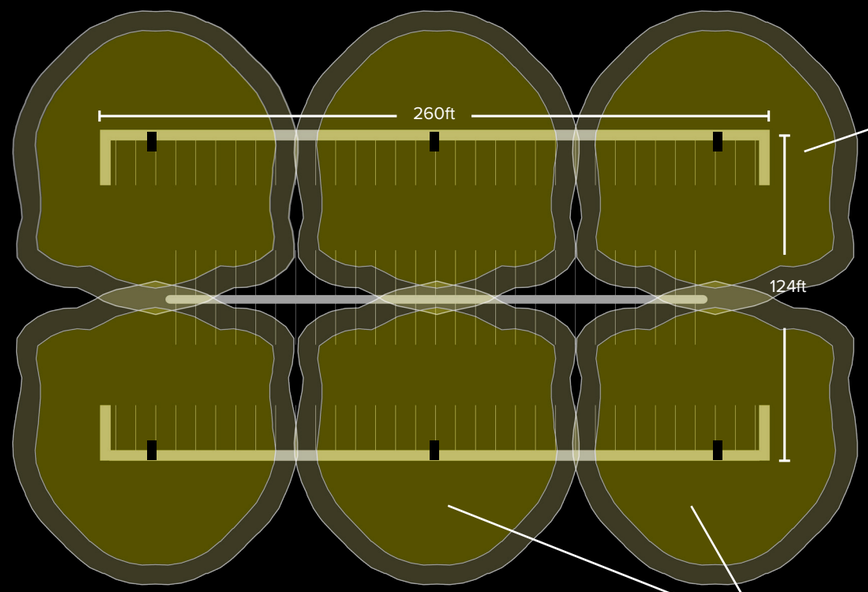
IES comparison

The Ratio is available with four distinct distribution patterns to illuminate a variety of applications. Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues. This outstanding optic control simplifies layouts and installations, reducing pole count, energy consumption, lowers installation costs and improves visual acuity.

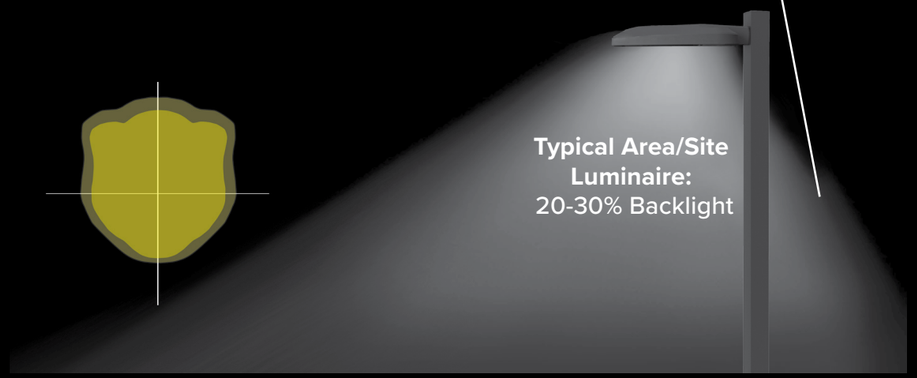
	Parking Area									
	Illuminance (Fc)					Output				
Luminaire	Minimum	Average	Maximum	Avg/Min	Max/ Min	Watts	Lumens	Pole Spacing	# Of Poles	Total Watts
RAR-2-480L-210-4K7-4W @ 25' MH	1.4	3.0	6.6	2.1	4.7	210	27,000	130'	4	840
Typical Area/Site Luminaire @ 25' MH	1.0	2.9	8.3	2.9	8.3	215	27,524	100'	6	1,290



Typical Area/Site Luminaire
Type 4 Distribution

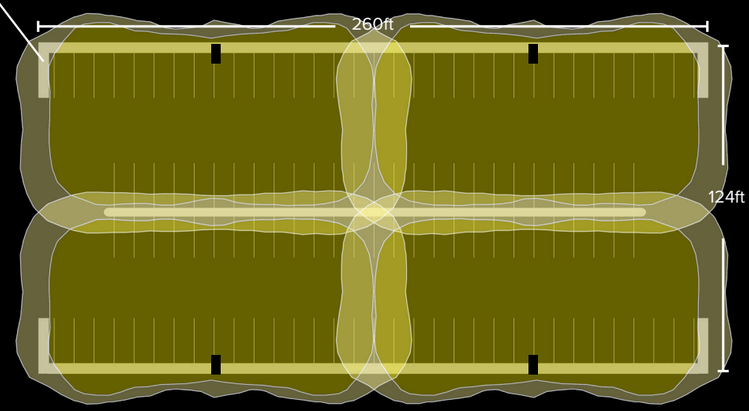


Poor backlight control



Reduce fixture and pole count, improved uniformity, higher overall footcandles

Ratio
Type 4 Distribution



Backlight Cutoff

Micro Strike Optics maximize target illumination and uniformity while minimizing backlight.



RATIO Flood





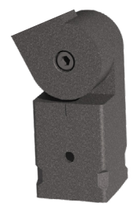
Visor
RFL4 – RFL5



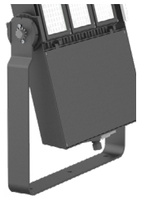
Louver
RFL4 – RFL5



Trunnion Mount
RFL4 – RFL5



Knuckle Mount
RFL4 – RFL5



Yoke Mount
RAR3 Only



Knuckle Mount
RFL2 – RFL3



Trunnion Mount
RFL2 – RFL3

Beacon Lighting's Ratio flood series is available in four sizes as well as a variety of outputs allowing you to customize your lighting design to meet application requirements.

The Ratio flood series was designed in cohesion with the site/area products to provide a sleek yet timeless product family to be used throughout a site. Ratio features a dense optical array which provides reduced pixelation and increased visual comfort without compromising performance.

Designed for sustained, long-term performance with advanced thermal management and elegantly simple heat sink and industry leading surge protection. Scalable sizes, multiple beam spreads and interchangeable mountings make this an extremely versatile product family.

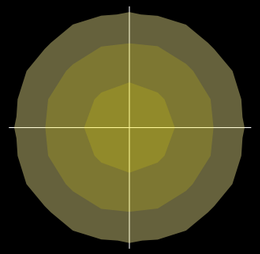


Size	RFL2	RFL3	RFL4	RFL5	RAR3-540L
Lumens	3,500	5,000/7,000	12,000/15,000	18,000/25,000/30,000	35,000–65,000
Watts	25W	40/50W	95/120W	130/190/265W	235-480W
LPW	132	139	140	149	144
Mounting	Knuckle, Trunnion	Knuckle, Trunnion	Knuckle, Trunnion	Knuckle, Trunnion	Knuckle, Trunnion, Yoke
CCT	3K, 4K, 5K	3K, 4K, 5K	3K, 4K, 5K	3K, 4K, 5K	3K, 4K, 5K
Distributions	N, M, W	N, M, W	N, M, W	N, M, W	N, M, W
IP Rating	IP66	IP66	IP66	IP66	IP66
Legacy Equivalence	100-150W	175-250W	250-400W	750W-1000W	1,000W–1,500W

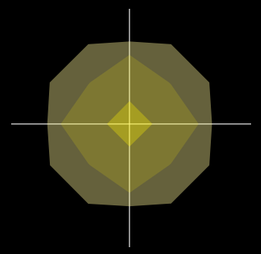
RATIO Flood – Performance

IES Distributions

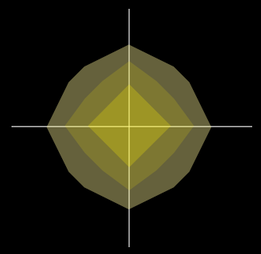
The Ratio flood series is available in three NEMA distribution patterns utilizing Micro Strike Optics for optimal performance.



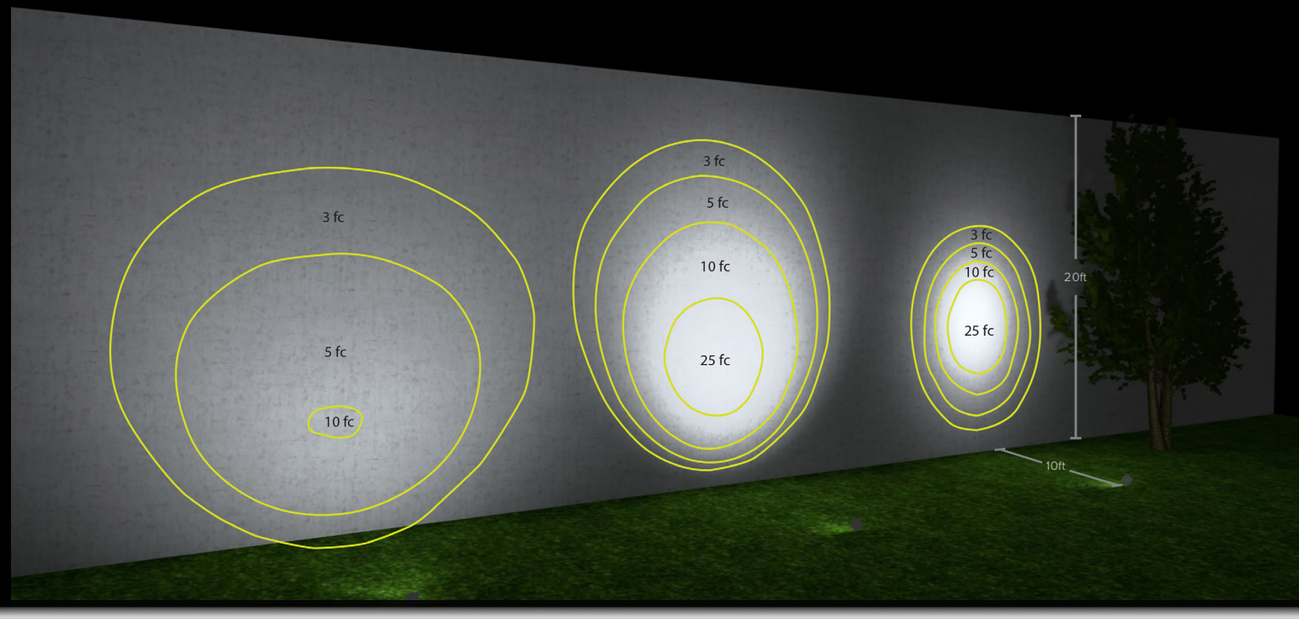
NEMA 6X6



NEMA 4X4



NEMA 2X2



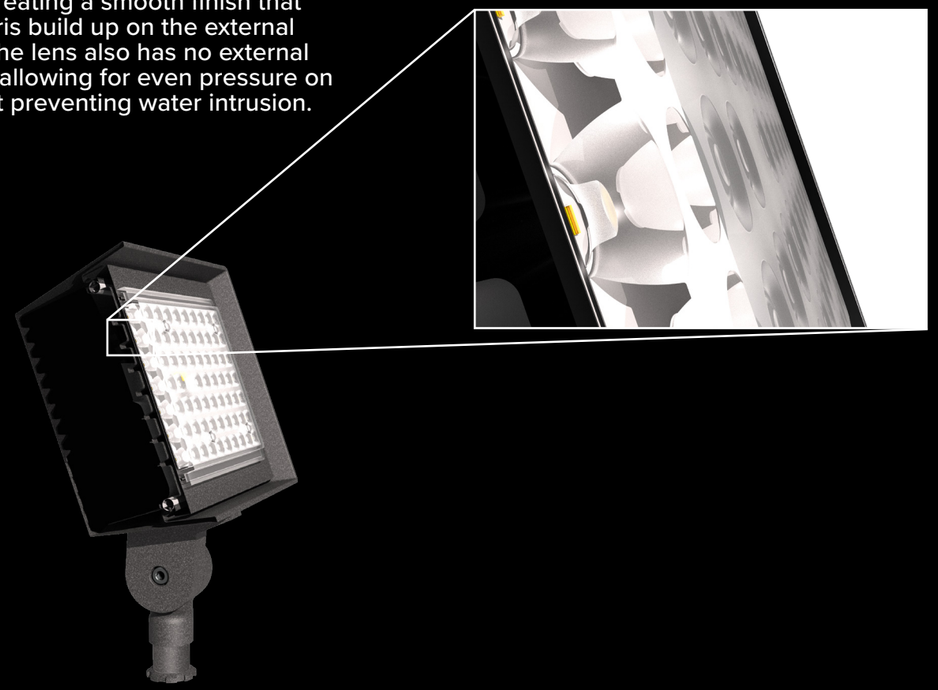
Superior design

The Ratio flood series was specifically designed to shed water. The vented housing, in addition to cooling the fixture, also eliminates the ability for water to build up anywhere on the luminaire surface.



Optical excellence

All optical geometry is on the inside of the lens creating a smooth finish that limits debris build up on the external surface. The lens also has no external hardware allowing for even pressure on the gasket preventing water intrusion.



RATIO Wall and Family

Beacon's Ratio family has been expanded to include two wall products in addition to the existing three area luminaires and four flood luminaires. The expansive Ratio family contains a variety of outputs allowing you to customize your lighting design to meet application requirements.

With a new spin on a classic rectilinear form, Ratio Wall brings a traditional luminaire aesthetic into the next generation of wall packs from Beacon. Ratio Wall features a dense optical array which provides reduced pixelation and increased visual comfort without compromising performance. It is designed for sustained, long-term performance with advanced thermal management, an elegantly simple heat sink and industry leading surge protection.



Size	RWL1	RWL2
Lumens	1,000–5,000	6,000–19,500
Watts	10–45	45–155
LPW	136	148
CCT	3K, 4K, 5K	3K, 4K, 5K
Distributions	3, 4W	2, 3, 4W, 4F
IP Rating	IP65	IP65
Legacy Equivalence	42W–175W	175W–400W

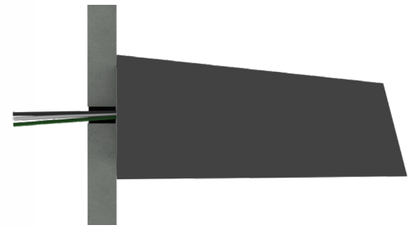
Installation

Ratio Wall was designed with mounting flexibility in mind. Between the standard housing, the back box accessory, and the integral back box this luminaire makes installation easy.

Standard Fixture



Wiring connections made in junction box

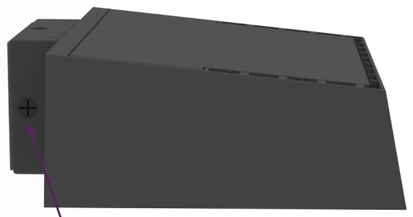


Wiring connection made in fixture

Back Box Accessory

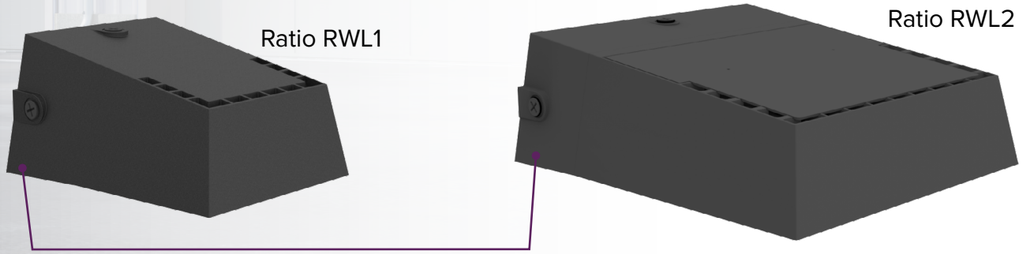


Allows fixture to mount to corrugated surfaces



Provides four locations for conduit entry

Integral Back Box



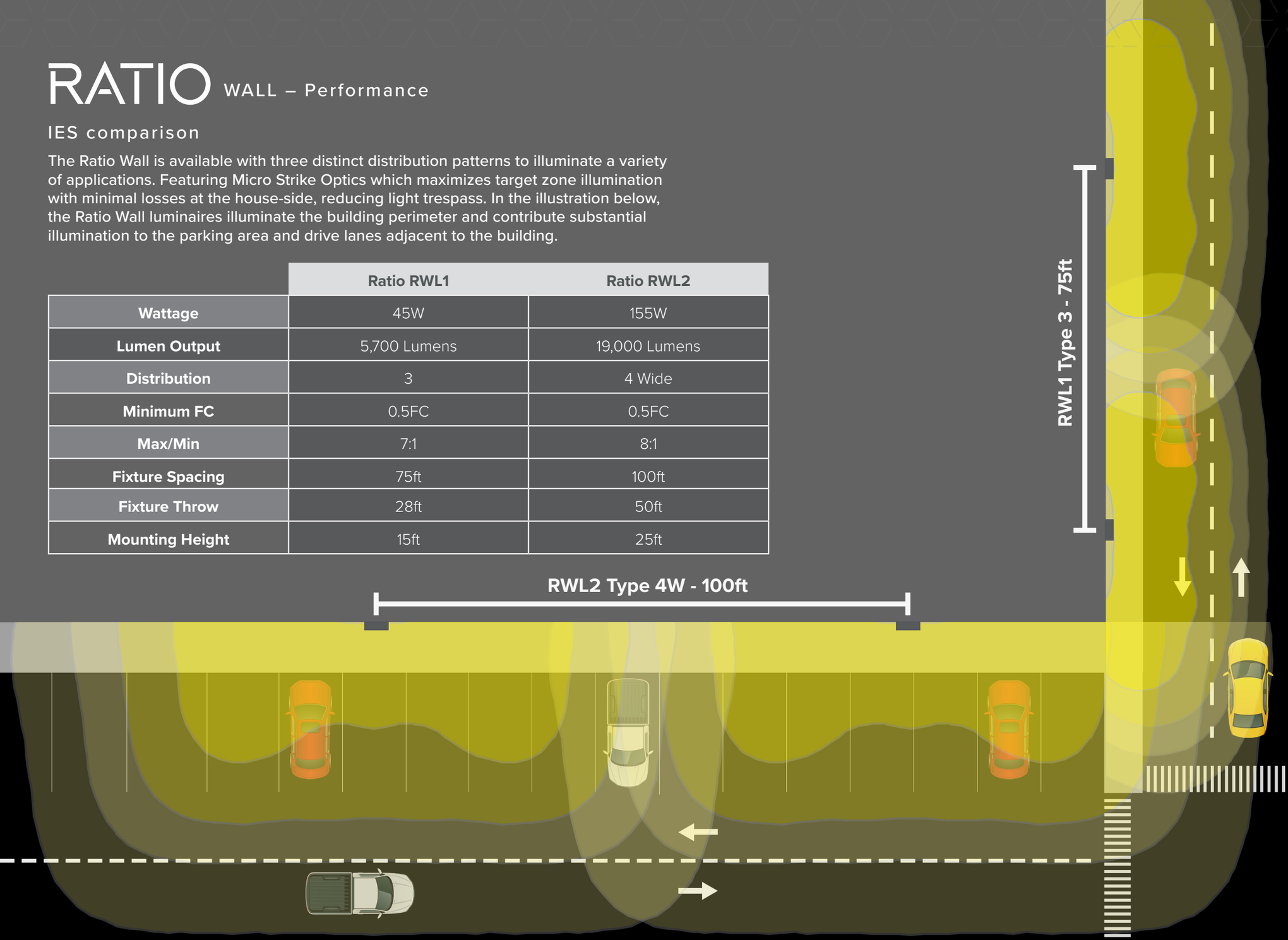
Integral back box provides a smooth transition to the standard housing and provides four locations for conduit entry. This option is required for some control and battery options

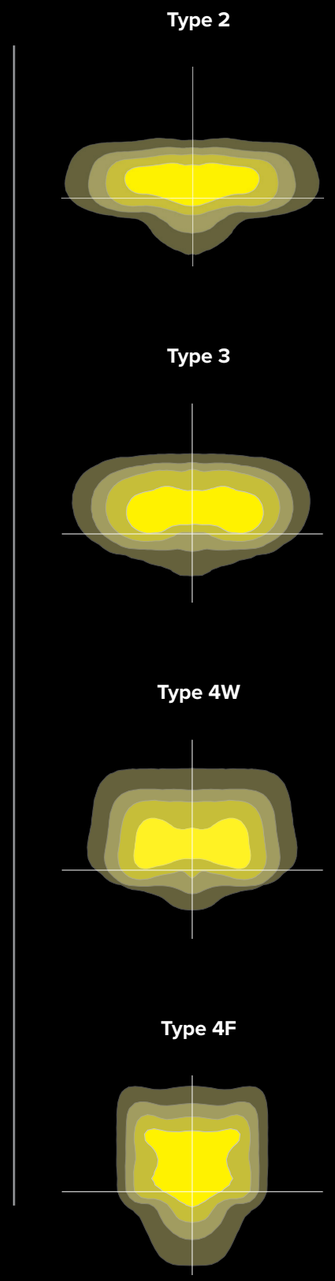
RATIO WALL – Performance

IES comparison

The Ratio Wall is available with three distinct distribution patterns to illuminate a variety of applications. Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass. In the illustration below, the Ratio Wall luminaires illuminate the building perimeter and contribute substantial illumination to the parking area and drive lanes adjacent to the building.

	Ratio RWL1	Ratio RWL2
Wattage	45W	155W
Lumen Output	5,700 Lumens	19,000 Lumens
Distribution	3	4 Wide
Minimum FC	0.5FC	0.5FC
Max/Min	7:1	8:1
Fixture Spacing	75ft	100ft
Fixture Throw	28ft	50ft
Mounting Height	15ft	25ft





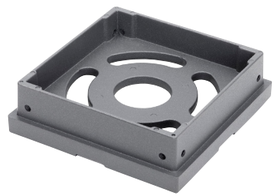
RATIO Bollard

This bollard is the perfect compliment to the rectilinear Ratio family with its clean lines and low glare appearance. High performing optical distributions also add to the consistency across all the Ratio products. The Ratio Bollard is suitable for a variety of applications and it is available in multiple heights and has a field rotatable base plate.





Field rotatable base plate





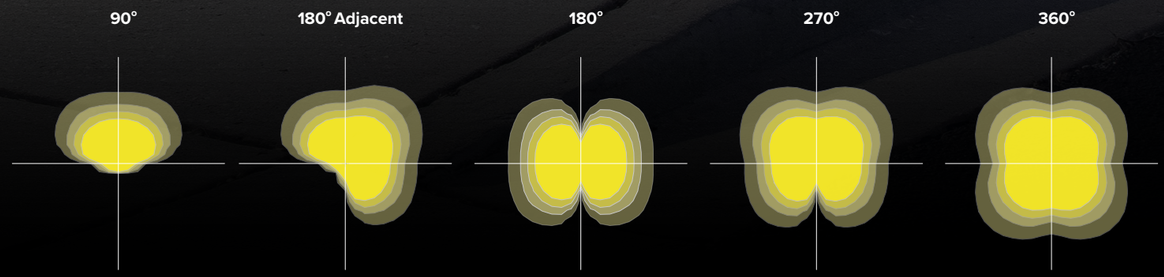
Configurations	RBD-14L-7	RBD-28L-15	RBD-28L-15	RBD-42L-23	RBD-56L-30
Lumens	750	1,500	1,500	2,250	3,000
Watts	7W	15W	15W	23W	30W
Distribution	90°	180° opposing	180° adjacent	270°	360°

RATIO

Bollard - Performance



The Ratio Bollard has a unique optical design that provides great distribution flexibility in a full cutoff design. Each side of the bollard has it's own LED board so you can choose to illuminate any section, giving you light in 90 degree increments. This creates perfect distributions for open plazas, seating areas and sidewalks, no matter which way the path may lead.



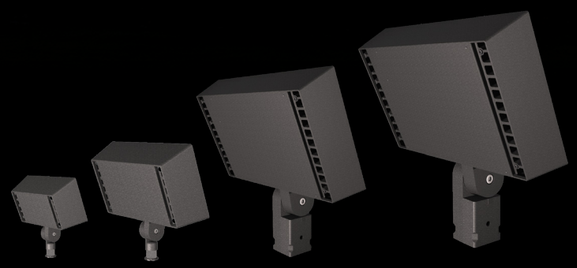
RATIO COMPREHENSIVE SOLUTIONS

Beacon Lighting provides comprehensive and coordinated solutions for a variety of exterior applications. A full line of luminaires are available with complementing shapes and styles that proportionally scale and add balance to the outdoor environment. Quality construction and industry leading performance complete the package. Control options featuring photocontrols, occupancy controls and NX Distributed Intelligence™ enable optimum energy savings and customization.

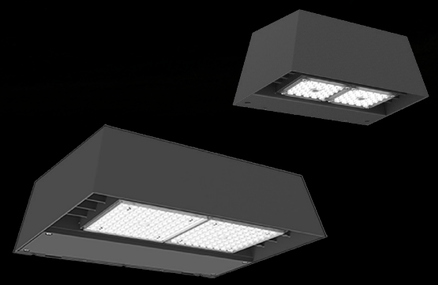
AREA/SITE



Flood



Wall



Bollard



RATIO VISUAL COMFORT

Ratio's unique optical design combines visual uniformity with the precise distribution of a TIR optic. Five times the luminous surface area provides optimal light distribution plus visual comfort.

Competitor Optic (COB)



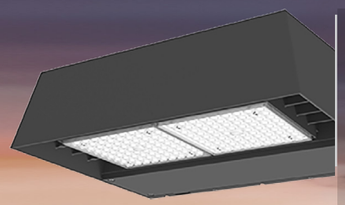


Micro Strike Optics





	Competitor Optic (COB)	Micro Strike Optics
Approximate Luminous Surface Area	$10in^2$	$50in^2$
Approximate Total Lumen Output	10,000	10,000
Lumens per $inch^2$	1,000	200



Ratio Wall

Designed for optimal visual comfort and maximum performance, the low optics versions provide excellent illumination and uniformity with zero LED pixelation.

RATIO INTEGRATED CONTROLS

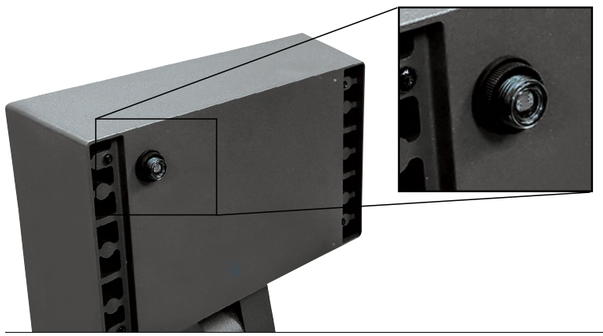
Controls in every applications save energy, extend luminaire life and allow customizable solutions.
Scalable control solutions are available cross the entire Ratio family

STANDALONE CONTROLS functionality

Occupancy Sensor
- Individual fixture control
- Dims product when space is not occupied



Photocontrol
- Individual fixture control
- Turns fixture on when sun sets





Integrated CONTROLS

NX LIGHTING CONTROLS™

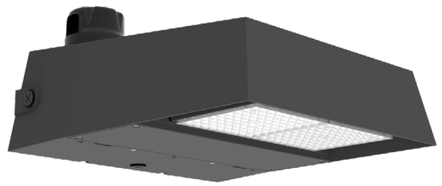
NX Distributed Intelligence™ platform delivers a lighting control solution capable of seamlessly connecting exterior and interior applications.

- Standalone or networked fixture control
- Astronomical time schedules
- BACnet building networking
- Connects with indoor wired, wireless or hybrid networks
- Wireless setup via app
- Occupancy Sensor option dims product when space is not occupied



7-Pin Receptacle
- Compatible with 3-pin, 5-pin or 7-pin photocontrols
- Turns fixture on when sun sets, off when sun rises
- Wireless networked solution
- For use with a variety of control platforms

*Additional accessories required.





RATIO AREA/SITE Ordering information

STOCK ORDERING INFORMATION ORDERING EXAMPLE: RAR1-100-4K-4

CATALOG DESCRIPTION	LUMENS	WATTAGE	LED COUNT	CCT/CRI	VOLTAGE	DISTRIBUTION	MOUNTING	FINISH
RAR1-100-4K-3	12,000	100W	160L	4000K/70CRI	120-277V	Type 4 Wide	Square Arm	Bronze
RAR1-100-4K-4	12,000	100W	160L	4000K/70CRI	120-277V	Type 4 Wide	Square Arm	Bronze
RAR1-135-4K-3	18,000	135W	160L	4000K/70CRI	120-277V	Type 4 Wide	Square Arm	Bronze
RAR1-135-4K-4	18,000	135W	160L	4000K/70CRI	120-277V	Type 4 Wide	Square Arm	Bronze
RAR2-165-4K-3	21,000	165W	320L	4000K/70CRI	120-277V	Type 4 Wide	Square Arm	Bronze
RAR2-165-4K-4	21,000	165W	320L	4000K/70CRI	120-277V	Type 4 Wide	Square Arm	Bronze

ORDERING INFORMATION ORDERING EXAMPLE: RFL2-80L-3K7-FR-UNV-ASQ-BL-NXWE-BC

SERIES	# LEDS WATTAGE		CCT/CRI	DISTRIBUTION	OPTICS ROTATION	VOLTAGE	MOUNTING SQUARE POLES
RAR1 Ratio Area Size 1	**80L-25**	25W - 3,000 Lumens	**3K7** 3000K, 70 CRI	**2** TYPE 2	Blank for no rotation	**UNV** Universal 120-277V	**ASQ** Arm mount for square pole/ flat surface
	80L-50	50W - 6,000 Lumens	**4K7** 4000K, 70 CRI	**3** TYPE 3	**L** Optic rotation left	**347** 347V	**ASQU** Universal Arm mount for square pole/flat surface
	160L-70	70W - 9,000 Lumens	**5K7** 5000K, 70 CRI	**4W** TYPE 4	**R** Optic rotation right	**480** 480V	**MOUNTING ROUND POLES**
	160L-100	100W - 12,000 Lumens		**4F** TYPE 4 Forward			**A_**[1] Arm mount for round pole
	160L-115	115W - 15,000 Lumens		**5QW** TYPE 5			**A_U**[1] Universal arm mount for round point
	160L-135	135W - 18,000 Lumens					**MOUNTING OTHER**
RAR2 Ratio Area Size 2	**320L-110**	110W - 15,000 Lumens					**WB** Wall bracket
	320L-140	140W - 18,000 Lumens					**MAF** Mast Arm Fitter for 2-3/8" OD horizontal arm
	320L-165	165W - 21,000 Lumens					**K** Knuckle
	480L-185	185W - 24,000 Lumens					
	480L-210	210W - 27,000 Lumens					
	480L-240	240W - 30,000 Lumens					
	480L-255	255W - 36,000 Lumens					
	480L-295	295W - 42,000 Lumens					
	480L-340	340W - 48,000 Lumens					

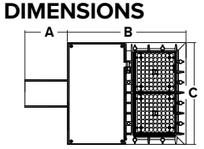
COLOR	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Brone Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Matte Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured
Color Option	
CC	Custom Color

CONTROL OPTIONS NETWORK	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [5,6,7]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [5,6,7]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [6,7]
CONTROL OPTIONS OTHER	
SCP-40F[4]	Programmable occupancy sensor
7PR	7-Pin twist lock receptacle
7PR-SC	7-Pin receptacle with shorting cap
7PR-MD40F	Low voltage sensor for 7PR
7PR-TL	7-Pin PCR with photocontrol

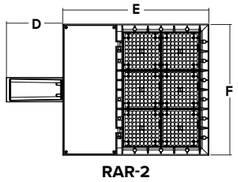
OPTIONS	
BC	Backlight control
F	Fusing (must specify voltage)
TB	Terminal Block
2PF[3]	2 power feed with 2 drivers

Notes:
1. Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
2. Replace "_" with "14" for up to 14' mounting height, "30F" for 15-30' mounting height
3. Not available with 80 LED versions
4. At least one SCPREMOTE required to program SCP motion sensor
5. Items with a grey background can be done as a custom order. Contact brand representative for more information
6. Networked Controls cannot be combined with other control options
7. Not available with 2PF option

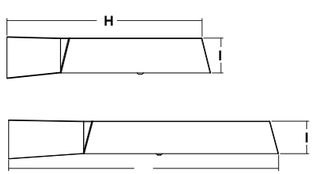
DIMENSIONS



RAR-1



RAR-2



A	B	C	D	E	F	G	H	I	RAR-1 EPA@0˚	RAR-2 EPA@0˚	RAR-1 EPA@30˚	RAR-2 EPA@30˚
5.0"	14.0"	12.0"	7.5"	19.5"	17.39"	27.0"	18.2"	3.25"	.45 ft.^{2}	.55 ft.^{2}	.56 ft.^{2}	1.48 ft.^{2}
127mm	355.6mm	304.8mm	190.5mm	495.3mm	441.7mm	685.8mm	462.8mm	82.5mm	.13 m^2	.17 m^2	.17 m^2	.45 m^2

Weight	
RAR-1	13.5 lbs (6.12 kgs)
RAR-2	24.0 lbs (10.8 kgs)

STOCK ACCESSORIES/REPLACEMENT PARTS - Order Separately

Catalog Number	Description
RARRPA3DB	Round pole adapter 3.5" TO 4.13"
RARA3UDB	Universal mount for square pole or round pole 3.5" to 4.13"

ACCESSORIES/REPLACEMENT PARTS - Order Separately

Catalog Number	Description
RAR-ASQU-XX	Universal arm mount for square pole/flat surface
RAR-A_U-XX	Universal arm mount for round poles
RAR-RPA_-XX	Round pole adapter
TPLBARA3	Twin parallel luminaire bracket
SETAVP	4" square pole top tenon adapter, 2 3/8" OD slipfitter
RETAVP	4" round pole top tenon adapter; 2 3/8" OD slipfitter for max. Four fixtures (90˚); order 4" round pole adapters separately
SPIKE	Bird Deterrent
RARWB-XX	Wall Bracket - use with Mast Arm Fitter

[1] Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole

CONTROLS ACCESSORIES - Order Separately

Catalog Number	Description
SCPREMOTE	Order at least one per project location to program and control
WIR-RME-L	wiSCAPE™ external control node; use with 7PR
NXOFM-1R1D-UNV	NX external control node; use with 7PR

MOUNTING



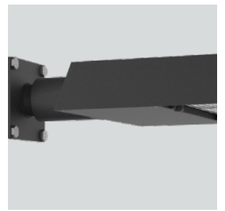
Arm Mount – Fixture ships with integral arm for ease of installation. Compatible with Hubbell Outdoor B3 drill pattern.



MAF – Fits 2-3/8" OD arms Roadway applications.



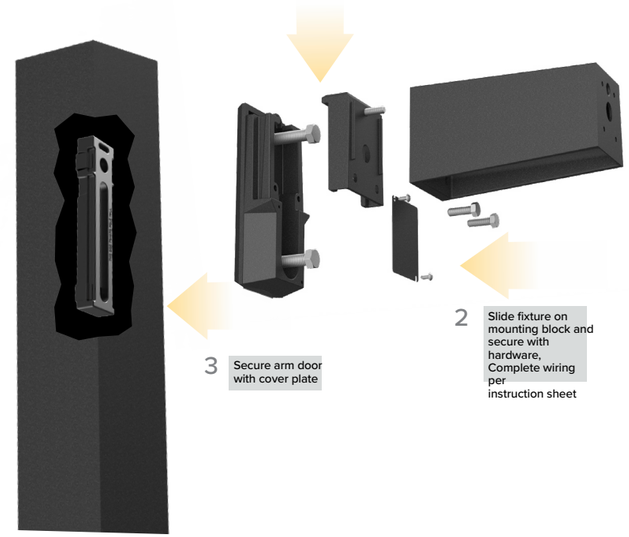
Knuckle – Knuckle mount 15˚ aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes.



Wall Mount – Wall mount bracket designed for building mount applications.

UNIVERSAL MOUNTING BLOCK

Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5"



Finish options



BL Black Textured



DB Dark Bronze Textured



GYS Gray Smooth



GT Graphite Textured



PS Platinum Silver Smooth

WH White Textured

RATIO AREA/SITE Ordering information

ORDERING INFORMATION ORDERING EXAMPLE: RAR3–720L-375–3K7–4W–ASQ–UNV–BLT–SWP–F

Series	
RAR3	Ratio Area Size 3

# LEDs - Wattage	
720L-375	55,000 Lumens
720L-415	60,000 Lumens
720L-455	65,000 Lumens
720L-495	70,000 Lumens
720L-535	75,000 Lumens
720L-575	80,000 Lumens
540L-235	35,000 Lumens
540L-270	40,000 Lumens
540L-315	45,000 Lumens
540L-355	50,000 Lumens
540L-390	55,000 Lumens
540L-435	60,000 Lumens
540L-480	65,000 Lumens

CCT/CRI	
3K7	3000K, 70 CRI
4K7	4000K, 70 CRI
5K7	5000K, 70 CRI
3K8	3000K, 80 CRI
4K8	4000K, 80 CRI
5K8	5000K, 80 CRI

Distribution	
2	IES TYPE 2
3	IES TYPE 3
4W	IES TYPE 4
4F	IES TYPE 4 Forward
5QW	IES TYPE 5
N	Narrow, 2x2
M	Medium Flood, 4x4
W	Wide Flood, 6x6

Mounting	
ASQ	Arm mount for square pole/flat surface
A3	Arm mount for 3" round pole
A4	Arm mount for 4" round pole
A5	Arm mount for 5" round pole
MAF	Mast arm fitter for 2-3/8" OD
WB	Wall bracket
K	Knuckle
K	Knuckle
Y	Yoke
T	Trunnion

Optic Rotation	
	Blank for no rotation
L	Optic rotation left
R	Optic rotation right

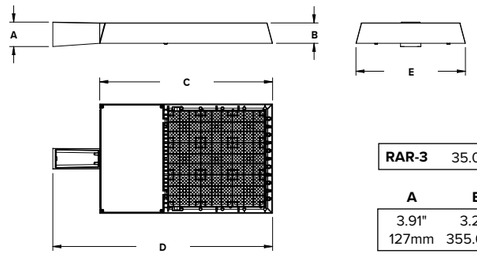
Voltage	
UNV	120-277V
120	120V
208	208V
240	240V
277	277V
347	347V
480	480V

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Brone Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Matte Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured
Color Option	
CC	Custom Color

Control Options Network	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [6,7,8]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [6,7,8]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [7,8]
WIR	Wireless Controls, wiSCAPE
Stand Alone Sensors	
SCP-_F	Remote control programable line voltage sensor (Wattstopper FSP-211B, 221B; all voltages)[3,5]
WSPD_	Bluetooth WASP[3,5]
Control Options	
7PR	7-Pin Receptacle[3]
7PR-SC	7-Pin receptacle with shorting cap[3]
7PR-MD40F	Low voltage sensor and 7-Pin Receptacle[3]
7PR-TL	7-Pin PCR with photocontrol
PC	Button Photocontrol[4]
ADD	AutoDim timer based dimming
ADT	AutoDim time of day dimming

Options	
BC	Backlight control
F	Fusing (must specify voltage)
TB	Terminal block

DIMENSIONS



Notes:
1. Works with external networked photosensor
2. wiSCAPE Gateway required for system programming
3. Control option not available with yoke or trunnion mounting
4. Not available with 480V
5. Replace "_" with "14" for up to 14' mounting height, "40" for up to 40' mounting height
6. Items with a grey background can be done as a custom order. Contact brand representative for more information
7. Networked Controls cannot be combined with other control options
8. Not available with 2PF option

Weight

RAR-3	35.0 lbs (15.88 kgs)

A	B	C	D	E	RAR3 EPA@0°	RAR3 EPA@30°	RAR3 EPA@60°
3.91"	3.25"	27.62"	35.12"	17.5"	1.1 ft^2	2.6 ft^2	4.1 ft^2
127mm	355.6mm	304.8mm	190.5mm	495.3mm	.10 m^2	.24 m^2	.38 m^2

Finish options



BL	Black Textured
DB	Dark Bronze Textured
GYS	Gray Smooth
GT	Graphite Textured
PS	Platinum Silver Smooth
WH	White Textured

STOCK ACCESSORIES/REPLACEMENT PARTS - Order Separately

Catalog Number	Description
☐ **RARRPA3DB**	Round pole adapter 3.5" TO 4.13"

ACCESSORIES/REPLACEMENT PARTS - Order Separately

Catalog Number	Description
☐ **RAR-RPA_-XX**	Round pole adapter
☐ **TPLBARA3**	Twin parallel luminaire bracket
☐ **SETAVP**	4" square pole top tenon adapter, 2 3/8" OD slipfitter
☐ **RETAVP**	4" round pole top tenon adapter; 2 3/8" OD slipfitter for max. Four fixtures (90°); order 4" round pole adapters separately
☐ **SPIKE**	Bird Deterrent
RARWB-XX	Wall Bracket - use with Mast Arm Fitter

[1] Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole

CONTROLS ACCESSORIES - Order Separately

Catalog Number	Description
☐ **SCPREMOTE**	Order at least one per project location to program and control
☐ **WIR-RME-L**	wiSCAPE™ external control node; use with 7PR
☐ **NXOFM-1R1D-UNV**	NX external control node; use with 7PR

House Side Shield Accessories	
☐ **RAR3 HSS-90-B-XXX**	House Side Shield Back 90°
☐ **RAR3 HSS-90-F-XXX**	House Side Shield Front 90 deg
☐ **RAR3 HSS-90-S-XXX**	House Side Shield Side 90 deg
☐ **RAR3 HSS-270-BSS-XXX**	House Side Shield Back, Side & Side 270 deg
☐ **RAR3 HSS-270-FSS-XXX**	House Side Shield Front, Side & Side 270 deg
☐ **RAR3 HSS-270-FSB-XXX**	House Side Shield Front, Side & Back 270 deg
☐ **RAR3 HSS-360-XXX**	House Side Shield 360 deg

Replace XXX with notation for desired finish color. Refer to page 8 for shield images.

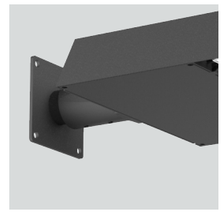
MOUNTING



Arm Mount – Fixture ships with integral arm for ease of installation. Compatible with Hubbell Outdoor B3 drill pattern. Available on Area configurations.



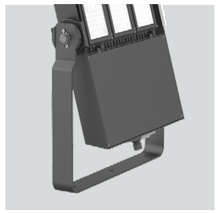
MAF – Fits 2-3/8" OD arms Roadway applications. Available on Area configurations.



Wall Mount – Wall mount bracket designed for building mount applications. Available on Area configurations.



Knuckle – Knuckle mount 15° aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes. Available on Area and Flood configurations.



Yoke – For mounting directly to flat surfaces or crossarms. Available on flood configurations.



Trunnion – For mounting directly to flat surfaces or crossarms. Available on flood configurations.

RATIO FLOOD Ordering information

STOCK ORDERING INFORMATION

CATALOG DESCRIPTION	MOUNTING	DISTRIBUTION	WATTAGE	VOLTAGE	CCT	LUMENS	LPW	WEIGHT LBS. (KG)	FINISH
RFL2-25-4K	Knuckle	Wide	26	120-277V	4000K	3267	126	3.7 (1.68)	Bronze
RFL2-25-5K	Knuckle	Wide	26	120-277V	5000K	3283	126	3.7 (1.68)	Bronze
RFL3-40-4K	Knuckle	Wide	34	120-277V	4000K	4804	141	5.5 (2.5)	Bronze
RFL3-40-5K	Knuckle	Wide	34	120-277V	5000K	4827	142	5.5 (2.5)	Bronze
RFL3-50-4K*	Knuckle	Wide	50	120-277V	4000K	6823	132	5.5 (2.5)	Bronze
RFL3-50-5K*	Knuckle	Wide	50	120-277V	5000K	6655	129	5.5 (2.5)	Bronze

ORDERING INFORMATION ORDERING EXAMPLE: RFL2-44-25-4K7-M-UNV-K-DB

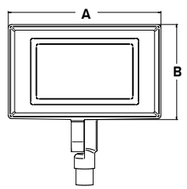
SERIES	# LEDS	WATTS	CCT/CRI	DISTRIBUTION	VOLTAGE	MOUNTING	COLOR	CONTROL OPTIONS
RFL2 Ratio Flood Size 2	**44** 44 LEDs	**25** 3,000 lm	**3K7** 3000K, 70 CRI	**N** Narrow, 2x2	**UNV** Universal 120-277	**K** Knuckle	**BLT** Black Matte Textured	**PC** Button Photocontrol
RFL3 Ratio Flood Size 3	**90** 90 LEDs	**40** 5,000 lm	**4K7** 4000K, 70 CRI	**M** Medium Flood, 4x4			**BLS** Black Gloss Smooth	
		50 7,000 lm	**5K7** 5000K, 70 CRI	**W** Wide Flood, 6x6			**DBT** Dark Bronze Matte Textured	
							DBS Dark Brone Gloss Smooth	
							GTT Graphite Matte Textured	
							LGS Light Grey Gloss Smooth	
							LGT Light Grey Matte Textured	
							PSS Platinum Silver Smooth	
							WHT White Matte Textured	
							WHS White Gloss Smooth	
							VGT Verde Green Textured	
							Color Option	
							CC Custom Color	

ACCESSORIES/REPLACEMENT PARTS - Order Separately

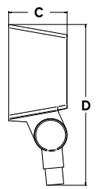
Catalog Number	Description
☐ **S-302**	Slipfits 1 1/2" or 2" pipe (1.9" OD or 2 3/8" OD) with 1/2" N.P.S.M. hub; Gray
☐ **S-302-M51**	Slipfits 1 1/2" or 2" pipe (1.9" OD or 2 3/8" OD) with 1/2" N.P.S.M. hub; Bronze
☐ **S-302-M52**	Slipfits 1 1/2" or 2" pipe (1.9" OD or 2 3/8" OD) with 1/2" N.P.S.M. hub; White
☐ **TRN-XX**[1]	Trunnion adapter for 1/2" threaded knuckle mount

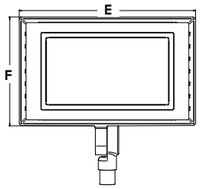
[1] Specify finish color to match fixture, e.g. DB - Bronze.

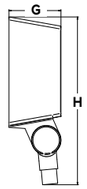
DIMENSIONS



RFL2







RFL3

A	B	C	D	E
7.5" 191mm	4.7" 119mm	2.9" 74mm	7.9" 201mm	9.8" 249mm

	Weight
RFL2	3.7 lbs (1.68 kgs)
RFL3	5.5 lbs (2.50 kgs)

F	G	H	RFL2 EPA(Front/Side)	RFL3 EPA(Front/Side)
6.0" 152mm	2.9" 74mm	9.3" 236mm	0.34ft² / 0.17ft²	0.97ft² / 0.20ft²

STOCK ORDERING INFORMATION

CATALOG DESCRIPTION	MOUNTING	DISTRIBUTION	WATTAGE	VOLTAGE	CCT	LUMENS	LPW	WEIGHT LBS. (KG)	FINISH
RFL4-120-5K-K**	Knuckle	Wide	124W	120-277V	5000K	14432	116	16.0 (7.26)	Bronze
RFL4-120-4K-K**	Knuckle	Wide	124W	120-277V	4000K	14360	116	16.0 (7.26)	Bronze
RFL5-265-5K-K**	Knuckle	Wide	266W	120-277V	5000K	30649	115	25.7 (11.66)	Bronze
RFL5-265-4K-K**	Knuckle	Wide	266W	120-277V	4000K	30496	115	25.7 (11.66)	Bronze
TRN-RFL – Trunnion Kit									

**Also available with Trunnion

ORDERING INFORMATION ORDERING EXAMPLE: RFL4-176-95-4KL-M-UNV-K-GYS

SERIES	# LEDS	WATTS	CCT/CRI	DISTRIBUTION	VOLTAGE	MOUNTING	COLOR
RFL4 Ratio Flood Size 4	**176** 176 LEDs	**95** 12,000 lm	**3K7** 3000K, 70 CRI	**N** Narrow, 2x2	**UNV** Universal 120-277	**K** Knuckle	**BLT** Black Matte Textured
RFL5 Ratio Flood Size 5	**360** 360 LEDs	**120** 15,000 lm	**4K7** 4000K, 70 CRI	**M** Medium Flood, 4x4	**120** 120V	**T** Trunnion	**BLS** Black Gloss Smooth
		130 18,000 lm	**5K7** 5000K, 70 CRI	**W** Wide Flood, 6x6	**208** 208V		**DBT** Dark Bronze Matte Textured
		190 25,000 lm			**240** 240V		**DBS** Dark Brone Gloss Smooth
		265 30,000 lm			**277** 277V		**GTT** Graphite Matte Textured
					347 347V		**LGS** Light Grey Gloss Smooth
					480 480V		**LGT** Light Grey Matte Textured
							PSS Platinum Silver Smooth
							WHT White Matte Textured
							WHS White Gloss Smooth
							VGT Verde Green Textured
							Color Option
							CC Custom Color

CONTROL OPTIONS		OPTIONS	
SCP-_F[2]	Programmable occupancy sensor	**SP**	Surge Protector
7PR	7-Pin twist lock receptacle	**F**	Fusing
7PR-SC	7-Pin receptacle with shorting cap		
7PR-MD_F[2]	Low voltage sensor for 7PR		
7PR-TL	7-Pin PCR with photocontrol		

[1] Replace "__" with "14" for up to 14' mounting height, "30F" for 15-30' mounting height
[2] Replace "__" with "8" for up to 8' mounting height, "40F" for 9-40' mounting height

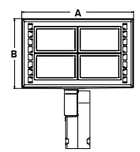
See specification sheet for complete ordering information.

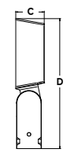
ACCESSORIES/REPLACEMENT PARTS - Order Separately

Catalog Number	Description
☐ **RFL4-TV**	Top Visor - RFL4
☐ **RFL4-FL**	Louver - RFL4
☐ **RFL5-TV**	Top Visor - RFL5
☐ **RFL5-FL**	Louver - RFL5

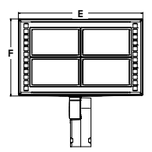
See www.HubbellLighting.com for mounting bracket information.

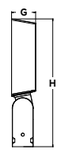
DIMENSIONS





RFL4





RFL5

A	B	C	D	E
13.8" 351mm	8.6" 218mm	3.5" 89mm	16.0" 406mm	18.1" 460mm

	Weight
RFL4	16 lbs (7.26 kgs)
RFL5	25.7 lbs (11.66 kgs)

F	G	H	RFL4 EPA(Front/Side)	RFL5 EPA(Front/Side)
11.2" 152mm	3.5" 89mm	18.6" 472mm	1.24ft² / 0.43ft²	2.00ft² / 0.50ft²

RATIO WALL Ordering information

STOCK ORDERING EXAMPLE: RWL-48L-25-4K-3

CATALOG DESCRIPTION	LUMENS	WATTAGE	LED COUNT	CCT/CRI	VOLTAGE	DISTRIBUTION	FINISH
RWL-48L-25-4K-3	3500lm	25	48L	4000K/70CRI	120-277V	Type 3	Dark Bronze Textured
RWL-48L-25-4K-4W	3500lm	25	48L	4000K/70CRI	120-277V	Type 4 Wide	Dark Bronze Textured
RWL-48L-45-4K-3	5500lm	45	48L	4000K/70CRI	120-277V	Type 3	Dark Bronze Textured
RWL-48L-45-4K-4W	5500lm	45	48L	4000K/70CRI	120-277V	Type 4 Wide	Dark Bronze Textured

ORDERING INFORMATION ORDERING EXAMPLE: RWL1–48L-10–3K7-3–UNV–BLT–E

Series		# LEDs - Wattage		CCT/CRI		Distribution		Voltage		Color	
RWL1	Ratio Wall 1	**48L-10**	1,000 Lumens[4]	**3K7**	3000K, 70 CRI	**2**	IES TYPE 2[1]	**UNV**	120-277V	**BLT**	Black Matte Textured
		48L-15	2,000 Lumens[4]	**4K7**	4000K, 70 CRI	**3**	IES TYPE 3	**120**	120V	**BLS**	Black Gloss Smooth
		48L-20	2,500 Lumens[4]	**5K7**	5000K, 70 CRI	**4W**	IES TYPE 4 WIDE	**208**	208V	**DBT**	Dark Bronze Matte Textured
		48L-25	3,500 Lumens[4]					**240**	240V	**DBS**	Dark Bronze Gloss Smooth
		48L-35	4,500 Lumens			**4F**	IES TYPE 4 FORWARD[1]	**277**	277V	**GTT**	Graphite Matte Textured
		48L-45	5,500 Lumens[4]					**347**	347V	**LGS**	Light Grey Gloss Smooth
RWL2	Ratio Wall 2	**160L-45**	6,500 Lumens					**480**	480V	**LGT**	Light Grey Matte Textured
		160L-50	7,500 Lumens							**PSS**	Platinum Silver Smooth
		160L-65	9,500 Lumens							**WHT**	White Matte Textured
		160L-80	11,000 Lumens							**WHS**	White Gloss Smooth
		160L-95	13,000 Lumens							**VGT**	Verde Green Textured
		160L-115	15,000 Lumens							**Color Option**	
		160L-135	17,500 Lumens							**CC**	Custom Color
		160L-155	19,500 Lumens								

Control Options Network	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [4,5,6]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [4,5,6]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [4,5,6]
WIR	Wireless Controls, wiSCAPE™ [2,6]
Stand Alone Sensors	
SCP-8F	Remote control programmable line voltage sensor[3,8]
SCP-20F	Remote control programmable line voltage sensor[3,8]
Control Options	
7PR_	7-Pin Receptacle[6]

Options	
F	Fusing (must specify voltage)
E	Emergency Battery Backup[7]
EH	Emergency Battery w/ Heater Option[7]
2DR	Dual Driver[4,6]
2PF	Dual Power Feed[4,6]
PC	Photocontrol

Notes:
1 Only available with RWL2
2 wiSCAPE Gateway required for system programming
3 Specific voltage selection is required
4 Items with a grey background can be done as a custom order. Contact brand representative for more information
5 Networked Controls cannot be combined with other control options
6 Not available with 2PF option
7 This item is located in the integral backbox for RWL1 configurations only.
8 Not available with 480V

Finish options



BLT Black Matte Textured | **BLS** Black Gloss Smooth | **DBT** Dark Bronze Matte Textured | **DBS** Dark Bronze Gloss Smooth | **LGS** Light Gray Gloss Smooth | **LGT** Light Gray Matte Textured



GTT Graphite Matte Textured | **PSS** Platinum Silver Smooth | **WHT** White Matte Textured | **WHS** White Gloss Textured | **VGT** Verde Green Textured

ACCESSORIES - Order Separately

Catalog Number	Description
☐ **WP-BB-XXX**	Accessory for conduit entry[1]

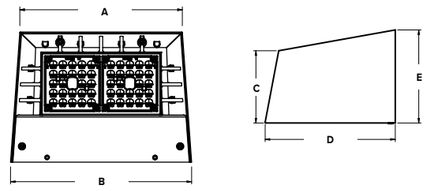
Notes:
1 Replace "XXX" with color option

CONTROLS ACCESSORIES - Order Separately

Catalog Number	Description
☐ **SCPREMOTE**	Order at least one per project location to program and control

DIMENSIONS

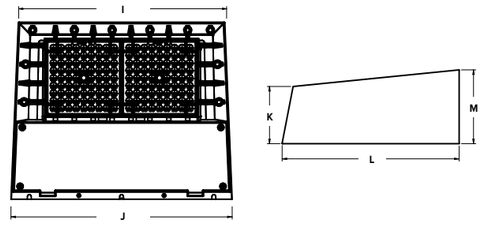
RWL1



A	B	C	D	E
8.7"	9.7"	3.9"	7.0"	5.0"
221mm	246mm	99mm	178mm	127mm

Weight 6.5 lbs (2.95 kgs)

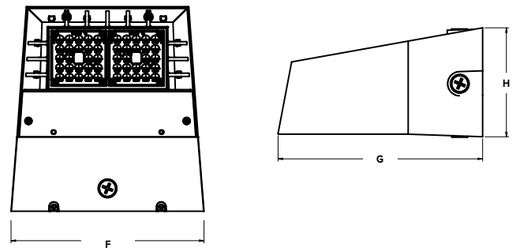
RWL2



I	J	K	L	M
14.0"	15.0"	3.9"	12.0"	5.0"
356mm	381mm	99mm	305mm	127mm

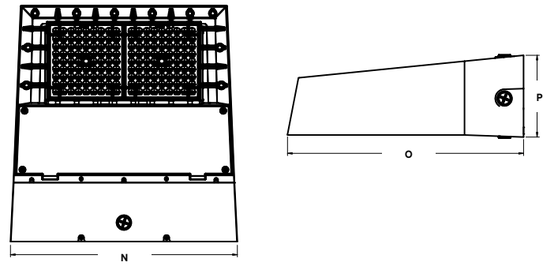
Weight 16.5 lbs (7.48 kgs)

RWL1 with Integral Back Box



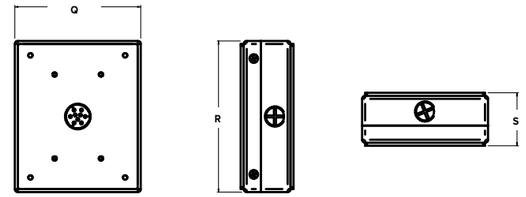
F	G	H
10.4"	11.0"	5.9"
264mm	279mm	150mm

RWL2 with Integral Back Box



N	O	P
15.4"	16.0"	5.5"
391mm	406mm	140mm

Back Box Accessory



Q	R	S
4.9"	5.9"	2.1"
124mm	150mm	53mm

RATIO Bollard Ordering information

ORDERING INFORMATION ORDERING EXAMPLE: RBD-56L-30-UNV-360-3K7-DBT

Model		# LEDs Wattage		Voltage		Distribution		CCT/CRI		Heights	
RBD	Ratio Bollard	**14L-7**	750 lumens	**UNV**	Universal 120–277	**90**	90 Degree Beam	**3K7**	3000K, 70 CRI	**24**	24" High
		28L-15	1500 lumens	**120**	120V	**180A**	180 Degree Adjacent Beam	**4K7**	4000K, 70 CRI	**30**	30" High
		42L-23	2250 lumens	**208**	208V	**180**	180 Degree Opposing Beam	**5K7**	5000K, 70 CRI	**36**	36" High
		56L-30	3000 lumens	**240**	240V	**270**	270 Degree Beam			**42**	42" High
				277	277V	**360**	360 Degree Beam				
				347	347V						
				480	480V						

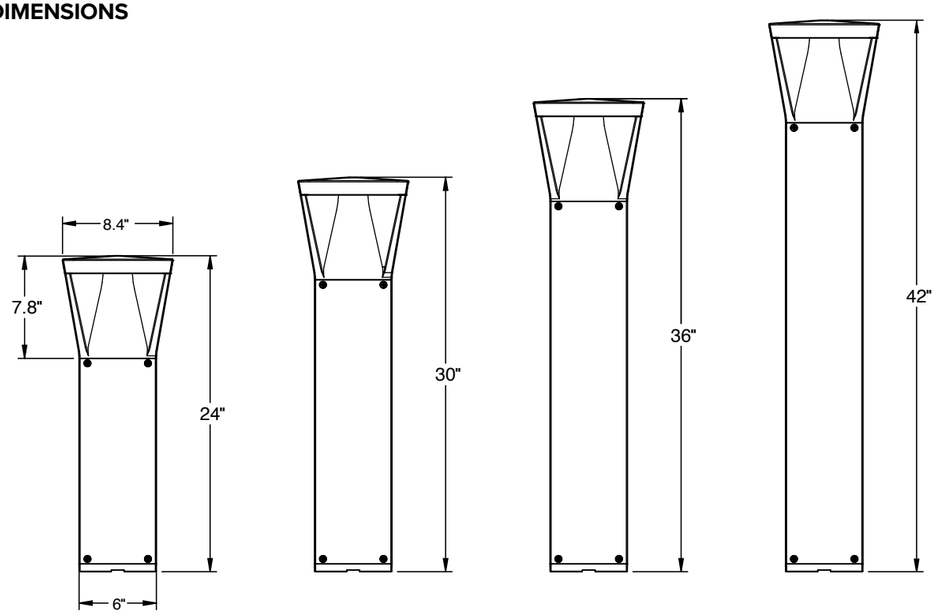
Color	
BLT	Black Matte Textured
DBT	Dark Bronze Matte Textured
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
PSS	Platinum Silver Smooth
WHT	White Matte Textured
VGT	Verde Green Textured
LEG	Legacy Colors
Color Option	
CC	Custom Color

Options	
F	Fusing (specify voltage)
PC[1]	Photocontrol
CGF	Costal Grade Finish

1 PC option only compatible with 120-277V

Items with a grey background can be done as a custom order. Contact brand representative for more information

DIMENSIONS





Current

Current Lighting Solutions, LLC
701 Millennium Blvd.
Greenville, SC 29607

currentlighting.com/beacon

© 2022 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

Rev. 01/05/2023
Ratio_Family brochure_R02

BEACON
design . performance . technology

RATIO Series

AREA/SITE LIGHTER

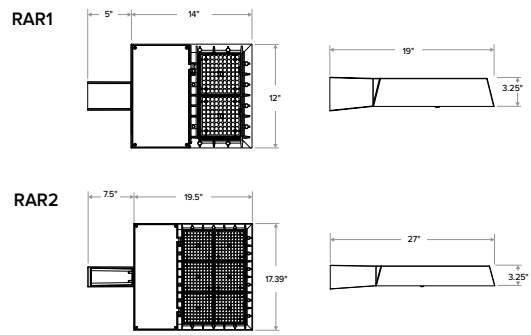
DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

MICROSTRIKE | OPTICS STRIKE



FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Strike and Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available



CONTROL TECHNOLOGY

SERVICE PROGRAMS

	Weight	EPA at 0°
RAR1	13.5 lbs / 6.1 kg	.45ft.^{2} / .13m^2
RAR2	24 lbs / 10.9 kg	.55ft.^{2} / .17m^2

SPECIFICATIONS

CONSTRUCTION

- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40˚C to 40˚C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0- 10 V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations on this page are DLC Qualified. Refer to www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40˚C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to https://www.currentlighting.com/resources/america-solutions)

WARRANTY

- 5 year limited warranty
- See HLI Standard Warranty for additional information

© 2024 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

BEACON
design . performance . technology

RATIO Series

AREA/SITE LIGHTER MICRO STRIKE

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

Gray Shading = Service Program Limit of 15 luminaires QS10

MICRO STRIKE OPTICS - ORDERING GUIDE

Example: RAR1-80L-25-3K7-2-UNV-ASQ-BL-NXW-BC

CATALOG #

ORDERING INFORMATION

Series		# LEDs - Wattage		CCT/CRI		Distribution		Optics Rotation		Voltage	
RAR1	Ratio Area Size 1 - Micro Strike	**80L-25**	25W - 3,000 Lumens	**3K7**	3000K, 70 CRI	**2**	IES TYPE II	Blank for no rotation		**UNV**	Universal 120-277V
		80L-39	39W -5,200 Lumens	**4K7**	4000K, 70 CRI	**3**	IES TYPE III	**L**	Optic rotation left	**120**	120V
		80L-50	50W - 6,000 Lumens	**5K7**	5000K, 70 CRI	**4W**	IES TYPE IV	**R**	Optic rotation right	**208**	208V
		160L-70	70W - 9,000 Lumens			**4F**	IES TYPE IV Forward			**240**	240V
		160L-100	100W - 12,000 Lumens			**5QW**	IES TYPE V			**277**	277V
		160L-115	115W - 15,000 Lumens							**347**	347V
		160L-135	135W - 18,000 Lumens							**480**	480V
RAR2	Ratio Area Size 2 - Micro Strike	**320L-110**	110W - 15,000 Lumens								
		320L-140	140W - 18,000 Lumens								
		320L-165	165W - 21,000 Lumens								
		480L-185	185W - 24,000 Lumens								
		480L-210	210W - 27,000 Lumens								
		480L-240	240W - 30,000 Lumens								
		480L-255	255W - 36,000 Lumens								
		480L-295	295W - 42,000 Lumens								
		480L-340	340W - 48,000 Lumens								

Mounting	
ASQ	Arm mount for square pole/flat surface
ASQU	Universal arm mount for square pole, S2 Drill pattern. Does not include round pole adaptor
Mounting Round Poles	
A_	Arm mount for round pole[1] B3 drill pattern
A_U	Universal arm mount for round pole[1]
Mounting Other	
WB	Wall bracket
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Brone Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured
Color Option	
CC	Custom Color

Control Options Network	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [6,7]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [6,7]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [6,7]
Control Options Other	
SCP_F	Programmable occupancy sensor [3,4]
7PR	7-Pin twist lock receptacle
7PR-SC	7-Pin receptacle with shorting cap
7PR-MD40F	Low voltage sensor for 7PR
7PR-TL	7-Pin PCR with photocontrol
ADD	AutoDim Timer Based Dimming
ADT	AutoDim Time of Day Dimming
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens [8]
BTS-40F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens [8]
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens [8]

Options	
BC	Backlight control
F	Fusing [5]
TB	Terminal block
2PF	2 power feed with 2 drivers[2]

Notes:

1 Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole

2 Not available with 25, 50, 255, 295 & 340W configurations

3 At least one SCPREMOTE required to program SCP motion sensor

4 Replace "_" with 8F or 40F lens

5 Must specify voltage

6 Networked Controls cannot be combined with other control options

7 Not available with 2PF option

8 BTS and BTSO available for 70 Watts or higher and only on 120-277 voltage

© 2024 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

BEACON
design . performance . technology

RATIO Series
AREA/SITE LIGHTER STRIKE

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

STRIKE OPTIC - ORDERING GUIDE

Example: RAR1-36L-39-3K7-2-UNV-ASQ-BLT-NXW-BC

CATALOG #

ORDERING INFORMATION

Series		# LEDs - Wattage		CCT/CRI		Distribution		Optics Rotation		Voltage	
RAR1	Ratio Area Size 1 - Strike Optics	**36L-39**	39W - 5,000 Lumens	**3K7**	3000K, 70 CRI	**FR**	Auto Front Row	Blank for no rotation		**UNV**	Universal 120-277V
		36L-55	55W - 7,000 Lumens	**4K7**	4000K, 70 CRI	**2**	Type 2	**L**	Optic rotation left	**120**	120V
		36L-85	85W - 10,000 Lumens	**5K7**	5000K, 70 CRI	**3**	Type 3	**R**	Optic rotation right	**208**	208V
		36L-105	105W - 12,000 Lumens	**3K8**	3000K, 80 CRI	**4F**	Type 4 Forward			**240**	240V
		36L-120	120W - 13,000 Lumens	**4K8**	4000K, 80 CRI	**4W**	Type 4 Wide			**277**	277V
		72L-115	115W - 14,000 Lumens	**5K8**	5000K, 80 CRI	**5QN**	Type 5 Square Narrow			**347**	347V
		72L-145	145W - 17,000 Lumens			**5QW**	Type 5 Square Wide			**480**	480V
RAR2	Ratio Area Size 2 - Strike Optics	**72L-180**	180W - 20,000 Lumens			**5QM**	Type 5 Square Medium				
		72L-210	210W - 24,000 Lumens			**5W**	Type 5 Wide (Round)				
		72L-240	240W - 26,000 Lumens			**5RW**	Type 5 Rectangular				
		108L-215	215W - 27,000 Lumens			**C**	Corner Optic				
		108L-250	250W - 30,000 Lumens			**TC**	Tennis Court Optic				
		108L-280	280W - 33,000 Lumens								
		108L-325	325W - 37,000 Lumens								
		108L-365	365W - 40,000 Lumens								

Mounting		Color		Control Options Network		Options	
ASQ	Arm mount for square pole/flat surface	**BLT**	Black Matte Textured	**NXWS16F**	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [6,7]	**BC**	Backlight control
ASQU	Universal arm mount for square pole, S2 Drill pattern. Does not include round pole adaptor	**BLS**	Black Gloss Smooth	**NXWS40F**	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [6,7]	**F**	Fusing [5]
Mounting Round Poles		**DBT**	Dark Bronze Matte Textured	**NXW**	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [6,7]	**TB**	Terminal block
A_	Arm mount for round pole[1] B3 drill pattern	**DBS**	Dark Brone Gloss Smooth	**Control Options Other**		**2PF**	2 power feed with 2 drivers[2]
A_U	Universal arm mount for round pole[1]	**GTT**	Graphite Matte Textured	**SCP_F**	Programmable occupancy sensor [3,4]		
Mounting Other		**LGS**	Light Grey Gloss Smooth	**7PR**	7-Pin twist lock receptacle		
WB	Wall bracket	**PSS**	Platinum Silver Smooth	**7PR-SC**	7-Pin receptacle with shorting cap		
MAF	Mast arm fitter for 2-3/8" OD horizontal arm	**WHT**	White Matte Textured	**7PR-MD40F**	Low voltage sensor for 7PR		
K	Knuckle	**WHS**	White Gloss Smooth	**7PR-TL**	7-Pin PCR with photocontrol		
		VGT	Verde Green Textured	**ADD**	AutoDim Timer Based Dimming		
		Color Option		**ADT**	AutoDim Time of Day Dimming		
		CC	Custom Color	**BTS-14F**	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens [8]		
				BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens [8]		
				BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens [8]		

Notes:
1 Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
2 Not available with 25, 50, 255, 295 & 340W configurations
3 At least one SCPREMOTE required to program SCP motion sensor
4 Replace "_" with 8F or 40F lens
5 Must specify voltage
6 Networked Controls cannot be combined with other control options
7 Not available with 2PF option
8 BTS and BTSO available for 50 Watts or higher and only on 120-277 voltage

© 2024 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

BEACON
design . performance . technology

RATIO Wall

RWL1/RWL2 LED WALLPACK

DATE: | LOCATION:

TYPE: | PROJECT:

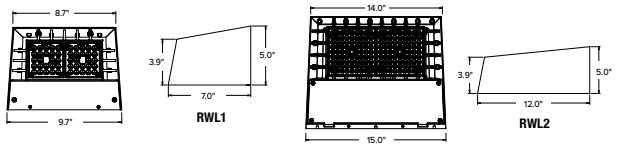
CATALOG #:

MICROSTRIKE | OPTICS STRIKE

FEATURES

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Strike and Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, LightGRID+ and 7-Pin with networked controls
- Battery Backup options available for emergency code compliance
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada





CONTROL TECHNOLOGY

CONNECT WIRED WIRELESS LIGHTGRID+

SERVICE PROGRAM

QS10

	Weight
RWL1	6.5 lbs / 2.95 kg
RWL2	16.5 lbs / 7.48 kg

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 48 or 160 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI/80 CRI) CCT
- Zero uplight distributions
- LED optics provide IES type II, III and IV distributions. Type II only available in RWL2 configurations

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount.
- Integral back box contains 1/2" conduit hubs
- Integral backbox provided as standard with selection of some options

ELECTRICAL

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option for all wattages above 35W
- Ambient operating temperature -40˚C to 40˚C
- Driver RoHS and IP66

ELECTRICAL (CONTINUED)

- 10kV Surge Protector optional
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options can not be included in one same fixture.
- Dimming drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than 6" standard.

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- Button photocontrol is suitable for 120-277V operation
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Battery Backup suitable for operating temperatures -25˚C to 40˚C. RWL1 battery is 12.5W RWL2 battery is 18W

CONTROLS (CONTINUED)

- Dual Driver and Dual Power Feed options creates product configuration with 2 internal drivers for code compliance
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS

- Certified to UL 1598 and CSA 22.2#250.0-24 for wet locations
- IP65 rated housing
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Emergency battery backup options are California Energy Commission (CEC) Title 20 Compliant
- Meets IDA requirements using 3K CCT configuration at 0 degrees or tilt

WARRANTY

- 5 year limited warranty

© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

BEACON
design . performance . technology

RATIO Wall

RWL1/RWL2 LED WALLPACK

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

Gray Shading = Service Program Limit of 15 luminaires QS10

ORDERING GUIDE

Example: RWL1–48L-10–3K7–2–UNV–BLS–E

CATALOG # _____ – _____ – _____ – _____ – _____ – _____ – _____

Series		# LEDs - Wattage		CCT/CRI		Distribution		Voltage		Color	
RWL1	Micro Strike Optics	**48L-10**	1,000 Lumens	**3K7**	3000K, 70 CRI	**2**	IES TYPE II	**UNV**	120-277V	**BLT**	Black Matte Textured
		48L-15	2,000 Lumens	**4K7**	4000K, 70 CRI	**3**	IES TYPE III	**120**	120V	**BLS**	Black Gloss Smooth
		48L-20	2,500 Lumens [5, 6]	**5K7**	5000K, 70 CRI	**4F**	IES TYPE IV Forward	**208**	208V	**DBT**	Dark Bronze Matte Textured
		48L-25	3,500 Lumens	**3K8**	3000K, 80 CRI	**4W**	IES TYPE IV Wide	**240**	240V	**DBS**	Dark Bronze Gloss Smooth
		48L-35	4,500 Lumens	**4K8**	4000K, 80 CRI			**277**	277V	**GTT**	Graphite Matte Textured
		48L-45	5,500 Lumens [5, 6]	**5K8**	5000K, 80 CRI			**347**	347V	**LGS**	Light Grey Gloss Smooth
RWL2	Micro Strike Optics	**160L-45**	6,500 Lumens					**480**	480V	**LGT**	Light Grey Matte Textured
		160L-50	7,500 Lumens							**PSS**	Platinum Silver Smooth
		160L-65	9,500 Lumens							**WHT**	White Matte Textured
		160L-80	11,000 Lumens							**WHS**	White Gloss Smooth
		160L-95	13,000 Lumens							**VGT**	Verde Green Textured
		160L-115	15,000 Lumens							**Color Option**	
		160L-135	17,500 Lumens							**CC**	Custom Color
		160L-155	19,500 Lumens								
RWL2	Strike Optics	**36L-39**	5,500 Lumens, Strike								
		36L-55	7,500 Lumens, Strike								
		36L-85	10,000 Lumens, Strike								
		36L-105	12,500 Lumens, Strike								
		36L-120	14,000 Lumens, Strike								

_____ – _____

Control Options Network	
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [2, 7, 12]
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [2, 7, 12]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [2, 7, 12]
WIR	LightGRID+ In-Fixture Module [2, 9]
Stand Alone Sensors	
SCP-8F	Remote control programmable line voltage sensor [4, 5, 6, 8]
SCP-20F	Remote control programmable line voltage sensor [4, 5, 6, 8]
BTS-14F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor [1, 2, 5, 7, 8]
BTS-40F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor [1, 2, 5, 7, 8]
BTSO-12F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor, up to 12' mounting height [1, 2, 5, 7, 8]
Control Options	
7PR_	7-Pin Receptacle [8, 9]

_____

Distribution	
F	Fusing [4]
E	Emergency Battery Backup [3, 8, 9]
EH	Emergency Battery w/ Heater Option [3, 8, 9]
2DR	Dual Driver [3, 9, 10]
2PF	Dual Power Feed [3, 9, 10]
PC	Button Photocontrol [5, 6, 11]
SP	10kA Surge Protector [11]

Notes:

1 Not available in RWL1
2 Cannot be combined with E, EH, 2DR, 2PF due to space constraints
3 Cannot be combined with Controls due to space constraints
4 Must specify voltage
5 Not available in 347V
6 Not available in 480V
7 Available in 480V in 95W, 115W, 155W only
8 Cannot be combined with 2DR or 2PF
9 Located in integral backbox which will be automatically added to the fixture if selected
10 Not available in RWL1-48L in 10W, 15W, or 20W
11 SP and PC cannot be combined due to space constraints
12 SP and PC cannot be combined due to space constraints
* Based on space limitations, some options may not be combined. Consult Factory.

CONTROLS

Control Options	
Standalone	
SCPREMOTE	Order at least one per project location to program and control

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

	Catalog Number	Description
☐	**WP-BB-XXX**	Accessory for conduit entry [1]

Notes:

1 replace "xxx" with color option

© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

BEACON
design . performance . technology

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

RATIO Wall

RWL1/RWL2 LED WALLPACK

CONTROLS FUNCTIONALITY

OUTDOOR LIGHTING CONTROLS OPTIONS

LIGHTGRID+ NX LIGHTING CONTROLS MOBILE APP

	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components	
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
NX Wireless	NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	✓	✓	✓	–	–	✓	✓	✓	–		NXRM2-H
	NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	16ft		NXSMP2-LMO
	NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	40ft		NXSMP2-HMO
LightGRID+	WIR	LightGRID+ In-Fixture Module	✓	–	✓	–	–	✓	✓	Gateway	–		WIR
Independent	BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	12ft		BTSMP-OMNI-O
	BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	14ft		BTSMP-LMO
	BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	40ft		BTSMP-HMO

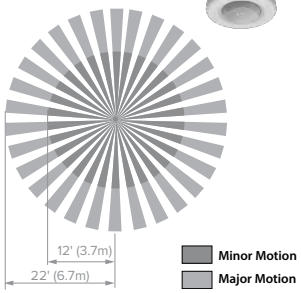
DEFAULT SETTINGS

NX Wireless	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	15 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	0%
Daylight Sensor	Disabled
Bluetooth	Enabled
2.4GHz Wireless Mesh	On
"Passcode Factory Passcode: HubbN3T!"	Enabled

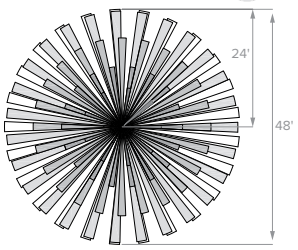
Stand Alone	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	8 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	50%
Daylight Sensor	Disabled

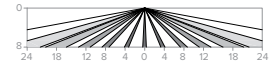
NX WIRELESS COVERAGE PATTERNS

NXSMP2-OMNI



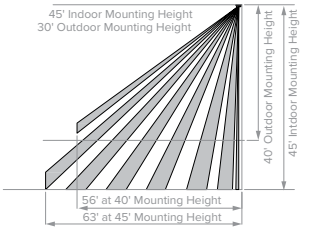
NXSMP2-LMO





Sensor Lens Coverage and Detection Patterns
When Mounted at 8ft with Low Mount Lens

NXSMP2-HMO



Sensor Lens Coverage and Detection Patterns
When Mounted at 40ft and 45ft with Standard Lens

NX LIGHTING CONTROLS FREE APP

CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)



The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminiares and program NX system settings.

Apple App: https://apps.apple.com/us/app/nx-lighting-controls/id962112904

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&gl=US

Apple App

Google Play

© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

RATIO Wall

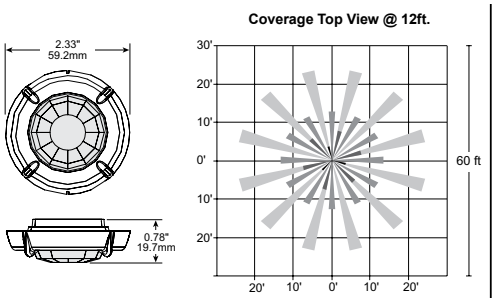
RWL1/RWL2 LED WALLPACK

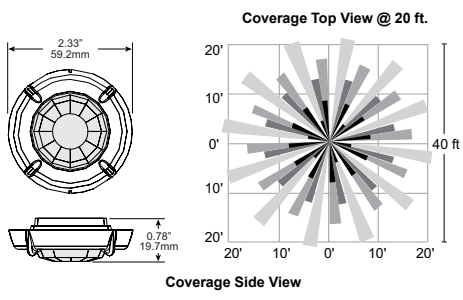
OUTDOOR LIGHTING CONTROLS OPTIONS

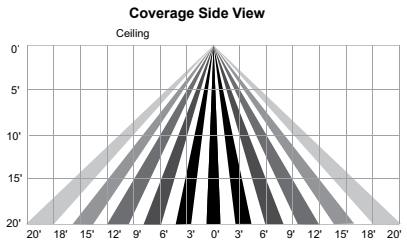
CONTROLS FUNCTIONALITY

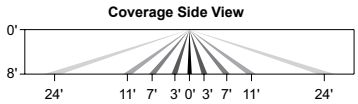
	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height	
Independent	SCP_F	Sensor Control Programmable, sensor range, reference product specification for height selections	–	–	–	✓	✓	✓	✓	–	8ft or 40ft	SCP_F
	7PR	7-Pin Receptacle	–	–	Paired with external control	–	Paired with external control	–	Paired with external control	–	–	7PR

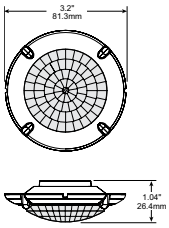
COVERAGE PATTERNS FOR SCP_F

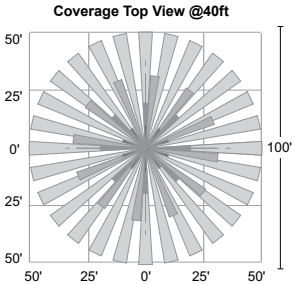


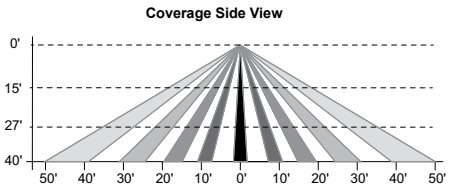












© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

RATIO Wall

RWL1/RWL2 LED WALLPACK

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

PERFORMANCE DATA: MICROSTRIKE

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RWL1	10	10.1	3	1362	135	0	0	1	1355	134	0	0	1	1303	129	0	0	1
			4W	1343	133	0	0	1	1336	132	0	0	1	1285	127	0	0	1
	15	14.5	3	1972	136	1	0	1	1962	135	1	0	1	1887	130	1	0	1
			4W	1945	134	0	0	1	1935	133	0	0	1	1861	128	0	0	1
	20	19.9	3	2722	137	1	0	1	2709	136	1	0	1	2605	131	1	0	1
			4W	2685	135	1	0	1	2672	134	1	0	1	2569	129	1	0	1
	25	28.0	3	3749	134	1	0	1	3732	133	1	0	1	3588	128	1	0	1
			4W	3698	132	1	0	1	3680	131	1	0	1	3538	126	1	0	1
	35	36.9	3	4751	129	1	0	2	4728	128	1	0	2	4546	123	1	0	1
			4W	4685	127	1	0	2	4663	126	1	0	2	4483	121	1	0	2
	45	46.5	3	5812	125	1	0	2	5784	124	1	0	2	5562	120	1	0	2
			4W	5731	123	1	0	2	5704	123	1	0	2	5485	118	1	0	2
RWL2	45	46.1	2	6701	145	1	0	2	6668	145	1	0	2	6412	139	1	0	2
			3	6812	148	1	0	2	6780	147	1	0	2	6519	141	1	0	2
			4W	6678	145	1	0	2	6646	144	1	0	2	6390	139	1	0	2
	50	54.0	2	7747	143	1	0	2	7710	143	1	0	2	7413	137	1	0	2
			3	7876	146	1	0	2	7838	145	1	0	2	7537	140	1	0	2
			4W	7720	143	1	0	2	7683	142	1	0	2	7388	137	1	0	2
	65	67.2	2	9539	142	1	0	2	9494	141	1	0	2	9129	136	1	0	2
			3	9699	144	2	0	2	9652	144	2	0	2	9281	138	2	0	2
			4W	9507	141	2	0	2	9461	141	2	0	2	9097	135	2	0	2
	80	80.8	2	11228	139	2	0	2	11174	138	2	0	2	10745	133	2	0	2
			3	11416	141	2	0	2	11361	141	2	0	2	10924	135	2	0	2
			4W	11190	138	2	0	2	11136	138	2	0	2	10708	133	2	0	2
	95	93.2	2	13148	141	2	0	2	13085	140	2	0	2	12582	135	2	0	2
			3	13368	143	2	0	2	13304	143	2	0	2	12792	137	2	0	2
			4W	13103	141	2	0	2	13040	140	2	0	2	12539	135	2	0	2
	115	109.8	2	15102	138	2	0	3	15030	137	2	0	3	14452	132	2	0	3
			3	15354	140	2	0	3	15281	139	2	0	3	14693	134	2	0	3
			4W	15050	137	2	0	3	14978	136	2	0	3	14402	131	2	0	3
	135	137.1	2	17533	128	2	0	3	17449	127	2	0	3	16778	122	2	0	3
			3	17826	130	2	0	3	17740	129	2	0	3	17058	124	2	0	3
			4W	17473	127	2	0	3	17389	127	2	0	3	16720	122	2	0	3
	155	156.8	2	19495	124	2	0	3	19402	124	2	0	3	18656	119	2	0	3
			3	19821	126	2	0	3	19726	126	2	0	3	18967	121	2	0	3
			4W	19542	125	2	0	3	19448	124	2	0	3	18700	119	2	0	3

© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

RATIO Wall

RWL1/RWL2 LED WALLPACK

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

PERFORMANCE DATA: STRIKE

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RWL2	39	45.1	2	5618	125	1	0	1	5723	127	1	0	1	5251	116	1	0	1
			3	5644	125	1	0	2	5749	127	1	0	2	5274	117	1	0	2
			4F	5662	126	1	0	2	5768	128	1	0	2	5291	117	1	0	2
			4W	5652	125	1	0	2	5757	128	1	0	2	5282	117	1	0	2
	55	63.1	2	7458	118	1	0	2	7659	121	1	0	2	6970	110	1	0	2
			3	7552	120	1	0	2	7694	122	1	0	2	7058	112	1	0	2
			4F	7577	120	1	0	2	7718	122	1	0	2	7081	112	1	0	2
			4W	7564	120	1	0	3	7705	122	1	0	3	7069	112	1	0	3
	85	88.0	2	10121	115	2	0	2	10311	117	2	0	2	9459	107	2	0	2
			3	10167	116	1	0	3	10357	118	1	0	3	9502	108	1	0	3
			4F	10200	116	1	0	2	10390	118	1	0	2	9532	108	1	0	2
			4W	10182	116	1	0	3	10372	118	1	0	3	9516	108	1	0	3
	105	111.7	2	12022	108	2	0	2	12247	110	2	0	2	11235	101	2	0	2
			3	12075	108	2	0	3	12301	110	2	0	3	11285	101	2	0	3
			4F	12115	108	1	0	3	12341	110	1	0	3	11322	101	1	0	2
			4W	12093	108	2	0	3	12319	110	2	0	3	11302	101	1	0	3
	120	126.2	2	12889	102	2	0	2	13130	104	2	0	2	12046	95	2	0	2
			3	12947	103	2	0	3	13189	105	2	0	3	12100	96	2	0	3
			4F	12989	103	1	0	3	13232	105	1	0	3	12139	96	1	0	3
			4W	12966	103	2	0	3	13208	105	2	0	3	12118	96	1	0	3

© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

BEACON
design . performance . technology

RATIO Wall

RWL1/RWL2 LED WALLPACK

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		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
50°C	122°F	0.97

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

PROJECTED LUMEN MAINTENANCE

	OPERATING HOURS		
Ambient Temp.	0	25,000	TM-21-22 60,000
25°C / 77°F	1.00	0.91	0.83
40°C / 104°F	0.99	0.90	0.82

Lumen maintenance values calculated per TM-21 using six times the LM-80 test time for the LED and in-situ thermal testing of the luminaire.

MULTIPLIER

Micro Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	–	0.841	–
3000K	0.977	0.861	0.647
3500K	–	0.900	–
4000K	1	0.926	0.699
5000K	1	0.937	0.791

Strike Lumen Multiplier			
CCT	70CRI	80CRI	90CRI
2700K	0.900	0.810	0.62
3000K	0.933	0.853	0.659
3500K	0.959	0.894	0.711
4000K	1.000	0.900	0.732
5000K	1.000	0.900	0.732
Monochromatic Amber Multiplier			
Amber	See Amber Spec Sheet		

ELECTRICAL DATA: MICROSTRIKE

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RWL1	10	120	0.08	10.1
		208	0.05	
		240	0.04	
		277	0.04	
		347	0.03	
		480	0.02	
	15	120	0.12	14.5
		208	0.07	
		240	0.06	
		277	0.05	
		347	0.04	
		480	0.03	
	20	120	0.17	19.9
		208	0.10	
		240	0.08	
		277	0.07	
		347	0.06	
		480	0.04	
	25	120	0.23	28.0
		208	0.13	
		240	0.12	
		277	0.10	
		347	0.08	
		480	0.06	
	35	120	0.31	36.9
		208	0.18	
		240	0.15	
		277	0.13	
		347	0.11	
		480	0.08	
	45	120	0.39	46.5
		208	0.22	
		240	0.19	
		277	0.17	
		347	0.13	
		480	0.10	

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RWL2	45	120	0.38	46.1
		208	0.22	
		240	0.19	
		277	0.17	
		347	0.13	
		480	0.10	
	50	120	0.45	54.0
		208	0.26	
		240	0.23	
		277	0.19	
		347	0.16	
		480	0.11	
	65	120	0.56	67.2
		208	0.32	
		240	0.28	
		277	0.24	
		347	0.19	
		480	0.14	
	80	120	0.67	80.8
		208	0.39	
		240	0.34	
		277	0.29	
		347	0.23	
		480	0.17	
	95	120	0.78	93.2
		208	0.45	
		240	0.39	
		277	0.34	
		347	0.27	
		480	0.19	
	115	120	0.92	109.8
		208	0.53	
		240	0.46	
		277	0.40	
		347	0.32	
		480	0.23	
	135	120	1.14	137.1
		208	0.66	
		240	0.57	
		277	0.49	
		347	0.40	
		480	0.29	
	155	120	1.31	156.8
		208	0.75	
		240	0.65	
		277	0.57	
		347	0.45	
		480	0.33	

© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

RATIO Wall

RWL1/RWL2 LED WALLPACK

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

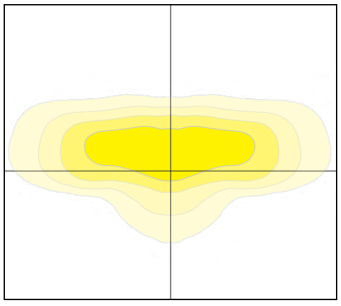
ELECTRICAL DATA: STRIKE

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RWL2	39	120	0.38	45.1
		208	0.22	
		240	0.19	
		277	0.16	
		347	0.13	
		480	0.09	
	55	120	0.53	63.1
		208	0.30	
		240	0.26	
		277	0.23	
		347	0.18	
		480	0.13	
	85	120	0.73	88.0
		208	0.42	
		240	0.37	
		277	0.32	
		347	0.25	
		480	0.18	
	105	120	0.93	111.7
		208	0.54	
		240	0.47	
		277	0.40	
		347	0.32	
		480	0.23	
	120	120	1.05	126.2
		208	0.61	
		240	0.53	
		277	0.46	
		347	0.36	
		480	0.26	

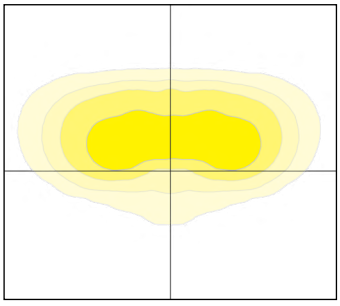
PHOTOMETRY

Mounting Height: 30ft

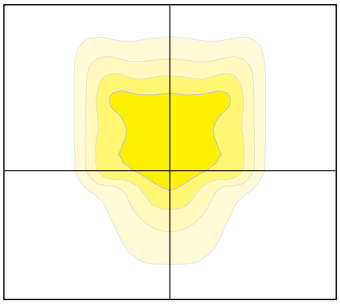
Type 2



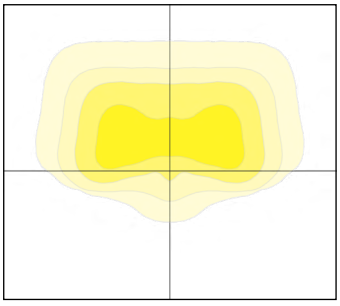
Type 3



Type 4F



Type 4W



© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

BEACON
design . performance . technology

RATIO Wall

RWL1/RWL2 LED WALLPACK

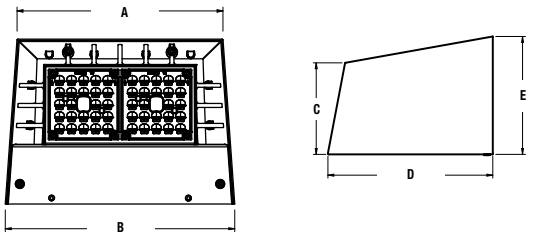
DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

DIMENSIONS

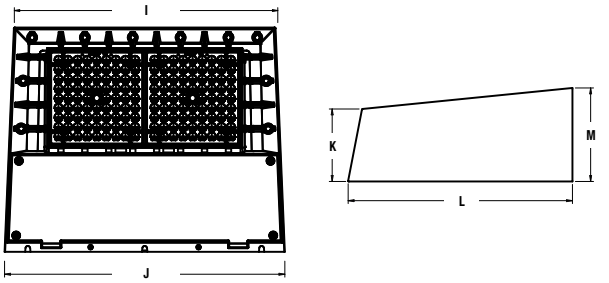
RWL1



A	B	C	D	E
8.7"	9.7"	3.9"	7.0"	5.0"
221mm	246mm	99mm	178mm	127mm

Weight
6.5 lbs (2.95 kgs)

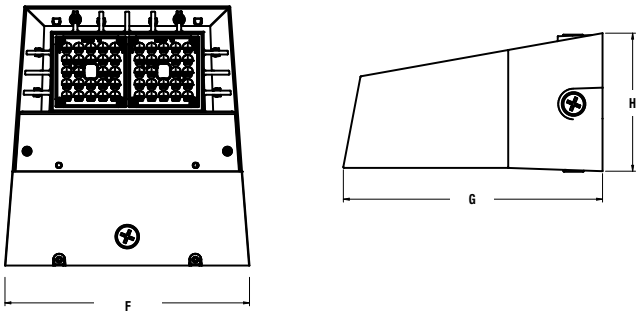
RWL2



I	J	K	L	M
14.0"	15.0"	3.9"	12.0"	5.0"
356mm	381mm	99mm	305mm	127mm

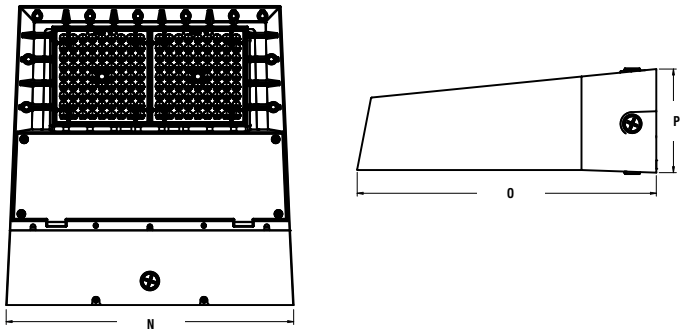
Weight
16.5 lbs (7.48 kgs)

RWL1 with Integral Back Box



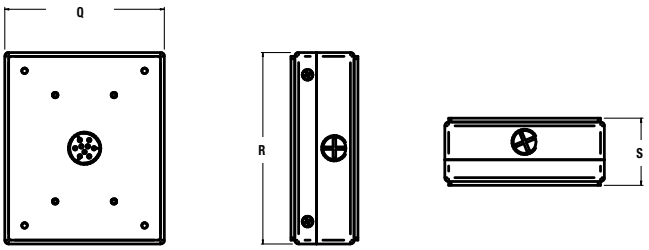
F	G	H
10.4"	11.0"	5.9"
264mm	279mm	150mm

RWL2 with Integral Back Box



N	O	P
15.4"	16.0"	5.5"
391mm	406mm	140mm

Back Box Accessory



Q	R	S
4.9"	5.9"	2.1"
124mm	150mm	53mm

© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

BEACON
design . performance . technology

RATIO Wall

RWL1/RWL2 LED WALLPACK

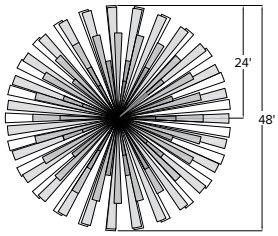
DATE: LOCATION:

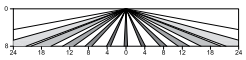
TYPE: PROJECT:

CATALOG #:

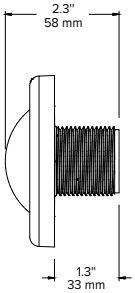
ADDITIONAL INFORMATION

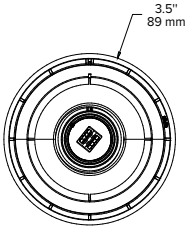
NXSP-14F



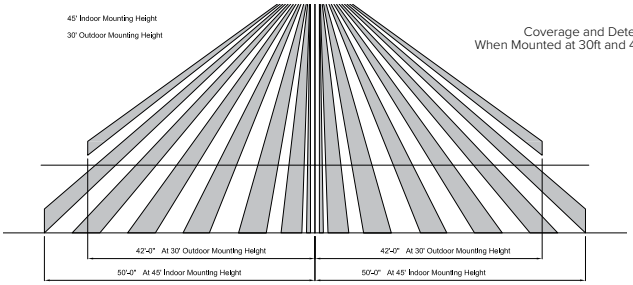


Sensor Lens Coverage and Detection Patterns
When Mounted at 8ft with Low Mount Lens

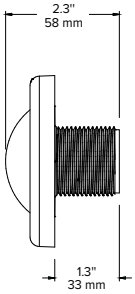


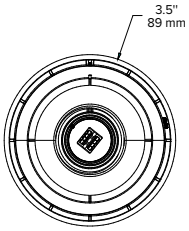


NXSP-40F

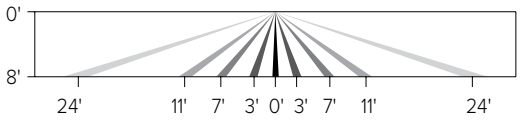


Coverage and Detection Patterns
When Mounted at 30ft and 45ft with Standard Lens

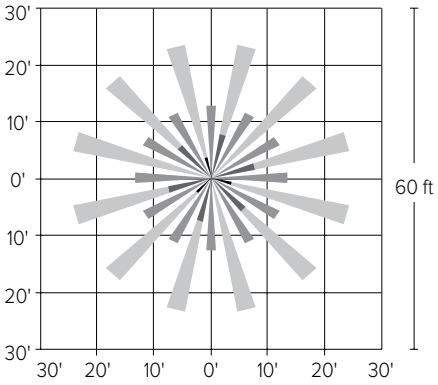


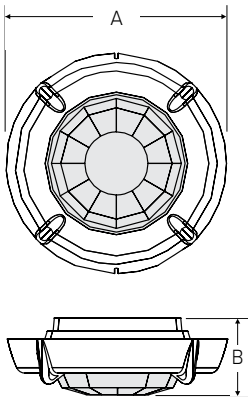


SCP-8F



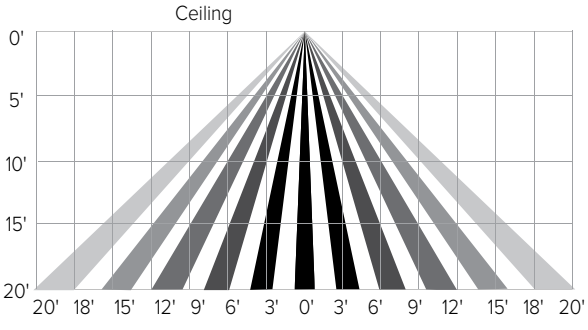


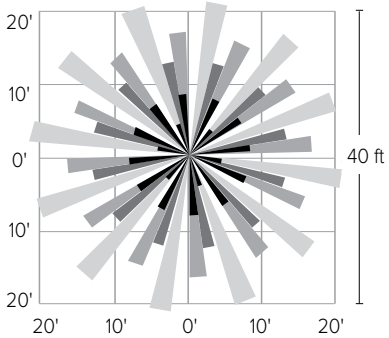


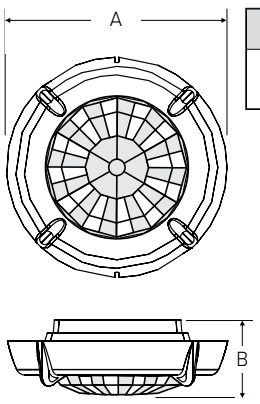


A	B
2.3" (59mm)	.8" (20mm)

SCP-2OF







A	B
2.3" (59mm)	.8" (20mm)

© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

BEACON
design . performance . technology

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

RATIO Series

AREA/SITE LIGHTER

OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY

	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components	
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
NX Wireless	NXOFM2-1R1D-UNV	NX 7-Pin Twist-Lock® with NX Networked Wireless Radio, Integral Automatic Dimming Photocell, Integral Single Pole Relay with Dimming, and Bluetooth Programming	✓	✓	✓	Paired with external control	✓	✓	✓	✓	–		NXOFM2-1R1D-UNV
NX Wireless	NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	✓	✓	✓	–	–	✓	✓	✓	–		NXRM2-H
NX Wireless	NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	16ft		NXSMP2-LMO
NX Wireless	NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	40ft		NXSMP2-HMO
Independent	BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	12ft		BTSMP-OMNI-O
Independent	BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	14ft		BTSMP-LMO
Independent	BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	40ft		BTSMP-HMO

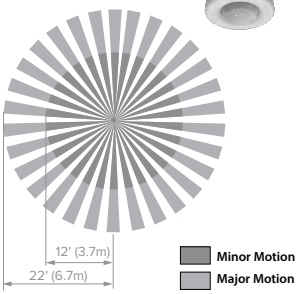
DEFAULT SETTINGS

NX Wireless	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	15 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	0%
Daylight Sensor	Disabled
Bluetooth	Enabled
2.4GHz Wireless Mesh	On
"Passcode Factory Passcode: HubbN3T!"	Enabled

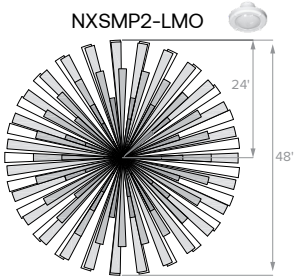
Stand Alone	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	8 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	50%
Daylight Sensor	Disabled

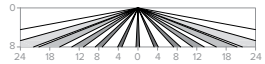
NX WIRELESS COVERAGE PATTERNS

NXSMP2-OMNI



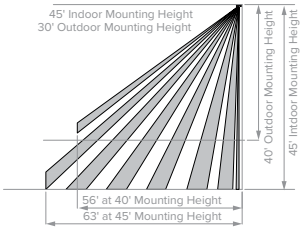
NXSMP2-LMO





Sensor Lens Coverage and Detection Patterns
When Mounted at 8ft with Low Mount Lens

NXSMP2-HMO



Sensor Lens Coverage and Detection Patterns
When Mounted at 40ft and 45ft with Standard Lens

NX LIGHTING CONTROLS FREE APP



The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminiares and program NX system settings.

Apple App: https://apps.apple.com/us/app/nx-lighting-controls/id962112904

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&gl=US

Apple App

Google Play

CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)

© 2024 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

BEACON
design . performance . technology

RATIO Series

AREA/SITE LIGHTER

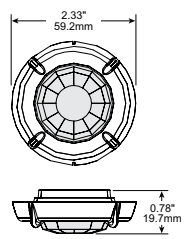
DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

OUTDOOR LIGHTING CONTROLS OPTIONS

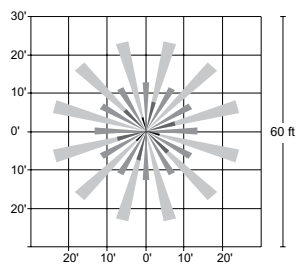
CONTROLS FUNCTIONALITY

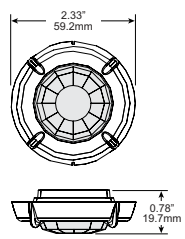
	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height	
Independent	SCP_F	Sensor Control Programmable, sensor range, reference product specification for height selections	–	–	–	✓	✓	✓	✓	–	8ft or 20ft	SCP_F
	ADD	AutoDIM Timer Based Dimming	–	–	✓	–	–	–	✓	–	–	ADD
	ADT	AutoDIM Time of Day Dimming	–	–	✓	–	–	–	✓	–	–	ADT
	7PR	7-Pin Receptacle	–	–	Paired with external control	–	Paired with external control	–	Paired with external control	–	–	7PR
	7PR-SC	7-Pin Receptacle with shorting cap	–	–	–	–	–	–	–	–	–	7PR-SC
	7PR-TL	7-Pin with photocontrol	–	–	–	–	✓	–	✓	–	–	7PR-TL

COVERAGE PATTERNS FOR SCP_F

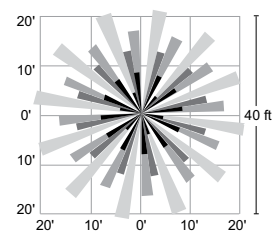


Coverage Top View @ 12ft.

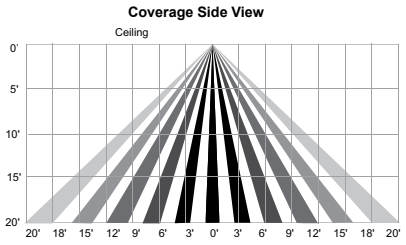




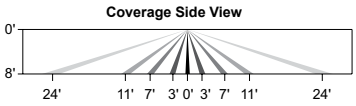
Coverage Top View @ 20 ft.

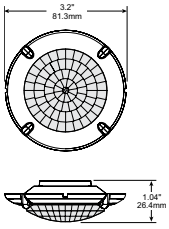


Coverage Side View

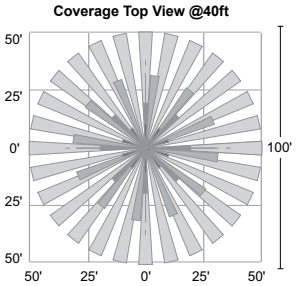


Coverage Side View

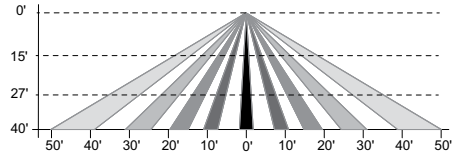




Coverage Top View @40ft



Coverage Side View



PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6 - Delay 6 hours
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50% brightness
Auto-Dim Return	Delay 0-9 Hours	R6 - Return to full output after 6 hours

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6 - Dim at 6PM
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50%
Auto-Dim Return	12-6 AM and 9-11P	R6 - Return to full output at 6AM

© 2024 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

BEACON
design . performance . technology

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

RATIO Series

AREA/SITE LIGHTER

STOCK ORDERING INFORMATION

Catalog Number	Lumens	Wattage	LED Count	CCT/CRI	Voltage	Distribution	Mounting	Finish
RAR1-100-4K-3	12,000	100W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-100-4K-4W	12,000	100W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR1-135-4K-3	18,000	135W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-135-4K-4W	18,000	135W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR2-165-4K-3	21,000	165W	320L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR2-165-4K-4W	21,000	165W	320L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze

POLE COMBOS

Catalog Number	Pole	Single or Double Head	Fixture	Lumens	Wattage	Distribution	CCT/CRI	Mounting	Finish
RAR1-100-4K7-3-S20	**20' Square Straight Steel**	Single Head	**RAR1-100-4K-3**	12,000	100W	Type 3	4000K/70CRI	Square Arm	Dark Bronze
RAR1-100-4K7-4W-S20	**20' Square Straight Steel**	Single Head	**RAR1-100-4K-4W**	12,000	100W	Type 4W	4000K/70CRI	Square Arm	Dark Bronze
RAR1-100-4K7-3-S20-2X	**20' Square Straight Steel**	Double Head (180°)	**RAR1-100-4K-3**	12,000	100W	Type 3	4000K/70CRI	Square Arm	Dark Bronze
RAR1-100-4K7-4W-S20-2X	**20' Square Straight Steel**	Double Head (180°)	**RAR1-100-4K-4W**	12,000	100W	Type 4W	4000K/70CRI	Square Arm	Dark Bronze
RAR1-100-4K7-3-S25	**25' Square Straight Steel**	Single Head	**RAR1-100-4K-3**	12,000	100W	Type 3	4000K/70CRI	Square Arm	Dark Bronze
RAR1-100-4K7-4W-S25	**25' Square Straight Steel**	Single Head	**RAR1-100-4K-4W**	12,000	100W	Type 4W	4000K/70CRI	Square Arm	Dark Bronze
RAR1-100-4K7-3-S25-2X	**25' Square Straight Steel**	Double Head (180°)	**RAR1-100-4K-3**	12,000	100W	Type 3	4000K/70CRI	Square Arm	Dark Bronze
RAR1-100-4K7-4W-S25-2X	**25' Square Straight Steel**	Double Head (180°)	**RAR1-100-4K-4W**	12,000	100W	Type 4W	4000K/70CRI	Square Arm	Dark Bronze
RAR1-135-4K7-3-S20	**20' Square Straight Steel**	Single Head	**RAR1-135-4K-3**	18,000	135W	Type 3	4000K/70CRI	Square Arm	Dark Bronze
RAR1-135-4K7-4W-S20	**20' Square Straight Steel**	Single Head	**RAR1-135-4K-4W**	18,000	135W	Type 4W	4000K/70CRI	Square Arm	Dark Bronze
RAR1-135-4K7-3-S20-2X	**20' Square Straight Steel**	Double Head (180°)	**RAR1-135-4K-3**	18,000	135W	Type 3	4000K/70CRI	Square Arm	Dark Bronze
RAR1-135-4K7-4W-S20-2X	**20' Square Straight Steel**	Double Head (180°)	**RAR1-135-4K-4W**	18,000	135W	Type 4W	4000K/70CRI	Square Arm	Dark Bronze
RAR1-135-4K7-3-S25	**25' Square Straight Steel**	Single Head	**RAR1-135-4K-3**	18,000	135W	Type 3	4000K/70CRI	Square Arm	Dark Bronze
RAR1-135-4K7-4W-S25	**25' Square Straight Steel**	Single Head	**RAR1-135-4K-4W**	18,000	135W	Type 4W	4000K/70CRI	Square Arm	Dark Bronze
RAR1-135-4K7-3-S25-2X	**25' Square Straight Steel**	Double Head (180°)	**RAR1-135-4K-3**	18,000	135W	Type 3	4000K/70CRI	Square Arm	Dark Bronze
RAR1-135-4K7-4W-S25-2X	**25' Square Straight Steel**	Double Head (180°)	**RAR1-135-4K-4W**	18,000	135W	Type 4W	4000K/70CRI	Square Arm	Dark Bronze
RAR2-165-4K7-3-S20	**20' Square Straight Steel**	Single Head	**RAR2-165-4K-3**	21,000	165W	Type 3	4000K/70CRI	Square Arm	Dark Bronze
RAR2-165-4K7-4W-S20	**20' Square Straight Steel**	Single Head	**RAR2-165-4K-4W**	21,000	165W	Type 4W	4000K/70CRI	Square Arm	Dark Bronze
RAR2-165-4K7-3-S20-2X	**20' Square Straight Steel**	Double Head (180°)	**RAR2-165-4K-3**	21,000	165W	Type 3	4000K/70CRI	Square Arm	Dark Bronze
RAR2-165-4K7-4W-S20-2X	**20' Square Straight Steel**	Double Head (180°)	**RAR2-165-4K-4W**	21,000	165W	Type 4W	4000K/70CRI	Square Arm	Dark Bronze
RAR2-165-4K7-3-S25	**25' Square Straight Steel**	Single Head	**RAR2-165-4K-3**	21,000	165W	Type 3	4000K/70CRI	Square Arm	Dark Bronze
RAR2-165-4K7-4W-S25	**25' Square Straight Steel**	Single Head	**RAR2-165-4K-4W**	21,000	165W	Type 4W	4000K/70CRI	Square Arm	Dark Bronze
RAR2-165-4K7-3-S25-2X	**25' Square Straight Steel**	Double Head (180°)	**RAR2-165-4K-3**	21,000	165W	Type 3	4000K/70CRI	Square Arm	Dark Bronze
RAR2-165-4K7-4W-S25-2X	**25' Square Straight Steel**	Double Head (180°)	**RAR2-165-4K-4W**	21,000	165W	Type 4W	4000K/70CRI	Square Arm	Dark Bronze
SSSH-20-40-STK	**20' Square Straight Steel**	Pole Only	Not Included						
SSSH-25-40-STK	**25' Square Straight Steel**	Pole Only	Not Included						
SSSH-STK-4-KIT		Kit Only	Not Included						

© 2024 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

CONTROLS

Control Options	
Standalone	
SCPREMOTE	Order at least one per project location to program and control
Networked – Wireless	
WIR-RME-L	LightGRID+ External Fixture Module[1,2]
NX Networked – Wireless	
NXOFM-1R1D-UNV	NX Wireless, Daylight Harvesting, BLE, 7 pin twisted lock

Notes:
1 Works with external networked photosensor
2 LightGRID+ Gateway required for system programming

OPTIONS AND ACCESSORIES - STOCK (ORDERED SEPARATELY)

	Catalog Number	Description
☐	**RARRPA3DB**	Round pole adapter 3.5" to 4.13" for ASQ arm, 3.5" to 4.13" OD pole, dark bronze finish
☐	**RARA3UDB**	Universal mount for square pole or round pole 3.5" to 4.13", dark bronze finish
☐	**ACC-O-RAR-ST1-SHLD-BC-36L**	Back Light Control for RAR1 Strike 36L
☐	**ACC-O-RAR-ST2-SHLD-BC-72L**	Back Light Control for RAR2 Strike 72L
☐	**ACC-O-RAR-ST2-SHLD-BC-108L**	Back Light Control for RAR2 Strike 108L
☐	**ACC-O-RAR-ST3-SHLD-BC-162L**	Back Light Control for RAR3 Strike 162L
☐	**ACC-O-RAR1-SHLD-BC-80L-X** [1]	Back Light Control for RAR1 Micro Strike 80L
☐	**ACC-O-RAR1-SHLD-BC-160L-X** [1]	Back Light Control for RAR1 Micro Strike 160L
☐	**ACC-O-RAR2-SHLD-BC-320L-X** [1]	Back Light Control for RAR2 Micro Strike 320L
☐	**ACC-O-RAR2-SHLD-BC-480L-X** [1]	Back Light Control for RAR2 Micro Strike 480L
☐	**ACC-O-RAR3-SHLD-BC-720L-X** [1]	Back Light Control for RAR3 Micro Strike 720L

1 Replace X with distibution type ("2" for Type 2, "3" for Type 3, "4F" for Type 4F, Type "4W" for Type 4W)

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

	Catalog Number	Description
☐	**RAR–ASQU–XX**	Universal arm mount for square pole/flat surface[2]
☐	**RAR–A_U-XX**	Universal arm mount for round poles[1,2]
☐	**RAR–RPA_–XX**	Round pole adapter[1, 2]
☐	**SETAVP-XX**	4" square pole top tenon adapter, 2 3/8" OD slipfitter[2]
☐	**RETAVP-XX**	4" round pole top tenon adapter; 2 3/8" OD slipfitter for max. Four fixtures (90o); order 4" round pole adapters separately[2]
☐	**BIRD–SPIKE–3**	Ratio size 1 bird deterrent/spikes
☐	**BIRD–SPIKE–4**	Ratio size 2 bird deterrent/spikes
☐	**RARWB–XX**	Wall bracket - use with Mast Arm Fitter or Knuckle[2]

1 Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
2 Replace "XX" with desired color/paint finish

© 2024 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

RATIO Series

AREA/SITE LIGHTER MICRO STRIKE

PERFORMANCE DATA - MICRO STRIKE

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RAR1	25	25.4	2	3438	135	1	0	1	3445	136	1	0	1	3240	128	1	0	1
			3	3460	136	1	0	1	3467	136	1	0	1	3260	128	1	0	1
			4W	3406	134	1	0	1	3412	134	1	0	1	3209	126	1	0	1
			5QW	3483	137	2	0	1	3490	137	2	0	1	3282	129	2	0	1
	39	39	2	5263	139	1	0	2	5273	139	1	0	2	4960	131	1	0	2
			3	5297	139	1	0	2	5308	140	1	0	2	4991	131	1	0	2
			4W	5200	137	1	0	2	5210	137	1	0	2	4900	129	1	0	2
			5QW	5333	140	3	0	1	5344	141	3	0	1	5025	132	3	0	1
	50	49.8	2	6310	127	1	0	2	6323	127	1	0	2	5946	120	1	0	2
			3	6349	128	1	0	2	6362	128	1	0	2	5983	120	1	0	2
			4W	6233	125	1	0	2	6245	126	1	0	2	5873	118	1	0	2
			5QW	6392	129	3	0	1	6405	129	3	0	1	6023	121	3	0	1
	70	68.4	2	9486	139	1	0	2	9505	139	1	0	2	8938	131	1	0	2
			3	9544	140	1	0	2	9563	140	1	0	2	8993	131	1	0	2
			4W	9395	137	1	0	2	9414	138	1	0	2	8853	129	1	0	2
			5QW	9608	140	4	0	2	9628	141	4	0	2	9054	132	4	0	2
	100	90.0	2	11976	133	2	0	2	12000	133	2	0	2	11285	125	2	0	2
			3	12050	134	2	0	2	12074	134	2	0	2	11354	126	2	0	2
			4W	11861	132	2	0	2	11885	132	2	0	2	11177	124	2	0	2
			5QW	12131	135	4	0	2	12155	135	4	0	2	11431	127	4	0	2
	115	109.7	2	15572	142	2	0	2	15494	141	2	0	2	14871	136	2	0	2
			3	15833	144	2	0	2	15754	144	2	0	2	15121	138	2	0	2
			4W	15281	139	2	0	3	15205	139	2	0	3	14623	133	2	0	3
			5QW	15732	143	4	0	2	15653	143	4	0	2	15024	137	4	0	2
	135	133.3	2	17971	135	3	0	3	17881	134	3	0	3	17163	129	3	0	3
			3	18272	137	2	0	2	18181	136	2	0	2	17450	131	2	0	2
			4W	17635	132	2	0	3	17547	132	2	0	3	16876	127	2	0	3
			5QW	18156	136	4	0	2	18065	136	4	0	2	17339	130	4	0	2
RAR2 Performance Data on next page																		

* Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

© 2024 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

PERFORMANCE DATA - MICROSTRIKE (CONT'D)

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RAR2	110	100.3	2	15326	153	2	0	3	15357	153	2	0	3	14442	144	2	0	3
			3	15421	154	2	0	3	15452	154	2	0	3	14531	145	2	0	3
			4W	15180	151	2	0	2	15210	152	2	0	2	14304	143	2	0	2
			5QW	15525	155	4	0	2	15556	155	4	0	2	14629	146	4	0	2
	140	133.2	2	19395	146	2	0	3	19434	146	2	0	3	18276	137	2	0	3
			3	19515	147	2	0	3	19554	147	2	0	3	18389	138	2	0	3
			4W	19210	144	2	0	3	19248	145	2	0	3	18101	136	2	0	3
			5QW	19647	148	5	0	3	19686	148	5	0	3	18513	139	5	0	3
	165	153.6	2	21651	141	3	0	3	21695	141	3	0	3	20402	133	3	0	3
			3	21785	142	3	0	3	21828	142	3	0	3	20527	134	3	0	3
			4W	21444	140	3	0	3	21487	140	3	0	3	20206	132	3	0	3
			5QW	21932	143	5	0	3	21976	143	5	0	3	20666	135	5	0	3
	185	174.5	2	26046	149	3	0	3	26098	150	3	0	3	24543	141	3	0	3
			3	26207	150	3	0	3	26259	150	3	0	3	24694	142	3	0	3
			4W	25797	148	3	0	4	25849	148	3	0	4	24308	139	3	0	4
			5QW	26384	151	5	0	3	26437	152	5	0	3	24861	143	5	0	3
	210	198.2	2	28848	145	3	0	4	28906	146	3	0	4	27184	137	3	0	4
			3	29027	146	3	0	4	29085	147	3	0	4	27351	138	3	0	4
			4W	28572	144	3	0	4	28630	144	3	0	4	26924	136	3	0	4
			5QW	29222	147	5	0	4	29281	148	5	0	4	27536	139	5	0	4
	240	226.9	2	32087	141	3	0	4	32151	142	3	0	4	30235	133	3	0	4
			3	32285	142	3	0	4	32350	143	3	0	4	30422	134	3	0	4
			4W	31780	140	3	0	4	31844	140	3	0	4	29946	132	3	0	4
			5QW	32503	143	5	0	4	32568	144	5	0	4	30627	135	5	0	4
	255	257.0	2	37040	144	3	0	4	36854	143	3	0	4	35373	138	3	0	4
			3	37660	147	3	0	4	37472	146	3	0	4	35966	140	3	0	4
			4W	36347	141	3	0	5	36166	140	3	0	5	34782	135	3	0	5
			5QW	37420	146	5	0	4	37233	145	5	0	4	35736	139	5	0	4
	295	294.0	2	41733	142	3	0	4	41524	141	3	0	4	39855	136	3	0	4
			3	42432	144	3	0	4	42220	144	3	0	4	40523	138	3	0	4
			4W	40953	139	3	0	5	40748	139	3	0	5	39190	133	3	0	5
			5QW	42162	143	5	0	4	41951	143	5	0	4	40264	137	5	0	4
	340	347.1	2	48392	139	4	0	5	48150	139	4	0	5	46215	133	4	0	5
			3	49203	142	3	0	4	48957	141	3	0	4	46989	135	3	0	4
			4W	47488	137	4	0	5	47261	136	4	0	5	45443	131	4	0	5
			5QW	48889	141	5	0	5	48645	140	5	0	5	46689	135	5	0	5

* Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

© 2024 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

RATIO Series

AREA/SITE LIGHTER

PERFORMANCE DATA - STRIKE OPTIC

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RAR1	39	39.1	2	5385	138	1	0	1	5369	137	1	0	1	5079	130	1	0	1
			3	5331	136	1	0	2	5315	136	1	0	2	5028	129	1	0	2
			4F	5413	138	1	0	2	5396	137	1	0	2	5105	130	1	0	2
			4W	5341	137	1	0	2	5325	136	1	0	2	5037	129	1	0	2
			5QM	5508	140	2	0	1	5492	140	2	0	1	5195	132	2	0	1
			5QN	5512	140	2	0	0	5495	140	2	0	0	5198	132	2	0	0
			5QW	5118	131	3	0	2	5102	130	3	0	2	4827	123	3	0	2
			5RW	5390	138	3	0	3	5374	137	3	0	3	5084	130	3	0	3
			5W	5350	137	3	0	1	5334	136	3	0	1	5046	129	3	0	1
			C	5002	120	1	0	2	5002	120	1	0	2	5002	128	1	0	2
			FR	5547	141	1	0	1	5530	141	1	0	1	5231	133	1	0	1
			TC	5498	140	1	0	1	5481	140	1	0	1	5185	132	1	0	1
	55	56.8	2	7350	129	1	0	2	7329	129	1	0	2	6933	122	1	0	2
			3	7276	128	1	0	2	7255	128	1	0	2	6863	121	1	0	2
			4F	7388	130	1	0	2	7366	130	1	0	2	6968	123	1	0	2
			4W	7290	128	1	0	3	7269	128	1	0	3	6876	121	1	0	2
			5QM	7519	132	3	0	1	7496	132	3	0	1	7092	125	3	0	1
			5QN	7523	132	3	0	0	7501	132	3	0	0	7096	125	3	0	0
			5QW	6986	123	3	0	2	6965	123	3	0	2	6589	116	3	0	2
			5RW	7358	130	3	0	3	7336	129	3	0	3	6940	122	3	0	3
			5W	7303	129	3	0	2	7281	128	3	0	2	6888	121	3	0	2
			C	6828	113	1	0	2	6828	113	1	0	2	6828	120	1	0	2
			FR	7571	133	1	0	1	7548	133	1	0	1	7141	126	1	0	1
			TC	7504	132	1	0	1	7482	132	1	0	1	7078	125	1	0	1
	85	83.6	2	10081	121	2	0	2	10051	120	2	0	2	9508	114	2	0	2
			3	9979	119	2	0	2	9949	119	2	0	2	9412	113	1	0	2
			4F	10132	121	1	0	2	10102	121	1	0	2	9557	114	1	0	2
			4W	9998	120	1	0	3	9968	119	1	0	3	9430	113	1	0	3
			5QM	10312	123	3	0	1	10281	123	3	0	1	9726	116	3	0	1
			5QN	10318	123	3	0	0	10287	123	3	0	0	9732	116	3	0	0
			5QW	9580	115	4	0	3	9552	114	4	0	3	9036	108	4	0	3
			5RW	10090	121	4	0	4	10060	120	4	0	4	9517	114	3	0	3
			5W	10016	120	4	0	2	9986	119	4	0	2	9447	113	3	0	2
			C	9364	105	2	0	2	9364	105	2	0	2	9364	112	2	0	2
			FR	10383	124	1	0	1	10352	124	1	0	1	9793	117	1	0	1
			TC	10291	123	1	0	1	10261	123	1	0	1	9707	116	1	0	1

© 2024 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

PERFORMANCE DATA - STRIKE OPTIC (CONT'D)

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RAR1	105	108.2	2	12321	114	2	0	2	12284	114	2	0	2	11621	107	2	0	2
			3	12197	113	2	0	3	12160	112	2	0	3	11504	106	2	0	3
			4F	12384	114	1	0	3	12347	114	1	0	3	11680	108	1	0	2
			4W	12220	113	2	0	3	12183	113	2	0	3	11526	107	1	0	3
			5QM	12603	116	3	0	2	12565	116	3	0	2	11887	110	3	0	2
			5QN	12611	117	3	0	0	12573	116	3	0	0	11894	110	3	0	0
			5QW	11709	108	4	0	3	11674	108	4	0	3	11044	102	4	0	3
			5RW	12333	114	4	0	4	12296	114	4	0	4	11632	108	4	0	4
			5W	12241	113	4	0	2	12205	113	4	0	2	11546	107	4	0	2
			C	11445	99	2	0	2	11445	99	2	0	2	11445	106	2	0	2
			FR	12690	117	1	0	1	12653	117	1	0	1	11969	111	1	0	1
			TC	12578	116	1	0	2	12541	116	1	0	2	11864	110	1	0	2
	120	120.9	2	13398	111	2	0	2	13358	110	2	0	2	12636	105	2	0	2
			3	13263	110	2	0	3	13223	109	2	0	3	12509	103	2	0	3
			4F	13467	111	1	0	3	13426	111	1	0	3	12701	105	1	0	3
			4W	13288	110	2	0	3	13248	110	2	0	3	12533	104	2	0	3
			5QM	13705	113	3	0	2	13664	113	3	0	2	12926	107	3	0	2
			5QN	13713	113	4	0	0	13672	113	4	0	0	12934	107	3	0	0
			5QW	12733	105	4	0	3	12695	105	4	0	3	12009	99	4	0	3
			5RW	13411	111	4	0	4	13371	111	4	0	4	12649	105	4	0	4
			5W	13312	110	4	0	2	13272	110	4	0	2	12555	104	4	0	2
			C	12446	96	2	0	2	12446	96	2	0	2	12446	103	2	0	2
			FR	13800	114	1	0	1	13758	114	1	0	1	13016	108	1	0	1
			TC	13678	113	1	0	2	13637	113	1	0	2	12901	107	1	0	2

© 2024 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

RATIO Series

AREA/SITE LIGHTER

PERFORMANCE DATA - STRIKE OPTIC (CONT'D)

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RAR2	115	112.1	2	14701	131	2	0	2	14657	131	2	0	2	13866	124	2	0	2
			3	14553	130	2	0	3	14509	129	2	0	3	13726	122	2	0	3
			4F	14776	132	1	0	3	14732	131	1	0	3	13937	124	1	0	3
			4W	14581	130	2	0	3	14537	130	2	0	3	13752	123	2	0	3
			5QM	15038	134	3	0	2	14993	134	3	0	2	14183	127	3	0	2
			5QN	15047	134	4	0	0	15002	134	4	0	0	14192	127	4	0	0
			5QW	13971	125	4	0	3	13929	124	4	0	3	13177	118	4	0	3
			5RW	14715	131	4	0	4	14671	131	4	0	4	13879	124	4	0	4
			5W	14606	130	4	0	2	14563	130	4	0	2	13776	123	4	0	2
			C	14571	130	2	0	3	14571	130	2	0	3	13656	122	2	0	3
			FR	15142	135	2	0	1	15097	135	2	0	1	14282	127	1	0	1
			TC	15008	134	2	0	2	14963	133	2	0	2	14155	126	1	0	2
	145	141.2	2	17797	126	3	0	3	17744	126	3	0	3	16786	119	3	0	3
			3	17618	125	2	0	3	17565	124	2	0	3	16617	118	2	0	3
			4F	17889	127	2	0	3	17835	126	2	0	3	16872	119	2	0	3
			4W	17652	125	2	0	4	17599	125	2	0	4	16649	118	2	0	4
			5QM	18205	129	4	0	2	18151	129	4	0	2	17170	122	4	0	2
			5QN	18216	129	4	0	0	18162	129	4	0	0	17181	122	4	0	0
			5QW	16914	120	4	0	3	16863	119	4	0	3	15953	113	4	0	3
			5RW	17815	126	4	0	4	17761	126	4	0	4	16802	119	4	0	4
			5W	17683	125	4	0	2	17630	125	4	0	2	16678	118	4	0	2
			C	17640	125	3	0	3	17640	125	3	0	3	16532	117	3	0	3
			FR	18331	130	2	0	2	18276	129	2	0	2	17290	122	2	0	2
			TC	18169	129	2	0	2	18115	128	2	0	2	17137	121	2	0	2
	180	177.0	2	21314	120	3	0	3	21250	120	3	0	3	20102	114	3	0	3
			3	21099	119	3	0	4	21036	119	3	0	4	19900	112	3	0	4
			4F	21423	121	2	0	4	21359	121	2	0	4	20206	114	2	0	4
			4W	21139	119	2	0	4	21076	119	2	0	4	19938	113	2	0	4
			5QM	21802	123	4	0	2	21737	123	4	0	2	20563	116	4	0	2
			5QN	21815	123	4	0	0	21750	123	4	0	0	20575	116	4	0	0
			5QW	20256	114	5	0	4	20195	114	5	0	4	19104	108	5	0	3
			5RW	21334	121	5	0	5	21271	120	5	0	5	20122	114	5	0	5
			5W	21176	120	5	0	3	21113	119	5	0	3	19973	113	5	0	3
			C	21125	119	3	0	4	21125	119	3	0	4	19799	112	3	0	4
			FR	21953	124	2	0	2	21888	124	2	0	2	20706	117	2	0	2
			TC	21759	123	2	0	2	21694	123	2	0	2	20523	116	2	0	2

© 2024 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

RATIO Series

AREA/SITE LIGHTER

PERFORMANCE DATA - STRIKE OPTIC (CONT'D)

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RAR2	210	217.3	2	24102	111	3	0	3	24030	111	3	0	3	22732	105	3	0	3
			3	23859	110	3	0	4	23788	109	3	0	4	22503	104	3	0	4
			4F	24226	111	2	0	4	24153	111	2	0	4	22849	105	2	0	4
			4W	23905	110	3	0	5	23833	110	3	0	5	22546	104	2	0	4
			5QM	24654	113	4	0	2	24581	113	4	0	2	23253	107	4	0	2
			5QN	24669	114	5	0	1	24595	113	5	0	1	23267	107	5	0	0
			5QW	22905	105	5	0	4	22837	105	5	0	4	21604	99	5	0	4
			5RW	24126	111	5	0	5	24053	111	5	0	5	22754	105	5	0	5
			5W	23947	110	5	0	3	23875	110	5	0	3	22586	104	5	0	3
			C	23889	110	3	0	4	23889	110	3	0	4	22389	103	3	0	4
			FR	24825	114	2	0	2	24751	114	2	0	2	23414	108	2	0	2
			TC	24606	113	2	0	2	24532	113	2	0	2	23207	107	2	0	2
	240	238.6	2	26781	112	3	0	4	26701	112	3	0	4	25259	106	3	0	3
			3	26511	111	3	0	4	26432	111	3	0	4	25005	105	3	0	4
			4F	26918	113	2	0	4	26838	112	2	0	4	25389	106	2	0	4
			4W	26562	111	3	0	5	26483	111	3	0	5	25053	105	3	0	5
			5QM	27395	115	4	0	2	27313	114	4	0	2	25838	108	4	0	2
			5QN	27411	115	5	0	1	27329	115	5	0	1	25853	108	5	0	1
			5QW	25451	107	5	0	4	25375	106	5	0	4	24005	101	5	0	4
			5RW	26807	112	5	0	5	26727	112	5	0	5	25284	106	5	0	5
			5W	26609	112	5	0	3	26529	111	5	0	3	25097	105	5	0	3
			C	26544	111	3	0	4	26544	111	3	0	4	24878	104	3	0	4
			FR	27585	116	2	0	2	27502	115	2	0	2	26017	109	2	0	2
			TC	27341	115	2	0	2	27259	114	2	0	2	25787	108	2	0	2
	215	215.0	2	26697	124	3	0	4	26617	124	3	0	4	25180	117	3	0	3
			3	26428	123	3	0	4	26349	123	3	0	4	24926	116	3	0	4
			4F	26834	125	2	0	4	26754	124	2	0	4	25309	118	2	0	4
			4W	26479	123	3	0	5	26400	123	3	0	5	24974	116	3	0	5
			5QM	27309	127	4	0	2	27227	127	4	0	2	25757	120	4	0	2
			5QN	27325	127	5	0	1	27243	127	5	0	1	25772	120	5	0	1
			5QW	25372	118	5	0	4	25296	118	5	0	4	23930	111	5	0	4
			5RW	26723	124	5	0	5	26643	124	5	0	5	25204	117	5	0	5
			5W	26525	123	5	0	3	26446	123	5	0	3	25018	116	5	0	3
			C	26461	123	3	0	4	26461	123	3	0	4	24799	115	3	0	4
			FR	27498	128	2	0	2	27416	128	2	0	2	25935	121	2	0	2
			TC	27255	127	2	0	2	27174	126	2	0	2	25706	120	2	0	2

© 2024 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

RATIO Series

AREA/SITE LIGHTER

PERFORMANCE DATA - STRIKE OPTIC (CONT'D)

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RAR2	250	247.5	2	30249	122	3	0	4	30159	122	3	0	4	28530	115	3	0	4
			3	29944	121	3	0	4	29855	121	3	0	4	28243	114	3	0	4
			4F	30404	123	2	0	5	30313	122	2	0	5	28676	116	2	0	5
			4W	30002	121	3	0	5	29912	121	3	0	5	28297	114	3	0	5
			5QM	30942	125	5	0	3	30849	125	5	0	3	29184	118	5	0	2
			5QN	30961	125	5	0	1	30868	125	5	0	1	29201	118	5	0	1
			5QW	28747	116	5	0	4	28661	116	5	0	4	27113	110	5	0	4
			5RW	30278	122	5	0	5	30188	122	5	0	5	28558	115	5	0	5
			5W	30054	121	5	0	4	29964	121	5	0	4	28346	115	5	0	3
			C	29982	121	3	0	4	29982	121	3	0	4	28099	114	3	0	4
			FR	31157	126	2	0	2	31063	126	2	0	2	29386	119	2	0	2
			TC	30881	125	3	0	3	30789	124	3	0	3	29126	118	3	0	2
	280	274.6	2	32729	119	3	0	4	32631	119	3	0	4	30869	112	3	0	4
			3	32400	118	3	0	5	32303	118	3	0	5	30558	111	3	0	5
			4F	32897	120	2	0	5	32799	119	2	0	5	31028	113	2	0	5
			4W	32462	118	3	0	5	32365	118	3	0	5	30617	112	3	0	5
			5QM	33479	122	5	0	3	33379	122	5	0	3	31577	115	5	0	3
			5QN	33499	122	5	0	1	33399	122	5	0	1	31596	115	5	0	1
			5QW	31104	113	5	0	5	31011	113	5	0	5	29337	107	5	0	4
			5RW	32761	119	5	0	5	32663	119	5	0	5	30899	113	5	0	5
			5W	32519	118	5	0	4	32421	118	5	0	4	30671	112	5	0	4
			C	32440	118	3	0	5	32440	118	3	0	5	30403	111	3	0	5
			FR	33711	123	2	0	2	33610	122	2	0	2	31795	116	2	0	2
			TC	33413	122	3	0	3	33313	121	3	0	3	31515	115	3	0	3
	325	325.0	2	36969	114	3	0	4	36858	113	3	0	4	34868	107	3	0	4
			3	36597	113	3	0	5	36487	112	3	0	5	34517	106	3	0	5
			4F	37159	114	3	0	5	37047	114	3	0	5	35047	108	3	0	5
			4W	36667	113	3	0	5	36557	112	3	0	5	34583	106	3	0	5
			5QM	37816	116	5	0	3	37703	116	5	0	3	35667	110	5	0	3
			5QN	37839	116	5	0	1	37726	116	5	0	1	35688	110	5	0	1
			5QW	35133	108	5	0	5	35028	108	5	0	5	33137	102	5	0	5
			5RW	37005	114	5	0	5	36894	114	5	0	5	34902	107	5	0	5
			5W	36731	113	5	0	4	36621	113	5	0	4	34643	107	5	0	4
			C	36642	113	3	0	5	36642	113	3	0	5	34341	106	3	0	5
			FR	38078	117	3	0	2	37964	117	3	0	2	35914	111	3	0	2
			TC	37742	116	3	0	3	37629	116	3	0	3	35597	110	3	0	3

© 2024 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

RATIO Series

AREA/SITE LIGHTER

PERFORMANCE DATA - STRIKE OPTIC (CONT'D)

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RAR2	365	357.7	2	40171	112	3	0	4	40051	112	3	0	4	37888	106	3	0	4
			3	39767	111	3	0	5	39648	111	3	0	5	37507	105	3	0	5
			4F	40377	113	3	0	5	40257	113	3	0	5	38083	106	3	0	5
			4W	39843	111	3	0	5	39724	111	3	0	5	37579	105	3	0	5
			5QM	41092	115	5	0	3	40969	115	5	0	3	38756	108	5	0	3
			5QN	41117	115	5	0	1	40994	115	5	0	1	38780	108	5	0	1
			5QW	38177	107	5	0	5	38063	106	5	0	5	36007	101	5	0	5
			5RW	40210	112	5	0	5	40090	112	5	0	5	37925	106	5	0	5
			5W	39913	112	5	0	4	39793	111	5	0	4	37644	105	5	0	4
			C	39816	111	3	0	5	39816	111	3	0	5	37316	104	3	0	5
			FR	41377	116	3	0	2	41253	115	3	0	2	39025	109	3	0	2
			TC	41011	115	3	0	3	40888	114	3	0	3	38680	108	3	0	3

© 2024 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

RATIO Series

AREA/SITE LIGHTER

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

ELECTRICAL DATA - MICROSTRIKE OPTICS

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RAR1	25	120	0.21	25.4
		208	0.12	
		240	0.11	
		277	0.09	
	39	120	0.32	38.0
		208	0.18	
		240	0.16	
		277	0.14	
		347	0.11	
		480	0.08	
	50	120	0.42	49.8
		208	0.24	
		240	0.21	
		277	0.18	
	70	120	0.57	68.4
		208	0.33	
		240	0.29	
		277	0.25	
	100	120	0.75	90.0
		208	0.43	
		240	0.38	
		277	0.32	
	115	120	0.91	109.7
		208	0.53	
		240	0.46	
		277	0.40	
		347	0.32	
		480	0.23	
	135	120	1.11	133.3
		208	0.64	
		240	0.56	
		277	0.48	
		347	0.38	
		480	0.28	

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RAR2	110	120	0.84	100.3
		208	0.48	
		240	0.42	
		277	0.36	
	140	120	1.11	133.2
		208	0.64	
		240	0.56	
		277	0.48	
	165	120	1.28	153.6
		208	0.74	
		240	0.64	
		277	0.55	
	185	120	1.45	174.5
		208	0.84	
		240	0.73	
		277	0.63	
	210	120	1.65	198.3
		208	0.95	
		240	0.83	
		277	0.72	
	240	120	1.89	226.9
		208	1.09	
		240	0.95	
		277	0.82	
	255	120	2.14	257.0
		208	1.24	
		240	1.07	
		277	0.93	
		347	0.74	
		480	0.54	
	295	120	2.45	294.0
		208	1.41	
		240	1.23	
		277	1.06	
		347	0.85	
		480	0.61	
	340	120	2.89	347.1
		208	1.67	
		240	1.45	
		277	1.25	
		347	1.00	
		480	0.72	

© 2024 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

RATIO Series

AREA/SITE LIGHTER

ELECTRICAL DATA - STRIKE OPTICS

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
36	39	120	0.326	39.1
		208	0.188	
		240	0.163	
		277	0.141	
		347	0.113	
		480	0.081	
	55	120	0.473	56.8
		208	0.273	
		240	0.237	
		277	0.205	
		347	0.164	
		480	0.118	
	85	120	0.697	83.6
		208	0.402	
		240	0.348	
		277	0.302	
		347	0.241	
		480	0.174	
	105	120	0.902	108.2
		208	0.520	
		240	0.451	
		277	0.391	
		347	0.312	
		480	0.225	
	120	120	1.008	120.9
		208	0.581	
		240	0.504	
		277	0.436	
		347	0.348	
		480	0.252	
72L	115	120	0.934	112.1
		208	0.539	
		240	0.467	
		277	0.405	
		347	0.323	
		480	0.234	
	145	120	1.177	141.2
		208	0.679	
		240	0.588	
		277	0.510	
		347	0.407	
		480	0.294	
	180	120	1.475	177.0
		208	0.851	
		240	0.738	
		277	0.639	
		347	0.510	
		480	0.369	
	210	120	1.811	217.3
		208	1.045	
		240	0.905	
		277	0.784	
		347	0.626	
		480	0.453	
	240	120	1.988	238.6
		208	1.147	
		240	0.994	
		277	0.861	
		347	0.688	
		480	0.497	
108L	215	120	1.792	215.0
		208	1.034	
		240	0.896	
		277	0.776	
		347	0.620	
		480	0.448	
	250	120	2.063	247.5
		208	1.190	
		240	1.031	
		277	0.894	
		347	0.713	
		480	0.516	
	280	120	2.288	274.6
		208	1.320	
		240	1.144	
		277	0.991	
		347	0.791	
		480	0.572	
	325	120	2.708	325.0
		208	1.563	
		240	1.354	
		277	1.173	
		347	0.937	
		480	0.677	
	365	120	2.981	357.7
		208	1.720	
		240	1.490	
		277	1.291	
		347	1.031	
		480	0.745	

PROJECTED LUMEN MAINTENANCE

Ambient Temperature	OPERATING HOURS					
	0	25,000	TM-21-11 L90 36,000	50,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.95	0.93	0.86	238,000
40°C / 104°F	0.99	0.96	0.95	0.93	0.85	225,000

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Micro Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	–	0.841	–
3000K	0.977	0.861	0.647
3500K	–	0.900	–
4000K	1	0.926	0.699
5000K	1	0.937	0.791
AP-Amber Phosphor Converted Multiplier			
Amber	0.710		

Ambient Temperature		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

Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	0.9	0.81	0.62
3000K	0.933	0.853	0.659
3500K	0.959	0.894	0.711
4000K	1	0.9	0.732
5000K	1	0.9	0.732
Monochromatic Amber Multiplier			
Amber	See Amber Spec Sheet		

© 2024 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

DATE: LOCATION:

TYPE: PROJECT:

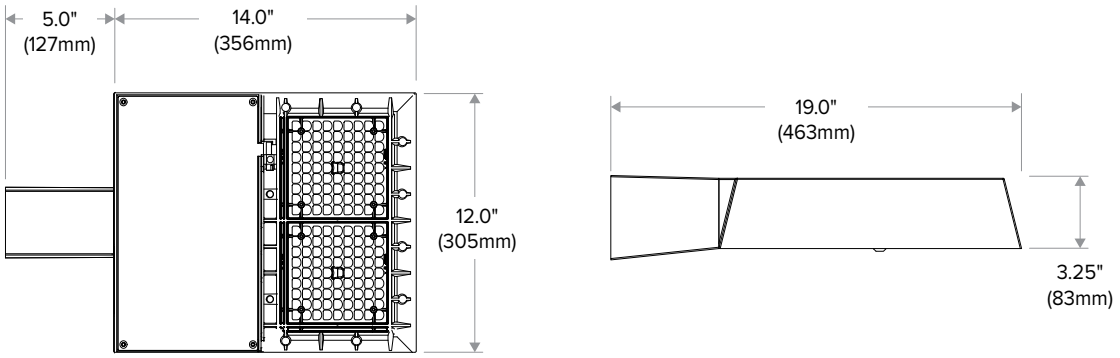
CATALOG #:

RATIO Series

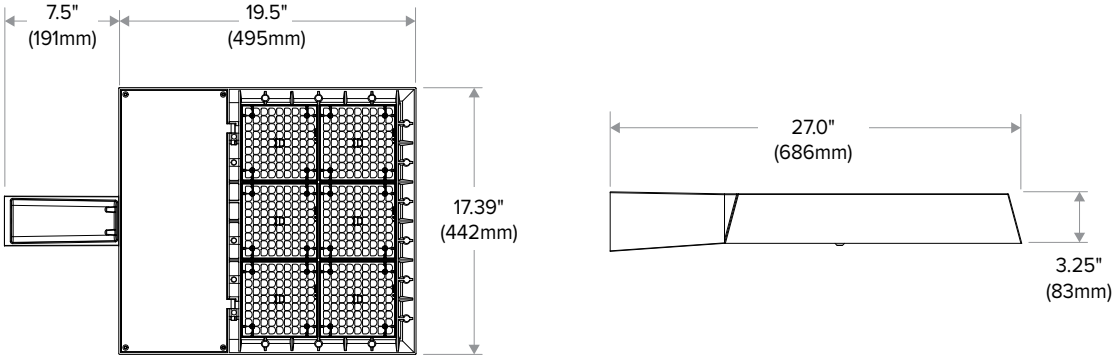
AREA/SITE LIGHTER

DIMENSIONS

RAR1

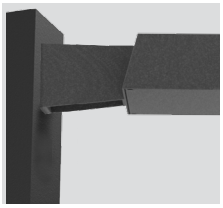


RAR2

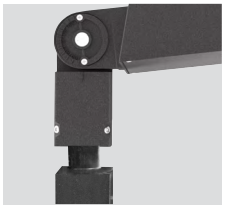


ADDITIONAL INFORMATION

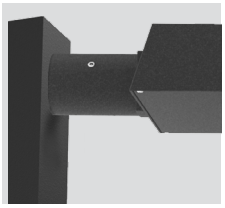
MOUNTING



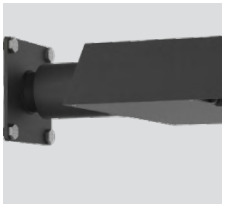
Arm Mount – ASQ: Fixture ships with integral arm for ease of installation.



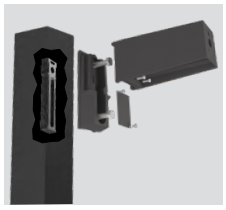
Knuckle – Knuckle mount 15° aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes.



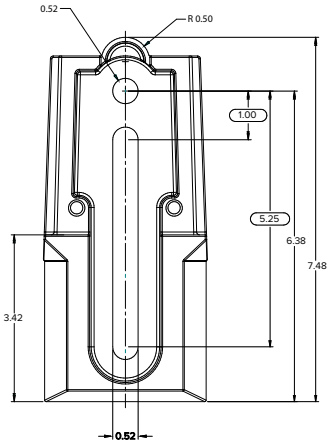
MAF – Fits 2-3/8" OD arms Roadway applications.



Wall Mount – Wall mount bracket designed for building mount applications.



Universal Mounting – Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5" and S2 and B3 drill patterns

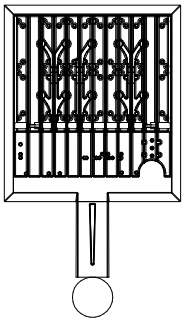


© 2024 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

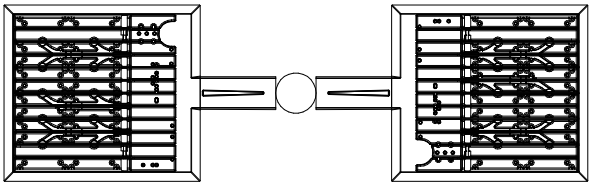
RATIO Series

AREA/SITE LIGHTER

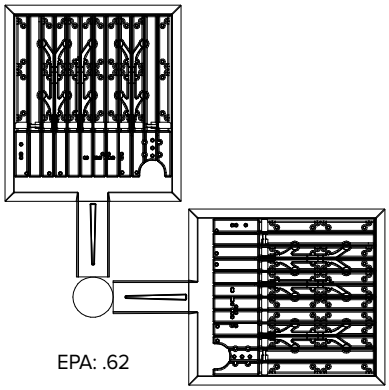
EPA (RAR1)



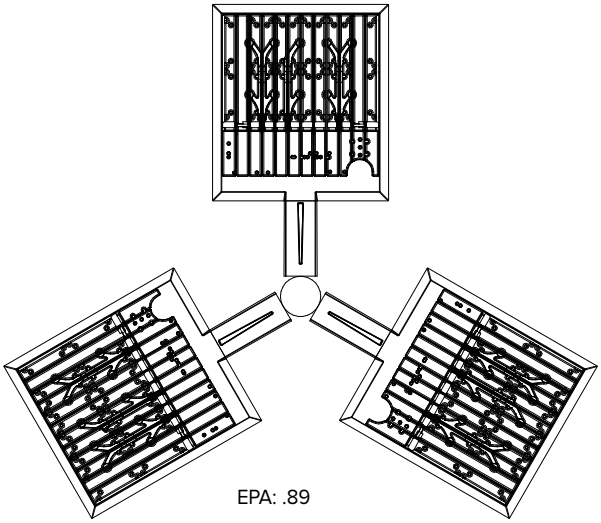
EPA Knuckle Mount 0 degrees: .43
EPA Knuckle Mount 30 degrees: .55
EPA Arm Mount: 0 degrees .45



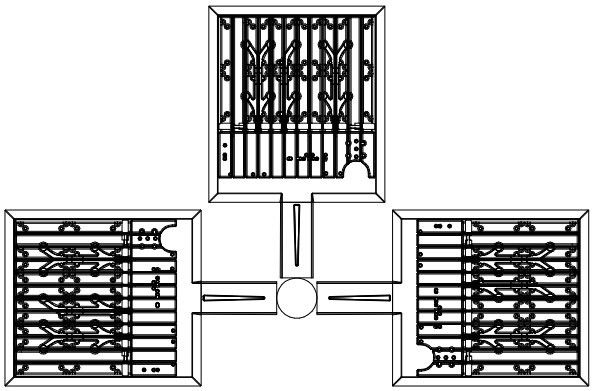
EPA: .99



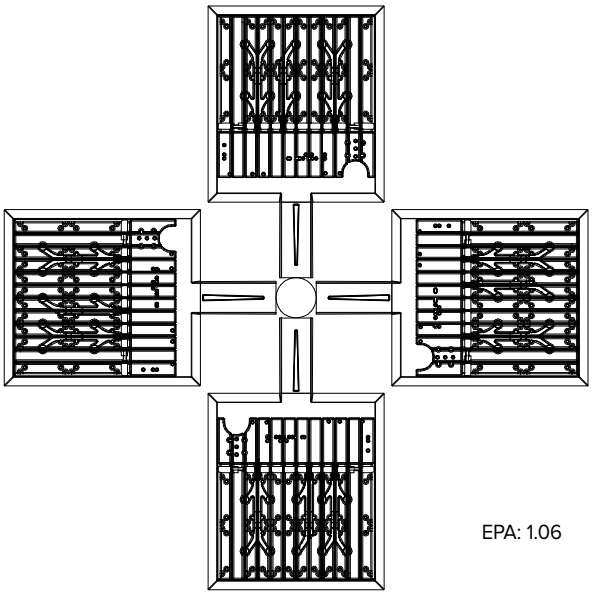
EPA: .62



EPA: .89



EPA: .99



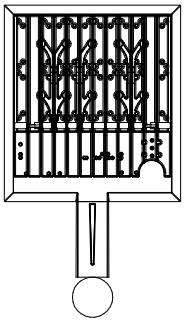
EPA: 1.06

© 2024 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

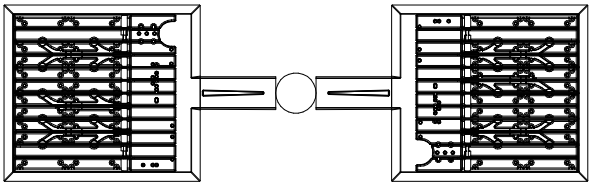
RATIO Series

AREA/SITE LIGHTER

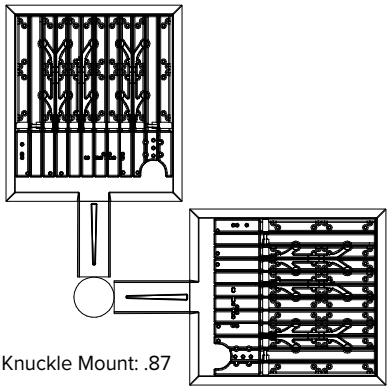
EPA (RAR2)



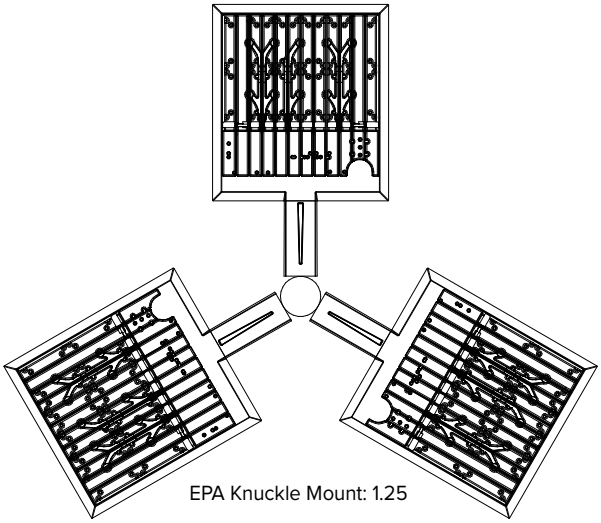
EPA Knuckle Mount: .52
EPA Arm Mount: .55



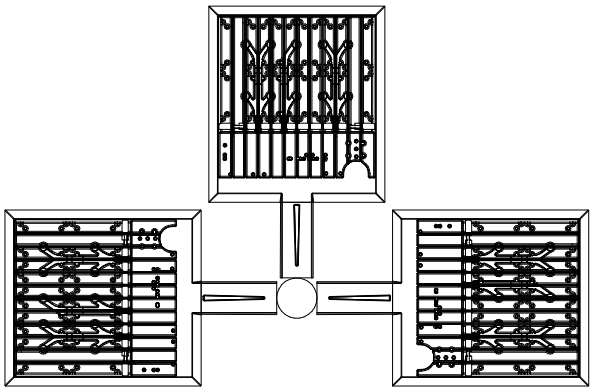
EPA: 1.486



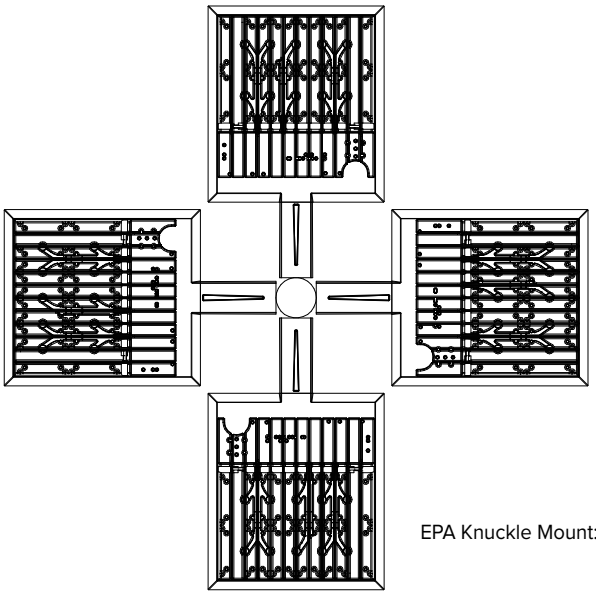
EPA Knuckle Mount: .87



EPA Knuckle Mount: 1.25



EPA Knuckle Mount: 1.41

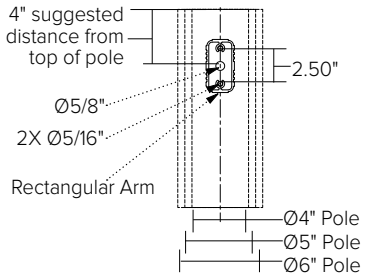


EPA Knuckle Mount: 1.56

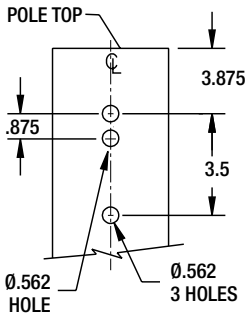
© 2024 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

ADDITIONAL INFORMATION (CONT'D)

ARM MOUNT (ASQ)
Compatible with Pole drill pattern B3



UNIVERSAL MOUNTING (ASQU)
Compatible with pole drill pattern S2



PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6
Auto-Dim Brightness	0-9% Brightness	5
Auto-Dim Return	Delay 0-9 Hours	R6

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6
Auto-Dim Brightness	0-9% Brightness	5
Auto-Dim Return	12-6 AM and 9-11P	R6

© 2024 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

RATIO Series
AREA/SITE LIGHTER

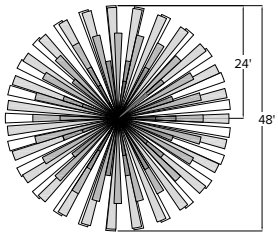
DATE: LOCATION:

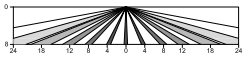
TYPE: PROJECT:

CATALOG #:

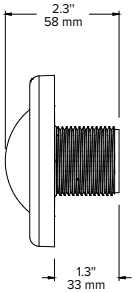
ADDITIONAL INFORMATION (CONT'D)

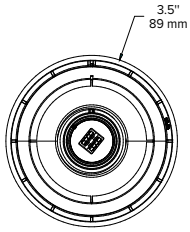
NXSP-14F



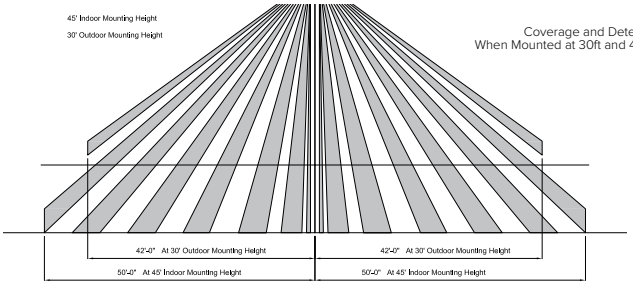


Sensor Lens Coverage and Detection Patterns
When Mounted at 8ft with Low Mount Lens

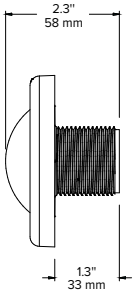


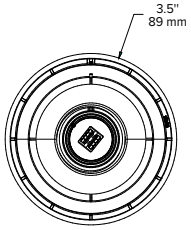


NXSP-30F

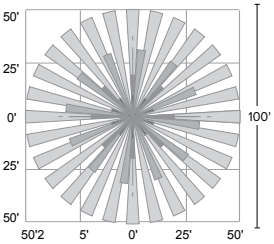


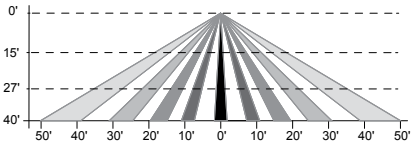
Coverage and Detection Patterns
When Mounted at 30ft and 45ft with Standard Lens

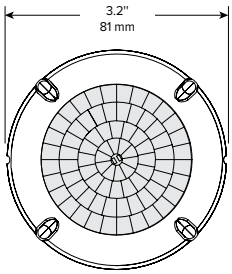


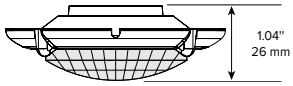


SCP-40F









RAR1 EPA

RAR-1	
EPA at 0˚	EPA at 30˚
.45ft.^{2} .13m^2	.56ft.^{2} .17m^2

RAR2 EPA

RAR-2	
EPA at 0˚	EPA at 30˚
.55ft.^{2} .17m^2	1.48ft.^{2} .45m^2

SHIPPING

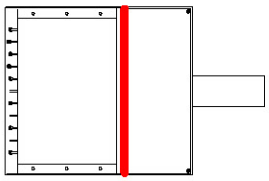
Catalog Number	G.W(kg)/ CTN	Carton Dimensions		
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)
RAR1	15 (6.8)	20.75 (52.7)	15.125 (38.4)	6.9375 (17.6)
RAR2	19 (8.6)	25 (63.5)	15.125 (38.4)	6.9375 (17.6)

© 2024 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

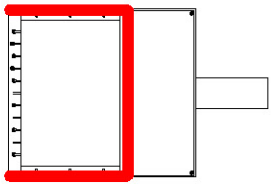
ADDITIONAL INFORMATION (CONT'D)

RATIO HOUSE SIDE SHIELD

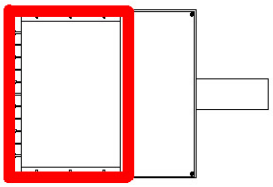
RARx HSS-90-B-xx



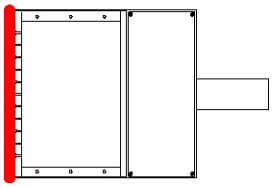
RARx HSS-270-BSS-xx



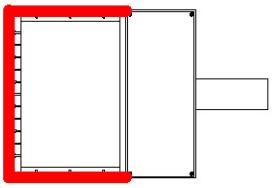
RARx HSS-360-xx



RARx HSS-90-F-xx

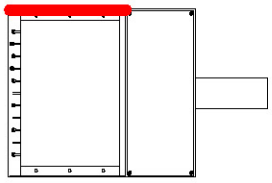


RARx HSS-270-FSS-xx

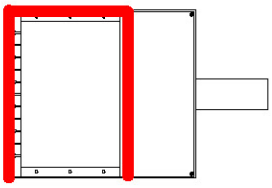


Note: Not to be used with Ocupancy Sensors as the shield may block the light to the sensor

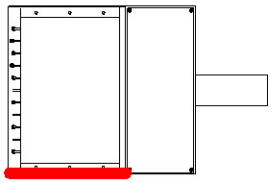
RARx HSS-90-S-xx



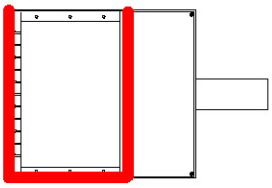
RARx HSS-270-FSB-xx



RARx HSS-90-S-xx



RARx HSS-270-FSB-xx



© 2024 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

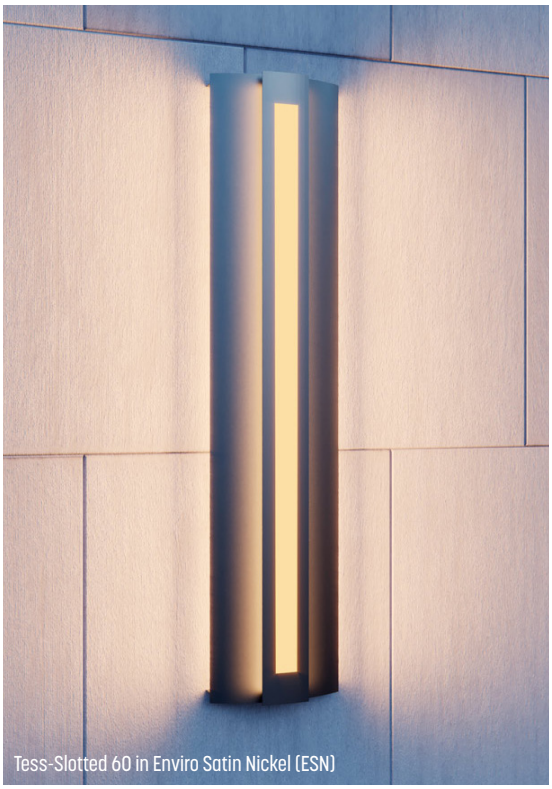
TESS-SLOTTED

ARCHITECTURAL SCALE, WET-LISTED EXTERIOR WALL SCONCE

alva



Tess-Slotted 60 in Enviro Satin Nickel (ESN)


Tess-Slotted 60 in Enviro Satin Nickel (ESN)

ADA COMPLIANT | TITLE 24 | 10YR WARRANTY | ETL LISTED

APPLICATIONS	Direct/Indirect grazing luminaire for exterior/interior use: flanking doors, on columns, on building facades, between windows, and elevator lobbies. Suitable for marine environments.
SIZES	• 12″ W x 30″ H x 4″ D, 15 lbs • 12″ W x 45″ H x 4″ D, 22 lbs • 12″ W x 60″ H x 4″ D, 32 lbs • 12″ W x 90″ H x 4″ D, 42 lbs
MOUNTING	• J-Box 3.0 or 4.0 at center or end of fixture • Steel mounting system with mounting plate and cover with rubber gaskets between the junction box and mounting plate • Can be mounted vertically or horizontally
SPECIFICATIONS	• IP66 Rated May be Power Washed at High Pressure (100kPa at distance of 3m) • 120-277V input • Title 24 Compliant • ADA Compliant • 100,000+ hours rated life time • 10 Year Limited Warranty (excludes shade)
LAMPING	• Integrated Proprietary ALVA LED Light Module • 80 CRI minimum, 85 CRI typical • 3000K or 3500K standard • Tess-Slotted 30 23 watts, 1041 delivered lumens • Tess-Slotted 45 29 watts, 1363 delivered lumens • Tess-Slotted 60 37 watts, 1739 delivered lumens • Tess-Slotted 90 58 watts, 2726 delivered lumens • 0-10V Dimming (100-10%)
CONSTRUCTION	Fixture shell (shade): Heavy gauge aluminum with industrial powder coat finish and high impact acrylic

TESS-SLOTTED

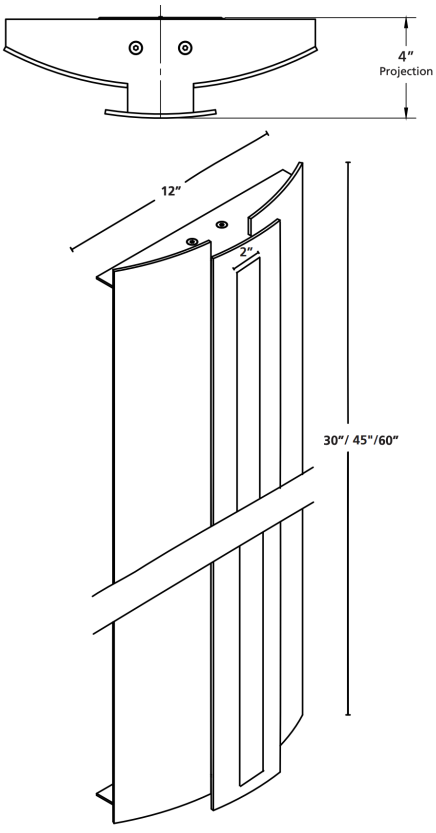
ARCHITECTURAL SCALE, WET-LISTED EXTERIOR WALL SCONCE

alva



Tess-Slotted 60 in Enviro Satin Nickel (ESN)

DIMENSIONS



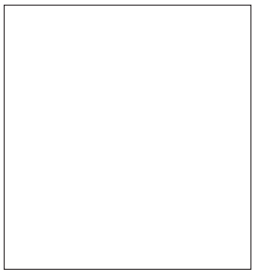
METAL POWDER COAT FINISH OPTIONS



ESN - Enviro Satin Nickel



EOB - Enviro Oil-Rubbed Bronze



WHT - White



BLK - Black



GR - Graphite



DB - Dark Bronze

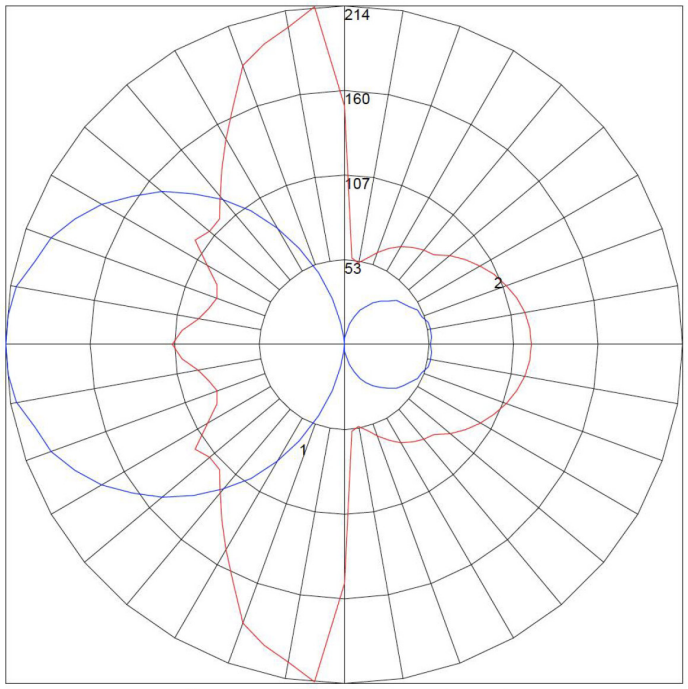
TESS-SLOTTED

ARCHITECTURAL SCALE, WET-LISTED EXTERIOR WALL SCONCE

alva



Tess-Slotted 60 in Enviro Satin Nickel (ESN)



Maximum Candela = 213.55 Located At Horizontal Angle = 95, Vertical Angle = 90
1 - Vertical Plane Through Horizontal Angles (95 - 275) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (90) (Through Max. Cd.)

PHOTOMETRIC & ELECTRICAL TEST RESULTS (TESS-SLOTTED30)

- Total Lumens: 1041.60
- Efficacy: 47.02
- Input Voltage (VAC/60Hz): 119.96
- Input Current (Amp): 0.1860
- Input Power (W): 22.15
- Input Power Factor: 0.9932
- Current ATHD (%): 8.7%

ORDER CODE:

TESS-SLOTTED			
MODEL	**LENGTH**	**METAL TRIM**	**CCT**
	30 30″	*POWDER COAT FINISH OPTIONS*	**3000** 3000K
	45 45″	**ESN** Enviro Satin Nickel	**3500** 3500K
	60 60″	**EOB** Enviro Oil-Rubbed Bronze	
	90 90″	**GR** Graphite	
		DB Dark Bronze	
		WHT White	
		BLK Black	

MEMORANDUM

DATE: March 11, 2026
FROM: Marcy Knysz, Village Planner
SUBJECT: Docket No. PSPMAJ25-0001, Request for Major Site Plan and Building Appearance Approval For the Construction of an Approximately 4,977 SF Building Addition, Bulding Facade Enhancements, and Associated Site Improvements for Hamro Investment Group, LLC (604 N. Milwaukee Avenue).

RECOMMENDED ACTION: **Recommend Approval of Docket No. PSPMAJ25-0001,** granting major site plan and building appearance approval for the construction of an approximately 4,977 sq. ft. building addition, building façade enhancements, and associated site improvements, for Hamro Investment Group, LLC, (2604 N. Chapel Hill Drive, Arlington Heights, IL 60004) for the property located at 604 N. Milwaukee Avenue, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, in accordance with the Building Materials Board prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026; Canopy System Specification Sheet by Mapes; Elevations prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026; Engineering Plans prepared by Morris Engineering, Inc., last revised 1/16/2026; Existing Conditions Photos prepared by the petitioner, dated 1/21/2026; Landscape Plan prepared by G Studio, last revised 1/20/2026; Lighting Plan prepared by PG Enlighten, last revised 1/20/2026; Permeable Paver Specification Sheet by Unilock; Product Specification Sheets for the Wall Base and Sill; Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Rooftop Screen Detail prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026; Site Details prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026; Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026; and subject to the following conditions:

1. Major site plan and building appearance approval is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0003 (variation to permit a reduction in the minimum required stall length); and Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width).

2. The site improvements shall be constructed, maintained, and operated in substantial compliance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Engineering Plans prepared by Morris Engineeirng, Inc., last revised 1/16/2026; Landscape Plan prepared by G Studio, last revised 1/20/2026; Lighting Plan prepared by PG Enlighten, last revised 1/20/2026; and Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026 except as modified by the Plan Commission or Village Board.

3. A building permit must be obtained from the Community Development Department prior to commencing any construction on the building addition or demolition of the site.

4. A completed Application for Wheeling Business License for the new business shall be submitted to the Community Development Department prior to the commencement of operations.

5. The maximum number of outdoor seats shall be limited to 39 seats, unless additional shared parking spaces are secured.

6. No construction permits of any kind shall be issued for any work to be conducted at the subject site before a shared access and parking agreement between the

petitioner and the property owner of the adjacent southern Parcel Index Number 03-02-200-048-0000 (commonly addressed as 562 N. Milwaukee Avene) is submitted to the Community Development Department, allowing for the petitioner's access and use of the surface parking facility at 562 N. Milwaukee Avenue. Upon acceptance of any shared parking agreement by the Director of Community Development, said agreement shall be executed and recorded with the Cook County Clerk's Office.

7. The parking lot shall be resurfaced within one (1) year of issuance of a Temporary Certificate of Occupancy or Final Certificate of Occupancy, whichever is issued first.

8. The outdoor space located west of the trash enclosure shall not be used for outdoor storage of materials, including boxes and/or pallets.

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).

10. The proposed fence section addition on the north side of the building shall match the existing fence in material and design and shall have the finished side facing north.

11. All outdoor furniture shall be commercial grade, weather resistant, and suitable for year-round outdoor conditions.

12. Plantings shall be maintained year round in the four (4) planters along the building's south elevation.

13. The sidewalk proposed as part of this development shall be constructed of concrete in accordance with the Village's standard construction details.

14. The following items shall be submitted with the building permit application:

    a. The final size and location of the rooftop unit (RTU) enclosures. The enclosures shall match the new Pearl Gray EIFS finish on the building façade.
    b. A detail of the proposed bicycle rack(s), including specifications demonstrating compliance with Village Code requirements.
    c. The Landscape Plan shall include suitable landscape plantings within the entrance island along Milwaukee Avenue, excluding mulch, stone, or similar.
    d. Construction ready irrigation plans.

EXECUTIVE SUMMARY

GENERAL PROPERTY INFORMATION

Petitioner: Hamro Investment Group, LLC

Location: 604 N. Milwaukee Avenue

Property size: 66,999 sq. ft. (1.54 acres)

Building size: 8,000 sq. ft. / 4,950 sq. ft. building addition

Neighboring Property Land Use(s):
North: Multi-tenant Industrial/Vacant Land
West: Multi-tenant Industrial
South: Multi-tenant Industrial/Parking Lot/Old Munich Tavern

Existing Use of Property: Commercial retail space (vacant, former Buca di Beppo)

Existing Zoning: MXC, Commercial/Residential Mixed Use

Comprehensive Plan Designation: Commercial/Residential Mixed Use

Zoning History:

- Ordinance #1428, approved 6/14/1976, granting a sign variation (Docket No. 422).
- Docket No. PC-303, approved 9/22/1994, granting appearance approval of architectural, landscape, lighting and signage.
- Ordinance #2991, approved 10/3/1994, granting special use and site plan approval for a restaurant with live music for Yvette North (Docket No. 1994-28).
- Ordinance #3187, approved 1/6/1997, granting special use and suite plan approval for a restaurant with live music for Buca di Beppo (Docket No. 1996-36).
- Docket No. PC-363, approved 5/8/1997, granting appearance approval for a sign for Buca di Beppo.
- Docket No. PC-504, approved 12/9/1999, granting appearance approval for a sign for Buca Little Italy.
- Docket No. PC-541, approved 2/8/2001, granting appearance approval of a restaurant expansion and added parking.
- Docket No. SCBA-011, approved 10/11/2001, granting approval of a freestanding sign face change.
- Ordinance #1193, approved 7/10/1972, granting a rezoning from the I-1 to the B-4 Zoning District (Docket No. 304).
- Ordinance #3533, approved 2/26/2001, granting special use and site plan approval for a restaurant with live music (Docket No. 2001-7A).
- Ordinance #3534, approved 2/26/2001, granting a variation for the pavement setback (Docket No. 2001-7B).
- Ordinance #3535, approved 2/26/2001, granting a variation to permit 2 freestanding signs along Milwaukee Avenue (Docket No. 2001-7C).

SUMMARY OF REQUEST

The petitioner is seeking major site plan and building appearance approval to construct a building addition and undertake comprehensive façade renovations to the former Buca di Beppo (Buca) restaurant building at 604 N. Milwaukee Avenue. The proposed improvements are associated with the proposed “604 The Arena” indoor entertainment establishment which requires special use approval (Docket No. PSU25-0012). The project includes architectural enhancements to the primary entrance, expansion of the building footprint, exterior material upgrades, installation of new canopies, rooftop mechanical screening, and associated site improvements. Since the project consists of the construction of an addition to a principal structure that is greater than 1,000 sq. ft., major site plan and building appearance approval is required.

The petitioner is also seeking variations associated with the proposed parking lot at the northwest corner of the property (Docket No’s. PV26-0003 & PV26-0004).

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. The petitioner presented the Concept Review to the Village Board on May 5, 2025. As this request is for major site plan and building appearance approval, the Commission’s recommendation will be forwarded to the Village Board for a final decision.

Site Plan

The proposed 4,977 sq. ft. building addition will be located west of the existing restaurant building. As stated in the attached Project Description Letter, the proposed additional space is intended to be used for cricket simulator lanes, golf simulator terminals and an arcade.

To support the additional floor area and associated increase in occupancy, the existing parking lot will be expanded at the northwest corner of the property. Due to site constraints and the configuration of the existing parking lot, the

petitioner is seeking two zoning variations to align new parking dimensions with existing conditions. Specifically, a reduction to the minimum parking stall length from 18.5 feet to 18.0 feet (Docket No. PV26-0003) and a reduction to the minimum drive aisle width from 25 feet to 24 feet (Docket No. PV26-0004). The requested reductions will match the existing parking lot's geometry and allow a cohesive blending between the existing parking lot and the proposed expanded parking area.

As part of the parking lot expansion, curb and gutter will be installed along the west property line where none currently exists. The installation of curb and gutter will improve site drainage, clearly define the edge of pavement, and enhance overall site functionality and compliance with Village engineering standards.

Outdoor Dining Area: A new outdoor dining area is proposed on the east side of the building that will provide a maximum capacity of 39 seats. The patio will be constructed with a Unilock permeable paver system per the attached product specifications sheet. The outdoor dining area will be enclosed by a new 4-foot tall black, three-rail wrought iron fence (Echelon, Genesis style), as depicted on Sheet 11 of the Engineering Plans.

Trash Enclosure: A new trash enclosure will be constructed within the expanded parking lot area as the current enclosure will be removed due to the building addition. The enclosure will consist of a black steel frame with 6' tall slate gray PVC plank infill panels designed to complement the Pearl Gray EIFS of the principal structure. The enclosure will be protected by four (4) six-inch diameter concrete-filled steel bollards with yellow safety covers.

Bicycle Racks: Bicycle parking will be provided along the south elevation, just east of the main customer entrance, which will accommodate twelve bicycles. The former restaurant did not provide any dedicated bicycle parking. Per the Bicycle Parking Regulations of the Zoning Code, the minimum bike parking requirements shall be met for any portion of a building addition. As a result, a minimum of four bicycle parking spaces are required (based on 36 parking spaces required for the building addition). The type of proposed bicycle racks is not consistently identified across the plan sets; therefore, staff is requesting a detailed product specification for the proposed bicycle rack(s) be submitted at the time of building permit application for review and approval.

Building Elevations
A full refinish of the exterior is proposed to transition the former restaurant to the entertainment venue, which the proposed materials and color scheme are identified on the attached Building Materials Board sheet. The original building and prior expansion were primarily finished with EIFS and are permitted to remain as existing, which will be repainted in Pearl Gray color. The existing (fiberglass) faux stone panels will be removed and replaced with new thin-stone wall panels in a dark charcoal color. The transition between the stone base wall and EIFS will be completed with chiseled "Coronado Stone" sills in a charcoal color. The main customer entrance will be enhanced through removal and raising of the existing parapet to create a more prominent architectural feature, along with the installation of a new metal canopy system. The existing storefront systems will remain, with select repainting of framing to coordinate with the updated material palette. Existing gutters and downspouts will remain in place and will be repainted to match the renovated façade.

The proposed building addition will modify the roofline and parapet configuration to create a more cohesive and articulated façade between the existing building and addition. Parapet heights range from approximately 14 feet 6 inches to 15 feet 2 inches, and new metal coping is proposed. The addition is designed to integrate the existing massing and will utilize the same Pearl Gray finish and thin-stone base treatment to ensure architectural continuity. A durable Tuff II acrylic base coating is proposed along the bottom four inches of the building to protect foundation insulation.

On the north elevation (the rear of the building), the majority of the EIFS will be painted black and will not include the thin-stone base treatment. However, the northeastern portion of the façade, which is visible from Milwaukee Avenue, will be upgraded to match the remainder of the building.

The existing false stone monolith on the east façade will remain and will be repainted to coordinate with the new thin-stone material.

All existing green and white striped fabric awnings will be removed and replaced with new Sunbrella fabric awnings in a bright blue color, as depicted in the submitted color renderings and identified in the Building Materials Board sheet.

The wall signage shown on the attached Proposed Elevations are for illustration purposes and final sign design will

be submitted at a later time. In addition, the two stone entry columns located on either side of the entrance drive off Milwaukee Avenue will be removed during construction.

Landscaping
The proposed landscaping plan would retain significant existing landscaping along the perimeter of the site while introducing new plantings to support the expanded parking area, new patio, and building addition. New canopy trees, ornamental trees, evergreen shrubs, perennials, and ornamental grasses are distributed throughout the site, particularly within parking lot islands, along the west property line adjacent to the addition, and around the new patio and entrance areas. Foundation plantings are proposed along the building façade. The Plant Schedule identifies a mix of species including *Pinus, Picea, Liriodendron, Tilia, Amelanchier, Gymnocladus, Celtis, Cercis*, and *Liquidambar* for canopy and ornamental trees, along with *Viburnum, Physocarpus, Itea, Juniperus, Taxus*, and *Hydrangea* shrubs. Perennials and grasses include *Allium, Carex, Andropogon, Schizachyrium, Rudbeckia, Calamagrostis, Iris*, and *Liriope*.

In addition, four decorative planters are proposed along the south façade of the new addition. The planter detail specifies “Brisbane planters” (48" x 24" x 32") in light grey to be planted with seasonal plantings as indicated on Sheet L2 of the Landscape Plans. A ground-mounted transformer is currently located northwest of the existing building. Additional landscaping will be installed to supplement the existing plantings surrounding the transformer to enhance screening and improve the overall appearance of the mechanical equipment area.

The Landscape Plan further identifies new sod areas to replace disturbed lawn areas and to restore parking lot islands impacted by construction. The Landscape Plan does not specify planting conditions within the main entrance island along Milwaukee Avenue, which over the years has been neglected. Although the Site Plan identifies new sod to be planted in this area, it has been demonstrated that sod is not sustainable and should be replaced with suitable landscape plantings (excluding mulch, stone, or similar). As a result, staff has included a condition requiring that the Landscape Plan be updated to include suitable landscape plantings within the entrance island.

A Tree Preservation Plan detail within the Landscape Plan identifies the existing canopy, evergreen trees, select deciduous trees and shrubs scheduled for removal where necessary to accommodate construction. Tree protection measures include installation of high-visibility fencing at the drip line during construction.

Irrigation is proposed with drip irrigation for shrub and perennial beds and lawn sprinkler irrigation for turf areas. Final irrigation layout and mechanical details will be required at the time of building permit application.

Mechanical Units
The project includes installation of new rooftop mechanical units (RTUs) associated with the building addition, along with proper screening methods. As shown on the Roof Enclosure Details sheet, rooftop screening will be achieved with “CityScapes 52-inch Vertical Style Envisor” screen system. The screen enclosure consists of vertically ribbed metal panels designed to fully screen rooftop mechanical units from view. The submitted section detail indicates a screen height of approximately 56 inches above the roof surface, with the overall height varying depending on the final RTU configuration. Final screen dimensions and layout will be determined based on the specific equipment sizes and spacing at the time of permit.

Sight line diagrams are included on the Elevation Drawings to demonstrate the proposed screening will effectively conceal the rooftop equipment from the adjacent public right-of-way and surrounding properties.

Fencing
The existing wood fence located along the north property line does not fully screen the building from Milwaukee Avenue, resulting in a visible gap as seen from Milwaukee Avenue. To address this condition, the petitioner has worked with staff to install approximately 14 linear feet of additional wood fencing to match the existing fence in material, height and design, thereby creating a continuous screen along the north property line. Staff has included a condition that the finished side of the fence shall face north, although the finished side of the existing fence faces inward.

Lighting
The lighting plan provides a comprehensive upgrade to both site and building-mounted lighting to support the expanded building footprint and expanded parking area. The lighting design is depicted on the submitted Photometric Plan, Lighting Specification Sheets and Site Details Sheet. The plan includes replacement of existing light poles at their current locations with new fixtures and the installation of additional pole-mounted lighting to

adequately illuminate the expanded northwest parking area. The proposed light poles will be 25 feet tall with a 2-foot concrete base.

In addition to pole lighting, the plan includes decorative wall-mounted sconce fixtures, wall packs and canopy lighting. These fixtures are intended to illuminate pedestrian walkways, building entrances, and the new patio area.

Parking
There are 87 existing on-site parking spaces, in addition to 53 spaces located in the adjacent lot to the south at 562 N. Milwaukee Avenue. In 2001, Buca acquired the vacant property at 562 N. Milwaukee Avenue, directly to the south, and redeveloped the property into a 53-space parking lot with an internal connection to the main Buca property and right-in/right-out access onto Milwaukee Avenue. Although both parcels were owned and operated as a single development, they remained as two separate parcels. The petitioner has purchased the main Buca parcel, but is not the owner of the separate southern parking lot.

The Village's off-street parking standards require a total of 110 parking spaces for the proposed entertainment venue. Since the subject site currently provides 87 spaces, a 23 space deficiency results. The petitioner is in the process of developing an access and parking agreement with the adjacent property owner to utilize off-site parking to satisfy the remaining parking requirement, consistent with the prior restaurant use. As an agreement has not been completed as of this report, staff has included a condition stating that no construction permits of any kind shall be issued until an access and parking agreement is submitted and approved by the Director of Community Development, to be subsequently executed and recorded.

Parking Summary Table

Use	Parking Requirement	# of Spaces Required
Restaurant	1 space per 3 seats	32
Outdoor Dining	1 space per 2 seats beyond first 15	8
Bar	1 space per 3 seats	9
Gaming Room	1 space per 3 seats	2
VR Rooms (similar to golf driving range)	1 space per room	2
VR Stations	1 space per 3 seats	4
Lounge Seating	1 space per 3 seats	7
Simulators (similar to bowling lanes)	4 spaces per lane	24
Arcade High Top Seating	1 space per 3 seats	5
Arcade	1 space per 3 seats	7
Employees	1 space per employee on shift	10
	REQUIRED PARKING SPACES	**110**
	PARKING SPACES PROVIDED	**87**
	PARKING SPACES DEFICIENT	**-23**
	PARKING SPACES ON 562 N. MILWAUKEE AVE	**53**

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: Comments from the Engineering Division have been incorporated into the conditions of approval.

Staff Recommended Actions: Staff recommends approval of this request, subject to the following conditions:

1. Major site plan and building appearance approval is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0003 (variation to permit a reduction in the minimum required stall length); and Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width).

2. The site improvements shall be constructed, maintained, and operated in substantial compliance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Engineering Plans prepared by

Morris Engineering, Inc., last revised 1/16/2026; Landscape Plan prepared by G Studio, last revised 1/20/2026; Lighting Plan prepared by PG Enlighten, last revised 1/20/2026; and Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026 except as modified by the Plan Commission or Village Board.

3. A building permit must be obtained from the Community Development Department prior to commencing any construction on the building addition or demolition of the site.

4. A completed Application for Wheeling Business License for the new business shall be submitted to the Community Development Department prior to the commencement of operations.

5. The maximum number of outdoor seats shall be limited to 39 seats, unless additional shared parking spaces are secured.

6. No construction permits of any kind shall be issued for any work to be conducted at the subject site before a shared access and parking agreement between the petitioner and the property owner of the adjacent southern Parcel Index Number 03-02-200-048-0000 (commonly addressed as 562 N. Milwaukee Avenue) is submitted to the Community Development Department, allowing for the petitioner's access and use of the surface parking facility at 562 N. Milwaukee Avenue. Upon acceptance of any shared parking agreement by the Director of Community Development, said agreement shall be executed and recorded with the Cook County Clerk's Office.

7. The parking lot shall be resurfaced within one (1) year of issuance of a Temporary Certificate of Occupancy or Final Certificate of Occupancy, whichever is issued first.

8. The outdoor space located west of the trash enclosure shall not be used for outdoor storage of materials, including boxes and/or pallets.

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).

10. The proposed fence section addition on the north side of the building shall match the existing fence in material and design and shall have the finished side facing north.

11. All outdoor furniture shall be commercial grade, weather resistant, and suitable for year-round outdoor conditions.

12. Plantings shall be maintained year round in the four (4) planters along the building's south elevation.

13. The sidewalk proposed as part of this development shall be constructed of concrete in accordance with the Village's standard construction details.

14. The following items shall be submitted with the building permit application:

a. The final size and location of the rooftop unit (RTU) enclosures. The enclosures shall match the new Pearl Gray EIFS finish on the building façade.
b. A detail of the proposed bicycle rack(s), including specifications demonstrating compliance with Village Code requirements.
c. The Landscape Plan shall include suitable landscape plantings within the entrance island along Milwaukee Avenue, excluding mulch, stone, or similar.
d. Construction ready irrigation plans.

******

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. PSPMAJ25-0001, granting major site plan and building appearance approval for the construction of an approximately 4,977 sq. ft. building addition, building façade enhancements, and associated site improvements, for Hamro Investment Group, LLC, (2604 N. Chapel Hill Drive, Arlington Heights, IL 60004) for the property located at 604 N. Milwaukee Avenue, as required under Title 19, Zoning, of the Wheeling

Municipal Code and Chapter 19-12, in accordance with the Building Materials Board prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026; Canopy System Specification Sheet by Mapes; Elevations prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026; Engineering Plans prepared by Morris Engineering, Inc., last revised 1/16/2026; Existing Conditions Photos prepared by the petitioner, dated 1/21/2026; Landscape Plan prepared by G Studio, last revised 1/20/2026; Lighting Plan prepared by PG Enlighten, last revised 1/20/2026; Permeable Paver Specification Sheet by Unilock; Product Specification Sheets for the Wall Base and Sill; Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Rooftop Screen Detail prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026; Site Details prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026; Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026; and subject to the following conditions:

1. Major site plan and building appearance approval is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0003 (variation to permit a reduction in the minimum required stall length); and Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width).

2. The site improvements shall be constructed, maintained, and operated in substantial compliance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Engineering Plans prepared by Morris Engineering, Inc., last revised 1/16/2026; Landscape Plan prepared by G Studio, last revised 1/20/2026; Lighting Plan prepared by PG Enlighten, last revised 1/20/2026; and Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026 except as modified by the Plan Commission or Village Board.

3. A building permit must be obtained from the Community Development Department prior to commencing any construction on the building addition or demolition of the site.

4. A completed Application for Wheeling Business License for the new business shall be submitted to the Community Development Department prior to the commencement of operations.

5. The maximum number of outdoor seats shall be limited to 39 seats, unless additional shared parking spaces are secured.

6. No construction permits of any kind shall be issued for any work to be conducted at the subject site before a shared access and parking agreement between the petitioner and the property owner of the adjacent southern Parcel Index Number 03-02-200-048-0000 (commonly addressed as 562 N. Milwaukee Avenue) is submitted to the Community Development Department, allowing for the petitioner’s access and use of the surface parking facility at 562 N. Milwaukee Avenue. Upon acceptance of any shared parking agreement by the Director of Community Development, said agreement shall be executed and recorded with the Cook County Clerk’s Office.

7. The parking lot shall be resurfaced within one (1) year of issuance of a Temporary Certificate of Occupancy or Final Certificate of Occupancy, whichever is issued first.

8. The outdoor space located west of the trash enclosure shall not be used for outdoor storage of materials, including boxes and/or pallets.

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).

10. The proposed fence section addition on the north side of the building shall match the existing fence in material and design and shall have the finished side facing north.

11. All outdoor furniture shall be commercial grade, weather resistant, and suitable for year-round outdoor conditions.

12. Plantings shall be maintained year round in the four (4) planters along the building’s south elevation.

13. The sidewalk proposed as part of this development shall be constructed of concrete in accordance with the Village’s standard construction details.
14. The following items shall be submitted with the building permit application:

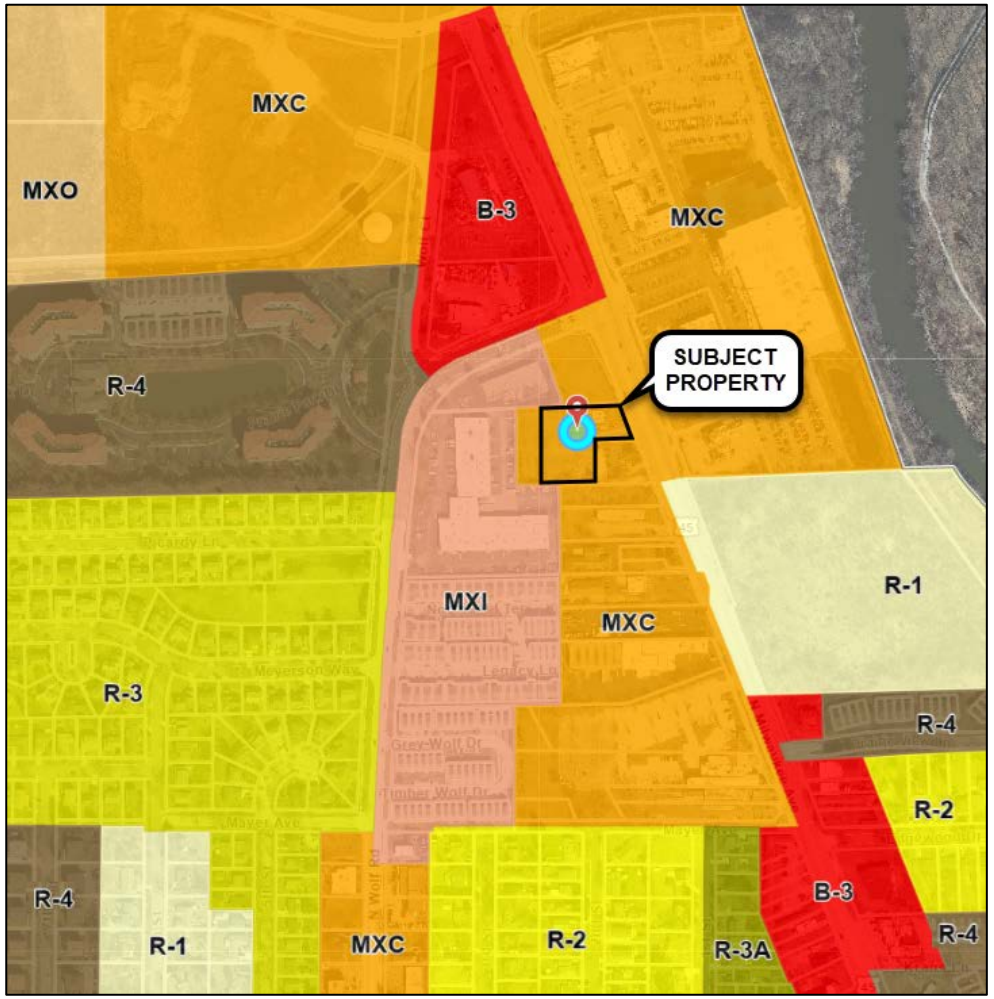
a. The final size and location of the rooftop unit (RTU) enclosures. The enclosures shall match the new Pearl Gray EIFS finish on the building façade.
b. A detail of the proposed bicycle rack(s), including specifications demonstrating compliance with Village Code requirements.
c. The Landscape Plan shall include suitable landscape plantings within the entrance island along Milwaukee Avenue, excluding mulch, stone, or similar.
d. Construction ready irrigation plans.

ATTACHMENTS:

Attachments to Staff Report (Staff)
Building Materials Board prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026
Canopy System Specification Sheet by Mapes
Elevations prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026
Engineering Plans prepared by Morris Engineering, Inc., last revised 1/16/2026
Existing Conditions Photos prepared by the petitioner, dated 1/21/2026
Landscape Plan prepared by G Studio, last revised 1/20/2026
Lighting Plan prepared by PG Enlighten, last revised 1/20/2026
Permeable Paver Specification Sheet by Unilock
Product Specification Sheets for the Wall Base and Sill
Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026
Rooftop Screen Detail prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026
Site Details prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026
Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026



Location Map



Zoning Map



South Façade of Existing Building



North Façade of Existing Building



Entrance Drive off Milwaukee Avenue



Existing Parking Lot



Existing Parking Lot Island



Existing Trees Along West Property Line



North Side of Building

Meeting Minutes
Wednesday, March 11, 2026
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 March 11, 2026.

2. PLEDGE OF ALLEGIANCE

Everyone stood for the Pledge of Allegiance.

3. ROLL CALL

Present were Commissioners Karl, Riles, Hyken, Myer, Sprague, Smart, and Chairman Johnson. Also present were Village Planner Marcy Knysz and Village Attorney Mallory Milluzzi.

4. CHANGES TO AGENDA – None

5. CITIZENS' CONCERNS AND COMMENTS – None

6. CONSENT ITEMS – None

7. ITEMS FOR REVIEW
7A. Docket No.: PSPMAJ26-0001
Applicant:
Address: 268 7th Street
Request: Request for Major Site Plan Approval to Construct a Multi-Family Residential Building and Associated Site Improvements

Ms. Knysz presented the existing six flats and reported that the proposal was for a new three-story brick-and-frame building with six multi-family residential units. The units would be one- or two-bedroom, and each would have a deck or patio. There was covered parking in the back, per Village Code, and a trash enclosure. The petitioner is proposing a new sidewalk, new light poles, and new building lights. There would be landscaping around the building foundation and trees by the road. Any required variations were taken care of by the previous property owner. The previous property owner obtained site approval, but it expired after a year.

Ms. Knysz read the three conditions:

1. In accordance with Section 17.26 (Impact Fees) of the Village Code, the petitioner shall pay impact fees to the Village of Wheeling prior to the issuance of any building or engineering permits.

2. A cost estimate covering the cost of all landscaping plant material plus the cost of installation shall be submitted and approved by the Community Development Department. The approved amount shall be submitted in the

DRAFT

form of a financial surety to the Community Development Department prior to the issuance of any engineering site permits or building permits.

3. All other agency permits, including but not limited to the Metropolitan Water Reclamation District of Greater Chicago (MWRD) and Illinois Environmental Protection Agency (IEPA), etc., shall be obtained prior to the issuance of any engineering site permits or building permits.

The petitioner, Kryzsztof Gotkiewicz, stepped to the podium. He reported that he had taken over the property and was continuing the project. They learned that the permit had expired and wanted to complete their project as soon as they could. He noted that they were not changing any of the projects previously approved by the old owner.

Commissioner Myer asked whether a composite material would be used for the trash enclosure to improve durability and longevity. Kryzsztof Gotkiewicz confirmed that they would use a composite material.

Commissioners Karl and Sprague had no questions.

Commissioner Hyken asked whether a carport would be installed. Kryzsztof Gotkiewicz reported that they were, and it would hold six cars.

Commissioners Smart and Riles had no questions. Chairman Johnson had no questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken, to approve Docket No. PSPMAJ26-0001, granting major site plan and building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, to permit the construction of a multi-family residential building and associated site improvements, located at 268 7th Street, in accordance with the Carport Detail by Home Improvements Kits.Com; Elevations (Sheets a2.3-a2.4), prepared by aMa-Architecture, last revised 12/16/2024; Engineering Plans (Sheets C.1-C.9), prepared by CIVILAND, PLCC, last revised 11/26/2024; Floor Plans (Sheets a2.5-p1.0), prepared by aMa-Architecture, last revised 12/16/2024; Landscape Plan, Sheet L-1, prepared by CIVILAND, PLCC, last revised 11/26/2024; Lighting Plan (Sheet E1), prepared by Kornacki & Associates dated 5/2/2024, last revised 10/14/2024; Project Description letter prepared by Krzysztof Gotkiewicz, dated 2/21/2026; Rendering; Site Plan (Sheet a.1.1), prepared by aMa-Architecture, last revised 12/16/2024; Stormwater Narrative, prepared by CIVILAND, PLCC, last revised 11/26/2024; Title Sheet (a1.0), prepared by aMa-Architecture, last revised 12.16/2024; and subject to the following conditions:

1. In accordance with Section 17.26 (Impact Fees) of the Village Code, the petitioner shall pay impact fees to the Village of Wheeling prior to the issuance of any building or engineering permits.

2. A cost estimate covering the cost of all landscaping plant material plus the cost of installation shall be submitted and approved by the Community Development Department. The approved amount shall be submitted in the form of a financial surety to the Community Development Department prior to the issuance of any

DRAFT

engineering site permits or building permits.

3. All other agency permits, including but not limited to the Metropolitan Water Reclamation District of Greater Chicago (MWRD) and Illinois Environmental Protection Agency (IEPA), etc. shall be obtained prior to the issuance of any engineering site permits or building permits.

On the roll call, the vote was as follows:

AYES:	Commissioners Hyken, Johnson, Karl, Smart, Sprague, Myer, Riles
NAYS:	None
ABSENT:	None
ABSTAIN:	None

There being seven affirmative votes, the motion was approved.

Ms. Knysz noted that the petitioner would attend the Village Board meeting on April 6th for the final decision.

7B. Docket No.: PSU25-0012
Applicant: Hamro Investment Group, LLC
Address: 604 N. Milwaukee Avenue
Request: Request for Special Use Approval to Permit the Operation of an Entertainment Establishment ("604 The Arena")

See the Findings of Fact for Docket No. PSU25-0012.

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken, to approve Docket No. PSU25-0012, granting Special Use approval to permit the operation of an entertainment establishment to be known as "604 The Arena" by Hamro Investment Group, LLC, (2604 N. Chapel Hill Drive, Arlington Heights, IL 60004) to be located at 604 N. Milwaukee Avenue, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections; and in accordance with the Project Narrative prepared by Manish Chaudhary, dated 1/29/2026; Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026; Floor Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026; and subject to the following conditions:

1. Special Use approval is contingent upon approval of Docket No. PV26-0003 (variation to permit a reduction in the minimum required parking stall length); Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width); and Docket No. PSPMAJ25-0001 (major site plan and appearance approval for a building addition and related site improvements).

2. No construction permits of any kind shall be issued for any work to be conducted at the subject site before a shared access and parking agreement between the petitioner and the property owner of the adjacent southern Parcel Index Number 03-02-200-048-0000 (commonly addressed as 562 N. Milwaukee Avene) is submitted to the Community Development Department, allowing for the petitioner's access and use of the surface parking facility at 562 N. Milwaukee Avenue. Upon

DRAFT

acceptance of any shared parking agreement by the Director of Community Development, said agreement shall be executed and recorded with the Cook County Clerk's Office.

3. The special use shall be operated in substantial compliance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Engineering Plans prepared by Morris Engineering, Inc., last revised 1/16/2026; Landscape Plan prepared by G Studio, last revised 1/20/2026; Lighting Plan prepared by PG Enlighten, last revised 1/20/2026; and Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026 except as modified by the Plan Commission or Village Board.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

7C. Docket No.: PV26-0003
Applicant: Hamro Investment Group, LLC
Address: 604 N. Milwaukee Avenue
Request: Request for a Variation to Permit a Reduction in the Minimum Required Stall Length for 90-Degree Parking from 18.5 Feet to 18.0 Feet

See the Findings of Fact for Docket No. PV26-0003.

MOTION: Commissioner Myer moved, seconded by Commissioner Karl, to approve Docket No. PV26-0003 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.010, Off-Street Parking and Loading, and associated sections, to permit a reduction in the minimum required stall length for 90-degree parking from 18.5 feet to 18.0 feet for Hamro Investment Group, LLC (2604 N. Chapel Hill Drive, Arlington Heights, IL 60004), located at 604 N. Milwaukee Avenue in accordance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026; Engineering Plans prepared by Morris Engineeirng, Inc., last revised 1/16/2026; and subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width) and Docket No. PSPMAJ25-0001 (major site plan and building appearance approval for the construction of a building addition and associated site improvements).

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Smart, Sprague, Myer, Riles

DRAFT

NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

7D. Docket No.: PV26-0004
Applicant: Hamro Investment Group, LLC
Address: 604 N. Milwaukee Avenue
Request: Request for a Variation to Permit a Reduction in the Minimum Required Drive Aisle Width for Double-Row Parking from 25 Feet to 24 Feet for Hamro Investment Group, LLC

See the Findings of Fact for Docket No. PV26-0004.

MOTION: Commissioner Myer moved, seconded by Commissioner Riles, to approve Docket No. PV26-0004 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.010, Off-Street Parking and Loading, and associated sections, to permit a reduction in the minimum required drive aisle width for double-row parking from 25 feet to 24 feet for Hamro Investment Group, LLC (2604 N. Chapel Hill Drive, Arlington Heights, IL 60004), located at 604 N. Milwaukee Avenue in accordance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026; Engineering Plans prepared by Morris Engineeirng, Inc., last revised 1/16/2026; and subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0003 (variation to permit a reduction in the minimum required stall) and Docket No. PSPMAJ25-0001 (major site plan and building appearance approval for the construction of a building addition and associated site improvements).

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

7E. Docket No.: PSPMAJ25-001
Applicant: Hamro Investment Group, LLC
Address: 604 N. Milwaukee Avenue
Request: Request for a Major Site Plan and Building Appearance Approval For the Construction of an Approximately 4,977 SF Building Addition, Building Façade Enhancements, and Associated Site Improvements

Ms. Knysz read the proposed conditions:

DRAFT

1. Major site plan and building appearance approval is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0003 (variation to permit a reduction in the minimum required stall length); and Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width).

2. The site improvements shall be constructed, maintained, and operated in substantial compliance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Engineering Plans prepared by Morris Engineeirng, Inc., last revised 1/16/2026; Landscape Plan prepared by G Studio, last revised 1/20/2026; Lighting Plan prepared by PG Enlighten, last revised 1/20/2026; and Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026 except as modified by the Plan Commission or Village Board.

3. A building permit must be obtained from the Community Development Department prior to commencing any construction on the building addition or demolition of the site.

4. A completed Application for Wheeling Business License for the new business shall be submitted to the Community Development Department prior to the commencement of operations.

5. The maximum number of outdoor seats shall be limited to 39 seats, unless additional shared parking spaces are secured.

6. No construction permits of any kind shall be issued for any work to be conducted at the subject site before a shared access and parking agreement between the petitioner and the property owner of the adjacent southern Parcel Index Number 03-02-200-048-0000 (commonly addressed as 562 N. Milwaukee Avenue) is submitted to the Community Development Department, allowing for the petitioner's access and use of the surface parking facility at 562 N. Milwaukee Avenue. Upon acceptance of any shared parking agreement by the Director of Community Development, said agreement shall be executed and recorded with the Cook County Clerk's Office.

7. The parking lot shall be resurfaced within one (1) year of issuance of a Temporary Certificate of Occupancy or Final Certificate of Occupancy, whichever is issued first.

8. The outdoor space located west of the trash enclosure shall not be used for outdoor storage of materials, including boxes and/or pallets.

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).

10. The proposed fence section addition on the north side of the building shall match the existing fence in material and design and shall have the finished side facing north.

11. All outdoor furniture shall be commercial grade, weather resistant, and suitable

DRAFT

for year-round outdoor conditions.

12. Plantings shall be maintained year round in the four (4) planters along the building's south elevation.

13. The sidewalk proposed as part of this development shall be constructed of concrete in accordance with the Village's standard construction details.

14. The following items shall be submitted with the building permit application:

    a. The final size and location of the rooftop unit (RTU) enclosures. The enclosures shall match the new Pearl Gray EIFS finish on the building façade.

    b. A detail of the proposed bicycle rack(s), including specifications demonstrating compliance with Village Code requirements.

    c. The Landscape Plan shall include suitable landscape plantings within the entrance island along Milwaukee Avenue, excluding mulch, stone, or similar.

    d. Construction ready irrigation plans.

Chairman Johnson asked about locating the owner of the neighboring parking lot. Manish Chaudhary confirmed that they had and that negotiations were ongoing.

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Karl, to approve Docket No. PSPMAJ25-0001, granting major site plan and building appearance approval for the construction of an approximately 4,977 sq. ft. building addition, building façade enhancements, and associated site improvements, for Hamro Investment Group, LLC, (2604 N. Chapel Hill Drive, Arlington Heights, IL 60004) for the property located at 604 N. Milwaukee Avenue, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, in accordance with the Building Materials Board prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026; Canopy System Specification Sheet by Mapes; Elevations prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026; Engineering Plans prepared by Morris Engineering, Inc., last revised 1/16/2026; Existing Conditions Photos prepared by the petitioner, dated 1/21/2026; Landscape Plan prepared by G Studio, last revised 1/20/2026; Lighting Plan prepared by PG Enlighten, last revised 1/20/2026; Permeable Paver Specification Sheet by Unilock; Product Specification Sheets for the Wall Base and Sill; Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Rooftop Screen Detail prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026; Site Details prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026; Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026; and subject to the following conditions:

1. Major site plan and building appearance approval is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0003 (variation to permit a

DRAFT

reduction in the minimum required stall length); and Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width).

2. The site improvements shall be constructed, maintained, and operated in substantial compliance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Engineering Plans prepared by Morris Engineeirng, Inc., last revised 1/16/2026; Landscape Plan prepared by G Studio, last revised 1/20/2026; Lighting Plan prepared by PG Enlighten, last revised 1/20/2026; and Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026 except as modified by the Plan Commission or Village Board.

3. A building permit must be obtained from the Community Development Department prior to commencing any construction on the building addition or demolition of the site.

4. A completed Application for Wheeling Business License for the new business shall be submitted to the Community Development Department prior to the commencement of operations.

5. The maximum number of outdoor seats shall be limited to 39 seats, unless additional shared parking spaces are secured.

6. No construction permits of any kind shall be issued for any work to be conducted at the subject site before a shared access and parking agreement between the petitioner and the property owner of the adjacent southern Parcel Index Number 03-02-200-048-0000 (commonly addressed as 562 N. Milwaukee Avenue) is submitted to the Community Development Department, allowing for the petitioner's access and use of the surface parking facility at 562 N. Milwaukee Avenue. Upon acceptance of any shared parking agreement by the Director of Community Development, said agreement shall be executed and recorded with the Cook County Clerk's Office.

7. The parking lot shall be resurfaced within one (1) year of issuance of a Temporary Certificate of Occupancy or Final Certificate of Occupancy, whichever is issued first.

8. The outdoor space located west of the trash enclosure shall not be used for outdoor storage of materials, including boxes and/or pallets.

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).

10. The proposed fence section addition on the north side of the building shall match the existing fence in material and design and shall have the finished side facing north.

11. All outdoor furniture shall be commercial grade, weather resistant, and suitable for year-round outdoor conditions.

12. Plantings shall be maintained year round in the four (4) planters along the

DRAFT

building's south elevation.

13. The sidewalk proposed as part of this development shall be constructed of concrete in accordance with the Village's standard construction details.

14. The following items shall be submitted with the building permit application:

    a. The final size and location of the rooftop unit (RTU) enclosures. The enclosures shall match the new Pearl Gray EIFS finish on the building façade.

    b. A detail of the proposed bicycle rack(s), including specifications demonstrating compliance with Village Code requirements.

    c. The Landscape Plan shall include suitable landscape plantings within the entrance island along Milwaukee Avenue, excluding mulch, stone, or similar.

    d. Construction ready irrigation plans.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Ms. Knysz reported that the petitioners would attend the April 6 Village Board meeting.

MOTION: Commissioner Myer moved, seconded by Commissioner Sprague, to approve closing Docket Nos. PSU25-0012-001, PV26-0003, and PV26-0004.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

MOTION: Commissioner Myer moved, seconded by Commissioner Karl, to approve the Minutes of the Regular Meeting of February 11, 2026.

On the roll call, the vote was as follows:

DRAFT

AYES: Commissioners Hyken, Johnson, Karl, Sprague, Myer, Riles
NAYS: None
ABSENT: None
ABSTAIN: Commissioner Smart

There being six affirmative votes, the motion was approved.

9. OTHER BUSINESS

Ms. Knysz announced that Finn McCool's and the Greek Joynt opened. Sun-Wich will be opening soon. There was also a charcuterie board restaurant opening soon.

10. ADJOURNMENT

MOTION: Commissioner Myer moved, seconded by Commissioner Smart, to adjourn the meeting at 6:55 p.m. The motion was approved by a voice vote.

DRAFT

MEMORANDUM

DATE:	April 6, 2026
FROM:	Leonard Becker, Economic Development Director
SUBJECT:	Ordinance Approving the Second Amendment to the Redevelopment Agreement between the Village of Wheeling and VH Maliha Wheeling, Inc. for the Development of Land at Milwaukee Avenue and Wolf Road, Comprising a Part of the North TIF District of the Village of Wheeling, Cook and Lake Counties, Illinois
DOLLAR AMOUNT:	150,000
BUDGETED:	Yes
BUDGET SOURCE:	North Milwaukee TIF District
RECOMMENDED ACTION:	Approve
STRATEGIC PLAN THEME:	Economic Development

EXECUTIVE SUMMARY

This ordinance authorizes a second amendment to the redevelopment agreement for the Westin hotel property to provide that the Village will reimburse up to $150,000 to the developer with Tax Increment Financing (TIF) funds for the installation of a new monument sign. The new monument sign will include an electronic message center, and the second amendment provides the Village with regular access to the electronic message center portion of the sign to promote Village events and activities. The existing redevelopment agreement does not provide the Village with the use of the sign.

MEMO

The current owners of the Westin hotel have requested the use of TIF funds to install a new replacement monument sign, which will have an electronic message component. The Westin hotel property at 601 N. Milwaukee Avenue is part of the North Milwaukee TIF District and was established and constructed according to an existing redevelopment agreement. This second amendment to the redevelopment agreement will authorize reimbursement of up to $150,000 for the purchase and installation of a new monument sign. The developer will be required to install the sign by December 31, 2026, and is responsible for paying the upfront cost of the monument sign and its installation. The developer must obtain all required zoning approvals, permits, and design approval from the Village before the reimbursement will be paid. The developer remains responsible for all repairs to and maintenance of the sign.

As part of the consideration for this public investment, the developer also must provide the Village with access to and use of the electronic message center portion of its monument sign. The Village shall have the right to utilize the electronic message center portion of the monument sign to promote Village-related activities and initiatives, as determined by the Village. The Village will provide the developer with a schedule of messages for regular and seasonal rotation, as applicable, but has the ability to change and modify the content of the Village sign displays as reasonably necessary. At least one of the circulated changeable copy sign displays of the electronic message center shall be a Village-related message.

ORDINANCE NO._____

ORDINANCE APPROVING THE SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF WHEELING AND VH MALIHA WHEELING, INC. FOR THE DEVELOPMENT OF LAND AT MILWAUKEE AVENUE AND WOLF ROAD, COMPRISING A PART OF THE NORTH TIF DISTRICT OF THE VILLAGE OF WHEELING, COOK AND LAKE COUNTIES, ILLINOIS

BE IT ORDAINED, by the President and Board of Trustees of the Village of Wheeling in Cook and Lake Counties, Illinois (the "Village"), as follows:

SECTION 1: The President and Board of Trustees of the Village find as follows:

A. The Village has the authority, pursuant to the laws of the State of Illinois, to promote the health, safety, and welfare of the Village and its inhabitants, to prevent the presence of blight, to encourage private development in order to enhance the local tax base and increase additional tax revenues realized by the Village, to foster increased economic activity within the Village, to increase employment opportunities within the Village, and to enter into contractual agreements with third parties for the purpose of achieving the aforesaid purposes, and otherwise take action in the best interests of the Village.

B. The Village is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended (the "TIF Act"), to finance redevelopment in accordance with the conditions and requirements set forth in the TIF Act.

C. Pursuant to its home rule powers and in accordance with the TIF Act, on February 10, 2003, the corporate authorities of the Village adopted Ordinances Number 3708, 3709 and 3710, in accordance with the TIF Act and its home rule powers, approving a tax increment redevelopment plan and project, designating a tax increment redevelopment project area, and adopting tax increment financing relative to the Village's North TIF District (hereinafter referred to as the "North TIF District") for redevelopment and revitalization of a portion of the corporate limits of the Village; and

D. On December 13, 2004 the Village approved Ordinance 3926 which approved a Redevelopment Agreement ("Redevelopment Agreement") pursuant to which the former developer HM Wheeling, Inc. constructed a four-star hotel, restaurant, and retail space (the "Development").

E. On December 10, 2007, the Village approved Ordinance 4295 which approved a First Amendment to the Redevelopment Agreement ("First Amendment").

F. VH Maliha Wheeling, Inc., an Illinois corporation, is the current owner and developer of the property subject to the Redevelopment Agreement and is subject to the Redevelopment Agreement and the First Amendment.

G. It is necessary to further amend the Original Redevelopment Agreement to allow for additional expenses associated with the replacement of the monument sign as part of the Development.

SECTION 2: Based upon the foregoing, and pursuant to the TIF Act and the Village's home rule powers, a SECOND AMENDMENT TO REDEVELOPMENT AGREEMENT that is in substantial conformity with the SECOND AMENDMENT TO REDEVELOPMENT AGREEMENT attached hereto as EXHIBIT A is hereby approved, with all final changes subject to the approval of the Village Manager. The President, Village Manager, and Clerk of the Village are authorized and directed to execute and deliver such other necessary instruments to meet the Village's obligations, including said SECOND AMENDMENT TO REDEVELOPMENT AGREEMENT attached hereto as EXHIBIT A.

SECTION 3: This Ordinance shall be in full force and effect from and after its adoption, approval, and publication in pamphlet form as provided by law.

Trustee _____ moved, second by Trustee _____ that Ordinance No. _____ be **PASSED** this 6th day of April 2026, pursuant to a roll call vote as follows:

President Horcher	_____	Trustee Ruffatto	_____
Trustee Krueger	_____	Trustee Vito	_____
Trustee Lang	_____	Trustee Vogel	_____
Trustee Papantos	_____		

_____
Patrick Horcher, Village President

ATTEST:

_____
Kathryn M. Brady, Village Clerk

APPROVED AS TO FORM:

_____
Village Attorney

PUBLISHED in pamphlet form this 7th day of April 2026, by order of the Corporate Authorities of the Village of Wheeling, Cook and Lake Counties, Illinois.

EXHIBIT A

SECOND AMENDMENT TO REDEVELOPMENT AGREEMENT

SECOND AMENDMENT TO REDEVELOPMENT AGREEMENT EXECUTED ON DECEMBER 13, 2004, BETWEEN THE VILLAGE OF WHEELING AND HM WHEELING, INC. FOR THE DEVELOPMENT OF LAND AT MILWAUKEE AVENUE AND WOLF ROAD, COMPRISING A PART OF THE NORTH TIF DISTRICT OF THE VILLAGE OF WHEELING, COOK AND LAKE COUNTIES, ILLINOIS

THIS SECOND AMENDMENT, made and entered into this _____ day of _____, 2026, by and between the Village of Wheeling ("VILLAGE"), an Illinois municipal corporation and VH Maliha Wheeling, Inc., an Illinois corporation (the "DEVELOPER") (The Village and the Developer are sometimes referred to individually as a "Party" and collectively as the "Parties.")

R E C I T A L S

The following Recitals are incorporated herein and made a part hereof.

A. The Village has the authority, pursuant to the laws of the State of Illinois, to promote the health, safety and welfare of the Village and its inhabitants, to prevent the presence of blight, to encourage private development in order to enhance the local tax base and increase additional tax revenues realized by the Village, to foster increased economic activity within the Village, to increase employment opportunities within the Village, and to enter into contractual agreements with third parties for the purpose of achieving the aforesaid purposes, and otherwise take action in the best interests of the Village.

B. The Village is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended (the "Act"), to finance redevelopment in accordance with the conditions and requirements set forth in the Act.

C. Pursuant to its home rule powers and in accordance with the TIF ACT, on February 10, 2003, the corporate authorities of the VILLAGE adopted Ordinance Numbers 3708, 3709 and 3710, in accordance with the TIF ACT and its home rule powers, approving a tax increment redevelopment plan and project, designating a tax increment redevelopment project area and adopting tax increment financing relative to the VILLAGE'S NORTH TIF DISTRICT (hereinafter referred to as the "NORTH TIF DISTRICT") for redevelopment and revitalization of a portion of the corporate limits of the VILLAGE.

D. On December 13, 2004 the Village approved Ordinance 3926 which approved a Redevelopment Agreement ("Redevelopment Agreement") pursuant to which the former Developer HM Wheeling, Inc. constructed a four-star hotel, restaurant and retail space (the "Development").

E. On December 10, 2007, the Village approved Ordinance 4295 which approved a First Amendment to the Redevelopment Agreement ("First Amendment").

F. VH Maliha Wheeling, Inc., an Illinois corporation is the current owner and Developer of the Property subject to the Redevelopment Agreement and is subject to the Redevelopment Agreement and the First Amendment.

G. It is necessary to further amend the Original Redevelopment Agreement to allow for additional expenses associated with the replacement of the monument sign as part of the Development.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

ARTICLE ONE

INCORPORATION OF RECITALS

The findings, representations and agreements set forth in the above Recitals are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though fully set out in this Article One, and constitute findings, representations and agreements of the Village and of the Developer according to the tenor and import of the statements in such Recitals.

ARTICLE TWO

AMENDMENTS TO REDEVELOPMENT AGREEMENT

The following terms of the Redevelopment Agreement are hereby amended:

1. **Article 7 of the Redevelopment Agreement entitled "Village Covenants and Agreements" is amended to add Section 7.3(a) which shall read as follows:**

> **7.3(a)** The Village shall contribute up to One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00) to the Developer as reimbursement to the Developer for the cost of a monument sign to be installed on the Property. The Developer must obtain all required Village zoning approvals and permits prior to receiving reimbursement. The new monument sign shall be installed no later than December 31, 2026. The Developer shall pay cost of the monument sign and installation and submit a request for reimbursement to the Village upon completion. Provided the Village

was given the opportunity to approve the design of the monument sign, the Developer has received all approvals and permits from the Village and any other required public bodies, and the Developer provides proof of payment to the sign manufacturer and installer to the reasonable satisfaction of the Village, the Village will reimburse the Developer in an amount not to exceed One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00) within thirty days of the request for reimbursement. This reimbursement is separate and apart from the TIF Eligible Expenses procedures outlined in this Agreement.

As consideration for this contribution and public investment, the Developer and any successor owner, shall provide the Village with access to and use of the electronic message center portion of its monument sign. This right shall continue for the duration of the operation an electronic message center on this or any future monument sign. This provision applies solely to the electronic message center component and does not apply to any static signage portions of the monument sign for Saranello's or any current or future tenant. The Village shall have the right to utilize the electronic message center portion of the monument sign to promote Village-related activities and initiatives, as determined by the Village, and shall provide the Developer with a schedule of messages for regular and seasonal rotation, as applicable. At least one (1) of the circulated changeable copy sign displays of the electronic message center shall be a Village-related message. The Village shall have the ability to modify and change the content of the Village-related changeable copy sign display as reasonably necessary and the Owner shall ensure that the Village has the ability to update and change its changeable copy sign display in a timely manner. The Owner shall be responsible for the repair and maintenance of the monument sign, including the Electronic Message Board, and shall operate and maintain the monument sign in full compliance with all applicable Village codes and ordinances.

2. Any terms of the Redevelopment Agreement that are not expressly amended herein remain valid and in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed on or as of the day and year first above written.

Village of Wheeling,
an Illinois municipal corporation

ATTEST:

By:_____
Kathyrn M. Brady, Village Clerk

By: _____
Patrick Horcher, Village President

DEVELOPER:

VH Maliha Wheeling, Inc., an Illinois corporation

By: _____

Name:_____

Its: _____

490749
2077673_1

ACKNOWLEDGMENTS

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Patrick Horcher personally known to me to be the Village President of the Village of Wheeling, and Kathryn M. Brady, personally known to me to be the Village Clerk of said municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Village President and Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Village Board of Trustees of said municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 6th day of April, 2026.

_____
Notary Public

State of Illinois)
) SS
County of _____)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the _____ of _____, and _____, personally known to me to be the _____ of said Illinois _____, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such _____ and _____, they signed and delivered the said instrument and caused the corporate seal of said Illinois _____ to be affixed thereto, pursuant to authority given by the Members of said Illinois _____, as their free and voluntary act, and as the free and voluntary act and deed of said Illinois _____, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____, 2026.

_____
Notary Public